

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 09, 2016

DRB Case No. PDR 1603430

Address 1058 Ruberta Avenue

Applicant ALAJAJIAN MARCOOSI ARCHITECTS

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		X	X			
Çharchian	X		X			
Malekian					X	
Simonian			X			
Mardian					X	
Totals			3		2	
DRB Decision		Approve with Conditions				

Condition(s):

1. Fiberglass windows will be acceptable. Clarify drawings to indicate this material and provide vertical section of a typical window and sills. Provide exterior muntins at all exterior windows and doors.
2. Specify the paving materials to be used for the grasscrete parking space located at the northeast portion of the lot.
3. Groundcover used for the grasscrete parking space must consist of California-friendly plants.
4. Provide drawing indicating lot coverage calculations.
5. Revise design of front entry pathway to ensure adequate width and pattern to provide required ADA and Fire Department accessibility.

Consideration:

1. Consider further highlighting the break at the center of the building at the walls below the area where the roof planes shift.

DRB Staff Member Dennis Joe