



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 23, 2017 **DRB Case No.** PDR 1619140
Address 1820 Marion Drive
Applicant Mikayel Astoyan

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		x	x			
Charchian					x	
Malekian			x			
Simonian	x		x			
Total			3	0		

DRB Decision: Approve with conditions.

Conditions:

1. Reduce the height of the rear retaining wall and reduce grading to below 2,000 cubic yards.
2. Landscape plans shall be revised so that each of the three properties has a different but complimentary variety of planting material.
3. Additional fenestration shall be placed on the east and west elevation.
4. Extend horizontal cladding of façade treatment across façade on the west elevation.
5. Introduce windows with a more residential character to simplify the overall design of the front façade.
6. Reduce the mass of the area above the garage by lowering the height of the parapet at the roof deck and moving the railing away from the edge. The windows above the garage are out of proportion with the design - revise to be closer to the previous submission.
7. The mass of the area of the entryway is too heavy. Revise design to be closer to the initial submission.
8. Eliminate or redesign the trellis structure at the top floor to simplify the overall design.
9. Redesign the upper floor canopies to provide a single canopy over the three windows to simplify the overall design.

Analysis:

Site Planning: The proposed site planning is appropriate, as modified by the conditions, to the site and its surroundings for the following reasons:

- The 27-foot street-front setback is appropriate given the sizes of the house and lot.
- The design of the residence minimizes the appearance of the attached garage.

- Landscaping is drought-tolerant and sensitively placed on the site. A condition has been added to approval of the project that landscape plans be revised so that the three properties contain a variety of plant species, which complement each other.
- The roof deck effectively provides usable open space for the residence.

Mass and Scale: The proposed mass and scale are appropriate, as modified by the conditions, to the site and its surroundings for the following reasons:

- The flat roof is consistent with the contemporary design of the residence.
- As conditioned, the height of the rear retaining wall will be reduced to reduce the size of the rear yard.
- As conditioned, the east and west elevations should include additional fenestration to reduce the sense of mass.

Design and Detailing: The proposed design and detailing are appropriate, as modified by the conditions, to the site and its surroundings for the following reasons:

- The design, detailing and materials proposed for the residence are consistent with its contemporary design.
- Proposed medium bronze aluminum windows are of high quality, recessed and appropriate to the style of the residence.
- A variety of materials are used to enhance the overall design and create visual interest.
- The entry is integrated and recessed into the building volume.
- Downspouts are well placed on the rear elevation of the residence and trash storage is within an equipment room.

Staff Member

Roger Kiesel

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

The Design Review Board approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building 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.