

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 12, 2015 DRB Case No. PDR 1422848
Address 4201 Pennsylvania
Applicant Mark Gangi

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Charchian					x	
Mardian			x			
Malekian					x	
Simonian		x	x			
Palmer	x		x			
Total			3	0	2	

Design Review Board Decision: Approve with conditions.

1. Remove two or three units from either one or two locations to allow for additional common open space, preferably at the south side of the project. Program all common areas to allow for discrete and appropriate uses (e.g. dog run, playground, etc.).
2. Use synthetic wood cladding (siding and shingles) to enhance durability of building envelopes.
3. Delete the proposed vertical 2x2 decorative wood cladding and provide alternative solution that will produce a similar textural effect and be durable.
4. Include downspouts and gutters on all elevations.
5. Provide a total of two or three locations for trash and recycling. All locations must be located outside of setbacks.
6. Correct Sheet A5.00 to ensure all features are correctly labelled.
7. Enlarge width of planting strips along Encinal to six feet to accommodate proposed 48" box trees.
8. Increase variety of shrub plantings throughout the site.
9. Review proposed trees at southeast corner of site with Traffic Engineering to ensure their size and placement will not impact visibility for drivers approaching the freeway onramp.
10. Verify that safe and appropriate transitions will be made between sloping driveways and garage entries.

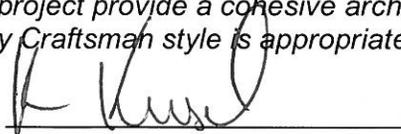
11. Provide bicycle parking areas at appropriate locations in the common open space.
12. Provide roof plan for entire complex.
13. Verify that drainage requirements at south edge of the property can be appropriately handled without significant change to proposed landscaping or buildings along this property line. Provide conceptual drainage system drawing, including southern drain line and any other features such as retention basins, bio-swales, etc.
14. Identify locations of solar panel hook-ups and potential panel locations on roof plan.
15. Minimize size of rooftop HVAC equipment. Provide detail drawings of proposed rooftop screening that is appropriate to the specific rooftop conditions of each building and the overall architectural style.
16. A raised median shall be constructed in the Pennsylvania Avenue intersection to limit that only right turns be allowed to enter and exit the site.
17. Landscape plans shall be amended to show trees along the western property line to provide an effective buffer between the proposed development and existing single-family neighborhood.
18. Plant vines along the north and south property lines adjacent to the proposed Designmaster Classic Fence System.
19. Submit a lighting plan for review and approval by staff.

As conditioned, the proposed multi-family development will fit appropriately into the neighborhood context. Two or three of the proposed residential units shall be eliminated to accommodate additional common open space area. Proposed landscaping is drought-tolerant and will provide a buffer between the subject development and the surrounding neighborhood, as does the placement and screening of the inset balconies.

The mass and scale of the buildings is appropriate to the site and the neighborhood. The eastern- and western-most buildings are two stories in height, which provides a good transition between the site and Pennsylvania Avenue and the single-family residences, respectively. Within the buildings, each unit being at a different elevation and plane decreases the perceived mass of the building as a whole.

The design and details of the project provide a cohesive architectural vocabulary that is expressed throughout the project. The contemporary Craftsman style is appropriate for the surrounding area.

Staff Member



Notes:

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

The Design Review Board approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building Division plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.