



Planning and Development
Department
Land Use Planning Division

**ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
December 19, 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*)
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

Denise Hall Montgomery (*Landmarks Preservation Commission*)** will not take the Oath until January 6, 2025

Staff Present: Burns, Dougherty

II. PROJECTS

2128 OXFORD STREET [at Center] (DRCF2024-0006): Final 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.

Final Design Review was approved with the following conditions to return to the Committee for further review: MOTION: (Kahn, Tam) VOTE (6-0-0-0).

Conditions

- *Present a more refined design at the rounded Northeast corner; mullions or fins could also increase bird safety.*
- *Study the railing wrapping the curved corner to bring more continuity between the North and East facades.*
- *Railing at the 5th floor shall be metal and glass railing at the roof level shall be treated for bird safety.*
- *Continue to review color options for lightest wall color; consider range of whites/sand.*
- *Return with a further developed signage program. Reduce visual impact and allow more flexibility. Consider under canopy signage; raising the canopy, and an alternate location for the building signage.*

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- *Refine the detailing on the Northeast corner at the ground level glazing and base and the horizontal grills above; consider a thinner band to match the lines on Center.*
- *Refine the detailing of the Southeast corner at the ground floor for a better pedestrian presence.*
- *Cover hot tub for reduction of evaporation.*
- *All building and landscape lighting shall be shielded.*
- *Provide an alternate material for “lawn” and eliminate spray irrigation on the 25th floor (“green roof on L-9 #12, L-9 #13 – tray roof); Consider alternates for Achillea and Iris.*
- *Present detail of the gate on Center Street.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes with minor edit to recommendations for the San Pablo Specific Plan.
 - A. Minutes from 11/21/24 DRC Meeting.
MOTION (Gaffney, Woo) VOTE (6-0-0-0).

IV. ADJOURN

- Meeting adjourned: 8:45pm

Members of the Public:

Present: 8

Speakers: 3