



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
JANUARY 19, 2017

3000 SHATTUCK AVENUE

PREVIEW

Design Review #DRCP2015-0022 to redevelop two parcels at 3000 Shattuck Avenue, which includes the demolition of one commercial structure; and the construction of a 5-story, mixed-use building with 4,249 square feet of commercial space and 43 dwelling units. The project would include parking for 17 vehicles and 66 bicycle spaces.

I. Introduction

This project is located on the southwest corner of Ashby and Shattuck Avenues. The site is located in the C-SA, South Area Commercial zoning district.

This project is before the Design Review Committee (DRC) for a Preview.

II. Background

The proposed infill project is a five story mixed-use building that includes 4,249 square feet of commercial retail space and quick service and/or full service restaurant space. The total floor area of the project per Zoning Ordinance definition is 39,547 square feet. Vehicle and bicycle parking will be provided at the ground level. The project includes 43 residential apartments, with 4 studios, 31 one bedroom and 8 two bedroom units on the levels above. Shared open space includes a courtyard on the second floor and common roof decks on the third and fifth floors. Some units include individual balconies, providing private open space.

The project will provide a number of amenities for residents including 66 secure bicycle parking spaces adjacent to the residential lobby and a large shared courtyard on the second level. In addition, there will be car share spaces on site which will be available for use by the project residents and the surrounding neighborhood.

III. Project Setting

A. Neighborhood/Area Description:

The subject site is located on the southwest corner of Shattuck Avenue and Ashby Avenue in South Berkeley. The street-corner property is developed with a gasoline and service station.

The building at 3000 Shattuck Avenue does not appear to be eligible for the California Register of Historical Resources under any of the criteria of evaluation at the national, state or local level of significance. It came before the Landmark Preservation Commission (LPC) at their May 2016 meeting where no action was taken to designate the building.

Figure 1: Vicinity Map



Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Existing Gas Station	C-SA	Neighborhood Commercial
Surrounding Properties	North	Existing Gas Station	C-SA	Neighborhood Commercial
	South	Residence		
	East	Rental Car Service		
	West	Mixed Use Building		

Table 4: Development Standards

Attached is the tabulation form submitted by the applicant for your reference. The Use Permit Planners are still reviewing these but will be able to confirm them for when this project returns for Preliminary Design Review.

IV. Community Discussion

A. Neighbor/Community Concerns: Since project submittal, staff has received two letters from a concerned neighbor with questions regarding this project. Those letters are included as an attachment for your reference.

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 demolition of a non-residential building, under BMC Section 23C.08.050.A;
- Use Permit for the construction of gross floor area more than 3,000 square feet per BMC Section 23E.52.050;
- 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 40% lot coverage in the C-SA District, under BMC Section 23E.52.070.D.7;
- Use Permit to allow for a reduction in the required off-street parking, under BMC Section 23E.52.070.D.7.
- Administrative Use Permit for Quick/Full Service Restaurant under 5,000 sq. ft. under BMC Section 23E.52.030.A
- Administrative Use Permit for Rooftop Equipment, under BMC Section 23E.04.020

B. CEQA Determination: Anticipated categorical exemption under §15332 of the California Environmental Quality Act (CEQA) Guidelines (“In-Fill Development Projects”), but this is still under review with the Use Permit Planner.

C. Density Bonus Information

This project is not requesting a Density Bonus.

VI. Design Review Guidelines

The Project is located in the City’s South Berkeley Area Plan (1990) and a link is located below for your reference. The City’s South Shattuck Strategic Plan (1998) area is located directly north of this project site on the north side of Ashby Avenue. Even though this site is not in the plan area, we are including a link to the plan below since so close.

For the South Berkeley Area Plan, please refer to the following link:

[http://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_Land_Use_Division/South%20Berkeley%20Area%20Plan%20\(1990\)_Document%201.pdf](http://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_Land_Use_Division/South%20Berkeley%20Area%20Plan%20(1990)_Document%201.pdf)

For the South Shattuck Strategic Plan, please refer to the following link:

<http://ci.berkeley.ca.us/contentdisplay.aspx?id=464>

VII. Issues and Analysis

A. Design Issues:

- **Site Plan** – The project proposes a strong edge to both sidewalks, Ashby and Shattuck. Both streets are very prominent, and very pedestrian as well.
- **Site Plan / Parking** – Parking is partially under the building on the ground floor level and is open to the air on the south side of the project. Landscape has been added adjacent to the property lines for screening and tree canopy coverage.
- **Massing** – With a unique roof configuration, the building massing is well-articulated and does step down to the south where smaller residential structures are located.
- **Ground Floor Design** – as illustrated is open and inviting. Walk-up counters are proposed as well.
- **Open Space / Landscape Plan** – is included in drawing packet and shows common open space decks throughout the project as well as some private balconies.
- **Colors and Materials** – are illustrated on the renderings and elevations.

B. Issues for Discussion:

- **Neighborhood Context**

- Site Plan
- Building Massing
- Building Design / Building Entrances
- Colors and Materials
- Open Space / Landscape Design

VIII. Recommendation

Staff recommends that the Committee discuss the issues outlined above and give the applicant advisory recommendations for further development of the design and how it can best fit with the adjacent commercial and residential neighborhoods.

Attachments:

1. Project Plans, received January 6, 2017
2. Applicant's Statement, received August 22, 2016
3. Green Point Checklist, received August 22, 2016
4. Tabulation Form, received January 5, 2017
5. Correspondence

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