



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** November 10, 2016

**DRB Case No.** PDR1620159

**Address** 1012-1024 East Colorado St. and 311  
 South Adams Street

**Applicant** Domus Design

**PROPOSAL:** A zone change to allow the construction of a 3-level parking structure (on a portion of a 34,176 square foot site) for use by the existing banquet facility, commercial, and office uses on Colorado Street. Development requires demolition of the existing surface parking lot. No changes are proposed to the existing commercial uses. The request includes changing the entire site to C3-1 Zoning, and to add a Precise Plan of Design (PPD) overlay zone for the parking structure on a portion of the lot. The project's architectural design will be reviewed by the Design Review Board for their recommendation to Planning Commission and City Council.

### DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		X	X			
Charchian			X			
Malekian	X		X			
Simonian					X	

Totals 3 0

<b>DRB Decision</b>	Recommendation to Approve with Conditions
---------------------	---

**Design Review Board Decision: Recommend approval of the project with conditions to the Planning Commission and City Council**

**Conditions:**

1. Provide an irrigation plan for the planter boxes at the roof top level.
2. Provide the location of upper deck lighting, as well as cut sheets of the light standards, which shall be shielded to prevent spillover. Position light standards toward the center of the deck to the greatest extent possible.
3. Consult with a mechanical engineer to verify whether or not mechanical ventilation will be required. If it is, consult with staff to ensure any design changes to not conflict with the Board-approved design.
4. If Fire Code issues arise due to the proposed railings at the south side of the upper deck, it is acceptable to delete the railings from the proposal.

**Considerations:**

1. Consider providing decorative paving at the driveway entries.
2. Consider increasing the trash capacity in the parking structure.
3. Consider providing bicycle parking and/or electric charging stations.

**Analysis**

**Site Planning:** The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- The proposed parking structure will be basically the same location as the existing surface parking lot, maintaining the existing sidewalk and driveways.
- The parking structure will provide parking for existing commercial uses, a portion of which are currently provided off-site.
- As conditioned, the sizes and types of plants in the rooftop planter shall be noted on the “Level 2” floor plan.

**Mass and Scale:** The proposed mass and scale are appropriate to the site and its surroundings for the following reasons:

- The parking structure volumes are appropriately balanced and proportioned. It transitions with the existing commercial buildings as the structure steps up about 10-feet in height from the one-story commercial building and is about 10-feet lower in height than the banquet hall.
- Massing is broken into separate vertical volumes with horizontal screening or insets.
- While the project’s constraints lead to a large, tall wall facing the property to the south, the longstanding presence of a taller wall to the west and the buffer provided by the adjoin lot’s driveway and surface parking should help mitigate the mass of the new structure.

**Building Design and Detailing:** The proposed building design and detailing are appropriate to the site and its surroundings for the following reasons:

- The simple design is consistent throughout the façade.
- Six-inch concrete wall insets with darker color stucco or louvers provide depth and variation to the façade.
- The drawings do not depict adequate lighting at the roof deck. Staff recommends a condition to provide the location of rooftop lighting, as well as cut sheets of the light standards.
- Staff recommends a condition to provide decorative paving at the driveway entries.

The Design Review Board approves/recommends the design of projects only. Approval/recommendation of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

DRB Staff Member Kathy Duarte