



Planning and Development  
Department  
Land Use Planning Division

**ACTION SUMMARY FOR  
DESIGN REVIEW COMMITTEE MEETING  
May 21, 2020  
7:00 PM**

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

FINACOM, S	P
COVARRUBIAS, M	P

*Public Attendance:* 18  
*Public Speakers:* 10

*Staff in Attendance:*  
*Burns, Dougherty*

**I. PROJECTS**

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

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

***Conditions:***

- *For FDR, provide final color and material palette;*
- *Elevations with all material and expansion joints noted;*
- *Awning detail at residential entry;*
- *Railing detail with further design refinements for a stronger statement;*
- *Exterior lighting;*
- *Roof deck details, including shading measures for western sun; provide 24" box tree; and*
- *Strategy for adapting the floor plan for future connection to back alley.*

***Recommendations:***

- *Consider more place-making in the lobby; provide seating.*
- *Look carefully at side elevations and consider extending material from front elevation or provide details for further articulation where possible.*
- *Green building measures should be increased if possible.*

- 2. 2099 MARTIN LUTHER KING JR. WAY [at Addison] (DRCP2019-0006): Preliminary Design Review** to demolish an existing one story 3,595 square foot auto service building and construct a 62,419 square-foot, seven-story, 69' tall, mixed-use building with 72 dwellings (including 5 dwellings available to very low income households) and 2,448 square feet of ground floor retail space. The project would provide 12 parking spaces and secure storage for 38 bicycles within a grade level garage.

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

**Conditions:**

- *Provide more information on roof deck design at FDR and include information on any coverings.*
- *Provide more detail on perforated metal panels at the 2nd floor.*
- *Modify floor plans so that one of the stairs is more accessible to the lobby.*
- *Provide final color palette at FDR, and include an alternate for further discussion.*
- *Applicant will provide more detail about the 6th floor planters, including drainage and maintenance information.*
- *Applicant shall present a strategy for future take-out windows at FDR.*

**Recommendations:**

- *Some protection on the roof from both sun and rain was recommended.*
- *Develop a destination at the north end of the roof deck, in addition to what is already at the south.*
- *More space for gardening on the roof is strongly recommended.*
- *Look at a thicker edge band at the parapet, with an emphasis at the corner; Consider extending the corner banding to the roof.*
- *Committee would like to compare an earth tone color palette against one with a primary accent color.*
- *One alternate to perforated panels may be frosted glass - it may be better to simplify the number of different accent materials.*
- *If art is not selected for the east wall, show more detail of this wall area at FDR.*
- *There was some concern that text-based art would not be successful on that east elevation.*
- *Applicant confirmed that they will only have electric components on the roof, not gas.*

- 3. 2795 SAN PABLO AVENUE [at Bowditch] (DRCP2019-0009): [between Ward and Oregon] (DRCP2019-0003): Preliminary Design Review** to demolish an existing one story single family residence and construct a new three story, 4 unit residential building with 4 vehicular spaces, 470 square feet of useable open space.

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

### **Neighborhood Context**

- *Strongly recommend retaining the existing street tree.*
- *Show building in more detailed context with adjacent building to the north on San Pablo.*
- *Break from aesthetic of the project adjacent to the north; this project should have its own identity.*
- *San Pablo facade appears to be severe, but shed roof at rear of parcel looks softer and a more distinctive design.*
- *Carefully consider the fence on the south property line - it may be visible for a long time.*

### **Building / Facade Design**

- *Consider any design options for reducing the amount of solid ground floor garage walls.*
- *Consider no parking; as shown, there is a lot of heavy structure on the ground floor for very little parking.*
- *If no parking in design, consider porches or stoops for residential units and better bike parking.*
- *There appears to be too much going on on the San Pablo elevation. Consider simplifying the facade; pick the strongest, most successful lines, and proceed from there.*
- *Garage door is a large percentage of the San Pablo elevation and a major design element; consider a shorter door and softening the design.*
- *Consider lowering the black horizontal band on the San Pablo facade for a better pedestrian scale.*
- *Middle units do not appear to be as livable as the end units.*
- *Elevator appears to be too small.*

### **Landscape Plan**

- *Small backyard open space is separated from the units - look at ways to better relate the units to the open space.*
- *Construction may prove difficult for some of the existing landscape in the rear yard; consider where some new landscape elements may be better than retaining the existing landscape in the rear of the parcel.*
- *Provide a programmed open space design for the rear yard and include seating area or other program elements; grass area could get worn out, so provide more detail on this.*
- *Show how plant palette will work since there will be less sun in that rear yard space.*

## **II. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes
  - A. Minutes from 2/20/20 DRC Meeting  
MOTION (Clarke, Pink) VOTE (6-0-0-0)

## **III. ADJOURN**

- *Meeting adjourned: 10:30 PM*