

# DESIGN REVIEW BOARD

## RECORD OF DECISION

**Meeting Date:** November 15, 2012

**DRB Case No.** 2-PDR 2011-064

**Address:** 1101 S. Brand Blvd.

**Applicant:** Robert Plant

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Keuroghelian			X		X	
Geragos	X		X			
Malekian		X	X			
Sakai					X	
Zarifian			X			
Totals			3	0	2	
<b>DRB Decision</b>	Approved with condition and considerations					

### Conditions:

1. Provide backflow prevention devices in the landscaped areas and paint devices green in color. The fire prevention devices should be within the building walls with an exterior connection of stainless steel.
2. Provide a planter or 6-foot high CMU wall at west side of project site adjacent to residential lot.
3. Use overhead doors at trash enclosures; shield roll-up box with metal fascia across the south and west portions of the enclosure area.
4. Eliminate decorative CMU bands at alley (west) façade.
5. Confirm locations and code compliance of handicapped parking stalls.

### Considerations:

1. Provide landscaping in front of transformer at south side of lot if it will not interfere with underground infrastructure.
2. Enhance safety at building interior by providing curb, internal railing, or other means to serve as a crash barrier between the drive aisle and the storefront.
3. Regularize height of parapets to the greatest degree possible, particularly at the service entrance (southeast portion of building) and alley (west) façade.

4. Provide climbing structures (e.g. metal panels or framed wire trellises) at the face of the south wall adjacent to the two vine pockets if the structures will not be considered an encroachment into the public right-of-way.

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**Site Planning:** *The Building is generally well placed on the site, with appropriate landscaping at the perimeter.*

**Mass and Scale:** *The building massing is simple and straightforward, complemented by simple modern materials. The different functions of the building are differentiated with material changes with some changes in plane which helps break down the simple building into two or more clearly readable elements.*

**Building Design and Details:** *The materials utilized are high quality contemporary materials at the showroom, utilitarian at the service and parking areas. The use of materials appears to reinforce the project design in an appropriate manner.*

**For DRB approvals:**

**\*Contact the case planner for an appointment for a DRB stamp. DRB Plans will not be stamped over the counter without an appointment.**

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.

**For Return for Redesign records of decision:**

All resubmittals require a new DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.

DRB Staff Member:

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Jeff Hamilton