



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date**      January 28, 2021      **DRB Case No.**      PDR 2017910

**Address**      314-324 West Doran St.

**Applicant**      Rodney Khan

### Project Summary:

The applicant is proposing to construct a new four-story, 33-unit multi-family residential development with three units for very-low income households and a total of 49 parking spaces within a one level subterranean parking garage on an approximately 23,969 square-foot lot, zoned R-1250 PS (High Density Residential, Parking Structure Overlay).

The project features a total of 12,782 square-feet of outdoor space: 7,748 square-feet of common outdoor space (common courtyard on the ground floor and a roof top patio), 2,150 square-feet of additional open space at the front along the street, and 2,884 square-feet of private outdoor space (private balconies for each unit).

Per the approved Density Bonus (Case No. PDBP 2010686), the affordable housing project was granted two concessions: additional height and floor area. The project also is utilizing the parking ratios allowed for density bonus projects, per GMC 30.36.090.A. With the exception of the approved concessions, the project complies with all other zoning requirements including setbacks, common and private open space, landscaping, and lot coverage.

### Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas		X	X			
Simonian	X		X			
Smith			X			
Welch			X			
Totals			4	0		
<b>DRB Decision</b>	Approve with Conditions					

## Conditions:

1. Submit a detail of the proposed fence and gates for staff review and approval and introduce taller landscaping in front of the proposed fencing.
2. Revise the landscape lighting plan to reduce the amount of proposed light fixtures.
3. Omit the curb shown at the front property line.
4. Submit a window schedule specifying operations and window section details for staff review and approval.

## Analysis:

### Site Planning:

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

- The L-shaped building is appropriately sited on the lot in such a way as to address zoning regulations, including setbacks and landscaping.
- The 33-unit multi-family residential development provides appropriate setbacks throughout the building, including a generous setback at the street-front which allows for a large open courtyard at the ground floor, as well as large setbacks on the fourth floor to allow for a rooftop patio.
- The proposed landscape plan is complementary to the proposed development with drought tolerant landscaping used to create functional and usable common outdoor spaces. While the proposed landscaping complies with the Code and the City's Design Guidelines, a condition of approval requires that the low curb at the front property line be omitted for pedestrian safety (tripping hazard) and the sidewalk should serve as the transition to the planting beds.
- The project features two distinct common outdoor spaces for use by the residents that include a ground floor, 6,478 square-foot landscaped courtyard with outdoor seating and a water feature, and a fourth floor, 1,270 square-foot rooftop patio with outdoor seating and fire pits proposed.
- The project includes a total of 49 parking spaces within a one-level subterranean parking garage with access from a driveway along West Doran Street. In accordance with GMC 30.36.090.A, the project is utilizing the parking ratios allowed for density bonus projects.
- The plans identify a new 30-inch-high fence along the perimeter. A condition of approval requires that details of the fence design be submitted for staff review. Also, taller landscaping should be planted in front of the fencing to minimize its visibility.
- The rooftop mechanical equipment is appropriately setback from the building and screened by the parapets.
- The trash enclosure is located in the subterranean garage and not visible from the street.

**Mass and Scale:**

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

- The surrounding neighborhood features a mix of one-, two-, and three-story residential developments, with larger developments located nearby on Central Avenue in the DSP Zone. Directly across the street from the project site is a five-story residential development.
- The overall 47'-0" (four-stories) height of the project exceeds the 36'-0" (three-stories) maximum height in the R-1250 zone and its 1.61 (38,819 square-feet) FAR is greater than the allowable 1.2 (28,763.9 square-feet), but as previously noted, the project was granted additional height and density as part of the Density Bonus approval. Given its location adjacent to the alley, the soon-to-be-constructed seven-story hotel, and the five-story multi-family residential project across the street, the project's proposed height and massing are not incompatible with the surrounding properties.
- The project's substantial front courtyard, generous setbacks from the interior property lines, and the stepping down of building massing towards adjacent structures help to reduce the project's overall mass and scale.
- The project's massing is a composition of offset building forms in varied materials with expansive window walls, projecting and recessed balconies, large step backs at upper floors, and varied roof heights which is especially appropriate along the long façades to break up the mass and minimize a boxy profile. Finer detailing offered by the horizontal banding, metal railings, and trellis features provide further refinement to the scale and proportions.
- The design features flat roof forms, appropriate to the overall design, with varied roof heights. Trellis features are introduced at the building entry, and at the fourth floor, at the rooftop patio and one of the hallway corridors, further adding to the play on heights.

**Design and Detailing:**

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

- Overall, the consistency in the use of colors and human-scaled materials helps to reinforce the contemporary design concept.
- The surrounding neighborhood features an eclectic mix of architectural styles, and as such, the proposed design of the new development is appropriate. Furthermore, the proposed project complements the approved hotel design adjacent to the site, in terms of material treatments, building forms, and architectural details.
- Located to the rear of the front courtyard, the proposed entryway facing Doran is well defined by its trellis frame and thoughtfully integrated into the design while avoiding a sense of monumentality.
- The doors and windows will be aluminum with a dark grey finish that complements the design. A condition of approval requires that the applicant submit a window schedule identifying the window operations and section details that illustrate the window installations for staff review and approval.

- The proposed materials for the new development also include EIFS panels, horizontal siding using a wood substitute material, metal railings with a cross-design that provide some differentiation to the overall rectilinear emphasis, and metal beams and fascia.
- The design also features decorative concrete permeable pavers at the driveway and walkways that complement the design.

DRB Staff Member Vista Ezzati, Planner

Notes:

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

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.