



Planning and Development
Department
Land Use Planning Division

**ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
August 18, 2016
7:00 PM**

MITCHELL, L	P
WILLIAMS, G	A
HALL, A	P
HAUSER, S	P

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

**Leave of
Absence*

Public Attendance: 20

Public Speakers: 11

Staff in Attendance:

Burns, Sundelson,

I. PROJECTS

- 1. 2539 Telegraph Avenue Avenue [at Blake] (DRCF2016-0004) Continued Final Design Review** to demolish an existing 1 story building and construct a new 6-story mixed-use development with 70 units, 6,100 square feet of ground floor retail space, and 8 parking spaces.

Final Design Review was approved with the following conditions and recommendations: MOTION (Pink, Mitchell) VOTE (5-0-0-1) Williams – Absent, Edwards – leave of absence.

Conditions:

- Provide color brush-outs on-site for review and approval by Design Review Staff with Committee assistance as needed. Provide color selection for bay as presented, as well as a lighter shade for comparison.*
- Vines on Regent Street base should be healthy and vigorous, or replaced if needed.*

Recommendations:

- Applicant should coordinate as soon as possible with both the Civic Arts Commission and the Center for Independent Living for any artwork on-site with historic references. It would be nice if at least a piece of the original mural could be used.*

- 2. 3271 Adeline Street [at Alcatraz] (DRCF2016-0005) Final Design Review** of a proposed first floor tenant improvement for the Habitat Children’s Museum, including new storefront window, signage at building entries, new fence around the exterior and signage on the fence.

Final Design Review was approved with the following conditions and recommendations. MOTION (Hall, Pink) VOTE (5-0-0-1) Williams – absent, Edwards – leave of absence.

Conditions:

- Consider a horizontal element, and/or a blade sign on the Adeline elevation which references the new fence lines and is more pedestrian in nature.
- Submit more detail on the final planting plan for review and approval by Staff with Committee assistance as needed.

Recommendations:

- Blue only for the new exterior wall color is preferred – it unifies the building better than using two main wall colors.

3. **2902 Adeline Street [at Russell] (DRCP2015-0019) Preliminary Design Review** to redevelop 3 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 4,227 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.

Preliminary Design Review was continued with the following recommendations: MOTION (Hall, Hauser) VOTE (5-0-0-1) Williams – absent, Edwards – leave of absence.

Recommendations:

Neighborhood Context

- Live/Work façade on the corner and how it presents itself to the street still needs development.
- Show how these live/work units and their design can be a successful addition to the street.
- Building should be more giving, such as stronger horizontal lines and generous setback at the entry, like the Ed Roberts Campus.
- Building is too big for this site. Shadow study still shows impacts.
- Design doesn't fit – it's too slick and unfriendly.
- Design should be more contextual, and pick up more design references in the neighborhood.

Building Design

- East elevation, as well as the curve and bay elements, is not as lively as the other elevations.
- Curve could be successful with more development.
- Design on the curve, including fenestration, is too flat. Design should be more porous.
- Massing shouldn't just be completely covered. There should be more 'in and out' elements and geometry in the design.
- Upper levels in façade design were more success in the previous submittal. The glazing was more generous.

- *Live/work units facing Russell appear successful.*
- *Perforated cornice is nice.*
- *Provide more articulation and texture, and more design elements.*
- *Recommend increasing the location and opportunity for plants to grow up the building. Consider green walls where possible.*
- *Small bedroom windows appear to be the weakest as a design element.*
- *Show more detail on the awnings on the south elevation.*
- *Applicant should contact Civic Arts to begin planning for the required 1% for the art.*
- *Color palette in the second submittal appears more successful.*

ZAB Issues

- *Although ZAB issues, affordable housing and parking should be maximized.*

II. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
Minutes from 07/21/2016 DRC Meeting
*Approved MOTION (Hall, Pink) VOTE (4-0-0-2) Williams, Hauser – absent,
Edwards – leave of absence.*