



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
SEPTEMBER 15, 2016

2902 ADELINE STREET

CONTINUED PRELIMINARY DESIGN REVIEW

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 4,119 square feet of commercial space including 4 live/work units, 1 commercial 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 last appeared at the Design Review Committee (DRC) for Preliminary Design Review on August 18, 2016. A summary from that meeting has been included further on in this report. It is before the Design Review Committee for Continued Preliminary Design Review.

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;
- 4,227 square feet of commercial space that includes of 3 live/work units and 2 commercial units;
- 3,551 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.

More information about the Adeline Corridor Plan is available here:

<http://www.ci.berkeley.ca.us/AdelineCorridor/>

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.

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.)			48,469	2,188	43,140	--	
Floor Area Ratio (Non-Residential only)			4.5²	--	4.0	--	
Dwelling Units	Total		50		---	--	
	Below Market Rate	Moderate	2		---	---	
		VLI	4		2 ³	--	
Live Work Units	Total		4		--	--	
	Affordable (LI)		0		0	--	
Commercial Units			1		--	--	
Building Height	Average (ft.)		41		--	--	
	Maximum (ft.)		65	55	36	35	
	Stories		6	5	3 6 (with UP)	3 6 (with UP)	
Building Setbacks (ft.)	Front (Adeline St.)		0	--	See R-4 0 (with UP)	15	
	Rear (west)		--	15 19 19 25	--	15 (1 st -3 rd flr) 17 (4 th flr) 19 (5 th flr) 21 (6 th flr)	
	Left Side (south)		4 6 8 10 12	--	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)	
	Right Side (Russell St.)		0	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 (%)			92	40	See R-4	40
	Usable Open Space (sq. ft.)			3,551		3,200	
	Parking	Automobile		24		46 residential 6 commercial	
		Bicycle		56		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. CEQA Determination

Categorical exemption under Section 15332 of the California Environmental Quality Act (CEQA) Guidelines ("In-fill Development Projects").

C. Density Bonus Information

The project will provide a minimum of 11% of the base project as Below Market Rate (BMR) for Very Low Income (VLI), which qualifies for a 35% density bonus

with accompanying waivers and two concessions. One concession, to increase the FAR on the C-SA portion of the property from 4.0 maximum to 4.5, is being requested.

VI. Design Review Committee Summary – August 18, 2016

Recommendations:

Neighborhood Context

- *Live/Work façade on the corner and how it presents itself to the street still needs development.*
- *Show how these live/work units and their design can be a successful addition to the street.*
- *Building should be more giving, such as stronger horizontal lines and generous setback at the entry, like the Ed Roberts Campus.*
- *Building is too big for this site. Shadow study still shows impacts.*
- *Design doesn't fit – it's too slick and unfriendly.*
- *Design should be more contextual, and pick up more design references in the neighborhood.*

Building Design

- *East elevation, including curve and bay elements, is not as lively as the other elevations.*
- *Curve could be successful with more development.*
- *Design on the curve, including fenestration, is too flat. Design should be more porous.*
- *There should be more 'in and out' elements and geometry in the design.*
- *Upper levels in façade design were more successful in the previous submittal. The glazing was more generous.*
- *Live/work units facing Russell appear successful.*
- *Perforated cornice is nice.*
- *Provide more articulation and texture, and more design elements.*
- *Recommend increasing the location and opportunity for plants to grow up the building. Consider green walls where possible.*
- *Small bedroom windows appear to be the weakest as a design element.*
- *Show more detail for the awnings proposed on the south elevation.*
- *Applicant should contact Civic Arts to begin planning for the required 1% for the art.*
- *Color palette in the second submittal appears more successful.*

ZAB Issues

- *Although ZAB issues, affordable housing and parking should be maximized.*

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. Changes Since the Last Submittal

- Commercial tenant space has been relocated to the corner for better visibility and for a more active public face to the building. There are two live/work units facing Adeline and two facing Russell. Some aluminum storefront spandrel panels are proposed for the live/work units on both Adeline and Russell, as shown previously on the ground floor units facing Russell. Awnings are shown on the corner commercial space, as well as on the two live/work units facing Adeline.
- Two bays have been added to the corner units for more rhythm and articulation.
- The bay design has been modified and now has more glazing.

- The proposed color palette has been modified for a warmer exterior wall color, and a darker standing seam metal rainscreen material on the top floor. The metal cladding on the bays remain as previously presented.
- Landscape plans are not included in this submittal but have not changed substantially since last month. The ground floor plan near the building edge will be modified consistent with the relocated commercial entries on the corner.

B. Issues for Discussion:

- Building Design / Building Entrances
- Colors and Materials

IX. Recommendation

Staff recommends that the Committee discuss the changes proposed and give recommendations on building design, color and material palette.

Attachments:

1. Project Plans, received August 31, 2016.
2. Correspondence

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