



Planning and Development
Department
Land Use Planning Division

**ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
August 15, 2019
7:00 PM**

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

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

Public Attendance: 15
Public Speakers: 8

Staff in Attendance:
Burns

I. PROJECTS

- 2352 SHATTUCK AVENUE [at Durant] (DRCP2018-0004): Continued Preliminary Design Review** to demolish two existing commercial buildings; split the lot into two; and construct two, eight-story, mixed-use buildings with 206 units (including 15 Very Low Income units), 11,460 square feet of commercial space, 19,530 square feet of *usable open space*, and 89 ground-level parking spaces.

Preliminary Design Review for Phase I received a favorable recommendation to ZAB with conditions and direction for Final Design Review (FDR); Phase II was continued for further design refinement with the following recommendations: MOTION (Kahn, Edwards) VOTE (6-0-0-1) Pink - absent.

Phase I Conditions:

- Provide a more coherent treatment between the ground and second floor windows at Northeast corner.*
- Wrap stair just west of western courtyard in Corten siding.*
- Lower white panels facing Durant - reduce higher bays by 1 story.*
- Provide storefront detail with clear space behind the transom.*
- Provide colors and materials at FDR; Corten or siding with similar quality required at FDR; Detail Corten carefully, especially at the top. Preference was for vertical standing seam*
- Check lighting in garage at FDR; show night view of garage; alternate to green screen is allowed if wall is required instead of garage openings.*
- Show garage door design/details at FDR, if not reviewed by CAC.*
- Show package delivery method*
- Show all rooftop equipment*
- Show larger bike room*
- Provide covered rooftop space*

- *Model required.*
- *Show SOSIP plan with proposed project plans.*
- *Hot tub has been deleted.*

Phase II Recommendations:

Neighborhood Context

- *Phase II, and the project as a whole, should take better advantage of its Shattuck location. Consider a second entrance on Shattuck frontage.*
- *Building is not 'special enough' yet on Shattuck*

Ground Floor Design

- *Space in between the two phases doesn't go anywhere.*
- *Develop a comparable lobby in Phase II as now in Phase I.*
- *Green screen may hide the garage, but doesn't improve the street life.*

- 2. 2176 KITTREDGE [at Fulton and Bancroft] (DRCP2019-0001): Preliminary Design Review** to construct a new 7-story mixed-use building including 165 residential units, ground level retail and underground parking. Project includes the demolition of an existing 8,575 sq. ft. non-residential building and an existing one-story gas station and car wash.

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and specific direction for Final Design Review (FDR):
MOTION (Kahn, Edwards) VOTE (6-0-0-1) Pink – absent.

Conditions:

- *Further refine the top of the building design on Bancroft – DRC is allowing flexibility with this, to be reviewed at FDR, but strongly recommends reducing the height of the top portion and providing a thicker plate element.*
- *Provide alternate courtyard design on western podium courtyard at ZAB.*
- *Provide detailed lighting information at FDR*
- *Show alternate design for garage door at FDR.*
- *Provide all exterior details at FDR, including windows, railings, and parapets.*
- *Provide more substantial shade on the roof deck for the Committee to review at FDR.*
- *Provide final color and material palette at FDR, including detailed information about quality of metal panels.*

Recommendations:

- *Bancroft façade – design still appears heavy.*
- *2nd floor windows on Kittredge are nice, as designed. Confirm safety requirements and resolve any detail issues before FDR.*
- *Garage door design appears to be too heavy as shown. Consider more spacing in design.*
- *Strongly recommend private patios on podium level near Bancroft for more privacy for adjacent units.*
- *Yellow color shown is captivating, but the champagne color, not so much.*

- *Strongly recommend a variety of plants in the ground floor planter areas.*
- *Recommend that a bathroom can be accessed from the roof deck.*

II. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 7/18/19 DRC Meeting
Approved MOTION (Finacom, Edwards) VOTE (6-0-0-1) Pink – absent.

III. COMMISSION COMMENTS

- *Kahn has requested that the Staff for the Energy Commission give a presentation to both ZAB and DRC that goes into more detail about the recent Council approval concerning the prohibition of natural gas.*
- *Finacom requested that Planning Staff look at shifting all Land Use Planning Meetings that normally occur on Thursdays (LPC, ZAB & DRC) back one week in Januaries that have 5 Thursdays in any particular year so that the LPC doesn't need to be cancelled for that month due to its proximity to the New Year Holiday.*

IV. ADJOURN

- *Meeting adjourned: : 10:45 PM*