



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date December 13, 2018 **DRB Case No.** PDR 1823504
Address 1510 Dwight Drive
Applicant Stanley Kubota

PROPOSAL: The applicant is proposing to construct a new, two-story, 2,477 square-foot single-family residence with a 593 square-foot, attached two-car garage on an 8,655 square-foot lot in the R1R (FAR District II) zone. The lot was originally developed in 1951 with a one-story, 1,777 square-foot single-family residence which will be demolished.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		X	X			
Benlian					X	
Charchian					X	
Malekian	X		X			
Simonian			X			
Totals			3	0	2	
DRB Decision		Approve with Conditions				

Conditions

1. That the drawings shall be revised to include vertical and horizontal window section details and that the windows shall be recessed, with a wood sill and frame.
2. That the drawings be revised to identify the required screening for the new mechanical equipment.
3. That the location of the trash storage area be identified on the drawings and out of public view.

Analysis

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

- The proposal does not include any significant alterations to the existing site planning. The new house will be centrally sited on the lot, primarily on the existing flat pad.
- Due to the steep slope of the property, a minimum of 40% of the lot must be maintained as ungraded open space. The applicant is proposing to maintain 43% of the lot as ungraded open space. Additionally, a new covered porch/deck is proposed that wraps the front and side elevation of the new house along Dwight Drive, and provides for a useable outdoor area.

- The new garage will be attached to the house, consistent with the neighborhood pattern, and accessed via the existing driveway easement with 1500 Dwight Drive. The new attached garage will be integrated within the design of the building.
- The project features drought tolerant landscaping that is compatible with the proposed style of the house.

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

- The surrounding neighborhood features single-family development ranging from one to three stories in height, including the adjacent two-story house at 1500 Dwight Drive. The applicant's proposal to build a new two-story house in this neighborhood is appropriate and the size is consistent with the neighborhood average.
- The project's massing is broken up using a number of architectural devices, including changes in façade planes, balconies, and appropriate second floor setbacks back from the first level.
- The proposed roof forms reinforce the design concept and utilize hipped and shed roof forms with a consistent pitch throughout the new development.

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

- Overall, the consistent use of materials and colors throughout the project are appropriate and help reinforce the design. The new house features a stucco finish, a standing seam metal roof, and metal balcony railings with a simple design which are appropriate to the style and neighborhood.
- Similar to the current house, the new entry will not be visible from the street. The entry features a single-door and side lite and features a covered porch entry that is integrated into the overall roof of the house.
- The drawings do not indicate the location of the trash storage area, and the mechanical equipment screening is not identified. Conditions of approval require that the drawings be revised to include this information.
- The new windows will be aluminum with clear glass and are an appropriate combination of fixed, awning, and slider windows. A condition of approval requires that a window section details be provided that show the windows recessed in the openings with a wood sill and frame.

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 submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety 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.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

All resubmittals require a DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.

DRB Staff Member Vista Ezzati, Planner