



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date May 10, 2012

DRB Case No.

2-PDR-1202768-A

Address

350 Mount Carmel Drive

Applicant

Larry Lachner

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Keuroghelian			X			
Geragos	X		X			
Malekian		X	X			
Sakai			X			
Zarifian			X			
Totals			5	0		
DRB Decision	Approve with conditions and considerations					

Conditions:

1. Block frame fiber glass windows with a recessed placement constructed with wood sills to match should be implemented to match the submitted elevations and rendering.
2. Stack stone could be used at the garage, the base of the first floor (main floor), and the front entry portico.
3. The module of the stack stone to be utilized shall reflect the appearance shown on the colored rendering.
4. The new driveway should be constructed with a permeable surface, such as brick/pavers on sand.
5. The stairway leading from the driveway to the front entry should be set into the hillside and redesigned with combination retaining walls and wood handrails to eliminate visual clutter.
6. The fenestration pattern should be improved to demonstrate hierarchy. The living room should include a larger tripartite configuration (large fixed window with operational windows at the ends).
7. The window sills at the first level (main floor) should be lowered to the level of stack stone base.
8. The retaining walls behind the house (not the retaining walls to accommodate the at-grade patio at the northern portions of the lot) shall be designed to comply with the Zoning Code and not be visible from public view. If the retaining wall behind the house is visible from public view, the walls shall be reviewed by the Design Review Board.
9. The fascia boards should be enlarged with a taller profile.

Considerations:

10. As a consideration, the landscape design should be enhanced to avoid an island pattern of shrubs. Additional California-friendly plant varieties can be added to the planting palette to enhance the landscape design relationship with the topography and new house.
11. As a consideration, HardiePlank siding can be applied at the upper floor projecting bays. Stucco can be applied at these areas as well.
12. As a consideration, the pitch of the shed roof at the garage can be reduced.

Site Planning: *The site planning for the new three-story single-family residence will continue the pattern of the neighborhood and will be set back 18 feet from the street front property line. The majority of the existing vegetation will remain on the lot. Retrofitted landscaping with California-friendly plants will be along the front setback to establish a new front yard, which will complement the new house and soften the appearance of the three-foot high retaining walls. Recommendations include: provide a wall at the stair instead of hand rails, and provide a permeable surface at the patio terrace and driveway.*

Mass and Scale: *The mass and scale of the project appear to sufficiently relate well to the surrounding neighborhood. The new house will be built into the hillside and located at the lowest portions of the lot to reduce the modification of the natural terrain. The split-level pad configuration will reduce the amount of grading and allow the new home to follow the existing topography.*

Building Design and Details: *Overall, the project has incorporated design elements that are prevalent within the immediate neighborhood. As conditioned, the materials, textures, and architectural details are reflective of the immediate neighborhood and complement the design.*

***Contact the case planner for an appointment for a DRB stamp. DRB Plans will no longer be stamped over the counter without an appointment.**

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 7-day appeal period of the Design Review Board decision, plans may be submitted for Building Department plan check. Prior to Building Department 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 plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Department.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member:

Dennis Joe