

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 23, 2014

DRB Case No. PDR 1418628

Address 330 Wonderview Drive

Applicant Ed Hagobian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian			X			
Mardian	X		X			
Malekian		X	X			
Palmer			X			
Simonian					X	
Totals			4			
DRB Decision	Return for Redesign.					

Conditions:

1. Maintain existing pad and driveway. Eliminate proposed second floor and relocate these rooms to new level below the existing pad. Final height above pad should not significantly exceed the ridge height of the existing house.
2. Shield skylight in a manner that will limit its nighttime visibility from nearby properties, if it is retained in the new design.
3. Reduce the cantilever of the proposed pool deck to reduce its mass when seen from below and make it more compatible with the topography and the Hillside Design Guidelines.
4. Create landscape pockets at hillside slopes using low retaining walls to allow for successful growth of large-scale plant materials that will visually buffer the house when seen from below.
5. Provide a site section that includes the houses to the north of the project site.
6. Provide additional information (via section, rendering, and or other appropriate means) regarding visibility of the project and driveway as seen from the properties below the project site on the north side of Maginn Drive.
7. Provide information about the size and installation pattern of the travertine tile, if it is retained in the new design.
8. Specify a light-colored gravel roof rather than the dark cladding proposed, if flat-roofed design is retained.

9. Install an irrigation system throughout the site, where required, in order to irrigate the existing mature trees along Wonderview and on the downslope. Maintain all proposed and existing landscaping in good condition.
10. Specify that all roof drainage will be conducted through internal leaders, if flat-roofed design is retained.

DRB Staff Member Vilia Zemaitaitis, Senior Planner