



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 14, 2016

DRB Case No. PDR 1426981

Address 2940 Edgewick Road

Applicant Hamlet Zohrabians

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian			X			
Charchian				X		
Malekian	X		X			
Simonian			X			
Mardian		X	X			
Totals			4	1		
DRB Decision		Return for Redesign				

Condition(s):

1. Redesign entryway and adjacent turret. Reduce monumentality of entry surround and create a more harmonious interface between the two elements.
2. Create more meaningful stepping between the lower floor and the garage along the east and south facades.
3. Create shift in volumes to lower the mass and more closely follow the topography by means such as varying plate heights, roof forms, and introducing split levels. Step the massing at the west side of the house to be more in keeping with previous proposal.
4. Revise roof plan and/or elevations to establish consistency between all drawings.
5. Study the garage driveway slope and actual site conditions and elevations; accurately reflect the proposed condition on the site plan and elevations.
6. All window surrounds, trim and cornices shall be of pre-cast concrete or stone; no foam molding will be permitted.
7. Use two-piece roof tile, not an S-tile.
8. Remove remnants of previously cut eucalyptus trees.

Consideration(s):

1. Consider a more decorative driveway. If the stamped concrete driveway is to be maintained/proposed, then the concrete shall be stained a complimentary color to the color palette of the house, and shall be stamped in a pattern that resembles stone pavers.

DRB Staff Member Vilia Zemaitaitis