



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 19, 2015

2013 SECOND STREET

PRELIMINARY DESIGN REVIEW

Design Review DRCP2014-0021 to construct a new, 4 story, 26,500 square foot building with 19 live/work units and 19 parking spaces on the former site of the Municipal Animal Shelter building(s).

I. Introduction

This project is located on the east side of Second Street between University Avenue and Addison Street. This parcel is located in the MULI, Mixed Use- Light Industrial zoning district.

It is before the Design Review Committee (DRC) for Preliminary Design Review.

II. Background

The subject site is located in West Berkeley on the east side of Second Street, between Addison Street to the south and the University Avenue overpass to the north. The property at 2013 Second Street is a flat, rectangular property that is approximately 100 feet wide and 133 feet deep. The property is occupied by a 1,500 square-foot single-story concrete block building that was built in the late 1950s as the Municipal Animal Shelter. A 1,050 square-foot single-story wood frame office addition was later added at the street, obscuring the original front elevation. The building was partially remodeled in 1997. The property also includes a garage, a small concrete block structure used for cats, and approximately 4,070 square feet of dog kennels.

In July 2013, the Landmarks Preservation Commission reviewed the demolition of the existing building and took no action.

Project Setting

Figure 1: Vicinity Map



Note: Double-hatched shading indicates landmarked properties.

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Former animal shelter	MULI, Mixed Use, Light Industrial	M, Manufacturing
Surrounding Properties	North	Light manufacturing	MULI, Mixed Use, Light Industrial	M, Manufacturing
	South	Light manufacturing	MULI, Mixed Use, Light Industrial	M, Manufacturing
	East	Light manufacturing, Apartment building (651 Addison)	MULI, Mixed Use, Light Industrial C-W, West Berkeley Commercial	M, Manufacturing AC, Avenue Commercial
	West	Automobile bodyshop	MULI, Mixed Use, Light Industrial	M, Manufacturing

Table 2: Development Standards

Standard		Existing	Change	Proposed	Permitted/ Required
BMC Sections 23E.64.070-080					
Lot Area (sq. ft.)		13,300 SF	0	13,00 SF	-
Gross Floor Area (sq. ft.)		10,300 SF	16,200 SF	26,500 SF	26,600 SF
Floor Area Ratio		.77	1.22	1.99	2.0
Live/Work Units	Total	0	19	19	N/A
	Affordable	-	-	-	-
Building Height	Average (ft.)	10'	33'-3"	43'-3"	45'
	Maximum (ft.)	10'	35'	45'	45'
	Stories	1	3	4	N/A
Building Setbacks (ft.)	Front	0	0	0	0
	Rear	0	0	0	0
	Left Side	0	0	0	0
	Right Side	0	0	0	0
Lot Coverage (%)		77%	0	77%	N/A
Usable Open Space (sq. ft.)		N/A	N/A	3,060SF	760SF
Parking	Automobile	3	16	19	19
	Bicycle	-	19	19	14

III. Zoning Permits Required:

- Use Permit to construct live/work units under BMC 23E.80.030;
- Use Permit to construct over 20,000 square feet of new floor area under BMC 23E.80.050.C; and

IV. CEQA Determination:

Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).

V. Design Review Guidelines

The City’s Design Guidelines are applicable for this project. Below are excerpts from the City-wide Design Review Guidelines included for your reference:

Setbacks Whenever possible, parking should be behind buildings, underground, or in a central court. Screening of parking areas shall be subject to design review.

Street facades The proposed design should be in harmony with its surroundings through the coordination of such design elements as cornice lines, eaves, and setbacks with those of existing neighborhood buildings.

Articulation Street facades in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.

Sidewalk Areas Sidewalk areas should include landscaping that is coordinated with the neighborhood design.

Building Entrances Entrance points should be clearly defined and easily identifiable to pedestrians by appropriate locations and by elements such as awnings, signage, artwork, or changes in paving material to define the entry point.

VI. Issues and Analysis

A. Design Review Issues

- **Setbacks** While the majority of the building is at 0' set back to the Second Street property line, at the ground level the building wall is set back 3 feet at the main building entrance as well as at three landscaped planter areas.
- **Building Massing** The building massing is located on the Second Street front of the parcel as well as the north side of the parcel. The southeast corner remains open from the ground level up for the interior courtyard for residents.
- **Neighborhood Context** This design reflects the industrial district it's located in, but also has an open lobby on the ground floor street front elevation which works well with the newer residential projects around the corner on Addison Street.
- **Common Open Space** Common open space is located in the southeast corner of the parcel. Perforated metal openings along the Second Street elevation allow views through the parking to the open space from the sidewalk.
- **Landscape Plan** Landscape plan is included in this submittal for your review. Streetscape planting and raised bioretention planters are located along Second Street. Preliminary layout of courtyard is included with locations for tree planting, moveable work tables, and a BBQ area.
- **Parking and Driveways** The parking area is located along the Second Street (front) west side of the parcel with driveway access on the southern part of that elevation. A significant amount of the screened parking frontage has been set back 3 feet for bioretention planters and streetscape planting.
- **Building Materials** Building materials proposed include vertical metal siding, painted cement board panels, perforated metal screens, operable translucent shades at windows, and glass railings along the interior corridors. Color and materials board will be presented at the meeting.

B. Issues for Discussion

- Site plan
- Building massing
- Entrance lobby
- Color and materials
- Landscape plan

VII. Recommendation

Staff recommends that the Committee forward a favorable recommendation to ZAB with specific direction for Final Design Review.

Attachments:

1. Project Plans, received February 4, 2015
2. Applicant Statement, received November 4, 2014

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