



Planning and Development
Department
Land Use Planning Division

ACTION SUMMARY FOR DESIGN REVIEW COMMITTEE MEETING October 16, 2025 6:30 PM

I. Roll Call:

Committee Members Present:

Mary Muszynski, Vice-Chair (Appointed by Zoning Adjustments Board)
Steve Finacom (Temporary Appointment by Landmark Preservation Commission)
Lillian Mitchell (Appointed by Zoning Adjustments Board)
Michael Thompson (Zoning Adjustments Board)
Cameron Woo (Civic Arts Commission)

Committee Members Absent:

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

Staff Present: Burns, Schlepp, Stover

II. PROJECTS

- 1. 1890 ALCATRAZ STREET [between Adeline and Dover] (DRCP2025-0005): Preliminary Design Review** to demolish a 1-story commercial building (4,425 square feet) and construct a 3-story (39 feet and 4 inches) 6,016 square-foot community center with three off-street vehicle parking spaces.

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

Recommendations

Site Design / Neighborhood Context

- Consider if open space could be more accessible to neighbors.*
- Recommend a display for site / project history.*
- Designate as many public art locations as possible, including for future opportunities.*
- Review signage at FDR; consider whether blade may be effective here; flat logo on the wall is too stagnant.*

Building Design / Details

- Front stairwell - consider more subtlety.*
- Metal screen - consider more transparency in lobby space.*

- *Stucco surfaces, especially near corners - develop with more details and/or colors so that walls look more finished.*
- *Screens - more welcoming for pedestrian scale; consider more transparency.*
- *Gate design should work with panel design.*
- *Floor depth - impacts elevations with solid bands. Further refine elevations for FDR.*
- *Upper stucco wall / top parapet - consider more detail so it doesn't appear as heavy.*
- *Corner bay could be more dynamic; consider color change at roof.*
- *Consider seating at top of ancestral stair on both the north and south ends.*
- *Recommend local artist for metal screen work.*

Landscaping

- *Street trees - recommend adding trees where possible.*
- *Consider reorganizing the proposed parking to allow more landscape.*
- *More trees, including on the back parcel edge and the northeast corner; any new additions to the landscape plan should be native.*
- *Recommend planting strip at curb if possible.*
- *Recommend more permeable surfaces in parking area.*

- 2. 2029 UNIVERSITY AVENUE [between Shattuck and Milvia] (DRCP2025-0001): Preliminary Design Review** to demolish an existing two-story commercial building and a ten-spaced garage building on a 12,385 square-foot lot and construct a 23-story (256-feet) approximately 190,830 square-foot residential building (multifamily) containing 240 dwelling units including 18 Very Low Income (VLI) units (15%) and 18 Moderate Income (MI) units (15%) for a 100% density bonus (AB1287). The proposed project provides 29 off-street parking spaces, and 167 long-term and 8 short-term bike parking spaces.

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

Recommendations

Site Design / Neighborhood Context

- *West facade is most visible when traveling east on University - continue to develop this facade so not so static.*
- *Recommend some ground floor commercial space with some reorganization of the lobby space.*
- *Ground floor facade needs more warmth and interest, and should feel more local.*

Exterior Finishes

- *Continue to develop color palette for FDR and consider adding more color. Terra cotta color proposed appears to be successful.*

Landscaping

- *Consider an additional outdoor area on roof at northwest corner, partially covered for more variety.*

- *Vary seating in lounge area and outdoor open space.*
- *Recommend more street trees where possible.*

Building Design / Details

- *Consider windows in bedrooms wherever possible.*
- *Minimize noise with parking lifts. Report on this at FDR.*
- *Consider parapet wall with a smaller glass segment for a stronger visual top.*
- *Consider thinner band at top of facade, not bottom, for a stronger presence.*
- *There was a strong objection to a concession to waive bird-safe requirements.*
- *Recommend amenity space throughout floors, not just on the roof and ground floor.*
- *Glass railing at roof should be bird-safe.*
- *Recommend operable windows, and larger where possible.*

3. **2029 UNIVERSITY AVENUE [between Shattuck and Milvia] (DRCP2025-0002): Preliminary Design Review** to demolish an existing two-story commercial building and a ten-spaced garage building on a 12,385 square-foot lot and construct a 23-story (256-feet) approximately 191,992 square-foot residential building (student housing) containing 160 dwelling units including 12 Very Low Income (VLI) units (15%) and 12 Moderate Income (MI) units (15%) for a 100% density bonus (AB1287). The proposed project provides 29 off-street parking spaces, and 167 long-term and 10 short-term bike parking spaces.

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

Recommendations

Site Design / Neighborhood Context

- *West facade is most visible when traveling east on University - continue to develop this facade so not so static.*
- *Recommend some ground floor commercial space with some reorganization of the lobby space.*
- *Ground floor facade needs more warmth and interest, and should feel more local.*

Exterior Finishes

- *Continue to develop color palette for FDR and consider adding more color. Terra cotta color proposed appears to be successful.*

Landscaping

- *Consider an additional outdoor area on roof at northwest corner, partially covered for more variety.*
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- *Recommend operable windows, and larger where possible.*

Recommendations Specific to Student Housing

- *Street elevations on student housing should be further refined. Symmetry on student housing front elevation is too stagnant.*
- *Continue to develop student housing unit plans where one bed is behind two closets and much further from the window.*
- *Recommend no parking for student housing.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
Minutes from 9/18/25 DRC Meeting.
MOTION (Muszynski, Woo) VOTE (4-0-1-2); Finacom – abstain;
Gaffney, Tam - absent.

IV. ADJOURN

- Meeting adjourned: 10:00 pm

Members of the Public:

Present: 18

Speakers: 11

APPROVED: _____



Anne Burns

Design Review Committee Secretary