



**REVISED  
 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			
<b>Totals</b>			<b>3</b>		<b>1</b>	
<b>DRB Decision</b>	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			
<b>Total</b>			<b>3</b>		<b>1</b>	
<b>DRB Decision</b>	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.

**Site Planning:** The proposed site planning is appropriate, as modified by the conditions, to the site and its surroundings for the following reasons:

- The site is a narrow rectangular interior lot (approximately 56 by 198 ft.) with street and alley access from the narrow sides. The lot dimensions and configuration constrain site planning options.
- The building occupies most of the property and is located near the front of the lot.
- The ground floor facing the street has an open appearance with the building lobby and retail space facing the street and glazed.
- Parking is located within the building and is largely screened from view.
- Vehicular access is also provided from the alley at the rear.
- The pedestrian access is separated from the vehicular access.
- Landscaping is provided adjacent to the sidewalk and improves the pedestrian experience.
- Mechanical equipment is provided on the roof with screening.

**Massing and Scale:** The proposed mass and scale are appropriate, as modified by the conditions, to the site and its surroundings for the following reasons:

- The building volume is stepped to varying degrees at the front, side, and rear facades, reducing the appearance of mass. Also, the front elevation of the building is designed as a series of portals that break up the façade and add human scale elements at street level.
- The sides of the building step in with landscaping used to soften the transition to the adjacent development consisting of single-story buildings.
- The proposed building, although larger than the adjacent single-story development on the east and west, is consistent with the adopted vision in the area and for which the properties are zoned.
- The building volumes step down substantially towards the rear to provide a transition to the multi-family residential development across the alley.

**Design and Detailing:** The proposed design and detailing are appropriate, as modified by the conditions, to the site and its surroundings for the following reasons:

- The contemporary style of the building is consistently carried throughout the building.

- The entrance to the building is defined by the use of portals that integrate the entrance with the overall building façade.
- The building lobby and retail space on the ground floor provide large window areas that enhance the pedestrian experience.
- The exterior materials, consisting of precast concrete panels, scored block walls, glass curtain walls and metal panels used for equipment screens, are appropriate to the contemporary building style.
- The building is designed with flat roof sections of varying heights that add interest to the building volume.

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.