



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING May 15, 2025 6:30 PM

I. Roll Call:

Committee Members Present:

Steve Finacom (Temporary Appointment by Landmark 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:

Kimberly Gaffney, Chair (Zoning Adjustments Board)
Mary Muszynski, Vice-Chair (Appointed by Zoning Adjustments Board)*
Denise Hall-Montgomery (Landmarks Preservation Commission)*
**Leave of Absence*

Staff Present: Burns, Mariscal

II. PROJECTS

- 2109 VIRGINIA STREET [at Shattuck] (DRCP2024-0007): Preliminary Design Review** to demolish a 2-story commercial building and construct an approximately 89-foot, 8-story, mixed-use building (113,000 square feet) with 110 units (including 9 very-low-income units and 9 moderate-income Density Bonus qualifying units), 690 square feet of commercial space, and 103 parking spots on a split-zoned lot.

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

Recommendations

Site Design / Neighborhood Context

- Recommend more active uses on Shattuck.*
- Would prefer larger step back on east, even if less on North side.*

Exterior Finishes

- Consider alternate colors and materials; take North Shattuck adjacent scale and structures into consideration.*

Landscaping

- Recommend trees on the east podium edge for neighbor privacy; consider columnar trees.*

- *Consider alternate programming and landscape for the courtyard that doesn't need the pool feature, if stagnate.*

Windows / Building Details

- *Consider more privacy for windows on east side with privacy, with light spill in mind as well.*
- *Further develop ground floor storefronts for more pedestrian interest and detail.*
- *Consider a storefront design on the west side that could accommodate more ground floor retail in future phases.*
- *Provide sun control on the west and south sides.*

- 2. UC BERKELEY INNOVATION ZONE NORTH BUILDING: Informational Item** to review the proposed University of California Berkeley's project for a second building as part of the "Berkeley Innovation Zone". The proposed project would include labs, offices, and other collaboration spaces and be a hub for research and start-ups in the areas of life and climate sciences and their related fields.

Advisory Recommendations:

- *Would like more life and activity on University Avenue; consider retail and outdoor seating where possible.*
- *Active lobby on the corner and extending west on University is encouraged.*
- *Further develop the design where it meets the street – add more pedestrian interest and detail; consider custom gates, local details, color accents.*
- *Be creative on the landscape.*
- *As the Landmark representative, Finacom expressed regret with the loss of the landmarks on this site; an informative display is encouraged.*
- *Consider a closer relationship with south building.*
- *Consider that the alley to the west – and a connection to the west side of the project - could be a long term goal.*

III. BUSINESS MATTERS

- Temporary Chair for this Meeting – Lillian Mitchell
MOTION (Tam, Woo) VOTE (5-0-0-2) Gaffney, Muszynski - absent.*
- Approval of Previous Meeting Minutes.
Minutes from 4/17/25 DRC Meeting.
MOTION (Woo, Mitchell) VOTE (4-0-1-2); Finacom – abstain; Gaffney, Muszynski - absent.*

IV. ADJOURN

- Meeting adjourned: 9:00 pm

Members of the Public:

Present: 10

Speakers: 4

APPROVED: 
Anne Burns
Design Review Committee Secretary