

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 14, 2011 **DRB Case No.** 1-PDR-2011-031-A
Address 1917 Sussex Ct.
Applicant Rob Tyler

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Ellis					X	
Palmer			X			
Insua					X	
Simonian		X	X			
Yoo	X		X			
Totals			3	0		
DRB Decision	Approved with conditions					

Conditions

1. If the existing front lawn is voluntarily removed or damaged during construction, replace with new drought tolerant planting.
2. Replace the following plants with drought tolerant (low water consumption): Justicea Brandegeana, Epidendrum Imbaquense, and Farfugium Japonicum.
3. Remove internal grids from all existing windows.

Analysis

Site Planning: The minor addition to the house is appropriately located on the site. The new landscape design is appropriate for the hillside site. The existing site plan conditions will be maintained and is, therefore, consistent with the general neighborhood pattern.

Mass and Scale: The overall mass and scale of the building will not change as a result of the proposed exterior design modifications. An effort has been made to upgrade the design reduce the appearance of a large house by: introducing different forms, variety of complementary materials, multiple terraces, and enhanced landscaping, which soften and reduce the mass of the existing retaining walls and the house.

Building Design and Detailing: Overall, the application and combination materials enhance the design. The selected materials, textures, and architectural details appear to be in-keeping with the architectural style of the house and the immediate 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 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

Milca Toledo, Planner