



**CITY OF GLENDALE, CA
REPORT TO THE DESIGN REVIEW BOARD
DESIGN REVIEW STAFF REPORT – HILLSIDE SINGLE FAMILY**

July 22, 2021 <i>Hearing Date</i>	3035 Edgewick Road <i>Address</i>
Design Review Board (DRB) <i>Review Type</i>	5659-007-015 <i>APN</i>
PDR2002198 <i>Case Number</i>	John Deenihan <i>Applicant</i>
Milca Toledo, Senior Planner <i>Case Planner</i>	Anurj Properties LLC c/o Raymond Sohrabian <i>Owner</i>

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. The subject site has an average current slope of 35.5%, and the average current slope of the building footprint is 29.3%. The project proposes to grade 950 cubic yards cut, 115 cubic yards fill, and export 835 cubic yards of earth in conjunction with the project with 40% (3,430 SF) of the hillside to remain ungraded. The new house will provide 1,730 SF of livable space on the first floor and 1,407 SF of livable space on the second floor. The garage and elevator access is proposed on the lower (street) level.

The project will also include the construction of retaining walls directly in front of the house, adjacent to the driveway, and along the side of the house including adjacent to the new staircase on the south side. The stair case will provide access to the rear of the property, which leads to a future proposed 500 SF accessory dwelling unit (ADU). The ADU will require a separate permit, and subject to the ADU Ordinance.

Environmental Review

The project is exempt from CEQA review as a Class 3 “New Construction or Conversion of Small Structures” exemption pursuant to Section 15303 of the State CEQA Guidelines because the project is the construction of a new single-family house.

Existing Property/Background

The 8,531 SF uphill hillside lot is vacant. The irregularly-shaped lot is located on the north side of Edgewick Road, and consists of a steep uphill sloping terrain immediately adjacent to the street. The grade rises over 10 ft. to 12 ft. from the toe of the slope which is approximately seven feet from the property line. However, at the top of the slope, the lot is less steep, gradually sloping uphill.

The existing mature eucalyptus tree at the front of the property is proposed to be removed in conjunction with the new development. Also, there are two protected oak trees on the property proposed for removal in conjunction with the new development. An Indigenous Tree Report (ITR) prepared by Mary Beth MacKenzie dated September 21, 2019 and addendum dated April 10, 2020 was provided to Forestry for review. The City's Arborist reviewed the Indigenous Tree Report, and included conditions in a memo dated May 5, 2020.

The subject site has an average current slope of 35.5%, and the average current slope at the building footprint area is 29.3%. The project proposes to grade 950 cubic yards cut, 115 cubic yards fill, and export 835 cubic yards of earth in conjunction with the project with 40% (3,430 SF) of the hillside to remain ungraded. The lot is located in a high fire hazard area, and does not contain any blue line streams or primary/secondary ridgelines. Edgewick Road is an improved local street with all public utilities in place.

Staff Recommendation

Approve with Conditions

Last Date Reviewed / Decision

First time submittal for final review.

Zone: RIR FAR District: II

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

Active/Pending Permits and Approvals

None.

Site Slope and Grading

The subject site has an average current slope for 35.5%, and the average current slope at the building footprint location is 29.3%. The project proposes to grade 950 cubic yards cut, 115 cubic yards fill, and export 835 cubic yards of earth in conjunction with the project, and 40% (3,430 SF) of the hillside will remain ungraded.

Neighborhood Survey

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	10,235 SF	5,210 SF – 15,420 SF	8,581 SF
Setback	17 ft.	0 ft. to 25 ft.	15 ft. min.
House size	3,059 SF	1,347 SF – 6,019 SF	3,260 SF
Floor Area Ratio	0.28	0.17 – 0.35	0.38
Number of stories	18% ~ 1 story 55% ~ 2 stories 27% ~ Vacant	1 to 2 Stories	2 Story

DESIGN ANALYSIS

Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Location

yes **n/a** **no**

If "no" select from below and explain:

- Setbacks of buildings on site
- Prevailing setbacks on the street
- Building and decks follow topography
- Alteration of landform minimized

The subject 8,581 SF lot is undeveloped and has an irregular shape. The site steeply slopes uphill from the street, rising 10 feet in the first 12 feet from the toe of the slope. The toe of the slope is located approximately seven feet from the property line. The subject site has an average current slope for 35.5%, and the average current slope at the building footprint location is 29.3%. 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 new house is appropriately located on the lot, and takes into account potential visual impact on surrounding properties.

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 ADU concept be revised to minimize the length and amount of walkways proposed to access the ADU, and that retaining walls to create level pads be eliminated.

