



Planning and Development  
Department  
Land Use Planning Division

**ACTION SUMMARY FOR  
DESIGN REVIEW COMMITTEE MEETING  
April 21, 2016  
7:00 PM**

GORING, J	P
WILLIAMS, G	P
HALL, A	P
HAUSER, S	A

PINK, D	P
EDWARDS, B	P
ANNO, K	P

*Public Attendance:* 32

*Public Speakers:* 27

*Staff in Attendance:*

*Burns, Sundelson,*

**I. PROJECTS**

**1. 2750 DWIGHT WAY [at Piedmont] (DRCP2015-0015): Remand from ZAB** for a new Verizon wireless telecommunications facility consisting of 12 antennas with associated equipment on an existing rooftop, concealed behind RF transparent screens, painted and textured to match the existing building.

***Favorable recommendation to ZAB was confirmed for the design with simple horizontal banding. The following conditions and recommendations for Final Design Review were added to those already given in October 2015: Motion (Williams, Hall) VOTE (6-0-0-1) Hauser – absent.***

***Conditions:***

- *Provide an alternate design with more architectural detail to ZAB for their discussion.*

***Recommendations:***

- *Screening color on rendering should be consistent with the building color, not the lighter existing stair tower color.*

**2. 3271 ADELIN STREET [at Alcatraz] (DRSL2015-0021): Continued Preliminary Design Review** of a proposed first floor tenant improvement for the Habitot Children's Museum, including new storefront window, signage at building entries, new fence around the exterior and signage on the fence.

***Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review: Motion (Anno, Williams) VOTE (6-0-0-1) Hauser – absent.***

***Conditions:***

- *Lower top of corner signage.*
- *Match base height to tile band on Alcatraz building elevation.*
- *Reduce weight of graphic lines.*

**Recommendations:**

- *Strongly recommend planting area adjacent to the fence on Alcatraz.*
- *Strongly recommend concrete base in lieu of concrete masonry units proposed.*
- *Worried about maintenance. Consider metal slats in lieu of wood.*
- *Lighting on corner signage should be subtle, if needed at all.*

**3. 2777 SHATTUCK AVENUE [between Ward and Stuart] (DRCP2015-0014):**

**Continued Preliminary Design Review** to construct a 4,427 square foot addition to an existing building to serve a new full service auto dealership.

**Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review:** Motion (Goring, Anno) VOTE (5-1-0-1) Hall – no, Hauser – absent.

**Conditions:**

- *Street edge along the Stuart Street parking area should be improved with a landscape strip and street trees if possible. Minimize curb cuts as much as possible.*
- *Substantial landscape should be added to both the Adeline and Shattuck sides of the triangle site.*
- *Demonstrate that sound and vibration from service bays will be isolated.*
- *Improve Green score. It appears to be low – consider solar panels.*

**Recommendations:**

**Triangle Site / General Landscape**

- *Triangle lot should be more framed with landscape. Improvements on the triangle site and the Adeline right-of-way are encouraged.*
- *There should be landscape and/or a fence in front of the cars on the triangle site.*
- *Include plans for planting on the Adeline Right-of-way when presenting at ZAB.*
- *Some cultural attributes, such as art, would be appropriate on the triangle site.*
- *Consider a partial fence as well as landscape along Stuart to help screen the cars.*

**Building Design**

- *Compressors should be on isolators; noise limits should be reviewed at ZAB.*
- *Look at how the garage door design could better fit within the building façade – possibly some spandrel panels.*

**ZAB Issues**

- *Left turn from Shattuck into service bays still appears to be problematic.*
- *ZAB should carefully review the hours of operation, as well as loading/unloading hours.*

**4. 2902 ADELINE STREET [at Russell] (DRCP2015-0019): Preview** to redevelop 2 parcels at 2902 and 2908 Adeline Street and 1946 Russell Street (approximately 14,065 square feet total), which includes the demolition of one residential structure and one

mixed-use structure; and the construction of a 6-story, mixed-use building with 4,111 square feet of commercial space including 3 live/work units and 50 dwelling units, including 4 available to very low income households. The project would include 56 bicycle spaces and stacked parking for 24 vehicles.

**Advisory Comments:**

**Neighborhood Context** (comments are mixed on height and mass)

- *Design should give more to the neighborhood and Adeline Corridor.*
- *There's no other 6-story building around here except for senior housing just to the north, and that has trees in front.*
- *Building is too tall for the neighborhood.*
- *Overall height appears to be appropriate for Adeline, but should be stepped into the neighborhood more.*
- *Consider how the context can inform this design more.*
- *Commercial should wrap all the way around the corner, not just on Adeline.*
- *Too bad the existing brown shingle couldn't remain.*

**Height / Massing** (comments are mixed on height and mass)

- *Massing and height appears to be appropriate for this street.*
- *Concerned with the overall height. This project shouldn't emulate the senior housing mass across the street.*

**Building Design**

- *Consider curving the corner in instead of out for a more welcoming mass.*
- *Project should come back more energized. Look more closely at the color palette – colors shouldn't be too brown.*
- *Consider a more 'all-weather' space for the bike service area.*
- *Remember that this project needs to provide 1% for art. Present possible art opportunities in further reviews.*

**Open Space**

- *Roof deck – there appears to be too much going on in a small space.*

**ZAB Issues**

- *Concerned about the reduction in parking.*
- *Project should have more affordable units.*
- *Recommend sprinkling affordable units throughout the project.*

**II. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes
  - A. Minutes from 03/17/2016 DRC Meeting  
*Continued MOTION (Williams, Goring) VOTE (6-0-0-1) Hauser – Absent.*