



Planning and Development
Department
Land Use Planning Division

**ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
April 18, 2024 6:30 PM**

I. Roll Call:

Committee Members Present:

Janet Tam, Chair (*Appointed by Zoning Adjustments Board*)
Steve Finacom (*Landmarks Preservation Commission*)
Igor Tregub (*Zoning Adjustments Board*)
Mary Muszynski (*Appointed by Zoning Adjustments Board*)
Cameron Woo (*Civic Arts Commission*)

Committee Members Absent:

Kimberly Gaffney, Vice-Chair (*Zoning Adjustments Board*)*
Lillian Mitchell (*Appointed by Zoning Adjustments Board*)

**Leave of Absence*

Staff Present: Burns, Dougherty

II. PROJECTS

- 1. 2127 Dwight Way [between Shattuck and Fulton] (DRCF2024-0002) Final Design Review** 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.

Final Design Review was approved with the following recommendations:
MOTION: (Tam, Tregub) VOTE (5-0-0-2), Mitchell – absent; Gaffney – leave of absence.

Recommendations

- Consider the maintenance of the wood stringers and gate, and an alternate more durable selection.*
- Look at smaller wall sign, and if a blade sign may work instead.*
- Recommend further refinement of the entrance canopy; it may extend too far as shown.*
- Consider building signage on the canopy.*
- Recommend increased percentage of native plants.*
- Recommend community engagement for mural selection.*
- Recommend local oak tree replacement if the existing live oak tree dies.*
- Forward the DRC recommendation for permeable pavers between the tree wells to Public Works.*

- 2. 2403 SAN PABLO AVENUE [at Channing] (DRCF2024-0003): Final Design Review** to demolish the 8,252 square-foot, one-story commercial building and construct a four-story mixed-use development consisting of a 603 square-foot retail

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tenant space and 39 dwelling units (condominium), total 53,013 square-feet, with 24 automobile parking spaces and 39 bicycle parking spaces.

Final Design Review was approved with the following recommendations:

MOTION: (Tam, Finacom) VOTE (5-0-0-2) Mitchell – absent; Gaffney – leave of absence.

Recommendations

- Look carefully at the wall panel at the roof deck and see if there can be a more unified resolution with the new mural installation below.
- Consider relocating the decorative railing from the common courtyard on San Pablo to the ground floor entry ramp for the most visibility.
- Consider locations and patterning of decorative railings in the courtyard for the most impact.
- Look at the design of the trellis and detail it carefully while considering the corridor behind.
- Provide bird safe treatments as much as possible.
- Encourage ground level window shade design.
- Include the vine missing from the plant palette; strongly recommend using calscape.org for the selection.
- Irrigation controller valves should be put in discreet location.
- Include the community garden area to complete your WELO water usage.

3. 2462 Bancroft Way [between Telegraph and Dana] (DRCP2023-0013):

Preliminary Design Review to demolish an existing non-residential structure and construction of a 40,086 square foot, eight-story mixed use residential building containing 66 dwelling units (3 Very Low-Income Units) and 1,312 square foot commercials pace, with 28 bicycle parking spaces, utilizing State Density Bonus Law.

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and direction for Final Design Review (FDR):

MOTION: (Woo, Muszynski) VOTE (5-0-0-2) Mitchell – absent; Gaffney – leave of absence.

Conditions

- Show rendering from Durant at ZAB.
- For FDR, show rendering of wall without ATMs as future alternate design option.

Recommendations

- Explore more articulation on the commercial storefront.
- Consider ways to activate the storefront recess at the Public Right-of-way.
- Look at the color palette at FDR, including final brick and rainscreen selections; a darker base color may work better.
- Consider slight setback at Sather Lane to allow for art.
- The Committee continues to encourage Street trees where possible.

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I. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
 - A. Minutes from 3/21/24 DRC Meeting.
MOTION (Tregub, Woo) VOTE (4-0-1-2). Muszynski – Abstain; Mitchell – absent; Gaffney – leave of absence.

II. ADJOURN

- Meeting adjourned: 10:00 pm

Members of the Public:

Present: 16

Speakers: 7