



Planning and Development  
Department  
Land Use Planning Division

## ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING May 19, 2022 7:00 PM

### I. Roll Call:

#### **Committee Members Present:**

Lillian Mitchell, Chair (*Appointed by Zoning Adjustments Board*)

Charles Kahn, Vice-Chair (*Zoning Adjustments Board*)

Steve Finacom (*Landmarks Preservation Commission*)

Kimberly Gaffney (*Zoning Adjustments Board*)

Janet Tam (*Appointed by Zoning Adjustments Board*)

Cameron Woo (*Civic Arts Commission*)

#### **Committee Members Absent:**

Diana Pink (*Appointed by Zoning Adjustments Board*)

**Staff Present:** Burns, Dougherty

### II. PROJECTS

**1. 2099 MARTIN LUTHER KING JR. WAY [at Addison] (DRCF2020-0002): Final Design Review** to demolish an existing one story 3,595 square foot auto service building and construct a 62,419 square-foot, seven-story, 69' tall, mixed-use building with 72 dwellings (including 5 dwellings available to very low income households) and 2,448 square feet of ground floor retail space. The project would provide 12 parking spaces and secure storage for 38 bicycles within a grade level garage.

***Final Design Review was approved as presented with the following conditions and recommendations. MOTION: (Kahn, Finacom) VOTE (6-0-0-1) Pink - absent.***

#### **Conditions**

- *Provide 2 -3 trees on roof for shade, if not already shown on landscape plans.*
- *Provide operable window in commercial space that is accessible from the sidewalk.*
- *Do not use artificial plants in any planters in this project.*

#### **Recommendations**

- *Committee would support eliminating roof trellis.*
- *Recommend allowing residents to have control of the planter boxes where possible.*
- *Recommend as much bird safe glass as possible.*

**2. 2213 Fourth Street [between Allston and Bancroft] (DRCP2021-0005):**

**Preliminary Design Review** to demolish three existing non-residential buildings and one existing duplex and construct a new 124,667 square-foot, five-story parking garage containing 415 off-street automobile parking spaces and one loading space to serve uses in the vicinity of the project site.

***Preliminary Design Review received a favorable recommendation on design issues as presented, however as citizens of Berkeley, the DRC would like ZAB to take a closer look at the number of parking spaces because of their concerns with climate change and the project's proximity to a mixed-use residential neighborhood. The DRC also offered the following direction for Final Design Review (FDR). MOTION: (Mitchell, Kahn) VOTE (6-0-0-1) Pink - absent.***

**Conditions**

- *Review screen finish and details at FDR, along with colors and material palette.*
- *De-emphasize the vertical stair tower on 5<sup>th</sup> Street;*
- *All plants adjacent to the sidewalk, including vines, should be planted directly into the ground, with irrigation, or provide an alternate method at FDR.*
- *Provide an alternate to the standard security grille on 4<sup>th</sup> Street at FDR.*
- *Provide more landscape adjacent to the sidewalk on 4<sup>th</sup> Street.*
- *Nandina must be removed from the plant palette. Provide an alternate selection at FDR.*

**Recommendation**

- *Consider extending the metal screen on 5<sup>th</sup> Street horizontally.*

**ZAB/ Public Work Recommendations**

- *Consider right turn only when exiting on 5<sup>th</sup> Street.*
- *Recommend closing the Fifth Street exit at dusk.*
- *Emphatically support the addition of street trees on 5<sup>th</sup> Street and request coordination of City departments to approve bulb outs with street trees in the public right of way.*

**3. 747 (787) Bancroft Way [at Fourth] (DRCP2021-0012): Preview** to demolish six existing buildings and construct a 159,143 square-foot, three-story building containing 125,796 square feet of research and development space and 33,347 square feet of light manufacturing space, and a surface parking lot containing 76 off-street parking spaces and five loading spaces.

***Preliminary Design Review received a favorable recommendation as presented with the following direction for Final Design Review (FDR). MOTION: (Kahn, Woo) VOTE (6-0-0-1) Pink – Absent.***

**Recommendations**

- *Include options for the canopy design at FDR with variation in the intermediate members.*
- *Mid-block crossing option to be reviewed at FDR for recommendation to Public Works.*
- *Confirm Berkeley Sedge is a native.*

**ZAB / Public Works Recommendations**

- Recommend ZAB require bird safe glazing that extend to all floors on all elevations, or a review from a qualified professional with their recommendations for bird safety.
- Recommend that an amenity space be added adjacent to the North plaza.
- Recommend ZAB require gender neutral bathrooms are included.
- DRC recommends permeable pavers in the strips between the street trees. Applicant shall report on Public Works approval at FDR.

**III. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes
  - A. Minutes from 4/21/22 DRC Meeting with minor clarifications  
*MOTION (Finacom, Woo) VOTE (6-0-0-1 ) Pink - absent.*
- Appoint two new subcommittee members to review stucco samples for 2701 Shattuck
  - A. Cameron Woo and Lillian Mitchell  
*MOTION (Kahn, Tam) VOTE (6-0-0-1 ) Pink - absent.*

**IV. ADJOURN**

- Meeting adjourned: 11:30 pm

**Members of the Public:**

**Present: 25**

**Speakers: 25**

APPROVED: \_\_\_\_\_

Anne Burns

Design Review Committee Secretary

