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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 Decision**  
SEPTEMBER 20, 2018

## **2501 HASTE STREET**

### **CONTINUED 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 Avenue, on the northeast corner at Haste Street. 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 was reviewed last month where it was continued with recommendations to provide additional information and samples for all material selections. It is returning to the Design Review Committee (DRC) for Continued 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:

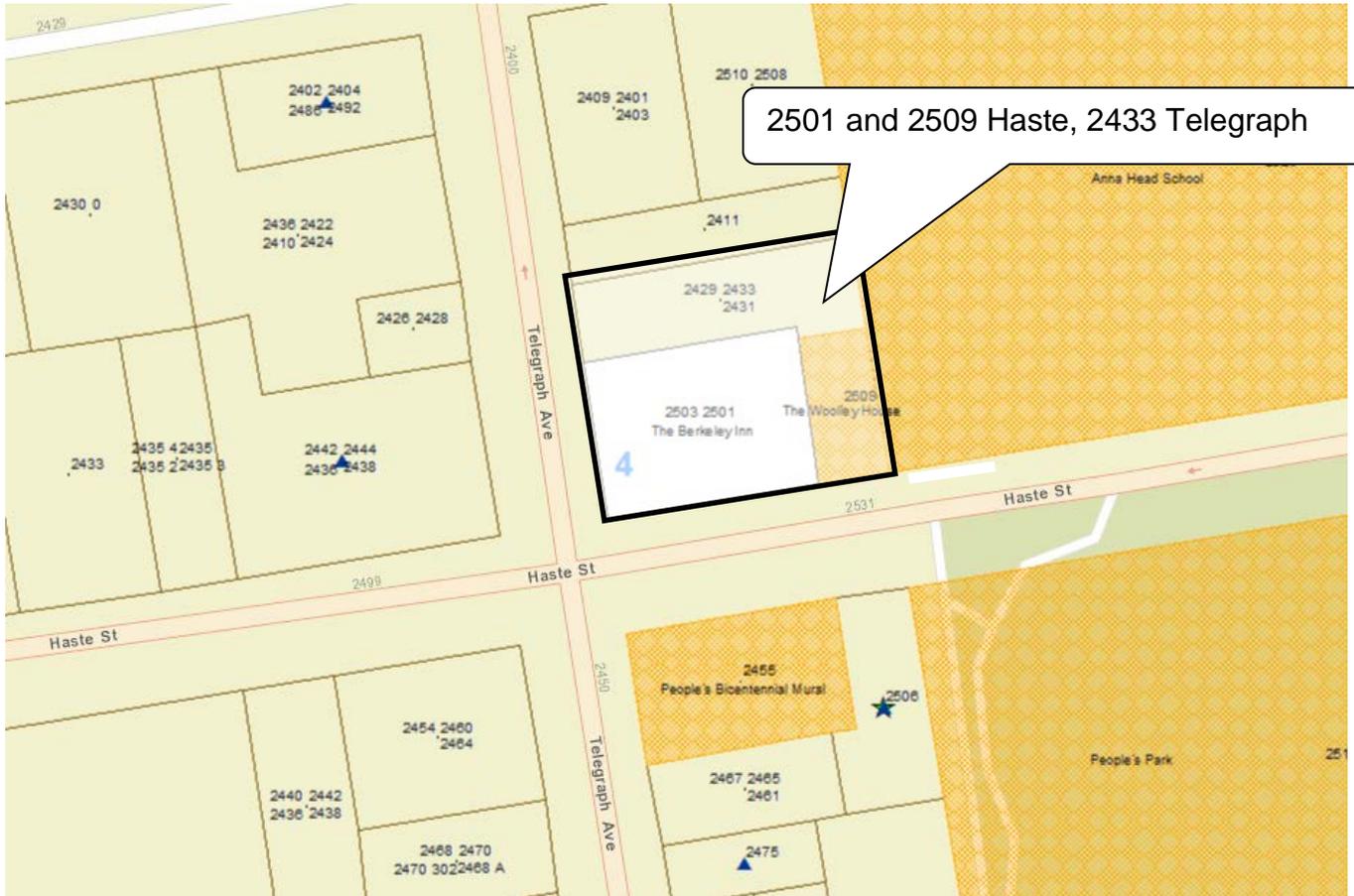
- The addition of 16 beds, for a total of 254;
- The addition of 16 bicycles to serve residents, for a total of 254;
- Removal of the basement and reorganization of the ground floor to accommodate 5 retail tenant spaces, a bicycle storage room, lobby, office, and trash and utility rooms;
- Conversion 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.

