



Planning and Development
Department
Land Use Planning Division

**ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
June 18, 2020
7:00 PM**

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

FINACOM, S	P
COVARRUBIAS, M	P

Public Attendance: 19
Public Speakers: 12

Staff in Attendance:
Burns, Dougherty

I. PROJECTS

- 2590 BANCROFT WAY [at Bowditch] (DRCP2019-0009): Continued 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 received a favorable recommendation to ZAB with the following conditions and direction for Final Design Review (FDR): MOTION (Kahn, Clarke) VOTE (5-0-0-1) – Pink, absent.

Conditions:

- For ZAB, provide project renderings from Bowditch which also include the Campanile. Renderings shall be with actual photos, not approximations, and from three different locations with varying distances.*
- For FDR, provide vine pockets in landscape plan consistent with renderings;*
- Further develop egress location on the east elevation for more pedestrian interest; and*
- Look more closely at window bay fins and screens to determine if there is a better relationship.*

Recommendations:

- Recommend that Public Works consider pylons on Bowditch to prevent vehicles from obstructing the bike lane.*
- The applicant should work with Public Works for the optimal amount of planting along the curb on Bowditch.*

Ex Parte Communication - *Kahn spoke with the architect to ask more information about Kellogg's letter.*

- 2. 1367 UNIVERSITY AVENUE [between West and Acton] (DRCP2019-0014): Preliminary Design Review** to construct an approximately 9,273-square-foot, four-story 40-unit Group Living Accommodation (GLA) operating as a Single-Room Occupancy (SRO) Residential Hotel on a vacant parcel.

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and direction for Final Design Review (FDR): MOTION (Kahn, Clarke) VOTE (5-0-0-1) – Pink, absent.

Conditions:

- *For ZAB, plans should show adequate program service spaces, as well as maintenance and janitorial services; provide consistent residential unit count proposed.*
- *For FDR, remove corten cladding from the exterior wall finishes and replace with a warmer material;*
- *Present options for further articulation on the tall light colored tower on the University front;*
- *Provide more character, such as detail, color, and additional windows to the east and west elevations; and*
- *Provide a detailed landscape plan, including at least three 24" box trees in the ground floor courtyard and a privacy buffer at the ground floor unit entrances.*

Recommendations:

- *Consider a more robust plant palette for the main courtyard, possibly a tropical theme.*
- *A mural on the exterior walls would add more interest.*
- *Consider a change of the paving pattern at the main entrance.*

- 3. 3000 SAN PABLO AVENUE [at Ashby] (DRCP2019-0013): Preliminary Design Review** to 1) demolish an existing two-story commercial building; and 2) construct a six-story, mixed-use building with 78 dwelling units (including seven Very Low-Income units), 1,248 square feet of commercial space, 2,320 square feet of usable open space, 52 long-term bicycle parking spaces and 43 vehicular parking spaces.

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and direction for Final Design Review (FDR): MOTION (Kahn, Mitchell) VOTE (5-0-0-1) – Pink, absent.

Conditions:

- *Provide a second door directly to the outside cafe space for better circulation.*
- *At FDR, present detailed design of corner seating space and show safety measures from nearby traffic;*
- *Provide roof plan that illustrates adequate sun exposure for solar arrays;*
- *Provide complete window details, including locations of operable sections;*
- *Develop the railing design at the roof deck;*

- *Further develop the final plant palette; and*
- *Provide detailed sidewalk improvements, including the transition west on Ashby.*

Recommendations:

- *Show design studies at FDR for a lighter frame detail (brick).*
- *Consider relocating the unit entries nearest the roof decks to allow for more privacy.*
- *Railings shown at the roof deck may be too busy.*
- *Further develop the mullion pattern for a more unified, classic appearance.*
- *Consider adding a door to Murray Street from residential lobby.*

II. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 5/21/20 DRC Meeting
 - MOTION (Kahn, Mitchell) VOTE (5-0-0-1) – Pink, absent.*

III. COMMISSION COMMENTS

- Committee discussed Finacom's memo. There was a suggestion to designate a subcommittee to discuss this in more detail, but Staff will need to check in with Land Use Planning for a better understanding of which agenda items should be considered essential and which ones should be deferred to a future meeting.

IV. ADJOURN

- *Meeting adjourned: 10:45 PM*