

Consideration:

1. Consider relocating the trash area away from the front door.
2. Consider reconfiguring the retaining walls to the left of the driveway to increase planting area and enhance driveway access.
3. Consider reducing grading at the rear by providing outdoor space on a roof deck rather than at the proposed rear yard.
4. Consider removing the perpendicular walls at each side of the garage to allow the volume above to cantilever and enhance the overall massing.

Analysis**Site Planning:**

The house will be constructed on an undeveloped, steeply sloping uphill lot. The single-family house will be prominently featured on the hillside and will involve 1,316 cubic yards of grading and retaining walls. A significant effort was made by the applicant to avoid topping off of a knoll. Hence, the design is narrower and nestled into the hillside in order to reduce the building's prominence, mass and visual impact on surrounding properties.

Mass and Scale:

The single-family house will be prominently featured on the hillside. The design attempts to reduce the mass and scale through its use of combination of materials, recesses, terraces, breaks in the roof and building planes, and application of building materials. The applicant has made an effort to set the building back, nestled in the hillside in order to reduce the building's prominence, mass and visual impact on surrounding properties.

Building Design and Details:

Contemporary architecture is appropriate for the neighborhood. The overall design concept shows inherent logic as it relates to the use of high-caliber materials, design features and proportions. As proposed, the use of materials and detailing re-enforce this style. With the incorporation of the recommended conditions, the detailing, textures, and materials generally appear to be acceptable to the proposed style and the neighborhood.

DRB Staff Member

Milca Toledo, Planner