



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING May 18, 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. 3030 TELEGRAPH AVENUE [at Webster] (DRCP2022-0020): Preliminary Design Review** to demolish an existing one-story 10,000 square-foot medical office building and two duplexes and construct a new five-story mixed-use building with approximately 1,550 square feet of commercial area and 144 dwelling units, including eight-below market rate units.

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

Conditions

- *Provide more detail on the North façade, including at the sidewalk edge.*
- *Provide alternate color and material palette for FDR with samples.*
- *Refine entrance with richer plant palette and more residential feel.*
- *Add privacy shelf to all windows facing West.*

Recommendations

- *Recommend a more residential feel to the building design, rather than industrial.*
- *Consider a warmer color palette with the lighter colors at the top of the building and darker colors at the base.*
- *Add more detail and articulation at windows, as well as at the street level.*
- *Further develop the detailing at the building parapet.*
- *Consider a raised planter at the ground floor units.*

- *Consider rotating 2bdrm unit adjacent to the courtyard to allow for taller trees and more screening as a buffer for the neighbors.*
- *Consider wrapping the building color to create a frame for the murals.*
- *Consider more pockets for plantings on the north edge.*
- *Work with the neighbors on the fence design.*
- *Strongly recommend bird safe glass measures.*
- *Recommend permeable pavers at curb between street trees, if approved by Pubic Works.*

ZAB Issues

- *Consider more bike parking; spaces for scooters in the bike storage room.*
- *Recommend photo documentation of the existing structures.*

- 2. 2712 TELEGRAPH AVENUE [between Derby and Ward] (DRCP2022-0021): Preliminary Design Review** to demolish two existing non-residential structures and construct a 41,065 square-foot, six-story residential building containing 40 dwelling units and a commercial space.

Preliminary Design Review received an unfavorable recommendation to ZAB with the following recommendations and direction for Final Design Review (FDR): MOTION: (Finacom, Woo) VOTE (6-0-0-1) Kahn – recused himself.

Recommendations

- *Study alternate detailing on the windows, especially on the bay windows. Look at a more generous proportion of window to wall area.*
- *Provide more detail and interest on the ground floor, on the exterior walls, and on the building top. There should be more consistency between the front and rear walls.*
- *Ground floor street elevation should be better integrated with the overall building design and the floors above. Consider removing the columns and the trellis, and providing other details that are better integrated.*
- *Reconsider material palette, particularly the brown and natural wood materials. Provide an option to the green tile that works better with the upper floors. Colors in the rendering looked more successful than samples. Explore a quieter patterning.*
- *Consider removing the garage to allow for more common space, bike parking, and a more pedestrian street edge. Alternately, garage door design should be more carefully designed.*
- *Reconsider the deep overhang on the North side. If north planted area is to be usable open space, it should be more carefully thought out.*
- *Consider an evergreen species in the rear yard for added privacy.*
- *Consider adding privacy screens to windows facing residential district to the west.*
- *Work with neighbors on fence design.*

ZAB Issues

- *Consider a use permit condition to ensure that the studies will not be used as bedrooms.*
- *Recommend showing furniture layouts in the unit designs.*

II. DISCUSSION ITEMS

- Southside Zoning Modification Project
 - *Recommend using an average, rather than a continuous setback area adjacent to the sidewalk.*
 - *Concern that 10' minimum setback is too much – look at a smaller dimension that may be more feasible.*
 - *Consider specific sidewalk width when recommending a setback – 2' may be fine on some, while 5' may be needed on others.*
 - *Recommends an in-lieu fee be allowed for reduction of open space.*
 - *85' height limit already puts the project in a high rise designation – 75' may work better.*
 - *Show charts, lists, and graphics with the maximum allowed, including with a density bonus.*
 - *Study impact on historic resources.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
 - A. Minutes from 4/20/23 DRC Meeting.
MOTION (Pink, Kahn) VOTE (7-0-0-0).
- Subcommittee Recommendation on Prospective Candidates for DRC Landscape Architect; Continued.

IV. COMMISSION COMMENTS

- Discuss DRC Meeting length and how this could support better design projects.

V. ADJOURN

- Meeting adjourned: 10:00 pm

Members of the Public:

Present: 17

Speakers: 12

APPROVED:

Anne Burns

Design Review Committee Secretary

