



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 14, 2016

DRB Case No. PDR 1420231

Address 1410 Colina Drive

Applicant Edward Hagobian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian			X			
Charchian						X
Malekian		X	X			
Simonian	X		X			
Mardian			X			
Totals			4			1
DRB Decision	Return for Redesign.					

Condition(s):

1. Lower the height of the finished floor of the entry, which may remain higher than the garage floor level, to reduce the overall sense of mass.
2. Provide a single-level design or a split-level configuration that follows the upslope contours without creating a large differential between lowest and highest finish floor levels. Maintain proposed footprint to the greatest degree possible.
3. Revise floor plan to allow for relocation of the two upper bedrooms depicted in the proposal.
4. Revise exterior cladding palette to eliminate stucco, specifying more natural, hillside-appropriate materials such as siding and stone and avoiding the "heavy" embellishments depicted in the review drawings.
5. Allow retaining walls to be visible as much as Code allows in order allow lower parapet heights, thus reducing the overall mass. To achieve this, it may be useful to incorporate multiple retaining walls or integrated impact walls into the design.
6. Revise drawings to show that the gutters and downspouts are internally integrated.
7. Minimize exposed block at the base of the house, allowing the chosen cladding material to extend close to the ground.
8. Ensure that permeable pavers are used for the driveway, turnaround area, and outdoor patios.
9. Provide tall plant materials and/or fencing along north interior property line to enhance privacy between adjoining properties.

DRB Staff Member Vilia Zemaitaitis