



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 22, 2024 **DRB Case No.** PDR-002779-2024

Address 652 Robin Glen Drive

Applicant Suro Barchyan

Project Summary:

To demolish an existing two-story, 3,391 square-foot single-family residence (built in 1977) along with all accessory buildings and structures; and to construct a new 9,906 square-foot, two-story single-family residence, a new detached five-car garage, and a new infinity pool deck and pool cabana on an approximately 99,000 square-foot hillside site with an average current slope of 50 to 60 percent, located in the ROS-III zone (Residential Open Space - Floor Area Ratio District III).

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian	X		X			
Simonian		X	X			
Tchaghayan					X	
Welch					X	
Totals			3	0	2	
DRB Decision		Return for Redesign				

Conditions:

1. Reduce the proposed floor to ceiling height at the first and second floor; and lower the heights of the garage and pool cabana to provide better proportions and avoid the sense of monumentality as well as minimize the visual impact.
2. Redesign the facades that are visible from the street, particularly the east façade, to reduce the boxy appearance and monumentality of the house by stepping back the

second floor to follow the site topography, providing more articulations, using various roof heights and types, and incorporating a variation of materials/colors.

3. Revise the colors of the proposed exterior wall finishes to provide a distinct color palette.
4. Eliminate the balcony next to bedroom 5 (east side) to avoid potential privacy conflicts with the neighboring properties to the east.
5. Relocate the outdoor kitchen (BBQ counter) and HVAC condensers to the west side of the house.
6. Redesign the deck area and retaining walls on the west side to meet the zoning code height restriction.
7. Redesign the proposed retaining wall on the east side of the new house with the project's civil engineer to study the soil condition to avoid potential runoff.
8. Revise the landscape plan to replace the proposed shrubs on the east side of the house with drought-tolerant hedges or trees that will grow tall to provide privacy buffer.
9. Revise the proposed material for the windows to meet Building and Safety code (Title 24) requirements.

DRB Staff Member Aileen Babakhani, 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.