



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** April 11, 2019      **DRB Case No.** PDR 1708693

**Address** 3510 N. Verdugo Road

**Applicant** Hamlet Zohrabians

**PROPOSAL:** To demolish the existing commercial buildings and parking lot, and to construct a new three-story (with mezzanine) mixed-use project, consisting of fourteen (14) residential dwelling units in the upper two floors, 2,762 square feet of retail/office space on the ground floor, and a total of 49 parking spaces located within two levels (ground floor and subterranean level), on an 18,000 square-foot (0.41 acre) lot, zoned "C3" - (Height District I).

### DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	X		X			
Benlian			X			
Boyajyan			X			
Malekian		X	X			
Simonian			X			
Totals			5			
<b>DRB Decision</b>		Approve with conditions & considerations.				

### CONDITIONS:

1. Provide elevation plans showing all ventilation ductwork and venting on the elevations for staff review and approval prior to plan check submittal. The ventilation ductwork shall terminate at the roof unless related vent hoods and/or louvers can be effectively incorporated into the design of the facades.
2. Submit cut-sheets for exterior lighting fixtures for review and approval by staff prior to plan check submittal.
3. Provide drawing details of all junctions where different materials intersect, including corner details where materials turn the corners.
4. Ensure that any proposed commercial signage be complementary to the contemporary, rectilinear style of the project.
5. Lighten the color palette for the siding and standing seam metal roof to be more consistent with the colors depicted on the elevations and perspective drawings.

**Considerations:**

1. Introduce a break in the roofline to the south side of the residential entry to better reflect the topography of the sloped site.
2. Increase the height of the header/fascia over the upper level windows in the units that have mezzanines to correspond to the proportions depicted on the south elevation.

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

- The building spans the 150-foot width of the frontage along Verdugo Road, while the commercial uses are set back from the front property line to provide a wider right-of-way at the street.
- The project's common open space is appropriately located in the rear setback area which helps push the building mass away from the public park across the alley.
- Variances from the R-1250 standards were approved by the Planning Hearing Officer on September 11, 2018, to allow additional lot coverage greater than 50% on the ground floor (77% approved) and a reduction in the minimum 20-foot street front setback to allow residential private patios and landscape planters on the second floor deck above the ground floor retail/office space. The actual residential portions of the building comply with the required R-1250 street front setback.
- The mixed use development provides the total required number of 47 parking spaces within two levels: eight, at-grade spaces for the 2,103 SF of commercial uses and 39 spaces in a subterranean garage for the 14 residential units. Access to the subterranean parking garage is provided off the rear alley across from Montrose Community Park, while a two-way driveway on Verdugo Boulevard provides access to the on-grade commercial parking spaces. The circulation, access and vehicular visibility is appropriately located and has been approved by the Traffic & Transportation staff.
- The project complies with the required open space standards for common open space, exceeds the required 40 SF minimum for private open space per unit, and meets the required 25% landscape requirement per the R-1250 standards.
- All equipment and trash areas are appropriately screened from view.
- Conditions have been recommended to require the review and approval of the exterior lighting cut sheets and locations, and any roof drains/gutters if visible on the elevations.

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

- The height and massing of the project are appropriate to the site due to the generous setbacks at the front and rear, and its location on a major thoroughfare. Unlike the adjacent commercial buildings located at the front property line approximately 5½ feet from the curb, the ground floor commercial portion of the building is setback from the street front property line a minimum of five feet to provide the minimum 10-foot public right-of-way clearance from the curb, as required by the Circulation Element. This setback provides a wider pedestrian area and greater spatial and visual relief at the street level. The upper residential floors above are setback a minimum of 23'-6" from the street front property line, a minimum of eight feet from the interior property lines and a minimum of 22'-10" from the rear property line adjacent to the alley; this helps further concentrate the building mass towards the center of the ground-floor podium and reduces the overall scale of the three-story building.
- The two commercial storefronts with their white band detailing and staggered floor plates appropriately reflect the topography of the site and the gradual downward slope of Verdugo Road.
- The articulated building elevations, material changes, and gabled roof design break up the massing of the three-story building.

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

- The proposed architectural style is modern with certain more traditional roof forms and materials to help tie it into the neighborhood context. Rectilinear corner elements clad in stone veneer and white, stucco

banding wrapping around the two storefronts speak to the contemporary motif, while the horizontal lap siding, gabled roof forms and landscaped planters at the base of the building help soften the angularity. The design and detailing are stylistically consistent on all four elevations, recognizing that all elevations will be visible from the public right-of-way.

- Materials uses on the exterior facades consist of aluminum glass storefronts, fiberglass windows and doors for the residential units, standing seam metal roofing, metal gates/trim/railing, limestone cladding, composite wood lap siding and smooth finish plaster. Details drawings of material junctions should be submitted for review and approval by staff prior to plan check.
- The project's color palette focuses on dark greys, offset by the dark bronze anodized window and door frames and the white banding. The muted colors are somewhat compatible with the surrounding residential projects and commercial buildings, and a condition has been added to ensure the colors match those depicted on the perspective drawings and elevations. could be soften/lightened to better fit its more traditional neighborhood context.

DRB Staff Member

Vilia Zemaitaitis, AICP



**Notes:**

Contact the case planner for an appointment for a DRB stamp. DRB stamps will not be stamped over the counter without an appointment.

The Design Review Board approves the design of project 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 plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building 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.