Yards and Usable Open Space

yes **n/a** **no**

If "no" select from below and explain:

- Avoid altering landform to create flat yards
- Outdoor areas integrated into open space
- Use of retaining walls minimized
- Provide landscaping to reduce visual impact of retaining walls
- Decorative material used for retaining walls to blend into landscape and/or complement the building design

The project proposes 40% ungraded open space including preservation of natural features and native vegetation consistent with the Hillside Development. Retaining walls are proposed at the front, side, and rear of the house. To reduce the visual impact, the walls at the front of the house are designed as decorative planters, which blend with the hillside and integrate same cladding material features on the house as suggested by the Hillside Design Guidelines. A condition is included to eliminate and/or reduce the retaining walls at the rear of the house) unless the retaining walls are required to comply with the Building Code.

Garage Location and Driveway

yes **n/a** **no**

If “no” select from below and explain:

- Consistent with predominant pattern on street
- Compatible with primary structure
- Permeable paving material
- Decorative paving

Access to the proposed residence will be from Edgewick Road. The new 19-foot deep by 21'-6" wide driveway has a 9.6% slope, and will provide access to an attached two-car garage. The driveway features sand-textured and scored concrete. As conditioned, increase the driveway slope (maximum 20% allowed per Zoning) to further reduce the height of the garage, and use decorative pavers in an earth-tone color to visually diminish the expanse of concrete paving, and a one-foot planting strip at the base of the five-foot high retaining wall on the right side of the driveway is recommended to allow vines to screen the retaining wall.

Landscape Design

yes **n/a** **no**

If “no” select from below and explain:

- Complementary to building design and surrounding site
- Maintains existing trees when possible
- Maximizes permeable surfaces
- Appropriately sized and located

The project proposes 45% landscaping for the entire site. The landscape palette features a variety of drought tolerant and California native landscaping as recommended by the Hillside Design Guidelines for hillside development. There are two protected coast live oak trees located within the property. Both of these trees appear to be semi-mature. One is a single trunk tree with a diameter at breast height (DBH) of approximately 11-inches, and the other is a multi-stem tree with eight trunks, and an average DBH of approximately four-inches each. Both protected oak trees are proposed for removal. As conditioned, the applicant shall comply with the City’s Urban Forestry comments/conditions included in their memo dated May 5, 2020. Per the City’s Urban Forestry conditions, a total of four new coast live oak trees must be planted on site, and are featured in the proposed landscape plan. Overall, the proposed plant palette reflects native plants, provides a natural look, minimizes visual impact, and is complementary to the site and building design as suggested by the Guidelines.

Walls and Fences

yes **n/a** **no**

If “no” select from below and explain:

- Appropriate style/color/material
- Perimeter walls treated at both sides
- Retaining walls minimized
- Appropriately sized and located
- Stormwater runoff minimized

The project features retaining walls at the front, side, and rear of the house. The front walls will be constructed with stone to match and integrate with the stone cladding proposed on the front of the house, and the side and rear walls will be constructed with angelus goldenrod with burnished finish to blend with the hillside. A condition is included to reduce and/or eliminate retaining walls at the front and rear of the property as well as the wall located outside of the street front property line unless required to comply with Building Code requirements. The Hillside Guidelines suggest that development should minimize the use of retaining walls to modify landform; and that the use of retaining walls to create backyards in hillside areas is not appropriate. A condition is also included to show all proposed perimeter walls and fences on the site plan.

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. As conditioned, increase the slope of the driveway (maximum 20% allowed per Zoning) to further reduce the height of the garage, reduce the driveway width by introducing a one-foot landscape bed at the base of the retaining wall (right side of driveway) and using 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, reduce and/or eliminate 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 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.
-

Massing and Scale

Are the following items satisfactory and compatible with the project site and surrounding area?

Building Relates to its Surrounding Context

yes n/a no

If "no" select from below and explain:

- Appropriate proportions and transitions
- Impact of larger building minimized

The project proposes a two-story structure and partial rooftop outdoor deck, which is accessible from an exterior staircase on the second level. The first level features the garage and elevator access leading to the upper levels. The adjacent home to the north is two-stories, however, the adjacent property to the south is developed with a one-story residence. As proposed, the new two-story house does not relate to the adjacent one-story house on the south side due to the home's mass and two-story living room volume on the south façade. The Hillside Guidelines indicate that new buildings should relate (particularly if larger than existing context) to existing adjacent buildings through use of proportion, transition, or other design features. For better integration with the adjacent one-story home to the south, staff recommends stepping back the two-story volume of the living room significantly (10-feet +/- or a window bay) and reducing the height to approximately the railing height at the second floor for that portion of the living room.

