

DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date November 9, 2017 **DRB Case No.** PDR 1720270

Address 1820 S. Brand Blvd

Applicant Rodney Khan

Project Summary

Design Review Board

DRB Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	x		x			
Benlian		x	x			
Charchian					x	
Malekian			x			
Simonian					x	
Total			3			

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 two street facades are placed close to the sidewalk, which is compatible with other large buildings in the vicinity.
- The proposed building is located at the corner of two intersecting streets and the ground floor facing South Brand Boulevard has an open appearance and significant glazed areas.
- Parking is appropriately accessed from Vassar Street and is well-masked in below-, at- and above-grade configurations. As conditioned, decorative paving will be required at the pedestrian/vehicular interface around the driveway.
- A generously-sized, landscaped courtyard is proposed within the U-shaped building.
- Mechanical equipment, including garbage areas and vaults, are located within the enclosed building.

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 mass of the project, particularly along the street edges, is broken down both vertically and horizontally through the use of materials, the recessed balconies and the angled walls of the building.
- As conditioned, the at-grade building façade along Vassar Street will be planted with vines to soften the appearance of this portion of the building.

- The portion of the southern building façade containing the parking garage is appropriately set back from the remainder of the building to de-emphasize this utilitarian feature, which creates an interesting overall composition of this façade.
- The extensive ground floor glazing helps lighten the building mass and enhance the pedestrian experience.

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 project is contemporary in style and building materials used, including fiber cement siding and cast in place concrete and windows with aluminum mullions re-enforce the design.
- The lobby entry to the project is appropriately located at the intersection of the two adjacent streets.
- The angled walls at the street façade enliven the design and provide a striking visual character.
- The corrugated metal railing and metal siding proposed re-enforce the contemporary design of the building.

Conditions:

1. Decorative paving shall be provided at the driveway into the parking structure.
2. Vines shall be planted at the south elevation of the building, near the accesses to the vault and storage rooms.
3. A lighting plan shall be submitted to staff for review and approval.
4. The applicant shall provide details of the metal siding, particularly at changes in plane. If acceptable detailing cannot be accomplished, the applicant shall work with staff to provide appropriate cladding material.
5. The applicant shall submit details of junctions between materials for review and approval by staff.

Consideration

1. Stucco used on the building should be smooth finish.
2. Work with the Public Works Department to determine the feasibility of creating an “exit only” automobile egress from the site onto the Seeley’s building site.

Staff Member

Roger Kiesel

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.