



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date October 12, 2017

DRB Case No. PDR1705454

Address 352-358 W. Milford Street

Applicant Alajajian Marcoosi Architects

PROPOSAL: To demolish the existing residential buildings and construct a new 4-story, apartment building with 32 rental units and 49 parking spaces located within a 1-level subterranean garage on three lots totaling 23,625 SF, zoned R1250.

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian			X			
Benlian					X	
Charchian		X	X			
Malekian			X			
Simonian	X		X			
Totals			4	0		
DRB Decision		Approve with conditions.				

CONDITIONS:

1. Provide plans showing all ventilation ductwork and venting on the elevations for staff review and approval prior to plan check submittal. The ventilation ductwork shall terminate at the roof unless related vent hoods and/or louvers can be effectively incorporated into the design of the facades.
2. Use either split face block or stucco cladding at the outboard side of the masonry wall at the perimeter of the property. At the raised portion of the podium below this wall, provide a finished appearance by either applying stucco cladding or another cladding material subject to staff review and approval.
3. Provide plans showing all ventilation ductwork and venting on the elevations for staff review and approval prior to plan check submittal. The ventilation ductwork shall terminate at the roof unless related vent hoods and/or louvers can be effectively incorporated in to the design of the facades.

ANALYSIS:

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

- The building will be consistent with the prevailing setbacks on the street.
- The donut-shaped building is consistent with the shape of the lot and provides centrally located common outdoor space on the first floor that is easily accessible from all units.
- A new down-sloping driveway provides access to the subterranean parking and is appropriately located. The decorative paving colors and aluminum garage roll up door are complementary to the building color pallet.
- All landscaping is drought tolerant and complementary to the contemporary design.
- The new 6-foot high perimeter concrete masonry walls will be split face with beige exterior finish and plaster finish on the inside to match the building plaster, which is complementary to the contemporary design.
- All equipment and trash is screened from view and downspouts are interior. However, vents are not depicted on the plans, so a condition is recommended calling for such ventilations ductwork to terminate at the roof unless it can be effectively incorporated into the design of the facades.

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

- The project is larger than other multi-family buildings on the block, but its true subterranean parking and successful articulation help it to be compatible.
- Deep setbacks of some façade planes provide significant articulation that helps reduce the sense of mass.
- Architectural strategies are used to express and break up the massing of the building: framed balconies, changes in colors and materials.

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

- The contemporary project was specifically designed with architectural elements to create visual interest.
- The building is stylistically consistent on all four elevations, reinforcing the overall building design.
- The proposed materials include a variety of finishes (smooth finish cement plaster, metal panel trim and fascia, black anodized aluminum doors and windows, and glass panel railing) that enhance the overall design, creating visual interest, as recommended by the Design Guidelines.

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 Kathy Duarte, Planner