



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 8, 2018 **DRB Case No.** PDR1826591

Address 501 S. Central Avenue and
 308 W. Lomita Avenue

Applicant Aram Alajajian

Project Summary: The applicant is proposing to construct a 17,826 square-foot, 3- story office/retail building, over a one-level 8,325 square-foot subterranean parking garage on an 8,400 square-foot lot zoned C3-1. Development of the project will require the demolition of the existing 720 square-foot counter service restaurant located at 501 South Central Avenue (built in 1948) and the existing 918 square-foot house located at 308 West Lomita (built in 1921).

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	X		X			
Benlian		X	X			
Charchian			X			
Malekian					X	
Simonian					X	
Totals			3	0		
DRB Decision		Approved with conditions				

Conditions:

1. Provide decorative paving material for the driveways for staff's approval.
2. Remove the existing four street trees on Lomita Avenue and replace them with four, 24" box Pyrus calleryana 'Aristocrat' trees.
3. Provide lighting details for staff's approval.
4. Provide mechanical equipment location and screening for staff's approval.
5. The size of the ceramic cladding tiles shall be the same as shown on the elevation drawings.

Analysis

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

- The building footprint occupies most of the property and incorporates a pedestrian space at the front entry along Central with an open appearance with large expanses of glass and an entry for the building lobby and retail spaces.
- The site is a corner lot with pedestrian access from Central and vehicular access from Lomita Avenue. However, the driveways are not decorative. Staff is recommending a condition of approval that the driveways have decorative paving.
- Parking is located within the building and is largely screen from view.
- Landscaping is provided adjacent to the sidewalk and improves the pedestrian experience.
- Mechanical equipment screening was not provided. Staff is recommending a condition of approval that any roof top equipment be screened and approved by staff.
- The existing street trees on Lomita Avenue will be replaced with trees consistent with the City's street tree program.

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

- The blocky massing is similar to other large commercial buildings in the area, allowing the project to be compatible with its surroundings.
- The building volumes are broken up by various design elements, forms and materials, and provide human scale elements at the corner, which reduce the appearance of mass.
- The east side of the building incorporates smaller scale elements to soften the transition to the adjacent development consisting of 2-story multi-dwelling units, while a parking area to the south provides a transition to the funeral home. The building is similar in massing to the building across the street to the north.
- The windowless south façade at the property line is designed in a way that helps break up its mass and also reflect the design of the facades.

Building Design and Detailing: The proposed building design and detailing are appropriate to the site, as modified by any conditions, 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 an inset with large expanses of glass to enhance the pedestrian experience.
- The exterior materials, consisting of black composite panels, tile, metal panel trim and fascia, aluminum framed curtain wall (spandrel glass), anodized aluminum doors and windows, perforated metal, and stucco are appropriate to the contemporary building style.
- The building is designed with flat roof sections of varying heights that add interest to the building.

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 Kathy Duarte, Planner