



Planning and Development  
Department  
Land Use Planning Division

## ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING June 19, 2025 6:30 PM

### I. Roll Call:

#### **Committee Members Present:**

Kimberly Gaffney, Chair (Zoning Adjustments Board)  
Mary Muszynski, Vice-Chair (Appointed by Zoning Adjustments Board)  
Denise Hall-Montgomery (Landmarks Preservation Commission)  
Lillian Mitchell (Appointed by Zoning Adjustments Board)  
Michael Thompson (Zoning Adjustments Board)  
Cameron Woo (Civic Arts Commission)

#### **Committee Members Absent:**

Janet Tam (Appointed by Zoning Adjustments Board)\*  
\*Leave of Absence

**Staff Present:** Burns, Muller

### II. PROJECTS

- 2942 COLLEGE AVENUE [near Ashby] (DRCP2022-0015): Continued Preliminary Design Review** to demolish a one-story (20 feet), 2,273 square-foot commercial building and construct a two-story (26 feet 6 inches), 1,839 square-foot mixed-use building at the front of the lot with food service on the ground floor and two dwelling units on the upper floor, and a two-story (23 feet 8 inches) 2,968 square-foot residential building at the rear of the lot containing four dwelling units.

***Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review (FDR): MOTION (Gaffney, Muszynski) VOTE (6-0-0-1) Tam\* - absent.***

#### ***Recommendations***

##### ***Site Design / Neighborhood Context***

- Recommend adding some color or detail that helps tie this design to this commercial neighborhood; bring an artistic flare to this contemporary design.*
- Further refine the space between the main College façade and the structure to the south so that this space is integrated into the building design, but not the main focus.*
- Look at signage for FDR and consider how signage can best refer to this commercial neighborhood.*

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**Building Details / Windows**

- *Look carefully at soffit and clerestory windows at restaurant entry. Higher space and windows that allow light into back restaurant spaces are recommended.*
- *Refine cornice / parapet edge at FDR.*
- *Continue to refine the entry at FDR, including the base in the recess.*
- *Look at guard rail screens and gates at FDR and consider a lighter more detailed design.*
- *Show security grille, as well as all other exterior details at FDR.*
- *Recommend more windows in rear units for better livability.*

2. **2442 HASTE STREET [near Telegraph] (DRCP2024-0008): Preliminary Design Review** to demolish an existing three-story residential building with four units (one ELI unit), and construct an eight-story (85 feet) residential building with 36 new units (including two VLI units and one ELI replacement unit), using State Density Bonus (20%).

**Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review: MOTION (Gaffney, Woo) VOTE (6-0-0-1) Tam\* - absent.**

**Recommendations**

**Site Design / Neighborhood Context**

- *Further refine the ground floor transformer area so the main entrance remains the focal point.*

**Exterior Finishes**

- *Recommend a quieter North elevation; consider more terra cotta.*
- *Balance verticality with more horizontal lines on North elevation.*
- *Refine color palette and material transitions; proposed yellow color is bold and should be reviewed in the sun, and with the whole color palette, before FDR.*
- *Colors should work better together; too many are similar saturation.*
- *Material and color transitions on the side elevations appear to be arbitrary; review for FDR.*
- *Recommend brighter finishes in corridors and balconies.*

**Landscaping**

- *Recommend using all native plants if possible.*
- *Increase landscape at the street edge as much as possible.*
- *Consider landscape on balconies.*

**Building Details**

- *Recommend a stronger base and top to the building.*
- *Show signage, as well as all exterior details at FDR.*

**III. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes.

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*Minutes from 5/15/25 DRC Meeting.*

*MOTION (Gaffney, Thompson) VOTE (4-0-2-1); Muszynski, Hall-Montgomery – abstain; Tam\* - absent.*

#### **IV. ADJOURN**

- Meeting adjourned: 9:00 pm

#### **Members of the Public:**

**Present: 5**

**Speakers: 3**