

Memorandum

To: Anne Burns, Design Review Committee Secretary
Layal Nawfal, Planning Department

From: Rhoades Planning Group

Date: November 7, 2016

Re: 2720 San Pablo Avenue Plan Set for November 17, 2016 Design Review Committee Meeting

Dear Ms. Burns and Ms. Nawfal,

This letter is provided to show the revisions that have been made to the plan set in response to the comments received at the October 20, 2016 Design Review Committee meeting. The following is a list of the comments received from the DRC with the corresponding response reflected in the enclosed plan set:

DRC Recommendations from October 20, 2016 Meeting and Applicant Responses:

Massing:

- *Massing design on the east building is good. Recommend looking at similar massing on the west building.*
 - **Response:** Revised massing of west building with similar roofline and material change. Note that the San Pablo massing is meant to be a horizontal, linear form in keeping with San Pablo Avenue, while the Pardee building is more vertical to continue the rhythm of the smaller scaled street.
- *Upper mezzanine – would prefer it was eliminated so that the building was closer in scale to building to the north.*
 - **Response:** Upper mezzanine eliminated. Roofline was also flipped so the higher side is along the courtyard, and the lower profile is along San Pablo Avenue.
- *Show more clearly how the upper level overhang works with the ground floor canopy. It appears that more development is required here. The overhang and canopy could have more of a relationship.*
 - **Response:** Revised canopy design to be a vertical element that engages the overhang and provides signage opportunities.

Building Design

- *Recommend adding a pedestrian door adjacent to the garage entrance.*
 - **Response:** Not provided, but we improved the circulation from the lobby to relocated trash and bike rooms.
- *Recommend rethinking the trash area as it is too far from the residents and appears to be too difficult to maintain.*
 - **Response:** Trash area was relocated to garage area with access from hallway shared between residents and commercial tenants.
- *Lobby appears to be small and unfriendly; recommend adding some seating.*
 - **Response:** Lobby enlarged with access to courtyard stair and mail and lobby. Landscaping was also revised to provide exterior areas by lobby.

Façade Design

- *As illustrated, the San Pablo storefront design is more conventional and could incorporate operable sections into the design.*
 - **Response:** San Pablo Avenue storefront is broken down into operable sections, more prominent 2nd retail access & bench/counter opportunities.

- *Pardee elevation may be too busy. Recommend it be simpler, especially at the garage entrance.*
 - **Response:** *Elevation simplified – removed corten paneling, revised to vertical board, formed concrete finish and perforated metal garage door.*
- *San Pablo elevation is dull; look at adding color, material, and texture.*
 - **Response:** *Revised railing panel to colored or translucent polycarbonate panel; revised top floor detailing to include recessed windows; revised ground floor per comment above.*
- *San Pablo storefront elevation is too glassy; the design cannot just rely on table and chairs inside for detail and pedestrian interest.*
 - **Response:** *See first comment response on façade design above.*
- *Look at an alternate material for railings in lieu of the perforated panels.*
 - **Response:** *See response above.*
- *Base edge at the San Pablo commercial frontage should be dark and match the frames; update renderings.*
 - **Response:** *Storefront design re-thought with operable panels and base panels that continue to the ground.*
- *If commercial space ends up being two suites instead of one, north entrance is not bold enough.*
 - **Response:** *2nd entrance revised to be more prominent and bold.*

Open Space

- *Recommend having open space area with seating near the elevator instead of in between the two west building masses.*
 - **Response:** *Provided in enclosed updated landscape plan.*
- *There could be some seating in that western area, but located away from unit*
 - **Response:** *Area revised to provide ample seating area while providing privacy.*
- *Recommend eliminating the bike parking on the podium level. This would allow for more common open space area.*
 - **Response:** *Bike parking eliminated, and more open space provided.*
- *Provide 3-d image of the 'slots' in the courtyard.*
 - **Response:** *Provided.*

Should you have any questions, please do not hesitate to contact us: 510-545-4341