



PVAR1800911 was approved on November 20, 2018 to allow the new house to utilize the existing driveway, which is not completely located on the subject site. There is no change to the existing driveway location.

- The new house will be setback an approximately 200 feet from the street front property line and will be appropriately setback from the side and rear property lines.
- The new retaining walls and deck are appropriate to the site and its surroundings. New drought tolerant plants are proposed in front of the retaining walls (deck) to minimize the visual impact of low retaining walls, which will not be more than 4'-0" in height.
- There are four protected indigenous trees (three Coast Live Oak trees and one Scrub Oak tree) on the lot. Two are mature oak trees located near the existing house (northwest) and two are young trees located on the steep area of the lot, away from the existing house, towards the southwest side of the lot. All four trees are healthy trees according to the Indigenous Tree Report prepared by Arsen Margossian on April 9, 2018. In order to accommodate the proposed house, one of the mature oak trees, near the existing house and within the footprint of the new house, will be removed and replaced with four new oak trees as required by the City's Urban Forestry.

**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 overall proportions of the new two-story house including the second floor step backs and articulations at the elevations are in keeping with the Hillside Design Guidelines, appropriate to the site, relate to the surrounding context, and reinforce the overall architectural concept.
- The overall height of the new two-story house is 35 feet, which is appropriate in the context of nearby properties, which sit at some distance from the subject property.
- The second floor balconies are appropriately scaled and integrated into the overall design.
- The new deck and pool are well integrated into the design and follow the existing topography.
- The proposed low-pitched hipped roofs (3:12 pitch) are consistent with the overall design and neighboring buildings.

**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 design and detailing of the new two-story house including smooth stucco wall finish, clay tile roof, stone veneer wainscot, railing, and boxed eaves are consistent with the proposed architectural style and appropriate to the surrounding area. The overall design and colors meet the intent of the Hillside Design Guidelines and blend appropriately into the surroundings.
- The project's fenestration complements the architectural design and features brown color aluminum-clad wood windows with combination of casement, sliding, and fixed windows with stone sills.
- The new development relates to and follows the existing natural terrain and will not create privacy issue or visual impact to its neighboring properties due to the site topography.
- Retaining walls with stone veneer cladding are appropriate to the design and surroundings.
- New air-conditioning unit is appropriately located out of public view. A condition of approval is added to show downspouts on the elevation drawings.

**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      Aileen Babakhani, Case Planner