

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The project provides an appropriate bridge on a street containing development with a wide variety of mass and scale.
- Side yard setbacks are varied.
- Massing is broken up through the use of second floor stepbacks and balconies.
- Roof form is consistent with the Spanish style design of the project.

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- Design and detailing consistent on all four sides of residential unit.
- Building is well designed at the alley elevation.
- Decorative and permeable paving material is used.
- High quality materials, including smooth plaster, fiberglass windows, and light weight Spanish tile are proposed.

Staff Member

Roger Kiesel

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

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.