



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 26, 2023 **DRB Case No.** PDR 2211918

Address 2900 Greenwich

Applicant Edward Hagobian

Project Summary:

To construct a new three-story, 3,489 square-foot single-family residence with an attached two-car garage on a 16,568 square-foot lot in the R1R, District II zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff	X		X			
Kaskanian		X	X			
Simonian					X	
Tchaghayan					X	
Welch			X			
Totals			3	0	2	
DRB Decision		Approve with conditions.				

Conditions:

1. Landscape plans shall be amended to include trailing plants/vine to soften the appearance of the retaining walls.
2. Increase the use of siding at the second-floor façade of the residence, particularly at the east side.
3. Eliminate the roof above the easternmost third-floor balcony and either remove the remaining portion of the hipped roof completely or redesign it to be compatible with the adjoining roof form.
4. Revise the design of the easternmost third-floor balcony and the balcony to its west to reduce the sense of mass produced by the large stucco-clad piers. This can be accomplished by: 1) providing metal railings at all three sides of each balcony, 2) providing narrower stucco piers at the front corners of each balcony to anchor the metal railings; or 3) providing low stucco side walls with a metal railing spanning the front of each balcony.
5. Minimize the amount of on-site grading in construction of the residence as much as possible.

Consideration:

1. Consider amending the plant palette of the landscape plans to include native plants.

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 follows the topography of the site. The house is designed with a prominent angle to account for the “bend” in topography.
- The attached garage is located at the front of the residence, typical for hillside homes and this neighborhood, in particular. A projecting deck above the garage helps to mask this particular feature of the house.
- The landscape plans are appropriate for the hillside location and include drought-tolerant planting. Coast Live Oak trees are proposed above (north) of the house. Trailing plants/vine shall be required to be installed to soften the appearance of the retaining walls north and east of the house.

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 long and narrow shape of the residence, along with its angle, conforms with the topography of the site.
- Balconies at the front elevation shall be restudied to better conform with the topography of the site and reduce the appearance of massing.
- The second floor of the residence steps back from the first floor at the front and east sides, which successfully reduces the overall massing of the house and follows the topography of the area.
- The relatively flat 3/12 pitched roof is consistent with the design of the residence and minimizes the appearance of mass.

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 entry to the residence is recessed and highlighted without being overbearing.
- High quality materials are proposed for the residence, including, fiberglass windows, composite siding, split-faced concrete block and smooth stucco.
- As proposed balconies face the street, they will not infringe on the privacy of nearby neighbors.

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.