



Planning and Development  
Department  
Land Use Planning Division

**ACTION SUMMARY FOR  
DESIGN REVIEW COMMITTEE MEETING  
May 20, 2021  
7:00 PM**

**I. Roll Call:**

**Committee Members Present:**

Lillian Mitchell, Chair (*Appointed by Zoning Adjustments Board*)  
Charles Kahn, Vice-Chair (*Zoning Adjustments Board*)  
Modesto Covarrubias (*Civic Arts Commission*)  
Steve Finacom (*Landmarks Preservation Commission*)  
Kimberly Gaffney (*Zoning Adjustments Board*)  
Janet Tam (*Appointed by Zoning Adjustments Board*)

**Committee Members Absent:**

Diana Pink (*Appointed by Zoning Adjustments Board*)

**Staff Present:** Burns, Dougherty

**II. PROJECTS**

**1. 2000 UNIVERSITY AVENUE [at Milvia] (DRCP2020-0011): Preliminary Design Review** to demolish two existing commercial structures and construction of a new, 8-story mixed-use building with 82 dwelling units and ground floor commercial.

***Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review (FDR): MOTION (Mitchell, Tam) VOTE (6-0-0-1) Pink – absent.***

***Recommendations***

***Colors and Materials***

- *Review final colors and materials at FDR, including the ground floor accent colors; continue to downplay the trash and service doors on Milvia*
- *For all façades, show all seams and joints at FDR and add interest where possible.*
- *Applicant could look at alternate brick banding locations at FDR if they feel that it would achieve a better balance.*

***Signage***

- *Building identification signage on the west elevation may be in conflict with the corner tenant signage. Review further at FDR.*

***Commercial Tenant Design***

- *Applicant reiterated their intent to add a mural into the back of the commercial tenant suite to recall that this site did have a mural in its history.*

- *Committee continues to recommend a plaque within reading distance of the sidewalk that gives the public more detail about the history of a mural on this site and an image of the actual mural.*

**Public Works / ZAB Issues**

- *Concerned with the safety of the tree grates extending across the sidewalk; review these carefully with Public Works.*
- *Recommend to Public Works to consider a raised planter area between the sidewalk and bike lane.*

**2. 3000 SAN PABLO AVENUE [at Ashby] (DRCF2021-0002): Final 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.

**Final Design Review (FDR) was approved: MOTION (Kahn, Mitchell) VOTE (6-0-0-1) Pink – absent.**

**3. 2136 SAN PABLO AVENUE [between Allston and Addison] (DRCP2021-0002):**

**Preview** to (1) demolish an existing two-story non-residential structure and (2) to construct a six-story mixed-use building with 123 residential units (five residential stories above a podium), three live-work units at the ground level, and 50 off-street parking spaces in a mechanical lift system.

**Advisory Comments:**

**Neighborhood Context**

- *Consider relocating the driveway to the south end of that parcel so that it is farther from the pedestrian crosswalk and the adjacent driveway to the north.*
- *Consider ground floor shifts, especially with commercial space and driveway entrances, so that there is a better connection to the park.*
- *Look carefully at the building scale on the San Pablo elevation and add additional detail to better fit this project into the San Pablo Commercial neighborhood.*
- *The DRC would like to see a San Pablo façade that is inspired by the existing façade, with a design and details that honor the existing building.*

**Building Design**

- *Recommend retaining existing commercial building (city landmark) for live/work units and adding compatible residential floors above.*
- *Consider a step back on the San Pablo façade on the top floors to help break up the large mass.*
- *Recommend more emphasis on the lobby entrance. Consider a larger-scaled entrance feature.*
- *Recommend more flexibility in the ground floor storefront design to allow for retail in the future.*
- *Existing building has a lot of smaller-scaled detail. Consider additional detail in the new project that will help to recall this.*

- *There was a request for two design alternatives: the current design; and a design that preserves or reconstructs the front façade of the existing commercial structure.*
- *There was some question as to whether some of the existing façade could be retained.*

**Colors and Materials**

- *Color palette as shown appears to be too cold.*

**Streetscape / Landscape Plan**

- *Strongly recommend maintaining existing street trees.*
- *Recommend 4 – 5 larger oak trees in the park adjacent to the new development will make a better screen in the park than many smaller trees.*

**III. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes
  - A. Minutes from 04/15/21 DRC Meeting
    - Approved. MOTION (Finacom, Tam) VOTE (6-0-0-1) Pink – absent.*

**IV. COMMISSION COMMENTS**

- *There have been multiple requests for a workshop / presentation on native plants.*
- *Also, a continued request for a parallel discussion about both building and streetscape elements and how these are related to Public Works, Urban Forestry, and Fire Departments.*

**V. ADJOURN**

- *Meeting adjourned: 10:30 PM*

**Members of the Public:**

**Present:** 23

**Speakers:** 9