



Planning and Development
Department
Land Use Planning Division

**DRAFT ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
March 18, 2021
7:00 PM**

I. Roll Call:

Committee Members Present:

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

Committee Members Absent: None

Staff Present: Burns, Karimzadegan

II. PROJECTS

1. **2023 SHATTUCK AVENUE** [between Addison and University] (DRCF2021-0003): **Final Design Review** to demolish the remaining structure on the vacant lot following a fire and construct a 24,178 square-foot, seven-story, 73'5" tall, mixed-use building with 48 dwellings (including 4 dwellings available to very low income households) and 1,250 square feet of ground floor commercial space. The project would provide no parking and secure storage for 34 bicycles.

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

Conditions

- *Provide color and material mock up on-site during construction phase for Staff review and approval with Committee assistance as needed.*
- *Provide updated rooftop landscape plan to Staff for review and approval now that canopy has been removed.*

Recommendations

- *Consider softer colors for the North, South, and rear elevations.*
- *Tree(s) on roof deck should provide more shade since canopy has been removed.*
- *Fire pit should be electric rather than gas.*

2. **600 ADDISON STREET** [at Bolivar] (DRCP2019-0017): **Preliminary Design Review** to demolish buildings and structures on an industrial site of approximately 8.67

acres, and to construct a research and development (R&D) campus containing two buildings totaling 461,822 square feet of gross floor area and 924 parking spaces.

Motion 1: Preliminary Design Review for project as presented to ZAB on February 25th received a favorable recommendation to ZAB with the following conditions and direction for Final Design Review (FDR): MOTION (Kahn, Tam) VOTE (6-0-1-0) Finacom - abstain.

Motion 2: Preliminary Design Review for project with a 5' height variance as presented to DRC on March 18th received an unfavorable recommendation to ZAB with the following conditions and direction for Final Design Review (FDR): (Kahn, Tam) VOTE (7-0-0-0).

Conditions for Motion 1 & 2

- *Provide plaque at Ohlone ceremonial plaza on Bancroft.*
- *Add more detail on vertical elements for more visual interest.*
- *Look carefully at the rooftop enclosures for a design with the less visual impact.*
- *Clarify colors and materials at FDR.*

Recommendations for Motion 1 & 2

- *Recommend bringing some of the detail and texture down to the ground floor facades, possibly at the entrances.*
- *Consider plants to soften rooftop penthouses.*

ZAB Issues for Motion 1 & 2

- *Careful review needed of proposed shuttle service and routing through neighborhood.*
- *Transportation should continue to review the proposed vehicular and pedestrian traffic on Addison.*

Condition pertaining to Motion 2

- *DRC would support requested height variance if applicant could preserve the same amount of view of the Campanile from the Pedestrian Bridge as seen with the project presented to ZAB on February 25th.*

III. SB 330 PROJECTS

Projects classified as a "Housing Development Project" may apply. A "housing development project" means a use consisting of any of the following: (A) Residential units only; (B) Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use; or (C) Transitional housing or supportive housing.

In an effort to expedite this project, we provide a link below to the most recent drawings. This projects will be on next month's agenda as an action item. If you believe that some additional information is needed for that review, please forward your request to Staff and we will work with the applicant to see what is possible.

[2000 University Avenue \[at Milvia\] \(DRCP2020-0011\)](#)

IV. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 02/18/21 DRC Meeting with minor wording change on discussion item.
MOTION (Kahn, Finacom) VOTE (5-0-0-2) Gaffney, Tam – abstain.

V. Commission Comments

- Committee strongly recommends more review with other City divisions before the final use permit, as code and requirement changes affect the final design.
- Design Projects for UC Berkeley should come to the DRC for any value-added that may be possible.

VI. ADJOURN

- *Meeting adjourned: 10:30 PM*

Members of the Public:

Present: 40

Speakers: 13