

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date March 23, 2017 **DRB Case No.** PDR 1514164

Address 1400 Marion Drive

Applicant Maggy Antikyan

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Benlian	x		x			
Charchian		x	x		x	
Malekian			x			
Simonian					x	
Total			3	0		

DRB Decision: Approve with conditions.

Conditions:

1. Revise cladding palette to reduce the number of materials and ensure their clear differentiation from one another and overall harmonious composition.
2. Revise site plan and landscape drawings to accurately depict the relationship between the existing scrub oaks and the new construction. Work with the City arborist to determine whether the trees will survive the construction or if mitigation is required.
3. Revisit grading calculations to ensure they accurately reflect the excavation at the rear yard.
4. Revise design of planters at the front to avoid acute angles that may be unplatable and redesign the cladding to eliminate angled forms in favor of a more rectilinear appearance.
5. Consult with structural engineer to ensure that floor slabs and front planter can be built as proposed. If not, redesign in manner that maintains the overall appearance seen in the proposal.
6. Provide additional information about design of soffit under the upper balcony to ensure that its treatment will be compatible with the overall design.
7. Consult with structural engineer regarding the possible impact of the large central skylight on the stability of the roof diaphragm. Work with staff if this feature requires any design changes.
8. Design of the decorative driveway shall be reviewed and approved by staff.
9. Trash location shall be reviewed and approved by staff and outside of public view.
10. Stucco color shall be revised to better blend with the hillside environment.

Consideration:

1. Consider redesigning rear retaining wall to conform to the shape of the rear façade.
2. Consider tapering the grading at the side of the driveway, with possible inclusion of small retaining walls as needed. Maintaining proposed wall next to driveway is also acceptable.
3. Consider permeable paving to soften the appearance of the driveway.

Analysis:

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

- The proposed residence follows the topography of the site.
- The front yard maintains a sense of openness.
- Garage location is consistent with neighborhood pattern.

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

- The proposed residence conforms to the topography of the site both vertically and horizontally.
- The horizontal orientation of the residence is consistent with the contemporary style of the building.
- Main entry to the residence is not overscaled.
- The flat roof form is consistent with the overall contemporary building design.

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

- The overall design of the residence is consistent throughout the building.
- The main entryway is integrated well into the design of the residence.
- As conditioned, the stucco façade of the residence shall be a more natural color, appropriate for the hillside location.
- Architectural elements are used to screen the large balcony from adjacent residences to reduce privacy issues.

Staff Member

Roger Kiesel

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

The Design Review Board approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building 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.