



Planning and Development
Department
Land Use Planning Division

DRAFT ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING April 20, 2023 7:00 PM

I. Roll Call:

Committee Members Present:

Janet Tam, Chair (*Appointed by Zoning Adjustments Board*)
Kimberly Gaffney, Vice-Chair (*Zoning Adjustments Board*)
Steve Finacom (*Landmarks Preservation Commission*)
Charles Kahn (*Zoning Adjustments Board*)
Lillian Mitchell (*Appointed by Zoning Adjustments Board*)
Diana Pink (*Appointed by Zoning Adjustments Board*)
Cameron Woo (*Civic Arts Commission*)

Committee Members Absent: None

Staff Present: Burns, Dougherty

II. PROJECTS

- 1. 2920 SHATTUCK AVENUE [At Russell] (DRCP2022-0013): Preliminary Design Review Follow-up** to demolish two existing commercial buildings and construct a density bonus project: a ten-story mixed-use building with 221 dwelling units (22 VLI units), 4,090 square feet of commercial space, and nine parking spaces.

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR):
MOTION: (Kahn, Gaffney) VOTE (6-1-0-0) Finacom – no.

Conditions

- *Provide more detail and recess at the top floor to reduce the apparent height.*
- *Provide the maximum amount of landscape possible on west property line.*
- *Show sun shading on the west elevation at FDR.*
- *Provide more pedestrian interest and articulation at the ground floor levels.*
- *Present lighting in parking bays at FDR.*
- *Exterior lighting shall be downcast. Bring details at FDR that show the light impacts from the project will not affect neighbors.*
- *Provide more detail at FDR on plant palette, acoustics in open spaces, and how vines will work on the exterior wall material.*

Recommendations

- *Strong request for bird safe glass, specifically those identified as important for bird safety. This should be at the lobby windows at a minimum.*
- *Look at interrupting the grid on the façade design in places you want to call attention to.*

- *Consider bay recess accents.*
- *Consider railings on outside of the glazing on west elevation, or adding decorative screens.*
- *Consider a stronger base, or possibly a stronger color*
- *Consider reduced floor heights, and present this study at FDR.*
- *Recommend alternate mural location that is more integrated into the building design, such as the ground floor.*
- *Design should still be more unique, and less uniform.*
- *Consider a different color at the soffit as a way of celebrating the grid.*
- *Strongly recommend take out window.*

ZAB Issues

- *Recommend a common bathroom near the roof deck.*
- *Consider replacing neighbor's fences on the west property line.*
- *Provide minimal curb cut width required for both travel directions.*
- *Improve livability of the hallway and unit interiors.*
- *Resolve any circulation issues at the intersection, as well as on Newbury; confirm whether this site is included in new Complete Streets plan.*

- 2. 1598 UNIVERSITY AVENUE [at California] (DRCP2022-0008): Preliminary Design Review** to demolish an existing non-residential structure and construct a 134,409 square-foot, eighth-story mixed-use residential building containing 207 dwelling units (21 Very Low-Income unit) and 5,787 square foot commercial space, with 39 parking spaces and 92 bicycle parking spaces.

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR):
MOTION: (Tam, Kahn) VOTE (7-0-0-0).

Conditions

- *Refine Public Plaza on California.*
- *Resolve privacy and heat gain issues on south windows.*
- *Resolve any sound issues in the courtyard and present at FDR.*
- *Cornice and window shelves are too thin and should be further developed.*
- *Consider mural relocation for better integration in the building design.*
- *Consider an alternate material to the metal panels at FDR.*

Recommendations

- *Plaza should be wider, and better relate to the retail and sidewalk levels; recommend pushing the massing west and south to achieve this.*
- *Consider more articulation at the ground floor storefront.*
- *Consider reducing ceiling heights for the club and fitness rooms to reduce overall height/mass.*
- *Consider breaking the horizontal banding at the main entrance.*
- *Look carefully at gate and garage door details.*
- *Recommend bird safe glazing wherever possible.*
- *Add more interest to color palette at FDR.*
- *Provide strong parapets on rear façade, including lower portions.*

- *Consider different design accents – not so symmetrical and uniform.*

ZAB Issues

- *Consider live work units on south side of the California ground floor frontage.*
- *Photo documentation to be given to local historic societies.*

- 3. 2147 SAN PABLO AVENUE [at Cowper] (DRCP2022-0011): Preliminary Design Review** to demolish a one-story automotive commercial building and construct a 6-story mixed-use building with 1,873 square feet of retail, 128 Group Living Accommodation (GLA) units including 12 Very Low-Income Units, and 23 ground-floor parking spaces.

Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design (FDR): MOTION: (Mitchell, Tam) VOTE (6-0-0-1) Kahn – recused himself.

Conditions

- *Develop planting areas at the street level to reinforce tree theme above and add interest for the pedestrian.*
- *Reconsider final details and colors of “tree trunks” and balcony slab; balcony floor appears to heavy; railing design is critical to overall aesthetic.*
- *Better integrate the corner design with the center of the façade on San Pablo; provide more organization overall.*
- *Provide a stronger cornice.*

Recommendations

- *Refine the color palette and integrate throughout the building.*
- *East and South elevations need further development, and more detail.*
- *Consider more variety with window patterns.*
- *Provide more interest in the color palette, including on the back and sides.*
- *Recommend more dramatic recesses on the San Pablo façade.*
- *Recommend taller plants in the stormwater planter.*

ZAB Issues

- *Recommend more retail square footage.*
- *Look at unit layouts for livability issues.*

II. DISCUSSION ITEMS

- Bird Safe Ordinance
 - Finacom requested there be consideration for landmarks/ historic structures.
 - UC Berkeley should be asked to comply.

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
 - A. Minutes from 3/16/23 DRC Meeting.
MOTION (Tam, Woo) VOTE (7-0-0-0).

- Subcommittee to Review Prospective Landscape Architect Vacancy: Pink, Woo, Finacom.

IV. COMMISSION COMMENTS

- Southside Development Standards - Finacom requested a presentation to DRC for their feedback.
- Kahn asked that Staff look into the possibility of Hybrid meetings.

V. ADJOURN

- Meeting adjourned: 11:00 pm

Members of the Public:

Present: 35

Speakers: 19