Building Relates to Existing Topography

yes n/a no

If "no" select from below and explain:

- Form and profile follow topography
- Alteration of existing land form minimized
- Retaining walls terrace with slope

The home's building form and profile follow existing topography except on the south side. Building form and profile should follow existing topography as suggested by the Hillside Guidelines. Further, new projects may be larger than existing development, provided the mass and scale of the new development is appropriate and transitions well to the existing context. Therefore, thoughtful consideration should be given to the building's form and profile on the south side to address the topography, surrounding context and provide an appropriate massing concept for proper fit into the neighborhood as suggested by the Hillside Guidelines. This is addressed under the previous Massing and Scale topic.

Consistent Architectural Concept

yes n/a no

If "no" select from below and explain:

- Concept governs massing and height

The contemporary design of the new home appropriately articulates mass and scale through its use of design and details. The architectural concept is consistent throughout, which is paramount given that the building will be visible at the front and sides. The contemporary design includes thoughtful architectural elements by the use of cladding materials, projecting roof and balconies, and window pattern to help enliven the building's appearance.

Scale and Proportion

yes n/a no

If “no” select from below and explain:

- Scale and proportion fit context
- Articulation avoids overbearing forms
- Appropriate solid/void relationships
- Entry and major features well located
- Avoids sense of monumentality

Similar to other homes in the area located on up-hill slopes, the new home is designed with with an attached garage on the lowest level with street level access, and living areas on two upper floors. As proposed, the garage is located approximately 2 feet, 8-inches above grade. Per the Zoning Code, the portion of the garage located below the ground surface and exposed as a result of excavation to create door, or window openings shall not be included in the measurement of vertical (height) dimension. Based on the above, the height dimension of 32-feet for the house is taken from the garage door, on or about where the hillside will be excavated to create the door opening.

Minimizing the building’s mass and scale along the south side is discussed in the neighborhood context and can be addressed through stepbacks at the two-story living room volume by partially reducing the ceiling height. Additionally, to further reduce the overall height staff recommends eliminating the split level of the master suite and lowering the entire first floor living area by 2’-6”. Another consideration to reduce visual mass would be to relocate the elevator to the interior of the building and orient the view towards the street, reduce the length/depth of the building overhangs (eaves) facing the street and along the sides (north and south) of the building, and increase the driveway slope to further reduce the height of the garage.

Roof Forms

yes n/a no

If “no” select from below and explain:

- Roof reinforces design concept
- Configuration appropriate to context

The project proposes a flat roof which is appropriate to and reinforces the contemporary style of the house. The roof design provides variation in roof forms and heights, consistent with the overall building design.

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 should be reduced along the south side, follow the topography, relate to surrounding context and provide an appropriate massing concept for proper fit into the neighborhood and comply with hillside development. This can be achieved by eliminating the offset floor of the master suite to reduce the overall height by approximately 2’-6” (30-inches) which also requires lowering the first floor living area by 30-inches. A consideration to reduce the height

and mass would be locating the elevator further into the building and orienting the view toward the street, and reduce the length/depth of the building overhangs (eaves) facing the street and along the sides (north and south) of the building.

- 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.
- 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.

Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

Overall Design and Detailing

yes **n/a** **no**

If "no" select from below and explain:

- Consistent architectural concept
- Proportions appropriate to project and surrounding neighborhood
- Appropriate solid/void relationships

The development features a contemporary style that employs a variety of geometric volumes and materials for architectural effect. The house features a combination of colors and materials including stone cladding, plaster and fenestration, which helps reinforce the reading of different volumes and provides interest. The project is stylistically consistent on all four elevations, recognizing that the front and side elevations will be visible from the street. Overall, the building's design is appropriate to the site and the neighborhood, and employs a well-crafted design with high quality materials appropriate for hillside development.

Entryway

yes **n/a** **no**

If “no” select from below and explain:

- Well integrated into design
- Avoids sense of monumentality
- Design provides appropriate focal point
- Doors appropriate to design

The main entry to the house is located above street level, and accessible from the front staircase leading to the entry located on the south side of the house. The entry is modest and well integrated into the design considering its visibility to the street. The entry door on the garage/street level provides elevator access only. Staff recommends that the first and second run of the entry stairs parallel to the street (from garage level to intermediate landing) be reduced in width to four feet to minimize the amount of grading. A recommendation is proposed to lower the first floor living area by 30-inches. If conditioned, staff recommends removing the stair treads from the final run of stairs (those perpendicular to the street leading to the main entry) to minimize visibility of the disruption of grading visible from the street. The top run from intermediate landing to entry porch could remain the proposed width.

Windows

- yes** **n/a** **no**

If “no” select from below and explain:

- Appropriate to overall design
- Placement appropriate to style
- Recessed in wall, when appropriate

The project features black anodized aluminum frame windows with solargray glass, with a gray tint, and the operation includes hung, slider and fixed windows. The window material, style and operation are appropriate to the house and design. However, solar gray tint windows are not appropriate for a single-family residence, and has a commercial appearance. A condition is included to use window glass appropriate to single-family residential.

