

## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date**      July 9, 2015                      **DRB Case No.**      PDR1408844-B

**Address**                      2920 Greenwich Road

**Applicant**                      Edward Hagobian and Associates, Inc.

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian	X		X			
Mardian			X			
Malekian			X			
Palmer			X			
Simonian		X	X			
<b>Totals</b>			5	0		
<b>DRB Decision</b>		<b>Approved with conditions</b>				

### Environmental Case No. 1408844

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian		X	X			
Mardian			X			
Malekian			X			
Palmer	X		X			
Simonian			X			
<b>Totals</b>			5	0		
<b>Env. Decision</b>		<b>MND adopted</b>				

### Conditions

1. If possible, move exterior stairs at the side of the house closer toward the southwest property line to potentially reduce the impact on the adjacent oak trees and also create a larger landscape buffer between the stairs and driveway.
2. Provide a single railing type at all stairs, decks, and balconies similar to the horizontal railings depicted in the drawings for the first DRB hearing.
3. Provide a symmetrical window pattern at the openings in the bay above the garage.
4. Increase the height of the canopies at the front façade to provide a proportion more suited to the overall design.
5. If the side stairs are relocated, redesign the chimney to avoid the proposed boxy projection.
6. In addition to the proposed planters, add larger planting boxes along the retaining walls at rear yard to allow for enhanced vertical landscaping.
7. Use precision block at the front retaining and stair walls provided it is allowed under City regulations.
8. Provide the City Arborist with full-scale site plan and landscape drawings to better evaluate the project's impact on the three oak trees to the right of the driveway, as well as the possible relocation of the stairway. If a determination is made that they will not survive, provide additional new oak trees on site as directed by the City Arborist to mitigate the loss.

**Consideration:**

1. Consider relocating the trash area away from the front door.
2. Consider reconfiguring the retaining walls to the left of the driveway to increase planting area and enhance driveway access.
3. Consider reducing grading at the rear by providing outdoor space on a roof deck rather than at the proposed rear yard.
4. Consider removing the perpendicular walls at each side of the garage to allow the volume above to cantilever and enhance the overall massing.

**Analysis****Site Planning:**

*The house will be constructed on an undeveloped, steeply sloping uphill lot. The single-family house will be prominently featured on the hillside and will involve 1,316 cubic yards of grading and retaining walls. A significant effort was made by the applicant to avoid topping off of a knoll. Hence, the design is narrower and nestled into the hillside in order to reduce the building's prominence, mass and visual impact on surrounding properties.*

**Mass and Scale:**

*The single-family house will be prominently featured on the hillside. The design attempts to reduce the mass and scale through its use of combination of materials, recesses, terraces, breaks in the roof and building planes, and application of building materials. The applicant has made an effort to set the building back, nestled in the hillside in order to reduce the building's prominence, mass and visual impact on surrounding properties.*

**Building Design and Details:**

*Contemporary architecture is appropriate for the neighborhood. The overall design concept shows inherent logic as it relates to the use of high-caliber materials, design features and proportions. As proposed, the use of materials and detailing re-enforce this style. With the incorporation of the recommended conditions, the detailing, textures, and materials generally appear to be acceptable to the proposed style and the neighborhood.*

DRB Staff Member

Milca Toledo, Planner