



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** November 9, 2017      **DRB Case No.** PDR 1720842  
**Address** 509-525 W. Elk Avenue  
**Applicant** Willis Development

**Project Summary**

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian			x			
Benlian		x	x			
Charchian					x	
Malekian			x			
Simonian	x		x			
<b>Total</b>			4			

**DRB Decision:** Approve with conditions.

**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 building footprint will essentially spans the depth and width of the 31,250 square foot lot with the exception of the southwest portion of the lot that accommodates a ground level courtyard. It is compatible with the site plans of the surrounding structures.
- The extensive courtyard spaces will allow for multiple uses while also enhancing the overall design of the project.
- The project's driveway design eliminates a wide driveway appearance by configuring the subterranean garage entry with a zero setback and setting back the loading bay door from the street front property line nine-feet, five-inches.

**Mass and Scale:**

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

- The five-story, 67-foot tall building complies with the maximum height standard for the SFMU zone.
- The new building is broken into several forms to reduce the appearance of a large scale building. The plan for the upper floors is designed in a "T" pattern to locate the bulk of the building towards the rear. Because the massing is placed at the rear of the lot and away from West Elk Avenue, the building's mass and scale transitions well with the existing single- and multi-family dwellings south of the subject property.

- The roof design and proportions are consistent with the modern design of the building and appropriate to the neighborhood.

### **Design and Detailing:**

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

- The design of the building is of a contemporary-style and is an appropriate with the neighborhood context. The building maintains a high level of design and is consistent with a common vocabulary of building mass, forms and materials.
- The contemporary design of the project is reinforced through the exterior finishes and detailing such as textured cementitious fiberboard siding, stucco, composite panels, thin brick and aluminum panels.
- The proposed z-bar windows are not appropriate and a condition is recommended calling for nail-on windows detailed to allow for an appropriate recess in the walls.

### **Conditions:**

1. Redesign the north façade to better reflect the design of the south (front) façade. The redesign should include: an increase in the change of plane between the projecting central section and the adjacent facades; a change in cladding materials at the vertical bays; and the incorporation of horizontal elements similar to the shallow canopies at the front façade.
2. Redesign the transformer room at the southeast corner of the site by changing its shape and/or orientation to ensure there is no sight-line obstruction for users of the adjacent building's driveway.
3. Break up the east wall along the project's driveway to reduce its sense of mass, possibly by incorporating openings and/or recessed ventilation grilles.
4. That the proposed z-bar windows at the upper levels be replaced with a nail-on sash detailed to allow for a recessed placement as depicted on the renderings.
5. That the applicant shall provide plans prior to Building plan check submittal showing lighting detail that are appropriate to the building design and shielded to avoid spillover onto adjacent properties.
6. That decorative paving treatments be incorporated at the building entrance, walkways, courtyards and driveway. Appropriate paving materials suggested by the Design Guidelines include, masonry block pavers, brick, stone, granite and concrete. Permeable paving should be considered wherever possible.
7. That additional landscaping shall be provided along the street front adjacent and to the east of the subterranean driveway to improve pedestrian experience and match the renderings.

### **Consideration:**

1. Provide a larger setback at the portion of the building closest to the west property line to create more space between the adjacent buildings.

Staff Member

Dennis Joe

---

#### **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