



Planning and Development
Department
Land Use Planning Division

**ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
April 18, 2019
7:00 PM**

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

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

Public Attendance: 15
Public Speakers: 7

Staff in Attendance:
Burns, Dougherty

I. PROJECTS

- 1. 2556 TELEGRAPH AVENUE [at Blake] (DRCF2019-0003) Final Design Review** to (1) demolish an existing 16,000 square-foot, two-story commercial building; and (2) construct a 43,949 square-foot, five-story, 61'-6" tall, mixed-use building with 22 dwellings, two ground-level live/work units, and 5,094 square feet of commercial space.

Final Design Review was approved with the following conditions: MOTION (Clarke, Kahn) VOTE (4-2-0-1) Edwards, Finacom – no; Mitchell - absent.

Conditions:

- Material color and finish selections shall be mocked up onsite for Committee review. Provide all materials and colors, but review will need to confirm final brick, grout, and coping colors.*
- Roof deck planters shall provide a 24" minimum separation from inside edge of parapet.*

Recommendations:

- Consider a lighter brick color that is more in keeping with neighborhood context.*
- Grout color should have a slight contrast to brick.*
- Committee recommends selecting a warmer color for the parapet cap/coping.*
- Recommend more bike racks on sidewalk.*
- There was concern with single doors for rear service doors.*
- Do not recommend vinyl windows (minority).*

- 2. 2072 ADDISON STREET [between Milvia and Shattuck] (DRCF2019-0001) Final Design Review** to demolish an existing one-story commercial building and allow construction of a new seven-story mixed use building with 66 dwelling units and ground-floor commercial space.

Final Design Review was approved with the following conditions to be reviewed by the Committee: MOTION (Finacom, Clarke) VOTE (6-0-0-1) Mitchell - absent.

Conditions:

- Project shall return to DRC for review of the custom-designed art panels on the North elevation if it doesn't go through the Civic Arts Commission process.
- Applicant shall submit a detailed lighting model to ensure the specified fixtures provide adequate illumination of design elements, including the arches in the cupola.
- Roof deck design and landscaping shall be further developed and presented with an irrigation plan.

Recommendations:

- Consider smaller palms on the roof deck. Larger date palms may be more difficult to maintain.
- Refine roof deck design to incorporate individual gathering spaces and relate fixed seating to the planter locations. Consider hiring a landscape architect.
- Check with Zoning to ensure project meets requirements for landscaping and open space.

- 3. 1951 SHATTUCK AVENUE [at Berkeley Way] (DRCP2018-0005): Continued Preliminary Design Review** to redevelop an approximately 17,424 square-foot parcel, including the demolition of two existing commercial buildings and the construction of a 120-foot tall, 12-story, mixed-use building with approximately 5,000 square feet of commercial space on the ground floor, 156 residential units, and a 100-space subterranean parking garage.

Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review (FDR): MOTION (Clarke, Covarrubias) VOTE (5-0-0-2) Mitchell, Pink – absent; Pink recused herself as she is on the design team.

Recommendations:

- Refine the South and East elevation to be more in keeping with the treatment of the North and West elevations for purposes of distant views.
- Further develop the detailing of the material transitions on the East elevation.
- Explore alternate color schemes, with special consideration given to the specific brick selection. Committee recommends looking at warmer brick and wood options. Consider glass colors, both storefront and residential windows above.
- Improve loading zone and discuss possible corner bump out with Traffic engineer.
- Provide/address the following for FDR:
 - Renderings showing views of the building facing East on Berkeley Way and facing North on Shattuck;
 - Night renderings;
 - Glazing specifications;
 - Solution for window washing;
 - Solution for pigeons;
 - Revised ground floor plan showing path of travel to bike parking; and

- *Provide large scale unit plans for all units.*

II. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 3/21/19 DRC Meeting
Approved MOTION (Edwards, Pink) VOTE (4-0-2-1) Covarrubias, Finacom-abstain; Mitchell – absent.

III. ADJOURN

- *Meeting adjourned: 10:00 PM*