



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date December 12, 2019 **DRB Case No.** PDR 1914226

Address 423-429 Oak Street

Applicant Varoosh Abedi,
G.A. Engineering Inc.

Project Summary:

To construct a new, 18-unit, four-story, multi-family residential rental building that includes two (2) very-low income affordable housing units and 20 parking spaces in a subterranean parking garage, on two abutting lots totaling 12,500 sq.ft. and zoned R-1250 (High Density Residential) zone. The existing buildings constructed in 1924 and 1957 will be demolished.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian			x			
Benlian			x			
Boyajyan			x			
Simonian	x		x			
Welch		x	x			
Totals			5	0	0	0
DRB Decision		Approved with conditions				

Conditions:

1. Reduce the amount of raised planters in the common open space at the rear of the site in order to increase the amount of level areas and the usability of this space. This may be achieved by lowering the deck level.
2. Provide and integrate seating and other amenities in the common open space.
3. Provide a decorative material that complements the building design for the driveway.
4. Provide a decorative material, on both sides, that complements the building design for the perimeter walls.
5. Provide details of the rooftop mechanical equipment screens. The screens shall be a minimum of six inches higher than the top of the equipment (GMC 30.47.040) and shall be within the approved building height.

6. Provide details of the downspouts that complement the building design, unless concealed within the building.
7. Provide details of exterior lighting that complement the building design.
8. Replace the white vinyl frame of the windows and patio doors with a dark gray frame similar to the dark gray metal and stucco awnings.
9. Provide a decorative material for walkways.

Analysis:

Site Planning:

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

- The building will be sited on the property in a manner consistent with other multifamily residential buildings in the area.
- The project will provide functional private and common open space. The common open area located in the back of the building will benefit from additional amenities to encourage its use.
- The subterranean garage will be accessed from Oak Street. Pedestrian access to the garage will be provided by two staircases from the front of the building and from the rear open space. An elevator will also be provided for access to the garage. A condition to provide a decorative driveway material that complements the building design is included.
- The proposed landscape plan will be complementary to the development with drought tolerant landscaping and will enhance functional and usable outdoor spaces. Walkways will be integrated into the landscaping.
- Perimeter walls will be provided. The walls will be required to be constructed of a decorative material, on both sides, that complements the building design.
- The mechanical equipment will be appropriately located on the roof and screened. The screens will be required to be six inches higher than the top of the equipment (GMC 30.47.040) and shall be within the approved building height.
- Downspouts, unless concealed within the building, shall be shown on the plans and shall complement the building design.
- Exterior lighting is not shown on the plans. The lighting shall be specified to complement the building design and not spill over onto adjacent properties. A condition to this effect is included.

Mass and Scale:

The proposed massing and scale are appropriate, as modified by any conditions, to the site and its surroundings for the following reasons:

- The size and massing of the project will be compatible with the surrounding properties developed with two-story and three-story residential buildings.
- The building mass will be divided into smaller vertical volumes that protrude and recede to alleviate from the visual mass and reduce the boxy appearance. This façade relief will be enhanced further with varying paint colors and the use of accent finish materials (sheet metal, wood siding).
- The modern building style will be enhanced with the use of a flat roof with parapet walls appropriate to the building design.
- The building will contain various elements that will provide a sense of scale, such as the windows, balcony railings, visible interior stairs, and stucco reveals that define floor levels.
- The front roofline will be accentuated by visual features of different height, such as the stair block and balcony block. The other façades will feature differently-colored blocks which will alleviate the appearance of uniformity of the roof parapet.

Design and Detailing:

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

- The consistent use of materials and colors throughout the building will reinforce the design concept of the building and will integrate into the surrounding residential buildings of various styles.
- The main entrance to the building will be emphasized with a one-story entrance volume finished with accent materials (metal canopy, wood siding) and a flight of stairs rising to the main door.
- The windows and sliding doors will be appropriately proportioned. Replacing the proposed white vinyl frame with a dark gray frame will better integrate the windows with the dark gray metal and stucco awnings. A condition to this effect is included.
- The proposed metal clad accent features and wood siding will integrate well and alleviate the large areas of stucco finish. Also, the proposed poured-in-place smooth concrete planters will add visual variety to the site and provide an appropriate transition to the metal features of the building.

DRB Staff Member Chris Baghdikian

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer 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 approved for Building Division 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.