



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date: February 22, 2024

DRB Case No.: PDR-002206-2023

Address: 246 North Jackson Street

Applicant: Art Simonian, Metro Investments

Project Summary:

The applicant is proposing to demolish the existing three-unit multi-family building built in 1946, and construct a new 9,760 SF, three-story, 11-unit density bonus housing project on a 7,512 SF lot in the R-1250 Zone (High Density Residential Zone).

Design Review:

| Board Member | Motion | Second | Yes | No | Absent | Abstain |
|---------------------|--------|-------------------------|-----|----|--------|---------|
| Kaskanian | X | | X | | | |
| Lockareff | | | X | | | |
| Simonian | | | | | X | |
| Tchaghayan | | X | X | | | |
| Welch | | | | | X | |
| Totals | | | 3 | 0 | | |
| DRB Decision | | Approve with Conditions | | | | |

Conditions:

1. Project to comply with all conditions of approval per Density Bonus application PDBP2120753, approved by City Council on August 15, 2023, following an appeal from the Planning Commission’s decision (appealed from the Planning Hearing Officer decision) approving the Density Bonus Case.
2. Provide window schedule showing windows are consistent with elevations/sections.
3. Show gutters and downspouts on elevations and demonstrate they are appropriately placed.
4. Provide a lighting plan and show any fixtures on the elevations.
5. Specify stucco on elevations and material board will be a smooth finish.

DRB Staff Member: Cassandra Pruetz, Senior Planner

Notes: All resubmittals require a DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB’s decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.