



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING August 21, 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, Fu

II. PROJECTS

1. **2700 NINTH STREET [at Carleton] (DRCF2025-0001): Final Design Review** for a one-story, 6,026 square foot animal shelter with an exterior dog kennel pavilion, and outdoor greeting courtyard. On-site parking will be eliminated.

***Final Design Review was approved with the following recommendations:
MOTION (Gaffney, Woo) VOTE (7-0-0-0).***

Recommendations

Building Details / Windows

- *Corner window could still be taller; and sill could be lower.*
- *Look carefully on the panel seams, as well as window locations. Both could better work with the tile pattern.*
- *Wall signage should be further developed for better spacing (tighter); consider main text line be located above the tile, not sitting on it.*
- *Recommend more animals on the canopy.*
- *Consider an alternate light fixture for the wall sign that is less visually intrusive.*
- *Consider wood panels under canopy.*

Landscaping

- *Recommend increasing native selections; consider simplifying the plant palette to achieve this.*

2. **2138 KITTREDGE STREET [near Oxford] (DRCP2024-0015): Preliminary Design Review** to demolish a four-unit residential building and construct a 42,893 square foot, eight-story (82 feet) residential building with 66 units total, including three (3) Very Low Income (VLI) units, and two (2) Extremely Low Income (ELI) units, utilizing State Density Bonus, on a 6,750 square foot lot.

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

Recommendations

Neighborhood Context / Colors and Materials

- *Look at the street front, including the base, for some gestures for a better relationship with the adjacent building to the east.*
- *Maximize reuse of Redwood for significant highlights, not just a fence; consider for lobby or protected areas of Kittredge façade.*
- *Consider more playful accent colors and details on all sides.*
- *There is concern with reusing the brick, then painting. Look for suitable donation path.*
- *Color and material palette – consider more subtle shades on south and west facades.*
- *Consider expressing horizontal bands on wood siding where visible.*

Building Details / Windows

- *Recommend bringing light into the building where possible.*
- *Storefront not recommended on transformer frontage.*
- *Continue to develop windows at FDR, especially on the east bay on Kittredge; consider windows in stairwell.*
- *There appear to be too many sizes and styles for proposed windows; look at unifying the sills.*
- *Consider expressing horizontal bands on wood siding where visible.*
- *Show reglet, channel, and material transition details at FDR.*
- *Recommend as much depth as possible, especially with flat stucco details.*
- *Provide a clearer material transition between the light stucco and wood veneer at northwest corner.*
- *Recommend strong details, careful material selection, and careful contractor execution.*
- *Present bird safe glazing issues at ZAB since other projects have been approved with this Ordinance requirement.*

Landscaping

- *Confirm species proposed in planter will perform in shade.*
- *Recommend trellis or shade structure in rear patios.*

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III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
Minutes from 7/19/25 DRC Meeting.
MOTION (Gaffney, Thompson) VOTE (7-0-0-0).

IV. ADJOURN

- Meeting adjourned: 9:25 pm

Members of the Public:

Present: 10

Speakers: 4