



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING March 19, 2025 6:30 PM

I. Roll Call:

Committee Members Present:

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

Committee Members Absent:

Janet Tam (Appointed by Zoning Adjustments Board)*
Michael Thompson (Zoning Adjustments Board)*
**Leave of Absence*

Staff Present: Burns, Sanchez, Muller

II. PROJECTS

- 2100 MILVIA STREET [at Addison] (DRCP2023-0018): Preliminary Design Review Modification** to demolish an existing three-story non-residential building and construct an 8-story (97'-6") 208,740 square foot mixed-use building containing 201 dwelling and four (4) live/work units (including 11 VLIs) and 3,713 sq. ft. ground floor commercial space.

Preliminary Design Review received a favorable recommendation to ZAB with the following recommendations for Final Design Review (FDR): MOTION (Gaffney, Muszynski) VOTE (5-0-0-2); Tam, Thompson - absent.

Recommendations

Site Design

- Consider having ground floor open space visible from the street.*

Exterior Finishes

- Further develop entry frame design; consider special material accents or angled glazing.*
- Refine frame rhythm and details, and when canted or straight.*
- Refine the west bay of the frame facing Addison.*
- Additional accent colors around the courtyard.*

Landscaping

- Recommend native plants, especially on the lower levels.*

Windows

- *Distinguish between lobby, retail, and live/work units.*
- *Look closely at window rhythm along Milvia, as the southern bay may be too stark.*
- *Further develop how window rhythms relate to building and frame design.*
- *Recommend more detail or base for storefront glazing.*
- *Strong recommendation for bird safe glass, at least for larger windows.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes with minor edit to add concern on lack of parking for the 2700 Ninth Street project.
Minutes from 2/20/25 DRC Meeting.
MOTION (Gaffney, Hall-Montgomery) VOTE (4-0-0-3); Mitchell, Tam, Thompson - absent.

IV. ADJOURN

- Meeting adjourned: 8:10 pm

Members of the Public:

Present: 8

Speakers: 4

APPROVED: _____

Anne Burns

Design Review Committee Secretary

