



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** May 26, 2022      **DRB Case No.** PDR 2113521

**Address** 1766 Cielito Drive

**Applicant** Aram Alajajian

### Project Summary:

The applicant is proposing to demolish the existing 1-story, 3,246 square-foot (SF) single-family dwelling with attached, 2-car garage (originally built in 1961) and to construct a new 2-story, 5,337 square-foot single-family dwelling with an attached, subterranean, three-car garage on a 23,620 square-foot, double-frontage lot located in the R1R (FAR District II) Zone.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Minas			X			
Simonian			X			
Tchaghayan		X	X			
Welch	X		X			
Totals			5	0		
<b>DRB Decision</b>		Return for Redesign				

### Condition:

1. Lower the overall height of the project by a minimum of three to four feet and rotate the livable space from the east to the west.
2. Re-design the project to better follow the topography and terrace with the hillside in accordance with the Hillside Design Guidelines. This may include reducing the overall size and projections of the southern cantilevered decks and relocating the master bedroom.
3. Explore other alternatives related to the garage location that would minimize the amount of grading required for this project, and reduce the size of the driveway area.

4. Reduce the overall mass and size of the project, such as a minimum 15% reduction in size of the livable square footage, and provide a concept that is compatible with the neighborhood conditions.
5. Reduce the overall amount of lighting proposed for the exterior building façades and the outdoor areas of the site.
6. Replace the proposed roofing material with a rock roof.

DRB Staff Member Vista Ezzati, 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.***