

**Nicola Residence Renovation**  
**555 San Juan Avenue**

**Project Narrative**

The proposed modifications to 555 San Juan are intended to improve the existing home and landscape, expand the usable space within the existing footprint, and to remove and remedy existing site developments installed by previous owners, which exceeded County zoning limits.

The design removes the existing unpermitted front deck, and reduces the driveway slope, bringing the existing garage slab height and rooflines up slightly. The overall change to the front façade is very slight. Terracing and stone facing replace the area that was an elevated deck, with a glass bridge over the landscape to reach the entry door. Below, there is excavation proposed to create a basement, and to bring the ground floor closer to natural grade, to connect it with the landscape.

The primary existing materials of stucco and stone walls and a metal roof will be reused, in similar colors to what exists now, light and muted natural tones. The sides and back of the house feature added stone facing, with all new high quality windows, in a much more organized and harmonious arrangement than existed before.

**Compliance to County Guidelines**

- The character of the house is in keeping with the neighborhood and not fundamentally altered by the proposed design, only enhanced by new materials of high quality.
- Structure placement and footprint are unchanged. Grading and terracing are proposed judiciously to address technical concerns presented by the steep site, creating usable exterior spaces, to excavate a basement, and blend the building into the site, per the standards of 6565.20(C)1.b
- The rooflines match those existing now, a dominant gable with a rotated gable over the garage, much like the adjacent and nearby homes.
- Homeowners are voluntarily removing 400 sq.ft. of existing unpermitted lot coverage and 288 sq.ft. existing unpermitted FAR.
- There is no impact on neighbor's privacy. The existing upper floor balcony size and location are unchanged. The number and location of windows is roughly equivalent to what existed before.
- The proposed exterior palette is composed of warm, muted, natural colors, and high quality, non-reflective materials
- The landscape plan is well developed, maintains the two important olive trees in the front yard, adds landscaping along retaining walls, and uses drought tolerant plantings.
- The amount of paved/impervious surface is unchanged from existing.
- All proposed lighting is dark sky compliant. Limited sconces are paired with soffit lighting