

## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date**      March 26, 2015                      **DRB Case No.**      PDR 1500384  
**Address**                      1407 West Glenoaks Blvd.  
**Applicant**                      American General Design

### Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Charchian			x			
Mardian			x			
Malekian	x		x			
Simonian					x	
Palmer		x	x			
<b>Total</b>			4	0	1	

### Design Review Board Decision: Approve with conditions.

1. Conduct a light and shadow assessment of the south façade. Based on the study's findings, provide appropriate solar screening at window and door openings that is compatible with the approved design.
2. For all bedrooms at which a single narrow window opening is proposed, increase the window size to the greatest degree possible.
3. Provide detail drawings depicting all typical junction conditions between differing cladding materials.
4. Increase the depth of all furred-out walls to approximately one foot.
5. Enhance privacy for residents using the front common open space while also retaining the general sense of the area's openness to the street. This could be accomplished through additional landscape and/or architectural features.
6. Provide detail drawing of metal fence at the south edge of the common open space.
7. Finalize all interior exiting requirements to ensure that proposed exit doors meet all appropriate codes. If additional doors are required, obtain staff review and approval prior to submitting for plan check.
8. Redesign storage room at the northeast corner of the garage to allow full accessibility when cars are parked in the abutting spaces.
9. Revise design of wall at rear (north) property line to provide adequate safety barrier to address the grade change between the lots while minimizing the impact of a tall wall

**facing the project's lower-level units. This will likely be best achieved by using two offset walls with a planter between them.**

- 10. Indicate that all planter depths will at least six inches higher than the proposed tree size.**
- 11. Increase box size of all trees in the raised planter at the front of the project.**
- 12. Delete "Pride of Madeira" from the planting palette and replace with a more appropriate species.**
- 13. Consider providing decorative paving within the entry pathways and in the driveway in a material/pattern complementary to the contemporary design of the building.**
- 14. A lighting plan shall be submitted to complement the contemporary design of the project for review and approval by staff.**
- 15. Provide cut sheets for the proposed cultured stone for review and approval to ensure consistency with the overall design.**

**Considerations:**

- 1. Consider redesigning the "storefront" wall systems at the ground-floor residential units to soften their appearance, possibly through incorporation of additional cladding materials taken from the proposed material palette.**
- 2. Consider providing a more vibrant color palette to accentuate the building's volumes.**
- 3. Consider moving the bicycle parking to the area proposed for Space 25, potentially freeing-up an additional vehicle parking space.**

As conditioned, the proposed multi-family development will fit appropriately into the neighborhood context. The project is similar in shape to both adjacent developments, with small portions of buildings close to the street while most of the building facades are set back significantly. Landscape plans shall be modified to provide a sense of arrival for pedestrians to the project. Proposed landscaping is drought-tolerant and complementary to the design of the project.

The mass and scale of the project fits appropriately into the neighborhood. The project is three stories in height and provides significant variations in plane.

The design and details of the project provides a cohesive architectural vocabulary that is expressed throughout the project. Lighting for the site shall be complimentary to the design of the project. The finishes and materials used re-enforce the contemporary style of the building.

Staff Member

Roger Kiesel

**Notes:**

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

The Design Review Board approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building 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.

