



**ACTION SUMMARY FOR  
DESIGN REVIEW COMMITTEE MEETING  
May 28, 2026 6:30 PM**

Planning and Development  
Department  
Land Use Planning Division

**I. Roll Call:**

**Committee Members Present:**

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

**Committee Members Absent:** Kimberly Gaffney\*

*\*Leave of Absence*

**Staff Present:** Burns, Fu

**II. PROJECTS**

- 1. 2800 TELEGRAPH AVENUE [at Stuart] (DRCF2026-0003): Final Design Review** to demolish an existing non-residential structure and construct a 19,605 square-foot, six-story residential building containing 17 dwelling units (1 Very Low-Income unit) with 1 parking space and 19 bicycle parking spaces.

***Final Design Review continued with the following conditions and recommendations: MOTION (Tam, Muszynski) VOTE (6-0-0-1) Gaffney\* - absent.***

***Conditions***

- Return to DRC with complete color/material board, daytime renderings, and renderings that accurately show proposed materials and entry/storefront design.*
- Modify entrance bay back to approved design – it's better for entrance and bays above.*
- Eliminate soldier course detail at punched window openings, in lieu of additional details consistent with overall building design.*
- Show flush material and color changes. Detail carefully.*
- Exterior lighting to be downcast, including patio lighting. Uplighting okay under soffits if no upward glare.*

***Recommendations***

- *More consistency/order for window sizes, placement, and proportions.*
- *Modify ground floor residential unit windows so they look more residential. Consider lower head height.*
- *Look carefully at the windows in the northeast bay - recommend that the punched windows align with those in the center bay.*
- *Wrap wood to other side of window at northwest corner on west elevation.*
- *Small pieces of brick not recommended – show how this is resolved.*
- *Provide more contrast between stucco, brick, soffit, and accent materials. Brick should not be too dark.*
- *Reintroduce vines/vertical greenery where feasible.*
- *Bird safe glazing strongly recommended.*

### III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.  
*Minutes from 4/16/26 DRC Meeting.*  
*MOTION (Muszynski, Hall-Montgomery) VOTE (6-0-0-1) Gaffney\* - absent.*

### IV. ADJOURN

- Meeting adjourned: 8:30 pm

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

**Present: 5**

**Speakers: 3**