



## 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

- 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**

APPROVED:   
Anne Burns  
Design Review Committee Secretary