



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date January 24, 2013

DRB Case No. 2-PDR 1238083

Address 327-331 Salem Street

Applicant Thomas Safran and Associates

Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Geragos		x	x			
Keuroghelian					x	
Malekian	x		x			
Sakai			x			
Zarifian			x			
Totals			4	0		
DRB Decision	Approved with conditions					

Conditions:

1. The property line walls shall be decorative block, as approved by Planning staff prior to building permit issuance.
2. All backflow preventers, fire department connections and other necessary equipment shall be located and approved by staff prior to building permit issuance.
3. Redesign truss at front entry to make it more horizontal and in keeping with Craftsman style.
4. Specify uniform color for balcony railings and other façade trim elements.
5. Redesign arched openings at ground floor, possibly with flat arches, to be more in keeping with Craftsman style and to better integrate their transitions to the wall.

Considerations:

1. Consider additional architectural features at the north facade, such as roof gables or changes in cladding material, to diminish repetition and develop a stronger sense of balance and hierarchy as proposed at the other facades.



2. Consider replacing Canary pines with another species.

Analysis:

Site Planning: Overall, the site planning is well conceived. The site plan and its relationship to the street are similar to other developments within the neighborhood and as such are compatible with the neighborhood.

Mass and Scale: Overall, this project is of an appropriate mass and scale for the neighborhood. The neighborhood includes both single- and multi-family buildings with heights ranging from one to three stories with a six-story commercial office building located just east of the proposed building and a three-story multi-family building directly northwest of the project site. The proposed structure will be taller in height than the existing buildings on the west and north sides of the property; however, due to the size of the site, articulation of building heights and forms throughout the project including transitional three-story elements at the southwest corner, variations in plane and height, and the large common open space area, the project will be in keeping with the existing scale of the neighborhood.

Design and Detailing: Overall, the style of the project is compatible within the neighborhood context and is consistent throughout the project with appropriate details and materials. The architectural design elements are consistent with a Craftsman style.

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 submitted for Building and Safety Division plan check. Prior to Building and Safety Division plan check submittal, Design Review Board approved plans must be stamped approved by Design Review Board staff. Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building and Safety 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.

Please make an appointment with the case planner for DRB stamp/sign-off prior to submitting for Building plan check.

DRB Staff Member

Erik Krause