



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date March 14, 2024 **DRB Case No.** PDR-002512-2023

Address 1242 & 1246 S MARYLAND AVENUE

Applicant HAMLET ZOHRABIANS

Project Summary:

To construct a new 3-story, 12-unit multi-family residential building for a total of 17,685 square feet which features two affordable units, restricted to very low-income households with a one-level subterranean parking garage with 26 parking spaces. The 15,000 square-foot site includes two adjoining vacant lots, located at 1242 and 1246 South Maryland Avenue, in the "R-2250 P" - (Medium Density Residential Parking Overlay) Zone.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Lockareff			X			
Kaskanian	X		X			
Simonian					X	
Tchaghayan					X	
Welch		X	X			
Totals			3	0	2	
DRB Decision		Approved with conditions				

Conditions

1. Comply with all conditions of approval for Density Bonus Case No. PDBP-000330 2022.
2. Update plans to show the design pattern of the proposed permeable concrete (driveway finish) to be appropriate to the overall design concept.
3. Update plans to show a more color contrast between the two plaster (stucco) colors.

Determination of Compatibility: Site Planning

The project's **site planning** is appropriate to the site and its surroundings for the following reasons:

- The site planning of the proposed building is appropriate to the site and its neighboring properties consist of commercial and residential buildings.
- The new development provides large and appropriate setbacks along the street front and interior property lines, meeting the zoning code requirements.
- The new one-level, semi-subterranean parking garage will provide 26 parking spaces including two (2) guest parking spaces and will have vehicular access from Maryland Avenue. In accordance with GMC 30.36.090A, the project is in compliance with the parking ratios allowed for density bonus projects.
Pedestrian access to the parking garage is provided from the common open space at the front and rear of the building via elevator and stairs which are appropriately incorporated into the overall design of the building.
- The outdoor common space and additional open space are well integrated into the site planning and are accessible easily from all units and provide adequate outdoor amenities allowing for multiple users.
- 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 four (4) street trees adjacent to the subject site. All trees are in fair condition and Urban Forestry requires the trees to be removed and replaced with four replacement trees. The project's drawings accurately address the street trees' replacements.
- The project proposes 8-foot-tall perimeter walls (concrete block wall and railing on top) along the side and rear property lines with appropriate setbacks from the street front property line. Landscaping is proposed in the front of the fence to minimize its visibility and provide buffers to enhance the privacy of the adjacent buildings.
- The proposed 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's **massing and scale** are appropriate to the site and its surroundings for the following reasons:

- The mass and scale of the proposed three-story building are appropriate to the surrounding development pattern and fit within the neighborhood context consists of multi-story residential and commercial buildings. Although the building exceeds the height and floor area limit (concessions granted through the Density Bonus request), the project's mass and scale are mitigated by the proposed articulations, use of varied exterior wall finishes, and flat roofs. The additional factors that help to reduce the apparent massing and avoid the building to have overwhelming appearance include the

separated building volumes through a design of a paseo (courtyard) and the project's large setbacks which exceed the zoning code requirements.

- The design features flat roof, appropriate to the overall design. The flat roof with parapets reinforces the proposed design concept of a contemporary architectural style.

Determination of Compatibility: Design and Detailing

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

- The proposed architectural details, and combination of materials including smooth cement plaster, composite horizontal wood siding, metal canopies, tempered glass panel railing for the balconies, metal gates and handrails, and fiberglass windows reinforce the proposed contemporary architectural style and are consistent with the neighborhood context of various architectural styles. A condition of approval is added for updating the plans to show a more color contrast between the two plaster (stucco) colors.
- The location of the primary entrance to the building is well designed and integrated into the design appropriately. All entrances to the units are from the courtyard.
- All new windows will be fiberglass (dark bronze color), recessed within the walls without sill or exterior frame with combination of casement, fixed, hung, and horizontal sliding windows, compatible with the proposed architectural style.
- The driveway will have permeable concrete paving. A condition of approval is added to update the plans to show the design pattern of the proposed permeable concrete (driveway finish) to be appropriate to the overall design concept.

DRB Staff Member Aileen Babakhani, Planner

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.