

DESIGN REVIEW BOARD RECORD OF DECISION

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Meeting Date January 20, 2011 DRB Case No. 2-PDR 2010-057-A

Address 1200 E. Colorado Street

Applicant John Fernandez-Salvador

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Boladian	x		X			
Geragos			X			
Malekian					X	
Sakai		x	X			
Zarifian			X			
Totals			4	0	1	0
DRB Decision	Final design approved with conditions and considerations					

Conditions

1. Remove the changeable copy signs from the west elevation and lower the height of the recessed alcove to match that of the adjacent windows. Adjust proportions, design and finishes to be compatible but not competitive with the entries.
2. Reduce the dimension of the north side of the outdoor patio landscape planter by squaring the corner. Consider planting one plant material in the patio planter.
3. Consider updating the planting along the west side of the drive-through beginning at the menu boards.
4. Raise the height of the walls of the freezer lean-to that is located at the south elevation to create a similar square, box-like parapet design similar to the restaurant.
5. Face brick shall be used rather than thin brick.
6. Corner brick and tile shall be used.
7. End all materials in corners or appropriate end locations.
8. Add a decorative paving pattern or material to the restaurant's exterior walking surfaces.

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Analysis

Site Planning - As conditioned, the overall site planning including the building and landscaping appears to be consistent with the intent of the design guidelines by creating an engaging and pedestrian friendly streetscape and landscaping.

Mass and Scale - The mass and scale of the remodeled building appears to be compatible with the character of the existing commercial and residential neighborhood and with the intent of the design guidelines.

Building design and detailing - As conditioned, the proposal appears to meet the intent of the Commercial Design Guidelines for design and detailing.

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 Department plan check. **Prior** to Building Department 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 plan check submittal, **all** changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Department.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member Christopher E. Baxter