DESIGN REVIEW BOARD
RECORD OF DECISION

Meeting Date June 30, 2011

DRB Case No. 1-PDR 2011-023-A

Address 819 Orange Grove Avenue

Applicant Aram Mnatsakanian

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Ellis	x		x			
Insua					x	
Palmer			x			
Simonian					x	
Yoo		x	x			
Totals			3	0	2	
DRB Decision	Approve with comments and conditions					

1. Reduce the size of the proposed vents to better match the house proportionally.
2. Remove the planted areas shown on the roof of the ground floor and provide roof instead.
3. On the east side, remove the proposed trees. Replace proposed dudonea to smaller shrub or vine.
4. Consider recessing the master bedroom to take advantage of the patio space, and/or provide access from the front unit to the common outdoor area at the rear.
5. Consider redesigning the entry at front unit to be more generous and fit better with the existing craftsman style building.
6. Reconsider the design of the balconies around the house and the eave treatment above the south facing balcony of the proposed unit.
7. Reconsider the size and placement of the windows around the building to provide proper hierarchy and thoughtful composition.

***Contact the case planner for an appointment for a DRB stamp. DRB Plans will no longer be stamped over the counter without an appointment.**

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.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member Gevorg Nazaryan