

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 9, 2016 DRB Case No. PDR 1404342
 Address 2580 Sleepy Hollow Drive
 Applicant Larry Lachner

PROPOSAL: To construct a new, two-story, 3,164 SF single family residence with an attached two car garage on a vacant, 56,874 SF (1.3 acre) hillside lot, zoned R1R (Floor Area District II). The proposed work includes a 20 ft. wide access road the length of the property that would terminate with a Fire Department approved turn-around area and a rear yard pool and deck behind the house.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian	X		X			
Benlian		X	X			
Malekian					X	
Simonian			X			
Mardian					X	
Totals			3			
DRB Decision		Return for Redesign.				

CONDITIONS:

1. Explore and utilize various options to reduce overall site grading by finding appropriate balance between cut and fill, perhaps by finding middle ground between the original and current proposals.
2. Provide additional drawings to better convey the relationship between the house and the hillside; this may be accomplished through an enhanced section drawing(s) and/or aerial perspectives. Engage a civil engineer to help prepare drawings and possibly assist with Condition 1 above.
3. Revise overall design of house to provide greater architectural character, greater design consistency, and appropriate window patterns. Shift upper mass closer to the slope to conform more closely with the Hillside Design Guidelines. Consider basing overall design on the proposed front entry area.
4. Redesign driveway to include permeable paving; indicate appropriate drainage. Provide elevations of sidewalls and indicate proposed materials. Determine necessity of any guardrails; if needed, depict on drawings and provide an elevation detail. Provide more section drawings along length of driveway.

5. Revise site plan to show all proposed grading (with new topo lines at graded areas), retaining walls (with top and bottom wall heights), and site drainage. Include any proposed grading along the fire access road alongside property.
6. Consult with the Fire Department about the possibility of installing a crash gate at the beginning of the paved portion of the fire to limit civilian vehicular access.
7. Revise renderings to reflect the full extent of the site, including the fire road.
8. Provide updated geotech/soils report that reflects all site conditions that will be included in new submittal package for next DRB hearing.
9. Investigate the possibility of relocating the driveway to better follow the existing landform while maintaining as many protected oak trees as possible.

DRB Staff Member

Vilia Zemaitaitis, AICP