



Planning and Development
 Department
 Land Use Planning Division

**ACTION SUMMARY FOR
 DESIGN REVIEW COMMITTEE MEETING
 June 20, 2019
 7:00 PM**

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

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

Public Attendance: 12
Public Speakers: 3

Staff in Attendance:
Burns, Dougherty

I. PROJECTS

- 1. 2628 SHATTUCK AVENUE [at Carleton] (#DRCF2019-0004): Final Design Review** to demolish a single-story care facility and construct a six-story mixed-use building with 78 dwelling units, ground floor commercial space, and 3,410 square feet of open space. The project would include ground level parking for 25 vehicles and 65 bicycle parking spaces.

Final Design Review was approved with the following condition: MOTION (Finacom, Kahn) VOTE (5-0-0-2) Edwards, Pink - absent.

Conditions

- Eaves at the South façade are approved as presented on October 18, 2018 and shall continue from the rooftop terrace on Shattuck to the bay at the rear South west corner. If owner desires an alternate design, it shall be presented to the Committee for approval.*

- 2. 2352 SHATTUCK AVENUE [at Durant] (#DRCP2018-0004): Preview** to demolish two existing commercial buildings; split the lot into two; and construct two, eight-story, mixed-use buildings with 209 units (including 15 Very Low Income units), 12,000 square feet of commercial space, 20,690 square feet of usable open space, and 86 ground-level parking spaces.

Advisory Comments:

Neighborhood Context

- *Recommend reallocating the mass on the southwest corner to allow light to neighboring building on Channing.*
- *Consider treating the phases as separate buildings, where they now look the same.*

Massing

- *Look at ways to activate the alley on Shattuck between the two phases.*
- *Consider less parking if it will help reduce the massing on the edges and in the alley on Shattuck.*
- *Variety of volumes and materials on Durant facade is successful. Look at ways to break up the facade on Shattuck.*
- *Consider using the concrete base as a way to help break up the massing above.*

Façade Design

- *Overall design is too regular.*
- *Base is too weak for the mass above.*
- *Could add some 'quirky.'*
- *Dark colors on the top floor should recede further back.*
- *Recommend using public art to help achieve more variety and interest.*
- *Consider railing design on balconies carefully. They shouldn't look like storage spaces.*
- *Strengthen the parapet design and how the building meets the sky.*

Ground Floor design

- *Floor to ceiling height on ground floor design appears too low.*
- *Consider extending the base to create the illusion of a taller ground floor.*
- *Look at ways to break up pedestrian level/storefront design. Consider more variety in the base height, like already shown at the corners.*
- *Base still looks too thin for the mass above.*
- *Make lobby spaces more whimsical and welcoming, especially from the sidewalk views.*
- *Provide more detail on proposed 2-story lobby.*

Landscape

- *Use center alley to help break up the long mass on Shattuck.*
- *Landscape design should address privacy for units on the courtyards.*
- *Look at ways to get more sunlight into the courtyards, especially on Durant.*

Ex parte communications: Kahn spoke with applicant to clarify design recommendations offered at ZAB Preview.

II. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 5/16/19 DRC Meeting
Approved with minor clarification on 2435 San Pablo Avenue. MOTION (Clarke, Covarrubias) VOTE (5-0-0-2) Edwards, Pink – absent.

III. COMMISSION COMMENTS

- *Finacom recommended that the Committee have two meetings a year to discuss lessons learned and make any recommendations to the Planning Commission as necessary. Some thought one meeting a year would be better. Finacom will draft a memo to the Committee for further discussion.*
- *Kahn was concerned with recommendations given on interior issues as some of these may be outside of the Committee's purview as defined in BMC 23E.08. Others thought that this was appropriate, as advisory to ZAB.*

IV. ADJOURN

- *Meeting adjourned: 9:20 PM*