



**DESIGN REVIEW BOARD  
 RECORD OF DECISION**  
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Meeting Date May 9, 2013 DRB Case No. 1-PDR-1217955-A  
 Address 463 Salem Street  
 Applicant Alajajian & Marcoosi Arch, Inc

**Design Review**

Board Member	Motion	Second	Yes	No	Absent	Abstain
Ellis					x	
Herman					x	
Insua		x	X			
Palmer	x		X			
Simonian			X			
Totals			3	0	2	0
<b>DRB Decision</b>		<b>Return for Redesign.</b>				

**Conditions**

1. Redesign the common outdoor space to provide more usable recreation space, especially common gathering spaces, consistent with the Zoning Code Interpretation dated January 25, 2006.
2. Submit section views showing that the soil depth at all recessed and raised planters, as well as at the subterranean electric utility vault, is appropriate to the proposed plantings. Use raised planters (up to 30 inches tall) for trees at all locations allowed by code.
3. Specify that both sides of all perimeter walls will be clad with stucco and feature a decorative coping.
4. Use a consistent metal railing design rather than two styles (i.e. straight railing or barrel).
5. Provide a decorative driveway material and security gate design.
6. If proposed style is maintained in new design, external grids will be used at all windows.
7. All backflow preventer, fire department connections and other necessary equipment shall be located and approved by staff prior to building permit issuance.
8. The project shall comply with the Zoning Code.
9. All decorative trim and sills will be of cast stone or similar. Foam mouldings will not be allowed.
10. If proposed style is maintained in new design, lower the floor-to-floor heights to reduce overall building height and vertical appearance.
11. If proposed style is maintained in new design, vary the window pattern to avoid the sense of verticality that results from stacking the window openings.
12. If proposed style is maintained in new design, reduce the overall sense of massing, bulk and vertical appearance, including the tower and chimney elements.

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## Analysis

**Site Planning** – As conditioned, the project needs to redesign the common outdoor space to be more usable recreational space and to provide building sections showing planter details and depths so that the project will be more consistent with the intent of the Design Guidelines.

**Mass and Scale** – As conditioned, the project needs to reduce its mass, bulk, floor-to-floor heights and overall verticality, including its towers, chimneys and fenestration so that the project will be more consistent with the intent of the Design Guidelines.

**Building Design and Detailing** – As conditioned, to provide details for the boundary wall decorative material, metal railing design, decorative driveway material and driveway security gate design, and to provide details showing external window grids and decorative trims and sills so that the project will be more consistent with the intent of the Design Guidelines.

*All resubmittals require a DRB application and fee payment. According to Section GMC 30.47.075, projects submitted after 180 days following the DRB's decision date are to be considered as new projects and must submit a new DRB application and all corresponding materials, including new mailing list and labels.*

DRB Staff Member

