



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** March 23, 2023      **DRB Case No.** PDR 000350-2022

**Address** 2936 Greenwich Road.

**Applicant** Edward Hagobian

### Project Summary:

To construct a new three-story, 2,495 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
Lockareff	X		X			
Kaskanian					X	
Simonian					X	
Tchaghayan			X			
Welch		X	X			
Totals			<b>3</b>	<b>0</b>		
<b>DRB Decision</b>		Approved with Conditions				

### Conditions:

1. Landscape plans shall be amended to include the locations of proposed oak trees consistent with the mitigation plan.
2. Restudy the proposed retaining walls to include open railings adjacent to stairs and sloped walls as opposed to the stepping currently proposed. Low garden walls shall replace retaining walls adjacent to the street front property line. Any necessary retaining walls as a result of this shall be a minimum of 5 feet from these garden walls.
3. Revise the recessed entry area to incorporate design elements, such as a segmentally-arched opening/ceiling or a wood lintel beam with corbels at the front of the opening, to better reflect the proposed style and design.

4. The front door to the residence shall be relocated to face the street at the proposed landing. The door shall be predominately wood, with possible sidelights, and be consistent with the proposed style.
5. Revise the design of the covered balcony at the center of the third floor balconies to reduce the appearance of mass and reenforce the stepping back of the house. Incorporate simple full-height columns, possibly with corbels, finished to match the brown color proposed for the windows. Insert decorative wrought iron or wood railings between the columns and returning to the building walls with the goal of avoiding a sense of mass at this area.
6. Roofing material shall be a two-piece barrel tile, typical of Spanish homes.
7. Restudy the proposed light fixtures to reflect the Spanish design of the residence. Proposed fixtures shall be reviewed and approved by staff.

**Consideration:**

1. Consider adding an additional cladding material to the façade of the residence at the garage level.

**Determination of Compatibility: Site Planning**

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The proposed residence is located at the center of the lot in a neighborhood with an eclectic mix of lot sizes and shapes and residential site plans. The garage location has shifted further west and the second and third floors further north (from the initially reviewed plans) to maintain existing oak trees in the southeastern portion of the site.
- Retaining walls initially proposed at the rear and east sides of the residence have been eliminated.
- The garage location is consistent with the surrounding neighborhood.
- As conditioned, retaining walls shall be restudied to better follow the grade instead of being stepped, which adds visual bulkiness to the project.
- As conditioned, the landscape plans shall be modified to incorporate the mitigation plans regarding the removal of the on-site oak trees.

**Determination of Compatibility: Mass and Scale**

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The building form emphasizes both verticality and horizontality to diminish its scale and mass.
- The proposed residence follows the terrain of the site and steps back with the topography. As conditioned, the third floor balcony treatment shall be restudied to re-enforce this.

- As conditioned, the front door to the residence will be relocated to face the street and the entry will be redesigned to incorporate Spanish style elements.
- The proposed shallow-sloped roof reinforces the Spanish Revival design of the residence.

### **Determination of Compatibility: Design and Detailing**

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The materials proposed on the residence include, smooth stucco, anodized aluminum dark brown windows and wrought iron railings reinforce the Spanish Revival style of the residence.
- Trash is appropriately screened adjacent to the driveway below the front porch.
- Proposed balconies and decks will not pose privacy issues as they are oriented to the adjacent street.
- As conditioned, lighting fixtures will be revised to be more complementary to the Spanish-style residence.

DRB Staff Member  Roger Kiesel, Senior Planner

**Notes:**

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

The Design Review Board approves the design of project only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building Division plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.