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**For Committee Discussion/  
Majority Recommendation**  
JULY 18, 2013

## **2024 DURANT AVENUE/2025 CHANNING**

### **FINAL DESIGN REVIEW**

**Design Review # DRCF 2013-0001** to demolish a church and construct a six-story, 78-unit, apartment building and basement level parking with 34 parking spaces.

#### **I. Introduction**

This project is located on a through lot between Durant Avenue and Channing Way, with the nearest cross streets being Shattuck Avenue and Milvia Street. This parcel is located in the C-DMU Downtown Mixed Use zoning district, in the buffer subarea.

It is before the Design Review Committee (DRC) for Final Design Review. This design was before the DRC for Preview in July 2012, Preliminary Design Review in August, and September 2012 where it received a favorable recommendation to the Zoning Adjustments Board (ZAB). Those summaries are attached for your reference. The Zoning Adjustments Board approved the Use Permit on March 14, 2013. On appeal, it was before the City Council on June 25, 2013 where the Use Permit was affirmed.

#### **II. Background**

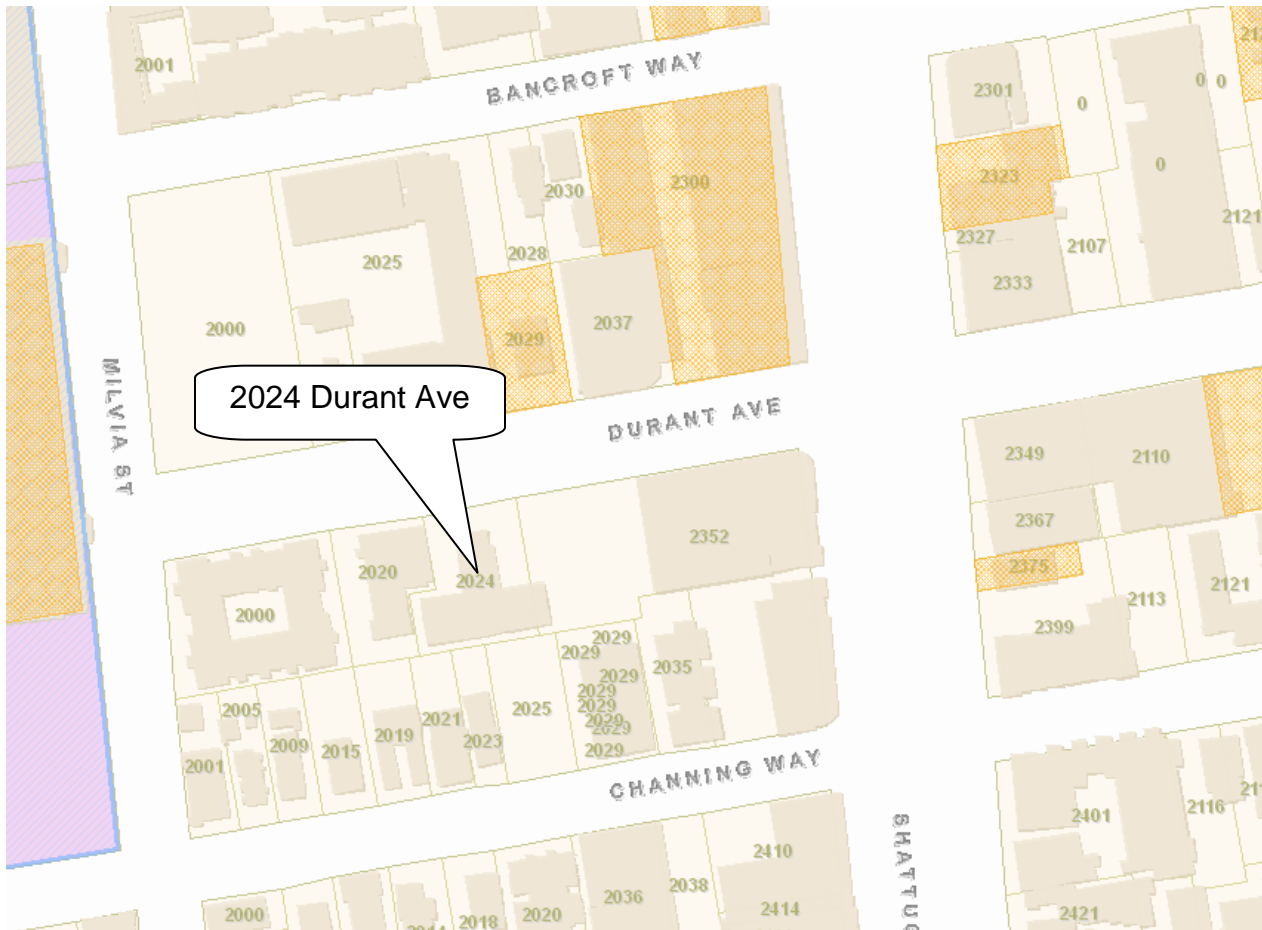
This project consists of two components with the taller six story structure proposed on Durant (64' height) and the four story structure located just to the south on Channing (43' height). Roof decks, as well as some ground floor open space, are proposed for both portions.

### III. Project Setting

#### A. Neighborhood/Area Description:

This site is located in the C-DMU Downtown Mixed Use zoning district, and specifically in the Buffer subarea in what was the R-4 residential district before the Downtown Plan and subsequent Ordinance revisions were recently adopted. The Durant side of the project has apartment buildings to the west and across the street, and the parking lot of a large commercial retail building directly to the east. On the Channing side, there are apartment buildings to the east and across the street with smaller residential structures to the west. While the project is in the C-DMU buffer subarea, the R-3 residential district is directly adjacent to the project site to the east.

Figure 1: Vicinity Map



**Table 1: Land Use Information**

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Institutional	C-DMU Buffer	HDR (High Density Residential)
Surrounding Properties	North	Residential	C-DMU Buffer	HDR
	South	Residential	C-DMU Buffer / R-3	HDR
	East	Commercial	C-DMU Corridor	Commercial
	West	Residential	R-3	HDR

**IV. Project Description**

**A. Consistency with Approved Use Permit Design:**

The proposed drawings are substantially consistent with the approved use permit. An 8 ½ x 11 copy of the approved use permit drawings have been attached for your reference.

**B. Current Submittal:**

- Final plans, elevations and detailed sections are included in this drawing set; while the decorative root trellis elements remain on both street facades, the ones proposed on the inward corners of the taller structure have been modified for a decorative steel beam.
- Detailed landscape and irrigation plans; there are still three distinct seating areas on the upper roof but some planters have been relocated. The architect will go over these minor changes at the meeting.
- Lighting Plan and fixture catalog cut sheets are included.
- Detailed color and material information will 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 as necessary.

**Attachments:**

1. Project Plans, received July 8, 2013
2. Previous DRC Meeting Summaries
3. Approved Use Permit Drawings
4. Approved Use Permit Renderings
5. Lighting Catalog Cut Sheets, received July 8, 2013

**Staff Planner:** Anne Burns, aburns@ci.berkeley.ca.us, (510) 981-7410