

DRB Findings Worksheet
870 Cambridge Drive (Lot 1)
Case No. 17-122-DRB
New Single-Family Dwelling

Neighborhood Compatibility

1. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.
2. Site layout, orientation, and location of structures, buildings, and signs are in an appropriate and well-designated relationship to one another, and to the environmental qualities, open spaces and topography of the property.
3. The project demonstrates a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted.
13. The development will not adversely affect significant public scenic views.
17. The development will enhance the appearance of the neighborhood.
19. The project architecture will respect the privacy of neighbors and is considerate of private views and solar access.

The dwelling will use the natural grade of the property and will be built into the slope to minimize building projection. Therefore, the configuration, size, bulk and scale of the project will be compatible with the neighborhood. Similarly, the site layout, orientation, and location of structures and buildings will be consistent with the neighborhood and therefore compatible. The project will enhance the appearance of the neighborhood as a number of design elements will enhance the site including the surrounding buffer of native trees, plantings, or orchards. Privacy of the neighbors will be maintained through a combination of landscape buffers, house orientation, window placement, and large setbacks. The project will not adversely affect private views and solar access.

Quality of Architectural Design

4. There is harmony of material, color, and composition of all sides of a structure or buildings.
5. A limited number of materials will be on the exterior face of the building or structure.
6. There is consistency and unity of composition and treatment of exterior elevation.
7. Mechanical and electrical equipment is well integrated in the total design concept and screened from public view to the maximum extent practicable.
8. All visible onsite utility services are appropriate in size and location.
14. Signs, including their lighting, are well designed and are appropriate in size and location.
15. All exterior site, structure and building lighting is well-designed and appropriate in size and location.
16. The proposed development is consistent with any additional design standards as expressly adopted by the City Council.

The proposed bat and board and stone siding will provide added architectural interest by emulating the ranch style aesthetic of the neighborhood. Colors and materials will be consistent with the architectural guidelines for the subdivision. The combined architectural features and colors/materials create a consistent treatment and unity of composition throughout the exterior. Together these elements provide a harmony of material, color, and composition to all sides of the house.

Quality of Landscape Design

9. The grading will be appropriate to the site.
10. Adequate landscaping is provided in proportion to the project and the site with due regard to the preservation of specimen and landmark trees, and existing native vegetation.
11. The selection of plant materials is appropriate to the project and its environment, and adequate provision will be made for the long-term maintenance of such plant materials.
12. The project will preserve and protect, to the maximum extent practicable, any mature, specimen or skyline tree, or appropriately mitigate the loss.

There will be a reasonable amount of grading for the dwelling as it will utilize the existing topography of the site rather than over-grading the hill. Most of the grading will be for a landscaped bio-retention basin needed for stormwater management (already constructed). All exposed slopes associated with the entrance road and along Cambridge Drive will be landscaped with native ground cover and trees. The project will maintain all of the existing Coast Live Oaks on the property as well as adding several new native trees. The rear portion of the site will have a small fruit orchard. Within the buildable envelope of the property will be many drought tolerant plantings strategically placed to thrive based on sun orientation.

Zoning

13. The public health, safety and welfare will be protected.
20. The project will provide for adequate street design and sufficient parking for residents and guests in a safe and aesthetically pleasing way.

Public health, safety and welfare will not be adversely affected by the new dwelling. Street design has been reviewed and approved by Public Works and is consistent with their engineering design standards. Sufficient parking will be provided by the proposed 3-car garage.