

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 Decision
MAY 18, 2017

2777 SHATTUCK AVENUE

FINAL DESIGN REVIEW

Design Review DRCP2017-0005 to construct a 4,427 square foot addition to an existing building to serve a new full service auto dealership.

I. Introduction

This project is located on Shattuck Avenue between Ward and Stuart Streets, within the C-SA, South Area Commercial and R-2, Restricted Two-family residential zones. The project also includes the parcel to the west between Adeline Street and Shattuck Avenue to serve as parking and auto display. This parcel is also within the C-SA zoning district. The site was most recently the site of Any Mountain, and before that the Berkeley Bowl and further back, a bowling alley. It is listed on the State Historic Resources Inventory (SHRI) identified in an early BAHA survey.

As a building included on the SHRI, under BMC 23E.12.020, the project was referred to the Landmarks Preservation Commission (LPC) on July 9, 2015 for recommendations on how the original proposal affected the potential historic resource, with no negative comments. The Design Review Committee (DRC) reviewed the application on July 16, 2015, and on August 31, 2015 Berkeley Honda submitted a revised design. The revised design was referred to the LPC on October 1, 2015. On October 1, 2015 a Landmark Initiation for the former Berkeley Bowl was submitted by application of residents.

On December 3, 2015, LPC approved the designation of the site as a Landmark, Structure of Merit. The property owner appealed that decision, and on March 15, 2016, City Council voted to overturn the LPC decision. The project returned to the LPC on April 7, 2016 for recommendations on how the proposed improvements might affect any potential historic resources on the site. They confirmed that the new design is consistent with the Secretary of the Interior Standards. The majority of the LPC thought the garage width was appropriate and the design changes in general appeared to be responsive to the neighbor's concerns from the initial design submittal.

This project was last before the Design Review Committee (DRC) in April 2016 for Continued Preliminary Design Review where it received a favorable recommendation to the Zoning Adjustments Board (ZAB) with conditions and specific recommendations

for Final Design Review. A summary from that meeting has been included further on in this report.

The Use Permit was approved by ZAB on September 8, 2016. That decision was appealed by neighbors on September 28, 2016. This appeal was on two City Council agendas, February 7, 2017 and February 28, 2017 where no motions passed. As such, the Zoning Adjustments Board's decision was affirmed. A letter from the City Clerk is attached outlining that decision and the Berkeley Municipal Code section pertaining to this outcome.

II. Background

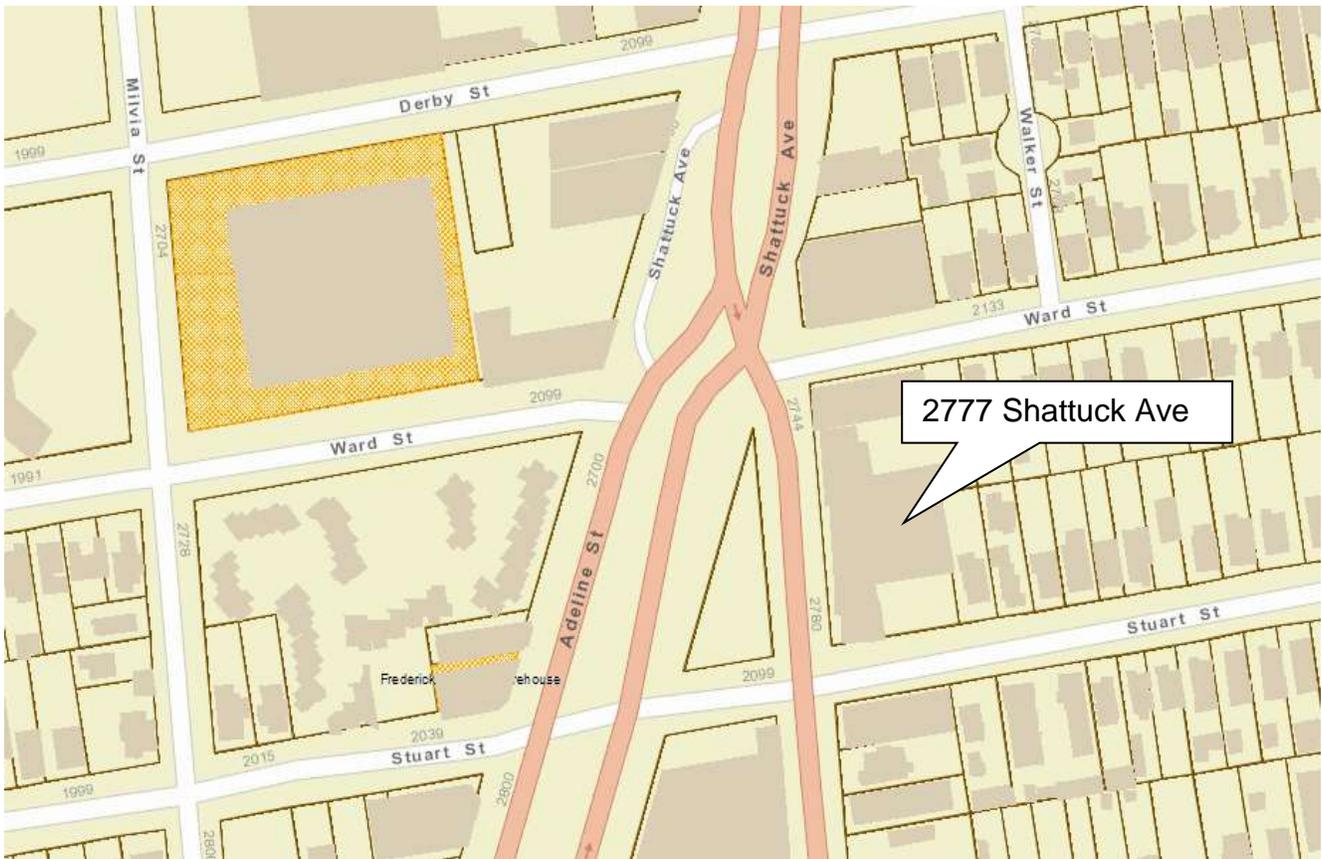
This design locates the addition in the vacant parking lot at the back of the main building. Access and exiting to this addition is proposed to be from Shattuck Avenue. This design includes queuing spaces inside the building. The new addition is proposed at 4,427 square feet filling what is currently space for 13 vehicles on the north parking lot. This design requires an alteration of the façade of the building by enlarging an existing non-historic door opening to 19' – 10", and installing a roll up door for auto entry/exit. The revised project does not include any work that would disturb the soil on the triangle located at 2747 Adeline Street.

