



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date December 9, 2021 **DRB Case No.** PDR 2017024

Address 2667 Bogue Drive

Applicant Sevan Benlian

Project Summary:

To construct a new, 3,190 SF, two-story, single-family dwelling with a 484 SF, attached, two-car garage on an approximately 11,900 SF, upslope lot, located in the R1R zone, Floor Area Ratio District I. The existing fire-damaged house built in 1958 will be demolished.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas		x	x			
Simonian	x		x			
Tchaghayan					x	
Welch			x			
Totals			3	0	1	0
DRB Decision		Return for Redesign with Conditions				

Conditions:

1. Modify the design to reduce its boxy character, better follow the topography, and better reflect the design character of the neighborhood. This may be achieved by redistributing and/or reducing the second floor mass, providing stepbacks between the first and second floor walls at all facades, stepping back the first-floor trellises relative to the adjacent walls, adding a trellis between the garage and the bedroom above, and/or introducing a hipped roof at the first and second floors.
2. Step the building with the topography by pulling back the projecting deck over the first story at the front of the building. Reduce the two-story volume at the entry area.
3. Eliminate the roof deck above the second floor and access stair.
4. Restudy the facades and redistribute the cladding materials to help break up the building volumes and reduce the sense of mass.

5. Reduce the height of the fascias at the first and second floors.
6. Use a more muted color palette and replace the white stucco with earth tones.
7. Restudy the roofline to break up its uniformity, possibly by introducing a different roof form and/or additional roof levels to break up the building mass.
8. Simplify the fenestration by reducing the number of window types and patterns. The proposed "L-shaped" configuration may serve as a model; eliminate the proposed "stepped" groupings. The goal is to provide consistency, establish a hierarchy based on interior uses, and provide visual interest.
9. Review and design the area at and around the driveway for the required sidewalk. Modify the affected plans accordingly.
10. Review the accuracy of the cross-sections through the site on Sheet A-13. Revise as necessary to provide greater clarity about project's relationship with nearby properties.
11. Review the consistency between the Cut & Fill Plan (Sheet A-4) and other plans. Revise as necessary.
12. Correct the plans to reflect the upward ground slope on the north side of the property.
13. Provide specifications regarding the walls along the sidewalk and at the top of the slope above the sidewalk.
14. Provide specifications regarding the planter walls between the walkway and driveway.
15. Specify permeable paving materials for the paved areas.
16. Specify the location for the exterior mechanical equipment and trash storage area.

Consideration

None.

DRB Staff Member Chris Baghdikian, 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.