



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
APRIL 21, 2016

2902 ADELINE STREET

PREVIEW

Design Review #[DRCP2015-0019](#) to redevelop 3 parcels at 2902 and 2908 Adeline Street and 1946 Russell Street (approximately 14,065 square feet total), which includes the demolition of one residential structure and one mixed-use structure; and the construction of a 6-story, mixed-use building with 4,111 square feet of commercial space including 3 live/work units and 50 dwelling units, including 4 available to very low income households. The project would include 56 bicycle spaces and stacked parking for 24 vehicles.

I. Introduction

This project is located on the west side of Adeline Street, at the corner of Russell Street. Two of the parcels are located in the C-SA, South Area Commercial zoning district, and one is located in the R-4, Multi-family Residential zoning district.

The project appeared at the Zoning Adjustments Board (ZAB) for a Preview on February 25, 2016. A summary from that meeting has been included further on in this report. It is before the Design Review Committee for a Preview.

II. Background

This project proposes to demolish the existing buildings, merge the three lots, and construct a new mixed-use building. The 6-story building would have the following main components:

- 50 dwelling units, including 3 residential lofts, 34 one-bedroom units and 13 two-bedroom units;
- 4,111 square feet of commercial space that includes of 3 live/work units;
- 3,800 square feet of open useable space including the rear yard, podium level terrace, and roof deck;
- Stacked parking for 24 vehicles; and
- 56 bicycle parking spaces.

III. Project Setting

A. Neighborhood/Area Description:

The neighborhood of the proposed project is focused around Adeline and Russell Streets, one block north of Ashby Avenue. The area to the north is zoned Medium Density Residential and South Area Commercial and is characterized by a mix of low- to medium-density residential buildings, including the Harriet Tubman Terrace Apartments. The area to the west is zoned Multi-Family Residential and consists of low- to medium-density residential buildings, as well as the Berkeley Public Library – South Branch, and Grove Park. The area to the south and east is zoned South Area Commercial and is characterized by a mix of residential and commercial uses, including Berkeley Bowl, located just northeast from the site. The project site is 0.2 miles (less than a 5 minute walk) from the Ashby BART Station (located at Adeline and Ashby) and 1 mile away from the Downtown Berkeley BART Station. The site is within the Adeline Corridor Plan Area, which is currently underway.

B. Site Conditions:

The approximately 14,065 square foot project site consists of 3 parcels. Two of the parcels front Adeline Street (2902 and 2908 Adeline) and are zoned South Area Commercial. One parcel fronts Russell Street (1946 Russell) and is zoned Multi-Family Residential (R-4). The 2908 Adeline Street parcel is developed with a two-story, mixed-use building with the AW Pottery storefront on the ground level and residential/office units on the second floor. 2902 Adeline Street parcel consist of a paved area that serves as a display area for pottery. The 1946 Russell Street parcel is developed with a two-story, single-family residence.

