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**For Committee Decision**  
AUGUST 16, 2018

## **2501 HASTE STREET**

### **FINAL DESIGN REVIEW**

**Design Review #DRCF2018-0004** to demolish a 6,950 square foot retail building at 2433 Telegraph Avenue and to construct a 92,938 square foot, 7-story, mixed-use building to include group living accommodations for 254 persons, 11,201 square feet of commercial floor area and no off-street parking spaces.

#### **I. Introduction**

This project is located on Telegraph Ave, on the northeast corner of Haste St. and Telegraph Ave. This parcel is located in the C-T, Telegraph Avenue Commercial zoning district.

It was before the Design Review Committee (DRC) for Preliminary Design Review on October 16, 2014 where a favorable recommendation was forwarded to ZAB. ZAB approved the Use Permit on February 9, 2017 with conditions for further refinement at Final Design Review. Those conditions are listed further below in this report for your reference. A Use Permit Modification that eliminated the lower floor of the commercial space and increased the total bed count to 254 persons was approved by ZAB on July 12, 2018. A more complete list of those changes that were approved are listed below in the next section.

This project is returning to the Design Review Committee (DRC) for Final Design Review.

#### **II. Background**

This project is a mixed-use building with 6 floors of group living accommodations over commercial space. The ground floor retail space is approximately 11,201 sq. ft. and is accessed directly off the sidewalk on both the Telegraph and Haste frontages. The main residential entrance will be on Haste through a large lobby. Thick 'rock' walls are proposed from the lower level up through the third floor to create a massive base with entrances and storefront windows recessed back from the property lines.

In February 2017, the ZAB approved Use Permit #12-1000012, which allowed the demolition of the existing retail building and the construction of a new 6-story building

with retail at the basement and ground floor, and group living accommodations (GLA) for 238 persons on floors 2-6.

In May 2018, the applicant requested the following modifications to the approved project plans:

- The addition of 16 beds, for a total of 254;
- The addition of 16 bicycles to serve residents, for a total of 254;
- Removal of the basement and reorganization of the ground floor to accommodate 5 retail tenant spaces, a bicycle storage room, lobby, office, and trash and utility rooms;
- Conversion of the mezzanine to a second floor to accommodate a resident amenity area (with study, lounge, laundry, and fitness rooms), thereby increasing the total number of stories from 6 to 7 and the total building from 72' to 75';
- Minor changes to the layout of residential portion of the building, including increased window sizes and other changes to improve livability; and
- Modified roof plan, including the addition of a restroom within one of the approved tower elements and a reduced roof deck to accommodate mechanical equipment and solar panels, thereby reducing the proposed useable open space from 13,124 to 10,762.

Given that the proposed modification to the approved plans would not substantially alter the exterior appearance of the building, a modification to the Design Review application was not submitted.

### **III. Project Setting**

The project site is located on the eastern side of Telegraph Avenue at Haste Street. The site is located approximately ¼ of a mile from the UC Berkeley Campus and within the Southside Plan Area. This portion of Telegraph Avenue generally consists of one to four story commercial and mixed-use buildings, including Amoeba Records across Haste Street and a new 5-story mixed-use building across Telegraph Avenue, which contains Raleigh's and Café Mezzo on the ground floor and housing above. The Anna Head School and Maximino Martinez Student Housing, both owned by the UC abut the subject property to the east. People's Park also occurs east of the project site, across Haste Street.



Final plans for Final Design Review shall address the following conditions, required by the Board:

- The livability of the Group Living Accommodations should be improved where possible.  
*The area previously designated as a retail mezzanine was converted into a resident amenity area for improved livability.*
- The size of windows at living spaces should be increased where possible.  
*Window sizes in living areas have been maximized as much as possible.*
- A sample of the “faux stone” material shall be presented and approved at Final Design Review.  
*The applicant will present a sample of the proposed rockwork system.*
- The lobby should accommodate a front desk and management offices.  
*An office is shown on the plans adjacent to the main lobby and includes a window to the adjacent corridor.*
- The project must comply with all ADA accessibility requirements of the California Building Code.  
*Project has been designed to comply with all State and City accessibility requirements.*

#### **B. Current Submittal**

- Perspective drawings;
- Building Plans;
- Detailed Elevations;
- Building Sections;
- Details;
- Landscape Plans, including irrigation, planting plans, and details;
- Color and material board, including a sample of the rockwork system, will be presented at the meeting; and
- Lighting plans are included in the drawing set and lighting catalog cut sheets are included as a separate attachment.

#### **C. Issues for Discussion**

- Building Details
- Colors and materials
- Landscape Plan
- Lighting

### **V. Recommendation**

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

#### **Attachments:**

1. Project Plans, received August 2, 2018
2. Lighting Catalog Cut sheets, received August 2, 2018
3. Approved Use Permit Drawings, approved July 12, 2018

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