



# D E S I G N R E V I E W C O M M I T T E E

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## S T A F F R E P O R T

**For Committee Action**  
AUGUST 20, 2015

## 2013 SECOND STREET

### FINAL DESIGN REVIEW

**Design Review DRCF2015-0006** of an approved 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.

This project was last before the Design Review Committee (DRC) for Preliminary Design Review in February 2015 where it received a favorable recommendation to the Zoning Adjustments Board (ZAB). ZAB approved the Use Permit on April 9, 2015. The previous DRC meeting summary is included further on in this report for your reference. It is before the DRC for Final 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.

### III. Project Setting

#### A. Neighborhood/Area Description

**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 body shop	MULI, Mixed Use, Light Industrial	M, Manufacturing

### IV. Previous DRC Summary- February 19, 2015

***Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review: MOTION (Edwards, Hall) VOTE (5-0-0-2) Allen, McCulloch - absent.***

***Recommendations:***

- *Make sure that final details and materials take possible graffiti into account.*
- *Sidewalk planter strip should better fit into this industrial area.*
- *Work to mitigate the noise from the stacking parking lifts.*
- *Walls on side yards should have more articulation (minority).*

### V. Issues and Analysis

- **Consistency with Approved Use Permit Design:** The project is substantially consistent with the approved Use Permit. Relocation of the PG&E transformer has resulted in minor changes to the lobby entrance with a slight decrease in amount of glazing. An 8 ½ x 11 copy is attached for your reference.
- **Current Submittal:**
  - Plans, Elevations, and Sections;
  - Building Details;
  - Color and material board to be presented at the meeting;
  - Landscape Plan, including plant palette.
- **Issues for Discussion:**
  - Building Details
  - Colors and Materials
  - Landscape Plan

- Lighting

## **VI. Recommendation**

Staff recommends that the Committee discuss the above issues and approve Final Design Review.

### **Attachments:**

1. Project Plans, received August 4, 2015
2. Building Details, received August 13, 2015
3. Approved Use Permit Plans, approved April 9, 2015

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