

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 8, 2016

DRB Case No. PDR1604653

Address 265 Edwards Place

Applicant Babak Nassirpour

PROPOSAL: The applicant is proposing to construct a new, two-story, 3,200 square-foot single-family residence with an attached two-car garage on a 12,739 square-foot property comprised of two vacant lots located in the R1R (Restricted Residential) Zone, Floor Area District II.

DESIGN REVIEW

| Board Member | Motion | Second | Yes | No | Absent | Abstain |
|---------------------|--------|----------------------|-----|----|--------|---------|
| Benlian | | | X | | | |
| Charchian | | X | X | | | |
| Malekian | X | | X | | | |
| Mardian | | | | | X | |
| Simonian | | | X | | | |
| Totals | | | 4 | 0 | 1 | |
| DRB Decision | | Return for Redesign. | | | | |

Conditions

1. Reduce the mass and scale of the new house to provide better neighborhood compatibility. Consider reducing floor area and height, avoiding cantilevers, revising balcony and terrace designs, increasing setbacks at the top floor, and other architectural techniques to better mask the floor area.
2. Redesign and/or relocate the terraces, balconies, and windows in "public" rooms to enhance the privacy of adjacent neighbors.
3. Provide better design consistency by utilizing the more traditional "Spanish" style of the northern part of the proposal to the area adjacent to the entry and "great room." Simplify the overall architectural vocabulary by reducing the variety and number of distinct architectural features.
4. Work with City's Urban Forester to determine appropriate location and box size for the four oak trees proposed for planting in the front setback, taking into account the proximity of the retaining walls.
5. Verify if grading calculations include soil removed for proposed pilings.
6. Provide soils report from earlier proposal for the site for Board review. In addition, provide a written assessment by the current project engineer regarding the compatibility of the proposal with the conditions described in the earlier report.
7. The location of the mechanical equipment and trash storage area shall be indicated on the plans.

DRB Staff Member Vista Ezzati, Planning Assistant