Privacy

- yes** **n/a** **no**

If “no” select from below and explain:

- Consideration of views from “public” rooms and balconies/decks
- Avoid windows facing adjacent windows

The design of the house features a window wall and balcony on its south side, balconies on the street front facade, and a roof deck at the rear of the house. The balconies located at the front façade overlook the street and the front façade of development located directly across the street. Given the location of the new house on an uphill sloped property, and distance away from the home across the street, there do not appear to be privacy issues associated with the existing development.

The proposed balcony and the window wall on the south side were considered for privacy issues on adjacent development, particularly on the existing one-story house directly south of the subject site. Given the window orientation and their location closer to the front on the existing house, the windows on the south façade of the new house will not have face adjacent windows (sheet WL 1.0 shows the window location of adjacent properties to the north and south, and its relationship to the proposed

development). The roof deck does not appear to pose a privacy issue given its distance from the property lines and distance from adjacent development. And landscaping is proposed along the southerly property in an effort to screen the house from the adjacent property.

Finish Materials and Color

yes **n/a** **no**

If “no” select from below and explain:

- Textures and colors reinforce design
- High-quality, especially facing the street
- Respect articulation and façade hierarchy
- Wrap corners and terminate appropriately
- Natural colors appropriate to hillside area

The proposed materials include a variety of finishes: stone cladding, smooth stucco, dark anodized aluminum windows, and horizontal cable railing. The materials reinforce the overall contemporary building design. The project's color palette focuses on shades of gray hues for exterior building walls, fascia, eaves, and building overhang, which enhance the design and blend with the hillside and neutral colors of other homes in the neighborhood, except for the gray tint window glass as described in the “window” section above.

Paving Materials

yes **n/a** **no**

If “no” select from below and explain:

- Decorative material at entries/driveways
- Permeable paving when possible
- Material and color related to design

The project features a sand textured, scored concrete driveway paving material and concrete for stairs and walkways. Staff recommends an earth-toned paver for the driveway to minimize its appearance.

Lighting, Equipment, Trash, and Drainage

yes **n/a** **no**

If “no” select from below and explain:

- Light fixtures appropriately located/avoid spillover and over-lit facades
- Light fixture design appropriate to project
- Equipment screened and well located
- Trash storage out of public view
- Downspouts appropriately located
- Vents, utility connections integrated with design, avoid primary facades

The home features a modern style sconce light fixture, which complements the design of the house. The trash area is adequately screened from public view, and an internal gutter system is proposed for the house.

Ancillary Structures

yes **n/a** **no**

If “no” select from below and explain:

- Design consistent with primary structure
- Design and materials of gates complement primary structure

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 ADU floor plan and concept be revised to minimize the length and amount of walkways proposed to access the ADU; and that retaining walls to create level pads be eliminated as indicated in the “Site Planning” section above.

Determination of Compatibility: 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 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, staff recommends substituting the gray tinted windows with a clear window glass.

Recommendation / Draft Record of Decision

Based on the above analysis, staff recommends **Approval with Conditions**. This determination is based on the implementation of the following recommended conditions:

Conditions

1. Reduce the home’s mass and scale on the south façade by stepping back the second floor volume at the living room by a window bay (approximately 10-feet) and lower the height in this area to approximately the second floor railing height; and reduce the length/depth of the building overhangs (eaves) facing the street and along the sides (north and side) of the building.
2. Reduce the overall building mass and height by eliminating the offset floor at the master suite and subsequently lower the first floor living area elevation by 30-inches. This will reduce the overall height of the house and result in better proportions at the

- garage header. To potentially further reduce the height, the elevator could be located further into the building and the internal view oriented toward the street, and increase the driveway slope to further reduce the height of the garage.
3. 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. Include minimizing the length and amount of walkways proposed to access the ADU and eliminating retaining walls to create level pads.
 4. At the driveway use earth-toned pavers as a finish material; and reduce the driveway width by one-foot to introduce a landscape strip at the base of the retaining wall along the right hand side to allow for climbing vines or other vegetation in order to soften the appearance at the front of the property.
 5. Comply with the City's Urban Forestry comments/conditions included in their memo dated May 5, 2020.
 6. Eliminate gray tinted windows, and use clear window glass.
 7. Narrow the stair width to four feet from the driveway to the intermediate landings only. If lowering the overall building height as recommended (30-inches) is conditioned, minimize the number of stair treads visible from the street in the run of stairs perpendicular to the street.
-

Attachments

1. Reduced Plans
2. Photos of Existing Property
3. Location Map
4. Neighborhood Survey
5. Soils Report



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	
DRB Decision		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.