

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 35-foot street-front setback of the proposed residence and its overall site planning are consistent with the homes on this block of Winchester Avenue.
- The attached rear garage de-emphasizes this feature and is consistent with the surrounding neighborhood.
- Mechanical equipment along the side of the proposed residence screen them from view from the street.
- The landscape design features drought-tolerant plants.

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:

- While the proposed residence will be the largest in the neighborhood, its one-story design and rear garage successfully integrate the residence into the neighborhood.
- The modest one-story front entryway is appropriately scaled.
- Side yard setbacks are varied, providing appropriate relief to adjoining properties.

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 porch railings, fences and gates and porch columns shall be redesigned for consistency with the Craftsman style.
- The entry is modest in scale and, as conditioned, the house will be a cohesive design.
- As conditioned, windows will be a darker fiberglass material and coordinated with paint color of all other trim and detailing.
- Trash area is well-hidden.

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.