

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 23, 2011

DRB Case No. 2-PDR 2011-007-A

Address 1008 North Pacific Avenue

Applicant Garo Nazarian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Boladian					X	
Geragos	X		X			
Malekian			X			
Sakai		X	X			
Zarifian					X	
Totals			3	0	2	
DRB Decision	Approve with conditions					

Conditions:

- The illegally paved area, approximately 80 square feet, along the west property line and between both of the buildings (1008 & 1020 North Pacific Avenue), currently occupied by tables, chairs, and an umbrella, be provided with 80 square feet of plants and trees. Planting shall include a tree or type of planting that will grow above the eastern property line wall to provide a buffer for adjacent residential property.
- The storage container identified on required parking spaces along the north portion of the lot shall be removed to accommodate vehicles.
- The outdoor storage of miscellaneous equipment and items along the east property line adjacent to the residential zone shall be removed, and a landscape buffer shall be returned.
- Pedestrian access from Pacific Avenue must be maintained. Either the existing double door from Pacific Avenue side must remain open and accessible, or a door provided on the west side of the addition.

The project is well sited and provides the opportunity to enhance an existing entry and pedestrian orientation consistent with the Urban Design Guidelines. Staff has suggested an additional entry facing North Pacific Avenue to maintain pedestrian accessibility to the subject building from the public right of way. Additional conditions by staff include, to re-landscape areas along the north property line with California-friendly plants and trees to buffer the subject site and the adjacent multi-family residence, as required by code.

The mass and scale of the project is appropriate for the site and the type of use. The proposal is a design improvement and fits well within the context of the surrounding commercial buildings.

The proposal is an improvement to the existing building. The applicant has responded to staff recommendation to enhance the project by incorporating the use of large fixed store front windows at the addition. The proposal successfully enhances the entry and the elevations. The utilization of high quality materials and colors further enhance the overall appearance of the existing building and surrounding properties.

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 Department plan check. **Prior** to Building Department 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 plan check submittal, **all** changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Department.

DRB Staff Member

Dennis Joe
