



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 13, 2020 DRB Case No. PDR 1919875

Address 1651 Ridgeview Drive

Applicant Eric Leishman

Project Summary:

The applicant is proposing to construct a second story addition and remodel the one-story single-family dwelling for a total of 3,662 sf, demolish the existing two-car garage and construct a 605-sf three-car garage, demolish the existing pool and spa and construct a new pool with deck, on a 25,926 sf lot located in the R1R zone, Floor Area Ratio District II.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Simonian			x			
Smith		x	x			
Welch	x		x			
Totals			3	0		
DRB Decision		Approved with Conditions				

Conditions:

1. Provide masonry or wood (synthetic) cladding or other similar finish on the building in addition to the stucco finish.
2. Specify a smooth finish for the stucco areas of the house.
3. Specify clear glass for the windows.
4. Finish all retaining walls with board formed concrete for a natural appearance that blends with the hillside.
5. Specify plants that can cover the retaining walls to minimize and soften the visual impact.
6. Provide a landscape plan that is consistent with the site plan.
7. Specify decorative materials for the paved areas and driveway.

8. Specify the exterior light fixtures.

Consideration:

1. Specify a darker earth tone color for the patio and pool deck.

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 house, garage and pool with decks are generally located within the existing developed pad.
- Decorative paving will be specified for the driveway.
- Plants that cover retaining walls to minimize and soften the visual impact will be specified. Also, the landscape plan shows planters along portions of the retaining wall in the back of the house which will be reflected in the site plan or cross-sections.
- Patios and pool decks will be finished in a dark earth tone color, as an option.

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 modern style and the use of simple boxed but articulated volumes is used consistently throughout the building.
- The building is appropriately scaled and the second story volume is generally centrally-placed away from the ends of the building.
- The flat roof is consistent with the style of the building.

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:

- The overall design and detailing are consistent throughout the building and appropriate to the Modern style.
- The entryway is incorporated into the building and scaled appropriately.
- The large, dark, bronze anodized aluminum-framed windows are appropriate to the architectural design.
- Finish materials and colors consist of coordinated light gray smooth-finished stucco, clear window glazing, dark bronze anodized aluminum-framed windows and sliding doors, and dark metal garage doors. An additional finish material, such as masonry or wood (synthetic) cladding, will be specified to add texture and color and to improve the overall appearance of the building.
- Decorative paving materials will be specified.

- Exterior light fixture location or type will be specified.
- The location of the exterior mechanical equipment and the trash container area are appropriately specified.
- The downspouts are proposed to be concealed within the building walls and not exposed.

DRB Staff Member Chris Baghdikian

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.