

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 24, 2014

DRB Case No. PDR 1412967

Address 366-372 Burchett St

Applicant Chris Grigorian

Design Review

NEGATIVE DECLARATION

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian	x		x			
Malekian					x	
Simonian		x	x			
Palmer			x			
Totals			3	0	1	
DRB Decision		Adopt Final Negative Declaration				

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian		x	x			
Malekian					x	
Simonian	x		x			
Palmer			x			
Totals			3	0	1	
DRB Decision		Approve with conditions and a consideration				

Conditions:

1. The concrete walkway immediately east of the entry porch shall be minimized as much as possible in order to provide larger planters that adjoin this area.
2. Mitered joints shall be utilized at all corners were siding will be used.
3. Revise elevation drawings to depict bridges at upper floor walkways.
4. Provide more bicycle racks in the garage.
5. Planter depth for areas proposed for trees shall have a minimum depth of 30" and ideally should be 48" deep.

6. Enlarge second floor balconies to make them more usable (4-foot depth at minimum) by either projecting them out further (if allowed by code) or recessing them more into the body of the building.
7. Increase the projection of the metal canopies at the second floor to increase façade modulation and shadowing.
8. Provide consistent notes on elevation drawings indicating the locations of various materials.

Considerations:

1. Consider a less earth-toned, commercial-looking color palette.

Site Planning: *The proposed project meets Code in regards to setback distances. The wide lot and generous front setback allows for a meaningful landscaping design. Other landscape areas, seating, and amenities are integrated throughout the lot for visual balance and usability. The site planning of the building is consistent with other multi-family development in the neighborhood and respects the rhythm of the streetscape.*

Mass and Scale: *The proposed 3-story building is successful in addressing the perceived mass and scale associated with larger buildings. For examples, all elevations show projecting and receding volumes, stepping of the second and third floors, a flat and interrupted roofline with varying parapet heights, and a variety of cladding materials. These techniques help create smaller components within a larger building. The success and sensibility of the project mass and scale is further evidenced when compared to older and similar development in the immediate neighborhood.*

Building Design and Details: *The proposed project reflects a contemporary design, which is appropriate in this neighborhood of eclectic architectural styles. The cohesiveness of the proposed design is achieved through the use a variety of finish materials, including smooth stucco, cementitious horizontal siding, stone veneer, aluminum windows, anodized metal cornices, and split face block. The materials are high quality and reflect a clean, simple, and complementary appearance that supports the project's overall design concept.*

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

Rathar Duong