



DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date August 10, 2017 **DRB Case No.** PDR 1701946

Address 348 - 350 Salem Street

Applicant Andre Haghverdian

PROPOSAL: To demolish the existing residential structures (348 Salem Street – one residential unit, constructed in 1911, and 350 Salem Street – five residential units, developed over the course of 35 years, from 1910 to 1945) and to construct a new three-story, 12-unit multi-family residential development on a 13,955 SF lot, zoned R-1250 (High Density Residential), with a total of 28 parking spaces in a one-level subterranean garage.

ENVIRONMENTAL REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian		X	X			
Charchian	X		X			
Malekian			X			
Simonian					X	
Totals			3			
DRB Decision		Adopt Final Negative Declaration.				

DESIGN REVIEW

Board Member	Motion	Second	Yes	No	Absent	Abstain
Benlian	X		X			
Charchian		X	X			
Malekian			X			
Simonian					X	
Totals			3			
DRB Decision		Approve with conditions.				

CONDITIONS:

1. Re-evaluate the colors and treatment of the rear (southerly) façade to better match the other three facades, such as by adding stone and wrapping the corners at the two-story bump-outs to add a level of materiality similar to other elevations.
2. Provide gates or extend landscape planters to provide separation between the private patios and common walkways to create a meaningful separation between private and common areas.

3. Submit the design of the front doors to the units and the paving material for the front walkway and driveway for staff review and approval prior to plan check submittal.
4. Clarify the wall/fence elements above the subterranean garage podium along the interior property lines (identified on section drawings on sheet A4.0). To comply with the Zoning Code, the combined height of the garage and any solid wall or solid fence on top of the garage in the setback area may not exceed six and one-half (6½) feet above the adjacent ground level. Any portion of a wall or fence exceeding a height of six and one-half (6½) feet above the adjacent ground level shall be a minimum of fifty (50) percent open.
5. Enlarge the landscape planters that call for 24-inch box trees along the interior property lines (vertically and horizontally) to provide adequate space for tree roots and maturation.

Note: The Design Review Board prefers Modular Art Interlocking Block - B's circular design.

ANALYSIS

Site Planning: The proposed site planning is appropriate to the site and its surroundings, as modified by any conditions, for the following reasons:

- The footprint of the 12 unit multi-family residential building follows the rectangular shape of the site. Overall, the project appears divided into two building forms parallel to the interior property lines, six units on each side, separated by walkways leading to the rear of the property. These forms are joined at the front by the elevator and main stairwell, which are screened by a decorative architectural wall. The site planning will be similar to the surrounding properties and is appropriate for the lot.
- Vehicular access to the semi-subterranean garage will be from Salem Street; there is no alley along the rear. The primary pedestrian access to the interior courtyard will be from a walkway adjacent to the driveway.
- Common open space and additional open space areas are provided throughout the property. Majority of the required additional open space is located at the front facing Salem Street increasing the street front setback at portions of the building allowing a larger buffer between the building and street.
- The new landscaping will be drought-tolerant and appropriate to the modern design of the building.

Mass and Scale: The proposed mass and scale are appropriate to the site and its surroundings, as modified by any conditions, for the following reasons:

- The three-story development is appropriately articulated and modulated with setbacks and step-backs, building forms in shades of neutrals colors, as well as balconies and recesses, which reduce the sense of its height and mass. This treatment is extended along the interior easterly and westerly elevations, yet the rear elevation appears blander, less articulated. A condition is recommended that that the colors and treatment of the rear (southerly) façade be re-evaluated to better match the other three elevations.
- The roof design, building mass and proportions are consistent with the modern design of the building. The overall height of the project is approximately 36 feet, which is compatible with the height and massing of nearby multi-family buildings on the immediate street block.
- Building articulation, staggered building forms, and overall massing and scale help it to blend within the neighborhood context.

Building Design and Detailing: The proposed building design and detailing are appropriate to the site, as modified by any conditions, and its surroundings for the following reasons:

- The immediate neighborhood exhibits an eclectic mix of building styles and a contemporary design is appropriate. The streamlined design features a modular emphasis of vertical and horizontal forms, materials, and details; the most salient design detail is the suspended architectural wall in front of the elevator and stairwell shafts facing Salem Street that is made of “Modular Arts interlocking rock blocks” that harkens to the decorative screen walls of Mid-Century buildings.
- The contemporary design of the project is reinforced through the exterior finishes and detailing such as smooth stucco, limestone tilework, clear anodized sliding doors, combination of casement and fixed aluminum windows, glass balcony railings and custom wrought iron gates. The front doors for the units are not currently specified, so a condition has been recommended that the design be submitted to staff for review and approval.
- As conditioned, the materials included by the project’s design are high quality and complementary appearance that supports the overall design of the building.

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 Vilia Zemaitaitis, AICP, Senior Planner