

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 11, 2016

DRB Case No. PDR 1527952

Address 1723 Sombra Drive

Applicant Craig Phillips

PROPOSAL: To construct a new, two-story, 3,118 square-foot single-family residence with an attached two-car garage on a 9,330 square-foot lot located in the R1 (FAR District II) Zone.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian			X			
Benlian			X			
Malekian		X	X			
Simonian	X		X			
Mardian			X			
Totals			5	0		
DRB Decision		Return for Redesign				

CONDITIONS:

1. Reduce the mass and scale of the new house to provide better neighborhood compatibility and limit the impacts on the site's oak trees. If a second floor remains in the proposal, it should be reduced in size and feature significant setbacks from the first-floor exterior walls. Changing the style of the project may help accomplish this goal.
2. Revise the building footprint to help accomplish goals of Condition 1. Options include redesigning the first floor to make its footprint less square, moving the garage closer to the street, and/or utilizing the northeast portion of the lot where there is less tree coverage.
3. Eliminate the rear second-floor balcony from the proposal or relocate it toward the east, overlooking the park, to protect the privacy of adjoining properties.
4. Provide updated arborist's report to reflect all changes proposed to meet the conditions above.

DRB Staff Member Vista Ezzati, Planning Assistant