



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 24, 2017 **DRB Case No.** PDR 1626334
Address 722-724 East Acacia
Applicant Anet Minasian

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		x	x			
Charchian			x			
Malekian						x
Simonian	x		x			
Total			3	0		1

DRB Decision: Approve with conditions.

Conditions:

1. The common area adjacent to the main entrance to the project shall provide amenities such as seating and accent paving to highlight the entry and be welcoming.
2. Access to the main entrance to the project within the street-front yard shall be enhanced and more direct entry stairs added.
3. Articulate the entryway through color or canopy to accentuate the entry.
4. The width of side yard walkways can be reduced with the remaining space added to landscaping and/or patios.
5. Trees shall be incorporated into the landscape design of the interior yards to provide shade, privacy and buffering along east and west on-grade planting strips.
6. At first floor, install metal fins (similar to those at top deck) between units to provide greater privacy.
7. Concrete color and landscaping shall more closely match the provided rendering.

Consideration:

1. Add additional width to the central interior walkway through condition #4 reduction of walkway width.

Analysis:

Site Planning: The proposed site planning is appropriate, as modified by the conditions, to the site and its surroundings for the following reasons:

- The project design utilizes the additional open space required due to the width of the lot and density of the project to address the prevailing setback of the adjacent buildings.
- Common open space and additional open space areas are provided throughout the property.
- The new landscaping will be drought-tolerant and appropriate to the design of the contemporary building. Additional trees shall be planted in the interior yards to provide shade, privacy and buffering.
- Vehicle access to parking is well-integrated into the site and subordinate to the primary build façade.

Mass and Scale: The proposed mass and scale are appropriate, as modified by the conditions, to the site and its surroundings for the following reasons:

- The project successfully steps down to two stories along the sides to address the modest single-family residences adjacent to it.
- The flat roof design, building mass and proportions are consistent with the modern design of the building.
- Each residential unit has generous outdoor areas.
- Building articulation, staggered building forms, and strong vertical and horizontal elements reduce the appearance of mass and scale to help the project blend within the neighborhood context.

Design and Detailing: The proposed design and detailing are appropriate, as modified by the conditions, to the site and its surroundings for the following reasons:

- The contemporary design of the project is reinforced through the exterior finishes and detailing such as smooth stucco, cement board siding, metal plate accents, and aluminum windows.
- As conditioned, the main entrance to the project will be appropriately highlighted without being overscaled.
- The concrete paving pattern of the driveway is simple to complement the modern project design.
- Trash and mechanical equipment is appropriately screened.

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.