



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING August 17, 2023 7:00 PM

I. Roll Call:

Committee Members Present:

Janet Tam, Chair (*Appointed by Zoning Adjustments Board*)
Steve Finacom (*Landmarks Preservation Commission*)
Charles Kahn (*Zoning Adjustments Board*)
Lillian Mitchell (*Appointed by Zoning Adjustments Board*)
Mary Muszinski (*Appointed by Zoning Adjustments Board*)
Cameron Woo (*Civic Arts Commission*)

Committee Members Absent: Kimberly Gaffney, Vice-Chair (*Zoning Adjustments Board*)

Staff Present: Burns, Dougherty

II. PROJECTS

- 1. 600 ADDISON STREET [at Bolivar] (DRCP2023-0002): Coordinated Sign Program** for exterior building signage of an approved research and development (R&D) campus containing two buildings totaling 470,573 square feet of gross floor area and 943 parking spaces.

Coordinated Sign Program was approved as submitted with the following conditions and recommendations to be reviewed by Staff with Committee assistance as required: MOTION: (Kahn, Tam) VOTE (5-1-0-1) Finacom –no; Gaffney – absent.

ALTERNATE MOTION (Finacom, Woo) – No lit signage on the West side VOTE (1-5-0-1) Woo, Mitchell, Tam, Muszynski, Khan – no; Gaffney – absent.

Condition

- Although 3500K lighting is in the approved project, 3000K lighting will also be required at the initial 6 month review for comparison and feedback. Committee members will be notified at installation for review.*

Recommendations

- Consider adjusting the hierarchy of the address and tenant names on the ground signs.*
- There was some concern about the distance of the signage from the actual property line of the park (minority).*

- 2. 1652 UNIVERSITY AVENUE [at Jefferson] (DRCP2022-0010): Preliminary Design Review** to demolish a two-story 6,232 square-foot commercial building, construct a 24,732 square-foot 5-story mixed-use building with 2,264 square-feet of commercial space, including two live/work units, 22,468 square-feet for 26 dwelling units, no parking, and a height of 59 feet 10 inches, on a 7,480 square-foot parcel.

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR):
MOTION: (Tam, Mitchell) VOTE (5-0-0-2) Gaffney – absent, Kahn recused himself.

Conditions

- *Provide more detail on the ground floor for more pedestrian interest.*
- *Provide more detail on the east and south elevations;*
- *Recess the windows on all sides.*
- *Arborist shall review the landscape construction documents.*
- *Show final fence design / details at FDR.*

Recommendations

- *Consider shifting the southern-most unit on the 5th floor to the center, and move roof deck over to the Southern end to allow more sun exposure to oak tree.*
- *Consider retaining existing walls of the garage and repurposing the garage doors into the fence design along the East property line.*
- *Study treatment of the live work street frontages to provide more engaging window areas.*
- *East and South facades should be more integrated with the building design.*
- *Consider reducing size of the lobby to make more space for the Live Work units.*
- *Resolve lobby and bike parking circulation.*
- *Fins on University elevation look too thick or too many. Look carefully at the details and lighting at FDR.*
- *Vary heights of the windows behind fins, unless final design adds more variety and interest.*
- *Architect should work with neighbors on any revisions to the design to address concerns about the Oak tree and fencing.*
- *Protect drip zone of the oak tree; general practice is to not add plants that require irrigation.*
- *There was a request for an informative plaque explaining the existing building history.*
- *Public Works should review Jefferson to see if there is a better traffic / curb line configuration.*

Ex Parte: Finacom visited Dr. Sabini on adjacent landmark parcel to see the project parcel from that viewpoint.

- 3. 2538 DURANT AVENUE [between Telegraph and Bowditch] (DRCF2023-0003): Final Design Review** to demolish an existing 4-story residential building including 12 dwelling units and construct an 80,829 square foot, 8-story mixed-use building

Design Review Committee

Action Summary for August 17, 2023

Page 3 of 3

with 1,641 square feet of ground floor commercial space and 83 dwellings, including 5 Very Low-Income units.

Final Design Review was approved with the following conditions and recommendations for Staff follow up: MOTION: (Tam, Woo) VOTE (4-1-0-2) Finacom – no; Gaffney – absent, Kahn recused himself.

Conditions

- *Window bay accents – consider adding an additional one on the east elevation on the lighter plaster color.*
- *Replace Douglas Iris – find an alternate that involves less maintenance.*

Recommendations

- *Material change between siding panel and concrete – drip edge should be more substantial than galvanized metal.*
- *Windows should be recessed or inset with fin details.*
- *Be careful that color palette does not become too dark.*
- *Recommend that Public Works look at a comprehensive streetscape plan.*

II. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
 - A. Minutes from 7/20/23 DRC Meeting.
MOTION (Kahn, Mitchell) VOTE (5-0-1-1) Muszynski – abstain; Gaffney – absent.
- Approval of new meeting time, 6:30 pm.
MOTION (Kahn, Tam) VOTE (6-0-0-1) Gaffney – absent.

III. ADJOURN

- Meeting adjourned: 10:00 pm

Members of the Public:

Present: 20

Speakers:12