



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 8, 2017 **DRB Case No.** PDR1604653 – B

Address 265 Edwards Place

Applicant Babak Nassirpour

PROPOSAL: The applicant is proposing to construct a new, two-story, 2,643 square-foot single-family residence with an attached two-car garage on a 12,739 square-foot property comprised of two vacant lots located in the R1R (Restricted Residential) Zone, Floor Area District II.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian	X		X			
Charchian				X		
Malekian		X	X			
Simonian					X	
Totals			2	1	1	
DRB Decision		Return for Redesign with conditions.				

Conditions

1. That the applicant shall provide an updated soils report for the project, to be prepared by a licensed professional.
2. That the applicant provide verification of the square footage calculations as indicated on the drawings (Sheet 1, and floor plan drawings on Sheet 3).
3. Reduce the massing of the project by: lowering the height of the roof abutting the garage; reducing the overhang of the master bedroom; and eliminating the entry courtyard cantilever. In addition, consider omitting the pedestrian bridge/walkway.
4. Coordinate with the Public Works Engineering Department and provide details regarding the new grade beam as required for the road dedication.
5. The applicant shall apply for and obtain approval of a Lot Line Adjustment for the two lots to create one lot, prior to issuance of building permits.
6. The applicant shall comply with the recommendations made by the Urban Forestry Department, dated April 7, 2017.
7. That the location of the gutters and downspouts be identified on the drawings.

DRB Staff Member Vista Ezzati, Planning Assistant