



Planning and Development  
Department  
Land Use Planning Division

**ACTION SUMMARY FOR  
DESIGN REVIEW COMMITTEE MEETING  
June 17, 2021  
7:00 PM**

**I. Roll Call:**

**Committee Members Present:**

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

**Committee Members Absent:**

Charles Kahn, Vice-Chair (*Zoning Adjustments Board*)

**Staff Present:** Burns, Dougherty

**II. PROJECTS**

**1. 1207 TENTH STREET [between Harrison and Gilman] (DRCP2020-0004):** to demolish an existing non-residential building on a 12,800 square-foot industrial parcel and construct a three-story, 20,390 square-foot mixed-use building with two live/work units containing art/craft studios, 12 artist studios, a research and development facility, fabrication shop, and art gallery, as well as 24 bicycle parking spaces and 10 vehicular parking spaces at the ground level.

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

**Conditions**

- *Further develop the north side of the ground floor elevation on Tenth; resolve the utility meters and garage door design – DRC will review at FDR.*
- *Further develop landscape in courtyard – DRC will review at FDR.*
- *Provide complete mechanical, lighting, landscape, and signage information at FDR.*

**Recommendations**

**Building Design**

- *Consider extending colors and metalwork from the courtyard frontage to the rest of that western ground floor façade; and a more playful development at the entire ground street façade.*
- *Be careful with final design of mechanical requirements so they complement the design concept.*

- *Consider how guests arrive to the building; consider signage.*
- *Recommend adding some purple onto the west façade.*

**Landscape Improvements**

- *Expand on courtyard landscape so that it can be enjoyed from the public right-of-way as well.*
- *Proposed stormwater planters should be included in overall landscape plan / design concepts.*
- *Recommend more landscape between the sidewalk and the building edge.*
- *Two street trees are recommended in front of this parcel, if possible.*
- *Recommend to Public Works that street trees be planted in the remainder of this block as well.*

**III. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes
  - A. Minutes from 05/20/21 DRC Meeting  
*Approved with minor edit to include mural image. MOTION (Finacom, Mitchell) VOTE (5-0-1-1) Pink – abstain; Kahn – absent.*

**IV. COMMISSION COMMENTS**

- Finacom mentioned that he is not in favor of Land Use Planning's practice to request a Public Records Act when any member of a Commission, or the public, would like a recording of a Commission Meeting. He mentioned that he is preparing a draft memo that he will bring back to the DRC for their consideration.

**V. ADJOURN**

- *Meeting adjourned: 8:30 PM*

**Members of the Public:**

**Present:** 9

**Speakers:** 2