



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date February 10, 2022 **DRB Case No.** PDR 2116686

Address 526, 528, and 532 Hazel Street

Applicant Mahsa Taj

Project Summary:

To construct a new 3-story, 17-unit multi-family residential building, featuring two affordable units restricted to very-low income households and a one-level, 38-space, subterranean parking garage, on a 20,328 square-foot project site located in the R-2250 (Medium Density Residential) zone and composed of three adjoining lots (526, 528 and 532 Hazel Street). The existing three, one-story residential dwellings and two detached garages located at 526 Hazel (built in 1920) and 528 Hazel Street (built in 1932 and 1949) are proposed to be demolished. 532 Hazel Street is a vacant lot.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Minas					X	
Simonian		X	X			
Tchaghayan	X		X			
Welch			X			
Totals			4	0	1	
DRB Decision		Approved with Conditions.				

Conditions:

1. Redesign the two building walls at either side of the entry area to wrap materials used at the front façade, reduce the overall amount of stucco, and provide greater articulation and visual interest.

2. Replace the planters below the center windows at each side of the first and second floors of the front façade with architectural features of similar appearance, but that do not feature landscaping.
3. Redistribute the planters at the rooftop decks, and potentially other means, to provide a clear differentiation and visual buffering between the common open space and private open space areas.
4. Widen the walkways leading to the two rooftop decks at the front of the building to provide a more inviting path for building residents.
5. Obtain required City's Urban Forestry approvals for street trees prior to building permit issuance.

Determination of Compatibility: 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 new building is appropriate to the site and its neighboring properties, which consist of single-family and multi-family residential buildings.
- The new development will face Hazel Street and provide appropriate setbacks along the street-front and interior property lines, meeting zoning code requirements.
- The new one-level, semi-subterranean parking garage with 38 parking spaces including three (3) guest parking spaces will have vehicular access from Hazel Street. In accordance with GMC 30.36.090A, the project is in compliance with the parking ratios allowed for density bonus projects.
- Pedestrian access (elevator) to the parking garage is provided from the common open space (interior courtyard), as well as from staircases at the front and two rear corners of the building. The elevator and stairs are appropriately incorporated into the overall design of the building.
- The required outdoor common space and additional open space are well integrated into the site planning and are accessible easily from all units. The area of the interior courtyard, open space at the side and rear of the building (outside of the minimum required setback areas), and second-floor roof decks are proposed to meet the code-required outdoor open space with adequate outdoor amenities allowing for multiple users. However, DRB added conditions of approval to redistribute the planters at the rooftop decks, and potentially other means, to provide a clear differentiation and visual buffering between the common open space and private open space areas; and to widen the walkways leading to the two rooftop decks at the front of the building to provide a more inviting path for building residents.
- The proposed landscape plan is complementary to the building design and includes drought tolerant landscaping.
- There is no protected tree on the site or within 20 feet of the site; however, there are three existing mature street trees (*Fraxinus uhdei*) adjacent to the project site, along the

street in the City right of way. The middle tree will be removed as a result of the driveway construction and City Forestry requires an in-lieu mitigation fee to be paid and a tree report and tree protection plan for the two remaining street trees to be prepared by arborist of record for review and approval of City Forestry prior to building permit issuance. A condition of approval is added to address the Forestry requirements.

- The project proposes 42-inch high perimeter fencing (aluminum railing) along the side and rear property lines with appropriate setback from the front property line. Tall landscaping is proposed in front of the fence to minimize its visibility and provide buffers to enhance the privacy of the adjacent buildings.
- The project's rooftop equipment is appropriately integrated into the design and adequately screened from public view.
- The trash bins and recycling containers are located in the new semi-subterranean parking garage and are not visible from the street.
- The project will have an appropriate combination of external downspouts (on side façades) and internal downspouts for roof drainage.
- The proposed plans show the appropriate locations of light fixtures at the front façade. The project will have recessed ceiling lighting for the balconies.

Determination of Compatibility: Mass and Scale

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

- The mass and scale of the new three-story building are appropriate to the surrounding development pattern and fit within the neighborhood consisting of one- to two-story single-family and multi-family residential buildings, because the building articulations and combination of two- and three-story volumes break up the mass and minimize the mass and scale in order to blend within the surrounding neighborhood context.
- The two-story massing at the front of the property, with the three-story portions placed at the rear, provides an appropriate transition to the adjoining properties and helps the building relate well to the neighborhood context.
- The proposed three-story building with overall height of 35'-9", which is lower than the maximum height limit of 36 feet in R-2250 zone, is well-articulated with appropriate setbacks and recessed building forms, which meet the minimum and average setback requirements per Zoning Code.
- The large setbacks, appropriate combination of two- and three-story building volumes, breaks in the facades, breaks in the roof and roof decks, location of entries and openings materials, the use of varied exterior wall finishes, and architectural details all contribute to softening the building's mass and scale and avoid the building's to have overwhelming appearance. A condition of approval is added to redesign the two building walls at either side of the entry area to wrap materials used at the front façade, reduce the overall amount of stucco, and provide greater articulation and visual interest.
- The design features flat roof forms, appropriate to the overall design, with varied roof heights. The flat roof with parapets and roof decks appropriately reinforce the proposed design concept of a contemporary architectural style.

Determination of Compatibility: Design and Detailing

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

- The project's architectural details, colors, and combination of materials including smooth stucco finish, stone veneer, horizontal siding (bamboo wood), aluminum railings, garage door, and aluminum windows reinforce the proposed architectural style of contemporary style and are consistent with the neighborhood context of various architectural styles. A condition of approval is added to replace the planters below the center windows at each side of the first and second floors of the front façade with architectural features of similar appearance, but that do not feature landscaping.
- The location of the primary entryway which features a green-wall trellis, is well designed and integrated into the design appropriately.
- All new windows will be aluminum, recessed within the walls without sill and exterior frame with combination of casement, fixed, and sliding windows, compatible with the proposed architectural style.
- The driveway and walkway through the building, facing the street, will have decorative paving, appropriate to the design concept.

DRB Staff Member Aileen Babakhani, Planner

Notes:

Contact the case planner for an appointment for a DRB stamp prior to submittal for plan check.

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 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.