



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING October 20, 2022 7:00 PM

I. Roll Call:

Committee Members Present:

Lillian Mitchell, Chair (*Appointed by Zoning Adjustments Board*)
Charles Kahn, Vice-Chair (*Zoning Adjustments Board*)
Steve Finacom (*Landmarks Preservation Commission*)
Kimberly Gaffney (*Zoning Adjustments Board*)
Diana Pink (*Appointed by Zoning Adjustments Board*)
Janet Tam (*Appointed by Zoning Adjustments Board*)
Cameron Woo (*Civic Arts Commission*)

Committee Members Absent: None

Staff Present: Burns

II. PROJECTS

1. 2213 FOURTH STREET [between Allston and Bancroft] (DRCF2022-0004): Final Design Review Follow Up to demolish three existing non-residential buildings and one existing duplex and construct a new 128,143 square-foot, four and one-half story parking garage containing 412 off-street automobile parking spaces and one loading space to serve uses in the vicinity of the project site. ***Review is for Colors and Materials, and Fifth Street Façade Design only.***

Final Design Review Follow Up was approved with the following conditions and recommendations: MOTION: (Kahn, Gaffney) VOTE (7-0-0-0).

Conditions

- *Fifth Street Design Option 3 was approved with a higher planter on three columns nearest the parking exit, and vines in the planters shall grow to the screen above. The larger planter to the north can be reduced enough to allow the planter and vines on that closest pilaster. Staff to review and approve the final details.*
- *Provide an adequate return on the south side of the ornamental metal screen.*

Recommendations

- *Committee strongly encourages Public Works to approve the two street trees in front of the parcel on Fifth Street.*

2. 1820 SAN PABLO AVENUE [between Hearst and Delaware] (DRCP2021-0017): Continued Preliminary Design Review to demolish the existing commercial building and construct a four-story, 42,831-square-foot, 44-unit, mixed-use building, with 6,364 square feet of commercial area.

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR):
MOTION (Woo, Kahn) (7-0-0-0).

Conditions – *provide at FDR:*

- Multiple color studies for further review.
- Show the operable windows, including how they open.
- Lighting information, including cut sheets.
- Front patio gate, including how it operates. Show both open and closed.
- Details on the bays, including how the bevels meet the frames, and the frames meet the base.
- Alternate storefront options for further discussion, including a higher bulkhead and different proportions for the transom.

Recommendations

- Strong recommendation for more color and detail on the San Pablo base, as well as the north and south facades.
- Consider tile bulkheads.
- Consider deeper awnings.
- Recommend color in the mullions, and on the bulkheads.
- Signage could also add life to the base – show at FDR.
- Consider a pattern on the north and south elevations.
- Recommend small plaque on-site describing previous businesses.
- Still concerned with noise from the back restaurant patio. Consider details at FDR to help resolve potential issues.

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
A. Minutes from 9/15/22 DRC Meeting.
MOTION (Pink, Woo) VOTE (7-0-0-0).

IV. ADJOURN

- *Meeting adjourned: 9:30 pm*

Members of the Public:

Present: 11

Speakers: 7

APPROVED: _____

Anne Burns

Design Review Committee Secretary

