



Planning and Development
Land Use Division
Design Review Committee

AGENDA

DESIGN REVIEW COMMITTEE MEETING

Thursday, July 18, 2019 AT 7:00 PM
1947 CENTER STREET
MULTI-PURPOSE ROOM (Basement)
Berkeley, CA 94704
Wheelchair Accessible

PUBLIC INFORMATION

The packet for this (and future) Design Review Committee meeting is available for review at the Berkeley Library main branch at 2090 Kittredge Street, or online on the Design Review Committee page under Boards and Commissions.



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 981-6418(V) or 981-6347(TDD) at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

For Communications information and Legal Notice Concerning Your Legal Rights, please refer to the last page of this Agenda.

Meetings must adjourn by 11:00 pm, when room reservations expire. Please exit promptly.

AGENDA

I. ROLL CALL

Charles Kahn, Chair (*Zoning Adjustments Board*)
Lillian Mitchell, Vice-Chair (*Appointed by Zoning Adjustments Board*)
Teresa Clarke (*Zoning Adjustments Board*)
Modesto Covarrubias (*Civic Arts Commission*)
Burton Edwards (*Appointed by Zoning Adjustments Board*)
Steve Finacom (*Landmarks Preservation Commission*)
Diana Pink (*Appointed by Zoning Adjustments Board*)

II. PUBLIC COMMENTS 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. To do so, you should fill out a speaker card before the meeting starts and give it to the Secretary of the Committee. 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. CONTACT: Secretary of the Committee, Anne Burns, (510) 981-7410, 1947 Center Street, 3rd Floor.

III. RE-ARRANGEMENT OF AGENDA ORDER

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 a lot of time.

The next Design Review Committee meeting will be held on Thursday August 15, 2019.

IV. PROJECT REVIEW

1. **2100 SAN PABLO AVENUE [at Addison] (DRCF2018-0007) Final Design Review** to demolish an existing, single-story commercial building, and construct a new 60,428 square foot, four-story, 52 foot tall mixed-use building containing a 96 unit Residential Care Facility with 2,491 square feet of commercial space and 720 square feet of wellness center/club at the ground level. The project would also include grade level parking for 26 vehicles as well as 12 bicycle parking spaces. ***Committee Decision.***
2. **2352 SHATTUCK AVENUE [at Durant] (DRCP2018-0004): Preliminary 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 93 ground-level parking spaces. ***Majority Recommendations.***
3. **2435 SAN PABLO AVENUE [between Dwight and Channing] (DRCP2018-0012) Continued Preliminary Design Review** to construct a 4-story mixed-use building with ground floor live/work space and residential lobby, 48 private rooms with communal kitchens on each residential floor, rooftop terraces on the 3rd and 4th floors, and 56 bicycle parking spaces on an existing vacant lot. ***Majority Recommendations.***

V. DISCUSSION/ ACTION ITEMS

- DRC Best Practices and Project Review Discussion. Action Item.
 - [Review memo with recommendations from S. Finacom, received July 11, 2019, and vote to schedule this topic on a future agenda.](#)

VI. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 6/20/19 DRC Meeting
Recommendation: Approve Minutes

VII. COMMISSION COMMENTS

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).

VIII. ADJOURN (by 10:45 pm)

COMMUNICATIONS

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, commission 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, commission 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, commission or committee for further information.

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.