



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date December 14, 2017

DRB Case No. PDR1709694

Address 910 Laird Drive

Applicant R. Munro

PROPOSAL: To construct a new three-story, 3,515 square foot single family residence and an attached 3-car garage on a vacant 81,296 square foot hillside lot zoned R1R, Floor Area Ratio District II. The lot features an average current slope of 54 percent and the project involves a total of 1,417 cubic yards of grading (including previous unpermitted grading). The house is designed in a Spanish architectural style.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian	X		X			
Charchian				X		
Malekian			X			
Simonian					X	
Totals			3	1	1	
DRB Decision		Return for Redesign				

Conditions:

1. Relocate the garage to a lower elevation on the slope (finish floor level of approximately 770-775') and with the garage door openings on axis with the driveway extending uphill from Laird Drive. If a three-car garage is proposed, the total square footage of the house shall be less than 3,500 square feet including any garage area above 500 square feet.
2. Relocate the house to be lower on the slope in order to reduce its prominence and sense of mass on the hillside. Redesign the project accordingly to address the topography and specific conditions of the new location.
3. Provide increased "stepping" of the building volumes at each level to better address the topography and more closely conform to the Hillside Design Guidelines.

DRB Staff Member Kathy Duarte, Planner