

7. Provide a revised section drawing or section detail to show appropriate roof drainage for the building and show low parapet wall.
8. To better address privacy between the staircase and the adjacent property to the north side, either 1) propose privacy glass (textured, translucent, etc.) at the stair case window, or 2) plant a hedge that will grow to an appropriate height at the property line adjacent to the staircase.

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 proposed 35 ft. street front setback to the house is appropriate to the site, and similar to adjacent properties on either side as well as the neighborhood.
- The six-foot interior setback provided for the house is appropriate and consistent with Zoning Code regulations for a new house in the R1 Zone.
- The driveway features a 12-foot width adjacent to the sidewalk, gradually widening to 18 feet adjacent to the garage door. The driveway dimensions are appropriate to the site. As conditioned by the Board, infill the portion of the existing driveway apron that will not be used for vehicular driveway access to the property. Consult with the Public Works department to obtain approval and/or permits for this work.
- As conditioned by the Board, the project will provide decorative design for the driveway to complement the building design.
- The site plan shows the existing 400 SF detached garage to remain for purposes of converting to an ADU in the future. The ADU is subject to the ADU ordinance, and will require a building permit.
- The existing and proposed perimeter walls are appropriate. The new walls will have a stucco finish to match the building.
- To better address privacy between the staircase and the adjacent property to the north side, the Board conditioned the project to either propose privacy glass (textured, translucent, etc.) at the stair case window, or plant a hedge that will grow to an appropriate height at the property line adjacent to the staircase.
- The lot will be appropriately landscaped. The landscape palette features new drought-tolerant or low water plants, shrubs, ground cover, and new trees, which complements the site and the neighborhood. A new swimming pool is proposed at the rear of the lot.

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 proposed mass and scale, and proportions of the new building relate well to adjacent and surrounding one-story, homes in the neighborhood. The building's scale and proportions have been reduced to mitigate potential its "blocky" or monumental appearance especially at the front and side facades as visible from the street. Most of the facades are appropriately articulated through breaks in plane, setbacks between the first and second floors, varied roof forms, use of fenestration, architectural details, and appropriate application of materials. To further articulate and break up the sense of

mass of the building, the Board conditioned the project to provide further articulation along the southwest (side) façade through the use of appropriate cladding materials.

- The flat roof design is appropriate given the style of the house, and it is appropriately articulated, complementing the site and the neighborhood.

Determination of Compatibility: Design and Detailing

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The majority of homes along Justin Avenue feature one-story single-family dwellings in a variety of styles. The project features a contemporary style for the new house, which is appropriate for the neighborhood. The project cladding material is appropriately distributed throughout the building to enhance and articulate the building facades.
- The front entry door facing the street consists of a simple, single glass door, which provides access to an enclosed entry way leading to the home's main entrance. The roof overhang above the entry door appropriately integrates with the frame above the garage, providing design interest and complementing the front façade.
- Windows will be constructed of aluminum nail-on with a warm/dark color finish. Their operation consists of casement and fixed with a frame and sill underneath. The windows and patio glass doors are appropriate to the contemporary style of the house in terms of their material and overall appearance.
- The project incorporates a combination of stucco and fiber cement siding cladding material. Aged lime stone coarse texture and smooth stucco finish, fiber cement siding, glass railing, and aluminum windows are proposed throughout. The Board conditioned the project to apply smooth stucco finish for the building and eliminate aged limestone coarse plaster. The building materials and proposed color palette - dark gray and off-white plaster, and brown siding helps reinforce the overall contemporary building design.
- Light sconces are appropriate to the contemporary style and design of the new house. However, the Board conditioned the project to reduce the number of light fixtures on the site and proposed along the sides of the building by limiting their locations to the main entry and patio doors.

DRB Staff Member Milca Toledo, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp prior to submittal for plan check.

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 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.