

## 6.7.19

### Honorable Design Review Board

Re: Applicant response to DRB comments regarding the 1665 Guerneville Rd project

On May 16<sup>th</sup>, 2019 the 1665 Guerneville Rd project consisting of 12 single family dwellings plus 3 attached ADUs, configured as 6 Duets was presented to the Design Review Board (DRB)

After in depth questions and comments, the preliminary DRB a motion was made to approve the plan subject to the following conditions.

1. The applicant will submit a more complete application:  
The applicant has complied and added considerably more detail to the submittal. Including siding specifications, stone work and light fixtures. These can be seen on the materials and color boards.
2. Applicant will consider larger and faster growing trees along Guerneville Rd:  
Applicant appreciates the comment and has inserted a tree they feel is suitable and meets that description, the Acer Negundo, or Box Elder.
3. Consider a fence design consistent with the architecture:
  - A. Applicant reached an agreement with the concerned neighbor's that resulted in the specification of a good quality 6' redwood "Good neighbor" style type fence along the adjoin property lines running north of the proposed sound walls.
  - B. The eight foot sound wall portion of the fence must be engineered. As such the final design has not been set but the applicant agrees to do their best to make it conform to the other project perimeter fencing. The Smooth side will face out. The applicant is as concerned as the Board that the fence have a pleasing and uniform appearance.
4. Shall use "Real, not manufactured" stone veneer where shown:
  - a. Applicant has specified that a real, not manufactured, stone product will be used. Applicant has specified Cooper Santa Maria or similar real stone veneer
5. Consider adjusting the Gable-end slope on ADUs facing Guerneville Rd elevation.  
The applicant has considered the direction of the Board and has revisited this architectural feature as well as reexamined options previously considered.  
After considerable time spent by the project architect and developer, it was determined that the elevation as show on the original submittal was the best alternative for several reasons including the following
  - A. Having both gable and shed roofs created more architectural interest
  - B. The shed roof sloping upward into the three story wall creates a less "Jarring" transitions opposed to a low gable ridge and lower gable eaves meeting that wall
  - C. The existing Gable facing Guerneville Rd was intended to be centered under the third floor pop-out. This could not be done with the other alternate elevations that were explored.

- D. An alternative, including placing a gable over the Elson Way front door for rain protection is more awkward than the earlier alternate versions. Placing a small gable over the entry door was also explored and seemed token and awkward.
  - E. The notch in the floor plan is functional in that it provides a location for utility meters as well as adding interest to the roof line.
  - F. The large shed roof has a more visually dynamic appearance than the tried and discarded earlier versions.
  - G. The Large Shed roof provides options for volume space in the small units as well as vaulted ceilings. It also allows for the creation of additional storage areas.
6. Consider adding awnings at Poarch locations:  
The applicant appreciates the comment and has added awnings to the back deck areas.
7. Consider removing the brackets under bump-outs on the Guerneville Rd elevations:  
The applicant revisited the Bracket issue and after much hand wrenching, concluded that the overall look could be improved.
- A. Though purely decorative, only those reading the plans will know that the brackets' function is aesthetic.
  - B. The brackets continue the theme of this popular eclectic architectural style including the brackets used to support the awnings elsewhere on this building.
  - C. In this case the Brackets, in the view of the architect and applicant, add to the overall look, interest and style of the project buildings.
  - D. Purely decorative architectural elements are not uncommon. As an example, the battens on the exterior siding, are not functional on most dwellings. Such items are a matter of aesthetics and subjective taste. Another example would be faux chimney decor including their top screening which is ubiquitous.
  - E. The conclusion was that the existing Brackets looked too spindly. The size of the brackets was increased to 4 X 6" to better reflect their faux-intended function, and give the brackets and pop out a more substantial look.
8. Not mentioned but considered, was the DRB's concern about traffic flow off of and onto Guerneville Rd and the island in Guerneville Rd, in front of the Elson Way intersection:
- A. During the projects concept design, the projects Civil Engineer and the City Traffic Department spent considerable time developing and compromising to reach an agreement about the present design. It is the applicants understanding that the planning staff has re-confirmed that the City Traffic Department is committed to, and unwavering, as to the present plan as shown.
  - B. The applicant favored and advocated for other options, including options that allowed traffic to make both left and right turns at the Elson intersection. The applicant was not able to alter the opinion of the City Traffic Department.

Respectfully submitted  
1665 Guerneville Rd LLC  
By Barry Freeland  
Its Managing Member