



Planning and Development  
Department  
Land Use Planning Division

**ACTION SUMMARY FOR  
DESIGN REVIEW COMMITTEE MEETING  
November 19, 2020  
7:00 PM**

**I. Roll Call:**

**Committee Members Present:**

Charles Kahn, Chair (Zoning Adjustments Board)  
Lillian Mitchell, Vice-Chair (*Appointed by Zoning Adjustments Board*)  
Teresa Clarke (Zoning Adjustments Board)  
Modesto Covarrubias (*Civic Arts Commission*)  
Steve Finacom (*Landmarks Preservation Commission*)  
Diana Pink (*Appointed by Zoning Adjustments Board*)

**Committee Members Absent:** None

**Staff Present:** Burns, Karimzadegan

**II. PROJECTS**

- 1. 2035 Blake Street [at Durant] (#DRCF2020-0003): Final Design Review Modification** to demolish two existing commercial buildings; split the lot into two; and construct two, eight-story, mixed-use buildings with 206 units (including 15 Very Low Income units), 11,460 square feet of commercial space, 19,530 square feet of usable open space, and 89 ground-level parking spaces. ***Building Signage Only.***

***Final Design Review (FDR) Modification was approved with the following conditions and recommendations: MOTION (Kahn, Finacom) VOTE (6-0-0-0).***

***Conditions:***

- *Blade sign shall be relocated in the middle panel of that bay, between the two windows.*
- *Blade sign shall not be lower than 10' above the sidewalk.*

***Recommendation:***

- *There was some support for illumination on the blade sign. This would be allowed in the future, as long as the illumination is consistent with our City's sign guidelines.*
- *Committee endorsed color change from bright green accent to blue grey.*

- 2. 600 ADDISON AVENUE [at Bolivar] (DRCP2019-0017): Preview** to demolish buildings and structures on an industrial site of approximately 8.67 acres, and to construct a research and development (R&D) campus containing two buildings totaling 461,822 square feet of gross floor area and 944 parking spaces.

**Advisory Comments:**

**Neighborhood Context**

- *Recommend alternate massing that allows the view of the campanile from the pedestrian bridge remain; or as an alternate, provide a belvedere/look out for the public from the project roof.*
- *Provide additional renderings in context from further south, at a distance.*
- *Recommend that a consultant from the Audubon Society review the proposed design.*

**Building Design**

- *Provide more detailed sections, and more details in general.*
- *Show elevations with and without plants to facilitate building design review.*
- *Break up elevations/mass so not so much of the same features.*
- *Consider breaks in the glass storefront, and some accent color, possibly under the soffit.*
- *Recommend the maximum amount of green roof possible.*
- *Show night renderings; and demonstrate that the night sky standards are being met.*

**Landscape Plan**

- *Recommend using all native plants if possible.*
- *Consider Monterey Pine in plant palette.*
- *Confirm that the proposed plant palette will be able to be sustained long-term.*
- *Look closely at the amount of landscape versus paths; recommend more landscape than paths.*

**ZAB Issues**

- *There is still concern with the traffic circulation proposed on Addison, both for cars and bikes.*
- *One-time payment for Aquatic Park improvements is not recommended as much as on-going payments.*
- *Still recommend a reduction in parking if it will reduce the mass and impact on Aquatic Park and views east.*
- *Recommend all efforts to raise the building above the projected flood levels.*
- *Consider if parking could be used for occasional public events, such as 4<sup>th</sup> of July.*

**III. ADVISORY ITEM**

## **Support for Berkeley Businesses – Modifications to Sign Ordinance**

### **Advisory Comments:**

- *What is rational for limit of appeals; note where in the BMC Commission actions are limited from appeals to Council.*
- *Recommend a sliding scale on fees; these should give more support for the private shop owners.*
- *Recommend a default master sign program that could be used if there is none already approved to expedite approval process; there should be a 'form-based' sign code template.*
- *Recommend that the definition for 'building identification' signs be reviewed further as it is currently too broad.*
- *Recommend more enforcement of large temporary banners; these may be reasonable for 6-9 months but not longer.*

## **IV. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes
  - A. Minutes from 10/15/20 DRC Meeting  
*Continued until the December 17, 2020 meeting.*

## **V. COMMISSION COMMENTS**

- DRC requested to continue their discussion of the proposed sign ordinance amendments to December so that they could further discuss what further changes might benefit small businesses.

## **VI. ADJOURN**

- *Meeting adjourned: 10:10 PM*

### **Members of the Public:**

**Present:** 29

**Speakers:** 10