



PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

DESIGN REVIEW COMMITTEE MEETING AGENDA

Date: Thursday April 17, 2025

Time: 6:30 pm

Location: North Berkeley Senior Center
1901 Hearst Avenue
Gooseberry Room

The Design Review Committee meeting packet is available for review on the City's website, and linked here:

<https://berkeleyca.gov/your-government/boards-committees/design-review-committee>

The Committee currently consists of seven members appointed by the Zoning Adjustments Board (ZAB), Landmarks Preservation Commission (LPC), and Civic Arts Committee:

Kimberly Gaffney, Chair, ZAB

Mary Muszynski, Vice-Chair, Appointed by ZAB

Denise Hall-Montgomery, LPC

Lillian Mitchell, Appointed by ZAB

Janet Tam, Appointed by ZAB

Michael Thompson, ZAB

Cameron Woo, Civic Arts Committee



ACCESSIBILITY INFORMATION / ADA DISCLAIMER

This material is available in alternative formats upon request. Alternative formats include audio-format, braille, large print, electronic text, etc. To request alternative formats, please contact the Disability Services Specialist at: Email: ADA@berkeleyca.gov; Phone: 1-510-981-6418; TTY: 1-510-981-6347, and allow 7-10 days for production of the material in an alternative format.

This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services Specialist at: Email: ADA@berkeleyca.gov; Phone: 1-510-981-6418; TTY: 1-510-981-6347, at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

For inclusion in the Committee members' agenda packet, please submit written comments by Wednesday the week prior to the meeting. One set of "late communications" will be distributed to the Committee members two days before the meeting. Please submit any material for distribution as "late communications" no later than 12:00 noon on the Tuesday prior to the meeting. Please be advised: Committee members do not have an opportunity to read written materials handed out at the meeting.

Correspondence

- **To distribute correspondence for inclusion in the agenda packet** -- submit comments **by 12:00 noon, one week before packet release date**. Please provide 10 copies of any correspondence with more than ten (10) pages or if in color or photographic format. This method is strongly preferred.
- **Late Communications** must be submitted **by 12:00 noon, April 15, 2025**. Any correspondence received after this deadline will be given to Committee members on the meeting date just prior to the meeting. Correspondence received later, and after the meeting, will be posted to the website following the meeting.
- Members of the public may submit written comments themselves at the meeting. To distribute correspondence at the meeting, please provide 10 copies and submit to the Design Review Committee Secretary. **Please be advised: You are strongly advised to submit written comments prior to the meeting date as Committee members do not have an opportunity to read written materials handed out at the meeting.**

Communications to Berkeley Boards, Commissions or Committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City Board, Committee or Committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the Secretary of the relevant Board, Committee or Committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the Secretary to the relevant board, Committee or Committee for further information.**

Contact:

Anne Burns, Design Review Committee Secretary
(510) 981-7410 | 1947 Center Street, Berkeley CA 94704
aburns@berkeleyca.gov

Public Comment and Committee Member Comments

The applicant and or their designee will have 5 to 10 minutes to make a presentation of their project to the Committee. The public is also invited to make a public comment if they wish.

Please be advised that the Committee may limit the number of speakers and the length of time allowed to each speaker (3 minutes is the usual amount of time allowed). The public is also encouraged to submit their comments and or testimony in writing at which time it will become a part of the public record.

1. **ROLL CALL**
2. **LAND ACKNOWLEDGEMENT STATEMENT:** The Committee recognizes that the community we live in was built on the territory of xučyun (Huchiun (Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's residents have and continue to benefit from the use and occupation of this uncanceled stolen land since the City of Berkeley's incorporation in 1878. As stewards of the laws regulating the City of Berkeley, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today. The City of Berkeley will continue to build relationships with the Lisjan Tribe and to create meaningful actions that uphold the intention of this land acknowledgement.
3. **PUBLIC COMMENT on Non-Agenda and Information Items** (Three minutes per person; five minutes per organization, or at the discretion of the Chairperson)
4. **ORDER OF AGENDA** Due to the large volume of projects, and the limited amount of time available to hear each project, the Design Review Committee has the right to re-arrange the order of the agenda in order to accommodate the projects that will not require significant time.
5. **CONSENT CALENDAR**
 - A. [Meeting Minutes from March 19, 2025 DRC Meeting](#)
6. **PROJECT REVIEW**
 - A. [2942 COLLEGE AVENUE](#) [near Ashby] (DRCP2022-0015): **Preliminary Design Review** to demolish a one-story (20 feet), 2,273 square-foot commercial building and construct a two-story (28 feet), 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 (28 feet) 2,968 square-foot residential building at the rear of the lot containing four dwelling units. **Committee Decision.**
 - B. [2680 BANCROFT WAY](#) [near College] (DRCP2024-0014): **Preliminary Design Review** to demolish the existing parking lot and construct a multi-family residential, 8-story, 79-unit building (8 VLI) at 2660 Bancroft (APN 55-1871-20), and convert an existing City Landmark hotel into offices at 2680 Bancroft (APN 55- 1871-1-3), in the R-SMU Zoning District. **Committee Decision.**
6. **COMMITTEE ANNOUNCEMENTS**

This is an opportunity for comments either to or from Commissions for which the DRC has liaisons: the Zoning Adjustments Board (ZAB), the Civic Arts Commission (CAC), and the Landmarks Preservation Commission (LPC). Committee members may ask for discussion to be scheduled on a future agenda (per Brown Act, no deliberation or final action may be taken).
7. **NEXT MEETING:** May 15, 2025

8. ADJOURN**LEGAL NOTICE CONCERNING YOUR LEGAL RIGHTS**

If you object to a decision by the Design Review Committee, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Design Review Committee at, or prior to, the public hearing.
2. You must appeal to the Zoning Adjustments Board within fourteen (14) days of the date of the action of the Design Review Committee.
3. Pursuant to Code of Civil Procedure Section 1094.6(b), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
5. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
6. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court