



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 27, 2017 **DRB Case No.** PDR 1503557
Address 206 W. Chevy Chase Drive
Applicant R. Khan

PROPOSAL: Proposed 25,705 sq.ft., five-story commercial building consisting of retail (585 sq.ft.) at the first (ground) level, medical office (4,750 sq.ft.) on the second level, and general offices (20,370 sq.ft.) on the third, fourth and fifth levels. The proposal includes 81 parking spaces located on the first and second levels and four levels below ground.

ENVIRONMENTAL

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian					x	
Charchian	x		x			
Malekian			x			
Simonian		x	x			
Totals			3		1	
DRB Decision	Adopt Mitigated Negative Declaration.					

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Benlian					x	
Charchian		x	x			
Malekian			x			
Simonian	x		x			
Total			3		1	
DRB Decision	Approved with conditions.					

Conditions:

1. Eliminate the landscape planters at the upper floors except where they abut a common terrace to allow for the ongoing maintenance of the plants.
2. Use succulents and other drought-tolerant plant materials in the landscaped areas.
3. Redesign the front façade and the adjoining unglazed areas on the sides of the building to provide greater articulation and intricacy, and a more contemporary design.
4. Provide samples of vision and spandrel glass for staff review and approval prior to finalization of architectural drawings.

Consideration:

1. Consider starting construction activities at 7:30 am instead of 7:00 am.

Staff Member

Chris Baghdikian**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 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.