



Planning and Development  
Department  
Land Use Planning Division

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

|             |   |
|-------------|---|
| MITCHELL, L | P |
| EDWARDS, B  | P |
| KAHN, C     | A |
| CLARKE, T   | * |

|            |   |
|------------|---|
| PINK, D    | P |
| FINACOM, S | A |
|            |   |

*\*Leave of Absence; Substitute was Olson, C.*

*Public Attendance: 16  
Public Speakers: 3*

*Staff in Attendance:  
Burns*

**I. PROJECTS**

- 1. 1050 PARKER STREET [between Tenth and San Pablo] (DRCF2019-0002): Final Design Review** for the construction of a new three-story commercial building with 61,000 square feet for medical office and quick-serve restaurant uses and for the associated vehicle and bicycle parking spaces on that parcel only.

***Final Design Review was approved with the following conditions and direction for Staff to review signage during tenant improvement phase: MOTION (Edwards, Olson) VOTE (4-0-0-2) Kahn, Finacom - absent.***

***Conditions:***

- All sides of trash enclosure shall have horizontal metal siding to match the main building; Transformer shall be painted to match the trash enclosure.*
- Provide a fence design that is more closely related to the building design. Design shall be reviewed by Staff with Chair assistance as needed.*

***Recommendations:***

- Prefer green accent panels, but too disconnected as shown. Pattern should be more cohesive. Further review by Staff with Chair assistance as needed.*
- Transportation should review this site for an appropriate drop-off zone.*
- DRC encourages further discussion with Caltrans for approval of retail canopy.*

- 2. 2198 SAN PABLO AVENUE [at Allston] (DRCP2018-0003): Preliminary Design Review** to demolish an existing single-story commercial building and construct a new 6-story, mixed-use development with 3 live/work units and 57 dwelling units, including 5 available to very low income households. The project would include stacked parking for 20 vehicles and 44 secure bicycle spaces.

***Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review (FDR): MOTION (Edwards, Olson) VOTE (4-0-0-2) Kahn, Finacom - absent.***

***Recommendations:***

- *Recommend larger windows facing west where possible.*
- *Corridor windows should have divided lites, consistent with overall building design.*
- *Cornice should be stronger. Further review the specific size and profile at FDR.*
- *Corten metal siding is important for overall quality of building design.*
- *Stucco colors appear to be too close in value; there may need to be more contrast. Further review at FDR.*
- *There was some concern that stucco colors were too beige; consider alternate colors.*
- *Show exterior building lighting at FDR, including for display cases.*
- *Signage may be too timid as proposed. Further review at FDR.*
- *Planters should be lowered on the roof decks for better views west.*
- *Look carefully at the proposed umbrellas on the roof decks and any concerns with wind.*
- *Although the ivy as shown appears appropriate on the west elevation, be careful to control it more on the Allston and San Pablo frontages.*
- *TV on roof decks is discouraged.*

- 3. 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. *Pink Recused herself.*

***Preliminary Design Review was continued due to the lack of quorum.***

**II. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes
  - A. Minutes from 2/21/19 DRC Meeting  
*Approved with a clarification on 1951 Shattuck. MOTION (Edwards, Olson) VOTE (4-0-0-2) Kahn, Finacom – absent.*

**III. ADJOURN**

- *Meeting adjourned: 9:00 PM*