

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 3, 2011

DRB Case No. 2-PDR 2010-060-A

Address 2090 Rimcrest

Applicant AI Defaz

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Boladian		x	x			
Geragos			x			
Malekian	x		x			
Sakai					x	
Zarifian					x	
Totals			3	0		
DRB Decision	Approve with comments and conditions					

Conditions:

1. Maintain the proposed 36 inch cantilever and add plants/shrubs underneath to sufficiently screen and disguise the deck.
2. Minimize the impact of the vents by using louvered style vents that matches the stucco color.
3. Remove or legalize the unpermitted balustrades at the front of the house that are in the front setback area.
4. Consider offsetting the deck in the middle by pushing it back where it is closer to the pool area.
5. Consider redesigning the deck to follow the topographic contour lines of the hillside.

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.

DRB Staff Member Gevorg Nazaryan