



**DRAFT ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
May 28, 2026 6:30 PM**

Planning and Development
Department
Land Use Planning Division

I. Roll Call:

Committee Members Present:

Mary Muszynski, Vice-Chair (Appointed by Zoning Adjustments Board)
Devi Dutta-Choudhury (Civic Arts Commission)
Denise Hall-Montgomery (Landmark Preservation Commission)
Lillian Mitchell (Appointed by Zoning Adjustments Board)
Janet Tam (Appointed by Zoning Adjustments Board)
Michael Thompson (Zoning Adjustments Board)

Committee Members Absent: Kimberly Gaffney*

**Leave of Absence*

Staff Present: Burns, Fu

II. PROJECTS

- 1. 2800 TELEGRAPH AVENUE [at Stuart] (DRCF2026-0003): Final Design Review** to demolish an existing non-residential structure and construct a 19,605 square-foot, six-story residential building containing 17 dwelling units (1 Very Low-Income unit) with 1 parking space and 19 bicycle parking spaces.

Final Design Review continued with the following conditions and recommendations: MOTION (Tam, Muszynski) VOTE (6-0-0-1) Gaffney* - absent.

Conditions

- *Return to DRC with complete color/material board, daytime renderings, and renderings that accurately show proposed materials and entry/storefront design.*
- *Modify entrance bay back to approved design – it's better for entrance and bays above.*
- *Eliminate soldier course detail at punched window openings, in lieu of additional details consistent with overall building design.*
- *Show flush material and color changes. Detail carefully.*
- *Exterior lighting to be downcast, including patio lighting. Uplighting okay under soffits if no upward glare.*

Recommendations

- *More consistency/order for window sizes, placement, and proportions.*
- *Modify ground floor residential unit windows so they look more residential. Consider lower head height.*
- *Look carefully at the windows in the northeast bay - recommend that the punched windows align with those in the center bay.*
- *Wrap wood to other side of window at northwest corner on west elevation.*
- *Small pieces of brick not recommended – show how this is resolved.*
- *Provide more contrast between stucco, brick, soffit, and accent materials. Brick should not be too dark.*
- *Reintroduce vines/vertical greenery where feasible.*
- *Bird safe glazing strongly recommended.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
Minutes from 4/16/26 DRC Meeting.
MOTION (Muszynski, Hall-Montgomery) VOTE (6-0-0-1) Gaffney - absent.*

IV. ADJOURN

- Meeting adjourned: 8:30 pm

Members of the Public:

Present: 5

Speakers: 3