



## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 25, 2013

DRB Case No. PDR 13110112-A

Address 1059 Elm Avenue

Applicant Ivo Venkov

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Herman					X	
Mardian						X
Malekian	X		X			
Sarkisian		X	X			
Simonian			X			
Totals			3	0	1	1
<b>DRB Decision</b>		<b>Approved with Conditions</b>				

**NOTE: Environmental Mitigated Negative Declaration case no. EIF 2004-38 was prepared for this project and adopted on April 4, 2004.**

**Conditions:**

1. Provide detail of rooftop HVAC (mechanical equipment) screening that indicates that equipment will not be visible from the street.

**Consideration:**

1. Add window shading treatments proposed at second floor at appropriate ground floor window openings.

### Analysis

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

**Mass and Scale:** *The proposed three-story multi-family development is compatible with the scale of the surrounding buildings. Various design elements of the building, such as variations in form and placement, height differences in*

rooflines, and use of color and material, help create a well proportioned building, which identifies separate units and creates 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 for the buildings enhance and are compatible with the proposed design. The overall design concept shows inherent logic as it relates to the use of high-caliber materials, design features, proportions, etc.

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