



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING February 20, 2025 6:30 PM

I. Roll Call:

Committee Members Present:

Janet Tam, Chair (Appointed by Zoning Adjustments Board)
Kimberly Gaffney, Vice-Chair (Zoning Adjustments Board)
Denise Hall-Montgomery (Landmarks Preservation Commission)
Lillian Mitchell (Appointed by Zoning Adjustments Board)
Mary Muszynski (Appointed by Zoning Adjustments Board)
Michael Thompson (Zoning Adjustments Board)
Cameron Woo (Civic Arts Commission)

Staff Present: Burns, Hersch, Sanchez, Schlepp, Riemer

II. PROJECTS

- 2700 NINTH STREET [at Carleton] (MODDRCP2024-0007): Preliminary Design Review Modification** to modify approved use permit to a one-story, 6,026 square foot animal shelter with an exterior dog kennel pavilion, and outdoor greeting courtyard. On-site parking will be eliminated.

Preliminary Design Review received a favorable recommendation to ZAB with the following recommendations for Final Design Review (FDR): MOTION (Gaffney, Muszynski) VOTE (7-0-0-0).

Recommendations

Site Design

- *Develop northeast corner to have greater visual impact.*
- *Design at public entrance should be more prominent; consider signage and public art.*
- *Resolve excessive trash and traffic sounds near kennels.*

Exterior Finishes

- *Consider a simplified panel pattern.*
- *Simplify Carleton façade at staff entry.*
- *Provide larger material samples at FDR.*
- *Provide all exterior details at FDR, including gates and fences.*

Landscaping

- *Adjust height and volume of stormwater planters so pedestrian-friendly.*
- *Provide plant legend, as well as irrigation and hydrozone details.*

Windows

- *Recommend as much depth as possible in windows, and exterior wall details.*

ZAB Issue

- *With the elimination of parking, there was concern that with other new uses nearby, it could be an issue for the neighborhood (minority).*

- 2. 2147 SAN PABLO AVENUE [at Cowper] (MODDRCP2024-0006): Preliminary Design Review Modification** to modify DRCP2022-0011 to increase the number of Group Living Accommodation (GLA) units from 128 to 141, increase the height from 70 feet to 75 feet, reduce the ground-level commercial space from 1,873 square feet to 1,804 square feet, remove the 14 parking spaces, and increase the number of Very Low Income (VLI) units from 12 to 15, utilizing a State Density Bonus.

Preliminary Design Review received a favorable recommendation to ZAB with the following recommendations for Final Design Review (FDR): MOTION (Tam, Woo) VOTE (7-0-0-0).

Recommendations

Site Design

- *Special 6th floor southwest corner feature should be celebrated; DRC highly recommends moving residential amenity here instead of back corner.*
- *Consider balconies on the southwest corner to be simpler than the northwest corner.*
- *Provide a more gracious lobby entrance.*

Exterior Finishes

- *Add accent colors and materials on the east elevation consistent with the San Pablo elevation.*
- *Further develop the ground floor Cowper façade for better design consistency.*
- *Consider medium blue walls in the interior courtyard to be integral stucco.*

Landscaping

- *Provide raised planters on San Pablo.*
- *Recommend more plants, and more natives, especially in corner balconies.*

Windows

- *Provide more detail and development to the storefront windows; resolve stucco band above.*
- *Consider ground floor residential windows on east and west different than others; these could have more detail.*

- 3. 2655 SHATTUCK AVENUE [at Derby] (DRCP2024-0005): Preliminary Design Review** to demolish an existing one-story 8,185 square foot non-residential building and construct an eight-story (85 feet) 84,399 square foot mixed use

residential building containing 97 dwelling units (including 10 Very Low-Income units Density Bonus qualifying units) and 2,117 square feet of commercial space on a 23,527 square foot lot.

Preliminary Design Review received a favorable recommendation to ZAB with the following condition* and recommendations for Final Design Review (FDR): MOTION (Gaffney, Tam) VOTE (7-0-0-0).

Recommendations

Site Design

- *Minimize impacts on the adjacent residence to the east; design refinements could include a stepped garden (C3 planter) and wall treatment.*
- *Step the wall on the fifth floor to achieve more light on adjacent residence to the east.*
- *Retain the preserved friezes on Shattuck Avenue (COA of Design Review Committee)*; Shattuck Avenue location is recommended.*

Exterior Finishes

- *Consider additional material, detail, and color changes on the east elevation.*
- *Enhance overall color palette to be brighter.*
- *Consider more color and detail on the main stair on the Shattuck elevation.*

Landscaping

- *Give attention to garden amenity space (make more active),*
- *Protect trees on neighboring property to the east.*

Windows

- *Consider more windows on the 7th and 8th floor on the north and south elevations.*
- *Add details to the windows on the east facade, such as frames.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
Minutes from 1/16/24 DRC Meeting.
MOTION (Gaffney, Tam) VOTE (7-0-0-0).
- Annual Election for Chair and Vice Chair
Chair: Kimberly Gaffney (Woo, Tam) VOTE (7-0-0-0).
Vice Chair: Mary Muszynski VOTE (Woo, Tam) VOTE (7-0-0-0).

IV. ADJOURN

- Meeting adjourned: 10:00 pm

Members of the Public:

Present: 18

Speakers: 12

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