



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 8, 2018 **DRB Case No.** PDR 1821075

Address 1040 Kildonan Drive

Applicant Anet Minasians

PROPOSAL: Demolition of the existing one-story, 2,784 square-foot single-family house (built in 1980) and construction of a new two-story, 3,913 square-foot single-family house with an attached 712 square-foot three-car garage on an 11,723 square-foot lot.

DESIGN REVIEW

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

Conditions

1. That a cut sheet showing proposed light fixtures for and complementary to the style of the house be submitted.
2. That a cut sheet for the front entry door reflecting a simple design, similar to the door shown on the elevation drawing be submitted.
3. That a window schedule, similar to the City's window handout schedule, be included with the plans.
4. Submit a window detail (cross section) to show all windows recessed within the opening.

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 proposed building footprint is designed with two rectangular volumes parallel to the street, which creates an appropriate transition along the east elevation facing Doverwood Drive.
- The attached garage is located at the rear of the property facing and accessible from a new proposed driveway apron towards the rear of the property along Doverwood Drive. Given that the majority of the homes have attached garages, the proposal to have an attached garage is consistent with other homes in the neighborhood. Further, its location toward the rear of the house is appropriate and complements the site plan.

- A new decorative and permeable driveway is proposed consisting of horizontal landscape strips and concrete design, which is consistent with the design of the house and the Design Guidelines.
- The building footprint appropriately follows the contours of the site by stepping down the building according to the topography along Doverwood Drive as suggested in the Design Guidelines.
- The new house will be set back a minimum of 15 feet along the street facing sides (Kildonan and Doverwood Drive) and 10 feet along the south and west property lines, providing appropriate distances from adjacent properties as required by the Zoning Code and recommended by the Design Guidelines.
- The proposed covered patios on the ground floor and second floor balconies are appropriately placed on the site and complement the overall site plan while respecting the privacy of adjacent properties.
- The new driveway, walkways and landscaping complement the overall site plan and the neighborhood.
- The new perimeter walls and side gates are appropriately located on the site and consistent with other properties in the neighborhood.

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 overall scale and proportions of the project relate well to other homes in the neighborhood.
- Similar to the majority of homes on immediate block, the new house will be two-stories in height.
- The building's forms and transitions relate well to the existing topography and overall site context.
- The building's mass is split into two wings - approximately 28-foot long with a lower, one-story volume serving as the "hinge" between them. This design approach minimizes bulky mass facing the street, especially at the prominent corner.
- The proposed setbacks on the ground floor and further recesses on the second floor throughout the house, especially along the street facing facades, adequately reduce the building's sense of mass. This design approach relates to the other two-story homes in the neighborhood where the second floor is recessed further from the ground floor.
- The hip roof design is appropriate given the style of the house and the site topography, especially on a prominent corner where building mass is readily visible. Additionally, the proposed roof design helps reduce the perceived mass and scale, while complementing the overall design of the house and the neighborhood.
- The facades are appropriately articulated. This was accomplished by: appropriate setbacks at the street front and sides, breaks in plane, the use of fenestration, architectural details including stone cladding at strategic locations on the building, wood details, balconies, etc. Overall, proper use of design elements makes it possible for the building to visually fit into the surrounding context of the neighborhood.

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:

- The project features a contemporary Mediterranean style house that includes an emphasis on rectangular shapes, recesses, wood accents and transparent elements, which is complementary to the style of the building. This proposed design complements the eclectic nature of homes in the area and will enhance this street corner with a new modern design that appropriately fits well on the site and the neighborhood. As suggested in the Guidelines, a variety of architectural designs and style are encouraged, while considering the neighborhood context.
- The proposed combination of materials is appropriate. For example, the exterior building walls feature off-white smooth stucco finish combined with the off-white stone cladding and rich brown color for the windows and wood accents (corbels, rafters, brackets underneath the balconies) that are complementary to and enhance the building's style. Further, the building's color contrast and texture are appropriate, providing a sense of warmth that enriches the overall design of the building. Overall, the proposed use of materials and the color palette integrates well with other buildings in the neighborhood, which are painted with neutral colors.
- The asymmetrical front façade and the building's use of stucco and stone cladding at the base and other strategic locations provides interest and contributes to the building's character.

- The front entry is well integrated into the overall building design, open and visible to the street. Its design is appropriately modest, not monumental in scale or character, as suggested in the Guidelines. Additionally, the front entry is inviting and features a walkway leading from the sidewalk to the front entry porch. Overall, the front entry design is complementary to the overall style of the house and the neighborhood.
- Recessed wood casement windows are proposed throughout. The windows are appropriate to the building's style and the neighborhood in terms of their material, operation and overall appearance.
- The second floor balconies are appropriately integrated to the building design and the neighborhood. One balcony overlooks the interior rear yard of the property and the other is a generous, 28-foot long balcony at the northeast corner overlooking both streets. Both locations are appropriate because they are setback from neighboring properties and respect their privacy. In addition, landscaping is proposed throughout consisting of a variety of species that can provide an adequate buffer and privacy from adjacent properties.
- The proposed landscape palette and design are appropriate and complement the style of the house and the neighborhood. The design features a variety of trees, shrubs and ground cover appropriately integrated with the site plan and the new structure.
- The new driveway designed with concrete and horizontal landscape strips enhance the building design, complementing the style of the new house and the neighborhood.
- Overall, the building proposes many of the character-defining features associated with contemporary Mediterranean architecture including a combination of materials (stucco, stone cladding and wood accents), wood, rectangular shapes, recesses, and hipped roof form, all complementary to the chosen style and enhancing the neighborhood.

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 Milca Toledo, Senior Planner