



**DRAFT ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
August 20, 2026 6:30 PM**

Planning and Development
Department
Land Use Planning Division

I. Roll Call:

Committee Members Present:

Kimberly Gaffney, Chair (Zoning Adjustments Board)
Lillian Mitchell (Appointed by Zoning Adjustments Board)
Janet Tam (Appointed by Zoning Adjustments Board)
Michael Thompson (Zoning Adjustments Board)

Committee Members Absent: Dutta-Choudhury, Hall-Montgomery, Muszynski*
**Leave of Absence*

Staff Present: Burns, Stover, Karimzadegan

II. PROJECTS

1. **1899 OXFORD STREET [at Hearst] (DRCF2026-0004): Final Design Review** to demolish a two-story multifamily building (8 rental units), merge two lots, (APN: 58-2181-19-5 and APN: 58-2181-21) and construct a 7-story, (78 feet, 9 inches in maximum height) with 222 units mixed-use building with 97,234 gross-floor area, including 3,873 commercial floor area, 14 off-street parking spaces, and 80 bicycle parking spaces. The project would utilize a 96.3 percent density bonus and provide 17 very-low-income and 16 moderate-income units.

Final Design Review was approved with the following direction for Staff to review in the building permit phase: MOTION (Gaffney, Thompson) VOTE (4-0-0-3) Dutta-Choudhury, Hall-Montgomery, Muszynski* - absent.

Recommendations

- *Strongly recommend that the vaults be underground for a better pedestrian experience.*
- *Refine residential entrance so that it is more prominent than the commercial one.*
- *Resolve cantilever and space underneath at the northwest corner.*
- *Recommend more planting on the ground level throughout, as well as specifically at the southwest corner where it turns to Hearst.*
- *Recommend more natives throughout the project.*
- *Look carefully at the planting details on the roof deck for adequate soil.*

2. **2955 OXFORD SHATTUCK AVENUE [between Russell and Ashby] (DRCP2024-0009): Preliminary Design Review** to demolish three commercial buildings, merge two parcels, and construct an approximately 78,000 square-foot, 8-story (84 feet, 9 inches), mixed-use building, with 74 units (4 Very-Low Income), 1,465 square feet of ground floor commercial space, and 24 parking spaces, utilizing a State Density Bonus.

Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review: MOTION (Gaffney, Tam) VOTE (4-0-0-3) Dutta-Choudhury, Hall-Montgomery, Muszynski* - absent.

Neighborhood Context

- *Further develop ground floor lobby and courtyard; there may be overlapping common areas that would allow more commercial space overall.*
- *Provide a rendering of the pedestrian experience at FDR; recommend adding more entry bay richness to the whole ground floor at Shattuck.*
- *Recommend more landscape on the east façade for a more friendly garage wall.*

Building Design / Details

- *Further develop facades so that all sides are more cohesive and work better with building massing.*
- *Study composition of accent cladding on façade and corners.*
- *Show typical courtyard facades at FDR.*
- *Add more depth with windows and consider mullion pattern options.*

Landscape Plan

- *Further develop the 5th and 8th floor roof decks, specifically looking at circulation, shade, and permanent planting.*
- *Strengthen the landscape plant palette overall and provide more information at FDR as to which plants thrive in available light.*
- *Recommend more natives and pollinators.*
- *Minimize synthetic turf as much as possible.*

III. BUSINESS MATTERS

- Approval of Previous Meeting Minutes.
Minutes from 7/16/26 DRC Meeting.
MOTION (Gaffney, Thompson) VOTE (4-0-0-3) Dutta-Choudhury, Hall-Montgomery, Muszynski - absent.*

IV. ADJOURN

- Meeting adjourned: 9:30 pm

Members of the Public:

Present: 11

Speakers: 9