

Conditions:

1. Provide landscaping at the base of the deck facing the street at the right side of the house to soften this area's appearance and emphasize the reduced mass of the design.
2. Revise color of metal roofing to match color of Berger Building Products "Sable Brown."
3. Revise color palette of stucco surfaces as follows: main body of house to match La Habra Stucco "Charleston" and accent color to match La Habra Stucco "Coral Gables."
4. Revise design of garage door to include Ipe wood cladding to match Ipe siding proposed at areas of the front façade.
5. In lieu of the hydroseed landscaping proposed at the southern portion of the lot, a mix of California-friendly groundcovers and shrubs shall be incorporated with the landscaped design.

Determination of Compatibility: 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 two-story dwelling will be built into the up sloping terrain, which will allow the building mass to respond to the hillside slope.
- The setbacks and driveway configurations for the building are considerate of the prevailing neighborhood pattern and will comply with code standards.
- The landscape design will complement the site design and provide a natural look to the hillside with a variety of California-friendly shrubs and trees. The overall landscape design will help blend the building into the natural hillside.

Determination of Compatibility: 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 two-story dwelling will be built into the upslope hillside of the property to reduce the appearance of a monumental structure. The building's first level will be set back 16 feet from Corona Drive and the building's second level will be set back an additional three to five feet further to allow the building's profile to terrace with the hillside.
- The design of the dwelling is well articulated with multiple breaks and is designed as separate volumes further breaking up the mass of the building.
- The flat and shed roof design is appropriate to the scale and proportions of the building. The roof line varies in height complementing the contemporary design of the new dwelling.

Determination of Compatibility: 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 immediate neighborhood is comprised of a variety of simply styled single-family dwellings. The proposed Contemporary style of the dwelling is well designed and appropriate to the neighborhood context.
- The dwelling's finish materials include smooth stucco, vertical wooden rainscreen siding (Ipe wood), and a stainless steel railing system. These will provide an appropriate variety of textures and color that will enhance the design.
- The windows and doors coordinate well with the design of the building. A combination of recessed aluminum-clad wood windows and aluminum framed storefront windows will be placed throughout the dwelling.

DRB Staff Member Dennis Joe, 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.