



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 14, 2021 **DRB Case No.** PDR 2115513

Address 2936 Greenwich Road

Applicant Edward Hagobian

Project Summary:

To construct a new three-story, 2,740 square-foot single-family residence and an attached two-car garage on a 9,719 square-foot lot in the R1R, District II zone. The subject lot is currently vacant and has an average current slope of 56%.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas					X	
Simonian					X	
Smith		X	X			
Tchaghayan	X		X			
Welch			X			
Totals			3	0		
DRB Decision		Return for Redesign.				

Conditions:

1. Restudy the design of the residence, including its size and the feasibility of a split-level design, in order to better integrate it with the topography and preserve more of the existing oak trees. Reduce the size of the house by a minimum of 10%.
2. Revise the seemingly inadequate oak tree mitigation plan. Currently, for every one protected tree that is proposed for removal, one tree is replaced. Revised mitigation plan shall increase the new tree ratio and consider larger tree sizes for planting. The locations of the trees shall be shown on the landscape plans.
3. Restudy the colors of the residence using earth-toned colors are incorporated to blend with the hillside.

4. Reduce the rectilinear and boxy design of the residence through better articulation as a means to soften the overall appearance.
5. Restudy the retaining walls. At the right side of the driveway and street frontage, use low garden walls (if necessary with subsequent walls set back 5 feet) and any additional retaining walls (if necessary) should closely follow the adjacent grade rather than stepping up.
6. Reduce the wall heights adjacent to stairs as much as possible and instead provide open railings.
7. Amend the landscape plans to include trailing plants adjacent to retaining walls to soften the appearance of these walls.
8. Terminate all finish materials on the facades of the proposed residence at inside corners or at other appropriate junctures.
9. Restudy the design of the interlocking pavers and the light fixture details to be more complimentary to the contemporary style residence

Determination of Compatibility: Site Planning

The proposed site planning is **NOT** appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed residence is located in the center of the hillside lot in a neighborhood with an eclectic mix of lot sizes and shapes and residential site plans.
- As proposed, the residence forces removal of too many trees, especially existing protected oak trees. The house shall be redesigned to reduce the number of trees being removed.
- As conditioned, the use of retaining walls shall follow the grade instead of being stepped, which adds visual bulkiness to the project.
- As conditioned, landscape plans will be amended to include plants which have a trailing growth habit to soften the appearance of the retaining walls located on the site.

Determination of Compatibility: Mass and Scale

The proposed massing and scale are **NOT** appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The house is too large for the site given its topography and oak trees, and needs to be reduced in area by 10%.
- The rectilinear design is massive and boxy.
- The stepped retaining walls add to the overall mass of the project.

Determination of Compatibility: Design and Detailing

The proposed design and detailing are **NOT** appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The materials proposed on the façade, including split-faced concrete block, stucco, siding and anodized aluminum dark brown windows reinforce the contemporary style of the residence.
- The colors of the residence need to be restudied to incorporate more earth-toned colors.
- Paving material and light fixtures are inconsistent with the contemporary residence.
- Trash is appropriately screened adjacent to the driveway below the front porch.

DRB Staff Member Roger Kiesel, Senior Planner

Notes:

All resubmittals require a DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.