

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 24, 2013 DRB Case No. PDR 1311348
 Address 700 E. Garfield Street
 Applicant Hamlet Zohrabians

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Palmer	x		x			
Mardian		x	x			
Malekian					x	
Sarkissian					x	
Simonian			x			
Totals			3	0	2	
DRB Decision	Approve with Conditions and a Consideration					

Conditions:

1. All windows shall have simulated divided lights.
2. Wood or cast stone sills shall be provided for all windows openings.
3. Sliding windows shall be replaced with casement or hung windows.
4. The stucco finish shall be steel troweled or sand texture.
5. Screen gas meters from view with appropriate landscaping.
6. All tree planters shall have a minimum four foot-by-four foot and rise at least six inches higher than the soil surface/box height.
7. Revise site plan and landscape plan to provide consistency; the landscape plan will govern at the east side of the site.
8. Applicant will submit sample of foam material proposed for columns, cornices, and rim. It will be approved for use only if it closely matches cast stone. If it does not, either cast stone will be specified for these elements or the applicant will return to the board for consideration of the new material.

Consideration:

1. Consider applying a slightly darker shade of the proposed paint color at the recessed areas of the side facades.

Analysis

Site Planning: *The proposed townhouse will be located essentially in the middle of the lot and complies with all setback requirements. The site planning of the building is consistent with other developments in the neighborhood and respects the rhythm of the streetscape. The layout of the units is typical of a development on an average lot size and rectangular shape.*

Mass and Scale: *The proposed 2-story building is consistent with other 2-story buildings nearby and is considerate of the neighborhood context. The appropriateness of the mass and scale is achieved through a number of methods, such as modulated facades and interrupted roofline. The projection of some volumes, as demonstrated in the balconies and defined entries, are also effective mechanisms in achieving a sensible mass and scale.*

Building Design and Details: *The proposed project is an interpretation of the Spanish style, which will be appropriate in this neighborhood containing an eclectic mix of architectural styles. The cohesiveness of the proposed design is supported by the smooth stucco finish and clay tile roof, arched entries and doors, decorative stacked tile vents, and cantilevers with wood corbels.*

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