



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING July 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, Sanchez, Stover

II. PROJECTS

- 1. 1899 OXFORD STREET [at Hearst] (DRCP2024-0011): Preliminary Design Review** to demolish a two-story multifamily building (8 rental units), merge two lots, (APN: 58-2181-19-5 and APN: 58-2181-21) and construct a 7-story, (78 feet, 9 inches in maximum height) with 214 units mixed-use building with 97,234 gross-floor area, including 3,873 commercial floor area, 14 off-street parking spaces, and 80 bicycle parking spaces. The project would utilize a 96.3 percent density bonus and provide 17 very-low-income and 16 middle-income units.

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

Recommendations

Neighborhood Context / Colors and Materials

- Provide additional material and/or color options at FDR, including pavers. Consider accent color or texture for a more residential appearance.*
- Further develop balcony details; look carefully at the distance from grade below as well as added emphasis on main residential entrance.*
- Storefront windows could better reflect the office space on Hearst.*
- Present dark-sky compliant lighting at FDR.*

Building Details / Windows

- Consider more contrast on the elevations between the corner common spaces and the residential units.*

- *Continue to refine the parapet; look at a shorter, sharper detail.*
- *Show sun control at FDR.*
- *Provide the most recessed depth possible for residential windows.*
- *Further develop the sink area to maximize interior plan privacy.*

Landscaping

- *Further develop the plant palette for more complex layering; recommend more native plant selections.*
- *Landscape in renderings should be consistent with plant palette proposed.*
- *Recommend more seating opportunities on the roof.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
Minutes from 6/19/25 DRC Meeting.
MOTION (Gaffney, Thompson) VOTE (5-0-1-1); Tam - abstain; Woo - absent.

IV. ADJOURN

- Meeting adjourned: 7:45 pm

Members of the Public:

Present: 6

Speakers: 2

APPROVED:

Anne Burns

Design Review Committee Secretary

