

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 10, 2014

DRB Case No. PDR 1406698-A

Address 827 S. Glendale Ave.

Applicant Armen Kazanchyan

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Herman			X			
Mardian		X	X			
Malekian					X	
Simonian	X		X			
Totals			3	0	1	
DRB Decision		Approved with conditions				

The project is Exempt from review under the California Environmental Quality Act (CEQA) as a Class 2 Exemption—replacement or reconstruction of existing structures; and a Class 3 Exemption—new construction.

Conditions:

1. Attempt to fit all HVAC equipment within rooftop enclosure as proposed. If a larger enclosure is required, it may be extended to the west no more than three feet.
2. Stucco control joints to match those shown on rendered perspective rather than those shown on elevations.
3. Revise landscaping at the planter adjacent to the car wash to provide species with a taller, crisper look to be more in keeping with overall modern aesthetic of building.
4. Ensure that trees proposed for the planter along Glendale Avenue will not interfere with the existing street trees when fully grown. Relocate new trees to other portions of site if this is not possible.

Analysis

Site Planning: *The new structure and overall site plan and landscaping will enhance the pedestrian experience and are consistent with the design guidelines.*

Mass and Scale: *The mass and scale of the proposed one-story structure are appropriate to its setting and are consistent with the Design Guidelines. The design has been refined per the direction from the Board to give the project better proportions and enhance its overall appearance.*

Building Design and Detailing: *The proposed design is appropriate to the commercial corridor and largely meets the Design Guidelines.*

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

Jeff Hamilton, Senior Planner