



Planning and Development  
Department  
Land Use Planning Division

## ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING April 16, 2026 6:30 PM

### I. Roll Call:

#### **Committee Members Present:**

Kimberly Gaffney, Chair (Zoning Adjustments Board)  
Mary Muszynski, Vice-Chair (Appointed by Zoning Adjustments Board)  
Devi Dutta-Choudhury (Civic Arts Commission)  
Denise Hall-Montgomery (Landmark Preservation Commission)  
Michael Thompson (Zoning Adjustments Board)

**Committee Members Absent:** Lillian Mitchell\*, Janet Tam\*

*\*Leave of Absence*

**Staff Present:** Burns, Stover

### II. PROJECTS

1. **2138 KITTREDGE STREET [near Oxford] (DRCF2026-0002): Final Design Review** to demolish a four-unit residential building and construct a 42,893 square foot, eight-story (82 feet) residential building with 66 units total, including three (3) Very Low Income (VLI) units, and two (2) Extremely Low Income (ELI) units, utilizing State Density Bonus, on a 6,750 square foot lots.

***Final Design Review was approved with the following condition and recommendations: MOTION (Gaffney, Dutta-Choudhury) VOTE (5-0-0-2) Mitchell\*, Tam\* - absent.***

#### ***Condition***

- *Provide mock-up on-site for final review of brick pattern, metal frame, redwood accents, fiber cement panels, and windows. Review is for Staff approval with Committee assistance as required.*

#### ***Recommendations***

##### ***Site Design / Neighborhood Context***

- *Look at more unique redwood accents at the main entrance.*
- *Confirm that there are no security issues at back patios.*

##### ***Building Design / Details***

- *Brick patterns – simplify and locate detail for pedestrian views.*
- *Recommend that the entrance door be extended, with no transom above.*
- *Consider changing windows at amenity space on the upper floor of the west elevation.*
- *Recommend more window recess.*
- *Consider trellis structure at back patios.*
- *Recommend that balcony railing be recessed at least 4” from the building face.*
- *Panels under windows should be recessed, not flush.*

#### **Colors and Materials**

- *Refine the base under the storefront window so that the material fits with the frame and nearby materials, not stucco.*

#### **Community Efforts**

- *Committee applauds community connectivity efforts.*
- *Recommend using redwood in community room if possible.*

2. **2449 DWIGHT WAY [at Telegraph] (DRCF2026-0001): Final Design Review** to partially demolish (maintaining more than 50% of the exterior of the façade) a mixed use building at 2449 Dwight Way, and to construct a 49,454 square foot, 8-story (85 feet) mixed-used building with 2,627 square feet of commercial floor area and 63 dwelling units (including 3 Very-Low Income units), utilizing State Density Bonus. The project applicant seeks a 20 percent Density Bonus (11 units) by providing five (5) percent of the base project units as affordable to Very Low-Income households (3 units).

***Final Design Review was approved with the following recommendations:***  
***MOTION (Gaffney, Hall-Montgomery) VOTE (5-0-0-2) Mitchell\*, Tam\* - absent.***

#### **Recommendations**

- *Lower parapet terminus at the southwest corner should recreate existing condition.*
- *Horizontal band at the 7th floor is visually too heavy – minimize or remove.*
- *Modify the top parapet detail so it's more balanced – look at lowering the cornice.*
- *Recommend more height with the 7th floor roof deck landscape palette.*
- *Darker (quieter) upper floors are more successful (like rendering).*
- *Simplify joints on the north elevation where possible.*
- *Correct horizontal trim lines in the elevations.*
- *Finish colors should not highlight the transformer doors. Recommend the darker color used on the upper floors.*

### **III. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes.  
*Minutes from 3/18/26 DRC Meeting.*  
***MOTION (Gaffney, Hall-Montgomery) VOTE (4-0-1-2) Thompson –***

*abstain, Mitchell\*, Tam\* - absent.*

**IV. ADJOURN**

- Meeting adjourned: 9:25 pm

**Members of the Public:**

**Present: 7**

**Speakers: 6**