



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 14, 2021 **DRB Case No.** PDR 2004418

Address 519 Solway

Applicant K &M Engineering

Project Summary:

To construct a new two-story, 2,747 square-foot single-family residence and a detached 448 square-foot two-car garage on a 7,810 square-foot lot in the R1R, District II zone. The existing house on the site will be demolished.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas					X	
Simonian	X		X			
Smith		X		X		
Tchaghayan			X			
Welch			X			
Totals			3	1		
DRB Decision		Approved with Conditions				

Conditions:

1. The retaining wall behind the garage shall be eliminated and incorporated as the rear wall of the garage.
2. Restudy the locations and termination points of the various facing material and wrap corners appropriately on the residence to provide a cohesive appearance.
3. Restudy the locations and sizes of the front façade windows to provide a hierarchy at the first and second floors.
4. Restudy the entryway to reduce its verticality by eliminating the transom window over the door, providing additional stone veneer possibly by eliminating the side lights, and possibly using a door with less openings.

5. Restudy the colors of the residence to incorporate warmer earthtone colors.
6. Clarify on the drawings that wood siding will be a cementitious material.

Consideration:

1. Consider installing a horizontal railing(s) at the front balcony for a better termination.

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 building follows the site topography. The narrower southern interior setback is set against the upslope and the wider northern interior setback is next to the more gradual downslope and the adjacent neighbor.
- The site plan includes a detached rear garage, which is appropriate for the neighborhood. The retaining wall behind the garage will be incorporated as the rear wall of the garage, as conditioned.
- Proposed landscaping is drought-tolerant, consistent with the style of the residence and will soften the proposed retaining walls.

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 house is sited closest to the upslope of the property and further from the downslope of the property, consistent with the Hillside Design Guidelines.
- The mass of the residence has been successfully reduced by various means, including reducing the overall size of the house, significant second floor step-backs and the use of stucco, block and siding on the building façade.
- The pitched roof of the detached garage and residence are consistent.
- As conditioned, the entryway will be restudied to reduce its verticality.

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:

- High quality materials are proposed for the residence, including a stone veneer and wood siding. Windows will be fiberglass, and as conditioned, the locations and sizes of the front façade windows will be redesigned to provide a hierarchy at the first and second floors.
- As conditioned, the facing material shall be restudied to provide a cohesive look to the contemporary residence.

- Proposed balconies have been revised to alleviate privacy concerns.
- As conditioned, the colors will be restudied to incorporate earthtone colors.

DRB Staff Member Roger Kiesel, Senior 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.