



Planning and Development  
Department  
Land Use Planning Division

## ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING August 18, 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*)

Cameron Woo (*Civic Arts Commission*)

#### **Committee Members Absent:**

Janet Tam (*Appointed by Zoning Adjustments Board*)

**Staff Present:** Burns, Dougherty

### II. PROJECTS

**1. 1820 SAN PABLO AVENUE [between Hearst and Delaware] (DRCP2021-0017): Preliminary Design Review** to demolish the existing commercial building and construct a four-story, 43,277-square-foot, 44-unit, mixed-use building, with 5,718 square feet of commercial area.

***Preliminary Design Review was continued with the following recommendations:***

***MOTION: (Kahn, Mitchell) VOTE (6-0-0-1) Tam – absent.***

#### **Recommendations**

##### **Bay / Building Details**

- *Bay design is overwhelming. Further refine design so bays are more in balance with the overall building design. Consider vertical proportions and more glazing in between bays, as well as more variety in bay design.*
- *San Pablo façade appears to be too institutional.*
- *Simplify colors on upper floors, but consider adding more color on San Pablo with the bays.*
- *Unfinished wood siding is a concern. Provide an alternate material or detailed maintenance information.*
- *Show more building details, including bays, railings, and ground floor storefront design.*

##### **Ground Floor Design**

- *Add more pedestrian interest and scale to the base. Recommend deeper recess on the windows at the second floor and the transoms, as well as more window mullions.*

- *Consider awnings or canopies as permissible by Caltrans.*
- *Look at adding back some detail, material, signage, and small plaque that recalls the Albatross.*
- *Entry lobby does not appear to be big enough for the proposed units.*
- *Relocate bike and trash rooms off of San Pablo elevation, so more commercial could be on this frontage.*

#### **Landscape / Open Space Design**

- *Need to provide adequate open space. Show more details how this is possible, even with the narrow courtyard space.*
- *Front commercial courtyard could be dark in the afternoons. Look at eliminating the closed corridor adjacent to the commercial entry courtyard.*
- *Resolve privacy issues for units facing the podium open space.*
- *Resolve any acoustic design and sound management issues with the rear commercial seating area that impact adjacent parcels.*
- *Recommend more native plants.*
- *Recommend permeable pavers where possible.*

**Ex-parte communications:** *Gaffney used to work at this architectural firm, but doesn't now and is not connected with this project.*

**2. 2403 SAN PABLO AVENUE [at Channing] (DRCP2021-0022): Preliminary Design Review** to demolish the existing 8,252 square-foot, one-story commercial building and construct a four-story mixed-use development consisting of a 603 square-foot retail tenant space and 39 dwelling units (condominium), totaling 53,013 square feet, with 24 automobile parking spaces and 39 bicycle parking spaces.

**Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review (FDR):** MOTION: (Mitchell, Woo) VOTE (5-0-0-2) Tam – absent, Kahn – recused himself.

#### **Conditions**

- *Provide a livelier San Pablo elevation, with an emphasis on a more pedestrian-friendly ground floor. Consider wider and more recessed windows or additional details, as well as more color.*
- *Provide all exterior details at FDR, including railings and windows.*
- *Provide parking garage door details at FDR, and include any mechanical specifications.*
- *Provide a takeout window in the commercial space.*

#### **Recommendations**

- *As presented, the east elevation is richer and friendlier. Recommend bringing some of that inner courtyard quality to the San Pablo elevation.*
- *Consider recessing windows on all facades, or at least a deeper sill line, but most importantly on the San Pablo elevation.*
- *Use the landscaped setback on San Pablo frontage for a livelier plant selection.*
- *Recommend more adaptability for easier retrofit to accessible units as needed for aging in place.*
- *Permeable pavers recommended between trees and sidewalk. Staff and applicant to check with both Public Works and Caltrans.*

- *4<sup>th</sup> floor open space is near bedrooms windows. Management should monitor that open space accordingly.*

### **III. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes
  - A. Minutes from 7/21/22 DRC Meeting  
*MOTION (Kahn, Mitchell) VOTE (6-0-0-1) Tam – absent.*

### **IV. ADJOURN**

- *Meeting adjourned: 9:45 pm*

### **Members of the Public:**

**Present: 24**

**Speakers: 11**

APPROVED:



Anne Burns

Design Review Committee Secretary