



Planning and Development
Department
Land Use Planning Division

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

I. Roll Call:

Committee Members Present:

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*)
Steve Finacom (*Landmarks Preservation Commission*)
Diana Pink (*Appointed by Zoning Adjustments Board*)

Committee Members Absent: None

Staff Present: Burns, Karimzadegan

II. PROJECTS

- 1. 2590 BANCROFT WAY [at Bowditch] (DRCF2020-0005): Final Design Review** to construct an eight-story, mixed-use building with 87 dwelling units (including five Very Low-Income units), 4,345 square feet of commercial space, 2,566 square feet of usable open space, 40 long-term bicycle parking spaces and zero vehicular parking spaces.

Final Design Review was approved with the following conditions and recommendations: MOTION (Clarke, Mitchell) VOTE (4-0-1-1) – Finacom - abstained; Kahn – recused himself.

Conditions:

- *All windows on this project shall be recessed consistent with the approved renderings and Preliminary Design Review details.*
- *Provide a sample of the patterned screen in the project window on-site further on in the construction process for approval by Staff with Committee assistance as needed.*
- *There shall be no uplights on the building exterior. Approved exterior sconce was the cylindrical model.*
- *Owner shall not use artificial plants in the exterior planter areas.*

Recommendations:

- *Provide as many native plant varieties as possible.*

- *Soffit color at top of building should be lighter or darker than tile rainscreen, but shouldn't attempt to match it exactly.*
- *Consider adding a dimension to the window pattern so visually, not flat.*

- 2. 3031 TELEGRAPH AVENUE [at Webster] (DRCP2020-0006): Preliminary Design Review** to demolish an existing commercial building and construct a six-story, 98,948 square-foot mixed-use building with 110 units (including 7 Very Low-Income units), including 5,666 square feet of commercial space, 9,917 square feet of usable open space, as well as 112 bicycle parking spaces and 29 vehicular parking spaces at the ground spaces.

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

Neighborhood Context

- *Consider a softer treatment at the northeast corner of the building since so close to smaller residential structures.*
- *Proposed dog run is too close to the adjacent residential structures.; recommend only passive landscape or offer to sell this land to the neighbors so less impact.*
- *Look at the angle of Telegraph as it moves north towards campus and see how other buildings on this street have worked with this.*
- *This is an interesting site in the City; recommend some additional dialog about its history.*
- *Recommend accessing the rear patios from Webster only.*

Building Design

- *More attention to detail should be added to the ground level design, and the building design as a whole.*
- *Aesthetic is too much like the hospital buildings (too institutional); this project should look more residential.*
- *Massing is good.*
- *Consider relocating the 5th floor roof deck to the northwest corner of the site to help break up the Telegraph façade and massing and allow views west.*
- *Main residential entrance looks like a medical office building.*
- *Consider a more friendly and dramatic main residential entrance, with a canopy, benches, and light fixtures.*
- *Project should have some additional textural detail and depth; provide more human scale.*
- *Provide a sample of the proposed vertical siding and show where this is located on other projects.*
- *Revisit the color palette; recommend that it be warmer and more positive.*
- *Perforated metal screen at ground floor as well as at Webster unit entries and upper story balconies does not appear a successful material choice or detail; it looks like an add-on and not well-integrated into the building design.*
- *Consider two-story townhomes facing east for the most benefit to the individual entry patios.*

- *Recommend a second door into the commercial spaces and/or sliding storefront windows for more flexibility.*
- *Storefront glazing appears too institutional; look at more interest and detail in this design.*
- *Consider some quirkiness in the building and landscape design.*
- *Look carefully at the garage door design on Webster.*

Landscape Plan

- *Podium courtyard design should provide more gathering spaces away from the units and more landscape screening for the units.*
- *Look at how these spaces will look with only native plants that get routinely cut back; look at more evergreen plants.*
- *Recommend the maximum number of street trees be provided; planting areas at the curb line or permeable paving also encouraged.*
- *Podium layout is too edgy – consider calmer elements.*

ZAB Issues

- *Recommend more stacking parking spaces.*

III. DISCUSSION ITEM

- **Support for Berkeley Businesses – Modifications to Sign Ordinance**

Continued discussion from November 2020 meeting in order to flush out additional measures concerning signage that would be helpful to small businesses.

Discussion Continued until the January 2020 Meeting.

IV. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 10/15/20 DRC Meeting
MOTION (Clarke, Kahn) VOTE (6-0-0-0).
 - B. Minutes from 11/19/20 DRC Meeting
MOTION (Clarke, Kahn) VOTE (6-0-0-0).

V. COMMISSIONER COMMENTS

- Finacom requested a workshop at a future meeting with Public Works and Urban Forestry so that the Committee can best understand the process for new street trees and streetscape improvements.

VI. ADJOURN

- *Meeting adjourned: 10:05 PM*

Members of the Public:

Present: 21

Speakers: 15