

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 20, 2011

DRB Case No. 2-PDR 2011-004-A

Address 2700 Piedmont Avenue

Applicant Gary Akopian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Geragos	X		X			
Malekian			X			
Sakai		X	X			
Zarifian					X	
Totals			3			
DRB Decision	Return for Redesign					

Conditions:

1. Re-evaluate the podium design and consider staggering the townhouse units to better reflect the topography of the site.
2. Redesign the project so the plan and elevation are a consistent architectural style.
3. Use high quality materials and details that are reflective of the Craftsman style, if the Craftsman style is maintained, for an authentic and quality design. For example, use higher quality windows and doors and ones more consistent with the Craftsman style, if the Craftsman style is maintained. All trims around the doors and windows should be wood or Hardie-plank.
4. Replace all sliding windows with single-, double-hung, or casement windows. Consider using divided lite windows with contoured (three dimensional) grills.
5. Reconsider the ground cover under the Oak tree canopies and comply with the Oak Tree Mitigation Measures submitted by the City's Urban Forester and dated April 28, 2010.
6. Consider moving the driveway further north away from the storybook house, maintaining the oak tree and providing a more generous space between the storybook house and the new building.
7. Consider providing entry and relocating the larger mass from the front or narrow end of the property for a better transition between the multi-family zone and the single family zone.

8. Consider meeting with Building & Safety and preparing a soils report prior to returning to DRB.
9. Provide precedent examples for inspiration and interpretation of the architecture.
10. Submit the location of all backflow preventers, fire department connections and other necessary equipment for review by staff prior to Building Permit submittal.
11. Include a preservation plan as part of the Building & Safety submittal prior to building permit issuance.

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.

DRB Staff Member

VILIA ZEMAITAITIS