



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 27, 2017

DRB Case No. PDR 1627624

Address 1680 Valley View Road

Applicant Edward Hagobian

PROPOSAL: To construct a new, two-story, single-family house of 4,017 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
Benlian					X	
Charchian	X		X			
Malekian			X			
Simonian		X	X			
Totals			3		1	
DRB Decision	Approved with conditions.					

Conditions:

1. Modify the building volume at the kitchen portion of the southeast façade to break up the two-story building mass without significantly adding to the overall square footage.
2. Redesign the pedestals and railings on the second floor of the southeast facade to reduce the appearance of building mass. Ensure that the revised design is consistent with the treatment of similar areas at the other facades.
3. Eliminate or reduce the south deck and modify the edge of the north deck such that the adjacent natural grade can disguise, to the greatest degree possible, the southeast wall of the remaining deck area.

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