

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 24, 2015

DRB Case No. PDR 1420380

Address 1680 Valley View Road

Applicant Edward Hagobian

PROPOSAL: To construct a new, three-story, single-family house of 4,899 square feet. An existing driveway that is not completely located on the property will provide vehicular access to the proposed three-car attached garage. The development will involve 1,280 cubic yards of cut and 100 cubic yards of fill.

DESIGN REVIEW

| Board Member | Motion | Second | Yes | No | Absent | Abstain |
|---------------------|--------|-------------------------------------|----------|----------|----------|----------|
| Charchian | | | | | x | |
| Benlian | | x | x | | | |
| Malekian | | | | | x | |
| Simonian | x | | x | | | |
| Mardian | | | x | | | |
| Totals | | | 3 | 0 | 2 | 0 |
| DRB Decision | | Return for Redesign with conditions | | | | |

Conditions:

1. Reduce the length of the covered driveway and shift mass at the south side of the house into the residual area to provide more stepping of the building mass, to better conform to the adjacent landforms and to reduce the amount of grading at the northeast part of the house. Incorporate more interior space in the area above the relocated garage in lieu of the large covered terrace proposed in this area.
2. Significantly reduce the square footage of the house, and follow the hillside design guidelines more closely, to allow it to nestle into the hill and make the massing more compatible with the surrounding topography. Providing a split-level floor plan could help achieve this goal.
3. Reduce the width of the decks at the west and south sides of the house to approximately 10 feet and do not incorporate cantilevers. Additional outdoor spaces can be stepped down from the upper deck to better relate to the existing landforms.
4. Revise deck railings to incorporate regularly spaced planters and/or piers to break up the proposed long runs of railing.
5. Verify that proposed landscape materials are appropriate to the sloping terrain.

Considerations:

None.

Analysis

Site Planning: The proposed site planning is not appropriate to the site and its surroundings for the following reasons:

- The building and decks do not integrate and step with the hillside.
- The decks on the west and south sides of the house create large terraces with large projections beyond the supporting walls inconsistent with the hillside guidelines.
- The covered driveway results in unnecessary grading at the northeast.

Mass and Scale: The proposed mass and scale are not appropriate to the site and its surroundings for the following reasons:

- The size of the house is too large compared to the neighboring houses and the large mass is not sufficiently compatible.
- The upper level of the building does not sufficiently step back from the lower level.
- The building form and profile do not follow the topography.

Building Design and Detailing: The proposed building design and detailing are not appropriate to the site and its surroundings for the following reasons:

- The building utilizes a large amount of covered porches.
- The decks areas are excessive.
- The railing along the decks is long and uninterrupted.
- The area for mechanical equipment within the garage is too large.

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 plan check.

DRB Staff Member

Chris Baghdikian