



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING June 15, 2023 7:00 PM

I. Roll Call:

Committee Members Present:

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

Committee Members Absent: None

Staff Present: Burns

II. PROJECTS

- 1. 2427 SAN PABLO AVENUE [between Dwight and Channing] (DRCP2022-0012)**
Preliminary Design Review to demolish two existing multifamily buildings and construct a new five-story, mixed use multifamily residential building with eight replacement apartment units and Group Living Accommodation (GLA) with 77 private rooms (5 VLI units), and a request for a density bonus in the C-W zoning district.

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and direction for Final Design Review (FDR):

MOTION: (Woo, Tam) VOTE (5-0-0-1) Kahn – recused himself.

Conditions

- *Refine color palette and location of color transitions so that whole design flows better.*
- *Look carefully at material transitions – both stucco and base.*
- *Look more carefully at increasing the native plants; Provide more information on planters and soil depth at FDR.*
- *At FDR, provide window, railing, planter, garage door / gate and details.*

Recommendations

- *Windows on San Pablo at the ground floor should have be a better contribution for the sidewalk – develop further.*
- *Ground floor horizontal element / canopy should be lowered and more substantial for a better presence on the sidewalk; Resolve blank appearance at transom.*

- *East elevation should be more interesting with plants and/or color; consider any details for increased privacy.*
- *Add more life onto San Pablo elevation.*
- *Add entrance canopies to walk up units.*
- *Terrace posts appear unresolved where they meet the ground.*
- *Very small windows are not successful.*
- *Consider more contrast for Ceraclad and stucco colors.*
- *Look carefully at the back wall of the terrace – both sides look blank.*
- *Recommend bird safe glass.*
- *Recommend adding a take-out window.*
- *Underground vault is good as it helps retain a more open elevation.*
- *Species that support butterflies are recommended.*
- *Support the existing street trees.*

ZAB Issues

- *Look more carefully at ground floor bedrooms with no window – further refine the plan to resolve.*

2. 2480 BANCROFT WAY [between Telegraph and Dana] (DRCP2022-0017)

Preliminary Design Review to demolish a one-story retail building and construct an eight-story (95 feet) mixed-use building with 2,066 square feet of commercial area and 28 dwelling units including two Very Low-Income Units.

Preliminary Design Review received a favorable recommendation to ZAB with the following recommendations and direction for Final Design Review (FDR):
MOTION: (Woo, Gaffney) VOTE (6-0-0-1) Kahn – recused himself.

Recommendations

- *Ground floor looks too stark.*
- *Develop more pedestrian-friendly details at the base; provide better delineation of lobby and commercial entries.*
- *Consider more detail – such as special glazing treatment on the 2nd level - to add emphasis.*
- *Consider bringing vertical accents down to the 2nd floor.*
- *Recommend more depth for the window details.*
- *Add more detail and interest, especially on the south and west elevations.*
- *Show material and color transitions at FDR.*
- *Provide more details on all facades at FDR, including the west.*
- *Recommend bird safe glass.*
- *Recommend adding a take-out window.*

II. DISCUSSION ITEMS

- Southside Zoning Modification Project (Continued from previous month)
 - *Recommend using an average, rather than a continuous setback area adjacent to the sidewalk.*
 - *Concern that 10' minimum setback is too much – look at a smaller dimension that may be more feasible.*

- *Consider specific sidewalk width when recommending a setback – 2’ may be fine on some, while 5’ may be needed on others.*
- *Recommends an in-lieu fee be allowed for reduction of open space.*
- *85’ height limit already puts the project in a high rise designation – 75’ may work better.*
- *Show charts, lists, and graphics with the maximum allowed, including with a density bonus.*
- *Study impact on historic resources.*
- *Double counting public open space sounds promising.*
- *In the interest of time, DRC members were encouraged to send any additional recommendations directly to Staff within the next 2 – 3 weeks.*
- DRC Meeting Length Discussion Continued, in the interest of time.

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
 - A. Minutes from 5/18/23 DRC Meeting.
MOTION (Kahn, Gaffney) VOTE (6-0-0-0).
- Subcommittee Recommendation on Prospective Candidates for DRC Landscape Architect; DRC voted to forward the Subcommittee’s favorable recommendation for Mary Muszynski on to ZAB. *MOTION (Tam, Woo) VOTE (5-0-1-0) Finacom - abstain.*

IV. ADJOURN

- Meeting adjourned: 10:00 pm

Members of the Public:

Present: 11

Speakers: 9

APPROVED:

Anne Burns

Design Review Committee Secretary

