



Planning and Development
Department
Land Use Planning Division

**ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
September 17, 2020
7:00 PM**

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

FINACOM, S	P
COVARRUBIAS, M	P

Public Attendance: 21
Public Speakers: 10

Staff in Attendance:
Burns, Karimzadegan

I. PROJECTS

- 2129 SHATTUCK AVENUE [between Addison and Center] (DRCF2017-0008): Final Design Review Follow-up** for a project to construct a new 16 story high-rise hotel to replace the existing Bank of America building. The building will contain hotel rooms and new banking facilities, as well as retail/restaurant spaces. **Art Glass Only.**

Final Design Review Follow-Up was approved with the following condition:
MOTION (Clarke, Kahn) VOTE (6-0-0-0).

Condition:

- Subcommittee shall review a material board on-site. Applicant to provide options for shades of yellow, along with other glass shades and brick. Subcommittee members are Kahn, Mitchell, and Covarrubias.*

- 2701 SHATTUCK AVENUE [at Derby] (DRCF2020-0004): Final Design Review** to construct a 5-story, 60'-tall, 27,980 square-foot, mixed-use development with 57 residential units (including 5 VLI and 3 live/work units), and 14 automobile parking spaces and secure storage for 44 bicycles.

Final Design Review (FDR) was approved with the following conditions and recommendations: *MOTION (Clarke, Kahn) VOTE (6-0-0-0).*

Conditions:

- Subcommittee shall review colors and stucco texture samples on-site. Subcommittee members are Clarke and Covarrubias.*

- *Provide more variety in plant palette, including with more native varieties where possible.*
- *Final landscape plan and plant palette review by Staff and DRC Landscape Architect as needed.*

Recommendations for Public Works:

- *Sidewalk pattern should be parallel to the curb line, at least where the walking path is located.*
- *Encroachment permit for planters should include a long-term maintenance agreement.*

3. 2210 HAROLD WAY [between Allston and Kittredge] (DRCP2020-0001):

Preliminary Design Review to demolish an existing commercial building and construct an approximately 34,155 square-foot, seven-story 38-unit containing 136 bedrooms and 652 square feet of ground floor commercial space; and to increase the building height, reduce the minimum building setbacks, and reduce the parking requirement for the project.

Preliminary Design Review (PDR) was continued with the following recommendations: MOTION (Clarke, Finacom) VOTE (6-0-0-0).

Recommendations:

Neighborhood Context:

- *West elevation is facing a landmark (Post Office) and is on the edge of the Historic Civic Center District; provide more interest and detail on the west facade.*
- *Recommend some acknowledgement of adjacent cornices on Harold Way.*
- *Recommend showing the proposed design from the base of the Campanile.*
- *Look at the scale of the ground floor columns in relation to the adjacent pedestrians and the nearby landmarks. Provide renderings from nearby pedestrian vantage points.*
- *Recommend that the design be referred to LPC since this site is adjacent to three landmark sites, and the Historic Civic Center District.*

Building Design

- *Consider flipping the program by placing egress on the north side.*
- *Provide a rendering of the screened stair appearance at night; recess metal grate covering on stair.*
- *Consider more depth on the coping detail at the top of the parapet.*
- *Consider a different design treatment on the top floor.*
- *Look at light well widths and unit dimensions and see if an additional 2' would help the unit layout; some on the DRC thought it may not hurt the light well.*
- *Look carefully at cafe opening into the northwest light well patio space, as it may be noisy for units above.*
- *Confirm window details with code issues, like if there will be a 4" maximum opening.*
- *There was a suggestion for a patterned or themed motif to add scale to the columns.*
- *Consider some benches instead of desks in the hallway.*
- *Confirm Green Point Checklist is current with revised design.*

Streetscape / Public Right-of-way

- Show where drop offs / deliveries would happen.
- Look at the ground floor public open space more carefully.
- If pursuing the parklet, a more dynamic unique design is recommended.

Landscape Plan / Open Space Design

- Consider more place making on the roof top open space.
- Recommend making the four roof top areas different; Consider moving some of the seating areas west for better views west and adding more variety in seating areas and the plant palette.
- Strongly recommend some shade be available on the roof deck.
- Consider flipping the plan layout as the ground floor landscape areas will have more sunlight on the south side of the parcel.
- Consider more vertical landscaping in the light wells.
- Confirm that there is enough soil in the planting area for what's being proposed.

ZAB Issues

- Consider more variation of windows for better privacy in unit.
- Unit layout looks too rigid.
- Hallway may be noisy as proposed.
- There doesn't appear to be adequate bike parking.

II. DISCUSSION ITEMS

Design Guidelines for Downtown Street and Open Space Improvements (SOSIP)

Discussion on how these design guidelines relate to improvements with new projects. Refer to SOSIP document in link below:

https://www.cityofberkeley.info/Planning_and_Development/Downtown_Area_Plan/Streets_and_Open_Space_Improvement_Plan.aspx

**This discussion was continued to the next meeting: MOTION (Clarke, Finacom)
VOTE (6-0-0-0).**

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
Minutes from 8/20/20 DRC Meeting.
Approved with minor edits. MOTION (Finacom, Kahn) VOTE (6-0-0-0).

IV. ADJOURN

- Meeting adjourned: 11:20 PM