

Analysis:

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 building footprint is appropriately sited on the lot in such a way as to address zoning regulations, including setbacks, parking, and landscaping. An Administrative Exception was approved with conditions on October 21, 2019 to allow for reduced landscaping and setbacks.
- The additions are located at the rear and at the front of the house, and the project will have a street-front setback of approximately 25'-5", which is compatible in the neighborhood where the setback ranges from 8 feet to 52 feet.
- The surrounding neighborhood features a mix of attached and detached garage with no predominant pattern related to garage location established. The new detached two-car garage will be located at the rear of the property and accessed via the existing driveway along Alameda Avenue.
- The project includes new drought tolerant landscaping that is compatible with the proposed contemporary modern style of the development. At the front and in the rear yard, the existing lawn will be maintained and rehabilitated with new landscaping proposed primarily along the sides, and adjacent to the garage.
- New gates are located at the driveway and along the northerly property line. These new gates are appropriately setback from the building walls. The proposed style, color, and material is appropriate to the design.

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 surrounding neighborhood features primarily one-story homes with a couple two-story homes located in the immediate vicinity. The proposed house will remain one-story, which is consistent with the neighborhood and the existing conditions of the site.
- The overall height of the new house will be approximately 15'-9", which is an increase in height from what is currently there. The height of the existing house is 13'-0" measured to the top of the parapet walls, and the change in height is due to the new roof design.
- The design features primarily gabled roof forms with a taller shed roof design oriented towards the street that reinforces the contemporary modern design concept. The use of a 3:12 roof pitch is consistent throughout the design of the house.
- The design features a 1'-6" roof eave with the exception of the entry, where a portion has a 1'-0" roof eave overhang. A condition of approval requires that the roof eave overhangs be revised to be consistent throughout the design.
- The mass and scale of the project is appropriate to the design concept and context of the surrounding neighborhood. Varied roof heights are incorporated into the design.

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:

- Overall, the consistency in the use of materials and colors throughout the project helps to reinforce the proposed contemporary Modern style of the new house.
- The entryway is appropriately integrated into the design and features a covered, recessed, single-door entry that is setback from the street.
- The new windows will be aluminum-clad wood, and a combination of fixed and casement windows. There is one sliding window proposed at the rear for the master bath. The details indicated that the windows will be nail-on and recessed in the openings with a sill and frame.
- The proposed materials for the house include smooth stucco, a composition shingle roof and multi-stack stone veneer. Staff is recommending a condition of approval that the stone veneer wainscoting be raised to the sill height of the windows along the front elevation and wrap the corner.
- The design of the new garage is consistent with the primary structure through the use of the same materials and colors. The garage door design is appropriate to the contemporary modern style of the house.
- The new gates at the driveway and along the northerly property line feature a vertical metal design in a dark brown color that complements the design.

DRB Staff Member Vista Ezzati, Planner

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will not be stamped over the counter without an appointment with the case planner.

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.