

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 10, 2014 DRB Case No. 1-PDR-1301257
 Address 3450 Brookhill
 Applicant Musa Can

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian	x		x			
Malekian					x	
Palmer			x			
Simonian		X	x			
Total			3	0		

DRB Decision: Approve with conditions.

1. Lower the ceiling height of the residence to reduce building height and sense of mass.
2. Reduce the roof pitch to 3:12 or 3.5:12 to reduce building height and sense of mass.
3. Specify higher quality window material, such as fiberglass, instead of the proposed vinyl.
4. Redesign entry area to reduce its height and be more compatible with the adjacent roof form and the overall style of the house.
5. Redesign front balcony to allow for more exposure of the roof below it.
6. Clad the project at the second floor of the west façade with siding and provide ornamental supports below the cantilever.
7. Specify a darker shade for the roof tile, which should be monochromatic in appearance.
8. Provide trim around the windows at all walls clad with siding.
9. Provide a stucco bezel around the windows clad with stucco (as shown in the perspective drawing).
10. Simplify the design of the front door.

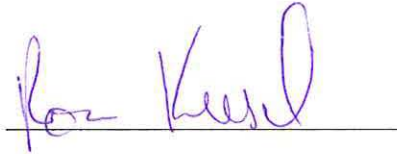
11. Provide landscape plans featuring drought-tolerant landscaping for the entire site.
12. Delete the peach-toned paint color from the proposal. Revise the color palette to provide a lighter, more neutral color, such as an off-white, that is complementary to the areas shown as heather green.

Overall, the site planning of the project does not significantly change as a result of the project and is sited similar to the majority of other area homes.

Overall, the mass and scale of the project will increase as a second story is proposed on the residence. However, as conditioned and the fact that the second floor is recessed on three facades and the roof is broken into several elements will assist in reducing the mass of the residence.

Overall, the project as conditioned will be composed of quality material and is consistent with design and detailing.

DRB Staff Member

A handwritten signature in purple ink, appearing to read "Bob Kessel", is written over a horizontal line.

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 plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.