



Planning and Development
Land Use Division
Design Review Committee

AGENDA

DESIGN REVIEW COMMITTEE MEETING

Thursday, December 17, 2020 AT 7:00 PM
On-Line (No Physical Location)
Berkeley, CA

PUBLIC INFORMATION

The packet for this (and past) Design Review Committee meeting is available for review online on the Design Review Committee page under Boards and Commissions.

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED EXCLUSIVELY THROUGH VIDEOCONFERENCE AND TELECONFERENCE.

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, this meeting of the Design Review Committee will be conducted exclusively through teleconference and Zoom videoconference. Please be advised that pursuant to the Executive Order and the Shelter-in-Place Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID- 19 virus, there will not be a physical meeting location available.

To access the meeting remotely: Join from a PC, Mac, iPad, iPhone, or Android device: Please use this URL <https://zoom.us/j/95290498965> If you do not wish for your name to appear on the screen, then use the drop down menu and click on "rename" to rename yourself to be anonymous. To request to speak, use the "raise hand" icon by rolling over the bottom of the screen.

*To join by phone: Dial 1-669-900-6833 and enter Meeting ID: **952 9049 8965**. If you wish to comment during the public comment portion of the agenda, Press *9 and wait to be recognized by the Chair.*

*Written comments pertaining to Design Review issues must be submitted by email to the Current Planning Division by **5 pm on December 15, 2020** at aburns@cityofberkeley.info. Persons wishing to offer testimony are encouraged to submit their comments in writing. Written or verbal comments must be limited to issues under the scope of the Design Review Ordinance. Written comments will be entered into the public record.*

For Communications information and Legal Notice Concerning Your Legal Rights, please refer to the last page of this Agenda.

AGENDA

I. ROLL CALL

Charles Kahn, Chair (*Zoning Adjustments Board*)
Lillian Mitchell, Vice-Chair (*Appointed by Zoning Adjustments Board*)
Teresa Clarke (*Zoning Adjustments Board mission*)
Modesto Covarrubias (*Civic Arts Com*)
Vacancy (*Appointed by Zoning Adjustments Board*)
Steve Finacom (*Landmarks Preservation Commission*)
Diana Pink (*Appointed by Zoning Adjustments Board*)

II. PUBLIC COMMENTS AND COMMITTEE MEMBER COMMENTS

The applicant and or their designee will have 5 to 10 minutes to make a presentation of their project to the Committee. The public is also invited to make a public comment if they wish. Please be advised that the Committee may limit the number of speakers and the length of time allowed to each speaker (3 minutes is the usual amount of time allowed). The public is also encouraged to submit their comments and or testimony in writing at which time it will become a part of the public record. CONTACT: Secretary of the Committee, Anne Burns, (510) 981-7415, aburns@cityofberkeley.info

III. RE-ARRANGEMENT OF AGENDA ORDER

Due to the large volume of projects, and the limited amount of time available to hear each project, the Design Review Committee has the right to re-arrange the order of the agenda in order to accommodate the projects that will not require a lot of time.

The next Design Review Committee meeting will be held on Thursday January 21, 2021.

IV. PROJECT REVIEW

1. **2590 BANCROFT WAY [at Bowditch] (DRCF2020-0005): Final Design Review** to construct an eight-story, mixed-use building with 87 dwelling units (including five Very Low-Income units), 4,345 square feet of commercial space, 2,566 square feet of usable open space, 40 long-term bicycle parking spaces and zero vehicular parking spaces. ***Committee Decision.***
2. **3031 TELEGRAPH AVENUE [at Webster] (DRCP2020-0005): Preliminary Design Review** to demolish an existing commercial building and construct a six-story, 98,948 square-foot mixed-use building with 110 units (including 7 Very Low-Income units), including 5,666 square feet of commercial space, 9,917 square feet of usable open space, as well as *112 bicycle parking spaces and 29 vehicular parking spaces at the ground level.* ***Majority Recommendations.***

V. 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.

VI. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 10/15/20 DRC Meeting
Recommendation: Approve Minutes
 - B. Minutes from 11/19/20 DRC Meeting
Recommendation: Approve Minutes

VII. COMMISSION COMMENTS

This is an opportunity for comments either to or from Commissions for which the DRC has liaisons: the Zoning Adjustments Board (ZAB), the Civic Arts Commission (CAC), and the

Landmarks Preservation Commission (LPC). Committee members may ask for discussion to be scheduled on a future agenda (per Brown Act, no deliberation or final action may be taken).

VIII. COMMUNICATIONS

[2021 Meeting Schedule](#)

IX. USE PERMIT RECOMMENDATIONS

The project below is not subject to a formal design review recommendation, since a residential project in one of our residential zoning districts. It is however an important project on the edge of Downtown and we would like to share the most recent drawings with you. These drawings are linked to the address (**2015 BLAKE STREET**) below. It is tentatively scheduled for a Preview and EIR Scoping Session with the Zoning Adjustments Board (ZAB) on January 28, 2021. Please forward any design recommendations that you have to my attention (aburns@cityofberkeley.info) and I will make sure that our Use Permit Planner forwards them on to ZAB as part of the Use Permit process.

[2015 BLAKE STREET \[at Milvia\] \(ZP2020-0072\): Use Permit Referral](#) Demolish 3 existing commercial buildings and 1 duplex; restore and relocate 2 residential buildings on the site (includes 7 rent-controlled units); merge and reconfigure 7 parcels into 2 parcels; and construct a 7-story, 155-unit, residential building with underground parking and a 3-story, 6-unit, residential building, for a total of 168 units. Density bonus project.

X. ADJOURN (by 10:45 pm)



To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6418(V) or 981-6347(TDD) at least three business days before the meeting date.

COMMUNICATIONS

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

LEGAL NOTICE CONCERNING YOUR LEGAL RIGHTS

If you object to a decision by the Design Review Committee, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Design Review Committee at, or prior to, the public hearing.
2. You must appeal to the Zoning Adjustments Board within fourteen (14) days of the date of the action of the Design Review Committee.
3. Pursuant to Code of Civil Procedure Section 1094.6(b), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
5. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
6. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.