



Planning & Community Development Department

**135 S. Catalina Ave.**

**75-Unit Residential Development  
Final Design Review  
July 14, 2020**





# Project Description & History

## Planning & Community Development Department

- Retain existing medical office building
- Construct 2-3-story, 75-unit multi-family residential project
  - > Three levels of subterranean parking (including replacement of existing medical office parking)
  - > Ground-level interconnected open spaces
  - > Area immediately south of existing building to be used for drop-off/pick-up area during construction
- Commission reviewed a Preliminary Consultation for a 78-unit project on July 25, 2019.
- Commission approved Concept Design Review for a 75-unit project on November 12, 2019.



# Project Location & Adjacencies

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Constance Hotel

Thatcher Medical Building

Green Street Village LD

Project Site

CD-5  
RM-45



# Compliance with Conditions of Approval Concept Design Review

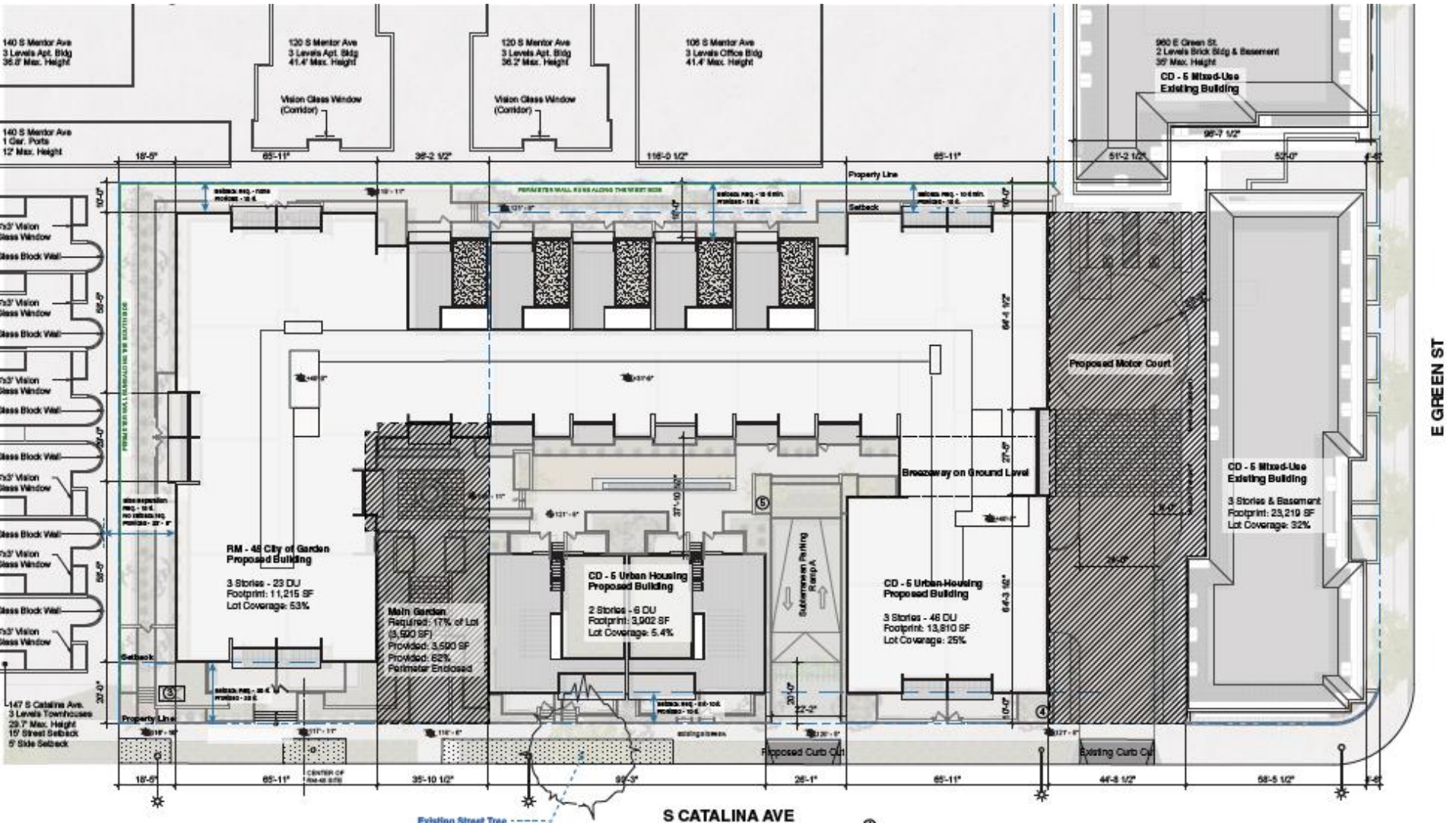
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- Staff has reviewed the applicant's responses to the conditions of approval from Concept Design Review.
- With some recommended conditions of approval, the project satisfactorily addresses all of the conditions.
- Recommended conditions:
  - > Carry brick character of northernmost portion of east elevation to north elevation.
  - > Provide more details of parking entry ramp and gates.
  - > Materials mock-up during construction.
  - > Compliance with conditions from Public Works & Transportation Depts.



# Site Plan

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# Street Rendering from South

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Recess windows at least 2" throughout.

Use soldier course brick headers and rowlock course sills (manufactured corners)

Coordinate landscape with utility locations.





# Street Rendering from North

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Provide details of vehicular entry portal, conceal utilities and finish visible portions to match building.

Change tan stucco areas to brick; clad soffits and side walls in same brick material or paint to match as closely as possible.

Paint balcony soffits to match fascia material.





# Exterior Finishes

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**ENLARGED PARTIAL ELEVATION - TYP.**

RTA

## MATERIAL

**DOORS AND OPERABLE  
THREE-PANE WINDOWS**



## DESCRIPTION

By Andersen Windows & Doors @.  
Tilt 24 compliant.  
Warm, ultra-neutral aesthetic glazing, Dark Bronze Finish.  
Low reflectivity.

**METAL ARCHITECTURAL  
PROJECTION**



By AEP Span.  
Bronze brushed finish.  
20 GA. metal.  
Capped.

**METAL RAILING**



Painted metal  
Vertical 1/2" x1/2" steel tubes, 4" gap in between

**BRICK VENEER**



By Best Panel Company.  
Midwest Series Brick colour, staggered courses combining  
with rowlock courses at datum finish to express architectural  
continuity to historic Thatcher Building.

**GRAY HARD TROWELED  
EXTERIOR CEMENT PLASTER**



By La Habra @.  
Color: Bay Ridge S1593 (32)  
Smooth, clean aesthetic.

**TAN HARD TROWELED  
EXTERIOR CEMENT PLASTER**



By La Habra @.  
Color: Mountain 3D14L (58)  
Smooth, clean aesthetic.

**DARK GREY HARD TROWELED  
EXTERIOR CEMENT PLASTER**



By La Habra @.  
Color: Tuxedo 303SL (12)  
Smooth, clean aesthetic.







# Recommendation

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- Affirmatively make the findings as specified in the published staff report,
  - > Includes approval of a deviation from Zoning Code standards related to lack of a tree well extending to natural soil within the Main Garden.
- Approve the application for Final Design Review, subject to recommended conditions of approval.

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