



Planning and Development  
Department  
Land Use Planning Division

**DRAFT ACTION SUMMARY FOR  
DESIGN REVIEW COMMITTEE MEETING  
April 18, 2024 6:30 PM**

**I. Roll Call:**

**Committee Members Present:**

Janet Tam, Chair (*Appointed by Zoning Adjustments Board*)  
Steve Finacom (*Landmarks Preservation Commission*)  
Igor Tregub (*Zoning Adjustments Board*)  
Mary Muszynski (*Appointed by Zoning Adjustments Board*)  
Cameron Woo (*Civic Arts Commission*)

**Committee Members Absent:**

Kimberly Gaffney, Vice-Chair (*Zoning Adjustments Board*)\*  
Lillian Mitchell (*Appointed by Zoning Adjustments Board*)  
*\*Leave of Absence*

**Staff Present:** Burns, Dougherty

**II. PROJECTS**

- 1. 2127 Dwight Way [between Shattuck and Fulton] (DRCF2024-0002) Final Design Review** to demolish two of the existing four residential buildings (demolish eight units and retain eight units) and replace with a new six-story residential building featuring 58 new units, for a combined total of 66 residential units.

***Final Design Review was approved with the following recommendations:***  
***MOTION: (Tam, Tregub) VOTE (5-0-0-2), Mitchell – absent; Gaffney – leave of absence.***

***Recommendations***

- Consider the maintenance of the wood stringers and gate, and an alternate more durable selection.*
- Look at smaller wall sign, and if a blade sign may work instead.*
- Recommend further refinement of the entrance canopy; it may extend too far as shown.*
- Consider building signage on the canopy.*
- Recommend increased percentage of native plants.*
- Recommend community engagement for mural selection.*
- Recommend local oak tree replacement if the existing live oak tree dies.*
- Forward the DRC recommendation for permeable pavers between the tree wells to Public Works.*

- 2. 2403 SAN PABLO AVENUE [at Channing] (DRCF2024-0003): Final Design Review** to demolish the 8,252 square-foot, one-story commercial building and

construct a four-story mixed-use development consisting of a 603 square-foot retail tenant space and 39 dwelling units (condominium), total 53,013 square-feet, with 24 automobile parking spaces and 39 bicycle parking spaces.

**Final Design Review was approved with the following recommendations:**  
**MOTION:** (Tam, Finacom) VOTE (5-0-0-2) Mitchell – absent; Gaffney – leave of absence.

### **Recommendations**

- *Look carefully at the wall panel at the roof deck and see if there can be a more unified resolution with the new mural installation below.*
- *Consider relocating the decorative railing from the common courtyard on San Pablo to the ground floor entry ramp for the most visibility.*
- *Consider locations and patterning of decorative railings in the courtyard for the most impact.*
- *Look at the design of the trellis and detail it carefully while considering the corridor behind.*
- *Provide bird safe treatments as much as possible.*
- *Encourage ground level window shade design.*
- *Include the vine missing from the plant palette; strongly recommend using calscape.org for the selection.*
- *Irrigation controller valves should be put in discreet location.*
- *Include the community garden area to complete your WELO water usage.*

### **3. 2462 Bancroft Way [between Telegraph and Dana] (DRCP2023-0013):**

**Preliminary Design Review** to demolish an existing non-residential structure and construction of a 40,086 square foot, eight-story mixed use residential building containing 66 dwelling units (3 Very Low-Income Units) and 1,312 square foot commercial space, with 28 bicycle parking spaces, utilizing State Density Bonus Law.

**Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and direction for Final Design Review (FDR):**

**MOTION:** (Woo, Muszynski) VOTE (5-0-0-2) Mitchell – absent; Gaffney – leave of absence.

### **Conditions**

- *Show rendering from Durant at ZAB.*
- *For FDR, show rendering of wall without ATMs as future alternate design option.*

### **Recommendations**

- *Explore more articulation on the commercial storefront.*
- *Consider ways to activate the storefront recess at the Public Right-of-way.*
- *Look at the color palette at FDR, including final brick and rainscreen selections; a darker base color may work better.*
- *Consider slight setback at Sather Lane to allow for art.*
- *The Committee continues to encourage Street trees where possible.*

**I. BUSINESS MATTERS**

- Approval of Previous Meeting Minutes.
  - A. Minutes from 3/21/24 DRC Meeting.  
*MOTION (Tregub, Woo) VOTE (4-0-1-2). Muszynski – Abstain; Mitchell – absent; Gaffney – leave of absence.*

**II. ADJOURN**

- Meeting adjourned: 10:00 pm

**Members of the Public:**

**Present: 16**

**Speakers: 7**