



Planning and Development  
Department  
Land Use Planning Division

**ACTION SUMMARY FOR  
DESIGN REVIEW COMMITTEE MEETING  
February 20, 2020  
7:00 PM**

MITCHELL, L	P
KAHN, C	P
CLARKE, T	P
PINK, D	P

FINACOM, S	P
COVARRUBIAS, M	P

*Public Attendance:* 17  
*Public Speakers:* 12

*Staff in Attendance:*  
*Burns, Dougherty*

**I. PROJECTS**

- 1. ACHESON COMMONS (1987 SHATTUCK AVENUE, 2111-2113 UNIVERSITY AVENUE, 2125-2145 UNIVERSITY AVENUE, 1922 & 1930 WALNUT STREET) [between Shattuck and Walnut] (MODDRCF2019-0001) Final Design Review Modification** for exterior building signage of an approved mixed-use development consisting of three Landmarked parcels and one new development.

***Final Design Review Modification was approved, and with the following recommendations to be forwarded to LPC: MOTION (Kahn, Covarrubias)) VOTE (6-0-0-0)***

***Conditions:***

- Ordinance requirements for temporary signage should be strictly enforced.*

***Recommendations to LPC:***

- Business name is too big for horizontal frame on Acheson Physician's Building. Signage on those storefronts should be restricted to blade and window locations.*
- Building ID blade signs are recommended only in two locations (on Shattuck at corner of MacFarlane Building and on University at corner of Ace Hardware Building).*
- Building ID blade sign on Shattuck should be located a bit further in from the corner.*

- 2. 2650 TELEGRAPH AVENUE [at Derby] (DRCP2019-0004): Preliminary Design Review** to 1) demolish one existing commercial building; and 2) construct one, five-story, 34,249 square foot mixed-use building with 45 units (including 4 Very Low-Income units), 1,290 square feet of commercial space, 4,051 square feet of usable open space,

as well as 50 long-term bicycle parking spaces and 20 vehicular parking spaces at the ground level.

***Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review (FDR): MOTION (Clarke, Kahn) VOTE (6-0-0-0)***

***Conditions:***

- *Show sections through the podium open space at ZAB and continue to review at FDR. Section shall include adjacent houses, including window locations. Railing design may need modified at FDR.*
- *Review steel eave detail at FDR to make sure that it is the best proportions for the building design.*

***Design Recommendations:***

- *Lowered height in combination with open space location is appropriate.*
- *Consider zinc panels in other locations around the whole building, such as the south elevation.*
- *Recommend grouping operable windows in the bays and over planters. Stack vertically if possible.*
- *Recommend that mature trees be planted on west property line.*
- *Recommend window boxes with reservoirs.*
- *Recommend no plastic plants in window boxes.*

***Recommendations for ZAB Discussion:***

- *Recommend discussing potential solar equipment relocation and skylights with neighbors to the north.*
- *ZAB should discuss conditions for the common open space areas, including quiet hours and management requirements.*
- *Recommend that ZAB discuss whether the garage should be restricted there is no buzzer.*
- *ZAB should discuss conditions appropriate for the dog run.*
- *Recommend that the applicant discuss the fence height with nearby and adjacent neighbors.*

- 3. 2590 BANCROFT WAY [at Bowditch] (DRCP2019-0009): Preliminary Design Review** to 1) demolish an existing two-story commercial building; and 2) construct an eight-story, mixed-use building with 87 dwelling units (including five Very Low-Income units), 4,490 square feet of commercial space, 2,767 square feet of usable open space, 40 long-term bicycle parking spaces and zero vehicular parking spaces.

