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DESIGN REVIEW BOARD
RECORD OF DECISION
(REVISED)

Meeting Date March 24, 2016

DRB Case No. PDRNRAF1527875

Address 325-331 Myrtle Street

Applicant Krikor Tcholakian

PROPOSAL: To demolish the existing buildings and construct a new 11-unit, 3-story multi-family 16,220 square-foot multi-family residential project over a semi-subterranean parking structure with 28 parking spaces on two adjoining lots totaling 13,521 square feet in size.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Charchian			X			
Benlian		X	X			
Malekian	X		X			
Simonian			X			
Mardian					X	
Totals			**4**		**1**	
DRB Decision	Approved with conditions					

Condition(s):

1. Revise plans and elevations to ensure consistency with the revised renderings.
2. Windows to be recessed, with fixed and/or casement operation and use aluminum frames to reinforce the contemporary design style.
3. Confirm ADA and egress requirements at rooftop to ensure that single stairway and lack of elevator access are compliant with Building Code. If square footage of deck is reduced, ensure compliance with overall open space requirements.
4. Common open space at the roof deck should include amenities such as seating and furnishings to make the space functional.
5. Common open space at the podium level should include amenities such as a BBQ, seating, shade structure or other furnishings to make the space functional.
6. Provide elevation drawings showing scuppers and downspouts for review by design staff.

Consideration(s):

1. The two water fountain features should be reconsidered due to existing drought conditions. Possibly convert to planters or in the case of the interior courtyard, provide a planter that can be converted to a water feature at a later date.
2. The canopy on the north side should be removed OR placed over doors to be consistent with the front elevation.
3. Revise the landscape planting design and palette to be more compatible with the contemporary style of the proposed building.

Analysis

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

- The 11-unit project has been designed in an asymmetrical building form.
- The layout consists of three stories over a semi-subterranean garage with access from Myrtle Street.
- The site includes two rectangular-shaped lots similar to other lots in the neighborhood. It will consist of two main structures flanking a central courtyard and containing one level units accessed from the first floor, second and third floors.
- The trash bins and recycling containers are located in the semi-subterranean garage.
- Vehicular access to the garage will be from Myrtle Street on the north side of the property. The 11-unit project features pedestrian access to the units along the interior courtyard of the buildings.
- Common open space is proposed at the rear and rooftop of the building(s).
- Landscaping is appropriately integrated into the design consisting of low raised planters along the rear, perimeter, the interior courtyard and the front of the property.

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

- The new structure will be required to be setback the minimum and average for all floors.
- The overall height of the building will be 36'-0".
- The roof design, building mass and proportions are consistent with the modern design of the building and the neighborhood context.
- The facades are appropriately articulated through setbacks, fenestration, and breaks in the wall.
- Additional volumetric features have been incorporated in various areas, thereby accenting the roof parapet and articulating its horizontal appearance. Also, it is compatible with the height and massing of nearby multi-family buildings on the immediate street block.
- Building articulation, staggered building forms, and overall massing and scale help it to blend within the neighborhood context.
- The use of combination of materials appropriately articulates the building facades and reduces the mass and scale of a three story volume.

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

- The proposal features a streamlined, contemporary design that includes an emphasis on rectangular shapes and voids, clean lines, modern finishes, staggered rooflines and transparent elements.
- The flat-roofed volumes and recessed fenestration establish a straightforward and consistent modern aesthetic.
- The asymmetrical placement of the building entry and the larger corner windows provide visual interest and enhance the clean, simple design.
- New smooth plaster throughout (light and dark gray colors) combined with horizontal siding (brown color) and stone cladding provides both a crisp and warm, minimalist appearance with the modern style of the proposal.

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 Milca Toledo