III. Project Setting

A. Neighborhood/Area Description:

The project site sits on the Shattuck Avenue commercial corridor and is surrounded by retail uses to the North and South. Residential uses abut the property to the east and are comprised mostly of bungalows and some larger scale residences. This site is adjacent to the Adeline Corridor Plan Area and that effort is now in process. More detailed information on that process is available at the following link: <http://www.ci.berkeley.ca.us/AdelineCorridor/>

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 | | Commercial/Retail | C-SA, R-2 | AC, Avenue Commercial |
| Surrounding Properties | North | Restaurant | C-SA | AC, Avenue Commercial |
| | South | Commercial/Retail | C-SA | AC, Avenue Commercial |
| | East | Multi-unit Residential | R-2 | LMDR, Low Medium Density Residential |
| | West | Parking lot | C-SA | AC, Avenue Commercial |

IV. Previous DRC Summary – April 21, 2016

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review: Motion (Goring, Anno) VOTE (5-1-0-1) Hall – no, Hauser – absent.

Conditions:

- *Street edge along the Stuart Street parking area should be improved with a landscape strip and street trees if possible. Minimize curb cuts as much as possible.*
- *Substantial landscape should be added to both the Adeline and Shattuck sides of the triangle site.*
- *Demonstrate that sound and vibration from service bays will be isolated.*
- *Improve Green score. It appears to be low – consider solar panels.*

Recommendations:

Triangle Site / General Landscape

- *Triangle lot should be more framed with landscape. Improvements on the triangle site and the Adeline right-of-way are encouraged.*
- *There should be landscape and/or a fence in front of the cars on the triangle site.*
- *Include plans for planting on the Adeline Right-of-way when presenting at ZAB.*
- *Some cultural attributes, such as art, would be appropriate on the triangle site.*
- *Consider a partial fence as well as landscape along Stuart to help screen the cars.*

Building Design

- *Compressors should be on isolators; noise limits should be reviewed at ZAB.*
- *Look at how the garage door design could better fit within the building façade – possibly some spandrel panels.*

ZAB Issues

- *Left turn from Shattuck into service bays still appears to be problematic.*
- *ZAB should carefully review the hours of operation, as well as loading/unloading hours.*

V. CURRENT SUBMITTAL

A. Consistency with Approved Use Permit

This design is consistent with the approved use permit design. An 8 ½ x 11 copy of the approved use permit drawings are attached for your reference. Several use permit conditions pertain to the final building design; acoustic seal for the existing windows on the south elevation, the location of the rooftop exhaust away from the eastern edge of the site, and careful light design with a maximum of 20' light standards. These conditions will be carefully reviewed during the building permit phase.

B. Current Submittal

- **New Addition** Proposed addition fits into the Ward Street parking area with vehicular access to the service bays from a portion of the Shattuck Avenue elevation. The proposed alteration will replace a previous non-historic alteration and a catalog cut sheet of the proposed garage door has been included at the back of the drawing set.
- **Colors and Materials** Color palette is consistent with the previous presentations. The elevations illustrate a neutral wall color along with a darker base color and some accent color from the horizontal metal panel awnings and signage. Additional information on this will be included in the applicant's presentation.
- **Signage** Wall signage is proposed on the Shattuck Avenue elevation of the building. The letter and logo heights, as well as the height of the wall area where the signage is proposed will be included in the applicant's presentation.

Monument signs will be located on both Adeline corners of the triangle. Each face will be 25 sq. ft. (5' x 5'). Illumination of all proposed signage will be consistent with our City's signage guidelines.

- **Landscape** A landscape plan has been included in this submittal including the proposed plant palette, planting plan, and details. Above-ground landscape in planters are proposed on the triangle site (2747 Adeline Street). Streetscape improvements along Stuart, Ward, and all three sides of the triangle site have sidewalk planter strips wherever possible. The location and size of the planter strips have been modified since the preliminary planting plans due to utility locations under or near to the sidewalks.
- **Lighting** Solar-powered light standards have been illustrated in both the approved use permit drawings as well as this submittal. There is a use permit condition that limits the height of these lights to 20'.

C. Issues for Discussion

- Landscape Plan
- Signage
- Lighting
- Colors and Materials

VI. Recommendation

Staff recommends that the Committee discuss the issues above and approve Final Design Review with any specific conditions for Staff follow-up as necessary.

Attachments:

1. Project Plans, received May 10, 2017
2. Approved Use Permit Drawings dated September 8, 2016
3. Letter from City Clerk outlining final decision, dated March 13, 2017

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