***Preliminary Design Review was continued with the following recommendations: MOTION (Finacom, Covarrubias) VOTE (6-0-0-0)***

***Neighborhood Context***

- *Consider the view north on Bowditch toward the Campanile when finalizing massing and design decisions. Show the Campanile in these renderings looking north.*
- *Consider modifying the top for a design expression that has less shadow impact on the landmark Hearst Gym and landmark trees located directly across Bancroft.*
- *Recommend a substantial planter strip along the Bowditch curb if there will be no parking spaces, and only a bike lane.*

### **Building Design**

- *Design appears cluttered; look at ways to simplify yet still achieve a well-scaled mass.*
- *Look carefully at the wood-like porcelain material, including the extent and proportion of it, and see if the design aesthetic can be simplified.*
- *Deep windows on the 2nd level received favorable support.*
- *Provide more plane change and relief away from the property line on Bowditch, as this street width is quite narrow. This east façade feels like it is looming over Bowditch.*

### **Building Materials**

- *Look carefully at the amount of light-colored brick on the north elevation to see if there are design modifications which help to detail and scale the building mass.*
- *Recommend more brick detailing. Consider an alternate pattern(s) in the brick.*
- *Consider a different base treatment. It may be that a simpler approach – only steel and no wood, may be more successful.*
- *Look at the metal screens and see if this element can be simplified.*

### **ZAB Issues**

- *Recommend illustrating how the YWCA's terrace is impacted for any ZAB review and discussion, including the hours of day it is most impacted.*

- 4. 3201 SHATTUCK AVENUE [at Woolsey] (DRCP2019-0008): Pre- application item** to demolish an existing single story structure and construct a new three story mixed use building with ground floor commercial, six live work unit, and six three bedroom units.

### **Advisory Comments**

#### **Massing/Building Design**

- *Woolsey elevation is successful, but could have other layers of complexity and pattern. Continue to express the vertical bays, but also consider flipping several bays for more variation in the rhythm.*
- *Consider a similar expression on Shattuck elevation as illustrated already on Woolsey.*
- *There was mixed review on whether the stepping pattern on Shattuck is successful, but there was consensus that variations in the modular patterns could work on Woolsey and Shattuck.*

- *Shattuck elevation should be further developed. As proposed, it is more like a side elevation than one facing an important, busy street. Consider adding more glazing. There was some interest in a west-facing commercial entrance.*
- *Eastern corner of the building should relate more to the scale of the adjacent residential structures. Consider stepping down the building mass, even if the setback is reduced. Glass on the east elevation is encouraged.*
- *Provide rendering looking north on Shattuck.*

### **Live/Work Units**

- *There was concern for the livability of the live/work units. Consider locating ground floor open space for live/work units on the south side of the parcel.*
- *Applicant shall confirm live/work requirements with Land Use Planning before completing their applications.*
- *Provide storefront lighting information.*

### **Roof Deck**

- *Provide roof deck details, including landscape information. Landscape that is visible from the public right-of-way could soften the visual impact of the building.*
- *Indicated where solar will be placed.*

### **Streetscape Improvements**

- *Consider adding landscape to the street frontages on both Shattuck and Woolsey.*

### **Materials/Building Details**

- *Develop the material palette for Preliminary Design Review (PDR). There was some concern with corrugated metal siding in this location of the City.*
- *There was a request to consider an alternate selection for the painted wood siding shown. Natural wood siding could work well as a contrast to the proposed metal siding.*
- *Provide window details at PDR.*

## **II. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes
  - A. Minutes from 12/19/19 DRC Meeting  
*MOTION (Pink, Clarke) VOTE (6-0-0-0)*
- Annual Chair / Vice-Chair Election
  - B. Charles Kahn - Chair  
*Approved. MOTION (Pink, Clarke) VOTE (6-0-0-0)*
  - C. Lillian Mitchell – Vice Chair  
*Approved. MOTION (Pink, Clarke) VOTE (6-0-0-0)*
- Subcommittee for Review of New Candidates for Committee Position  
*Mitchell, Clarke, and Finacom. MOTION (Kahn, Covarrubias) VOTE (6-0-0-0)*

## **III. ADJOURN**

- *Meeting adjourned: 11:15 PM*