



Planning and Development  
Department  
Land Use Planning Division

**ACTION SUMMARY FOR  
DESIGN REVIEW COMMITTEE MEETING  
November 21, 2019  
7:00 PM**

MITCHELL, L	P
EDWARDS, B	P
KAHN, C	P
CLARKE, T	P

PINK, D	P
FINACOM, S	P
COVARRUBIAS, M	P

*Public Attendance:* 12  
*Public Speakers:* 6

*Staff in Attendance:*  
*Burns, Dougherty*

**I. PROJECTS**

- 2099 MARTIN LUTHER KING JR. WAY [at Addison] (DRCP2019-0006):** Preview to demolish an existing one story 3,595 square foot auto service building and construct a 62,419 square-foot, seven-story, 69' tall, mixed-use building with 72 dwellings (including 5 dwellings available to very low income households) and 2,448 square feet of ground floor retail space. The project would provide 12 parking spaces and secure storage for 38 bicycles within a grade level garage.

**Advisory Comments:**

**Neighborhood Context**

- *Recommend a nicer space in the lobby so that the residents are encouraged to sit there for a while.*
- *Retail could work in this location.*
- *Consider locating main lobby on Addison, and secondary entry on MLK.*
- *Recommend locating art at the corner or on the east elevation.*
- *East elevation is so visible, and too solid.*
- *Consider a residential amenity on the north end of the MLK elevation with planters at sidewalk.*
- *Recommend retail at the corner with no planters at the sidewalk.*

**Bay Design**

- *There may be more opportunities for windows in the bays. Consider a small window on the side of the bay.*
- *Look more carefully at bay design on the north side to see if it makes sense to flip them for sunlight or view.*

**Building / Façade Design**

- *Celebrate the corner more.*

- *Top is too heavy, and too flat.*
- *Corner is too heavy. Too much wall at the residential floors.*
- *Trellis should be more elegant. Horizontal pieces appear to be too heavy. Provide more hierarchy in the structure.*
- *2nd floor façade would be more successful if it wasn't as solid.*
- *Recommend wrapping the retail further around the corner on Addison.*
- *Consider more relief on the blank walls.*
- *Recommend higher retail ceiling height.*
- *9' floor to floor dimension is encouraged.*
- *Show any vents required in design.*
- *Recommend a restroom on the 1st floor.*
- *Recommend a restroom on the roof.*

#### **Colors and Materials**

- *Color palette should be further developed – brighter may be more appropriate in response to the nearby Cultural Arts District.*
- *Design needs more color – possibly colored glass.*
- *Consider extending color from 2nd floor down to the ground floor.*

#### **Landscape Plan**

- *Recommend taller plants in the planter by the garage entrance.*
- *Plant palette on roof is bland.*
- *Roof deck appears to be sunny, and windy. There should be some covering.*
- *Recommend locating the planters away from the western edge so that residents could enjoy the view.*
- *Recommend gardening area on the roof if possible.*
- *Recommend substantial tree size in podium courtyard.*

#### **Streetscape Design / Public Works Issues**

- *Recommend 5 street trees instead of 4. Also recommend that the City continue the same street tree to University.*
- *Recommend bulb-out on the corner for pedestrian safety.*

#### **ZAB Issues**

- *Parking for vehicles and bicycles both look inadequate.*
- *Recommend a common indoor amenity space.*

## **2. 2542 DURANT AVENUE [between Telegraph and Bowditch] (DRCF2019-0005):**

**Continued Final Design Review** to demolish existing asphalt parking lot at 2542 and 2538 Durant and erect a new 5 story mixed-use building with 32 residential units and ground level commercial space.

**Final Design Review was approved with the following conditions and recommendations:** MOTION (Finacom, Clarke) VOTE (6-1-0-0) Edwards - no.

#### **Conditions:**

- *Project will return to the Committee for detailed review of the ground floor stair and elevator lobby and roof deck design.*

#### **Recommendations:**

- *Ground floor elevator and stair lobby should be more gracious.*

- *DRC encourages open window into stair if that can be resolved during the plan check process.*
- *Plant palette needs a lot of maintenance. Consider alternate plant palette.*
- *Roof deck should be more developed. Recommend hiring a landscape architect.*
- *Roof deck should have more definition of spaces / create spaces.*

- 3. 1835 SAN PABLO AVENUE [at Hearst] (DRCP2018-0009): Preliminary Design Review** to demolish an existing one-story commercial building and construct a new 6-story, mixed-use development with 99 dwellings (including 7 dwellings available to very low income households) and 2 live/work units. The project would include stacked parking for 49 automobiles and secure storage for 92 bicycles.

***Preliminary Design Review received a favorable recommendation to ZAB with conditions and direction for Final Design Review (FDR): MOTION (Edwards, Clarke) VOTE (6-1-0-0) Pink - no.***

**Conditions:**

- *Provide complete details at FDR, including gates, railings, and retractable awning.*
- *Provide final color palette and material samples at FDR. Provide a range of wall colors, both light and dark.*
- *Provide varied plant palette on roof deck. Plants should help with any wind issues.*
- *Specify trees, including size, at FDR. Recommend larger box sizes in podium courtyard.*
- *Provide more shade on the roof deck.*
- *Provide more options for corridor windows facing east, and if there are any designs that allow some clear glazing along with some translucent.*

**Recommendations:**

- *Encourage entrance to bike storage directly from the outside, and not from the lobby.*
- *Recommend providing windows on east wall of one ground floor unit.*
- *Consider extending elevator lobby further west for a more dramatic design.*
- *Provide further study of San Pablo façade over the main entrance at FDR. Expanse of horizontal windows extending the length of the open space bay may be more successful.*
- *Provide further study of San Pablo façade and how the upper window pattern could better work with the ground floor storefront design. The vertical emphasis is good, but the window pattern shouldn't be so busy.*
- *Live/work units should be more livable, not just a fishbowl.*
- *Recommend simpler lines on display boxes.*
- *Confirm that the landscape in the slots at the corridor are viable given the amount of sunlight available.*
- *Recommend no gas fire pit.*

**II. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes
  - A. Minutes from 10/17/19 DRC Meeting  
*Approved. MOTION (Pink, Mitchell) VOTE (4-0-3-0) Clarke, Edwards, Finacom – abstain.*

**III. ADJOURN**

- *Meeting adjourned: 10:30 PM*