

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 15, 2011

DRB Case No. 2-PDR 2011-010-A

Address 1714 Tambor Drive

Applicant Steve Eide

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Geragos			x			
Malekian			x			
Sakai	x		x			
Zarifian		x	x			
Totals			4	0		
DRB Decision	Return for Redesign with conditions					

Conditions:

1. The house is one of the most visible houses in the City, even though the view is of the rear of the house. The size of the house is large, but design makes it look much larger. Simplifying the roof conditions on the entire project would help reduce the apparent size of the house.
2. The repetitiveness of the circular elements is creating a complex form that is not resolved, and exaggerates the size of the house. Simplify the number and form of the elements in order to provide an improved design and reduce the appearance of the massing.
3. The patio building should also be simplified, possibly with the circular element removed. It should be treated more like a simple patio building rather than a fully detailed building. The patio building could become a circular or curved element, as long as it's a more simple building than the main house. Consider putting the glass behind the support columns.
4. The master bathroom cantilevered over the deck should be reduced, bringing it back to the building with a more simple design approach. Alternatively, provide more visible support(s) for the element.
5. Provide a more complete and legible landscape plan. Recommend simplification for the landscaping, creating a clearer idea about the landscape design. Don't break up plant types- group the same plants in the same area- roses in the same place, for example.
6. Provide additional planting, including trees as a visual buffer from the freeway.

7. At the pool area, minimize the number and size of retaining walls as much as possible. Provide landscaping to reduce the apparent size and visual impact of the retaining walls.
8. Changes to the front of the building appear appropriate.
9. Provide high quality windows, copper roof, and details necessary for a quality design.
10. Provide a complete, fully drawn north elevation for the next submittal.

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.

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.

DRB Staff Member

Gevorg Nazaryan