



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 25, 2018 **DRB Case No.** PDR1705413

Address 712-716 S. Louise St.

Applicant Hamlet Zohrabians

PROPOSAL: To construct a three-story multi-family residential building consisting of 10 three-bedroom units over a semi-subterranean 27-space parking garage. The property consists of two abutting lots with a total area of 14,160 square feet and is zoned R1650. The two existing dwelling units on the site will be demolished.

DESIGN REVIEW

| Board Member | Motion | Second | Yes | No | Absent | Abstain |
|---------------------|--------|---------------------------|----------|----------|----------|----------|
| Arzoumanian | x | | x | | | |
| Benlian | | | x | | | |
| Charchian | | | x | | | |
| Malekian | | | x | | | |
| Simonian | | x | x | | | |
| Totals | | | 5 | 0 | 0 | 0 |
| DRB Decision | | Approved with conditions. | | | | |

Conditions

1. Provide additional seating and amenities in the common outdoor spaces.
2. The finish material of the perimeter walls facing the adjacent properties shall be decorative.
3. The location of the mechanical equipment for the third-floor units shall be shown on the plans.
4. Details of the exterior light fixtures shall be shown on the plans.
5. Decorative pavers for the walkways shall be specified on the plans.
6. The required private outdoor space of 40 sq.ft. per unit is specified on the plans but their location is not readily identifiable. The private outdoor spaces shall be shown on the plans.
7. One additional parking space is required and shall be provided to comply with the parking standards. Alternatively, one bedroom may be deleted (such as by combining two bedrooms into one) to satisfy the parking standards.
8. The revised landscape plan provided at the DRB meeting is approved for the site.
9. The color of the metal cladding shall be lighter, similar to the colors on the perspective rendering.
10. Windows shall be recessed in accordance with the window details provided at the DRB meeting.
11. Maintenance and irrigation of rooftop planters shall be provided.

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 provides the required setbacks on the first and second floor. The third floor provides substantially larger setbacks than the required since only two units will be located on this floor.
- The two common outdoor spaces are easily accessible to all units. These spaces can benefit from additional seating areas. A condition to this effect is provided.
- The parking garage is semi-subterranean as required and is accessible with one driveway only thereby minimizing curb cuts and paving.
- Landscaping consists of trees and a variety of other plant materials with the trees interspersed throughout the site.
- The finish material of the perimeter walls facing the adjacent properties is not specified. A condition to require a decorative finish walls is provided.
- The trash is appropriately located in the garage area.
- The location of the mechanical equipment for the two third-floor units is not shown on the plans. A condition to this effect is provided.
- Wall-mounted light fixtures are listed in the materials but not shown on the plans. A condition to this effect is provided.

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 building is set back from the street frontage and relates appropriately to the building setbacks of the neighboring residential development.
- The upper levels of the building step back on the south side and relates to the abutting low-profile residential development.
- The building is designed in a contemporary style with rectangular building volumes that are consistently applied throughout the building and effectively break up the overall massing of the building.
- The stepped building facades and the third floor with a substantially smaller footprint than the lower levels reduce from the appearance of mass and monumentality.
- The flat roof is appropriate to the contemporary style of the building.

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 building is designed with significant articulation on all sides consistent with the contemporary style.
- The simplicity of the details on the building is consistent with the contemporary style.
- The entryway is located in the middle of the building and is integrated into the building design.
- The dark, bronze-colored, aluminum windows and doors are appropriate to the contemporary building style.
- The upper-level windows are appropriately stepped back from the south side where the site is abutting a multi-family residential development.
- The proposed finishes consisting of smooth plaster of different shades, wood siding and dark-bronze colored window frames and railing are consistent with the style.
- Permeable concrete pavers are specified for the driveway, however the paving material of the walkways is not specified. A condition to this effect is provided.

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 Chris Baghdikian, Planner