



D E S I G N
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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**
JUNE 15, 2017

3000 SHATTUCK AVENUE

PRELIMINARY DESIGN REVIEW

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 6,225 square feet of commercial space and 44 dwelling units. The project would include parking for 17 vehicles and 62 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 was before the Design Review Committee (DRC) for a Preview in January 2017. Advisory comments from that review are further on in this report for your reference. It is returning this month for Preliminary Design Review.

II. Background

The proposed infill project is a five story mixed-use building that includes 6,225 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 38,828 square feet. Vehicle and bicycle parking will be provided at the ground level. The project includes 44 residential apartments on the levels above. Shared open space includes a courtyard on the second floor and a common roof decks on the fifth floor. Some units include individual balconies, providing private open space.

The project will provide a number of amenities for residents including 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

Standard		Existing	Proposed Total	Permitted/ Required
BMC Sections 23E.52.070-080				
Lot Area (sq. ft.)		13,561	13,561	n/a
Gross Floor Area (sq. ft.)		1,168	38,828	n/a
Floor Area Ratio		.086	2.9	4
Dwelling Units	Total	0	44	n/a
	Affordable	0	7	7
Building Height	Average (ft.)		56'11"	n/a
	Maximum (ft.)	12'	64'	36' (modifiable with Use Permit)
	Stories	1	5	3 (modifiable with Use Permit)
Building Setbacks (ft.)	Front (Ashby Ave)	35'	0'-3'	15' (modifiable with Use Permit)
	Rear	41'	15'	15'
	Left Side (East)	35'	0'-7'	6'-14' (modifiable with Use Permit)
	Right Side (West)	26'	5'	4'-10' (modifiable with Use Permit)
Lot Coverage (%)		19	81.2	40 (modifiable with Use Permit)
Usable Open Space (sq. ft.)		0	2,092	1,760
Parking	Automobile	12	17	39 (modifiable with Use Permit)
	Bicycle	0	62	2

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 were included as an attachment in your previous submittal when the project came in January 2017. For reference, that complete submittal can be found at this link.

http://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/3000_Shattuck.aspx

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 modify rear and front setbacks 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: The draft Initial Study - Negative Declaration has been prepared, which can be found here:

http://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/3000_Shattuck.aspx

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. Previous DRC Summary – January 19, 2017

Advisory Comments:

Building Design

- *Vertically-oriented design is good, but the bays should read stronger.*
- *Massing appears to be busy; not all of the pieces are working together yet.*
- *This site is harsh with the traffic that travels by. Look carefully at the corner balconies and other ways for articulation.*
- *Ground floor level appears to be too short.*
- *Consider parking lifts. That will increase the parking supply and the ground floor height.*
- *'Slot' windows would be unpleasant as the only window into a bedroom.*
- *'Slot' window look too much like prison. Look at different rhythm or in combination with larger windows.*
- *'Wood-like' material on the ground floor is not durable enough for this location near the sidewalk.*
- *Retail design should be more porous and easier to enter.*
- *Retail spaces should have the opportunity to make each suite more individual.*
- *Design for ground floor retail is too cold and should be more welcoming.*
- *Stairwell facing Shattuck would be a good art location.*
- *Some of the unit plans could be more efficient.*
- *Some bedrooms appear to be too small for furniture placement.*
- *Strongly recommend solar panels, not just solar ready.*
- *Colors shown are drab. This intersection needs more life.*
- *Look at the codes and confirm if open parking in the podium is allow.*
- *Open air corridor would put more light into units.*

Landscape / Open Space Design

- *Recommend south-facing courtyard.*
- *This is a busy intersection, and it will be difficult to have seating right at the corner. Consider recessing into the building so it is more protected.*

- *Move the outdoor seating away from the corner.*
- *Look carefully at the podium open space and show where a group can meet.*
- *Existing Magnolia trees on Ashby are messy.*

ZAB Issues

- *There does not appear to be enough parking for this project.*

VIII. Issues and Analysis

A. Changes since the Previous Submittal: *Refer to the attached applicant's response for a more complete list.*

- **Massing** – The project now has a podium courtyard that opens to the south instead of the west, giving greater light and air to the open space, as well as the residential parcels to the south.
- **Building Height** – While the overall building height remains unchanged, the ground floor was increased in height to 17' floor to floor. Upper floors were reduced to keep the same overall building height.
- **General Building Design** – Window and balcony design, as well as the color and material palette, have been modified to better fit in the neighborhood. Revised proportions accentuate the lower two stories and as a result, appears to have a much higher building base than the previous submittal.
- **Ground Floor Design** – Corner commercial space has been pushed back from the sidewalk edge. Large multi-panel doors are proposed for a more open, welcoming corner. All retail entries have a more gracious design with tile and awning design.
- **Colors and Materials** – Refer to Sheet A2.5 for images of proposed materials. A color and material board will be presented at the meeting.
- **Landscape Plan / Open Space** – Main podium level open space has been redesigned with new orientation to the south. Substantial planter areas line the space and provide a buffer to adjacent residential units. Smaller roof top open space is also proposed. Planters and seating areas are also shown for this smaller space as well.
- **Parking** – Open edge to the parking level on the south side of the project has been reviewed and is consistent with building codes.

B. Issues for Discussion:

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

IX. Recommendation

Staff recommends that the Committee discuss the issues above and having considered the Draft Negative Declaration, forward a favorable recommendation to ZAB with any conditions and specific direction for Final Design Review.

Attachments:

1. Project Plans, received May 30, 2017
2. Applicant's Response, received March 2, 2017

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