

DESIGN REVIEW BOARD RECORD OF DECISION

REVISED

Meeting Date May 8, 2014 DRB Case No. PDR 1329157
 Address 440 Palm Drive
 Applicant Anet Minasian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian		x	x			
Malekian					x	
Sarkisian					x	
Simonian	x		x			
Palmer			x			
Totals			3		2	
DRB Decision		Approve with Conditions & Considerations				

Conditions:

1. The rear windows of Unit D shall be raised in height and placed higher on the wall in order to create a level of privacy for the occupant since this unit abuts the common open space.
2. All planters containing trees shall be a minimum of 30" deep.
3. All trees along the west side of the property shall have a minimum 24" box size.
4. The driveway shall have score lines in the concrete running parallel to the street as shown in the rendering.

Considerations:

1. Recess unit entry areas more deeply.
2. Include partial wall sections at the balconies rather than full-width railings.

Site Planning: *The proposed townhouse will be centrally located on the lot and meets all setback requirements. The site planning of the building is consistent with other multi-family development in the neighborhood and respects the rhythm of the streetscape.*

Mass and Scale: *The proposed 2-story building is consistent with other 2-story buildings nearby and fits within the context of the neighborhood. The project's sensible mass and scale is achieved through a variety of methods, including modulation of the building exterior, placement of the second floor away from the first floor, the use of various materials and colors, and a flat roof design.*

Building Design and Details: *The proposed project reflects a contemporary design, which is appropriate in this neighborhood of eclectic architectural styles. The cohesiveness of the proposed design is achieved through the use a variety of finish materials, including smooth stucco, wood siding, and corrugated metal. With the exception of the red entry doors, the colors are neutral and complementary. Similarly, the clean and simple lines of the building also support the overall design concept. These materials and colors are appropriate within a neighborhood that consists of an eclectic mix of styles.*

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 and Safety Division plan check. Prior to Building and Safety Division 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 and Safety 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.

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

DRB Staff Member

Rathar Duong