

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 11, 2015 (cont. from 5/28/2015) **DRB Case No.** PDR 1211696

Address 525 W. Elk Avenue

Applicant Rodney Khan

Design Review

ENVIRONMENTAL IMPACT REPORT

Board Member	Motion	Second	Yes	No	Absent	Abstain
Churchian					x	
Palmer		x	x			
Malekian	x		x			
Simonian					x	
Mardian			x			
Totals			3	0	2	
DRB Decision	Certify Environmental Impact Report (EIR) and Adopt Statement of Overriding Considerations					

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Churchian					x	
Palmer		x	x			
Malekian	x		x			
Simonian					x	
Mardian			x			
Totals			3	0	2	
DRB Decision	Approved with Conditions and Considerations					

Conditions:

1. Revise the landscape plan at the rear of the property to have the landscaping against the building wall/windows and locate large tree away from the building to provide sufficient area for growth.
2. Provide bike racks and identify an accessible location on the plans.
3. Oak trees indicated on landscape plan are not appropriate to the style of the architecture. Provide an alternate tree species.
4. Tree boxes should be 6 inches taller than the tree box size but can step down where necessary to meet fire department requirements.

5. Masonite siding is not a durable material and is therefore not appropriate for this project. Provide an alternate material.

Considerations:

1. Consider providing more shading devices, similar to awnings shown on 5th floor units, and specifically on the tall vertical windows of the south elevation.
2. Consider providing more realistic stoop entries at the street level units along Elk Avenue to provide a more visually distinctive ground level character.

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