

- The new addition to the front, side, and rear of the existing one-story residence will not alter the site planning significantly and is appropriate to the site and its surroundings.
- The additions will not change the existing interior setbacks at the sides and will maintain the existing street front setback (26'- 6"), which is greater than the neighborhood front setback average along both sides of Idlewood Road (within 300 linear feet of the subject property).
- The location of the driveway opening will not be changed; however, the existing concrete driveway will be extended to the new detached two-car garage at the rear of the property with a 90 degree turn. The location of the new two-car garage is appropriate to the site and neighborhood.
- New drought-tolerant plants and trees complement the overall design. A condition of approval is added to replace the new gravel (shown on the landscape plan) along the south interior setback with landscape materials to comply with the zoning requirements.
- The perimeter walls are a combination of the existing CMU walls along the north and east property line and a new white vinyl fence (proposed) along the south property line. In order to be consistent with the design and compatible with the surroundings, a consideration is added to replace the proposed 6-foot-high white vinyl fence along the south property line with split-face CMU wall (facing neighbors).

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

- The one-story addition's roof, building mass, and proportions are consistent with the existing volume of the house and surrounding neighborhood. However, a condition of approval is added to increase the width of the single column and base at the front porch to create a more appropriate proportion to the new design.
- The existing roof will be replaced with a new hipped roof which integrates with the existing neighborhood context and the new additions appropriately.
- The design, mass, and scale of the new two-car garage are appropriate to the design and scale of the new house.

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

- The project's architectural details and materials including stucco finish, stone veneer, primary steel entry door, metal gates, boxed eaves, and overall materials and textures are appropriate and reinforce the new Contemporary architectural style.
- The new front entry door along with a small front porch is well integrated into the overall design.
- The size, style, and placements of new windows are appropriate to the design and architectural style of the house. The windows will be white vinyl to match the existing vinyl windows. The windows throughout the house will be appropriately recessed within the walls (with wood trim and sill) and feature a combination of fixed and sliding windows.
- The project does not result in any privacy impacts since no second-floor addition is added.
- The color and texture of new decorative paving stone for the driveway surface within the street front setback are appropriate to the design concept.
- The location of new downspouts and gutters are appropriate to the design. No locations are identified on the new plans for trash storage and air conditioning unit. Condition of approval is added to show the location of trash storage and air conditioning unit to be out of public view.

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.