



Planning and Development  
Department  
Land Use Planning Division

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

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

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

Public Attendance: 43  
Public Speakers: 25

*Staff in Attendance:  
Burns, Sundelson,  
Allen*

**I. PROJECTS**

**1. 2817 Eighth Street [between Grayson and Heinz] (ModDRCP2015-0001):**

**Modification** of a previously approved design (2006 Use Permit) to remove an existing single family home and construct 4 new residential condominium units and 4 covered off-street parking stalls.

***Preliminary Design Review received a favorable recommendation to ZAB with the following recommendations for Final Design Review deferred to Staff: MOTION (Williams, Anno) VOTE (5-0-0-1) Pink – absent, Edwards – recused.***

***Recommendations:***

- *If roof sloped the other direction, it would still not be a big impact on the neighbor to the north, and may be more effective for solar panels.*
- *Exterior cladding could be similar cement fiber material as alternate.*
- *Interior plan would be better if circulation was more direct.*

**2. 2129 Shattuck [between Addison and Center] (DRCP2015-0010): Review of Draft EIR and Continued Preliminary Design Review**

for a project to construct a new 16 story mixed-use high-rise hotel to replace the existing Bank of America building. The building will contain a hotel, residential condominiums, and new banking facilities, as well as office, retail/restaurant space.

***With consideration of the Draft EIR, Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and direction for Final Design Review (FDR): Motion (Anno, Goring) VOTE (6-0-0-1) Pink – absent.***

***Conditions:***

- *Present proposed process for art glass at FDR.*

- *Present more detailed color palette at FDR – consistent with the direction in this presentation but with more strength.*
- *Upper cornice is not resolved yet. Present further refinements at FDR.*
- *Lower base details need further refinement and review at FDR, including resolution of the lower band under the pilasters and the parapet treatment on Shattuck.*
- *Resolve pilasters on Shattuck elevation over loading dock area.*
- *Rooftop equipment should be consistent with overall building design.*

**Recommendations:**

- *Strongly recommend an artist for art glass, and they should work closely with the architect.*
- *East elevation and sidewalk area would also be good art opportunities.*
- *Strongly recommend different color on lower east tower, consistent with presentation.*
- *3<sup>rd</sup> floor terrace should have a lower guardrail, such as 36" with a glass extension above.*
- *Would prefer an architectural solution to low-e glass being the only solar control on the facades.*
- *Still recommended to have second floor parking level convertible to another use in the future.*

- 3. 3271 Adeline Street [at Alcatraz] (DRSL2015-0021): 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 was continued with the following recommendations:***

**Recommendations:**

- *Be more specific about pattern proposed on the fence. It is a key design element.*
- *Design, including form, doesn't appear to fit in the neighborhood.*
- *Design may be more successful if it had more child-like qualities.*
- *Fence, signage and canopies look too 'plastic' and needs to better reflect quality detailing and quality materials.*
- *Signage appears to be overwhelming for the site. It should be better integrated into the fence design.*
- *Committee was mixed on colors. Some thought that colors should be more subtle and fit better in the neighborhood, while others thought that some lively primary colors were appropriate for this use. It was clear that too much white on the fence was not recommended though and looks out of place.*
- *Yellow color on Adeline elevation may work, but be careful with the blue proposed on the Alcatraz elevation and in the courtyard. Color brush outs on building are recommended further on in the construction process.*
- *Design looks too commercial for neighborhood and for this use.*
- *Design looks too suburban.*

- 4. 1900 Fourth Street [between Hearst and University] (ZP2015-0068 / LMSAP2015-0005): Preview** of a proposed mixed-use development, containing 135 dwelling units and approximately 33,000 square feet of retail located on designated City of Berkeley Landmark, West Berkeley Shellmound (Spenger's parking lot).

**Advisory Comments:**

**Neighborhood Context**

- *West façade is very apparent as entering town. West elevation in front of parking area should be softened, and further developed.*
- *Portion of project at University Overpass is not OK as the major entry to Berkeley; it is too massive.*
- *People like the low-scale on 4th and that the new buildings are related to the older existing ones.*

**General Building Design**

- *Ground floor plan, and project in general, should be as porous as possible.*
- *Make sure that all 4 sides of the project are treated differently.*
- *Project should be more industrial and unique, and less suburban.*
- *Make sure that this project incorporates what makes 4th street a success; it can't be a shopping mall.*
- *Strongly recommend against having a driveway on 4th.*
- *Project should be a zero-net energy building; exemplary.*
- *Wood Trellis elements are not successful.*
- *West wall at the parking area should be a green wall.*
- *Add 1% for art to the applicant's statement and to future presentations.*

**Colors and Materials**

- *Acrid green – not the right color yet.*
- *Massing on the University Overpass should be broken up with more articulation, and more colors.*

**II. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes
  - A. Minutes from 01/21/2016 DRC Meeting
    - Continued MOTION (Edwards, Goring) VOTE (6-0-0-1) Pink – Absent.*
- Annual Election for Chair and Vice-Chair
  - Chair: Burton Edwards *MOTION (Hall, Anno) VOTE (6-0-0-1) Pink – Absent*
  - Vice Chair: Jim Goring *MOTION (Anno, Hall) VOTE (6-0-0-1) Pink - Absent*

**III. ADJOURN**

- *Meeting adjourned: 10:50 PM*