



Planning and Development
Department
Land Use Planning Division

**ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
July 15, 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*)
Charles Kahn, Vice-Chair (*Zoning Adjustments Board*)

Committee Members Absent: None

Staff Present: Burns, Dougherty

II. PROJECTS

1. 800 DWIGHT WAY – Bayer HealthCare LLC Development Agreement (DA) Amendment Proposal includes extending the term of the DA for an additional 30 years to February 2052; including the “South Properties” (2700 Seventh Street) in the DA; and modifying various development standards and permit processes in the existing DA to accommodate Bayer’s plans for long term development of biopharmaceutical manufacturing facilities. ***Advisory Comments on Proposed Updates to Design Guidelines and Permit Process.***

DRC forwards this motion of unanimous support for the Bayer Development Agreement Amendment on to City Council and includes the following majority recommendations for further refinement. Additional individual recommendations follow further below as well: MOTION (Finacom, Kahn) VOTE (7-0-0-0).

Majority Recommendations

- *Provide as much water retention on-site as possible, including capture and re-use of rain water;*
- *Provide 100% bird-safe glazing on the campus;*
- *Recommend that DRC have an advisory role for public-facing building frontages along Seventh, Dwight, and those visible from Aquatic Park;*
- *Provide a minimum 70% native and/or wildlife-supporting plants;*
- *Review the necessity of and provide more discussion and detail on the pedestrian bridge shown over 7th Street;*
- *Provide more details and definition on the proposed public open space, including benches and other open space elements (such as gates and fencing), as well as public art;*

- *Continue to refine design guidelines, including reducing the 50' minimum for blank wall lengths to 20' or 20% of the façade, whichever is less.*

Additional Recommendations

- *Provide more clarity on the proposed definition of public open space – how it is managed and maintained, when it is available for public use, controls and times of public access, and types of public activities allowed.*
- *Recommend positive wording for design guidelines, wherever possible.*
- *Recommend as much energy efficiency as possible for new projects.*
- *Recommend using local architects as much as possible for new projects.*

2. 2902 Adeline Street [at Russell] (DRCF2021-0005) Final Design Review to redevelop 3 parcels at 2902 and 2908 Adeline Street and 1946 Russell Street (approximately 14,065 square feet total), which includes the demolition of one residential structure and one mixed-use structure; and the construction of a 6-story, mixed-use building with 4,119 square feet of commercial space including 4 live/work units and 50 dwelling units, including 4 available to very low income households. The project would include 56 bicycle spaces and stacked parking for 24 vehicles.

Final Design Review (FDR) was approved with the following conditions and recommendations: MOTION (Kahn, Mitchell) VOTE (7-0-0-0).

Condition

- *Applicant will return to the Committee for follow up review of the cornice at the roof (including safety railing above), the fence and gates on the Russell edge of the property, and for final approval of the color palette.*
- *Demonstrate metal finish to the Committee. Metal siding on the west face shall be matte.*

Recommendations

- *Cornice element should have a stronger presence. Consider a heavy outer edge and additional cross members.*
- *Consider introducing an accent color.*
- *Fence on the Russell edge should be more open and more artistic. Retain gates to sidewalk if possible.*
- *Recommend permanent window blinds be provided in the live-work spaces.*
- *DRC acknowledges that this project was permitted before recent code changes, but still recommends removing the fire pit.*
- *Recommend an additional street tree on Adeline.*

3. 2176 KITTREDGE STREET [at Fulton and Bancroft] (DRCF2021-0004): Final Design Review to construct a new 7-story mixed-use building including 165 residential units, ground level retail and underground parking. Project includes the demolition of an existing 8,575 sq. ft. non-residential building and an existing one-story gas station and car wash.

Final Design Review (FDR) was approved with the following condition: MOTION (Kahn, Finacom) VOTE (7-0-0-0).

Condition

- *Applicant will meet with a Subcommittee for final selection of the metal panel color with several options available for review. Reference should be the warm golden color shown in the renderings. Lighter wall material should be adjacent to the metal panels for this review. Subcommittee was designated as Mitchell, Kahn, and Covarrubias.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 06/17/21 DRC Meeting
*Approved with minor edit for mechanical design. MOTION (Finacom, Pink)
VOTE (7-0-0-0)*

IV. ADJOURN

- *Meeting adjourned: 11:30 PM*

Members of the Public:

Present: 29

Speakers: 15