



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 10, 2023

DRB Case No. PDR-000210-2022

Address 1900 Riverside Drive

Applicant Richard Dell

Project Summary:

The applicant is proposing to demolish the existing commercial stable buildings and associated structures (originally developed in 1939) and construct three new buildings with 15 surface parking spaces for a commercial stable and kennel on a 44,682 square-foot (SF) corner lot (pending alley vacation approval), located in the CE (Commercial Equestrian) Zone. The project includes a new 1-story, 4,224 SF barn with 16 stables, a 1-story, 4,793 SF building to be used as a kennel, an outdoor corral, and a 630 SF accessory building. The project site is currently 39,985 SF and the project scope includes a future application to vacate an existing alley at the rear of the site. The total lot size after the alley vacation will be 44,682 SF.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Kaskanian			X			
Lockareff		X	X			
Simonian	X		X			
Tchaghayan			X			
Welch			X			
Totals			5	0		
DRB Decision		Approve with conditions.				

Conditions:

1. The applicant shall obtain approval of an Alley Vacation prior to the issuance of a building permit.

2. The window design shall be a simulated divided light window that features an exterior grid.
3. The window frame type and edge detail shall be identified on the window schedules with vertical and horizontal window section details provided for each window type that shows recess, sill, and frame, and external grids as applicable.
4. The parking areas and pedestrian walkways shall include decorative paving materials with consideration given to permeable paving options to help reduce stormwater runoff.
5. The applicant shall submit an exterior lighting proposal with fixtures that are consistent with the style of the development for review by staff prior to plan check submittal.
6. The applicant shall provide corner details that illustrate how the different cladding wraps the building corners.
7. The proposed vinyl cupolas shall be revised to a higher quality material such as wood or metal.

Determination of Compatibility: Site Planning

The proposed site planning is appropriate to the site and its surroundings for the following reasons:

- There are a limited number of stable and kennel uses located in the City, and the proposed stable/kennel is an appropriate re-use/redevelopment of the existing stable. The proposed site planning is driven by the operational necessities of the use, the City's Design Guidelines for suburban commercial corridors, and the development standards for the CE zone, which unlike other commercial zones, includes a minimum 25'-0" street-front setback requirement.
- The proposed building locations comply with the City's Design Guidelines where, in suburban commercial corridors, buildings can be located near the front of the lot with parking behind (stable and accessory building), or toward the back of the lot with parking in front (kennel).
- The subject property is a corner lot with the kennel sited as near the corner as possible while still complying with the street-front setback requirement. New landscaping along Riverside Drive and the unimproved portion of Allen Avenue provides an appropriate buffer from the public right-of-way.
- The project includes two surface parking areas that are appropriately screened with landscaping and have a total of 15 parking spaces. A condition of approval requires that the parking areas and pedestrian walkways include decorative paving materials.

- Similar to the existing corner condition, there is a surface parking area with 12 parking spaces that is located at the front of the site with an entrance that is accessed from Riverside Drive and exits onto Allen Avenue.
- An additional three parking spaces are located at the rear of the lot and accessed from Allen Avenue.
- New drought-tolerant landscaping is proposed along both street frontages, as well as in the rear parking lot area. At the center of the lot is a new 6,604 SF outdoor corral that will be surfaced in decomposed granite.

Determination of Compatibility: Mass and Scale

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

- The nearby residential buildings range from one to two stories in height and, with the exception of 1820 Riverside Drive located one block to the south, the equestrian-use related buildings are primarily one-story, with multiple buildings on-site. The proposed project fits within this neighborhood massing context.
- The project design is driven by the needs of the proposed use as a stable and kennel. While the design guidelines discourage long, continuous segments of building walls along the street, for this project, the elongated rectangular buildings for the animals are appropriate and consistent with the use and the surrounding neighborhood.
- All of the proposed buildings will be one-story, and range in height from 14 feet to 20 feet, which is compatible to the surrounding neighborhood.
- The design incorporates building forms with varied roof heights that range from 14 to 20 feet, with cupolas appropriately incorporated into the design of the new buildings.

Determination of Compatibility: Design and Detailing

The proposed design and detailing are appropriate to the site and its surroundings for the following reasons:

- Overall, the finish materials reinforce the architectural concept of the new buildings and are compatible with the surrounding neighborhood.
- The exterior finish materials consist of horizontal wood siding for the stable, board and batten hardie panel siding for the kennel and support building, standing seam metal roofing.

- While the design of the stable differs from the other buildings, the materials are similar, with the buildings are tied together through the use of the same color palette of primarily off-white buildings, gray metal roofing, and black detailing (window trim, railings, gutters, fascia, wood posts, etc.).
- Walkways are proposed within the interior of the site that appropriately connect the new buildings, with the primary entrance to the site taken from Riverside Drive.

DRB Staff Member Vista Ezzati, Senior 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 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.