



Planning and Development
Department
Land Use Planning Division

**ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
December 19, 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: 16
Public Speakers: 7

Staff in Attendance:
Burns, Dougherty

I. PROJECTS

- 2009 ADDISON STREET [near Milvia] (DRCF2019-0008): Final Design Review** to construct a 7-story, mixed use project including theatre facilities (ground floor), a school of theatre (second floor) and 45 residential units (5 upper floors) to be occupied by performing actors and theatre professionals.

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

Conditions:

- *Project shall return to Design Review on the following items:*
 - *Finalized details for the digital screen band. Provide details for how the screen will be mounted to the building including any structural elements necessary. Applicant will work with Staff to ensure that the design meets any relevant signage requirements in the Ordinance.*
 - *Graphic element that will replace the windows on the South corner of the East façade.*
 - *Landscape and furniture plan for the courtyard, both for events and every day. Screen bedroom window facing courtyard.*
- *Final colors shall be reviewed either on site or by the Committee when the project returns.*

Recommendations:

- *Consider adding several trees in the courtyard.*
- *Consider adding a window in the East stairwell.*

- *Reducing the length of the screen may be acceptable, but should be considered when viewing the design as a whole, including the gate, both walls facing the alley (east and west), and any graphics.*

- 2. 2650 TELEGRAPH AVENUE [at Derby] (DRCP2019-0004): Preview** to 1) demolish one existing commercial building; and 2) construct one, five-story, mixed-use building with 45 units (including 4 Very Low-Income units), 1,125 square feet of commercial space, 4,629 square feet of usable open space, as well as 50 long-term bicycle parking spaces and 20 vehicular parking spaces at the ground level.

Advisory Comments:

Neighborhood context

- *Consider reducing massing to the North, as well as the height, to reduce the impact to the neighboring parcel.*
- *Provide a North/South section. Committee recommends a section where the neighboring building is at 0' lot line and one where the neighboring building is setback to show the relationship of the project to the adjacent two story structure.*

Massing

- *Saw tooth design along Telegraph is successful.*
- *Consider raising the ceiling heights for the residential floors to 9ft.*
- *Include a detail for the canopy at the roofline.*

Façade Design

- *Provide glass samples for translucent glass elements at Preliminary Design Review (PDR).*
- *Recommend some additional design features to add more richness to the design.*

Ground Floor Design

- *Provide a detail for the glass awning.*
- *Consider options for reducing the nighttime glare from the ground floor units facing the residential parcels to the rear.*
- *Consider either landscaping strip or permeable pavers in sidewalk area adjacent to the proposed outdoor seating area.*

Landscape/Open Space

- *Window boxes are a successful design element. Consider options for default plantings in the case of tenants who do not wish to keep up with maintaining the planting area.*
- *Provide more information for the podium level garden, including a section through the private patios.*
- *Gas fire pit strongly not recommended. It is not consistent with our City's policies and recent Ordinance changes.*

Lighting

- *Provide information about the garage lighting and exterior deck lighting.*

II. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 11/21/19 DRC Meeting
Approved with minor clarifications to 1835 San Pablo. MOTION (Edwards, Pink) VOTE (7-0-0-0)

III. COMMISSION COMMENTS

- *Finacom requests that Staff look into an alternate time for the Strategic Plan Commissioners' Info Session as it conflicts with DRC's January meeting.*
- *Finacom/Clarke recommend that the consultants working on the revisions to the Southside Strategic Plan Design Guidelines come before DRC to discuss the proposed revisions. Kahn requested that the presentation should be scheduled so that feedback can be incorporated into the process.*
- *Edwards requests that Staff provide the parking report presented to ZAB.*

IV. ADJOURN

- *Meeting adjourned: 9:45 PM*