



## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 22, 2017 DRB Case No. PDR 1704258  
 Address 913-921 S. Adams Street  
 Applicant Dr. Lena Assadourian

**PROPOSAL:** To construct a new, 4-story, 18-unit, affordable rental housing project with a ground level, 36-car, parking garage, on property consisting of three lots totaling 17,817 square feet and located in the R-1650 zone. The existing three houses will be demolished.

### DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian	x		x			
Charchian			x			
Malekian			x			
Simonian		x	x			
Totals			4	0	0	0
<b>DRB Decision</b>	Return for Redesign with conditions					

### Conditions:

1. Reduce the overall sense of mass and increase the articulation of the building's facades. Methods to accomplish this may include: avoiding the uniformity of the pattern of projecting and receding volumes; avoiding the extensive use of shallow setbacks at the side facades; use of varied parapet heights and cornice depths; and use of varied façade cladding materials as discussed in Condition 2.
2. Include additional cladding materials and textures to enhance the design and help break up the massing. This could include use of metal siding or other materials at the upper levels and/or use of exposed decorative block at the garage level.
3. Redesign the entry to provide greater emphasize in coordination with design revisions at the front façade. Delete the glass-enclosed planter adjacent to the entry.
4. A decorative paving material shall be provided to enhance the building entrance.
5. The parking garage wall facing the adjacent property to the west shall be of masonry with a decorative finish.
6. Window sills shall be provided consistently throughout the building.
7. Provide vertical section drawings at typical window openings to indicate the placement within the opening.
8. Provide cut sheets of proposed light fixtures.
9. Design any reglets or scoring lines in stucco wall surfaces to relate to appropriate façade volumes and/or openings.
10. If any narrow roofs remain at the side facades after redesign of the project, consider impacts relating to their drainage and design accordingly.

11. Revise the front landscaping to either delete curving benches or revise the surrounding landscaping to allow their use. If seating is proposed, redesign to be better integrated with the building design and landscaping.
12. Revise the front landscaping to enhance the visibility and appearance of the building entrance.
13. Revise the rear landscape design to allow for more useable space while including areas for planters, some of which should be deep enough to support buffering landscaping. Providing a more rectilinear design may help meet this condition.
14. Perimeter walls along the north and south property shall be masonry with a decorative finish on both sides.

**Considerations:**

None.

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

- The building will provide the required street front setback. The interior setbacks will be reduced but the building will be stepped back from the abutting properties and will not conflict with the abutting residential development.
- Open space will be located within the courtyard and in the back of the building over the deck of the parking garage. Both locations will be easily accessible and will provide amenities.
- Landscaping will be provided in the front yard, interior courtyard and rear outdoor space and will consist of a variety of plant materials including trees. Also, planters will be provided along the sides of the building and in planters on the upper floors. Conditions are recommended to enhance the landscape design at the front.
- Perimeter walls are shown along the north and south property lines but materials are not specified. A condition to require masonry walls decorative on both sides is recommended.
- Trash will be located inside the parking garage.
- Mechanical equipment will be located on the roof and screened by the roof parapets.
- Downspouts will be concealed within the walls. A condition regarding the drainage of the narrow roofs at the sides is recommended.

**Massing and Scale:** The proposed mass and scale are appropriate, as modified by the conditions, to the site and its surroundings for the following reasons:

- The proposed building has a massive appearance with three residential levels over the parking garage podium and with little variation in facades to soften the appearance of mass. A condition to incorporate increased building articulation, variation in the roofline and variation in materials is recommended.
- The site topography is flat and the building is designed appropriately.
- The building has a massive and monumental appearance due to the uniformly repeated volumes with little variation. Also the side facades step back minimally adding to the building mass. A condition to address this is recommended.
- The flat roof with surrounding parapet walls of generally uniform height add to the visual mass of the building. A condition to redesign the roofline with greater variation in height or an alternative treatment is recommended.

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

- The building will be finished in stucco painted in different colors that relate to the various building blocks. Additional materials and textures will be appropriate to avoid monotony and enhance the overall design. A condition to address this is recommended.
- The front of the building provides a mostly uniform setback from the sidewalk and the two garage entry doors appear to compete with the central pedestrian building entrance that is minimally emphasized by a plastered canopy. A condition to emphasize the building's main entrance through enhancement to the design and materials of the entrance canopy and through enhancements of the walkway leading to the entrance is recommended.

- Window sills are not provided consistently throughout the building and a condition to address this is appropriate. A condition is also added calling for a vertical window section to indicate the placement within the window opening.
- A decorative paving material will be appropriate to enhance the building entrance and a condition to address this is recommended.

**The Design Review Board approves the design of projects 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 submitted for Building and Safety Division plan check. **Prior** to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. **Any** changes to the approved plans may constitute returning to the Design Review Board for approval. **Prior** to Building and Safety 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.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member      Chris Baghdikian