



**ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
June 18, 2026 6:30 PM**

Planning and Development
Department
Land Use Planning Division

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)
Lillian Mitchell (Appointed by Zoning Adjustments Board)
Janet Tam (Appointed by Zoning Adjustments Board)
Michael Thompson (Zoning Adjustments Board)

Committee Members Absent: None

Staff Present: Burns, Sanchez

II. PROJECTS

- 1. 2128 OXFORD STREET [at Center] (DRCF2024-0006): Final Design Review Follow-up** to demolish two buildings (one mixed-use with 16 rent-controlled units, one commercial) and construct a 26-story (286'-4" feet, plus 6' parapet), 711,081-square-foot, mixed-use building with 433 dwelling units (including 6 Extremely Low-Income and 30 Very Low-Income Density Bonus qualifying units), 10,068 square feet of commercial space, and 1 accessible van parking space.

Final Design Review Follow-up for outstanding building detail and color palette review was approved with the following recommendations: MOTION (Gaffney, Dutta-Choudhury) VOTE (7-0-0-0).

Ground Floor Façade / Signage

- Signage program should return to the DRC when design is further developed and will be reviewed with refined storefront and canopy details, including at the corner.*
- Develop the ground floor storefront and signage with more variation, and to be more pedestrian-friendly.*
- Consider storefront signage lighting and mullions.*
- Center set storefront glazing for more depth.*
- Consider recessing darker vent areas.*

Design Review Committee
Action Summary for June 18, 2026

Page 2 of 2

- *No face-lit signage; recommend warmer colors on sign lighting.*
- *Relocate corner logos for a more comfortable fit.*

Building Details / Color Palette

- *Recommend that terra cotta corner appear more substantial than metal panels. Consider extending on the Oxford side of the corner.*
- *Frames on side 'tower' accents – look at previous design and reincorporate a stronger frame.*
- *Recommend further refinement of the corner balconies on floors 6 – 7 for a stronger corner statement.*
- *Gray 'tops' on side towers were stronger in previous design. Continue to refine.*
- *Recommend slightly lighter 'sand' color for more contrast.*
- *Bird safe glazing strongly recommended on roof top wind screens.*
- *Where bird safe glass is proposed, follow standards in the Ordinance.*
- *Exterior lighting should follow Dark Sky measures (2,700 Kelvin)*

Landscaping

- *Dog run area – consider providing shade or a lighter color of artificial turf that doesn't absorb heat.*
- *Play area – recommend living low-water plantings and no spray irrigation.*
- *Adequate planter soil volume for plants proposed.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
Minutes from 5/28/26 DRC Meeting.
MOTION (Gaffney, Thompson) VOTE (7-0-0-0).

IV. ADJOURN

- Meeting adjourned: 9:10 pm

Members of the Public:

Present: 11

Speakers: 5