



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING April 17, 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)
Janet Tam (Appointed by Zoning Adjustments Board)
Michael Thompson (Zoning Adjustments Board)
Cameron Woo (Civic Arts Commission)

Committee Members Absent:

None

Staff Present: Burns, Mariscal, Karimzadegan

II. PROJECTS

- 2942 COLLEGE AVENUE [near Ashby] (DRCP2022-0015): Preliminary Design Review** to demolish a one-story (20 feet), 2,273 square-foot commercial building and construct a two-story (28 feet), 1,839 square-foot mixed-use building at the front of the lot with food service on the ground floor and two dwelling units on the upper floor, and a two-story (28 feet) 2,968 square-foot residential building at the rear of the lot containing four dwelling units.

Preliminary Design Review was continued with the following recommendations: MOTION (Gaffney, Tam) VOTE (7-0-0-0).

Recommendations

Site Design / Neighborhood Context

- Height appears to be appropriate but the proportions on the east elevation should be less imposing; simplify.*
- Frame does not appear to be contextual. Consider eliminating or modifying its design.*
- Bring in neighborhood context where possible.*

Exterior Finishes

- Look at materials; wood-like cladding may be out of context.*
- Storefront design gets lost; look at transom design and material transitions.*

Landscaping

- *Provide a more varied plant list with more natives, pollinators, and a better layout for livability; look at WELO as well.*

Windows / Building Details

- *Look at all window locations and proportions.*
- *Bring daylight into units where possible.*
- *Consider wrapping 2nd floor entry balcony around to the College frontage.*
- *Fix drawing inconsistencies.*

2. **2680 BANCROFT WAY [near College] (DRCP2024-0014): Preliminary Design Review** to demolish the existing parking lot and construct a multi-family residential, 8-story, 79-unit building (8 VLI) at 2660 Bancroft (APN 55-1871-20), and convert an existing City Landmark hotel into offices at 2680 Bancroft (APN 55- 1871-1-3), in the R-SMU Zoning District.

Preliminary Design Review received a favorable recommendation to ZAB with the following recommendations for Final Design Review: MOTION (Gaffney, Woo) VOTE (6-0-0-1) Muszynski - absent.

Recommendations

Site Design

- *Better transition at base; Northeast corner is tight.*
- *Look at 2nd floor bay so it is not too imposing over the sidewalk; recommend shared space in this location.*
- *South and west elevations need sun controls.*

Exterior Finishes

- *Consider an alternate material for the faux wood grain cladding, such as board-formed concrete pattern instead.*
- *Recommend integral colored stucco*
- *Recommend cladding on south side as well.*
- *Color on east could be a different blue than the west side.*

Windows / Building Details

- *Recommend more vertical lines.*
- *Look carefully at window proportions and details, as well as horizontal bands; more windows would be better; consider these to be a design element.*
- *Better integrate east balconies into the building design.*
- *Look at 8th floor unit facing west for potential window increases.*
- *Consider some relief in the corridors.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
Minutes from 3/19/25 DRC Meeting.
MOTION (Gaffney, Hall-Montgomery) VOTE (4-0-2-1); Tam, Thompson – abstain; Muszynski - absent.

IV. ADJOURN

- Meeting adjourned: 9:00 pm

Members of the Public:

Present: 14

Speakers: 6

APPROVED:



Anne Burns

Design Review Committee Secretary