



Planning and Development
Department
Land Use Planning Division

**ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
September 19, 2019
7:00 PM**

MITCHELL, L	P
EDWARDS, B	P
KAHN, C	P
CLARKE, T	P

PINK, D	A
FINACOM, S	P
COVARRUBIAS, M	P

Public Attendance: 19
Public Speakers: 8

Staff in Attendance:
Burns, Dougherty

I. PROJECTS

- 2035 BLAKE STREET [at Shattuck] (DRCF2016-0003): Final Design Review Follow-Up** of an approved project to demolish two existing non-residential buildings and construct a new mixed-use development containing 82 apartments, 1,896 square feet of retail/café area, and two live/work units. **Follow-up for garage door only. Committee Decision.**

Final Design Review Follow-Up was approved as presented: MOTION (Edwards, Mitchell) VOTE (6-0-0-1) Pink - absent.

- 2542 DURANT AVENUE [between Telegraph and Bowditch] (DRCF2019-0005): Final Design Review** to demolish existing asphalt parking lot at 2542 and 2538 Durant and erect a new 5 story mixed-use building with 32 residential units and ground level commercial space. **Committee Decision.**

Final Design Review was continued with the following conditions: MOTION (Edwards, Covarrubias) VOTE (5-0-1-1) Finacom – abstain, Pink – absent.

Recommendations:

- *Provide details of the outdoor lobby space and west elevation, including the trellis and landscaping. Include a detail of the railing (show one complete section).*
- *Provide additional details of the roof open space plan, including furniture and irrigation plans. Committee strongly recommends a shade element.*
- *Provide updated plans and elevations that accurately reflect the approved design.*

- *Include relevant sheets from the Building Permit drawing set for reference.*
- *Provide number of stalls and layout for bike storage area.*

- 3. 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), 12,154 square feet of commercial space, 16,930 square feet of usable open space, and 90 ground-level parking spaces.

Preliminary Design Review for Phase II received a favorable recommendation to ZAB with conditions and direction for Final Design Review (FDR): MOTION (Clark, Mitchell) VOTE (6-0-0-1) Pink - absent.

Phase II Conditions:

- *Need more design at main residential entrance on Shattuck. Need finer-grained design details at pedestrian level; further develop gate design at back of Paseo.*
- *Provide more detail on the garage door on Channing and this ground level street façade in general to make façade more cohesive. Provide more detail on green screen at FDR, including specific plants.*
- *Provide updated color and material samples and accurate renderings at FDR.*
- *Resolve privacy issues on podium-level courtyard at FDR, from windows of adjacent units and common open space area. Note windows on adjacent residential property to the west when returning for FDR.*
- *Provide further refined window treatment – design should be more sophisticated.*
- *Provide balcony railing design at FDR. Look at how the design can screen balcony contents.*
- *Provide color and material samples at FDR.*
- *Provide shade for podium open space.*
- *No cell phone towers shall be visible from adjoining streets.*

Phase II Recommendations:

- *Water feature recommended on south wall of Paseo for sound masking.*
- *Navy color on renderings appears to be too dark. Small blue color sample presented is more successful.*
- *Recommend adding two additional street trees on Channing. One at the corner, and one near the west property line. All improvements in the public right-of-way are subject to approval from Public Works and Urban Forestry.*
- *Recommend more bike parking. If not possible in bike room, look at adding more bike parking at each floor.*

- 4. 1835 San Pablo Avenue [at Hearst] (DRCP2018-0009): Preview** to demolish an existing one-story commercial building and construct a new 6-story, mixed-use development with 95 dwellings (including 7 dwellings available to very low income households) and 4 live/work units. The project would include stacked parking for 49 automobiles and secure storage for 92 bicycles.

Advisory Comments:

Neighborhood Context

- *Develop design further. Modify car lift design as well as overall building height to reduce the impacts of the project on the adjacent neighborhood.*
- *Provide a design alternate with reduced parking and no mezzanine levels for the live/work units.*
- *Show where windows and skylights are located on adjacent residential structures to the east.*
- *Resolve privacy issues, both on the podium and toward the neighborhood.*
- *Confirm that there is no garage ventilation on the east elevation.*

Building Design

- *Develop glazing pattern further.*
- *Provide details of the horizontal glass. It appears to be a nice detail but recommend it be more prominent.*
- *Some thought the composition on the east elevation was the most successful.*
- *Recommend display windows in live/work units.*
- *Provide N-S building section.*
- *Show garage door design.*

Colors and Materials

- *Show how the proposed Corten will drip – provide details. Checkered pattern appears too patchy.*
- *Not in favor of Corten and tiles as illustrated. They are too close in color – no contrast.*

Open Space

- *Provide better open space. Interior residential amenity adjacent to outdoor common open space is recommended.*
- *Recommend more private patios on the podium and more common open space on the roof.*
- *There was some concern with private patios and their relationship to the common open space. Look at removing the patios and using a planter area for privacy instead.*
- *Recommend more private open space on the podium, but some public space near the corridor could also work, especially if it were adjacent to a residential amenity.*
- *Illustrate on the landscape plans how privacy issues are resolved.*
- *Look at a better connection from the San Pablo podium space through the corridor to the larger podium open space facing east.*

- *Roof decks are too linear. Recommend extending corner space further out to the east and adding an interior residential amenity adjacent.*
- *Provide permanent shade on the roof.*
- *Instead of trees on the roof, consider vines and trellis.*
- *Different plant palette is encouraged for each live/work planter.*

ZAB Issues

- *Recommend that corner space should be commercial, not live/work, even if only at limited corner area.*
- *Recommend that one live/work unit be affordable.*
- *Recommend that there are amenity spaces located on the second floor, not just the first.*
- *Look into an easement/agreement to put solar on this parcel for adjacent property owners.*

II. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 8/15/19 DRC Meeting
 - MOTION (Clarke, Mitchell) VOTE (6-0-0-1) Pink - absent.*

III. ADJOURN

- *Meeting adjourned: 9:45 PM*