

- Landscape plans will be amended to include plants which due to their trailing growth habit will soften the appearance of the retaining walls located on the site.

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 building form of the proposed residence steps back to follow the topography of the site.
- The proposed flat roof reinforces the modern design of the residence.
- The scale and proportion of the proposed residence relates to its eclectic neighborhood by de-emphasizing the garage, providing a modest, yet well-defined entry and highlighting the horizontality of the design, consistent with the modern style.

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 entry to the residence is appropriately highlighted without appearing monumental.
- The materials proposed on the facade, including the split-faced concrete block, stucco, siding and anodized aluminum dark brown windows reinforce the modern style of the residence.
- As conditioned, the stucco will be smooth-faced and the second floor awnings will be a metal material to re-inforce the high level of material quality of the residence.

DRB 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.