Figure 1: Vicinity Map

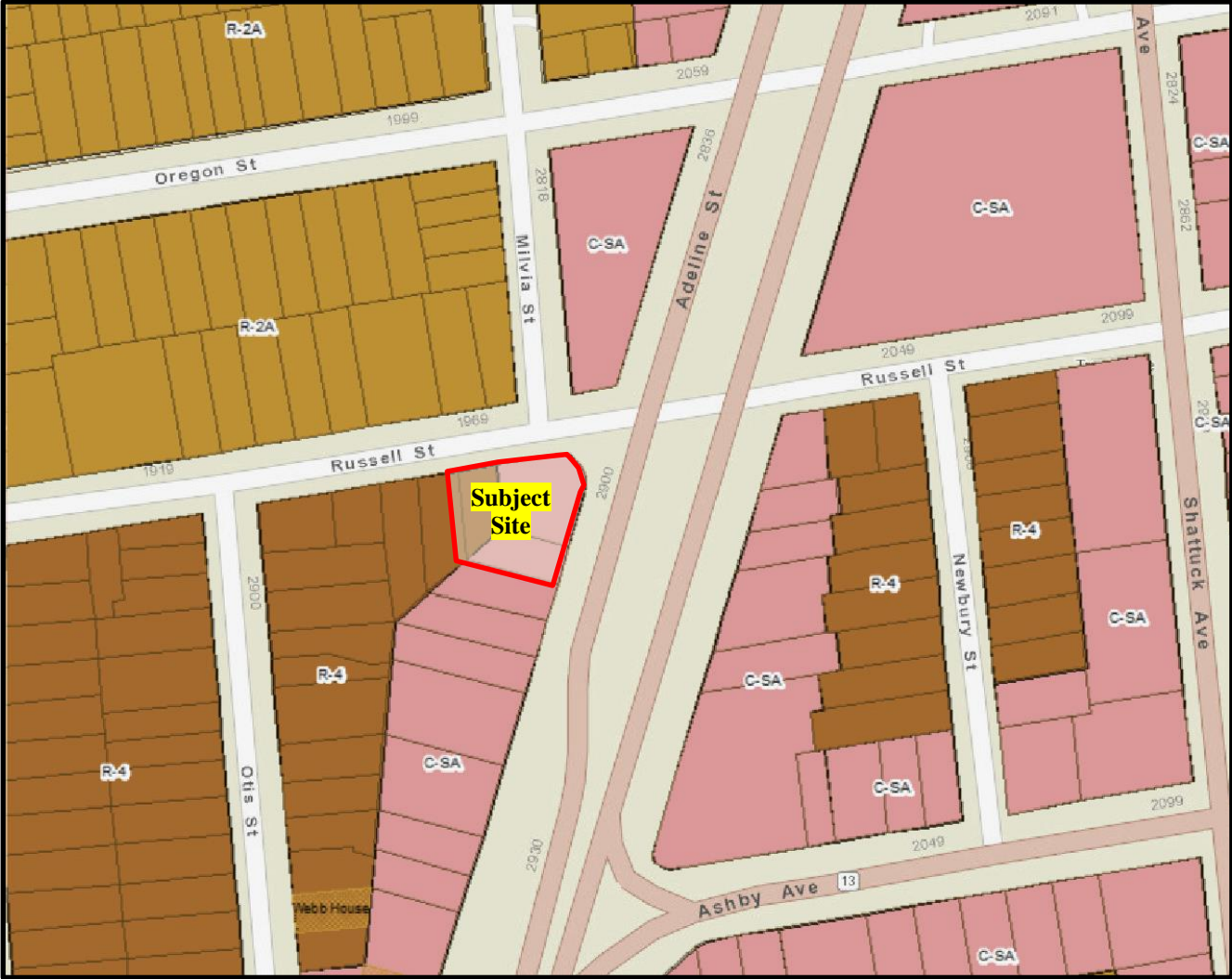


Table 4: Development Standards

Standard BMC Sections 23D.40.070-080; 23E.20.060; 23E.20.080; 23E.52.070-080		Proposed Total		Permitted/ Required	
		C-SA	R-4	C-SA ¹	R-4
Lot Area (sq. ft.)		10,785	3,280	--	--
Gross Floor Area (sq. ft.)		48,934	2,345	43,140	--
Floor Area Ratio (Non-Residential only)		4.5 ²	--	4.0	--
Dwelling Units	Total	50		---	--
	Affordable (VLI)	4		2 ³	--
Live Work Units /Commercial	Total	3		--	--
	Affordable (LI)	0		0	--
Building Height	Average (ft.)	41		--	--
	Maximum (ft.)	65	55	36	35
	Stories	6	5	3 6 (with UP)	3 5 (with UP)
Building Setbacks (ft.)	Front (Adeline St.)	0	--	See R-4 0 (with UP)	15
	Rear (west)	--	15 17 19 21	--	15 (1 st -3 rd flr) 17 (4 th flr) 19 (5 th flr) 21 (6 th flr)
	Left Side (south)	4	--	See R-4	4 (1 st - 2 nd flr) 6 (3 rd flr) 8 (4 th flr) 10 (5 th flr) 12 (6 th flr)
		6			
		8			
10					
12					
Right Side (Russell St.)	0 ^d	6 8 10 12 14 15	See R-4 0 (with UP)	6 (1 st flr) 8 (2 nd flr) 10 (3 rd flr) 12 (4 th flr) 14 (5 th flr) 15 (6 th flr)	
Lot Coverage (%)		81	37	See R-4	40
Usable Open Space (sq. ft.)		1,800	2,000	1,800	2,000
Parking	Automobile	24		46 residential 6 commercial	
	Bicycle	54		2	

Notes:

1. Per 23E.52.070.D.5 & 7, the Board may grant a Use Permit to modify height, setbacks, lot coverage, and parking in the C-SA District for mixed use projects.
2. A Variance or Density Bonus waiver is required to exceed the FAR limit in the C-SA District.
3. Per the Density Bonus scenario, the project would require 2 VLI BMR units.

IV. Community Discussion

- A. Neighbor/Community Concerns:** Since project submittal, staff has received inquiries of concern and interest regarding the project. Submitted comment letters were compiled when the project came before ZAB, and they may be found on the City's website:

http://www.ci.berkeley.ca.us/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/2016-02-25_ZAB_ATT4_2902%20Adeline_Correspondence%20Received.pdf

