



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date September 23, 2021 **DRB Case No.** PDR 2113614

Address 515 Pioneer Drive

Applicant Linc Housing Corporation and
National Community Renaissance of California

Project Summary:

The proposed project involves the demolition of the existing buildings (built circa 1978) totaling approximately 13,500 square-foot (SF) and associated surface parking lot formally owned and operated by AT&T, and construct a new five-story, 298,020 SF, 100% affordable (with the exception of three manager units) housing development with 340 multi-family residential units designed within three separate buildings and a two-level, subterranean parking garage with 342 spaces. The project is located on a 121,967 SF (2.8 acres) site in the R-3050 (Moderate Density Residential) zone.

Design Review:

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

Conditions:

1. Submit drawing details of all junctions where different materials intersect, including corner details where materials turn the corners, should be provided for staffs review and approval prior to plan check submittal.
2. Submit window sections depicting a typical opening in a stucco-clad wall, siding clad wall and brick-clad wall, and submit a window schedule consistent with the City's window handout.

3. Revise design of the two-story buildings facing Pioneer to be more responsive to the neighborhood context.
4. Revise the façade cladding treatment to enhance the overall design concept and material palette and avoid the extensive use of applied flat panels depicted in the proposal.
5. Incorporate recessed windows at many, or possibly all, openings to provide depth and shadowing at the building facades.
6. Clearly articulate building entries and entry points at the courtyard fences.
7. Maximize usability of the fire lane for residents and incorporate landscaping in this area to the greatest degree possible.

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 is designed with three separate structures, which is consistent with the rectangular shape of the lot and appropriately setback from the front, street side, rear and side property lines.
- The proposed development strengthens and enhances the street edge by providing landscaped planter areas facing the street especially along the street front portion of North Pacific Avenue, Kenilworth Avenue and Pioneer Drive.
- The proposed landscape palette is complementary to the site and the building design. As conditioned, maximizing usability of the fire lane for residents and, if possible, incorporating landscaping would further enhance this area.
- The proposed courtyards are centrally located for all residents to easily access, provide a variety of seating areas and, through design, maintain appropriate privacy levels for adjacent residential units.
- The design of the fencing to secure the courtyard and perimeter walls are consistent with the project design.
- Vehicular access to the residential parking garage is via a gated single two-way driveway on the east side along Pioneer Drive, and provides access to two levels of subterranean parking containing 342 parking spaces.
- Trash room and transformer are located below grade in the lower parking (P1) level, effectively screened from public view.

Determination of Compatibility: Mass and Scale

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

- The affordable housing project is located with ½ mile of a major transit stop and entitled to a 33-ft. height/3-story increase based on State legislation for density bonus projects (AB 1763). The 75-foot, 5-story project is consistent with the allowable increase in height/stories.

- The massing is broken up by recessed building forms, breaks in roof and wall planes, window patterning, and cladding material. This helps avoid long horizontal facades and minimizes a boxy outline. The massing is broken up into separate buildings with differing scales to provide ample light and air and to blend the project with the neighborhood. Each of the separate buildings is designed to have a distinct character through the use of different cladding materials and colors including stucco, thin brick veneer, veneer tiles, and Hardie siding as well as stepped back roof decks and private balconies give additional texture and relief to the overall mass.
- The proposed palette of materials (e.g., siding, tile, stucco, brick, and iron treatment) and variety of colors help to reinforce the reading of different volumes, and articulates the building. The building's massing and articulation reflects the development pattern of the neighborhood and provides appropriate massing relief especially facing the street.

Determination of Compatibility: Design and Detailing

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

- The project is stylistically contemporary, including a mix of materials stucco, thin brick veneer and Hardie cladding materials, all which are consistent and appropriately detailed. As conditioned, submit drawing details of all junctions where different materials intersect, including corner details where materials turn the corners, should be provided for staff's review and approval prior to plan check submittal.
- The proposed contemporary architectural style of the project is appropriate to the site and the neighborhood. The design of the buildings includes an emphasis on rectangular shapes and voids, rooflines, appropriate materials and finishes, and transparent elements, which are consistently applied and complementary to the style of the building.
- As conditioned, the design of the two-story buildings facing Pioneer Drive would be revised to be more responsive to the neighborhood context.
- As conditioned, the façade cladding treatment would be modified to enhance the overall design concept and material palette and avoid the extensive use of applied flat panels depicted in the proposal.
- Overall, the proposed color palette integrates well with other buildings in the neighborhood, which are painted with neutral colors.
- The proposed windows are appropriate to the design of the buildings and the neighborhood in terms of their material and operation. As conditioned, windows shall be recessed at many, or possible all, openings to provide depth and shadowing at the building facades and window sections will be submitted, depicting a typical opening in a stucco-clad wall, siding clad wall and brick-clad wall, as well as a window schedule consistent with the City's window handout.
- As conditioned, the building entries and entry points at the courtyard fences will be designed to be clearly articulated as appropriate focal points that are well integrated into the design of the buildings.

DRB Staff Member Milca Toledo, Senior Planner

Notes:

Contact the case planner for an appointment for a DRB stamp prior to submittal for plan check.

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.