

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 8, 2011 DRB Case No. 1-PDR 2011-033-A

Address 1241 Boynton Street

Applicant Michael Cusumano

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Ellis	x		x			
Insua		x	x			
Palmer			x			
Simonian					x	
Yoo			x			
Totals			4	0		
DRB Decision	Return for Redesign with conditions					

Conditions:

1. Provide a design that is appropriate and enhances the overall building.
2. Provide a 3-dimensional design, with architectural/design elements that wrap the corners and terminate at a logical location. Design should not appear flatly applied to the front elevation only.
3. Redesign the front landscaping with drought tolerant plants that better complement the building and provide a sense of depth to the overall landscape design. The proposed/existing palms are unacceptable.
4. Provide horizontal and/or vertical elements of a different material to help provide a more interesting architectural expression.
5. Provide details that reinforce an enhanced design concept, without the use of foam moldings.
6. Provide high quality windows appropriate to the design of the building.
7. Provide an architectural element(s) that tie the two buildings together, appropriate to the overall design.

***Contact the case planner for an appointment for a DRB stamp. DRB Plans will no longer be stamped over the counter without an appointment.**

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

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

DRB Staff Member Gevorg Nazaryan