



Planning and Development
Department
Land Use Planning Division

**ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
February 21, 2019
7:00 PM**

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

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

Public Attendance: 23
Public Speakers: 13

Staff in Attendance:
Burns

I. PROJECTS

- 2100 SAN PABLO AVENUE [at Allston Way] (MODDRCP2019-0002) Preliminary Design Review Modification** of a project to modify an approved 60,428 sq. ft., four-story, 48 ft. tall mixed-use building containing a 96-unit Residential Care Facility with 3,465 square feet of combined ground floor commercial space for restaurant, flower shop, personal household and club/wellness center uses, and grade level parking for 30 vehicles as well as 12 bicycle parking spaces, by reducing the number of off-street parking spaces, adding new gross floor area, and modifying the interior layout of the commercial and residential uses of the approved Residential Care Facility.

Preliminary Design Review Modification received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR): MOTION (Kahn, Clarke) VOTE (5-0-1-1) Edwards – abstain; Passmore – absent.

Conditions:

- Brick should wrap corners further, at both the northwest and the southeast corners. Unresolved as proposed; DRC will review at FDR.*
- Provide more variation in the brick panels and the windows, so that the design is not so static.*
- Design should capture the spirit of the previous approval, including a more substantial cornice, more depth in the brick panels, and more glazing where possible.*
- Glazing into kitchen should remain clear.*
- Provide a better connection from the 2nd floor activity room to the deck and more glazing on that wall.*

Recommendations:

- Thin brick proposed does not create much shadow. More recess is recommended.*

- *DRC will review the color palette at FDR.*
- *Both San Pablo and Addison facades are too flat and too static.*
- *There should be more depth and variety in the façade design.*
- *Upper level may be too dark.*
- *Recommend providing more transparency through the building so that the courtyard space can be seen from San Pablo.*
- *Further develop landscape plan for more privacy at the west edge of the deck.*
- *Strongly recommend against vinyl windows.*
- *Recommend that the applicant present more specific sustainability measures in the building design both to ZAB, and to DRC at FDR: Committee encourages a higher Green Point rating.*
- *BBQ grill appears to be too close to the property line.*

- 2. 1951 SHATTUCK AVENUE [at Berkeley Way] (DRCP2018-0005): Preliminary Design Review** to redevelop an approximately 17,424 square-foot parcel, including the demolition of two existing commercial buildings and the construction of a 120-foot tall, 12-story, mixed-use building with approximately 5,000 square feet of commercial space on the ground floor, 156 residential units, and a 100-space subterranean parking garage.

Preliminary Design Review was continued with the following recommendations: MOTION (Edwards, Finacom) VOTE (5-0-0-2) Passmore, Pink – absent; Pink recused herself as she is on the design team.

Recommendations:

General Building Design

- *Show how the horizontal and vertical base elements at the corner, and the building design overall, will work to discourage pigeons from roosting on the edges.*
- *Spandrels in the base look too heavy.*
- *Show concept for window coverings; provide a rendering with the curtains closed.*
- *Show drop off / delivery space in site plan.*
- *Provide complete preliminary design review drawings.*

Building Parapet / Roof Form

- *Provide alternatives for the roof line as seen from Downtown. Elevator penthouse should be attractive and add more character to the design.*

Landscape Plan / Open Space Design

- *Provide wind protection at roof top open space.*
- *Demonstrate functionality of podium open space. Provide sections and shadow studies of the courtyard space. Show the actual sun in the space, the quality of the sun areas, and the quality of the space overall, especially since this is part of the required open space for the residents.*

Colors and Materials

- *Color palette is too sober and dark; add color and life to the design. This can be in select details and pieces of the design.*
- *Color and warmth should be better integrated into the design.*

- *Some thought the dark color palette could be appropriate along with some color accents, but the danger is that detail may get lost with such a dark color.*
- *Keeping such a subdued color palette may prevent you from highlighting the parts of the design that you want.*
- *Base color is too dark, but the texture is nice.*
- *Provide more pictures of proposed materials and building elements, including the metal base at the corner.*

ZAB Issues

- *Recommend helping to relocate the Berkeley Vacuum business.*

II. DISCUSSION ITEMS

- LEED standards for buildings – City review process underway
There was public comment on the importance of clean energy for buildings.
- Local Hazards Mitigation Plan (LHMP) Review
Committee voted to send comments to City to include in follow-up of Draft Review; MOTION (Edwards, Kahn) VOTE (6-0-0-1) Passmore – absent.

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 1/17/19 DRC Meeting
Approved. MOTION (Clarke, Edwards) VOTE (6-0-0-1) Passmore – absent.
- Annual Chair / Vice-Chair Election
 - B. Charles Kahn - Chair
Approved. MOTION (Edwards, Clarke) VOTE (6-0-0-1) Passmore – absent.
 - C. Lillian Mitchell – Vice Chair
Approved. MOTION (Edwards, Clarke) VOTE (6-0-0-1) Passmore – absent.

IV. COMMISSION COMMENTS

- *Finacom was able to reach out to City representatives to request parking on behalf of LPC and DRC but has not heard back yet.*

V. ADJOURN

- *Meeting adjourned: 11:00 PM*