

REVISED
**DESIGN REVIEW BOARD
 RECORD OF DECISION**

Meeting Date April 27, 2017

DRB Case No. PDR1700823

Address 1300-1310 South Central Ave

Applicant Arun K Jain

Project Description: To construct a new three-story, medical office building above an existing parking lot. The existing 1-story commercial building will be maintained, and the new building will feature two full floors with a lobby and stairs/ elevator at grade.

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian					X	
Charchian		X	X			
Malekian			X			
Simonian	X		X			
vacant						
Totals			3	0	1	
DRB Decision		Approved conditions				

Condition(s):

1. Repaint existing building on the site to enhance the overall appearance of the site, emphasize its design, and coordinate with color palette of the new structure.
2. Revise the landscaping at the existing building to make it more welcoming and coordinate with the planting palette of the new structure.

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 first level of the building lacks consistency with the design principles of the City's Design Guidelines encouraging an active pedestrian street front. The design of the first level includes at-grade parking extending as close as approximately three feet away from the property line along South Central Avenue, as well as a stair well, a small lobby and a small lobby with an eight-inch setback to the same property line. In order to achieve an active pedestrian-oriented environment, a condition is recommended that the parking lot be made subterranean or relocated to other portions of the lot away from South Central Avenue.

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 mass and scale of the proposed three-story medical building is appropriate for the site and the adjacent properties. The project site is located along a major arterial, South Central Avenue, and within the C3 (Commercial Services) zone. The surrounding context of the site consists of one-story commercial buildings to the north, two-story multi-family residences to the east, a one-story supermarket to the west, and a gas station, Glendale Memorial Hospital and the Camden Apartments to the south. The mass of the proposed three-story building transitions well with the mix of buildings within the immediate area.

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:

- Overall, finish materials incorporated within the design reinforces the architectural concept of the new three-story building. High quality materials such as, smooth metallic panels, spandrel glass, tempered plate glass, and horizontal aluminum fins will be thoughtfully applied at street facing elevations.
- The design of the South Central Façade will have an appearance of a three-story building. Screening and obscuring techniques will be applied to at the ground level to conceal the at-grade parking and stairwell. While the street façade includes a quality design and finishes, the ground level would be enhanced with a store front promoting pedestrian activity. A condition to this effect is recommended.

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 Dennis Joe