



Planning and Development
 Department
 Land Use Planning Division

**ACTION SUMMARY FOR
 DESIGN REVIEW COMMITTEE MEETING
 September 15, 2016
 7:00 PM**

MITCHELL, L	P
WILLIAMS, G	P
HALL, A	P
CLARK, T	P

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

Public Attendance: 15
Public Speakers: 14

Staff in Attendance:
 Burns, Sundelson,

I. PROJECTS

- 1. 2631 Durant Avenue [between Bowditch and College] (DRCF2016-0006) Final Design Review** of a new five-story, 56 unit apartment building, designed as fully ADA-compliant student housing.

Final Design Review was approved with the following conditions and recommendations: MOTION (Anno, Williams) VOTE (7-0-0-0)

Conditions:

- Provide details on metal fence with vines to DR Staff for review and approval.*
- Stair rails shall be glass, as presented. If detail varies during permitting, Staff will work with the Chair for approval.*
- Roof deck furnishings are too spare. A revised roof deck plan, with more programmed seating spaces, shall be reviewed and approved by DR Staff.*
- Final Mechanical Plans, including venting, shall be reviewed by DR Staff for review and approval.*
- Project would need to return to the Committee if rooftop mechanical equipment was added.*

Recommendations:

- Equitone rain screen, or equal, should be conditioned so that it does not get value-engineered' out of the project.*
- Strongly recommend windows by the laundry. If equipment is unsightly, translucent glazing would be better.*

- 2. 2747 San Pablo [at Grayson] (DRCF2016-0007) Final Design Review** of a 5-story, 45,112 square foot mixed use building with 39 condominium units, 2 live/work units, one commercial unit (1,500 square feet), and 49 parking spaces on a 17,386 square foot lot.

Final Design Review was approved with the following conditions: MOTION (Williams, Hall) VOTE (6-1-0-0, Mitchell - No)

Conditions:

- *Provide color brush-outs on-site for DR Staff review and approval with Committee assistance as needed.*
- *Provide DR Staff a sample of bulkhead tile proposed for review and approval.*
- *Graphic in the south wall should have more definition; look at more angles for the leaf veins.*
- *Provide more detail for the garage door and pedestrian gate for DR Staff to review and approve.*
- *Exhaust fans shall be screened; provide design to DR Staff for review and approval.*
- *Windows shall be recessed 2" from exterior wall finish.*

- 3. 1950 Addison Street [between Milvia and Martin Luther King] (DRCF2016-0008) Final Design Review** of a proposed seven-story multifamily development with 107 dwelling units (a mix of studio, one, two, and three bedroom units) and ground floor level parking for 68 vehicles and 75 bicycles.

Final Design Review was approved with the following conditions and recommendations. MOTION (Williams, Clark) VOTE (7-0-0-0)

Conditions:

- *Provide railing details to DR Staff for review and approval.*
- *Roof deck overhead lighting shall be turned-off at 11 pm.*

Recommendations:

- *Although proposed murals are colorful and eye-catching, there may be more inspirational comments. This will be forwarded on to the Civic Arts Commission.*
- *Design signage carefully so that light doesn't spill into residential units behind.*

- 4. 2902 Adeline Street [at Russell] (DRCP2015-0019) Continued 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 4,119 square feet of commercial space including 4 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 received a favorable recommendation to ZAB for the building design with the following conditions and recommendations. The Committee recommends reducing the overall project height if possible, without increasing the building footprint: MOTION (Anno, Hall) VOTE (6-0-0-0) Clark – Recused.

Conditions:

- *If project is reduced in height and massing, it should return to the DRC for further review.*

Recommendations:

- *Building design is good but it does present a massing challenge to its western neighbors. Committee recommends that the building is reduced in height, but the massing stepdown/setback to the west remains.*

II. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
Minutes from 08/18/2016 DRC Meeting
Approved MOTION (Williams, Pink) VOTE (6-0-0-1) Clark – absent.