

DRB Findings Worksheet
284 Royal Linda Drive
Case No. 18-075-DRB
Addition to 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 garage addition will extend the existing gabled roof of the garage and is screened behind the existing porte-cochere. 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 within the existing building envelope and will be consistent with the neighborhood and therefore compatible. The project will use the same exterior materials as the existing dwelling and the neighborhood and therefore not detract from the appearance of the neighborhood. Privacy of the neighbors will be maintained as the addition is no closer to the property line than the existing garage, no new windows are proposed, and the existing landscaping will remain. 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.

Exterior colors and materials will match the existing dwelling and will therefore be consistent with the architectural style of the neighborhood.

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.

No grading, other than for footings, will be necessary for the garage addition and the existing landscaping will remain. Therefore, the quality of landscape design will be maintained.

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.

The addition will be to an existing house within an existing residential neighborhood, therefore, public health, safety and welfare will not be adversely affected by the project. Sufficient parking will be provided by the proposed multi-car garage.