



Planning and Development  
Department  
Land Use Planning Division

## ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING July 18, 2024 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*)  
Lillian Mitchell (*Appointed by Zoning Adjustments Board*)  
Mary Muszynski (*Appointed by Zoning Adjustments Board*)  
Cameron Woo (*Civic Arts Commission*)

#### Committee Members Absent:

Vacancy (*Zoning Adjustments Board*)

**Staff Present:** Burns, Dougherty

### II. PROJECTS

- 2128 OXFORD STREET [at Center] (DRCP2022-0014): Preliminary Design Review** to demolish two buildings (one mixed-use with 16 rent-controlled units, one commercial) and construct a 26-story (285'-4" feet, plus 12' parapet), 694,778-square-foot, mixed-use building with 456 dwelling units (including 40 Very Low-Income Density Bonus qualifying units), 14,961 square feet of commercial space, and 36 vehicle parking spaces.

***Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR): MOTION: (Tam, Woo) VOTE (5-0-1-0) Finacom – abstain.***

#### **Conditions**

- Provide renderings from distant views of the Campanile and the project from the west, and of the project as seen from Shattuck from the south.*
- Further develop the Oxford façade; consider vines and artwork as well, not just a large terra cotta area.*
- Consider more shadow lines and detail on the lighter masses proposed; shadow lines should be deeper, as the building is so large. Shallow ones will not have enough impact.*
- Provide more pedestrian detail for storefronts on Center; consider additional detail, base, and an additional rhythm in the design.*
- Curved Oxford corner is too exposed as shown; continue to refine and present at FDR.*

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- *At FDR, show proposed color palette from a distance, as well as some alternates as well. Color scheme should minimize the project mass from the west and highlight the existing historic structures.*
- *Provide renderings that show all sides of this project, and update at FDR as needed.*

### **Recommendations**

- *Southeast corner near the alley entrance is unresolved; continue to refine for a better sidewalk presence.*
- *Look carefully at the belt course band details at the 6 – 7 floors as those proportions may need refinement.*
- *Building could be too vertical; look at some stronger horizontal lines for balance.*
- *Look carefully at how the building top touches the sky.*
- *Explore whether a lighter tower (with darker base) will be more successful.*
- *Consider a more active use on the Oxford / Oxford Alley corner than the leasing and conference room use shown.*
- *Missed opportunity on the alley side of the project; recommend more activity on that side.*
- *DRC had concerns with a pedestrian plaza adjacent to the project using this project's SOSIP fees since the project would gain a significant benefit.*
- *Consider a better location – with more space - for the logo.*
- *Lighting should be quiet; not flashy.*
- *Consider alternates for gas fire pit.*
- *Recommend adding art to the project wherever possible.*
- *Recommend bird safety throughout the project.*
- *Show percentage of landscape in common open space.*
- *Recommend expanding tree wells underground for street trees, along with structural soil; 4 x 8 tree wells recommended, as well as expanded root area under the sidewalk.*
- *Look carefully at native plants for FDR, including local nurseries and soil requirements.*
- *Provide WELO calculations at FDR for planters and lawn area on the upper floors.*

- 2. 2550 SHATTUCK AVENUE [at Blake] (DRCP2023-0015): Preliminary Design Review** to demolish an existing non-residential building, and construct a 68,672 square-foot, seven-story (75 feet) mixed-use residential building containing 72 dwelling units (15 Below Market Rate, 8 Very Low-Income, and 7 Low-Income), and 3,247 square feet of commercial space (including three live/work units).

***Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR):*** MOTION: (Woo, Gaffney) VOTE (6-0-0-0).

### **Conditions**

- *Look carefully at the south façade and the transition to the courtyard; provide a rendering of this at FDR.*
- *Look carefully at corner details on horizontal siding and present at FDR.*

**Recommendations**

- *Recommending more recess for the residential windows.*
- *Further develop the storefront windows for added detail.*
- *Recommend that the L/W units have some design variation from the other storefront windows, such as deeper shadow boxes, display cases, or other customization.*
- *Wood and metal works well at the garage entrance, but consider elsewhere as well.*
- *Continue to develop the overall window design for the best balance between a consistent pattern and those rhythms that are accents.*
- *Consider another accent color, or more locations for the one that is shown.*
- *Look at the line on top of the bays – it may be too thin.*
- *Look at whether windows in south-facing courtyard need sunshades above those windows.*
- *Recommend bird safety throughout the project.*
- *Consider a skylight in Stair 1.*
- *Further refine the lounge, gym, and mailroom layout for the best use of space.*
- *Recommend that an egress stair be located near the lobby if possible.*
- *Recommend that the lower courtyard continue to feature quiet seating areas, and the group seating be located on the roof.*
- *Recommend 4 x 8 tree wells and an adequate amount of soil.*
- *Permeable pavers are recommended along the curb line where possible; staff will forward this recommendation to Public Works.*

**III. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes.
  - A. Minutes from 6/20/24 DRC Meeting.  
*MOTION (Finacom, Gaffney) VOTE (5-0-1-0) Tam – abstain.*

**IV. COMMISSION COMMENTS**

- General Comments on the City's First Draft Local Hazard Mitigation Plan (LHMP): Good draft, but continue to work on:
  - Fire egress for tall buildings once outside the building;
  - Heat wave mitigations;
  - New building design for livability with climate changes. One example of this would be requiring windows in all bedrooms;
  - Shelter-in-place safety precautions; and
  - Bird safety measures.

**V. ADJOURN**

- Meeting adjourned: 10:00pm

**Members of the Public:**

**Present: 15**

**Speakers: 8**