



## DESIGN REVIEW BOARD REVISED RECORD OF DECISION

Meeting Date November 21, 2013

DRB Case No. PDR 1327024

Address 806 E. Chestnut St.

Applicant San Gabriel Valley Habitat for Humanity

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Mardian		X	X			
Malekian			X			
Palmer	X		X			
Sarkissian					X	
Simonian			X			
Totals			4			
<b>DRB Decision</b>	Approved with conditions					

### Conditions

1. Wood trim at heads of windows should extend just beyond the width of opening, rather than above shutters, to better reflect the Craftsman design influence.
2. Use decorative material at driveway and walkway such as stamped concrete or interlocking pavers with color to complement palette of the buildings.
3. Reduce length of planting bed at driveway separation to a point where landscaping will not be negatively affected by vehicles.

### Analysis

**Site Planning** - The proposed project's site development, open space and landscaping are appropriately designed. The site plan and its relationship to the street are similar to other developments within the neighborhood and as such are compatible.

**Mass and Scale** - Overall, this project is of an appropriate mass and scale for the neighborhood. The majority of buildings in the neighborhood are multi-family buildings with heights ranging from one to three stories. The proposed structure will be similar in height to existing multi-family buildings on the north and south sides of the property and therefore, the project will be in keeping with the existing scale of the neighborhood. Each unit is

differentiated with massing projections and recesses, creating a rhythm along the street frontages. Overall the project is well designed in regards to massing and represents an improvement over much of the existing context.

**Design and Detailing** - Overall, the style of the project is compatible within the neighborhood context and is consistent throughout the project with appropriate details and materials. The proposed development features a Craftsman-type architectural style that is expressed throughout all the units. The use of a combination of colors helps to emphasize variety, creating interest and reinforcing the overall design. The use of horizontal and shingle siding, a cross gable roof with, asphalt shingles and wood trim and surrounds are consistent with the project's Craftsman design.

**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           Kristen Asp, Senior Planner