



Planning and Development  
Department  
Land Use Planning Division

**ACTION SUMMARY FOR  
DESIGN REVIEW COMMITTEE MEETING  
October 17, 2019  
7:00 PM**

MITCHELL, L	P
EDWARDS, B	A
KAHN, C	P
CLARKE, T	A

PINK, D	P
FINACOM, S	P
COVARRUBIAS, M	P

*Public Attendance:* 18  
*Public Speakers:* 6

*Staff in Attendance:*  
*Burns, Dougherty*

**I. PROJECTS**

- 1. 2434 SAN PABLO AVENUE [between Channing and Dwight] (DRCF2019-0006): Final Design Review** for the replacement of an existing self-service car wash with an in-bay automatic tunnel wash, new administration building, pay station, vacuum station and associated site improvements.

***Final Design Review was approved with the following recommendations: MOTION (Pink, Mitchell) VOTE (5-0-0-2) Edwards, Clarke - absent.***

***Recommendations:***

- *One member thought that there were several good locations for palm trees and that they would work well with this building design.*
- *Pavement painting was encouraged as an art element given the amount of paving surface on this site.*

- 2. 2720 SAN PABLO AVENUE [between Carleton and Pardee] at (MODDRCP2019-0004): Preliminary Design Review Modification** to demolish the former automobile service station and construct a new 6 story mixed-use development with 25 dwellings (including 2 dwellings available to very low income households) and 963 square feet of retail space. The project would include parking for 15 automobiles and secure storage for 50 bicycles.

***Preliminary Design Review Modification received a favorable recommendation to ZAB with conditions and direction for Final Design Review (FDR): MOTION (Mitchell, Covarrubias) VOTE (5-0-0-2) Edwards, Clarke - absent.***

***Conditions:***

- *Provide complete details of entrance area, including stairway to podium.*
- *Provide complete details of Juliette balcony and show how it's well-integrated with the exterior wall and window openings.*
- *Show an alternate option to the vertical metal siding.*
- *Resolve any privacy issues with the railing / parapet design on the southwest corner of the project.*
- *Provide a shade element in the roof deck design.*
- *Review landscape at FDR, with landscape architect presentation. Provide an alternate selection for the Buckeye tree.*
- *Provide more specific information on proposed benches on the public right-of-way.*
- *Provide garage door design. Understated is fine, but should be well-detailed.*
- *Provide clarification on direction of art requirement.*

**Recommendations:**

- *There appears to be some confusion between the outdoor stair to the podium and the indoor entrance to the lobby.*
- *Recommend one additional tree on Pardee, pending approvals from Public Works and Urban Forestry.*
- *Be careful not to have heavy mullions on entry glazing.*
- *Further develop ground floor storefront design, especially with the residential amenity on San Pablo. Windows into residential amenity should have clear glazing.*
- *Further develop roof deck design to mitigate wind issues.*
- *There was a concern that metal siding is not appropriate on San Pablo.*

**3. 2023 SHATTUCK AVENUE [between Addison and University] (DRCP2019-0002):**

**Preview** to demolish the remaining structure on the vacant lot following a fire and construct a 24,178 square-foot, seven-story, 73'5" tall, mixed-use building with 48 dwellings (including 4 dwellings available to very low income households) and 1,250 square feet of ground floor commercial space. The project would provide no parking and secure storage for 34 bicycles.

**Advisory Comments:**

**Neighborhood Context**

- *Provide a rendering of the project from the campus Crescent.*
- *Recommend that the retail extend to the back alley (Terminal Place).*
- *There was a request that this item come as a referral to LPC since it is located in the Potential Downtown Shattuck Historic District. The consensus for this review was that it should be reported on under the agenda item for Subcommittee and Liaison Comments.*

**Bay Design**

- *Look carefully at bay design. Shallower bays may not allow operable side windows.*
- *Some thought the deeper bays worked well with the street and the neighborhood, and allowed side operable windows.*
- *Bays should have careful detailing. Provide more articulation and detail.*

***Façade Design***

- *Further develop front façade for a more distinguished entrance.*
- *Consider bringing the circular element in the roof deck trellis down to the street façade.*
- *Six floors of identical expression of the residential units is too overpowering. Consider a different treatment at the top floor(s).*

***Colors and Materials***

- *Consider solid accent panel on bottom of bays.*
- *Recommend the concrete base looked more finished.*
- *Recommend that brick still on-site is available for reuse and not wasted.*

**II. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes
  - A. Minutes from 9/19/19 DRC Meeting
    - Approved with removal of condition for additional tree along the west property line for 2352 Shattuck. MOTION (Kahn, Mitchell) VOTE (4-0-1-2)*
    - Pink – abstain, Clarke, Edwards - absent.*

**III. COMMISSION COMMENTS**

- *Finacom would like to know how the City enforces required landscape improvements (long-term).*

**IV. ADJOURN**

- *Meeting adjourned: 9:40 PM*