



Planning and Development  
Department  
Land Use Planning Division

**ACTION SUMMARY FOR  
DESIGN REVIEW COMMITTEE MEETING  
January 17, 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:* 9  
*Public Speakers:* 4

*Staff in Attendance:*  
*Burns*

**I. PROJECTS**

- 2072 ADDISON STREET [between Milvia and Shattuck] (DRCF2019-0001) Final Design Review/ Preliminary Design Review Modification** to demolish an existing one-story commercial building and allow construction of a new seven-story mixed use building with 66 dwelling units and ground-floor commercial space.

***Preliminary Design Review Modification received a favorable recommendation to ZAB. Final Design Review (FDR) was continued at the request of the applicant. Additional information was requested when the project returns for FDR: MOTION (Clarke, Kahn) VOTE (5-1-0-1) Edwards – no; Passmore – absent.***

***Recommendations:***

- New amenities created in the back of the ground floor are not good spaces. Consider more windows into these spaces if possible and present at ZAB.*
- Although the majority of the Committee supported the elimination of parking, one Committee member would like more information presented on how parking is currently being used in other Downtown residential structures.*

***Additional Information Requested:***

***Building Details***

- Provide railing details.*
- Consider a bulkhead at the storefront windows.*
- At FDR, show how 32 bikes get parked in the bike room; confirm that door size into the bike room is adequate.*
- At FDR, show the Committee want is envisioned for the panels on the street façade.*

### **Lighting**

- *Cupola should be designed as a luminaire.*
- *There are only two light fixtures shown in this submittal. Confirm if there are other exterior fixtures and present at FDR. Present where the proposed light fixtures are located on the building. Lighting information should be specific about the size of the fixtures.*
- *Show lighting proposed at recessed entries for FDR.*

### **Landscape Plan**

- *Provide a more robust and more detailed landscape plan for FDR.*
- *Provide more detail on the roof deck design, including seating areas.*

### **Signage**

- *Provide more specific signage information at FDR.*

2. **2198 SAN PABLO AVENUE [at Allston] (DRCP2018-0003) Preview** to demolish an existing single-story commercial building and construct a new 6-story, mixed-use development with 3 live/work units and 56 dwelling units, including 5 available to very low income households. The project would include stacked parking for 20 vehicles and 44 secure bicycle spaces.

### **Advisory Comments:**

#### **Neighborhood Context**

- *Consider massing alternates that have less impact on the adjacent neighbors to the west.*
- *Look at ways to reduce the impact of the massing.*
- *Look more carefully at the massing and try to strike a balance between the park and the adjacent residential neighbor.*
- *Consider stepping the two bays on Allston back further.*
- *Provide at least one alternate design that steps the western portion back.*
- *Consider a terrace on a corner at an upper level to help reduce the visual mass.*

#### **General Building Design**

- *Building appears to be right on the property line on San Pablo and Allston both – it's too tight.*
- *Better identify main residential entrance.*
- *Recommend a stronger horizontal break at podium. As designed, it's too flush. It should be more articulated.*
- *Garage door looks large.*
- *Provide more detail on the garage door. Consider night view, and noise factor.*
- *Recommend acoustic treatment in the garage. Provide more information on the proposed parking lifts regarding acoustics.*
- *Make sure the elevations and plans are coordinated.*

#### **Building Parapet / Roof Form**

- *Building is too severe as it meets the sky.*
- *Some thought the horizontal band on top was enough delineation at the roof.*
- *There should be a more resolved top. Top windows could differ from the others below.*

#### **Landscape Plan / Open Space Design**

- *Landscape area on podium level at the northwest corner should be quieter. Consider making this a C-3 area for visual relief only.*
- *Recommend large trees in podium landscaped space.*
- *Planters in front of live-work units should be varied.*
- *Confirm that vine pockets have enough soil.*
- *Clarify landscape in area adjacent to the western property line. Both bamboo and trees are illustrated.*
- *Open space should have permanent shade / rain protection.*
- *Consistent street trees on the perimeter of the site are important. Staff will confirm any issues with the existing street trees with the City Forester.*

#### **Ground Floor Design**

- *Look at ways to enliven the ground floor design.*
- *Live-work units are too close to the property line. Provide more depth in the façade.*
- *Live-work units should have a more residential feel, not just commercial storefront.*
- *Consider shadow box features in live-work storefront design.*
- *One live-work unit could front Allston.*
- *On live-work units, make sure the door is large enough.*

#### **Colors and Materials**

- *There was some concern that the Corten material is dark and just absorbs light. Some thought that it didn't wear well over time and recommend an alternate material.*
- *East façade with only one narrow window in the Corten section is harsh.*
- *Recommend warmer tile.*

#### **Interior Plan / Management Issues**

- *Provide maintenance closets.*
- *Corridor should not be carpeted.*
- *Provide management office on-site.*

## **II. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes
  - A. Minutes from 12/20/18 DRC Meeting  
*Approved with minor edits. MOTION (Clarke, Edwards) VOTE (6-0-0-1)  
Passmore – absent.*

## **III. DISCUSSION ITEMS**

- LEED standards for buildings – City review process underway

*DRC may want to consider whether they would like to designate a liaison to the Energy Commission.*

## **IV. COMMISSION COMMENTS**

- *DRC should review design guidelines before approval by the Planning Commission.*
- *Finacom will reach out to City Staff to request parking on behalf of LPC and DRC.*

**V. ADJOURN**

- *Meeting adjourned: 9:45 PM*