

## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 8, 2015 DRB Case No. PDR 1408491  
 Address 532-536 W. Elk Ave  
 Applicant MJ Lee

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Palmer		x	x			
Charchian			x			
Malekian	x		x			
Simonian			x			
Mardian			x			
Totals			5	0		
<b>DRB Decision</b>		Approve with Conditions				

### Conditions:

1. Break the rear podium wall into two sections, with the lower portion being at the property line and the upper portion being offset to the north, in order to reduce its scale as experienced from the property to the south. Include appropriate landscaping along this edge to provide adequate privacy screening without being overbearing to the neighbor.
2. All metal cladding to have a dark gray matte finish similar to the color shown on the renderings.
3. Make front common area more usable and accessible by including benches at the front setback line alongside the area with proposed pavers. Also, reconfigure the paved area in front of the entry gate and the walkway to enhance the accessibility of the common space.
4. Incorporate the prominent downspouts that were depicted in proposal considered at the first DRB meeting for this project.
5. Provide an opaque fencing material along the upper podium wall at the rear at the sections adjacent to the two common areas.

### Consideration:

1. Revise the treatment of the side walls of third-story features with sloped roofs by one of the following means: clad them with the same material as the roof and courtyard walls to allow for greater volumetric expression; paint them to match the color of the adjacent metal cladding; or wrap the roofing over the top of the walls, matching the height of the metal canopies at other portions of the building.

**Site Planning:** *The U-shaped building will vary in height between two and three stories and will have an open entry court facing the street. One building wing will be situated along the rear property line, while two other wings line the east and west property lines. Landscaping, common open spaces, and private patios are interspersed throughout the lot. The common open spaces are in various locations and are easily accessible by all building occupants. The wide lot and generous front setback also allows for an expansive and meaningful landscaping design along the street.*

**Mass and Scale:** *The proposed project is successful in addressing the perceived mass and scale by incorporating a variety of techniques. The elevations show projecting and receding volumes, stepping of the second and third floors, a flat and interrupted roofline with varying parapet heights, and a variety of cladding materials. These features help create smaller components within a larger building and by focusing the eye to different areas of the building.*

**Building Design and Details:** *The proposed project reflects a contemporary design, which is appropriate in this neighborhood, which consists of eclectic architectural styles. The cohesiveness of the proposed design is achieved through the use a variety of finish materials, including smooth stucco, sheet metal panels, and aluminum windows. The materials are high quality and reflect a clean, simple, and complementary appearance that supports the project's overall design concept.*

**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 and Safety Division plan check. **Prior** to Building and Safety Division 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 and Safety 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.

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

DRB Staff Member

Rathar Duong