



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 23, 2017 DRB Case No. PDR 1619143
 Address 1830 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:

- Landscape plans shall be revised so that each of the three properties has a different but complementary variety of planting material.
- The west elevation shall include additional fenestration to reduce the sense of mass.
- The proposed wall adjacent to the balcony at the east elevation shall be raised to 5 feet in height and extended further south to buffer this properties from properties east of it.

Consideration:

- Consider reducing the height of the rear retaining wall, thereby reducing the depth of the rear yard, to better comply with the Hillside Design Guidelines.
- Consider a more natural color for the residence to better comply with the Hillside Design Guidelines.

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 residence is built into the up-slope of the site.
- The 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.

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.
- The building form and profile follow the topography.
- As conditioned, the west elevation shall include additional fenestration to reduce the sense of mass.
- The entry to the residence is modest in scale.

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 aluminum windows are of high quality 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.

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.