



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 9, 2015 DRB Case No. PDR 1424863
 Address 1407 5th Street
 Applicant Hamlet Zohrabians

PROPOSAL: The proposed project involves the demolition of four single-story, multi-family units and the construction of a two-story, five-unit residential townhouse-style development in one building over a 14-space semi-subterranean parking garage (10 of the parking spaces are located in 5 two-car garages) on a 12,504 square-foot site.

DESIGN REVIEW

| Board Member | Motion | Second | Yes | No | Absent | Abstain |
|---------------------|--------|--------------------------|-----|----|--------|---------|
| Churchian | | | X | | | |
| Palmer | | X | X | | | |
| Malekian | | | X | | | |
| Simonian | X | | X | | | |
| Mardian | | | X | | | |
| Totals | | | 5 | 0 | | |
| DRB Decision | | Approved with Conditions | | | | |

Conditions:

1. Revise garage plan to allow for the alignment of the stairwells between the enclosed garages and the units above in a manner that maintains all aspects of the proposed design of the west facade.
2. Revise design of trash bin location to enhance access to adjacent enclosed garages, possibly by inseting it into the wall or as a result of fulfillment of Condition 1.
3. Reposition trees proposed at front setback to ensure that species with wider canopy is located toward the street and narrower canopy is toward the building.
4. Specify light fixtures at the east and west facades that shield light from spilling over to adjacent properties and are appropriate to the design of the building.
5. Place all utility meters and mailboxes in locations that are appropriately screened from the street.
6. Redesign band course below the upper windows of the stair tower to achieve better proportions and separate this feature from the adjacent roof cornices.

Considerations:

1. Consider substituting powder-coated metal for the proposed wood at the rooftop trellises.
2. Consider the appropriateness of the proposed rooftop landscaping in terms of its annual dormancy and need for proper irrigation.
3. Consider adding an additional foot of landscape area along the west walkway.
4. Consider revising the paving in front of the rear lift to create a more accessible path of travel.
5. Consider moving the east garage wall toward the property line to provide additional parking spaces along the wall.
6. Consider relocating the entry door of the front unit to the front facade.

Site Planning: *The proposed project's site development, open space and landscaping are appropriately designed. The building footprint appropriately reflects the rectangular shape of the lot. The site plan and its relationship to the street are similar to other developments within the neighborhood and its relationship to the street is well conceived.*

Mass and Scale: Overall, this project is of an appropriate mass and scale for the neighborhood. The majority of buildings in the neighborhood are multi-family buildings with heights ranging from one to three stories. The proposed structure will be similar in height to existing multi-family buildings in the vicinity and therefore, the project will be in keeping with the existing scale of the neighborhood. Overall the project is well designed in regards to massing and represents an improvement over much of the existing context.

Building Design and Detailing: *Overall, the style of the project is compatible within the neighborhood context and is consistent throughout the project with appropriate details and materials. The proposed development features a Spanish Colonial Revival architectural style that is expressed throughout all 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

Kristen Asp