

Attachment 16

Planning & Zoning Commission Summary Changes

Planning & Zoning Commission Comments and Subsequent Plan Modifications

	Commission Comments (March 24, 2021)	Applicant Response/Plan Modification August 4, 2021
1.	Desire for an active frontage along Adams instead of surface parking.	Added nine (9) three-story townhouses along Adams Street frontage.
2.	Include more family units.	Added a total of 22 three-bedroom units and a family center in Building A.
3.	Reduce the number of parking stalls given close proximity to BART Station.	Reduced parking from 197 to 181 spaces.
4.	Provide spaces for cargo bicycles.	31 cargo bicycle spaces added.
5.	Increase Building A height from 5 to 6 stories on San Pablo Avenue but step down to 5 stories on Adams Street.	Increased Building A height to 6 stories along the San Pablo Avenue frontage. and transitioned down to 5 stories on Adam Street.
6.	Desire for more ground-level open space accessible to the public.	Added two plazas fronting San Pablo Avenue, a mini park along Adams Street. A portion of the site area frontage on Adams Street is also proposed as a dog walking area for the wider community.
7.	Desire for more open space and less surface parking.	Added a second roof deck on Building A and increased the size of both podium gardens.
8.	Include a bike/pedestrian connection from Adams Street to Brighton Avenue.	Added three pedestrian and bike connections between Adams Street and San Pablo Avenue. The City is discussing the possibility of moving the bike/pedestrian route to continue on Clay Street, then along San Pablo Avenue, to the crosswalk onto Brighton to avoid the potential conflicts in the surface parking lot and space constraints posed by the project site.
9.	Incorporate more articulation/variation along the street facades and distinguish the two buildings from one another.	Added angled modulation to the San Pablo Avenue façade and two different colors of brick veneer and stucco to each building.
10.	Add distinctive architecture to celebrate the project site as the Northern Gateway to the City.	Added more pronounced elements to the corners of Building A and B along San Pablo Avenue including roof caps

		for more defined edges, a tan or grey brick veneer for greater texture, and a roof deck on Building B. Set back the building on San Pablo Avenue between 2- to 5-feet from the property line to widen the sidewalk and provide additional room for sidewalk seating and landscaping.
11.	Include a café adjacent to outdoor seating.	Redesigned Building B lobby to be a café adjacent to outdoor seating.

Summary Commission Comments and Applicant Response #2

	Commission Comments (August 4, 2021)	Applicant Response/Plan Modification September 29, 2021
1.	Bring more retail space back and further activate the San Pablo Avenue facade.	Expanded the retail spaces, active lobbies and amenities and glazing so that the façade is now approximately 85% glazing. Redesigned the bike and MEP rooms to add window box features to display photographs and memorabilia. Provided transom windows above these display boxes to allow natural daylighting into the interior spaces.
2.	Improve access to the bike room in Building A. Consider direct access from the parking garage. The bike rooms could also be bigger with more cargo spaces.	Added direct access from the parking garage to the Building A bike room. The bike room has also been enlarged to accommodate 14 more bikes, including 6 more cargo bikes.
3.	Bring more children's play area or tot play lot to accommodate families in larger units.	Redesigned mini park on Adams Street to include more play features including boulder and grassy mound elements as well as a tricycle path.
4.	Open up the Building A blank garage walls on Adams and Clay Streets to increase visibility and add more articulation.	Translucent windows added to Building A garage walls along Adams and Clay Streets to provide natural daylighting for the garage and greater articulation.
5.	Add some variation to the townhomes along Adams Street. Also recommend converting the open railings for townhome decks to a more solid design to avoid privacy impacts.	The townhome design was changed in three ways: 1) the color scheme of the townhomes was changed to alternate between dark grey, beige, and tan; 2) the previous open picket balcony railings have been replaced with decorative screen railings; and 3) a balcony has been added to the 3 rd floor master bedroom for every 3 rd unit to provide

		additional subtle variation to the facades.
6.	Ensure the planters on Building B podium open space area are built in and not movable.	Changed planters to be metal built-in planters.
7.	Is the developer required to provide lighting along Clay and Adams if they are widening the sidewalks?	There is a City-Wide lighting study underway to create uniform standards.
8.	Confirm if there will be a trash chute or trash room.	Trash chutes are required to be three stream (per Waste Management) and must be sprinklered and fire rated. The applicant has chosen to include trash rooms.