

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 28, 2018 **DRB Case No.** PDR 1807196

Address 2361 Gardner Place

Applicant Rafael Santiago-Dieppa

Project Summary: To construct a new three-story, 3,200 square-foot single-family residence and attached 470 square-foot two-car garage on a 12,576 square-foot site in the R1R District II zone. The site is currently vacant.

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian		x	x			
Benlian			x			
Charchian					x	
Malekian	x		x			
Simonian					x	
Total			3	0	2	

DRB Decision: Approve with conditions.

Conditions:

1. Reduce the height of the proposed 12' garage plate height by up to 30" either by increasing the driveway slope or lowering the overall building elevation to improve the building proportions on the north side of the residence.
2. Reduce the 4:12 roof pitch to 3:12 to reduce the overall height and mass of the proposed residence.
3. Provide hipped roofs in place of the second floor side gables (left and right side) to further reduce the building volume.
4. Minimize the amount of grading at the front setback on either side of the driveway to minimize land form alterations and reduce exported soil.
5. Revise the landscape plans to provide additional landscaping between the driveway and stairs leading to the front entrance of the house.
6. At the front (above the garage) and side facades, the small vertical windows are inconsistent with the overall design and should be restudied regarding size. The trim and sills of all windows should match.
7. At the front elevation, the sidelights at the master bedroom windows shall be eliminated. A third window, equal in size to the existing proposed doors may be substituted for the eliminated sidelight.
8. On the garage façade, proposed siding shall continue to the ground. The applicant shall integrate additional siding on the facades of the bedroom wings of the second floor living level of the residence.
9. Proposed retaining walls visible from the street shall be faced with a decorative material approved by staff.
10. Use the proposed limestone paving as an accent within the driveway.

ANALYSIS:

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 neighborhood context is varied and no prominent site plan pattern exists. The site plan for the proposed residence is not atypical and will be consistent with the neighborhood.
- As conditioned, the driveway will be further reduced in area.
- The front loaded attached garage is typical in the surrounding neighborhood.
- The proposed residence follows the slope of the topography.

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 residence's taller massing is located on the upslope side of the property.
- The roof form follows the slope of the site and, as conditioned, will be modified to reduce the sense of mass of the residence.
- As conditioned, modifications to the design of the residence will be made to reduce the massive appearance of the structure.

Design and Detailing:

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

- The entryway is appropriately highlighted without being overbearing.
- The windows are wood clad fiberglass, and, as conditioned, the sizes will be restudied for better consistency with the Craftsman style and proportionality with the façade; trim and sills will be consistent throughout.
- The natural colors chosen for the façade materials are consistent with the Hillside Design Guidelines.

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.

Staff Member

Roger Kiesel