



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING January 20, 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*)
Dana Blecher (*Civic Arts Commission*)
Steve Finacom (*Landmarks Preservation Commission*)
Kimberly Gaffney (*Zoning Adjustments Board*)
Diana Pink (*Appointed by Zoning Adjustments Board*)
Janet Tam (*Appointed by Zoning Adjustments Board*)

Committee Members Absent: None.

Staff Present: Burns, Dougherty

II. PROJECTS

1. 1367 UNIVERSITY AVENUE [between West and Acton] (DRCF2021-0010): Final Design Review to construct an approximately 9,273-square-foot, four-story 39-unit Group Living Accommodation (GLA) operating as a Single-Room Occupancy (SRO) Residential Hotel on a vacant parcel.

Final Design Review was approved with the following conditions and recommendations: MOTION (Kahn, Mitchell) VOTE (6-0-0-1) Finacom - abstain.

Conditions

- *Examine ways to add visual interest on the University façade on either the railings or walkway structure. Staff shall review the proposed changes with Committee assistance as needed.*

Recommendations

- *Courtyard space needs more color or detail. Staff shall review the proposed changes with Committee assistance as needed.*
- *Access panels in the courtyard - either align with panels or consider as a color accent.*
- *A/C vent location adjacent to the entry gate is too prominent.*
- *Consider adding a permanent table in courtyard space.*

2. 1201-1205 SAN PABLO AVENUE [at Harrison] (DRCP2021-0007): Preliminary Design Review to construct a six-story, mixed-use building on a vacant lot, with 66 units (including five Very Low Income units), 1,720 square feet of commercial space, 2,514 square feet of usable open space, and 17 to 28 ground-level parking spaces.

***Preliminary Design Review was continued with the following recommendations:
MOTION (Kahn, Tam) VOTE (7-0-0-0)***

Majority Recommendations

- *Committee recommended studying ways to reduce the scale of the project at the east edge of the parcel. Recommendations include shifting some of the massing to the Northeast corner so that more solar could get to rear yards to the east.*
- *Recommend looking more closely at the Harrison façade and better articulate the stepped down massing in that elevation.*
- *Further refine the San Pablo façade for a richer treatment with texture and slight color shifts.*
- *Continue to develop the ground floor design and add more detail and interest.*
- *Further develop the residential lobby expression on the San Pablo facade and add more articulation.*
- *All corridor windows facing the East should include translucent glass to address privacy concerns for the adjacent residential neighbors.*
- *More active areas on the podium courtyard and patios should be pulled back from the edge to afford more privacy to neighbors.*
- *Look carefully at the tree(s) used for screening along the eastern edge of the parcel.*

Additional Recommendations

- *Residential lobby frontage could be recessed for more visual interest at the street.*
- *Consider introducing a “top” to the design to help the project feel less massive.*
- *Consider pergola or trellis in courtyard for a smaller scaled design element to better relate to the scale of the residential neighborhood to the East*
- *There was some support for a roof deck on the San Pablo side of the top floor.*

For Final Design Review

- *Provide a second entry door or takeout window for the commercial space.*
- *Show that all site lighting, including for security and the garage, is downcast and does not cause glare on neighboring parcels.*
- *Provide information on garage door opening and alert systems, including buzzers and lighting.*
- *Provide details on the garage door design.*
- *Provide specific information on bird safe glass.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 12/16/21 DRC Meeting
MOTION (Kahn, Pink) VOTE (7-0-0-0)

IV. ADJOURN

- *Meeting adjourned: 10:25 pm*

Members of the Public:

Present: 15

Speakers: 8

APPROVED: 
Anne Burns
Design Review Committee Secretary