



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING November 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. **SAN PABLO AVENUE SPECIFIC PLAN – Informational Presentation** on the current effort to conduct and complete the San Pablo Avenue Specific Plan.

Advisory Recommendations:

- *Need more incentive for higher ground floor spaces; set standard heights at 45ft/55ft instead of 40ft/50ft, with a minimum 10 or 12 feet ground for floor spaces.*
- *During the LPC presentation, Finacom requested that a cultural resource inventory be done; build around historic resources wherever possible.*
- *Encourages more discussion to incentivize private land for public open space.*
- *Recommend more diverse uses be allowed, especially for temporary uses, since better than vacant space.*
- *Look carefully at the length of blank walls allowed on the San Pablo frontages.*
- *Require glazing for ground floor uses as its better to see what is going on.*
- *Limit bike and mechanical space on San Pablo frontage.*
- *Consider setbacks and/or recesses required in outdoor seating areas for more comfortable space.*
- *Look at Strawberry Park for a successful adjacent commercial space.*
- *Big trees on San Pablo are very important.*
- *Need robust design standards.*
- *Consider how new development standards will affect the climate, including local air circulation.*
- *Requests a return with a second draft; plan should take density bonus into account.*

- 2. 2274 SHATTUCK AVENUE [between Bancroft and Kittredge] (DRCP2023-0008): Preliminary Design Review** to demolish the commercial building (preserving and renovating the front façade and lobby), and construct a 17-story (183 feet, plus five-foot parapet), 214,032-square-foot, mixed-use building with 227 dwelling units (including 23 Very Low-Income Density Bonus qualifying units).

Preliminary Design Review received a favorable recommendation to ZAB with the following recommendations for Final Design Review (FDR): MOTION (Gaffney, Muszynski) VOTE (6-0-0-1) Kahn recused himself.

Recommendations

- *Look at color palette at FDR; look for more contrast between the theater and the tower as this may highlight the theater.*
- *Consider more symmetry in the tower, with additional details to add interest and some asymmetry.*
- *Consider more reference in the tower to the theater structure.*
- *Look carefully at the Shattuck façade, including the blank horizontal band.*
- *Landmark Designation 'features to be preserved' should guide restoration.*
- *Consult an architectural historian to identify the original colors of the Landmark façade and consider colors that reference that palette.*
- *Interior of the landmarked building should be more open for more visual connection to the sidewalk.*
- *Consider the historic character of the interior space when finalizing the ground floor design.*
- *Consider an alternate location for building signage at FDR; building identification should come down to the horizontal band.*
- *Consider more transparency at the Shattuck entrance.*
- *Further develop the design of the tower façade; the shoulders, the parapet, and some wall and window ratios may need further refinement.*
- *Further develop the trellis design on the roof deck for shade and design consistency.*
- *Bird-safe glazing is recommended wherever possible, but at least at upper levels.*
- *Parking space on Bancroft is not recommended unless needed for an accessible space.*
- *Pollinator plants recommended at the front entry.*
- *Consider shading when selecting plants in the courtyard.*
- *Recommend that the applicant work closely with the Library Staff.*
- *Recommend that any public art be seen from the sidewalk.*
- *Consider a larger commercial space on Shattuck, and the main residential entry being on Bancroft.*
- *Recommending historic plaque on the Shattuck facade, consistent with LPC direction.*

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III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
 - A. Minutes from 10/21/24 DRC Meeting.
MOTION (Tam, Gaffney) VOTE (7-0-0-0).
- Approval of 2025 Meeting Schedule
MOTION (Gaffney, Muszynski) VOTE (7-0-0-0).

IV. ADJOURN

- Meeting adjourned: 10:00pm

Members of the Public:

Present: 12

Speakers: 10