

Addendum to Narrative  
For  
Megerdichian Senior Living Facility  
At the  
St. Apkarian Armenian Church

6/21/2022

In response to comments made by Planning Commissioners at their hearing on this request, the applicant has made some modifications to their proposal. One set of changes focuses on the architecture and building mass and the other set is the landscape plan.

- Architecture and Building Mass: In order to provide additional visual interest and greater compatibility with nearby structures, additional detailing has been added to the building design, giving it more variety of materials and colors as well as greater visual depth. In addition, the third-floor units at both the southeast and northeast ends of the building (nearest to residential neighborhoods) have been removed. This creates a step-back feature that helps to reduce the apparent height of the building and places the windows further from the nearby patio home neighborhood. These enhance the compatibility of the proposed building's character and form within its setting.
- The southern and eastern perimeter of the site will be lined with a continuous row of natural desert trees that will effectively screen the adjacent neighborhood's view of the proposed building. The length of this tree-row screen will be roughly 900 feet, beginning at the southwest corner of the site and continuing to the east and north from there.

These modifications have been added to the original modifications of the trash enclosure location, parking and driveway circulation, and other items that had been included in response to previous public comments. To reiterate, all key access, service and common outdoor function spaces are either placed on the west/southwest side of the building or placed below ground level.