

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 24, 2013 **DRB Case No.** PDR 1315528-A

Address 342-344 Myrtle Street

Applicant Hamlet Zohrabians

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian	X		X			
Malekian					X	
Palmer		X	X			
Sarkissian					X	
Simonian			X			
Totals			3	0	2	
DRB Decision		Approved with conditions				

Environmental

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian		X	X			
Malekian					X	
Palmer	X		X			
Sarkissian					X	
Simonian			X			
Totals			3	0	2	
Env. Decision		Adopted				

Conditions

1. Property owner(s) to work with the adjacent owner located at 350 Myrtle Street regarding the existing gate and property line wall.
2. Remove the area designated as "common open space" in the center of the first floor walkway and add the 220 square-foot area to the common open space area proposed at the rear. This additional area will require a reduction in the size of the two structures on the podium.
3. Provide detail of rooftop HVAC (mechanical equipment) screening that indicates that equipment will not be visible from the street.
4. Introduce more landscape areas or enlarge the proposed planters along the side walkway areas.
5. Planter walls for proposed tree locations will be 42 inches high and 4 feet square (interior dimension). All other planters along the perimeter will be widened to a minimum of 24 inches (interior width) and have plantings of varying heights.
6. Redesign the front entry and stairs to make this area more prominent.
7. Construct true punctured arch-headed window openings (conforming to the shape of the windows) at the third floor.
8. Artificial turf shall not be used in lieu of real live plant material (lawn).

9. Vinyl fence shall not be used for this project.
10. That the applicant shall comply with the following conditions of approval for landscaping in the parkway to the satisfaction of and directed the City's Urban Forestry Division in their memo dated September 23, 2013.
 - a. Due to impacts of proposed construction, the camphor tree at 344 Myrtle is recommended to be removed and replaced with 2 trees; the semi-mature pear tree at 342 Myrtle is recommended to be protected in place at this time.
 - b. Plant 2 Mimosa trees (*Albizia julibrissin*) at 344 Myrtle Street and protect in place one existing pear tree at 342 Myrtle Street. In the event this tree is damaged due to lack of proper protections, developer will be required to remove and replace at 2:1 ratio with designated species named. Locations within parkway to be determined by PWMS Forestry staff based upon location of underground conflicts.
 - c. All trees must be 24" box size.
 - d. Trees must be planted in the center of the parkway.
 - e. Developer must follow City planting and nursery stock specifications
 - f. Developer must contact urban forester 48 hours prior to tree being delivered in order to arrange for inspection and marking for tree locations.
 - g. Developer must see that trees are in good condition at the time of the project completion.

Analysis

Site Planning: *The proposed site plan for the project is consistent with the surrounding multi-family developments in the neighborhood. The building footprint appropriately reflects the rectangular shape of the lot and its relationship to the street is well conceived.*

Mass and Scale: *The proposed three-story multi-family development appears compatible with the scale of the surrounding buildings. Various design elements of the building, such as variations in form and placement, use of color and materials, help create a well proportioned building, variety and rhythm in the design. The overall size, height, mass, and scale are appropriate to the site and the project fits well within the neighborhood.*

Building Design and Detailing: *The proposed materials, details, and architectural expression for the building enhance the overall design and are compatible.*

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

Milca Toledo, Planner