

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 22, 2013 DRB Case No. PDR 1303101
 Address 1755 Victory Blvd.
 Applicant Rodney Khan

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Herman					x	
Mardian			x			
Malekian	x		x			
Sarkissian		x	x			
Simonian			x			
Totals			4	0	1	

DRB Decision: Approve with conditions:

1. Incorporate decorative paving at the driveway off Thompson Avenue to align with the proposed landscaping adjacent to the sidewalk.
2. Adjust the joint pattern of the metal cladding to allow for a consistent rhythmic relationship at all facades.
3. Raise the sill height of the second floor windows above the corner entryway. Adjust the size and/or shape of the metal cladding panels in the area accordingly to allow for proper attachment and detailing.
4. Front entryway recess to be drawn on rendering, rather than the plan view, displayed at the hearing.
5. Consider lowering the height of the elevator tower.

Site Planning: The site planning of the project is significantly enhanced from its present condition. The building is located close to the adjacent streets and parking is accessed from a side street (Thompson Avenue), all in accordance with the Comprehensive Design Guidelines.

Mass and Scale: While the mass and scale of the project is relatively consistent with the commercial built environment along Victory Boulevard, the variety of forms, colors and material effectively reduces the mass of the project and will add interest to the street.

Design and Detailing: The proposed materials, including smooth stucco, metal panels and aluminum windows re-enforce the contemporary aesthetic of the building.

DRB Staff Member

