



D E S I G N
R E V I E W
C O M M I T T E E
P R E A P P L I C A T I O N I T E M

For Advisory Comments
JUNE 15, 2017

3031 ADELINE STREET

PRE APPLICATION ITEM

Design Review #DRCP2017-0009 to demolish an existing approximately 1,000 square foot, one-story, commercial structure; and construct a 5 story tall, mixed use building with 4,324 square feet ground floor commercial space, 42 residential units and 38 automobile and 21 bicycle parking spaces

I. Introduction

This is a pre-application review for a project to be located on the east side of Adeline Street between Emerson and Essex Streets, directly across from the Ashby BART Station.

This project was on the June 8, 2017 agenda for the Zoning Adjustments Board as a Pre-application Item. Staff will report at the meeting with a verbal summary from this review.

II. Background

The project would demolish the existing 1,000 square feet single-story commercial building to construct a new five-story, mixed-use building. The new building would have the following main components:

- 42 dwelling units, including 18 studio apartments, 19 one-bedroom apartments, and five two-bedroom apartments;
- 4,324 square feet of ground floor commercial space designed for retail and potentially restaurant use;
- 8,114 square feet of useable open space to be located on the second-story podium and a rooftop deck. Additional usable open space would also be provided in private balconies accessible from a few units; and
- 38 vehicle parking spaces and 54 bicycle parking spaces.

The ground floor of the main building facing Adeline Street would include retail/restaurant space. Entrances to the residential lobby, bike storage room, and parking garage would be provided from Emerson Street.

III. Project Setting

A. Neighborhood/Area Description:

The neighborhood surrounding the project site is both commercial and residential, and is focused around various commercial uses on Adeline Street and Ashby Avenue. These commercial portions along Ashby Avenue and Adeline Street include low-rise non-residential buildings occupied by many small businesses, including restaurants, dry cleaners, retailers, and household services. The housing stock in the adjacent residential portion is varied and includes small, one-story duplexes and garden-style multi-unit developments along with multi-story apartment buildings from the pre-war and mid-century eras.

More information about the Adeline Corridor Plan is available here:

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

B. Site Conditions:

The abutting properties to the east are generally one-, two- and three-story residential buildings. Building on the north side of Emerson Street is a two-story building with commercial uses on the ground floor and residential uses above. South of the project site is a two-story City of Berkeley Landmark (the former Hull Undertaking Company) that is on a separate parcel.

Figure 1: Vicinity Map



Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Carry-out food service and surface parking lot	C-SA	Avenue Commercial
Surrounding Properties	North	Mixed-use building. Retail use on the ground floor and residential use on the second floor.		Avenue Commercial
	South	A mixed use building.		Avenue Commercial
	East	Single- and multi-family residential uses	R-2A	Low Density Residential
	West	Ashby BART Station	C-SA	Avenue Commercial

Table 4: Development Standards

Standard BMC Sections 23E.52.070-080 & 23D.40.070-080		Existing	Proposed Total	Permitted/Required	
				Standard	Density Bonus
Lot Area (sq. ft.)		12,257	No Change	N/A	N/A
Gross Floor Area (sq. ft.)		1,000	36,290	49,028 max.	N/A
Floor Area Ratio		.23	2.96	4 max.	N/A
Dwelling Units	Total	0	42	16	Density Bonus/Use Permit
	Affordable	0	2	2 and fee payment	N/A
Building Height (ft.)	Average	12	41	N/A	Use Permit/ Waiver
	Maximum	12	57	36 max.	
	Stories	1	5	3 (6 with UP)	
Building Setbacks (ft.)	Front (Emerson St.)	0	0	15 min. (0 with UP)	
	Rear (south)	0	0	19 min. (0 with UP)	
	Left Side (interior)	0	0	10 min. (0 with UP)	
	Street Side (Adeline St.)	0	0	14 (0 with UP)	
Lot Coverage		4%	92%	45% % max.	
Usable Open Space (sq. ft.)		0	8,114	1,680 sq. ft. min. (0 with UP)	N/A

