



Planning and Development  
Department  
Land Use Planning Division

**ACTION SUMMARY FOR  
DESIGN REVIEW COMMITTEE MEETING  
August 20, 2020  
7:00 PM**

MITCHELL, L	P
KAHN, C	P
CLARKE, T	P
PINK, D	P

FINACOM, S	P
COVARRUBIAS, M	P

*Public Attendance:* 28  
*Public Speakers:* 10

*Staff in Attendance:*  
*Burns, Dougherty*

**I. PROJECTS**

- 2352 SHATTUCK AVENUE [at Durant] (#DRCF2020-0003): Final Design Review** to demolish two existing commercial buildings; split the lot into two; and construct two, eight-story, mixed-use buildings with 206 units (including 15 Very Low Income units), 11,460 square feet of commercial space, 19,530 square feet of usable open space, and 89 ground-level parking spaces.

***Final Design Review (FDR) was continued with the following recommendations:  
MOTION (Kahn, Mitchel) VOTE (6-0-0-0).***

***Building Details***

- Provide an alternate design for metal cladding that incorporates the running bond pattern reviewed at Preliminary DR, as well as a parapet detail that is more streamlined and has a simpler profile.*
- Unify the ground level storefront and transom windows above on the lobby facade on Durant.*
- Recess darker gray stucco panel on Durant at corner commercial suite to provide more facade depth.*

***Landscape Plan / Streetscape Improvements***

- Provide complete landscape plans, including irrigation. Plant palette should encourage pollinators and birds.*
- Provide more specific information on circular planters and the streetscape improvements proposed overall. Recommend that a tree be located in each planter area.*

- *Provide permeable pavers on Durant in between street trees at the curb, if acceptable to Public Works.*

### **Art Elements**

- *Art process for possible mural will be with Civic Arts. It is strongly recommended that the mural process should come from, and include, the community.*
- *An alternate to a mural would be to consider an art element in the perimeter landscape or streetscape improvements.*

### **Interior Plan Recommendations**

- *Provide a second means of access to Commercial Suite 104.*
- *Recommend shifting the door to the exit stair so that it is in proximity to the elevator lobby on each floor.*

- 2. 600 ADDISON AVENUE [at Bolivar] (DRCP2019-0017): Preview** to demolish buildings and structures on an industrial site of approximately 8.67 acres, and to construct a research and development (R&D) campus containing two buildings totaling 521,810 square feet of gross floor area and 1,044 parking spaces.

### **Advisory Comments:**

#### **Neighborhood Context**

- *Preserve as many of the redwoods in the northwest corner as possible.*
- *Project should give more back to the site. Recommend pushing the building back from Bolivar and providing more ground floor open space adjacent to the park.*
- *Recommend moving the interior courtyard on the north building to the Bolivar edge.*
- *Consider shifting the paseo further north to work with the pedestrian bridge and to protect views east.*
- *Renderings should be presented that show this project in more context and distant views, including from the pedestrian bridge looking east.*
- *Concerned with vehicular access from Addison, as this location is already very congested.*
- *Consider security in lieu of fences. Specifically address how the project meets Aquatic Park. If a fence is needed, it should be farther back from Bolivar.*

#### **Building Design**

- *Look at providing parking stackers or less parking overall to achieve the recommendations above in neighborhood context.*
- *Recommend as much green roof as possible.*
- *Overall aesthetic is not tied to Berkeley. It looks more bio-tech building, and less Berkeley.*
- *Recommend a softer design treatment next to this natural setting.*
- *Terraces proposed are nice, but also consider operable facades.*

- *Carefully design the main pedestrian entrances to the project and how a visitor would enter the project.*
- *Recommend more variety in the design, including the color and material palette.*

### ***Landscape Plan***

- *Increase the landscaped area, both on the ground plane and terraces, for a softer edge.*
- *Show where large trees can thrive in this site plan. Recommend trees sited in clusters, not just a line.*
- *Would like a lot more information on how the project is fenced off from Bolivar and if there is any parts of the plan that may be more open.*
- *Look at the longevity of the proposed landscape plan.*

### ***ZAB Issues***

- *Recommend a large interior public meeting space.*

**Ex Parte Communications:** Kahn did receive a design presentation from the applicant, as well as questions on what issues the DRC might be interested in.

## **II. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes
  - A. Minutes from 7/16/20 DRC Meeting  
*MOTION (Clarke, Covarrubias) VOTE (6-0-0-0)*

## **III. COMMISSION COMMENTS**

- DRC requested that Public Works make a SOSIP presentation to them so that they can better understand how it relates to Downtown projects that they are reviewing.

## **IV. ADJOURN**

- *Meeting adjourned: 10:45 PM*