



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 14, 2017 DRB Case No. PDR 1709414

Address 429-503 North Kenwood Street

Applicant George Boghossian

PROPOSAL: To demolish two existing single-family residences, constructed in 1911 and 1913, and construct a new four-story, 21-unit affordable rental housing project (three units being reserved for very low income households) above a semi-subterranean parking garage with 42 parking spaces on two adjoining lots totaling 15,000 square-feet, located in the R-1250 (High Density Residential) Zone.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian			X			
Benlian	X		X			
Charchian			X			
Malekian			X			
Simonian		X	X			
Totals			5	0		
DRB Decision		Approve with conditions.				

CONDITIONS:

1. Revise the design of the wall at the trash enclosure area to incorporate a different material that will help reduce the sense of mass.
2. That the perimeter walls along the north and south interior property lines will be 5-feet, 6-inches in height. While the building material for these walls have not been identified, staff recommends the design for these walls should integrate well with the proposed buildings, such as a concrete wall with a finish to match the texture of the building.
3. Submit an exterior lighting plan and cut sheets of proposed fixtures to staff for review and approval.

Consideration:

1. Consider removing the column at the roof deck trellis at the southeast corner of the building.

ANALYSIS

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

- Overall, the footprint of the 21-unit affordable rental housing project will follow the rectangular shape of the lot, in keeping with other multi-family properties on the block.
- While the semi-subterranean garage will extend as close as 5 feet from the street front property line, the 18 inch high semi-subterranean garage will be lowered and set into the ground to match grade height of the sidewalk to soften visual impact for the first 18 feet within street front setback.
- While zero additional open space is provided, the project will provide 950 square-feet of public outdoor space at the first level interior courtyard and north interior yard, a 1,100 indoor recreation room at the first level and a 400 square-foot rooftop deck.

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 four-story project will be larger than most of the buildings on the street, which includes 2- and 3-story multi-family residential buildings along with one, 4-story building two parcels to the north. The setbacks at the front and side facades of the fourth floor help diminish the additional mass resulting from the density bonus and will help it blend better into the context of the other large multi-family buildings on the block.
- The roof design and proportions are consistent with the modern design of the building.
- Building articulation and staggered building forms help it to blend within the neighborhood context.

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 design of the building is of a contemporary-style and is an appropriate with the neighborhood context.
- The contemporary design of the project is reinforced through the exterior finishes and detailing such as textured smooth plaster, textured composite panels and siding, nail-on aluminum windows, stainless steel cable and glass balcony railings.
- The overall architectural idea and treatment is consistent throughout the building. The interior and alley facing elevations will continue the architectural language at the street facing façade, with breaks in plane and thoughtful placement of materials to maintain visual interest and reduce massing.

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, Planner