



Planning and Development
Department
Land Use Planning Division

**ACTION SUMMARY FOR
DESIGN REVIEW COMMITTEE MEETING
March 17, 2016
7:00 PM**

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

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

Public Attendance: 32
Public Speakers: 13

Staff in Attendance:
Burns, Sundelson,

I. PROJECTS

1. UC Berkeley Stiles Hall Replacement [at the corners of Bancroft, Durant, and Dana]: Informational Item to review the proposed Stiles Student Housing Project.

Advisory Comments:

Neighborhood Context

- *Building is too massive as coming east on Durant.*
- *Building appears to be too large for this site and out-of-scale with the adjacent neighborhood.*
- *Recommend reorienting the open space south for more sun and for lowering the scale of the project along Durant.*
- *Existing Stiles Hall structure is on the State Historic Resource Inventory (SHRI).*

Building Design

- *Façade organization looks good, but materials should be more durable.*
- *One member thought there are too many horizontal and vertical lines – too busy.*
- *Windows into the bedrooms look too small.*
- *Lounges appears to be small, but location on corners is good.*
- *Project should have higher rating than LEED Silver.*

Open Space / Streetscape Design

- *Mass of the building is too much like a box, and too close to the street property lines, not allowing adequate room for street trees.*
- *Recommend more access to the outdoor podium spaces. One appears to only be visually accessible to the residents.*

2. 3132 Martin Luther King Jr. Way [at Adeline] (DRCF2015-0007): Final Design Review Follow Up to construct a new four-story housing apartment building with ground floor parking, community room, offices, 42 units, and interior courtyard.

Final Design Review was approved with the following conditions and recommendations: Motion (Hall, Edwards) VOTE (5-0-1-1) Williams – abstain, Anno – absent.

Conditions:

- *Confirming previous FDR condition that color brush-out shall be provided on-site.*
- *Vinyl windows shall only be used on the side elevations, not on either of the street elevations.*

Recommendations:

- *Recommend removing the 2 x 4 window header detail. It looks too heavy.*
- *Strongly recommend using an alternate window color than white.*
- *'Alchemy' color appears to be too yellow.*
- *Ground floor space should look more commercial.*

3. Acheson Commons (1987 Shattuck Avenue, 2111-2113 University Avenue, 2125-2145 University Avenue, 1922 & 1930 Walnut Street) [between Shattuck and Walnut] (DRCF2016-0001): Continued 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 approved with the following conditions and recommendations: (Williams, Hall) 6-0-0-1, Anno – absent.

Conditions:

- *Color brush-outs to be reviewed on-site for Staff approval with Committee assistance as needed.*
- *Lighting to be reviewed by Staff with Committee assistance as needed before final ordering and installation.*
- *Provide documentation of marble bulkhead history where proposed, or provide an alternate quieter design.*

Recommendations:

- *New brick proposed appears to be too monochromatic.*
- *Look carefully at the drop edge details to prevent drips onto stucco.*

4. 2190 Shattuck Avenue [at Allston] (PLN2015-0057): Pre-application Item to construct a new mixed use residential 18-story project to replace an existing 2-story retail office building. The building will contain 274 dwelling units. 12,000 square feet of ground-floor retail space, and an underground parking garage.

Advisory Comments:

Neighborhood Context / View

- *View is a huge issue. The effect is cumulative. Simulations and further study is critical.*
- *Concerned with a tall tower on this site.*

- Look closely at the view and whether it is blocked. If it is blocked, tower needs to be a gem.
- View simulations should be larger and more legible than in recent projects.
- Do view analysis early – don't wait until further on in the process
- Pushing tower back from Shattuck appears to be a good decision.
- One member thought the Shattuck Hotel appears to be impacted from this project.
- Another member thought the base design appears to fit in scale with the Shattuck Hotel.
- Tackle view issues before going too far into design phases.
- There was one comment that less parking would be good so close to BART.

Building Design

- It's good that each elevation changes based on the solar exposure.
- One member thought the aesthetic looked like garden apartments in the suburbs.
- This design should look like it is in a moderate-sized city.
- There is concern with too much light pollution. Study carefully with this project.
- Modern design aesthetic is good. Downtown shouldn't be fossilized.
- Shutters and shades on building add a good scale.
- Movable shutter concept may be problematic. Study more carefully.
- Skeptical of the lower balconies on the second floor and how well they will be used.

Open Space / Streetscape Design

- Show more detail on Allston Way street improvements and how they relate to the ground floor amenities.
- Trees may not belong on the roof, or at least they should be well positioned away from the parapet edges.

II. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. Minutes from 01/21/2016 DRC Meeting
Approved MOTION (Hall, Edwards) VOTE (6-0-0-1) Anno – Absent.
 - B. Minutes from 02/18/2016 DRC Meeting
Approved MOTION (Edwards, Hall) VOTE (6-0-0-1) Anno – Absent.

III. ADJOURN

- *Meeting adjourned: 10:30 PM*