



Planning and Development
Department
Land Use Planning Division

**ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
July 18, 2019
7:00 PM**

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

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

Public Attendance: 23
Public Speakers: 21

Staff in Attendance:
Burns, Dougherty

I. PROJECTS

- 1. 2100 SAN PABLO AVENUE [at Carleton] (#DRCF2019-0004): 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.

Final Design Review was approved with the following conditions and recommendations: MOTION (Clarke, Pink) VOTE (5-1-1-0) Edwards – no; Covarrubias – abstain.

Conditions:

- *Remove metal window surround where it covers the brick return.*
- *Subcommittee designated for further review of the vertical tile element and façade bay over the main entry. Subcommittee members are Charles Kahn and Lillian Mitchell.*

Recommendations:

- *Windows flanking the tile detail above the main entry should be different from the other windows to create more emphasis. Consider making them narrower and taller.*
- *Tile shown at the top of that vertical entry element should have more detailing for a bigger statement.*
- *Applicant will work with Staff to ensure proposed building signage is consistent with the City’s Design Guidelines.*
- *One Committee member strongly opposed vinyl windows proposed.*

- 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.

Preliminary Design Review was continued with the following recommendations: MOTION (Clarke, Pink) VOTE 7-0-0-0).

Recommendations:

Neighborhood Context

- *Step back on the southwest corner on Channing is successful.*
- *Model, including the adjacent and confronting buildings is recommended.*
- *Soften the building where possible. Make it more community friendly.*

Massing

- *Massing appears to be more appropriately scaled and more varied than the previous submittal.*
- *Design steps in elevation, but not in plan. The design is still too flat.*
- *Look at having more real and apparent movement on Shattuck to better break up that long expanse.*
- *Consider a courtyard facing Shattuck (recommend at least 12' back).*
- *One Committee member thought that one building design with major massing breaks should be considered.*

Façade Design

- *Design is overly complex, and too busy. Calm the building down. There is too much jumping from various materials, colors and heights.*
- *Design should be more unified – less busy. Needs more structure and composure.*
- *Design should be special, especially on our main street (Shattuck). Not just a combination of small pieces.*
- *Two separate, distinct buildings is recommended. Look at more differentiation in the design, but still being cohesive.*
- *Design is too 'suburban' – this may come from the white base with Chase logo.*
- *Balconies feel like an 'add-on', not integrated into the design; design balconies carefully to screen 'stuff'.*
- *Proportion of glass on the façade is nice.*
- *Look at a stronger top to the buildings.*
- *Review sustainability issues and increase that effort where possible.*
- *Metal window bars on the west elevation is not successful.*

Ground Floor Design

- *Variation in storefronts is successful. Ground floor level is much more pedestrian.*
- *Consider a deeper Paseo – 15' depth isn't enough.*
- *Develop the design further so that interesting things happen at the ground level.*
- *Awnings feel too suburban. The two buildings should not be the same, but should be more coordinated.*

Colors and Materials

- *Rusty metal (corten) isn't best known as an urban image and does not appear to be a successful material in this design. Consider an alternate material. If remaining in the design, detail carefully, and study panel sizes and joints carefully.*
- *Not sure about the metal standing-seam design. Look at this in more detail and also consider an alternate material.*
- *Maybe limit the corten siding to the north building, not the south.*
- *Consider a dark base on the northeast corner for added weight and emphasis.*
- *Look carefully at the renderings and detailing in general. Some strong material joints may not be represented accurately.*
- *Although the Durant entry is much improved, consider a special color or material at this spot.*
- *Look at north and south buildings. Consider a 'not so white' alternate for Phase II.*

Landscape

- *Push the Paseo back and have as much storefront as possible, as well as indoor/outdoor integration.*
- *Courtyards on Durant do break up the building wall, but look at how to make them better spaces.*
- *Design balconies and roof top spaces more carefully so they are well-used.*
- *Consider wind and shade issues with roof top open space. There should be better connection with indoor amenities and shade.*
- *Recommend screening the spa from views on upper floors. Also, screening should add some acoustic absorption.*
- *All open space edges on the west side should have planters to resolve any overlook / privacy issues.*
- *Consider an alternate location for the spa, and a more tranquil, quieter design in the lower courtyards.*
- *Recommend providing open space on-site.*

Streetscape Design

- *Look carefully at the proposed sidewalk seating as it has taken over the sidewalk. Reach out to Public Work early in the process for review.*
- *Recommend illustrating the proposed SOSIP streetscape design so it is easier to see proposed pedestrian circulation and how it relates to this design.*

- 3. 2435 SAN PABLO AVENUE [between Dwight and Channing] (DRCP2018-0012): Preliminary Design Review** to construct a 4-story mixed-use building with ground floor commercial space and residential lobby, 46 private rooms with communal kitchens on each residential floor, rooftop terraces on the 3rd and 4th floors, and 48 bicycle parking spaces on an existing vacant lot.

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and specific direction for Final Design Review:
MOTION (Clarke, Covarrubias) VOTE (5-1-0-1) Edwards – no; Kahn –absent. Kahn recused himself as he is on the design team.

Conditions:

- *Trellis shall be better integrated into the design.*
- *Ground floor design shall be further developed at FDR for more color and interest. Show required louvers accurately.*
- *Demonstrate views to neighborhood from south balconies when this comes to ZAB.*
- *Provide revised landscape plan and plant palette at FDR showing both active and quiet open space.*
- *Show closets in units when this comes to ZAB.*

Recommendations:

Building / Façade Design

- *Review colors at FDR to ensure the best fit with the neighborhood.*
- *Green Point checklist appears to be meager.*
- *Consider color on the north elevation as well.*
- *Trellis should be visible from the street for added detail and interest.*

Ground Floor Design

- *Ground floor tile should add more color and interest.*
- *There is still some concern that the trash room may not be the best use of that street façade.*
- *Consider a shadow box / display window for live/work unit.*
- *Continue to develop the wall behind the AC transit shelter for more color and interest; Consider water feature, mosaic or other art element.*

Residential Floors/ Common Areas

- *Recommend adding more storage, possibly near stairwells.*
- *Staff reports shall reflect use as GLA, not co-living.*

Open Space / Landscape Plan

- *Planters at roof deck should have a more substantial edge. Railing design and plants proposed shall have further review at FDR.*
- *East roof deck is good, but should be for quiet uses only. Provide a view study from roof deck when this comes to ZAB.*
- *Trees on the ground floor near east property line should be as large as possible for added privacy.*

II. DISCUSSION/ ACTION ITEMS

- **DRC Best Practices and Project Review Discussion. Action Item.**
Motion to have Finacom, with some limited Staff assistance, identify recent projects for studying best practices. This includes both digital photo and written description. Approved. MOTION (Finacom, Edwards) VOTE (6-0-0-1) Covarrubias – absent.

III. BUSINESS MATTERS

- **Approval of Previous Meeting Minutes**
A. **Minutes from 6/20/19 DRC Meeting**
Approved with minor clarification on first item under Commissioner Comments. MOTION (Clarke, Mitchell) VOTE (4-0-2-1) Edwards, Pink – abstain; Covarrubias - absent.

IV. ADJOURN

- *Meeting adjourned: 11:45 PM*