



Planning and Development
Department
Land Use Planning Division

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

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

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

Public Attendance: 26
Public Speakers: 19

Staff in Attendance:
Burns, Sundelson,
Zarnowitz

I. PROJECTS

1. Acheson Commons (1987 Shattuck Avenue, 2111-2113 University Avenue, 2125-2145 University Avenue, 1922 & 1930 Walnut Street) [between Shattuck and Walnut] (DRCF2016-0001): Final Design Review to rehabilitate and construct new buildings within the existing footprint of the McFarlane Building (1979-87 Shattuck), and the Ace Hardware Building (2145 University Avenue); to rehabilitate the facades of the Acheson Physicians Building (2125 University Avenue); and the relocation or demolition of the buildings at 1922 & 1930 Walnut Street to allow the construction of a new mixed use building.

Final Design Review was continued with the following recommendations:
MOTION (Williams, Hall) VOTE (6-0-0-0).

Recommendations:

- *Provide more detail of the proposed storefront, base, and flooring at recessed entries on the University façade.*
- *Committee would like to see as much repair and replacement on the landmark storefront facades as possible.*
- *Windows should have a stucco return as approved, not a metal pan matching the window finish.*
- *Detail and window locations shown on approved design should be reflected on the Berkeley Way elevation, including the size and length of the corbels.*
- *Strongly recommend concrete base on Walnut Building*
- *Garage door on Berkeley Way should have more detail; it should not be too transparent.*
- *Confirm that all proposed and future solar equipment will fit well with the existing roof lines, especially the Walnut Building.*

- *Landscape shown on the roof decks should be consistent on all drawings, including renderings. Trees placed at the edge of the roof are not as successful visually as when located further in from the parapet.*

Ex parte communications: *Goring spoke with the previous design architect about general design details prior to the meeting.*

2. 1950 ADDISON STREET [between Milvia and Martin Luther King Jr.] (DRCP2014-0020): Continued Preliminary Design Review of a proposed seven-story multifamily development with 108 dwelling units (a mix of studio, one, two, and three bedroom units) and ground floor level parking for 68 vehicles and 75 bicycles.

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and direction for Final Design Review: Motion (Goring, Anno) VOTE (5-0-1-0) Williams – abstain.

Conditions:

- *Vinyl windows are not included in this recommendation. One minority vote against this condition abstained.*
- *Art wall on south elevation should have more permanent materials.*
- *South elevation, where viewed from the adjacent parcel to the south, should have more interest and articulation, consistent with other elevations.*
- *Rooftop penthouse structures should have detailing consistent with other exterior building walls.*

Recommendations:

- *High reflectivity is encouraged on the west wall near the residential neighbors.*
- *Alternate cementitious wall finish is encouraged that looks softer.*
- *Tone down the color palette on the elevator override.*
- *Be careful of the durability and long term maintenance of the Trespa rainscreen system proposed.*

3. 2129 Shattuck [between Addison and Center] (DRCP2015-0010):

- **Review and Comment on Draft EIR** 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.
- **Preliminary Design Review** of the same project.

Review and comment of the Draft EIR was continued until the February meeting to allow the Committee more time for review. Preliminary Design Review was continued with the following recommendations: MOTION (Williams, Hall) VOTE (5-0-0-1) (Pink recused herself).

Recommendations:

Downtown Neighborhood Context

- *Vertical pilasters added to the base are successful and help the project better fit within its Downtown context.*

- *Tower location on Shattuck is appropriate.*
- *Curb cuts proposed on Shattuck are still a concern and design should mitigate this impact as much as possible.*

Building Design

- *DRC continues to ask the design team to reduce the diagonal of the upper levels to within the 120' development standard. Committee was mixed on this issue, but there was still a narrow majority in favor of staying within this standard.*
- *Parking location on the second level will be acceptable with careful design and quality details. No headlights should be able to be seen from the street frontages.*
- *An artist for the glass feature is highly recommended. More variation would be good; long, slender lines on the Center façade is a nice feature.*
- *Look at thinner vertical mullions, especially on the corner feature.*
- *Committee would like to see a bolder approach to the design, including at the skyline. There was more depth and interest on the tower in previous design submittals.*
- *Look more carefully at the dark base and how it works at the base of the pilaster.*

Colors and Materials

- *Brick material on the base is appropriate, and this same quality and detailing should continue to the upper levels, even if the brick does not. Demonstrate quality materials in samples and details.*
- *Dark grey on east section of tower is not successful. Although the effort to distinguish that portion is appreciated, that color is too dark.*
- *Simpler façade with dashes of color is appropriate.*

ZAB Issues

- *Operational restrictions are strongly recommended for the loading dock on Shattuck.*

Ex parte communications: *Williams spoke with the architect and planner on the development team about the general design proposed prior to the meeting. Anno spoke with the planner on the development team about the general design proposed prior to the meeting.*

II. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 12/17/2015 DRC Meeting
 - MOTION (Hall, Goring) VOTE (5-0-0-1) Pink – Absent.

III. ADJOURN

- *Meeting adjourned: 10:45 PM*