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DESIGN REVIEW BOARD RECORD OF DECISION

(Page 1 of 2)

Meeting Date	November 14, 2013	DRB Case No.	PDR 1318802-A	
		Address	527 Hazel Street	
		Applicant	Franco Noravian	

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian	X		х			
Malekian		X	х			
Palmer			Х			
Sarkissian			Х			
Simonian					Х	
Totals			4	0	1	

DRB Decision	Approved with conditions and considerations
DIVID DECISION	Approved with conditions a

Conditions

- 1. Relocate entries to Units B and C to face the adjacent property to the northeast. This may be accomplished by flipping the floor plans (excepting the garages) or other means that maintain massing and proportions similar to the proposal reviewed by the Board. Add a pedestrian walkway along the northeast side of the property to access these units in order to separate vehicle and pedestrian traffic.
- 2. Revise the color palette to provide more contrast between the two wall colors and use the darker of the two shades for the horizontal siding.
- 3. Add tall landscape screening at the northwest property line (adjacent to the industrially-zoned area).
- 4. Add tall landscape screening adjacent to the balcony of Unit C if it overlooks the adjacent residential property to the northeast after the building is reconfigured.
- 5. Relocate trash enclosure to a point deeper on the property to make it less visually prominent.
- 6. Revise the site plan to show the existing street trees.

Consideration

- 1. Consider relocating the balcony at the rear of Unit C to avoid proximity to freeway.
- 2. Consider widening the front porches of Units A and D.

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(Page 2 of 2)

Meeting Date	November 14, 2013	DRB Case No.	PDR 1318802-A	
		Address	527 Hazel Street	
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Analysis				
			ent, open space and landscaping aped site configuration and	
its residential neighb development pattern	ors to the east and south.	The proposed project's use of articulated and	e of comparable mass and scale to s massing and scale respect the l recessed walls, separate building	
architectural style tha		all the units. The proje	opment features a Craftsman-type ect's façade and size reinforce a	
			val of a project by the Design Review ode and/or Building Code requirements.	
Building and Safety Div approved plans must b constitute returning to t	rision plan check. Prior to Bu e stamped approved by Desig he Design Review Board for a	rilding and Safety Division gn Review Board staff. <u>A</u> approval. <u>Prior</u> to Buildir	Board decision, plans may be submitted for a plan check submittal, Design Review Board and changes to the approved plans may and Safety Division plan check submittal, eview Board must be on file with the	
Please make an appoir	ntment with the case planner f	for DRB stamp/sign-off pr	ior to submitting for Building plan check.	
DRB Staff Member	Chris Baxter, Plar	nner		