



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 11, 2018 **DRB Case No.** PDR1604653-C
Address 265 Edwards Place
Applicant Peter Hatch

PROPOSAL: The applicant is proposing to construct a new, two-story, approximately 2,749 square-foot single-family residence with an attached two-car garage on a 12,739 square-foot property, comprised of two vacant lots, located in the R1R (FAR District II) Zone.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian						X
Benlian		X	X			
Charchian			X			
Malekian					X	
Simonian	X		X			
Totals			3	0	1	1
DRB Decision		Approved with Conditions				

Conditions

1. That the applicant shall comply with the recommendations made by the Urban Forestry Department, dated October 24, 2017.
2. That the applicant shall apply for and obtain approval of a Lot Line Adjustment for the two lots to create one lot, prior to issuance of building permits.
3. That the grade beam shall be finished in a material that blends into the natural hillside.
4. Eliminate the south-facing patio between the two bedrooms at the lower level and redesign this portion of the building to reflect this change.
5. Eliminate the south window of Bedroom 3 and add a new window at this room's west wall.
6. Submit a new soils report based on the finalized drawings to Planning staff for their review and subsequent inclusion with materials required for Building and Safety plan check.

Analysis

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

- The new house and attached two-car garage are appropriately sited on the lot, featuring a rectangular building footprint design that follows the topography and shape of the property.
- Driveway access to the attached two-car garage is appropriately taken off the improved portion of Edwards Place. The attached garage is consistent with the predominant neighborhood pattern.
- Development of the site will require 168.5 CY of cut and 313 CY of fill, which includes 144.5 CY of imported fill. With the exception of the building footprint and proposed deck areas, the proposal will maintain 61% ungraded open space.
- The hillside lot featured one Coast Live Oak Tree towards the south of the property. An Arborist Statement was prepared for this project site by the Consulting Arborist, Craig Crotty, and reviewed by the Urban Forestry Department. Due to structural issues with the tree, the City's Urban Forestry Department approved removal of the indigenous tree on May 31, 2016.
- The project features drought tolerant landscaping that is compatible with the Spanish Colonial Revival design of the development, including trees and tall shrubs. Development of the site will also feature 4 new Coast Live Oak trees to be planted along the southerly edge of the property. Staff is recommending a condition of approval that the applicant adhere to all of the Urban Forestry Department's comments, dated October 24, 2017.

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

- The neighborhood pattern features both one- and two- story homes, with the property directly to the north of the project site being a two-story home. As such, the applicant's proposal to build a two-story home is consistent with the neighborhood and surrounding development.
- The property is downslope from the street with an average current slope of 54%. The building form and profile follow the existing topography by stepping down. As detailed in the staff recommendation below, the ridge of the main house has been dropped about 18" from the garage.
- Based on the topography of the site, the two-story elevation will be most prominent from the south elevation as seen from Edwards Place while traveling north, and from Sleepy Hollow Drive.
- The massing of the house is broken up using a number of architectural devices, including stepped building forms that follow the topography, projecting volumes and balconies, and changes in façade planes. The project volumes are appropriately supported by corbels and brackets.
- The overall height of the new house will be 33'-6", where the maximum height allowed in this zone with the proposed roof form is 35'-0".
- The house features staggered roof heights with an appropriate combination of flat, hipped, and shed roof forms that are consistent with the Spanish Colonial Revival style of the new home, and help to break up the overall mass.

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

- The proposed house is designed in a Spanish Colonial Revival style with many picturesque elements that distinguish it from more traditional examples and help make it compatible in a neighborhood that features an eclectic architectural mix.

- The entryway is well integrated into the design, as it is setback from the street, and features a recessed wood door with a sidelite.
- The new house features wood framed windows and doors, a smooth stucco finish, stone veneer siding for the base, and a clay roof tile. The new railings will feature a diamond lattice pattern with a stucco finish.
- The new wood framed windows feature exterior grids and are an appropriate combination of fixed and casement windows. The lower floor bathrooms feature aluminum awning windows with clear glass.
- There are three types of decorative paving materials proposed for this project that are appropriately incorporated into the design for the driveway and walkways.
- The proposed wood gates complement the design of the house and feature an arched design.

The Design Review Board approves the design of projects 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 submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety 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.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member Vista Ezzati, Planning Associate