



Planning and Development
Department
Land Use Planning Division

DRAFT ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING December 21, 2023 6:30 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*)
Mary Muszynski (*Appointed by Zoning Adjustments Board*)
Cameron Woo (*Civic Arts Commission*)

Committee Members Absent: None

Staff Present: Burns, Dougherty, Updegrave

II. PROJECTS

1. **2018 BLAKE STREET [between Shattuck and Milvia] (DRCF2023-0004)** for east and west elevations on a six-story, multi-family residential building as a Use Permit Condition.

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

Recommendations

- *Strongly recommend adding more windows on the east and west facades.*
- *Recommend greater depth for the windows; provide more details for further review.*
- *Look carefully at the hardiplank pattern on the east and west facades for more detail and interest.*
- *Strongly recommend additional color; there are additional colors on the north and south facades that could work on the west and east elevations as well.*
- *Consider any additional details or colors that could add a more residential feel to the east and west facades.*
- *Courtyard should be more activated, if not with windows than at least color.*
- *Recommend any additional details or color that could break up the uniformity of the walkways.*
- *Consider shading devices for the windows.*
- *Consider a solid wall at the stairwell so windows could be added for the inner corner units.*

- 2. 2587 TELEGRAPH AVENUE [between Parker and Blake] (DRCP2023-0009)** to demolish a two-story retail building and construct an eight-story (95-foot) 112,562 square-foot mixed-use residential building with 52 dwelling units, including six (6) Very Low-Income Density Bonus Units, 2,903 square feet of ground floor commercial, and 73 long term and six (6) short term bicycle parking spaces.

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

Recommendation

- *Further develop the West façade so it doesn't feel so massive; this may mean bringing some bays down to grade, and raising others; southern most tower could read more separately.*
- *Study materials on the West side and bring more information about reflectivity and heat gain.*
- *Visually raise the ground floor, or at least bring study of how this building transitions with adjacent structures.*
- *Study the first floor and accurately show the grade change in the elevations. Call out the height to the bays.*
- *Windows on the west façade should have more logic, but also less repetition.*
- *Study a stronger top building feature.*
- *Introduce more color and detail on the east façade.*
- *DRC supports tall green landscape buffer in the back, but consider an alternate tree species and plan for additional screening as well.*
- *Ask neighbors what would make the building more palatable and report back at FDR.*
- *Consider permeable pavers, if recommended by Public Works.*
- *Although a ZAB issue, there was support for more retail, even if it reduced the lobby area.*
- *If supported by Public Works, there was a recommendation to continue new street trees to Parker.*
- *Provide an alternate for the coast iris at FDR.*

Details to Provide at FDR

- *Windows*
- *All exterior details*
- *Parapets*
- *Awnings*
- *Railings*
- *Storefront*
- *Landscape at Eastern edge*
- *More specific planting plan*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
 - A. Minutes from 10/21/23 DRC Meeting.

MOTION (Kahn, Gaffney) VOTE (7-0-0-0).

- Approval of 2024 Meeting Schedule
MOTION (Gaffney, Kahn) VOTE (7-0-0-0).

IV. ADJOURN

- Meeting adjourned: 8:40 pm

Members of the Public:

Present: 11

Speakers: 6