**Figure 1: Vicinity Map**



**Note:** Double-hatched shading indicates landmarked properties.

**Table 1: Land Use Information**

Location		Existing Uses	Zoning	General Plan Designation
Subject Property		2-story Commercial Building Vacant Parcel (former Berkeley Inn) 2-story Residential Building	C-T	Avenue Commercial
Surrounding Properties	North	Commercial: Rasputin Music		
	South	Commercial: Amoeba Records		
	West	Sequoia Building Site		
	East	UC Housing/ Anna Head School	R-S	High-Density Residential

**IV. Previous DRC Summary – August 16, 2018**

**Final Design Review was continued with the following recommendations:**  
*MOTION (Kahn, Edwards) VOTE (6-0-0-1) Clarke – absent.*

**Colors and Materials**

- *Provide a complete material sample board for review by the Committee, including: stone material with graffiti coating, wood door, tile, roof tile, gates, windows, and shutters, and FRP samples (wood, tile and roof).*
- *Provide more information about the stone base: how is it applied? What is applied behind the surface to prevent mold and rodents? What does the color look like, especially once graffiti coating is applied? How is it maintained?*
- *Strongly recommend an integral color for the stone base. Explore alternate color schemes that might work well with the project overall and would stand up better over time.*
- *Consider more genuine materials, especially at the pedestrian level and for the tile at the upper levels.*
- *Provide more detailed information on the decorative light fixtures; Illumination in exterior fixtures should be warm. Harsh bulbs should be avoided or obscured.*
- *Consider long term maintenance of the various materials.*

#### **Building Design**

- *Detail railing at the corner to curve; possibly integrate lighting at this point.*
- *Recommend curved railing at the top balconies for more interest and articulation.*
- *Storefront windows should have clear glazing. Clerestory windows should be designed to obscure any exposed mechanical ductwork in the retail spaces.*
- *Work to resolve any issues with habitable spaces in units that do not have natural light and air.*
- *Recommend adding a plaque at the corner of Haste and Telegraph to commemorate the rich history of the corner.*
- *Provide an updated Green Point Checklist.*

#### **Open Space/ Landscape Design**

- *Show that plant material in proposed planters have enough soil.*
- *Clearly show the back of the faux stone material and how it affects the open space areas.*

## **V. Project Description**

### **A. Consistency with Approved Use Permit Design**

This submittal is consistent with the approved Use Permit Modification. Attached is an 8 ½ x 11 copy of the approved use permit modification drawings for your reference. See below for conditions in the use permit pertaining to Final Design Review and pertinent staff information directly below each condition in italics.

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. Changes since Previous Submittal**

Refer to the attached Applicant’s Response to Comments as well for more information. The following is a list of changes:

- Plans have been updated to include a photomontage with images of all materials listed on Sheet G0.08. Material samples will be presented at the meeting.
- Stone base will now have an integral color for the rock work with additional theme painting applied over top. A rodent resistant mesh has been added to the interior of the rock wall face at the ground interface and any void openings. Image included on Sheet G0.08. Sample will be presented at the meeting.
- Tile at upper levels has been upgraded from FRP to genuine tile. Samples will be presented at the meeting.
- Plans have been updated to show transparent glazing at the storefront windows and translucent glazing at the storefront transom.
- Plans have been updated to show curved railings at the 5th floor corner terrace and at the upper level balconies.
- A plaque has been proposed at the Telegraph corner to commemorate the rich history of the site. This will be added to the public art scope.
- Updated Green Point Checklist has been included. A separate 8.5x11 copy is included as an attachment.
- Landscape plans have been updated to reflect a 30” minimum soil depth for tree and bamboo planter locations. Some built in planters have been replaced with moveable planters at the roof deck and courtyard levels. Sheet L0.0 was added to show existing street trees to be protected.
- Perspective views of how the façade wraps around the building at both the Haste and Telegraph property lines will be presented at the meeting.

#### **A. Issues for Discussion**

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

## **VI. 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 September 6, 2018
2. Response Letter to DRC Summary Comments, received September 6, 2018
3. Green Point Rated Checklist, received September 6, 2018

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