



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING May 16, 2024 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*)

Lillian Mitchell (*Appointed by Zoning Adjustments Board*)

Cameron Woo (*Civic Arts Commission*)

Committee Members Absent:

Mary Muszynski (*Appointed by Zoning Adjustments Board*)

Igor Tregub (*Zoning Adjustments Board*)*

**Leave of Absence*

Staff Present: Burns, Dougherty

II. PROJECTS

- 1. 3030 TELEGRAPH AVENUE [at Webster] (DRCF2024-0001): Final 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.

Final Design Review was approved with the following conditions and recommendations: MOTION: (Gaffney, Mitchell) VOTE (5-0-0-2) Muszynski – absent; Tregub – leave of absence.

Conditions

- *Add more color and detail to west façade and courtyard in keeping with the Telegraph and Webster facades.*
- *Consider further development of the design of the privacy awnings and trellises to be more integrated with the design. Consider the color, size, material and attachment detail.*
- *Consider alternate to the gray base color; look at how it relates to the brick.*

Recommendations

- *Look at deeper recesses of the ground level storefront windows. Consider doing a center set window and increase gauge of the metal fin.*
- *Consider further development of the parapet edge, such as a metal cornice at the top to break up the flatness.*
- *Consider having the murals relate to each other graphically.*

- 2. 1598 UNIVERSITY AVENUE [at California] (DRCF2024-0004): Final Design Review** to demolish an existing non-residential structure and construct a 134,409 square-foot, eighth-story mixed-use residential building containing 207 dwelling units (21 Very Low-Income unit) and 5,787 square foot commercial space, with 39 parking spaces and 92 bicycle parking spaces.

Final Design Review was continued with the following recommendations:

MOTION: (Finacom, Gaffney) VOTE (5-0-0-2) Muszynski – absent; Tregub – leave of absence.

Recommendations

Building Details

- *Reduction in building details appear to be too drastic, and makes the building design appear too flat.*
- *Consider alternate parapet detailing that may not be as deep as approved, but still adds character to the overall design.*
- *Consider recessed windows and/or comparable building details.*

Colors and Material

- *Provide larger metal panel samples for review; provide additional information on finishes as possible glare is still a concern.*
- *Continue to review proposed material transition in courtyard; flush material transition is not recommended.*

Landscape Plan

- *Consider an increase in the percentage of native plants in final plant palette.*
- *Active areas in podium open space still appear to be located near the south property line.*
- *Show proposed gates with privacy fences.*

I. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
 - A. Minutes from 4/18/24 DRC Meeting.
MOTION (Woo, Tam) VOTE (5-0-0-2) Muszynski – absent; Tregub – leave of absence.

II. ADJOURN

- Meeting adjourned: 9:30 pm

Members of the Public:

Present: 10

Speakers: 7

APPROVED:

A handwritten signature in black ink that reads "Anne Burns". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Anne Burns

Design Review Committee Secretary