

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date: January 27, 2011

DRB Case No. 1-PDR-2010-055-A

Address: 1834 Colina

Applicant: Franco Noravian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Aliano			X			
Insua			X			
Palmer		X	X			
Simonian	X		X			
Yoo					X	
Totals						
DRB Decision		APPROVAL 4 – 0				

Conditions:

1. The planting should be appropriate to the design of the house and climate zone 9.
2. Landscape design should be revised to be more sparsely populated with plants
3. Accurately show canopies of all oak and sycamore trees, including those on adjacent properties.
4. Ensure that proper landscaping is planted under the oak and sycamore tree canopies.
5. A landscape plan should be submitted to staff that is done by a licensed landscape architect.

Consideration:

6. Provide access to north patio from the living room.

Site Planning: *The proposed design for the site, lot coverage, landscaping, parking, and privacy appear consistent with the homes in the neighborhood and with the Design Guidelines.*

Mass and Scale: *The proposal's overall mass and scale reflected in its building, roof forms and recessed wall articulations appears consistent with the majority of homes in the neighborhood and with the intent of the Design Guidelines.*

Design and Detailing: *The proposal's overall style, texture and quality of materials appear consistent with the selected Spanish Colonial Revival design and with homes in the neighborhood.*

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 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.
