



Planning and Development  
Department  
Land Use Planning Division

## ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING September 18, 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

### II. PROJECTS

- 1. 2449 DWIGHT WAY [at Telegraph] (DRCP2022-0003): Preliminary Design Review** to partially demolish (maintaining more than 50% of the exterior of the façade) a mixed use building at 2449 Dwight Way, and to construct a 49,454 square foot, 8-story (85 feet) mixed-used building with 2,627 square feet of commercial floor area and 63 dwelling units (including 3 Very-Low Income units), utilizing State Density Bonus. The project applicant seeks a 20 percent Density Bonus (11 units) by providing five (5) percent of the base project units as affordable to Very Low-Income households (3 units).

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

#### ***Recommendations***

#### ***Neighborhood Context / Colors and Materials***

- Upper levels on street facades, as well as the west and north elevations could be better integrated with the existing facades; horizontal trim, one floor down from the top cornice, could be better balanced with the whole design.*
- Further refine the transformer space, as well as the study / lobby space, and the entrance; look at that whole segment together, including the clerestory windows.*
- Colors: new palette should highlight the original detail and brick; terra cotta is too dark.*

- *Look at bulkhead tile – consider an accent tile or other whimsy near entrance.*

**Building Details / Windows**

- *Lower cornice wrapping to the west side is not original – rethink the southwest corner and resolve with project façade refinements.*
- *Upper cornice – minimize so it does not overshadow the original cornice.*
- *Look carefully at storefront details, especially where two systems meet.*
- *Ground floor storefronts should have non-reflective glass.*
- *Consider a railing style that works with the building design instead of the glass railing.*
- *Resolve awkward high sills on first new floor and present at FDR.*
- *Better resolve the long kitchens in plan in the studio units.*

**Landscaping**

- *Recommend trees and / or taller plants in the west bioswale.*
- *Consider a green roof.*
- *Focus on native plants throughout.*

**III. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes.  
*Minutes from 8/21/25 DRC Meeting.*  
*MOTION (Gaffney, Muszynski) VOTE (7-0-0-0).*

**IV. COMMISSION ANNOUNCEMENTS**

- DRC requested more information about the Corridors Zoning Initiative as well as information on how best to provide feedback.

**V. ADJOURN**

- Meeting adjourned: 8:55 pm

**Members of the Public:**

**Present: 8**

**Speakers: 4**

APPROVED:

Anne Burns

Design Review Committee Secretary