V. Project Description

A. Zoning Permits Required:

- Use Permit for a Mixed Use Development (Residential/Commercial) of 5,000 sq. ft. or more in the C-SA District, under BMC Section 23E.52.030.A;
- Use Permit for Live/Work units in the C-SA District, under BMC Section 23E.52.030.A;
- Use Permit for demolition of a non-residential building, under BMC Section 23C.08.050.A;
- Use Permit to demolish a building with one or more dwelling units, under BMC Section 23C.08.020.A;
- Use Permit to exceed the maximum height requirement of 36 feet, 3 stories for mixed use buildings in the C-SA District, under BMC Section 23E.52.070.D.7;
- Use Permit to exceed the 35 feet, 3 story height limit in the R-4 District, under BMC Section 23D.40.070.C;
- Use Permit to exceed 40% lot coverage in the C-SA District, under BMC Section 23E.52.070.D.7;
- Use Permit to modify the front setback in the C-SA District to less than the 15-foot minimum, under BMC Section 23E.52.070.D.7;
- Use Permit to modify the street side setback in the C-SA District to less than the 6 to 15-foot minimum range, under BMC Section 23E.52.070.D.7; and
- Use Permit to allow for a reduction in the required off-street parking, under BMC Section 23E.52.070.D.7.

B. Density Bonus Information

The project will provide 11% of the base project as Below Market Rate (BMR) for Very Low Income (VLI) and qualifies for 35% density bonus units with accompanying modifications and two concessions.

VI. Zoning Adjustments Board Meeting Summary – February 25, 2016

- The overall massing and design of the building is attractive.

- Consider redesigning the parking plan to accommodate more spaces.
- Consider including more green features.
- Consider redesigning live/work spaces so that the ground floor is retail space along Adeline Street and residential along Russell Street.
- Consider ways to increase affordable housing.

VII. Design Review Guidelines

The City's South Shattuck Strategic Plan (1998) is applicable for this project. Included below are the Plan's Urban Design and Transportation Objectives and Strategies:

Urban Design

Create and enhance the identity of the South Shattuck commercial corridor as a unique and pleasant district that complements adjacent residential neighborhoods.

1. Enhance the pedestrian orientation of the commercial corridor through upgraded and expanded streetscape improvements and the reduction of automobile impacts.
2. Enhance the sense of place and district identity through careful building design and improved relationships between buildings, activities, residents, and shoppers in the South Shattuck corridor.
3. Enhance the visual quality of the corridor by creating an overall district identity, using features appropriate to each of the target areas.

Transportation

Make traffic improvements which complement economic development and urban design goals, encourage the use of alternatives to the automobile, and preserve the quality of life in residential neighborhoods.

1. Make capital improvements in the public right-of-way which increase pedestrian access and safety on commercial streets.
2. Support the location of new businesses in the South Shattuck corridor by identifying acceptable parking configurations for both anchor businesses and small tenants.
3. Make circulation system improvements which direct non-local traffic away from residential neighborhoods, minimize spillover effects from one neighborhood street to another, and allow resident access to major arterials.
4. Support alternatives to the automobile (transit, shuttles, bicycling, and walking) by developing and implementing policies which encourage non-automobile travel, including a plan for targeted street improvements.

For a complete set of the South Shattuck Strategic Plan, please refer to the following link: <http://ci.berkeley.ca.us/contentdisplay.aspx?id=464>

VIII. Issues and Analysis

A. Design Review Issues:

Neighborhood Context The project holds a strong edge on the Adeline Commercial Corridor and is a similar mass to the existing senior housing across

Russell on the northwest corner. The project is partially in the adjacent R-4 residential district and steps down to a podium level garden deck and again to a landscaped rear yard setback in response.

Setbacks Project proposes a 15' rear setback (west), a 4' side setback (south), and comes to the property line on Russell and Adeline but with varying step backs, especially as it moves back along Russell to transition to the neighborhood behind.

Site Plan / Circulation Both vehicular parking access and the main building residential lobby are on Adeline Street. Commercial spaces have entrances on Adeline or at the corner and several residential lofts have entrances directly on Russell with a setback for a fenced private entrance courtyard.

Massing The bulk of the building program has been organized along the Adeline side of the site in an effort to better transition to the adjacent neighborhood.

Encroachments 3' bay encroachments are proposed on both Adeline and Russell and help to give the design a more residential feel. The bay located on the southeast corner wraps around to the south façade helping to articulate that elevation as well. These bays are subject to an Encroachment Permit from Public Works.

Ground Floor Storefront Design / Building Elevations Higher ground floor base contributes to a more gracious storefront design with transom windows. The commercial space fronting Adeline has a strong awning element.

Open Space Residential open space is proposed on the sixth floor, as well as on the podium level. Additional landscape is proposed in the northwest corner on that level as an additional buffer for the adjacent residential neighborhood. Planting areas are also proposed in the rear and side setbacks, as well as planting areas along Russell and Adeline.

B. Issues for Discussion:

- Massing
- Site Plan
- Building Design / Building Entrances
- Landscape Plan / Open Space Design

IX. Recommendation

Staff recommends that the Committee discuss the issues above and give direction on how this project could best fit into its neighborhood.

Attachments:

1. Project Plans, received April 7, 2016
2. Design Narrative, received April 7, 2016
3. Correspondence

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