



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 25, 2016

DRB Case No. PDR 1610863

Address 1680 Valley View Road

Applicant Edward Hagobian

PROPOSAL: To construct a new, three-story, single-family house of 4,035 square feet. An existing driveway that is not completely located on the property will provide vehicular access to the proposed three-car attached garage.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian			x			
Benlian		x	x			
Malekian	x		x			
Simonian					x	
Mardian					x	
Totals			3	0		
DRB Decision		Return for redesign with conditions.				

Conditions:

1. Step the second floor back towards the hillside to better conform to the Hillside Design Guidelines and relieve the boxiness of the massing.
2. Revise the design of the deck railing to avoid a uniform appearance along the perimeter. Incorporate planters to better allow the deck to blend in with the landscaped berm below.
3. Redesign the covered porches and balconies to lighten their appearance and reduce the overall sense of mass.

Considerations:

None.

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 Chris Baghdikian