



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING September 18, 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)
Janet Tam (Appointed by Zoning Adjustments Board)
Michael Thompson (Zoning Adjustments Board)
Cameron Woo (Civic Arts Commission)

Committee Members Absent: None.

Staff Present: Burns, Sanchez

II. PROJECTS

- 2449 DWIGHT WAY [at Telegraph] (DRCP2022-0003): Preliminary Design Review** to partially demolish (maintaining more than 50% of the exterior of the façade) a mixed use building at 2449 Dwight Way, and to construct a 49,454 square foot, 8-story (85 feet) mixed-used building with 2,627 square feet of commercial floor area and 63 dwelling units (including 3 Very-Low Income units), utilizing State Density Bonus. The project applicant seeks a 20 percent Density Bonus (11 units) by providing five (5) percent of the base project units as affordable to Very Low-Income households (3 units).

Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review (FDR): MOTION (Woo, Tam) VOTE (7-0-0-0).

Recommendations

Neighborhood Context / Colors and Materials

- *Upper levels on street facades, as well as the west and north elevations could be better integrated with the existing facades; horizontal trim, one floor down from the top cornice, could be better balanced with the whole design.*
- *Further refine the transformer space, as well as the study / lobby space, and the entrance; look at that whole segment together, including the clerestory windows.*
- *Colors: new palette should highlight the original detail and brick; terra cotta is too dark.*

Design Review Committee
Action Summary for September 18, 2025

Page 2 of 2

- *Look at bulkhead tile – consider an accent tile or other whimsy near entrance.*

Building Details / Windows

- *Lower cornice wrapping to the west side is not original – rethink the southwest corner and resolve with project façade refinements.*
- *Upper cornice – minimize so it does not overshadow the original cornice.*
- *Look carefully at storefront details, especially where two systems meet.*
- *Ground floor storefronts should have non-reflective glass.*
- *Consider a railing style that works with the building design instead of the glass railing.*
- *Resolve awkward high sills on first new floor and present at FDR.*
- *Better resolve the long kitchens in plan in the studio units.*

Landscaping

- *Recommend trees and / or taller plants in the west bioswale.*
- *Consider a green roof.*
- *Focus on native plants throughout.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
Minutes from 8/21/25 DRC Meeting.
MOTION (Gaffney, Muszynski) VOTE (7-0-0-0).

IV. COMMISSION ANNOUNCEMENTS

- DRC requested more information about the Corridors Zoning Initiative as well as information on how best to provide feedback.

V. ADJOURN

- Meeting adjourned: 8:55 pm

Members of the Public:

Present: 8

Speakers: 4