



Planning and Development  
Department  
Land Use Planning Division

## ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING April 21, 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*)  
Diana Pink (*Appointed by Zoning Adjustments Board*)  
Janet Tam (*Appointed by Zoning Adjustments Board*)  
Cameron Woo (*Civic Arts Commission*)

**Committee Members Absent:** None

**Staff Present:** Burns, Dougherty

### II. PROJECTS

**1. 2000 UNIVERSITY AVENUE [at Milvia] (DRCF2022-0001): Final Design Review**  
to demolish two existing commercial structures and construction of a new, 8-story mixed-use building with 81 dwelling units and ground floor commercial.

*Final Design Review was approved with the following conditions and recommendations.  
MOTION: (Tam, Kahn) VOTE (7-0-0-0).*

#### **Conditions**

- *Provide color and material samples on site for Staff approval with Committee assistance as needed.*
- *Transom on corner commercial storefront windows shall have mullions.*
- *Provide access to 2nd floor podium flow-thru planter for maintenance purposes.*

#### **Recommendations**

- *Plaque should be at pedestrian viewing level. If mural cannot be easily seen while viewing plaque, then image of mural should be added to the plaque.*
- *Dark stucco color may be too dark.*
- *Staff to ask Public Work about additional planter area opportunities by the curb line.*
- *Provide as much bird safety with the glazing design as possible.*

**2. 2440 SHATTUCK AVENUE [at Haste] (DRCP2021-0020): Preliminary Design Review** to demolish one existing commercial building and construct an eight story, mixed use building with 40 dwelling units and 2,700 square feet of ground floor commercial space.

*Preliminary Design Review received a favorable recommendation as presented with the following direction for Final Design Review (FDR). MOTION: (Kahn, Mitchell) VOTE (7-0-0-0).*

### **Conditions**

- *Show more color at FDR, even if an alternate palette proposal.*
- *Consider integrating the cornice with the trellis design.*
- *Horizontal trim at the 7<sup>th</sup> floor should remain in the design.*
- *Consider a stronger base.*
- *Consider making the bay on the northeast corner a more prominent feature.*
- *Provide a slide window into commercial storefront area.*

### **Recommendations**

- *Recommend coming sooner for FDR since review could affect many building details.*
- *Building facades need more depth.*
- *Look carefully at storefront mullion proportions*
- *Northeast bay - consider different canopy or horizontal trim detail below it, or a smaller green wall statement.*
- *Consider a stronger relationship between the base and floors above. Now, the only bay that aligns is the northeast corner.*
- *7<sup>th</sup> floor trim line is a successful detail.*
- *Middle bay on Haste may be too thin.*
- *2<sup>nd</sup> floor windows look short.*
- *Supports on entrance canopy could be improved and better balanced with bay above.*
- *North and west elevations are also very visible. Details should be added to these elevations as well.*
- *Bird safe glazing is recommended, especially at the green wall and the ground floor storefronts.*
- *Recommend an alternate color palette with a bolder statement. Add more color. Show option @ FDR.*
- *Look at slightly lighter shade for dark stucco color.*
- *Recommend adding a lot of green on the trellis and making a stronger statement. Doesn't need to be steel, but should be a living crown.*
- *Design should work both with or without the green wall.*
- *Four (4) street trees are recommended on Haste.*

**3. 2065 KITTREDGE AVENUE [at Harold] (ZP2021-0193/ LMSAP2021-0004): UP / SAP Referral** for new residential development adjacent to the Landmark Shattuck Hotel. Project comprises 188 residential units in eight stories (87'), 3,625 sq. ft. of retail space, and a publicly-accessible mid-block courtyard on Kittredge and corner courtyard on Allston.

### **Advisory Comments**

#### **Neighborhood Context**

- *Rethink the Kittredge façade. This should be a great building across from the Main Berkeley Library.*
- *At LPC, show how this design relates to the library*
- *Although there were positive comments for the Massing and the Allston elevation, the Kittredge elevation needs more development, more detail, and more reference to the Library.*
- *When presenting at LPC, show where Strawberry Creek is in relation to this parcel.*
- *Present a photo view from the Campanile base when this comes to LPC.*

#### **Building Design**

- *Allston façade needs more development so it feels more 'Berkeley' and less corporate.*
- *Building elevations are too complicated.*
- *Bring more regularity to the façade, as well as more detail overall, especially on the south elevation.*
- *There may be too much variety of windows*
- *There appears to be too few windows, especially on the south elevation.*
- *White panel bay on Kittredge by the hotel appears to come down too low.*
- *Look at Shattuck Hotel corners at the roof line where they are emphasized – this reference may help.*
- *Consider any design elements from the Shattuck Cinema that could be incorporated into the design.*

#### **Colors and Materials**

- *Look at alternate materials instead of fiber cement panels, like stone cladding.*
- *Brick may not be the right material. A warm, detailed material does help to tie the block back to the historic hotel on the other corner, but the arches may not be working.*
- *Dark colors are not as successful as a lighter color palette.*
- *Recommend more glass or green wall at the alley elevation.*

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

- *Courtyard is a missed opportunity across from the library. The Courtyard should feel more 'Berkeley'.*
- *Planters are too solid and central in the Main entry plaza, making it difficult to enter. It's important to have places to sit.*
- *Plaza needs more details, texture, and materiality.*
- *Something special should happen at the main courtyard on Kittredge.*

**III. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes
  - A. Minutes from 3/29/22 DRC Meeting  
*MOTION (Kahn, Woo) VOTE (5-0-2-0) Gaffney, Pink - abstain.*

**IV. ADJOURN**

- *Meeting adjourned: 10:15 pm*

**Members of the Public:**

**Present: 21**

**Speakers: 15**

APPROVED:   
Anne Burns  
Design Review Committee Secretary