



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING October 19, 2023 6:30 PM

I. Roll Call:

Committee Members Present:

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

Committee Members Absent: None

Staff Present: Burns, Dougherty

II. PROJECTS

1. **2420 SHATTUCK AVENUE [between Channing and Haste] (DRCP2023-0018)** to demolish two existing commercial buildings, merge two lots, and construct a 17-story, mixed-use building with 132 dwelling units and a 2,314 SF of commercial space.

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

Conditions

- *Provide more color and detail, to be reviewed at FDR.*
- *Provide horizontal striping or alternate material on the roof deck railing for bird safety and be more consistent with the building.*
- *Show consideration of functional sun shading on the west side.*
- *Consider reduced height on the southeast tower.*
- *Show east elevation of lower floors with and without the vines.*
- *Study windows on the south facade, at least on top 8 floors.*
- *Vines planted in the ground with irrigation, not in pots, and show how they are going to be cared for. Clarify wall finish behind vines at FDR.*
- *Consider proportion and final details of windows so that they are more residential.*

Recommendations

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- *Introduce some additional warm color(s), maybe the window shades or in the recesses. Warm glow on the underside of the canopies is successful.*
- *Consider enlarging the commercial garden at the ground floor.*
- *Strongly recommend that you consider bird safety on the 17th floor windows, when resolving the glass railing.*
- *Look at additional delineation of parapet on Northeast stair tower.*
- *Consider a trellis in the podium open space and more variation on the window cut outs.*
- *Consider alternate material on the lower floors (more durable), but similar color as now shown in the current design.*
- *Consider larger graphic or pattern on wall areas without windows, since a Downtown site and not adjacent to smaller residences.*
- *Consider an interior trash door.*

2. **2127 DWIGHT WAY [between Shattuck and Fulton] (DRCP2023-0004)** to demolish two of the existing four residential buildings (demolish eight units and retain eight units) and replace with a new six-story residential building featuring 58 new units, for a combined total of 66 residential units.

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

Conditions

- *Refine main residential entry, including gate design, so it is more prominent.*
- *Look further at the east wing and resolve how it meets the street and works as a composition with the west wing.*
- *Refine elevations, and simplify and unify where possible.*
- *Program courtyard open space and present at FDR.*
- *Consider landscape in front yard with more height and presence.*
- *Integrate two existing buildings into final color and material palette.*
- *Consider more native plants, including pollinators.*

Recommendations

- *Central courtyard should be more active and side courtyards should be more passive.*
- *Gate could be an artistic element, in lieu of the murals.*
- *Study rooms could be an accent color, in lieu of a mural.*
- *Look at the study rooms and integrate into main entry design.*
- *DRC recommends larger tree wells, permeable pavers, and a reduction of concrete where possible. Staff will pass this on to Public Works.*
- *Strongly recommend no irrigated plants under the oak tree.*

I. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
 - A. Minutes from 9/21/23 DRC Meeting.
MOTION (Finacom, Woo) VOTE (7-0-0-0).

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II. ADJOURN

- Meeting adjourned: 9:40 pm

Members of the Public:

Present: 17

Speakers:6