DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date	July 14, 2011	DRB Case No.	1-PDR-2011-012-A	
		Address	250 South Glendale	
		Applicant	Garen Adamian	

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain	
Ellias					Х		
Yoo	Х		Х				
Plamer			Х				
Simonian		Х	Χ				
Insua					Х		
Totals							
DRB Decision			3	0			
	Return for redesign						

Conditions:

The design is a strong, bold contemporary design that is exciting and placed in the right location on the site. The project should be further developed to enhance the site planning, ensure functionality and bring the design to its fullest potential.

- Solve the ingress and egress of cars into the building. Work with the Traffic and Transportation Division. Ideally cars should enter from the rear of the building
- Work out the functionality of all the spaces.
- Work with the Building and Safety Department for ADA access, to roof deck, from parking area into building and at the front entry. All entries and spaces are required to be accessible.
- Provide a fully designed landscape plan. Provide tall plants next to building on adjacent site.
- Reconsider the solid front corner treatment to enhance, and potentially make transparent.
- Clarify and enhance the building entries.
- Re-arrange the parking area to provide more outdoor space adjacent to the building. If there is to be usable outdoor space on the site, provide appropriate amenities for comfort and ease of use.
- Parking lot area should tie into the building. Provide a material that complements the design of the building. Consider a
 treatment for the parking lot surface that can continue inside the building.
- Create a paving pattern and other design features to enhance the parking and display areas.
- Must be clear and consistent in drawings as to what the project and design is, and consistent from drawing to drawing. More detailed information should be provided for the next review, and wall sections should be provided.

Analysis:

Overall, the site planning of the proposed project is consistent with the Urban Design Guidelines. The building location is not appropriate for the site and the project massing and various design elements require more information. In summary, the overall design concept shows inherent logic as it relates to the use of high-caliber materials however, more resolution is required by the architect for tie all of these items together.

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

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 Department plan check. **Prior** to Building Department plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff.

<u>Any</u> changes to the approved plans may constitute returning to the Design Review Board for approval. <u>Prior</u> to Building plan check submittal, <u>all</u> 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.

Aliff

DRB Staff Member