

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date: May 19, 2011

DRB Case No.

1-PDR-2011-011-A

Address:

1912 Sussex Court

Applicant:

Alen Malekian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Insua			X			
Palmer						X
Simonian	X		X			
Yoo		X	X			
Totals						
DRB Decision		APPROVED 3 - 0				

Conditions:

1. Submit catalogue cuts for staff's review including: trellis, stucco reveals, exterior doors (particularly the entry door), trims and railings and wood windows to ensure the construction will be consistent with the plans submitted and approved by the Board. Details for cantilevered deck edges, parapet walls, railings, and windows should also be submitted for review for consistency with the DRB approval.
2. Retaining walls should be poured-in-place concrete, precision block, with or without a pattern. Split-face block should not be used.
3. Material for the driveway is an important consideration. Stamped and patterned concrete or other material is acceptable. There is flexibility to choose pattern and material, to be reviewed by staff.

Site Planning: *The proposed lot coverage, landscaping, parking, and privacy appear consistent with the homes in the neighborhood and with the Design Guidelines, Hillside Design Guidelines, and Landscaping Guidelines for Hillside development. The proposed siting of the house and garage help to minimize impacts both on the neighbors in the vicinity and existing indigenous trees on the subject site neighboring properties. In addition, the house is built into the slope, and the design works with the slope and terraces along with the topography.*

Mass and Scale: *The proposal's overall mass and scale reflected in its building, roof forms and recessed wall articulations appears consistent with the contemporary style, and fits well with the neighborhood, and meets the intent of the Design Guidelines. The project is designed with the intent and spirit of the Hillside Design Guidelines, as it is stepped with the topography and built into the hillside.*

Design and Detailing: *The proposal's overall detailing, texture, and quality of materials appear consistent with the selected Contemporary design and appears to be high quality. Additional details should be submitted for staff's review to ensure the construction is consistent with the plans reviewed and approved by the Board.*

The Design Review Board approves the design of projects only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be submitted for Building Department plan check. **Prior** to Building Department plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building plan check submittal, **all** changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Department.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Members Brad Collin