



Planning and Development  
Department  
Land Use Planning Division

## DRAFT ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING August 17, 2023 7:00 PM

### I. Roll Call:

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

Janet Tam, Chair (*Appointed by Zoning Adjustments Board*)  
Steve Finacom (*Landmarks Preservation Commission*)  
Charles Kahn (*Zoning Adjustments Board*)  
Lillian Mitchell (*Appointed by Zoning Adjustments Board*)  
Mary Muszinski (*Appointed by Zoning Adjustments Board*)  
Cameron Woo (*Civic Arts Commission*)

**Committee Members Absent:** Kimberly Gaffney, Vice-Chair (*Zoning Adjustments Board*)

**Staff Present:** Burns, Dougherty

### II. PROJECTS

- 1. 600 ADDISON STREET [at Bolivar] (DRCP2023-0002): Coordinated Sign Program** for exterior building signage of an approved research and development (R&D) campus containing two buildings totaling 470,573 square feet of gross floor area and 943 parking spaces.

***Coordinated Sign Program was approved as submitted with the following conditions and recommendations to be reviewed by Staff with Committee assistance as required: MOTION: (Kahn, Tam) VOTE (5-1-0-1) Finacom –no; Gaffney – absent.***

***ALTERNATE MOTION (Finacom, Woo) – No lit signage on the West side VOTE (1-5-0-1) Woo, Mitchell, Tam, Muszynski, Khan – no; Gaffney – absent.***

#### **Condition**

- *Although 3500K lighting is in the approved project, 3000K lighting will also be required at the initial 6 month review for comparison and feedback. Committee members will be notified at installation for review.*

#### **Recommendations**

- *Consider adjusting the hierarchy of the address and tenant names on the ground signs.*
- *There was some concern about the distance of the signage from the actual property line of the park (minority).*

- 2. 1652 UNIVERSITY AVENUE [at Jefferson] (DRCP2022-0010): Preliminary Design Review** to demolish a two-story 6,232 square-foot commercial building, construct a 24,732 square-foot 5-story mixed-use building with 2,264 square-feet of commercial space, including two live/work units, 22,468 square-feet for 26 dwelling units, no parking, and a height of 59 feet 10 inches, on a 7,480 square-foot parcel.

***Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR):***  
***MOTION: (Tam, Mitchell) VOTE (5-0-0-2) Gaffney – absent, Kahn recused himself.***

**Conditions**

- *Provide more detail on the ground floor for more pedestrian interest.*
- *Provide more detail on the east and south elevations;*
- *Recess the windows on all sides.*
- *Arborist shall review the landscape construction documents.*
- *Show final fence design / details at FDR.*

**Recommendations**

- *Consider shifting the southern-most unit on the 5th floor to the center, and move roof deck over to the Southern end to allow more sun exposure to oak tree.*
- *Consider retaining existing walls of the garage and repurposing the garage doors into the fence design along the East property line.*
- *Study treatment of the live work street frontages to provide more engaging window areas.*
- *East and South facades should be more integrated with the building design.*
- *Consider reducing size of the lobby to make more space for the Live Work units.*
- *Resolve lobby and bike parking circulation.*
- *Fins on University elevation look too thick or too many. Look carefully at the details and lighting at FDR.*
- *Vary heights of the windows behind fins, unless final design adds more variety and interest.*
- *Architect should work with neighbors on any revisions to the design to address concerns about the Oak tree and fencing.*
- *Protect drip zone of the oak tree; general practice is to not add plants that require irrigation.*
- *There was a request for an informative plaque explaining the existing building history.*
- *Public Works should review Jefferson to see if there is a better traffic / curb line configuration.*

*Ex Parte: Finacom visited Dr. Sabini on adjacent landmark parcel to see the project parcel from that viewpoint.*

- 3. 2538 DURANT AVENUE [between Telegraph and Bowditch] (DRCF2023-0003): Final Design Review** to demolish an existing 4-story residential building including 12 dwelling units and construct an 80,829 square foot, 8-story mixed-use building

with 1,641 square feet of ground floor commercial space and 83 dwellings, including 5 Very Low-Income units.

***Final Design Review was approved with the following conditions and recommendations for Staff follow up: MOTION: (Tam, Woo) VOTE (4-1-0-2) Finacom – no; Gaffney – absent, Kahn recused himself.***

**Conditions**

- *Window bay accents – consider adding an additional one on the east elevation on the lighter plaster color.*
- *Replace Douglas Iris – find an alternate that involves less maintenance.*

**Recommendations**

- *Material change between siding panel and concrete – drip edge should be more substantial than galvanized metal.*
- *Windows should be recessed or inset with fin details.*
- *Be careful that color palette does not become too dark.*
- *Recommend that Public Works look at a comprehensive streetscape plan.*

**II. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes.
  - A. Minutes from 7/20/23 DRC Meeting.  
*MOTION (Kahn, Mitchell) VOTE (5-0-1-1) Muszynski – abstain; Gaffney – absent.*
- Approval of new meeting time.  
*MOTION (Kahn, Tam) VOTE (6-0-0-1) Gaffney – absent.*

**III. ADJOURN**

- Meeting adjourned: 10:00 pm

**Members of the Public:**

**Present: 20**

**Speakers:12**