

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 22, 2011

DRB Case No. 1-PDR-2010-051-A

Address 4444 Lowell Avenue

Applicant Khan Consulting

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Ellis		x	x			
Insua			x			
Palmer			x			
Simonian			x			
Yoo	x		x			
Total			5	0		

DRB Decision: Return for Redesign.

1. Consider design changes to the gymnasium, which would allow the building to stand on its own and provide an architectural focal point for the campus.
2. Introduce natural light into the design of the building.
3. If the design remains in its current configuration, the height of the building shall be a maximum of 32 feet. However, if the design is revised, the height of the building can go to 35 feet.
4. Consider installing the mechanical equipment within the storage/restroom wings of the building.
5. Review the site planning of the building. Consider moving the building 5 to 10 feet toward the rear of the property.
6. Relocate the bleachers to the opposite side of the court to enable an entry from the classroom side.
7. Propose landscaping complementary to the buildings and the surroundings. The number of trees in the landscape design shall be consistent with the staff report.
8. Propose another tree type other than the ash tree in the southern landscape area due to an invasive root system.

Notes:

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

The Design Review Board approves the design of project 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 approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review 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 Division.