



Planning and Development
Department
Land Use Planning Division

**ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
July 16, 2020
7:00 PM**

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

FINACOM, S	P
COVARRUBIAS, M	P

Public Attendance: 13
Public Speakers: 9

Staff in Attendance:
Burns, Dougherty

I. PROJECTS

- 1. 1717 UNIVERSITY AVENUE [between McGee and Grant] (DRCF2020-0001): Final Design Review** to construct a 18,578 square-foot, five-story, 57'-8" tall, mixed-use building with 29 dwellings, 1,816 square feet of commercial floor area (retail floor area or food service with incidental service of beer and wine), and 6 automobile and 40 bicycle parking spaces.

Final Design Review (FDR) was approved with the following condition and recommendation: MOTION (Kahn, Clarke) VOTE (6-0-0-0).

Condition:

- Approved as designed or with revisions to the screen for a higher feel at the ground floor. Final details to be reviewed and approved by Staff.*

Recommendation:

- Applicant agreed to report energy consumption back to the Committee, 1 year from date of completion, to assess if electrical strategy was successful.*

- 2. 2795 SAN PABLO AVENUE [between Ward and Oregon] (DRCP2019-0003): Continued Preliminary Design Review** to demolish an existing one story single family residence and construct a new three story 5-unit residential building with ground floor commercial space, residential lobby, and 470 square feet of useable open space.

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

Conditions:

- For FDR, provide complete lighting information, including no-glare fixtures for the east elevation;
- final color and material palette;
- detailed fence and gate details;
- detailed canopy and window details;
- detailed landscape plan, including irrigation; and
- no reflective glazing on the ground floor adjacent to San Pablo.

Recommendations:

- Consider relocating the living spaces to the top floor for better light and potentially more ceiling space.
- Recommend designating more solar arrays on the roof.
- Develop the stair window on the east elevation so that it can have clear glazing, possibly with a higher sill height.
- Recommend more distinctive color palette.
- On the ground floor unit, consider a door on the east elevation directly to the common open space area, or at least clerestory windows.
- Recommend raising the lower sill of the stair window on the west elevation and placing a planter in front.
- More native plants are recommended in the landscape palette.
- Recommend an additional door into the commercial space directly from the lobby.
- Consider a more comfortable entry from corridor for ground floor unit.

- 3. 2028 BANCROFT WAY [between Shattuck and Milvia] (DRCF2020-0002) Final Design Review** to construct a 33,539 square-foot, six-story, 62' tall, residential building with 37 dwellings (including 2 Below Market Rate units). Adjacent project at 2025 Durant Avenue (DRCP2017-0011) proposes to convert an existing parking area into two residential units and common amenity space for a total of 2,845 sq. ft. of newly conditioned space.

Final Design Review (FDR) was approved: MOTION (Clarke, Covarrubias) VOTE (5-0-0-1) Kahn – recused himself.

II. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 6/18/20 DRC Meeting
MOTION (Kahn, Clarke) VOTE (5-0-1-0) Pink – abstain.

III. COMMISSION COMMENTS

- Steve Finacom mentioned that he will be following up with Urban Forestry to see what is the status of a city-wide street tree program.
- Steve Finacom is also recommending public availability of the meeting recordings, or at least the audio. Teresa Clarke agreed. He will be checking first with the Clerk's Office as it may affect other Commissions as well.

IV. ADJOURN

- *Meeting adjourned: 9:45 PM*