

## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date**      October 13, 2016      **DRB Case No.**      PDR 1611615

**Address**      337-339 ½ N. Brand

**Applicant**      Jahn De Khudikine

### Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		x	x			
Charchian	x		x			
Mardian					x	
Malekian					x	
Simonian			x			
<b>Total</b>			3	0		

**DRB Decision:** Return for Redesign.

**Conditions:**

1. Eliminate mansard roof from the proposal.
2. Maintain the brickwork and medallion at the front parapet.
3. Move the proposed rooftop additions further west to minimize their appearance from the street and avoid impacting the mass, scale, and design of the historic building.
4. If possible, relocate the elevator shaft further to the west to avoid a dead space adjacent to the storefront and shift the mass of the rooftop component away from the front façade.
5. Perform historical research and conduct analysis of existing façade conditions using non-destructive techniques and/or selective removal of façade cladding to understand underlying materials and conditions. All physical work must be reviewed and approved in advance by the City’s historic preservation planner.
6. Redesign the storefronts and lower façade to allow for the possible retention of original features/materials and/or the introduction of new façade elements that will make the design more consistent with the historic character of the unaltered upper floors. The new design shall be based on information provided through Condition 5, the design precedent found at buildings of similar style and period, and consultation with City staff.

**Consideration:**

1. Provide a visual connection between the rooftop bar and street level.

**Analysis:**

**Site Planning:**

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

- No significant changes are proposed to the site planning of the project.
- The streetscape is improved by the installation of the new storefront, when compared to the present situation.
- As conditioned, the storage rooms will be located west of their presently proposed location and the mansard roof will be eliminated.

**Mass and Scale:**

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

- The proposed storefront system, which reduces the mass at street level and provides a more pedestrian-friendly streetscape improves the present situation, which features little fenestration and increases the sense of mass.
- Recessed entries provide a break in massing, consistent with the Commercial Design Guidelines.
- As conditioned, the proposed mansard roof will be eliminated and rooftop storage rooms located west of the proposed location to bring the massing of the building after the project more consistent with its present massing.

**Design and Detailing:**

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

- Building entries are facing the street and recessed, consistent with the Commercial Design Guidelines.
- The project provides significant transparency at the Brand Boulevard frontage, particularly compared to the present situation.
- As conditioned, the parapet wall shall be maintained in its present condition and the mansard room shall be eliminated, as it is inconsistent with the architectural style of the existing building.

Staff Member \_\_\_\_\_

**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.

