



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** July 22, 2021      **DRB Case No.** PDR2002198

**Address** 3035 Edgewick Road

**Applicant** John Deenihan

### Project Summary:

To construct a 3,260 SF two-story single-family residence with an attached 432 SF garage on an undeveloped 8,581 SF uphill hillside lot located in the R1R-II zone. The subject site has an average current slope of 35.5%, and the average current slope of the building footprint is 29.3%.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas		X	X			
Simonian	X		X			
Smith					X	
Tchaghayan					X	
Welch			X			
Totals			3	0	2	
<b>DRB Decision</b>	Approved with Conditions					

### Conditions:

1. Provide a step back with a depth of one window bay (approximately 10 feet) at the upper portion of the south façade of the double-height living room to reduce the height and mass of this area. Extend the eave/fascia of the entry across the south and east sides of the lowered volume.
2. Work with staff to lower the height of the house and specifically the floor to ceiling height of the garage by aligning the master suite and rear bedroom level. This can be accomplished by balancing and lowering of the first/second floor living areas and/or slightly raising the rear bedroom level (as seen on Sheet A-5.1 Section thru South

Elevation) without causing conflict/impacting the height of retaining walls or stories/height compliance.

3. Eliminate the clerestory window above the garage door.
4. Eliminate gray tinted windows and use clear window glass.
5. Eliminate and/or reduce the retaining walls at the rear of the house and those located outside of the property line at the front of the property unless required to comply with Building Code requirements. Show all proposed perimeter walls/fences (and material) on the site plan for staff review.
6. On the right side of the driveway, use a low garden wall with planting area and subsequent retaining wall along the right side of the driveway.
7. At the driveway, use earth-toned pavers as a finish material.
8. Comply with the City's Urban Forestry comments/conditions included in their memo dated May 5, 2020.

### **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's location considers the site's topography and its profile reflects the topography and uphill slope condition.
- The proposed residence is setback a minimum of 15 feet from the street front property line, and 10 feet from the interior property lines on the north, south, west (rear) sides of the property, which complies with the Zoning Code and is consistent with the neighborhood.
- The attached garage at the front is consistent with the neighborhood pattern, and accessible from an approximately 21'-6" wide driveway. The Board voted to add conditions to reduce the driveway width by introducing a low garden wall with planting area and subsequent retaining wall along the right side of the driveway and by requiring the use of earth-toned decorative pavers to help soften the appearance from the street.
- The site plan shows a new 500 SF detached ADU proposed for future development. The ADU is subject to the ADU ordinance, and will require a building permit. Staff recommends that the proposed master plan concept for the ADU be revised to minimize the length and amount of walkways proposed to access the ADU, and that retaining walls to create level pads between the ADU and the primary building be eliminated.
- As conditioned, in an effort to minimize grading, the retaining walls at the front of the property located outside of the property lines and walls on the sides and rear of the property will be reduced or eliminated, unless required to comply with the Building Code. The proposed stone cladding on the retaining/planter wall at the front street facing walls is appropriate to the site and complements the design of the house, and the angelus

goldenrod burnished finish for the side and rear walls appropriately blends with the hillside.

- As conditioned, the applicant shall comply with the City's Urban Forestry comments/conditions included in their memo dated May 5, 2020.

### **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:

- As conditioned, the home's mass and scale will be reduced along the south side, follow the topography a bit more, relate better to surrounding context and provide a more appropriate massing concept for proper fit into the neighborhood and in compliance with hillside development guidelines. Conditions specified that this can be achieved by providing a step back with a depth of one window bay (approximately 10 feet) at the upper portion of the south façade of the double-height living room to reduce the height and mass of this area, and extending the eave/fascia of the entry across the south and east sides of the lowered volume. The Board also conditioned that the height of the house be lowered, specifically the floor to ceiling height of the garage by aligning the master suite and rear bedroom level. This can be accomplished by balancing and lowering of the first/second floor living areas and/or slightly raising the rear bedroom level (as seen on Sheet A-5.1 Section thru South Elevation) without negatively impacting the height of retaining walls or stories/height compliance.
- The project is broken up into various forms and volumes, and designed to follow the site's uphill sloping topography. In this way, the building provides appropriate massing relief, especially along the street front where there is 79.65 linear feet of street frontage. The massing is broken up by recessed building forms, breaks in roof and wall planes, window patterning, cladding materials and horizontal planes of roof overhangs and balconies. This helps to articulate the facade, and minimize a boxy outline as recommended by the Guidelines. As conditioned, the clerestory windows above the garage door will be eliminated.
- The proposed material palette of stucco, stone cladding and transparent treatment, along with the color palette, helps to reinforce the reading of different volumes and articulates the building to be consistent with the neighborhood pattern.
- The contemporary style of the flat roof design is appropriate to the site, overall design, and neighborhood context.
- The street facing façade of the building is composed of staggered and setback building forms, recesses on the ground and upper floor, and projecting balconies and overhangs. The staggered configuration of these volumes and associated detailing creates interest and articulates the building facade, thereby reinforcing the building's design.
- The project's staggered volumes and the varied roofline are the predominant features of the design. Overall, the building's massing is well-articulated by using various techniques, such as rhythm and variety of forms, recesses, and use of colors and materials to accentuate building elements as suggested by the Design Guidelines.

### **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 proposed contemporary architectural style of the house is appropriate to the site and the neighborhood. The design of the building includes an emphasis on rectangular shapes and voids, flat rooflines, crisp lines, appropriate materials and finishes, and transparent elements, which are consistently applied and complementary to the style of the building.
- The combination of colors and cladding materials are complementary to the contemporary style of the home. The proposed stone cladding, smooth-finish stucco, cable railing, and dark anodized aluminum windows help reinforce the overall contemporary building design. The project's color palette focuses on shades of gray color plaster and stone cladding, and dark window frames, which appropriately complement the design and the neighborhood. Also, stone clad retaining/planters at the front of the house appropriately recall the stone on the house, enhance the design and blend well with the site and neutral colors of other homes in the neighborhood.
- The main entry to the house is modestly scaled, and appropriately integrates with the house.
- The proposed dark anodized aluminum windows are appropriate to the design of the building and the neighborhood in terms of their material, operation, installation except for the solar gray tint glass. As conditioned, the gray tinted windows will be eliminated and clear glass windows will be installed.

DRB Staff Member Milca Toledo, 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.