



Planning and Development
Department
Land Use Planning Division

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

KAHN, C	P
WILLIAMS, G	P
HALL, A	P
HAUSER, S	P

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

**Leave of
Absence*

Public Attendance: 20

Public Speakers: 9

Staff in Attendance:

Burns, Sundelson,

I. PROJECTS

- 1. 2035 Blake Street [at Shattuck] (DRCF2016-0003) Final Design Review** of an approved project to demolish two existing non-residential buildings and construct a new mixed-use development containing 82 apartments, 1,896 square feet of retail/café area, and two live/work units.

Final Design Review was approved with the following conditions and recommendations. Proposed changes received a favorable recommendation to ZAB: MOTION (Williams, Kahn) VOTE (6-0-0-0) Edwards – leave of absence.

Conditions:

- If garage door design is not reviewed by the Civic Arts Commission, then its final design shall return to the DRC for approval.*

Recommendations:

- Recommend that seating in parklet be re-oriented inward for a more social space.*

- 2. 2711 Shattuck Street [between Derby and Ward] (DRCF2015-0002) Final Design Review** of an approved Use Permit Modification for a four-story residential building with 22 residential units and no off-street parking spaces.

Final Design Review was approved with the following conditions and recommendations. MOTION (Hauser, Williams) VOTE (6-0-0-0) Edwards – leave of absence.

Conditions:

- Landscape in front setback should have more variety and color.*

Recommendations:

- Bench included in landscape near the front entry is recommended.*

- *Recommend looking at front fence line to see if it could meander.*

3. **2539 Telegraph Avenue [at Blake] (DRCF2016-0004) 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 continued with the following recommendations:
MOTION (Kahn, Hauser) VOTE (6-0-0-0) Edwards – leave of absence.

Recommendations:

- *South wall should have more articulation, especially since windows have been removed. Subtle tonal pattern may be enough.*
 - *Regent canopy would be better with the building name, not a Telegraph address.*
 - *Concerned that there is no more shade structures on the roof deck.*
 - *Regent elevation should have more color and articulation.*
 - *There should be a plaque on the site with some history about the previous use and the accessibility movement. There could be some accessible elements in the public right-of-way as well.*
 - *Plant material on Regent could be richer, and have more variety in color and plant heights.*
 - *Center bay on Regent could be darker than shown to help accentuate the massing.*
 - *Modify details on the Regent façade, including the entrance, to help articulate and lighten this façade.*
 - *Regent façade should have a better fit in the neighborhood and more of a public face.*
 - *Colors on Regent façade are too bland.*
 - *Look carefully at the windows on Regent and modify the details for more life and a better face to the neighborhood.*
4. **1804 Euclid Avenue [at Ridge] (DRCP2016-0004) Preliminary Design Review** to co-locate a new Verizon Wireless telecommunications facility consisting of three sectors, with two antennas per sector and associated equipment on an existing rooftop, concealed behind RF transparent screens, painted and textured to match the existing building.

Preliminary Design Review received a favorable recommendation to ZAB with the condition. Final Design Review was deferred to Staff: MOTION (Kahn, Hall) VOTE (6-0-0-0) Edwards – leave of absence.

Condition:

Committee is supportive of radomes instead of proposed screening enclosures but requests that the following alternate designs be presented to ZAB for discussion: 1) All proposed antennas shall be illustrated in radomes instead of the screening enclosures; 2) Additional building detail shall be added to the proposed screening enclosures.

- 5. 1010 University Avenue [at Tenth] (DRCP2016-0005) Preliminary Design Review** to co-locate a new Verizon Wireless telecommunications facility consisting of 4 antenna lease areas with associated equipment on an existing rooftop.

Preliminary Design Review received a favorable recommendation to ZAB. Final Design Review was deferred to Staff: MOTION (Williams, Hall) VOTE (6-0-0) Edwards – leave of absence.

II. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
Minutes from 05/19/2016 DRC Meeting
Approved MOTION (Williams, Hauser) VOTE (6-0-0-0) Edwards – leave of absence.
- Recommendation of New Candidate for Committee Position to ZAB:
Committee recommends Lillian Mitchell MOTION (Kahn, Hall) VOTE (6-0-0-0) Edwards – leave of absence.
- Vice-Chair Election
Kim Anno elected Vice-Chair MOTION (Hall, Pink) VOTE (6-0-0-0) Edwards – leave of absence.