



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
JULY 20, 2017

2067 UNIVERSITY AVENUE

FINAL DESIGN REVIEW

Design Review #DRCF2017-0006 to demolish an existing one-story commercial building and allow construction of a new seven-story mixed use building with 50 apartments and 1,500 square feet of ground-floor commercial space.

I. Introduction

This project is located on the north side of University Avenue, between Milvia Street and Shattuck Avenue. This parcel is located in the C-DMU, Commercial Downtown Mixed Use, zoning district, in the Outer Core area.

The application includes a request to demolish the existing non-residential building on the parcel and it is over 40 years old. The project and a Historical Resource Evaluation (HRE) was referred to the Landmarks Preservation Commission (LPC) on May 5, 2016. The LPC took no action.

This project came before the Design Review Committee (DRC) for Preliminary Design Review in May 2016 where it received a favorable recommendation to ZAB with some recommendations for Final Design Review. That summary is further on in this report for your reference. ZAB approved the Use Permit on July 28, 2016.

It is now before the Design Review Committee (DRC) for Final Design Review (FDR). With FDR, the Committee will review the details, colors, and landscape for the project, as well as the applicant's response to any recommendations given at Preliminary Design Review. Drawings included in the approved Use Permit are attached.

II. Background

This project proposes to construct a seven-story mixed-use building with 50 apartments, including 38 one-bedroom apartments (two that include one bedroom

and one office), and 12 two-bedroom apartments. The proposal also includes 1,500 square feet for a commercial restaurant space, and 48 secure interior bicycle parking spaces on the ground floor.

III. Project Setting

A. Neighborhood/Area Description:

This site is located within, and is surrounded by, the C-DMU – Downtown Mixed Use Commercial – zoning district. The parcel itself is in the Outer Core Area, and the parking lot, north of the parcel, is in the Buffer Area. The C-DMU Core area is located on the south side of University Avenue, across the street from the proposed project. The project is adjacent to commercial buildings on the east and west, as well as across University Avenue. The project site is adjacent to a parking lot on the north. See Table 1 below for more detailed Land Use Information.

Figure 1: Vicinity Map

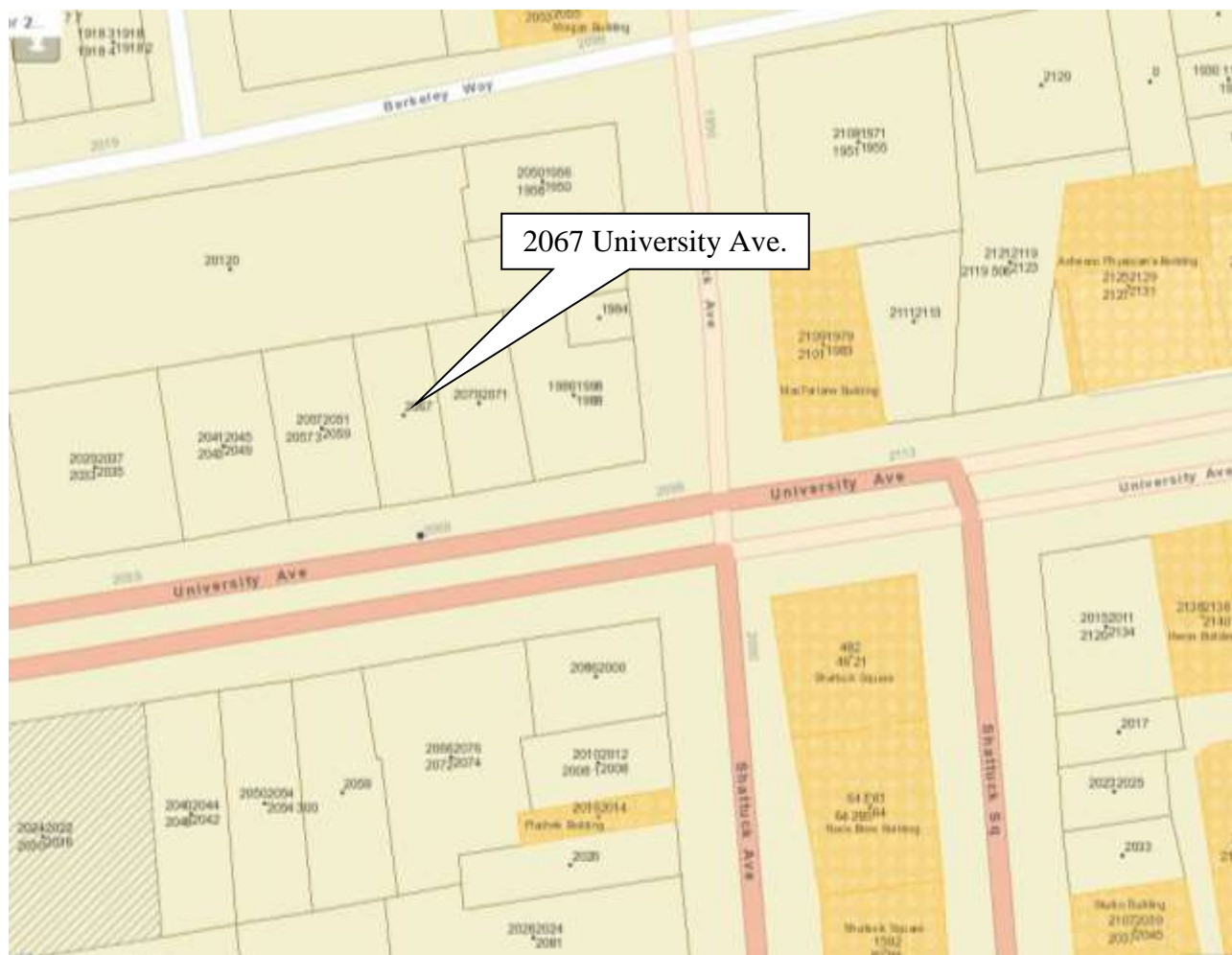


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Restaurant	C-DMU Outer Core	Downtown
Surrounding Properties	North	Parking Lot	C-DMU Buffer	Downtown
	South	Commercial, Mixed Use	C-DMU Core	Downtown
	East	Commercial, Mixed Use	C-DMU Outer Core	Downtown
	West	Commercial	C-DMU Outer Core	Downtown

IV. Previous DRC Summary – May 19, 2016

Preliminary Design Review received a favorable recommendation to ZAB with the following recommendations for Final Design Review: Motion (Williams, Goring) VOTE (4-0-0-3) Anno, Edwards, Hall – absent.

Recommendations:

- *Variation illustrated in rain screen wall cladding is a nice feature.*
- *Look carefully at roof decking material. Provide more information at Final Design Review.*
- *For open space, more of a variety in seating arrangements is recommended, some larger, some smaller.*
- *As a general comment, it would be good to amend the 40% landscape requirement to less when open space is on a roof deck.*
- *Ceiling heights could be higher.*

V. Issues and Analysis

A. Use Permit Consistency / Specific Design Conditions

This submittal is consistent with the approved use permit design. An 8 ½ x 11 copy of the approved use permit drawings are included for your reference.

B. Current Submittal:

- Plans
- Elevations and building sections
- Building details
- Landscape and irrigation plans
- Lighting

- Colors and Materials.

A. Issues for Discussion:

- Building details;
- Color palette;
- Landscape details; and
- Plant palette.

VI. Recommendation

Staff recommends that the DRC discuss the above issues and approve Final Design Review with direction for Staff follow-up as necessary.

Attachments:

1. Project Plans, received July 6, 2017
2. Approved Use Permit drawings, dated July 28, 2016

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