



## DESIGN REVIEW BOARD RECORD OF DECISION

**Meeting Date** July 25, 2019      **DRB Case No.** PDR 1905549  
**Address** 1735, 1737, and 1739 Holly Dr.  
**Applicant** Ivo Venkov

**Project Summary:**

The applicant is to demolish the two existing residential units and an attached garage (built in 1947) and to construct a two-story, multi-family residential project on an approximately 17,150 square-foot lot in the R-2250 (Medium Density Residential) Zone. The project features three detached buildings totaling seven townhouse-style units over a new semi-subterranean parking garage with 18 parking spaces. The two-story building on the front of the lot (Building No. 1) includes four units (two 2- bedroom and two 3-bedroom units), the middle two-story building (Building No. 2) includes a 2-bedroom unit, and the two-story building (Building No. 3) at the rear of the lot includes two 3-bedroom units. Site grading will involve 8,000 cubic yards (CY) of cut and 2,500 CY of fill.

**Design Review:**

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian	X		X			
Benlian			X			
Boyajyan			X			
Simonian		X	X			
Welch					1	
<b>Totals</b>			4	0	1	
<b>DRB Decision</b>	Approve with Conditions					

**Conditions:**

1. Obtain all required permit(s)/approvals prior to building permit issuance for planting two new street trees in accordance with the Urban Forestry Section requirements.
2. Show the distribution of the light and medium gray colors for the wall finish on the elevation drawings clearly.

3. Show a different paving for the pedestrian walkway at the front of the building (street front setback) to highlight the primary ground floor entry to the building compatible with the design concept and with the concrete paving for the driveway.

### **Analysis:**

### **Site Planning:**

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

- The site planning of the project relates to the topography of the lot and fits within the neighborhood mostly consists of multi-family residential buildings because splitting the project into three buildings allows it to more closely follow the existing contours than a single building mass would allow.
- The project will alter the existing street front setback of 35 feet to 20 feet, which is in keeping with the prevailing street front setback of adjacent properties along the street.
- Vehicular access to the new semi-subterranean parking garage will be provided through a new driveway on the west side of the street frontage. The existing driveway, which is located on the east side of the street frontage, will be removed.
- The courtyard style outdoor common space is well integrated into the design and located between Building No.1 and Building No. 2. It is accessible easily from all units and amenities and landscaped areas are designed appropriately within the outdoor common space.
- The primary pedestrian entry to the building will be from the corner of the front elevation (east side) and pedestrian accesses to the underground parking garage are appropriately incorporated into the building design and will be from the common open space at the rear of the Building No.1 through a direct access and a stairway adjacent to a freestanding elevator.
- The landscape plan is complementary to the Modern style of the building and includes drought tolerant landscaping.
- There are no street trees on the parkway at front of the property; however, the Urban Forestry Section requested that two new street trees be planted with species and location to be discussed and approved by the Urban Forestry staff.
- New 5'-6" high horizontal wood fence along the interior property lines is complementary to the design concept.
- The rooftop equipment for each residential unit is appropriately integrated into the building design and located under roof terrace and screened from view with wood fence.
- New light fixtures will be recessed LED (brushed aluminum finish) which is well incorporated into the building design and will be located on the building base along exterior steps, landscape planters, and strip LEDs will be located on the door tops (entries to the units). The lighting will provide appropriate and safe illuminations for the walkways, entryways, and common open space, minimizes impacts on the neighboring properties, and architecturally consistent with the building design.

### **Mass and Scale:**

The massing and scale are appropriate to the site and its surroundings for the following reasons:

- The two-story volumes are appropriate to the surrounding development pattern and fit within the neighborhood, which has a majority of two and three-story multi-family residential buildings in a variety of architectural styles.

- The project is designed as a series of separate two-story buildings (three buildings) which help to reduce the mass and scale with variations in building height, setbacks and stepbacks, recessed volumes, and appropriate articulations responding to the lot topography and surrounding context.
- The massing of the buildings is broken up by recessed forms and geometric volumes, which are consistent with the Modern design concept.
- The metal shed and gable roofs reinforce the design concept of the Modern architectural style.
- The overall height of the project is not overbearing in relation to adjacent three-story buildings.

### **Design and Detailing:**

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

- The architectural details and high-quality materials and finishes including smooth plaster, horizontal wood siding, metal roof, galvanized and wired railings, wood fence, wood doors (to the units), metal privacy awnings/screen, textured concrete for planters and driveway walls, and aluminum windows reinforce the Contemporary Modern architectural style and are consistent with the neighborhood context of variety architectural styles.
- The color palettes reinforce the architecture of the building and include light and medium gray color for the plaster finish, blue for the metal roofs and privacy screens/canopies, and mahogany for wood siding, fence, and trellis. However, a condition of approval is added to clearly show the distribution of the light and medium gray colors for the wall finishes on the elevation drawings appropriate to the design concept.
- New metal (blue color) privacy screens/fins mostly located next to the living room and bedroom windows specially facing the south are part of the design features throughout the project and are compatible with the overall design.
- The driveway and walkways will have concrete finish (slab on grades) in keeping with the streamlined and Modern architectural concept.
- New entryways to the units have direct access from the side, rear, and middle courtyard (common open space) and are well-defined by incorporating horizontal wood siding next to the wood entry doors and metal canopies/sun shades above the doors. However, the primary entryway to the building at the east corner of the front elevation is not well presented. A condition of approval is added to show a different paving for the pedestrian walkway at the front of the building (street front setback) to highlight the primary ground floor entry to the building compatible with the design concept and with the concrete finish for the new driveway.
- New windows will be aluminum, flush with the walls and some will be recessed within the walls without sill or trim in appropriate locations. The combination of fixed, awning, and sliding windows are compatible with the Contemporary Modern architectural style.
- The private outdoor spaces are designed as balconies facing the street and courtyards. The units will also have private open terraces on the roof, which are appropriately incorporated into the design.
- The d privacy screens including horizontal wood fence and metal awnings/fins will block views to bedrooms and living spaces of the new buildings and windows of the adjacent buildings.
- The built-in rain gutters and in-wall downspouts are complementary to the design.

DRB Staff Member Aileen Babakhani, Planning Associate

**Notes:**

Contact the case planner for an appointment for a DRB stamp. DRB stamps will not be stamped over the counter without an appointment with the case planner.

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.