

SPECIAL DESIGN REVIEW BOARD MEETING RECORD OF DECISION

Meeting Date April 16, 2018 **DRB Case No.** PDR 1714517

Address 361-365 Myrtle St.

Applicant Hamlet Zohrabians

Project Summary: The proposed project involves the demolition of the existing residential structures (a single family home and detached garage on each lot) and the construction of a new three-story, 12-unit 15,398 square-foot multi-family residential development on two adjoining lots with a combined square-footage of 13,514 square feet over a 29-space one-level semi-subterranean parking garage.

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian					X	
Benlian		X	X			
Charchian			X			
Malekian	X		X			
Simonian					X	
Total			3	0	2	0
DRB Decision	Approved with conditions					

CONDITIONS:

1. That all windows include exterior grids (muntins) and show this information in the window detail and schedule.
2. Revise drawings to consistently depict arched openings at the second floor above the main entry.
3. Revise drawings to include all exterior light fixtures complimentary to the building's style. Submit cut sheets of the fixture(s) to be used on the building, in the common areas, etc., and ensure that light will shine away from adjacent properties.
4. That all downspouts/gutters be clearly depicted on the elevation drawings.
5. Verify that no common open space amenities, including movable furniture or other items, are located within the side and rear setbacks in compliance with zoning regulations.
6. Provide detail of rooftop HVAC (mechanical equipment) screening that indicates that equipment will not be visible from the street.
7. Vinyl fence shall not be used for this project.
8. Revise design of entry ironwork to reflect the design shown on the color elevations.

CONSIDERATION:

1. Two-piece clay tile shall be used at the roofs rather than the proposed one-piece tile.

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 semi-subterranean garage with access from Myrtle Street, is appropriate to the site given its size and rectangular shape and is similar to and consistent with more recently built residential developments in the neighborhood.
- The two combined lots will have two main structures flanking a central courtyard, consistent with the layout of other multifamily buildings in the area.
- The trash bins and recycling containers and private individual storage for each unit are located in the semi-subterranean garage, which is appropriate to the site and screened from view as suggested in the Guidelines.
- Vehicular access to the garage will be from Myrtle Street on the west side of the property. The 12-unit project features pedestrian access to the units along the interior courtyard of the building, which integrates with the site and is consistent with other residential projects in the neighborhood.
- Common open space is appropriately integrated with landscape and amenities (benches) proposed at the rear of the building. Given the building layout and site plan, the common open space at the rear is appropriate because this is a large bright area, providing usable areas with amenities for the residents to enjoy as required by the Zoning Code and recommended by the Guidelines. In addition, the project features additional open space with benches as a result of the increased frontage width and density as required by the Zoning Code. This additional space will benefit the residents and provides because it provides more additional setback from the front property line, open space and landscaping, which enhances the front of the property and the neighborhood.
- 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, which is consistent and complementary to the neighborhood.

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 new structure will provide appropriate setbacks given its location on the site and its relationship to surrounding buildings.
- The roof design, building mass and proportions are consistent with the style of the building and the neighborhood context.
- The building's three-story mass and overall height of 40'-6" fits well with the surrounding multi-level (two and three story) buildings in the neighborhood.
- The project's massing is broken up by recessed building forms, different volumes, fenestration and applying an accent color, especially at the front facade. Applying this technique appropriately avoids a long, blank horizontal facade as it breaks up the mass and creates an interesting design element and minimizes a boxy outline, as recommended by the Guidelines.
- The front of the building is composed of staggered and setback building forms, recesses on the ground floor, and further recessed 2nd and 3rd floor building planes. Further, the front entry arch design and trellis on the third floor connecting the two buildings appropriately enhances the front façade while softening and breaking up the building's potentially perceived overwhelming mass and scale of a wide three-story structure allowing it to read as two separate building volumes. Similarly, the different volumes and repeated setbacks throughout creates interest and articulates the building facades, thereby reinforcing the building's style and minimizing potential mass and scale as viewed from adjacent properties.

This design approach complements the style of the building and the smaller scale buildings on the immediate street block, especially one-story structures on the immediate street block.

- The applicant's use of combined materials and different colors help to reinforce the reading of different volumes; it articulates the building facades and reduces the mass and scale of the three-story volume as recommended by the Design Guidelines.
- Overall, the building's massing is well-articulated by using various techniques, such as rhythm and variety of forms, recesses, and use of colors and cladding material to accentuate building elements as suggested by the Comprehensive Design Guidelines.

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 project is designed as a modern interpretation of the Spanish Colonial Revival style. The design features many of the character-defining features associated with this style, including smooth stucco walls, Spanish clay tile roof, exposed woodwork (wood corbels and shutters), recessed fiberglass windows, etc., all complementary to the chosen style and the neighborhood.
- The proposed "off white" smooth stucco finish is appropriate and complements the brown accent color depicted on the windows, railings, corbels, trellis, fascia and shutters. In addition, the lighter neutral color applied at the building's front entry arch constructed with EIFS/precast, complements the front façade while providing an appropriate contrast in color and texture. Overall, the proposed color palette provides a sense of warmth that enhances the building and integrates well with other homes in the neighborhood, which are painted with neutral colors.
- The project features fiberglass casement windows, recessed within the opening with a wood sill underneath. A condition is included to ensure that the windows include exterior grids (muntins). Overall, with the imposed condition, the style of the fiberglass windows, operation and installation are complementary to the Spanish style of the building and the neighborhood.
- The roof material includes mission Spanish tile, which is more appropriate to the Spanish inspired design of the building and the neighborhood. The roof design includes a combination of gable and hip. This design approach complements the design of the house and includes breaks at appropriate locations.
- The private individual patios patios/balconies are appropriately located on the building while respecting the privacy from adjacent properties.
- Overall, the design features many of the character-defining features associated with Spanish Colonial Revival architecture including smooth stucco, recessed windows, arches, exposed wood work, Spanish clay roof tile, wrought iron, etc., all complementary to the chosen style and the neighborhood.

Staff Member

Milca Toledo