IV. Project Description

A. Zoning Permits Required (Preliminary List):

- Use Permit with a Public Hearing, under Berkeley Municipal Code (BMC) Section 23E.52.030.A, to construct a mixed use development over 5,000 sq. ft.;
- Use Permit with a Public Hearing, under BMC Section 23E.52.070.D.7, to exceed the maximum height limit of 36 feet and three stories for mixed use building;
- Use Permit with a Public Hearing, under BMC Section 23E.52.070.D.7, to exceed 45% lot coverage;
- Use Permit with a Public Hearing, under BMC Section 23E.52.070.D.7, to modify the front, side, street side and rear yard setbacks;
- Use Permit with a Public Hearing, under BMC Section 23E.52.070.D.7, to allow reduction of the required off-street parking spaces; and,
- Administrative Use Permit, under BMC Section 23E.04.020.C, to allow architectural features to exceed the height limit in a commercial district.

B. Concessions/Waiver Pursuant to State Density Bonus Law (Preliminary List):

- To exceed the height/story limit of 36'3 stories to propose 57'5 stories in the C-SA District.

C. Density Bonus Information: Based on the applicant's commitment to provide 11 percent of the base project, or two¹ units, affordable to Very Low Income Households², the proposed project is entitled to a density bonus of 35%, two concessions/ incentives under Government Code Section 65915. As shown in Table 5 below, under the City's density bonus procedures, the project's "base project" was calculated at 16 units and three stories. Because the project would include two Very-Low Income units, the project qualifies for a density bonus of 35% percent, or six units, which would increase the total allowable units to 22.

V. Design Guidelines

The Project is located in the City's South Berkeley Area Plan (1990) and a link is located below for your reference.

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

http://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3
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¹ The applicant would either pay the required Affordable Housing Mitigating Fee, or provide additional BMR units as part of the project's requirement to meet the City's Affordable Housing Mitigation Requirement.

² AMI = Area Median Income; 50% AMI refers to rents affordable (charging no more than 30 percent of household income) to tenants earning 50 percent of the AMI.

[Land Use Division/South%20Berkeley%20Area%20Plan%20\(1990\) Document %201.pdf](#)

VI. Issues and Analysis

A. Design Review Issues:

Neighborhood Context Design responds to its context by having the highest portion at the Adeline/Emerson corner across from the Ashby BART station. The project steps down on the east in response to the adjacent residential neighborhood to the east as well as to the south adjacent to landmark structures.

Setbacks Project proposes setback reductions on all sides at varying dimensions which is allowed for a mixed use building in this zoning district with a Use Permit.

Building Height / Massing Project proposes five stories at the corner and steps down to three on both the east and south sides of the site. A 2nd floor courtyard is on the south side and a 2nd floor terraced edge is on the east. The project proposes a strong corner mass at Adeline and Emerson with the majority of the 5th level set back with terrace and trellis elements.

General Building Design Project proposes a contemporary design aesthetic which reflects the proposed uses inside. Living room spaces are more prominent with the bedroom spaces recessed where possible. Balconies are a strong design element. The applicant will present more information on the preliminary color and material palette at the meeting.

Landscape Plan / Open Space 2nd floor common open space is proposed on the south side of the site for the best sunlight to the space and in response to a lower level court on the adjacent property to the south. Upper level common open space is proposed on the fourth floor in the southwest corner of the site and adjacent to the landmark structure to the south. Private terraces and balconies allow for more light and air for the residents.

Ground Floor Commercial / Main Residential Entrance Commercial spaces propose floor to ceiling storefront windows with planters in front and adjacent to recessed entries. The main residential entrance for the units above is on Emerson.

Sidewalk Seating Outdoor seating area is proposed along Adeline. The applicant will need to apply for a sidewalk seating permit with Public Works and will need to show where the sidewalk will still be accessible.

Parking Vehicular access to stacked parking spaces is on Emerson. Bicycle parking for the residents is also on Emerson. Commercial bicycle parking is shown in front of the commercial storefronts,

B. Issues for Discussion:

- Neighborhood context
- Site Plan / Setbacks
- Building Massing
- General building Design
- Landscape / Open Space Design

VII. 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 May 22, 2017
2. Applicant Statement, received May 22, 2017
3. Correspondence

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