



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING February 16, 2023 7:00 PM

I. Roll Call:

Committee Members Present:

Lillian Mitchell, Chair (*Appointed by Zoning Adjustments Board*)
Charles Kahn, Vice-Chair (*Zoning Adjustments Board*)
Steve Finacom (*Landmarks Preservation Commission*)
Kimberly Gaffney (*Zoning Adjustments Board*)
Diana Pink (*Appointed by Zoning Adjustments Board*)
Janet Tam (*Appointed by Zoning Adjustments Board*)
Cameron Woo (*Civic Arts Commission*)

Committee Members Absent: None

Staff Present: Burns, Dougherty

II. PROJECTS

- 1. 3031 TELEGRAPH AVENUE [at Webster] (MODDRCP2022-0003) Preliminary Design Review Modification** to demolish an existing commercial building and construct a six-story, 100,992 square-foot mixed-use building with 127 units (including 9 Very Low-Income units), including 1,921 square feet of commercial space, 7,622 square feet of usable open space, as well as 64 bicycle parking spaces and 19 vehicular parking spaces at the ground level.

Preliminary Design Review Modification received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR): MOTION: (Woo, Mitchell) VOTE (7-0-0-0).

Conditions

- *Explore options to expand length of balconies facing Telegraph.*
- *Bring details of the green rain screen to FDR, specifically details of the joints and seams; top edge should have more strength.*
- *Introduce elements of depth and/or detail overall to have a more residential feel, but especially at the East and South facades.*
- *Consider adding some entry gate panel elements back where possible at main residential entrance.*
- *Consider an alternate durable material for seating bench surface at storefront windows.*
- *Provide final colors and materials at FDR, including brick details.*
- *Provide further detail of the roof trellis over the main entry.*
- *Consider small water element in pollinator garden at FDR.*

Recommendations

- Consider increasing the width, as well as the depth of the window surrounds.
- Consider an alternate treatment of the windows and mullions at the brick facades. Committee suggested thicker mullions and lintel course, as well as added sill and parapet details.
- Consider proposed cooking area in courtyard carefully so odors are not an issue.
- 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.
- Forward recommendation to Public Works for permeable pavers between the street trees along the curb.
- Recommend including native birds in the podium courtyard mural.

2. **2190 SHATTUCK AVENUE [at Allston] (MODDRCP2022-0001): Preliminary Design Review Modification** to redevelop a 19,967 square-foot (0.46-acre) site at the southwest corner of Shattuck Avenue and Allston Way with a proposed 25-story building with 326 residential units above approximately 7,500 square feet of ground floor retail space. Approximately 51 parking spaces would be provided in a single level subterranean garage accessed from Allston Way.

With regret for the loss of the historic view, which will never be seen again once this building is built, the DRC forwards a favorable recommendation for Preliminary Design Review Modification to ZAB with the following direction for Final Design Review (FDR): MOTION: (Mitchell, Kahn) VOTE (6-0-0-1) Finacom – no.

Conditions

- Bring physical material samples to FDR to illustrate appropriate contrast.

Recommendations

- Refine detailing of the lantern feature.
- Consider a more human scale at the residential entry on Allston.
- Consider the thickness of the frame, especially in relation to adjacent windows.
- Consider adding lantern feature on the North elevation.
- Consider simplifying the bays on the south elevation near the SW corner.
- Look carefully at windows on east elevation and refine vertical relationships where possible.
- Regret losing brick, especially on the lower floors.

3. **2996 TELEGRAPH AVENUE [at Ashby] (DRCP2020-0005) Preliminary Design Review** to construct a new 960-square-foot self-service, single-bay, roll-over automated car wash with two electronic vehicle charging stalls, new landscaping, revisions to parking stripping, and a new trash enclosure.

Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review to be reviewed by Staff with

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Committee assistance as needed: MOTION: (Woo, Tam) VOTE (5-0-0-2)
Finacom, Kahn – recused themselves.

Recommendations

- Maximize taller landscape in the west planting area, including more trees.
- Light fixtures should be lower on West wall.
- Recommend an upgraded fence finish, including added detail and/or cap.
- Consider five glass panels facing Ashby, instead of three, and bird safety as well.
- Consider vines or mural on the West wall to deter graffiti
- Provide final plant list to Staff for review before permitting.
- Recommend implementing as many green measures as possible.

II. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
 - A. Minutes from 1/19/23 DRC Meeting.
MOTION (Pink, Mitchell) VOTE (7-0-0-0).
- Annual Election for Chair and Vice Chair
 - Chair: Janet Tam (Gaffney, Finacom) VOTE (7-0-0-0).
 - Vice Chair: Kimberly Gaffney (Kahn, Pink) VOTE (7-0-0-0).

III. COMMISSION COMMENTS

- Finacom asked that a Survey of UC Student Housing he read be put on-line for reference.
- Finacom recommended that the Civic Center Design, being reviewed by LPC, come to DRC as a design referral.

IV. ADJOURN

- Meeting adjourned: 11:00 pm

Members of the Public:

Present: 32

Speakers: 15