



Planning and Development  
Department  
Land Use Planning Division

## ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING October 21, 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*)  
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. UC BERKELEY BANCROFT STUDENT HOUSING – Information Item** to review the student housing project that would construct approximately 1600 beds for undergraduate housing. This project also includes the demolition of the existing 2200 Bancroft administrative building.

#### **Advisory Recommendations:**

- *Extend the landscape goals to the sidewalk; would like the streetscape to be inviting to the community, with quality materials and a robust plant palette.*
- *Design feels institutional – add more interest, especially at the lower levels.*
- *This building is not on campus, it is in the community; color is too cold and stark for housing; color palette should be warmer; consider a color that will make it recede from distant views.*
- *Streetscape façades / entrances should show more life and activity; consider an additional entrance, even if not always open.*
- *Cafeteria bay could give a bolder statement; consider an outdoor terrace on the west side at the ground level of the dining commons.*
- *Building base should have more presence; develop base with more detail; consider the material carefully- possibly with some brick.*
- *Base should have more visual permeability.*
- *Tower needs a better transition to the sidewalk.*
- *Building is large and the details, while nice, are too subtle; larger design gestures are needed to break up the blocks.*
- *Details should create more shadow lines; cladding panel details could be quirkier.*

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- *Design should break up window repetition; consider using amenity spaces as a way to vary the exterior design.*
- *Top of building needs more character; terracotta at the roof could be stronger.*
- *Look carefully at how the cladding panels will look next to the granite base material.*
- *Look carefully at loading zones.*

## **2. 2587 TELEGRAPH AVENUE [between Parker and Blake] (DRCF2024-0005)**

**Final Design Review** to demolish a two-story retail building and construct an eight-story (95-foot) 112,562 square-foot mixed-use residential building with 52 dwelling units, including six (6) Very Low-Income Density Bonus Units, 2,903 square feet of ground floor commercial, and 73 long term and six (6) short term bicycle parking spaces.

**Final Design Review was approved with the following recommendations:**  
**MOTION (Tam, Finacom) VOTE (6-0-0-1) Kahn recused himself.**

### **Recommendations**

- *Committee recommends the applicant speak with Fire regarding the tree selection proposed along the east property line.*
- *Plan revisions at the southeast corner of the residential floors has resulted in less light and air to bedrooms, as well as a smaller window recess on the south elevation. Consider revisions that rectify that in both plan and elevation.*
- *Additional parapet detail is still recommended.*
- *Window recess or additional detail is still recommended where in cement plaster.*
- *Consider revised detail for metal panel transition where the lower member is shorter than the upper one.*
- *Darker storefront color would be more successful than 'wood like' finish shown.*
- *Consider adding a music room for residents if possible.*
- *Continued recommendation to ask Public Works for additional street trees to extend to the corner of Parker.*

## **III. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes.
  - A. Minutes from 9/19/24 DRC Meeting.  
**MOTION (Gaffney, Woo) VOTE (7-0-0-0).**

## **IV. Committee Comments**

- The Committee discussed the role of the Design Review Committee in light of SB 330. DRC review leading up to the Use Permit Public Hearing with ZAB is a critical part of the process, as well as their direction for Final Design Review later on in the building process.
- Finacom recommended that a formal request be made to the State to allow for an additional design review meeting before the Use Permit Public Hearing whenever possible.

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**V. ADJOURN**

- Meeting adjourned: 10:00pm

**Members of the Public:**

**Present: 14**

**Speakers: 6**