



D E S I G N
R E V I E W
C O M M I T T E E
S T A F F R E P O R T

**For Committee Discussion/
Majority Recommendation**
FEBRUARY 21, 2013

1200 ASHBY AVE

FINAL DESIGN REVIEW

Design Review #13-3000013 of a new five-story mixed use building with 98 residential units, 7,989 square feet of commercial space and 114 parking spaces within a total building area of 112,852 square feet (including ground floor garage parking).

I. Introduction

This project is located on the south side of Ashby Ave and the east side of San Pablo Ave. This parcel is located in the C-W West Berkeley Commercial zoning district.

It is before the Design Review Committee (DRC) for Final Design Review. This design was before the DRC for Preliminary Design Review in January, August, September, and October 2008, and in November of that same year where it received a favorable recommendation to the Zoning Adjustments Board (ZAB). The summary for the meetings are included as an attachment for your reference.

II. Background

The project was approved at ZAB on January 22, 2009 and following multiple appeals, ZAB action was upheld at City Council and the Use permit was granted on May 5, 2009.

III. Project Setting

A. Neighborhood/Area Description:

The project site is located in West Berkeley, at the southeast corner of San Pablo Avenue and Ashby Avenue. This portion of San Pablo Avenue is generally developed with one- and two-story commercial and mixed-use buildings, and abuts a

lower-density residential neighborhood to the east and a light industrial district to the west.

The site abuts two residential properties to the east. To the northeast is a relatively narrow lot that is zoned C-W but developed with a single-story, four-unit apartment building located along its east property line. To the southeast is a relatively wide lot that is mainly in the R-2A District with a narrow strip along the west side zoned C-W; the lot is developed with a three-story residential building at the front that is set back about 25 feet from the west property line, and a single-story residential building at the rear; a parking area occupies the southwest portion of the lot.

Figure 1: Vicinity Map

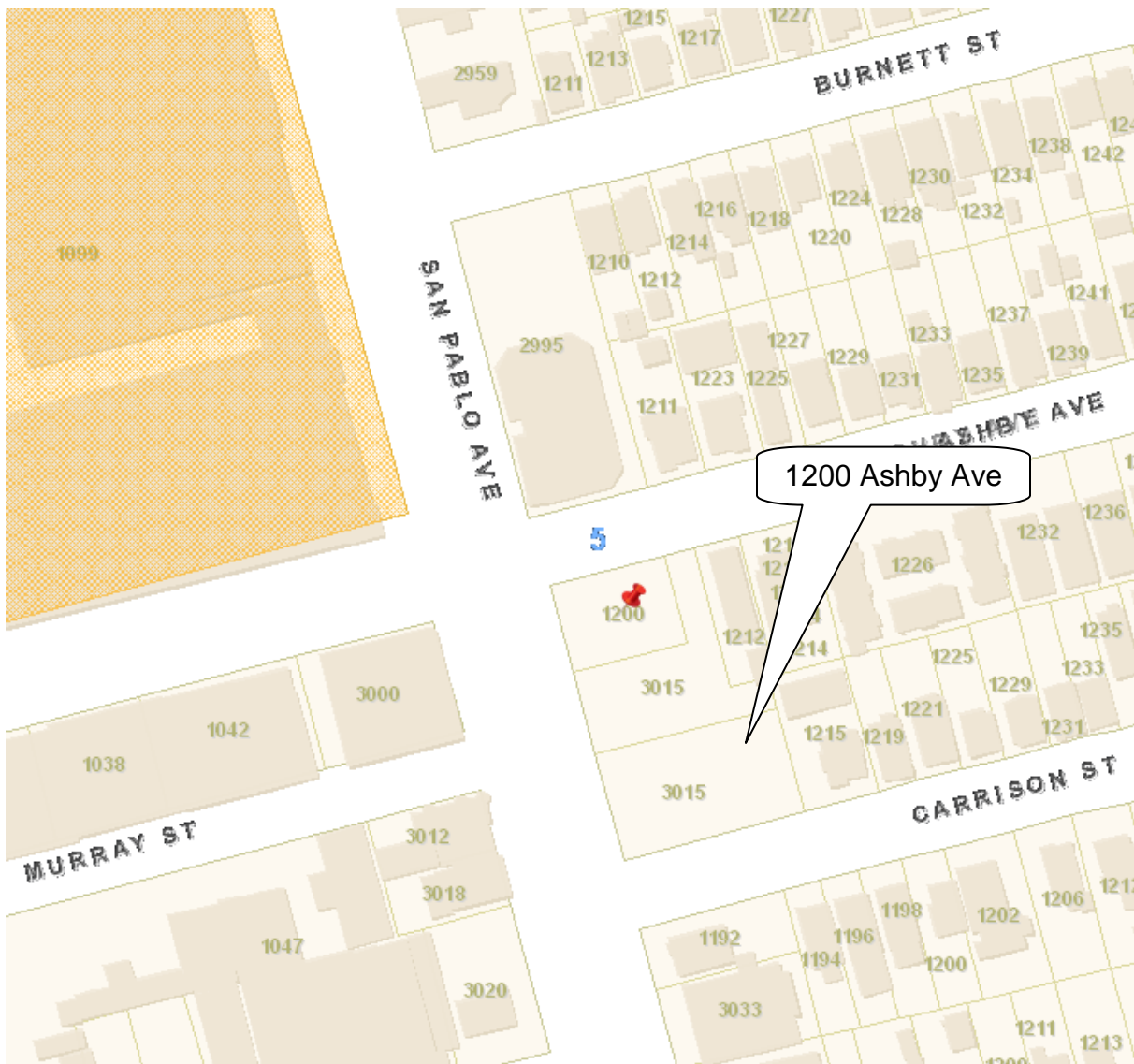


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Vacant	C-W	Avenue Commercial
Surrounding Properties	North	Walgreens Drug Store	C-W/R-3	Avenue Commercial/Medium Density Residential
	South	Multi-family residential on San Pablo and single-family residential dwellings immediately east of San Pablo Avenue.	C-DMU Corridor	Avenue Commercial
	East	Multi-family and single-family	C-DMU Outer Core	Avenue Commercial
	West	Residential Apartments	R-2A	Medium Density Residential

IV. Project Description

A. Consistency with Approved Use Permit Design:

Although there are changes to the proposed project, the result is less impact to the residential neighborhood. As a result, Planning Staff has determined that no Use Permit Modification is required but Transportation will need to review the new lobby location, given drop off and pick-up frequencies. Key changes include:

- Residential lobby was relocated from Carrison Street to San Pablo Avenue to help enliven the Community Plaza space.
- Driveway entrance on Carrison Street was relocated further west toward San Pablo Avenue.
- Main canopy over Community Plaza has been omitted in an effort to simplify and open up that space.

B. Current Submittal:

- Final plans, elevations and detailed sections are included in this drawing set.
- Color board and material samples will be presented at the meeting.
- Lighting catalog cut sheets will also be presented at the meeting.

V. Recommendation

Staff recommends that the DRC discuss the above issues and approve Final Design Review with staff follow-up. If further review is required, Staff recommends that the DRC approved the overall building design, but have the applicant return with specific design changes on the Community Plaza only.

Attachments:

1. Project Plans, received February 12, 2013
2. Applicant Response to DRC Summary, received February 12, 2013
3. Previous DRC Meeting Summaries
4. Approved Use Permit Drawings

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