

## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 25, 2013

DRB Case No. PDR-1303447-A

Address 1018 E. Colorado Street

Applicant Garo Nazarian

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Herman					X	
Mardian			X			
Malekian	X		X			
Sarkisian		X	X			
Simonian			X			
Totals			4	0		
<b>DRB Decision</b>	Approve with conditions					

### Conditions:

1. All new glass doors shall have frames. The frameless Herculite doors shown on the elevation drawings shall not be used.
2. The street side elevation along Adams Street shall be modified to be more consistent with the front elevation. For example, the proportion of the scored piers shall be the same width as expressed along the front elevation.
3. The design of the four sign areas (excluding the sign for Palladio) for the tenants of the 2-story portion of the building shall be simplified to a linear line at the top.
4. The new limestone veneer and scored stucco design shall be installed flush to the face of the building. As such, existing stucco shall be removed. This application technique will also prevent any feature of the building to extend over the property lines onto the public right-of-way since it is prohibited.
5. Correct elevation drawings so that the existing site condition and proposal are consistent and correct.

### Analysis

**Site Planning:** *The proposed façade remodel will not result in a change to the existing site planning or building footprint. The existing building is constructed to the front and interior property lines. This condition is conducive to achieving an activated streetscape, particularly along the Colorado Street elevation.*

**Mass and Scale:** *The mass and scale will not be affected by the proposed façade remodel. However, the building will be made taller since the parapet will be raised slightly to accommodate the new design. The existing mass and scale of the remodeled building appears to be compatible with the character of other commercial buildings along Colorado Street and the intent of the design guidelines for commercial districts.*

***Building Design and Details:*** The proposed architectural and material changes contribute to a marked improvement over the existing condition and make the building appearance more authentic to the neo-classical design. The proposed materials are high quality and support the architectural style. The proposed façade remodel meets the intent of the Commercial Design Guidelines.

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