



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 8, 2016

DRB Case No. PDR1522858

Address 3050 Cornwall Drive

Applicant Judith Cukier, Amit Apel Design, Inc.

PROPOSAL: To construct a new 4,420 square foot, 3- story house with attached 2-car and 1-car garages on a vacant 30,457 square foot lot. The property is located in the R1R (Restricted Residential) Zone, Floor Area Ratio District II.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian	X		X			
Charchian				X		
Malekian					X	
Mardian					X	
Simonian		X	X			
Totals			2	1		
DRB Decision		Approved with conditions				

Conditions:

1. Review the thickness of the roof structure to ensure that it is adequate for roof drainage and revise height of fascia as necessary.
2. Redesign the interface between the trellis and adjacent roof fascia at the upper floor to create a more balanced relationship. This will likely be accomplished by lowering the height of the trellis so its upper surface aligns with the adjacent roof soffit.
3. Revise roofing material to provide an aesthetically pleasing appearance (as seen from a distance) while avoiding a material that encourages use as a recreational surface.
4. Provide details, sections, and cut sheets depicting the window and door systems.
5. Provide detail drawings depicting all junctions of disparate cladding materials.
6. Provide detail drawings of the proposed glass railing system.
7. Provide information (detail drawings and/or cut sheet) of proposed garage door.
8. Indicate location in garage for trash receptacles.
9. Incorporate a horizontal mullion at the top of the tall window next to the fountain/planter to align with the transoms of other windows at this façade.
10. Provide an exterior lighting plan. All fixtures shall be shielded to avoid lateral light transmission and should generally be directed downward. Submit cut sheets of proposed fixtures for staff review and approval.

11. Show location of air conditioning unit.

Analysis

Site Planning: The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed house and driveway will preserve the majority of oak trees and the new property owner will replant trees for those removed.
- The house is proposed at the least steep portion of the property and the siting appears to be well considered.
- The house is setback from adjacent neighbors.
- Access to the property will be from Cornwall Drive and the existing unpaved road will be paved for use as the driveway

Mass and Scale: The proposed mass and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The house forms are appropriately proportioned and stepped to break up the massing with no building over the 2-car garage, a portion of the second level stepped back, and the third level stepped back from the second level.
- A large portion of the building volume is pushed into the earth, significantly reducing the visible mass of the house.
- The decks, roof overhangs, and various roof heights create an interesting roofline that helps break up the overall massing.

Building Design and Detailing: The proposed building design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The design simple material palette and clean lines of the design create a harmonious composition that is appropriate to the site.
- The modern style house is appropriate in the eclectic neighborhood.
- The design of the windows is appropriate to the chosen style.
- High quality construction material will include stucco, stone veneer, synthetic wood railings and trellis and glass railings.

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

Kathy Duarte
