



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 28, 2017 DRB Case No. PDR 1709825
 Address 1833-1851 Victory Blvd
 Applicant Ben Goretsky

PROJECT: The applicant is proposing to install seven murals at an existing commercial complex located at 1833 - 1851 Victory Boulevard. The murals will be painted on only the northeast structure of this group of connected buildings and will face the parking lot at the corner of Allen Street and the alley to the rear. The primary facade facing Victory Boulevard will not be affected. Two of the seven murals are already installed and did not receive proper approvals. Five of the proposed murals will overlook the parking lot facing Allen Avenue. Four of them are on the building wall and one is on the low staircase/ramp wall. One of the existing murals faces north toward the adjacent alley; the other faces south toward Victory Boulevard.

DESIGN REVIEW BOARD:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian			X			
Benlian		X	X			
Charchian				X		
Malekian			X			
Simonian	X		X			
Totals			4	X		
DRB Decision		Approve with conditions.				

CONDITIONS:

1. The approval granted is for the locations shown on the submitted application. Changes to the locations or sizes of the murals shall be reviewed by staff.
2. No mural installed shall contain letters, numbers or symbols that constitute any form of advertising or commercial message.
3. No mural installed shall contain any obscenity.
4. All murals installed shall be well maintained.

5. Staff shall review each mural upon its completion to confirm that it meets all standards established by the Municipal Code and all conditions applied by the Design Review Board. Any mural not meeting these requirements will either be painted over or returned to DRB for review.
6. If alley behind subject property is vacated, replace existing landscaping with new landscape material dense enough to provide an effective visual buffer between the north-facing mural and the properties to the north and northwest.

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.

Staff Member Roger Kiesel, AICP, Senior Planner