



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date July 8, 2021 **DRB Case No.** PDR 2017601

Address 200 S. Louise Street
 (also 306.E. Harvard Street)

Applicant Rodney Khan

Project Summary:

The proposed project involves the demolition of an existing surface parking lot and construct a new 3-story, 14-unit residential building, featuring two affordable units and 12 market rate units, and a one-level subterranean parking garage, and attached to the existing two-story, approximately 6,500 SF office building (to remain), located on a 12,000 square-foot lot, zoned DSP/EB (Downtown Specific Plan/East Broadway District). A Density Bonus and Parking Reduction Permit for the project were approved on June 7, 2021. This DRB case was continued from June 24, 2021.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Minas					X	
Simonian	X		X			
Smith				X		
Tchaghayan		X	X			
Welch			X			
Totals			3	1	1	
DRB Decision		Approve with conditions.				

Conditions:

1. Revise the material palette to provide better compatibility with the adjoining building to remain on the lot and the overall context of the area. This could be accomplished by incorporating metal-panel and/or brick veneer cladding, perhaps with different colors or modules than at the corner building, and eliminating the proposed wood siding.
2. Include a greater percentage of high-quality cladding materials at all facades to reduce the amount of stucco cladding.

3. If the proposed framing elements at the balconies and windows remain in the design, revise their proportions and heights to create a better compositional balance.
4. Provide larger balconies and/or deeper façade articulations at the east façade to provide additional articulation.
5. Revise the windows at the east and south façade to avoid the differences in proportion and style found between the second- and third-floor windows.
6. Connect the two roof deck areas with a suitable walkway to enhance the usability of this area.

Determination of Compatibility: Site Planning

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

- The project provides a 10 foot building adjacent zone at the front of the new building that relieves the taller building's mass through deeper setback and landscaping providing a more inviting pedestrian environment.
- The footprint of the proposed building will follow the rectangular-shape of the buildable area on the lot.

Determination of Compatibility: Massing & Scale, and Architectural Elements

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

- The massing of the proposed building, in conjunction with the existing commercial building to remain on the site, share an emphasis on rectangular volumes and varied roof profiles helping to avoid an overbearing presence at the street facades.
- The new building is broken into separate volumes and includes private balconies for residential units that develop visual interest.
- As conditioned, the variety of cladding materials used on the project adds interest to the building with a more harmonious overall composition.

DRB Staff Member Dennis Joe, 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.