



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING November 18, 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*)
Dana Blecher (*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: None.

Staff Present: Burns, Dougherty

II. PROJECTS

1. 2352 SHATTUCK AVENUE [at Channing] (MODDRCF2021-0001): Final Design Review Modification to demolish two existing commercial buildings; split the lot into two; and construct two, eight-story, mixed-use buildings with 204 units (including 14 Very Low Income units), 12,154 square feet of commercial space, 17,012 square feet of usable open space, and 90 ground-level parking spaces.

Final Design Review Modification was approved with the following condition:
MOTION (Kahn, Gaffney) VOTE (7-0-0-0)

Condition

- *Parking signage, wayfinding signage, and garage lighting to be reviewed by Staff for approval with input from the Chair as necessary.*

2. 2435 SAN PABLO AVENUE [between Dwight and Channing] (DRCF2021-0008) Final Design Review to construct a 4-story mixed-use building with ground floor live/work space and residential lobby, 48 private rooms with communal kitchens on each residential floor, rooftop terraces on the 3rd and 4th floors, and 56 bicycle parking spaces on an existing vacant lot.

Final Design Review Modification was approved with the following conditions and recommendations: MOTION (Finacom, Tam) VOTE (6-0-0-1) Kahn – absent; Kahn recused himself as he is on the design team.

Conditions

- *Stronger delineation between the ground floor and upper residential floors.*
- *Consider bringing more accent color down to the ground floor.*

- *Staff to review the ground floor design and final color palette with assistance from the Chair and Committee as necessary.*

Recommendation

- *Ground floor storefront design should relate more closely with the residential window bays above.*
- *Storefront windows should be more similar in size and detailing.*
- *Overall, Committee was supportive of the revised color scheme, but there was some support for returning to the former brighter scheme. Consider adding a 6th color or shade to the palette.*
- *Consider adding accent color to the tile wall near the bus stop.*
- *Consider adding a horizontal mullion to the residential window detailing.*
- *Consider replacing the pear tree with a native tree.*

III. DISCUSSION ITEM

- Discuss Design Review Submittal Requirements and how those can play a role in supporting native and wild-life supporting plants and bird safety. Bird safety includes dark sky measures. Possible review of current design review submittal requirements and motion with direction to Staff.

Vice-Chair Kahn requested that Staff advise applicants that the DRC will be reviewing design information on native and wild-life supporting plants and bird safety. Staff will look at adding several key words to the current submittal requirements to reinforce this.

IV. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 10/21/21 DRC Meeting
- MOTION (Kahn, Finacom) VOTE (7-0-0-0)*

V. COMMISSION COMMENTS

- Finacom is interested to find out how the City can enforce landscape maintenance when it was a part of the approved design and Use Permit.;
- Finacom is interested in organizing a Committee tour of nearby rooftop open space.

VI. ADJOURN

- *Meeting adjourned: 9:40 pm*

Members of the Public:

Present: 17

Speakers: 11

APPROVED:

Anne Burns

Design Review Committee Secretary

