



Planning and Development  
Department  
Land Use Planning Division

**ACTION SUMMARY FOR  
DESIGN REVIEW COMMITTEE MEETING  
January 21, 2021  
7:00 PM**

**I. Roll Call:**

**Committee Members Present:**

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:** Charles Kahn, Chair (Zoning Adjustments Board)

**Staff Present:** Burns, Karimzadegan

**II. PROJECTS**

- 1. 3031 ADELIN STREET [at Emerson] (DRCP2018-0007): Preliminary Design Review** to demolish an existing approximately 1,000 square foot, one-story, commercial structure; and construct a new five-story tall, mixed use building with 4,324 square feet ground floor commercial space, 42 residential units and 18 automobile and 54 bicycle parking spaces.

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

**Conditions:**

- *Northwest and southwest corner designs shall be consistent between all drawings, including renderings. Provide these for ZAB.*
- *Finalize the design of the southwest corner, both ground floor and the floors above for a quiet, respectful relationship with the adjacent landmark – to be reviewed at FDR.*
- *Provide more thought and detail for the commercial ground floor storefront design. Resolve with sidewalk seating.*
- *Provide final landscape plan at FDR, including plant palette and key details. Note C3 planters, as well as privacy provided at ground floor units.*
- *Provide final details at FDR for storefront windows, balconies, windows, trellis, sunshades, and fin.*

**Recommendations:**

- *Consider alternatives for the wood balcony material, as durability and maintenance is a concern.*

- *Recommend drawing more from the neighborhood for final detail, and art inspiration. Consider more whimsy, or integrating art into the fin design.*
- *Recommend widening the lobby if possible, or at least refining the finishes and seating opportunities.*
- *Recommend clerestory windows on east elevation to allow additional light into the corner ground floor unit.*
- *Look closely at garage door noise in final design. Check back in with Transportation to see if the garage door width could be reduced.*
- *Consider 2-stories as an alternate for small ground floor units.*
- *Recommend to Public Works that street trees should be consistent and continue south on Adeline and around the corner along Essex.*

- 2. 800 DWIGHT WAY [Between Dwight and Carleton along Railroad Right-of-way] (DRCP2020-0007): Preliminary Design Review** for construction of a new 97,274 square-foot production facility on Bayer Campus along Fourth Street north of Carleton Street. Facility would contain three stories of production uses and a partial fourth-story penthouse for mechanical systems with a maximum height of 80 feet.

***Preliminary Design Review with favorable recommendation to ZAB with the following recommendations for deferred Final Design Review (FDR) with Staff: MOTION (Finacom, Covarrubias) VOTE (5-0-0-1) Kahn – absent.***

***Recommendations:***

- *Recommend introducing an accent color(s) into the palette.*
- *Refine the window design so that the mullions are more balanced (odd number of spaces).*

**III. DISCUSSION ITEM**

- **Support for Berkeley Businesses** – Modifications to the Sign Ordinance Continued discussion from November 2020 meeting in order to flush out additional measures concerning signage that would be helpful to small businesses.

**Continued to February where the Committee will work on forwarding a memo on to Council on recommended improvements to the sign process.**

**IV. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes with a minor clarification to 2590 Bancroft Way conditions to replace “plastic plants” with “artificial plants”.
  - A. Minutes from 12/17/20 DRC Meeting  
*Approved. MOTION (Covarrubias, Pink) VOTE (5-0-0-1) Kahn – absent.*

**V. ADJOURN**

- *Meeting adjourned: 9:45 PM*

**Members of the Public:**

**Present:** 32

**Speakers:** 5