



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING September 19, 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*)
Lillian Mitchell (*Appointed by 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*)*
*Leave of Absence

Staff Present: Burns, Dougherty

II. PROJECTS

- 2530 BANCROFT WAY (between Bowditch and Telegraph) [DRCP2023-0014]**
Preliminary Design Review for the demolition of an existing one-story, 15,665 square foot commercial structure and construction of a twelve-story (134.5 feet), 139,833 square-foot mixed use development with 110 dwelling units, including eleven (11) Very Low-Income units and 2,195 square feet of ground floor commercial space.

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

Conditions

- *Provide refinement of the trellis design at FDR; consider pulling it back and/or visibility lightening it.*
- *Provide exterior building details at FDR, including for windows, material and color transitions, railings, and parapet; window details should support the shadow patterns in the renderings.*
- *Provide accurate landscape information at FDR on the required light condition for plant selections; portray size and spacing of plants accurately in renderings and landscape plans.*
- *Provide a view of the Campanile and nearby buildings from Telegraph at FDR, and if this project is visible, provide color and material options that reduce its visual impact from that view.*

Recommendations

- *Recommend adding more interest and life on the north façade.*
- *Consider more brick details at the lower floors on the north façade for added interest and texture.*
- *Look at the window rhythms on the north façade as well as at the northwest corner of the west façade for further refinements.*
- *Railing design as shown does not contribute well to the overall design aesthetic.*
- *Consider a richer brick expression, as well as a livelier color and material palette. There was some concern that the subtle finish changes may not be enough.*
- *Accurately show the sidewalk width and adjacent bike lanes.*
- *Strongly recommend adding more local native selections to the proposed plant palette.*
- *Recommend using the courtyard elevator wall as an accent for the residents.*
- *DRC supports LPC's request that the existing retail awning be removed and the existing building photographed for archives before building demolition occurs.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
 - A. Minutes from 8/29/24 DRC Meeting.
MOTION (Gaffney, Kahn) VOTE (6-0-0-1) Tam – absent.

IV. ADJOURN

- Meeting adjourned: 8:00pm

Members of the Public:

Present: 3

Speakers: 5