

Design Review Board Response to  
Conditions dated May 26, 2022  
for 1766 Cielito Drive

1. Lower the overall height of the project by a minimum of three to four feet and rotate the livable space from the east to the west.

***The new design lowers the overall project height by four feet. By lowering the building pad and redesigning the floor to floor height.***

2. Re-design the project to better follow the topography and terrace with the hillside in accordance with the Hillside Design Guidelines. This may include reducing the overall size and projections of the southern cantilevered decks and relocating the master bedroom.

***The revised design reduced the project size from 5,337 to 4,855 square feet. It moved the proposed building position towards the West, closer to the street. By reducing the front open space and increasing the setback from downhill section of property, it helped the terracing effect on the hillside. The projections of southern cantilevered deck were changed.***

3. Explore other alternatives related to the garage location that would minimize the amount of grading required for this project and reduce the size of the driveway area.

***The garage position has changed in the newer design to position garage door is not visible from driveway area. The width of the driveway size was reduced from 19 feet to 15 feet.***

4. Reduce the overall mass and size of the project, such as a minimum 15% reduction in size of the livable square footage and provide a concept that is compatible with the neighborhood conditions.

***The maximum allowable livable square footage of 5,362 was reduced to 4,855 square feet.***

5. Reduce the overall amount of lighting proposed for the exterior building facades and the outdoor areas of the site.

***The new proposal reduces fifty percent of outdoor and landscape lighting.***

6. Replace the proposed roofing material with a rock roof.

***The proposed design rock roof and to add potted cactus plants which will express garden effect at the roof (see plans and renderings).***