

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date April 12, 2018

DRB Case No. PDR 1727962

Address 913-921 S. Adams Street

Applicant Dr. Lena Assadourian

PROPOSAL: To construct a new, 4-story, 18-unit, affordable rental housing project with a ground level, 36-car, parking garage, on property consisting of three lots totaling 17,817 square feet and located in the R-1650 zone. The existing three houses will be demolished.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	x		x			
Charchian			x			
Benlian		x	x			
Malekian					x	
Simonian				x		
Totals			3	1	1	
DRB Decision		Approve with conditions.				

Conditions:

1. Revise the design of the side façades to make them more in keeping with the appearance of the front façade and reduce their sense of mass. To accomplish this, the side facades should feature greater articulation, enhanced detailing, and additional cladding materials.
2. Provide access to the upper level planters at the front façade for maintenance and provide irrigation at each planter.
3. Redesign the entry to provide greater emphasis.
4. Provide a decorative paving material to enhance the building entrance.
5. Revise the front landscaping to enhance the visibility and appearance of the building entrance.
6. Landscaping that adequately screens the blank walls of the grade level garage shall be provided.
7. Landscaping that screens the first floor rear windows from the common outdoor area shall be provided.

Considerations:

None.

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

- The building will provide the required street front setback. The interior setbacks will be reduced but the building will be stepped back from the abutting properties and will not conflict with the abutting residential development.
- Open space will be located within the courtyard and in the back of the building over the deck of the parking garage. Both locations will be easily accessible and will provide amenities.
- The landscaping must adequately screen the blank walls of the grade level garage. A condition is approved to address this.
- An adequate landscape screen between the first floor rear windows and the common open area is appropriate.
- Trash will be located inside the parking garage.
- Mechanical equipment will be located on the roof and screened by the roof parapets.
- Downspouts will be concealed within the walls.

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 proposed building has a massive appearance with three residential levels over the parking garage podium and with little variation in side facades to soften the appearance of mass. A condition is approved to address this.
- The site topography is flat and the building is designed appropriately.
- The parapet walls of the side facades with little variation in height contribute to the visual mass of the building. A condition is approved to address this.

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 building will be finished in stucco of different colors and wood cladding which introduce adequate variation.
- The front of the building provides a mostly uniform setback from the sidewalk and the two garage entry doors appear to compete with the central pedestrian building entrance that is minimally emphasized by a flat aluminum canopy. A condition is approved to address this.
- A decorative paving material will be appropriate to enhance the building entrance. A condition is approved to address this.

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 Chris Baghdikian