

DESIGN REVIEW BOARD RECORD OF DECISION (Page 1 of 2)

Meeting Date February 27, 2014 DRB Case No. PDR 1315221-A
 Address 344 Milford Street
 Applicant Hamlet Zohrabians

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian			x			
Malekian		x	x			
Sarkissian	x		x			
Simonian					X	
Palmer			x			
Totals			4	0	1	0
DRB Decision		Approved with conditions				

Condition:

1. The common outdoor space shall be designed consistent with the Zoning Code Interpretation dated January 25, 2006
2. Add planters to the east elevation to provide landscaping to the extent allowed by Fire Code egress requirements.
3. Replace the creeping fig plant with one from the bewaterwise.com plant palette for drought-tolerant plants.
4. No railings or walls adjacent to the driveway are permitted in the street setback.
5. Install recessed casement or single/double hung windows with wood or cast stone sills to be more consistent with the selected architectural style.
6. Gas meters and GWP backflow valve cannot be located in the street or interior set back areas and must be screened from public view.
7. Show gutters and downspouts on all elevations. Specify their material and color.
8. Specify paving materials at private patios.
9. Provide detail of proposed ironwork.
10. Provide landscaping along edge of driveway to provide safety barrier.
11. All tree wells to be 6" higher than the box size of the tree.
12. Correct key notes to provide consistency with elevation notes.
13. Show roof access hatches on the roof plan.
14. Explore Code ramifications of widening the second floor balconies at the west façade. If possible, widen them to bring them in-line with the façade below.
15. Redesign rear common open space to provide more useable area for building occupants. At minimum, relocate the lift to provide more uninterrupted space.

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(Page 2 of 2)**

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Site Planning – As conditioned, the proposed project’s site development including common and private open space and landscaping are appropriately designed for the rectangular property.

Mass and Scale – The proposed forms of the buildings are of comparable mass and scale to its residential neighbors. The proposed project’s massing and scale respect the development pattern of its neighbors through its use of articulated and recessed walls, similar building height and roof height and variations.

Design and Detailing – The proposed development features a Neo-Spanish Mediterranean architectural style that is expressed throughout all the units. The project’s façade and size reinforce a human scale that is appropriate for the site and the neighborhood. Incorporation of recommended conditions will enhance the overall design.

The Design Review Board approves the design of projects only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety Division plan check submittal, **all** changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member C.E.Baxter