

DESIGN REVIEW BOARD RECORD OF DECISION (Page 1 of 2)

Meeting Date November 14, 2013 DRB Case No. PDR 1318802-A
 Address 527 Hazel Street
 Applicant Franco Noravian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian	x		x			
Malekian		x	x			
Palmer			x			
Sarkissian			x			
Simonian					x	
Totals			4	0	1	
DRB Decision	Approved with conditions and considerations					

Conditions

1. Relocate entries to Units B and C to face the adjacent property to the northeast. This may be accomplished by flipping the floor plans (excepting the garages) or other means that maintain massing and proportions similar to the proposal reviewed by the Board. Add a pedestrian walkway along the northeast side of the property to access these units in order to separate vehicle and pedestrian traffic.
2. Revise the color palette to provide more contrast between the two wall colors and use the darker of the two shades for the horizontal siding.
3. Add tall landscape screening at the northwest property line (adjacent to the industrially-zoned area).
4. Add tall landscape screening adjacent to the balcony of Unit C if it overlooks the adjacent residential property to the northeast after the building is reconfigured.
5. Relocate trash enclosure to a point deeper on the property to make it less visually prominent.
6. Revise the site plan to show the existing street trees.

Consideration

1. Consider relocating the balcony at the rear of Unit C to avoid proximity to freeway.
2. Consider widening the front porches of Units A and D.

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Analysis

Site Planning – As conditioned, the proposed project's site development, open space and landscaping are appropriately designed to take into consideration the triangular-shaped site configuration and constraints.

Mass and Scale – As conditioned proposed forms of the buildings are of comparable mass and scale to its residential neighbors to the east and south. The proposed project's massing and scale respect the development pattern of its neighbors through its use of articulated and recessed walls, separate building forms, similar building height and variations in the roof height.

Building Design and Detailing – As conditioned, the proposed development features a Craftsman-type architectural style that is expressed throughout all the units. The project's façade and size reinforce a human scale that is appropriate for the site and the neighborhood.

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 Chris Baxter, Planner