

**DESIGN REVIEW BOARD
RECORD OF DECISION
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Meeting Date November 3, 2011 **DRB Case No.** 2-PDR 2011-035 A

Address 3577 Emanuel Drive

Applicant Vagik Nazaryan

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Geragos	x		x			
Malekian			x			
Sakai		x	x			
Zarifian					x	
Totals			3	0	1	0
DRB Decision	Return for redesign with conditions and considerations					

Conditions

1. The ability of having a deck is important to preserve, but it must be designed to fit the hillside conditions.
2. A licensed survey is required. The survey must provide locations, trunk sizes and canopies of all mature trees, and topography. Provide locations of decks on neighboring properties to the east and west, if at all possible.
3. Employ colors and materials that match the hillside, and not the house. Recommend earth tone colors and a simple railing design to minimize the visibility of the deck.
4. Provide at least a partial landscape plan, showing existing landscaping and proposed landscaping if the existing landscaping is not sufficient to screen the deck.
5. The size of the deck is not the issue. However, the design should have variations in plan and/or section to provide a design that fits with the hillside.

Consideration

Consider providing landscaping to visually minimize the vertical walls of the house and deck.

Analysis

1. Site Planning - The new deck design does not appear consistent with the City's Hillside Design Guidelines because it does not fit hillside conditions. The proposed deck creates a large single unarticulated upslope wall surface. Conditions have been added to articulate the deck and to provide a topography plan showing the oak tree driplines, particularly in the area of the oak tree nearest the new deck, and the neighboring decks.
2. Mass and Scale – The design of the proposal's mass and scale does not appear consistent with the City's Hillside Design Guidelines because its functional design and size is not sensitive to the hillside. Conditions have been added to reduce the massing of the deck by articulating it and using earth-toned colors and textures to blend into the hillside.

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3. Design and Detailing – The new deck and railing does not appear to meet the intent of the Hillside Design Guidelines by using colors, textures and materials which will allow it to blend more naturally with the surrounding terrain and vegetation. Conditions have been added to address these design concerns.

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 and Safety Division plan check. **Prior** to Building and Safety Division 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 and Safety Division plan check submittal, **all** changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.

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

DRB Staff Member _____