

## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 11, 2013

DRB Case No. 1-PDR-1303552-A

Address 311 Kempton Drive

Applicant Brian Hart of Escher GuneWardena Arch.

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Ellis			X			
Herman	X		X			
Insua			X			
Palmer		X	X			
Simonian			X			
Totals			5			
<b>DRB Decision</b>	<b>Approve with condition.</b>					

### Condition

1. Increase the size of proposed sycamores to 24" box and increase the size of the proposed arbutus and coffee berry plants to 5 gallon containers.

### Analysis:

**Site Planning:** The new residence will utilize the existing building pad, although the proposed building shape differs from the elongated linear footprint of the existing house and spans across the existing pad. The pool is to be relocated to the south side of the property. New retaining walls are proposed along the west side of the building pad, where recompaction of the soil is required. The proposed lot coverage, landscaping, parking, retaining walls and privacy appear consistent with the majority of homes in the neighborhood and with the Design Guidelines.

**Mass and Scale:** The propose one-story residence has a low-profile, horizontal massing and deep roof eaves. Its height, the deep street setback and the floor area ratio appear consistent with the character of the homes in the immediate neighborhood and the intent of the Guidelines.

**Design:** The proposed contemporary design is comprised of quality materials and details that are used throughout the building. The contemporary architectural style for the new residence appears compatible with the overall design theme of the neighborhood and the intent of the Guidelines.

**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 and Safety Division plan check.**

DRB Staff Member      Vilia Zemaitaitis