

Planning and Development
Land Use Division
Design Review Committee

AGENDA


DESIGN REVIEW COMMITTEE MEETING

Thursday, February 20, 2025 AT 6:30 PM
NORTH BERKELEY SENIOR CENTER
1901 HEARST AVENUE, GOOSEBERRY ROOM
Berkeley, CA 94704
Wheelchair Accessible

PUBLIC INFORMATION

The packet for this (and future) Design Review Committee meeting is available for review at the Berkeley Library main branch at 2090 Kittredge Street, or online on the Design Review Committee page under Boards and Commissions.

LAND ACKNOWLEDGEMENT STATEMENT: The Commission recognizes that the community we live in was built on the territory of xučyun (Huchiuñ (Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's residents have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878. As stewards of the laws regulating the City of Berkeley, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today. The City of Berkeley will continue to build relationships with the Lisjan Tribe and to create meaningful actions that uphold the intention of this land acknowledgement.

 This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6418(V) or 981-6347(TDD) at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

Written comments pertaining to Design Review issues must be submitted by email to the Land Use Planning Division by 5 pm on February 18, 2025 at aburns@berkeleyca.gov. Persons wishing to offer testimony are encouraged to submit their comments in writing. Written or verbal comments must be limited to issues under the scope of the Design Review Ordinance. Written comments will be entered into the public record.

For Communications information and Legal Notice Concerning Your Legal Rights, please refer to the last page of this Agenda.

AGENDA

I. ROLL CALL

Janet Tam, Chair (*Appointed by Zoning Adjustments Board*)
Kimberly Gaffney, Vice-Chair (*Zoning Adjustments Board*)
Denise Hall-Montgomery (*Landmarks Preservation Commission*)
Lillian Mitchell (*Appointed by Zoning Adjustments Board*)
Mary Muszynski (*Appointed by Zoning Adjustments Board*)
Cameron Woo (*Civic Arts Commission*)
Vacancy (*Zoning Adjustments Board*)

II. PUBLIC COMMENTS AND COMMITTEE MEMBER COMMENTS

The applicant and or their designee will have 5 to 10 minutes to make a presentation of their project to the Committee. The public is also invited to make a public comment if they wish. Please be advised that the Committee may limit the number of speakers and the length of time allowed to each speaker (3 minutes is the usual amount of time allowed). The public is also encouraged to submit their comments and or testimony in writing at which time it will become a part of the public record. CONTACT: Secretary of the Committee, Anne Burns, (510) 981-7415, aburns@cityofberkeley.info

III. RE-ARRANGEMENT OF AGENDA ORDER

Due to the large volume of projects, and the limited amount of time available to hear each project, the Design Review Committee has the right to re-arrange the order of the agenda in order to accommodate the projects that will not require a lot of time.

The next Design Review Committee meeting will be held on Wednesday March 19, 2025......

IV. PROJECT REVIEW

1. [2700 Ninth Street \[at Carleton\] \(MODDRCP2024-0007\)](#): **Preliminary Design Review Modification** to modify approved use permit to a one-story, 6,026 square foot animal shelter with an exterior dog kennel pavilion, and outdoor greeting courtyard. On-site parking will be eliminated. ***For Committee Decision.***
2. [2147 San Pablo Avenue \[at Cowper\] \(MODDRCP2024-0006\)](#): **Preliminary Design Review Modification** to modify DRCP2022-0011 to increase the number of Group Living Accommodation (GLA) units from 128 to 141, increase the height from 70 feet to 75 feet, reduce the ground-level commercial space from 1,873 square feet to 1,804 square feet, remove the 14 parking spaces, and increase the number of Very Low Income (VLI) units from 12 to 15, utilizing a State Density Bonus. ***For Committee Decision.***
3. [2655 SHATTUCK AVENUE \[at Derby\] \(DRCP2024-0005\)](#): **Preliminary Design Review** to demolish an existing one-story 8,185 square foot non-residential building and construct an eight-story (85 feet) 84,399 square foot mixed use residential building containing 97 dwelling units (including 10 Very Low-Income units Density Bonus qualifying units) and 2,117 square feet of commercial space on a 23,527 square foot lot. ***For Committee Decision.***

V. BUSINESS MATTERS

- Approval of Previous Meeting Minutes
 - A. [Minutes from 1/16/25 DRC Meeting](#)

- Annual Election for Chair and Vice-chair

VI. COMMISSION COMMENTS

This is an opportunity for comments either to or from Commissions for which the DRC has liaisons: the Zoning Adjustments Board (ZAB), the Civic Arts Commission (CAC), and the Landmarks Preservation Commission (LPC). Committee members may ask for discussion to be scheduled on a future agenda (per Brown Act, no deliberation or final action may be taken).

VII. ADJOURN (by 10:00 pm)

COMMUNICATIONS

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

LEGAL NOTICE CONCERNING YOUR LEGAL RIGHTS

If you object to a decision by the Design Review Committee, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Design Review Committee at, or prior to, the public hearing.
2. You must appeal to the Zoning Adjustments Board within fourteen (14) days of the date of the action of the Design Review Committee.
3. Pursuant to Code of Civil Procedure Section 1094.6(b), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
5. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
6. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:

- A. That this belief is a basis of your appeal.
- B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
- C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

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