



**DRAFT ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
July 16, 2026 6:30 PM**

Planning and Development
Department
Land Use Planning Division

I. Roll Call:

Committee Members Present:

Kimberly Gaffney, Chair (Zoning Adjustments Board)
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: None

Staff Present: Burns, Hernandez, Saliki

II. PROJECTS

- 1. 2330 PRINCE STREET [at Telegraph] (DRCP2026-0002): Preliminary Design Review** to demolish three main buildings, including a 6,800 square-foot two-story church, a 6,200 square-foot one-story school and paved playground, and a 2,500 square-foot one-story vacant commercial building, and construct a four-story (48'-0") 49,859 square-foot residential development with 23 units (including 1 Very Low-Income unit), 46 vehicle parking spaces, and 23 bicycle parking spaces.

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

Neighborhood Context

- *Reduce garage doors and curb cuts on Prince as much as possible.*
- *Refine the Telegraph elevation, including the corner, for more interest and detail; corner tower reference is not as successful as lively, corner housing design.*
- *Consider more windows on the ground floor on Prince.*
- *Recommend more traffic control on Prince.*

Building Design / Details

- *Provide a better pedestrian experience throughout the project, especially at residential entries.*
- *Establish a clearer façade composition, including for the windows.*
- *Provide window details at FDR; stucco return is recommended for this design.*
- *Show details of how units meet, including the flashing in between.*
- *Add more color and tile where possible.*
- *Recommend that trellis structures at project entries be more substantial.*
- *Recommend more depth at the julliette balconies.*
- *Massing could be less rigid.*
- *BMR unit should be more consistent with the whole project design.*

Landscape Plan

- *Increase landscape on Prince, Telegraph, and throughout the project.*
- *Create more shared spaces in the project.*
- *Consider a larger tree in the southwest corner of the site.*
- *Show in more detail how 85% native plant total is achieved at FDR.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
Minutes from 6/18/26 DRC Meeting.
MOTION (Gaffney, Muszynski) VOTE (6-0-1-0) Thompson - abstain.

IV. ADJOURN

- Meeting adjourned: 8:55 pm

Members of the Public:

Present: 8

Speakers: 5