

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 27, 2013 **DRB Case No.** 2-PDR 1309121-A
Address 3709 Clifton Place
Applicant Bob Taylor c/o Nakaishi Associates

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Keuroghelian					X	
Geragos	X		X			
Malekian		X	X			
Sakai					X	
Zarifian				X		
Totals			2	1		
DRB Decision	Approved with conditions					

Conditions:

1. The trash collection area shall be enclosed within a building or screened with masonry walls having a minimum height of five and one-half (5-1/2) feet and with an evenly distributed semi-enclosed roof covering at least forty (40) percent of the trash collection areas. In addition, access gates or doors shall be of opaque material.
2. Remove or relocate planters at the rear to avoid conflict with parking and trash enclosure requirements while still complying with landscape regulations in compliance with the Zoning Code.

Considerations:

1. If possible, incorporate additional landscaping in front of the entrances to the office suites.
2. Use a light-color finish for the metal roll-up doors to blend with the light-colored stucco.

Analysis

Site Plan: *In summary, the new building and landscaping appears to be consistent with the intent of the design guidelines and integrates well with the surrounding uses.*

Mass and Scale: *In summary, the mass and scale of the building appears to be compatible with the character of the existing industrial uses in the neighborhood and with the intent of the design guidelines.*

Building Design and Detailing: *In summary, the proposal meets the intent of the Commercial Design Guidelines for design and detailing.*

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

Milca L. Toledo, Planner