



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 9, 2021 **DRB Case No.** PDR 2101493

Address 2900 Piedmont Avenue

Applicant Rafael Estevez

Project Summary:

To demolish an existing 930 square-foot, one-story, single-family dwelling (constructed in 1924, modified 1954) and a detached, two-car garage, and to construct a new two-story, 2,870 square-foot single-family residence with an attached, 777 square-foot, two-car garage (with two, non-required, additional tandem parking spaces) on an 8,270 square-foot lot, located in the R1 (Low Density Residential) Zone, Floor Area District II.

Design Review:

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

Conditions:

1. De-emphasize the street facing garage at the front or provide a detached garage at the rear or to enhance the design.
2. Redesign the front entry to provide better integration with the overall design and massing to enhance visual interest.
3. Redesign the front entry to be lowered, recessed or unenclosed (e.g. a covered entry) to enhance visual interest and to better integrate it into the design.
4. Revise the window pattern to provide better proportions, enhance the solid/void relationships at each façade and complement the design. Window articulation, such as

sills, trim, shutters, or awnings, should be applied where appropriate to improve the overall design.

5. Provide a variety of cladding materials to help break-up the sense of mass and reinforce the overall design.
6. Relocate the downspout and rain barrel at the eastern (interior) and northern (street facing) façade to a more appropriate location further away from the street.
7. Revise the landscape plan to provide a variety of variety of California-friendly trees, shrubs and ground cover, and remove the existing Italian Cypress trees acting as a landscaped screen wall along Piedmont to re-introduce an open landscaped front yard at the street.
8. Eliminate or reduce the size of the balconies at the western facade to increase privacy with the neighbor.

Consideration

1. The mature Deodar Cedar tree located along the eastern façade and rear portions of the lot should be preserved to maintain the existing canopy and existing landscaped appearance.
2. Explore shifting the second level of the building down onto the lower level to set back the second level away from the front and sides and to provide an appropriate massing concept for the neighborhood.

DRB Staff Member Dennis Joe, 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.