



Planning and Development
Department
Land Use Planning Division

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

I. Roll Call:

Committee Members Present:

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

Committee Members Absent: None

Staff Present: Burns, Karimzadegan

II. PROJECTS

- 1. 2129 SHATTUCK AVENUE [between Addison and Center] (DRCF2021-0001): Final Design Review Modification** for a project to construct a new 16 story high-rise hotel to replace the existing Bank of America building. The building will contain hotel rooms and new banking facilities, as well as retail/restaurant spaces. **Building Signage Only.**

Final Design Review (FDR) Modification for building signage was approved with the following condition and recommendation: MOTION (Clarke, Covarrubias) VOTE (6-0-0-0).

Condition:

- As a clarification of the previous FDR condition of approval, Bank of America Tenant Signage shall be reviewed at Staff Level.*

Recommendation:

- Avoid cutting or modifying the street trees that potentially block the signage.*

- 2. 3031 TELEGRAPH AVENUE [at Webster] (DRCP2020-0005): Continued Preliminary Design Review** to demolish an existing commercial building and construct a six-story, 98,948 square-foot mixed-use building with 110 units (including 7 Very Low-Income units), including 5,666 square feet of commercial space, 9,917 square feet of usable open space, as well as 112 bicycle parking spaces and 29 vehicular parking spaces at the ground level.

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and direction for Final Design Review (FDR): MOTION (Kahn, Clarke) VOTE (6-0-0-0)

Conditions:

- *Provide renderings for ZAB of the podium courtyard that are consistent with the design, including window frames.*
- *Further develop the podium courtyard's south wall at FDR. Consider adding more windows and balconies where possible and creating view connections from elevator lobby to the courtyard.*
- *Provide final colors and materials at FDR, and a lighter alternate to the black brick; provide brick details at FDR.*
- *Provide further detail of the roof trellis over the main entry considering this as an opportunity for a design statement.*
- *Further develop the fence at the southwest corner as a design element for review at FDR.*
- *If consistent with Public Works direction, provide alternative patterns to the sidewalk at FDR that express the communal aspect of the Public Right of Way.*
- *Clearly show fiber cement panel joints at FDR.*
- *Consider small water element in pollinator garden at FDR.*

Recommendations:

- *Forward recommendation to Public Works for permeable pavers between the street trees along the curb.*
- *Recommend including native birds in the podium courtyard mural.*
- *Recommend making rear patios larger for each unit if possible.*
- *Consider eliminating one of the colors. The facade includes too many materials as designed.*

III. DISCUSSION ITEM

Additional study is needed to refine Sign Process for Small Businesses:

- *Recommending further study to allow more streamlined Design Review process for smaller signs that conform to the City's most important sign guidelines.*
- *Committee would be supportive of any over the counter Design Review process for new signs that conform to the shortlist of City's most important guidelines.*
- *Design Review or permit fees that maybe needed for smaller businesses, including any fee deferrals or payment plans that may be possible.*

IV. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 1/21/21 DRC Meeting
Approved. MOTION (Clarke, Kahn) VOTE (6-0-0-0)
- Recommendation of New Candidate for Committee Position to ZAB
 - B. *Committee recommends Janet Tam. MOTION (Kahn, Finacom) VOTE (6-0-0-0)*
- Annual Chair / Vice-Chair Election
 - C. Lillian Mitchell - Chair
Approved. MOTION (Clarke, Finacom) VOTE (6-0-0-0)
 - D. Charles Kahn – Vice Chair

Approved. MOTION (Clarke, Finacom) VOTE (6-0-0-0)

V. ADJOURN

- *Meeting adjourned: 9:00 PM*

Members of the Public:

Present: 11

Speakers: 3