



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING August 29, 2024 6:30 PM

I. Roll Call:

Committee Members Present:

Kimberly Gaffney, Vice-Chair (*Zoning Adjustments Board*)
Steve Finacom (*Landmarks Preservation Commission*)
Charles Kahn (*Zoning Adjustments Board*)
Mary Muszynski (*Appointed by Zoning Adjustments Board*)
Cameron Woo (*Civic Arts Commission*)

Committee Members Absent:

Janet Tam, Chair (*Appointed by Zoning Adjustments Board*)*
Vacancy (*Appointed by Zoning Adjustments Board*)
*Leave of Absence

Staff Present: Burns, Dougherty

II. PROJECTS

- 1. UC Berkeley Bakar ClimatEnginuity Hub – Informational Item** to review the proposed University of California Berkeley’s project that will provide incubator space for campus-affiliated entrepreneurs and their collaborators to cultivate start-up companies that provide solutions for energy and the environment.

Advisory Recommendations:

- Recommend any design changes that make the corner more active, such as a small café.
- Reinforce relationship of the courtyard to the crescent, as well as the interior space and second floor balcony to the courtyard.
- Project could work better with the are museum, maybe a mezzanine level that overlooks the movie screen.
- Recommend more detail and interest in the brick.
- Native plants will help to anchor this project to this area.
- Check on bird safety issues with photovoltaics.
- Loading dock – recommend measures to minimize truck noise.
- Recommend that the streetscape reinforce the history of this special corner.
- Recommend bringing the north building for review earlier, especially the street level design.
- Make sure that the ground floor windows don’t get covered in the future for privacy issues.

- 2. 2820 SAN PABLO AVENUE (between Grayson and Heinz) [DRCP2022-0005] Preliminary Design Review** to construct a four-story (50 foot) mixed-use building with one single-family dwelling, offices, and research and development at 2820 San Pablo Avenue; demolish the non-residential building at 2821 Tenth Street, and construct a two-story (34 feet 8 inch) building with office, research and development, and light manufacturing uses, and a garage with 23 off-street parking spaces, and one loading space.

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR): MOTION (Gaffney, Muszynski) VOTE (4-0-0-2) Tam – absent, Kahn - recused himself.

Conditions

- Provide a design for security at the San Pablo ground floor entry.
- Show planter at edge of roof deck on Tenth that would provide some privacy for the tenant and the neighbors.
- Bring material and color samples to FDR, including control joints.
- All exterior lighting shall be downcast.

Recommendations

- Recommend fixed screen with some transparency at the San Pablo entrance. Consider including a landscape focus at this entry.
- Consider maximizing landscaped area adjacent to the building on Tenth Street. Add vertical plants where possible.
- Recommend a higher percentage of natives in ground covers, grasses, and shrubs.
- Recommend street trees on Tenth where possible.
- Bird safe glass encouraged.

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
 - A. Minutes from 7/18/24 DRC Meeting.
MOTION (Gaffney, Kahn) VOTE (5-0-0-1) Tam – absent.
- Subcommittee Recommendation for Licensed Architect Vacancy. Committee voted to forward the recommendation of Lillian Mitchell to ZAB for their consideration and appointment.
MOTION (Kahn, Gaffney) VOTE (5-0-0-1) Tam – absent.

IV. ADJOURN

- Meeting adjourned: 9:00pm

Members of the Public:

Present: 5

Speakers: 6

APPROVED:

A handwritten signature in black ink that reads "Anne Burns". The signature is written in a cursive style with a long horizontal flourish extending to the right. It is positioned above a solid horizontal line.

Anne Burns

Design Review Committee Secretary