



Planning and Development  
Department  
Land Use Planning Division

**DRAFT ACTION SUMMARY FOR  
DESIGN REVIEW COMMITTEE MEETING  
April 15, 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, Dougherty

**II. PROJECTS**

**1. 2352 SHATTUCK AVENUE [at Channing] (DRCF2020-0003): Continued Final Design Review (Phase II)** to demolish two existing commercial buildings; split the lot into two; and construct two, eight-story, mixed-use buildings with 204 units (including 14 Very Low Income units), 12,154 square feet of commercial space, 17,012 square feet of usable open space, and 90 ground-level parking spaces.

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

***Conditions***

- *Consider an alternate material for the ground floor accent cladding and return to a future DRC meeting for review and final approval on this issue. Provide material sample on-site or in packet before DRC Meeting for Committee review.*
- *Modify parking signage for a more modest design, since not for Public Parking. Staff will review and approve the modified signage before building permit sign-off.*
- *Remove cypress trees along the west property line except for the first tree nearest the street. Proposed vines shall remain.*
- *Provide larger commercial storefronts to have the capability of a sliding window where possible.*

***Recommendations***

- *Corners on the ground floor are vulnerable. Consider carefully when selecting and detailing this material.*
- *Consider a simple broom brush finish on the sidewalk for a more subtle pattern.*
- *Forward recommendation on to Public Works for permeable pavers at the curb line.*

**2. 2000 UNIVERSITY AVENUE [at Milvia] (DRCP2020-0011): Preliminary Design Review** to demolish two existing commercial structures and construction of a new, 8-story mixed-use building with 82 dwelling units and ground floor commercial.

***Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and direction for Final Design Review (FDR): MOTION (Kahn, Mitchell) VOTE (7-0-0-0)***

### **Conditions**

- *Brick portion of project on the north end of the parcel shall be more resolved at Final Design Review; provide alternate bay and frame design.*
- *Consider more detail on the east and south façade, at least at the top several floors.*
- *Provide an alternate material to the metal siding at FDR for review and consideration.*
- *At FDR, show details with and without metal siding (both alternates).*
- *Downplay the trash and service doors on Milvia.*

### **Recommendations**

#### **Brick / Bay Design**

- *Consider extending brick down to sidewalk and/or raising the lower edge of the horizontal brick element.*
- *Saw tooth bay windows are too busy on the brick portion*
- *Brick frame is too heavy and thick.*

#### **Colors and Materials**

- *Consider adding a transom to the trash and service doors to reduce red metal surface there, and/or add more red metal accents into the commercial storefront on University and at the corner for more balance.*
- *Metal siding may be too harsh next to the proposed brick.*
- *Careful that exposed edges of any metal siding being proposed are considered and detailed.*
- *Corrugated metal appears to be too industrial and not civic enough for this location; details should show how this material, if used, would last.*

#### **Open Space / Landscape Plan**

- *Consider a new open space location in front of the elevator and/or relocate from where it is now proposed.*

#### **Commercial Tenant Design**

- *Applicant presented their intent to add a mural into the back of the commercial tenant suite to recall that this site did have a mural in its history.*
- *Committee recommends a plaque within reading distance of the sidewalk that gives the public more detail about the history of a mural on this site.*

#### **Public Works / ZAB Issues**

- *Concerned with the safety of the tree grates extending across the sidewalk; review these carefully with Public Works.*
- *Recommend to Public Works to consider a raised planter area between the sidewalk and bike lane.*

- *There was some concern that the amount of open space proposed is too reduced.*

### **III. DISCUSSION ITEM**

- UC Berkeley Long Range Plan and EIR Comments - Discussion of the Role of DRC in Review Process: Committee did vote on their recommendation that the University bring projects to the DRC early in their design process for advisory comments. *MOTION (Kahn, Finacom) VOTE (7-0-0-0). DRC Members will need to respond to any EIR issues as an individual since the University is an outside agency.*

### **IV. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes
  - A. Minutes from 03/18/21 DRC Meeting  
*Approved. MOTION (Kahn, Tam) VOTE (7-0-0-0)*

### **V. ADJOURN**

- *Meeting adjourned: 10:15 PM*

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

**Present:** 23

**Speakers:** 5