



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**
JANUARY 17, 2019

2072 ADDISON STREET

FINAL DESIGN REVIEW/PRELIMINARY DESIGN REVIEW MODIFICATION

Design Review #DRCF2019-0001 to demolish an existing one-story commercial building and allow construction of a new seven-story mixed use building with 66 dwelling units, ground-floor commercial space, and underground parking.

I. Introduction

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

The demolition required for the project came before the Landmark Preservation Commission (LPC) on November 3, 2016, where no action was taken.

This project was last before the Design Review Committee (DRC) for Preliminary Design Review in July 2017 where it received a favorable recommendation to ZAB with conditions and direction for Final Design Review. The summary from that meeting is further below in this report for your reference. The Use Permit was approved by the Zoning Adjustments Board (ZAB) on November 30, 2017. A Use Permit Modification for the elimination of the parking has been submitted and will be scheduled on an upcoming ZAB agenda.

II. Background

The proposed project is the construction of a new seven-floor mixed-use building. The ground floor would contain one ground floor commercial space, as well as the residential entry, residential amenities, bike parking, and required circulation space. The upper six floors would contain 66 residential units. The roof would feature a large roof terrace for the residents' use, space for split system condenser units with solar panels above, a stair and mechanical housing, and a decorative cupola. The

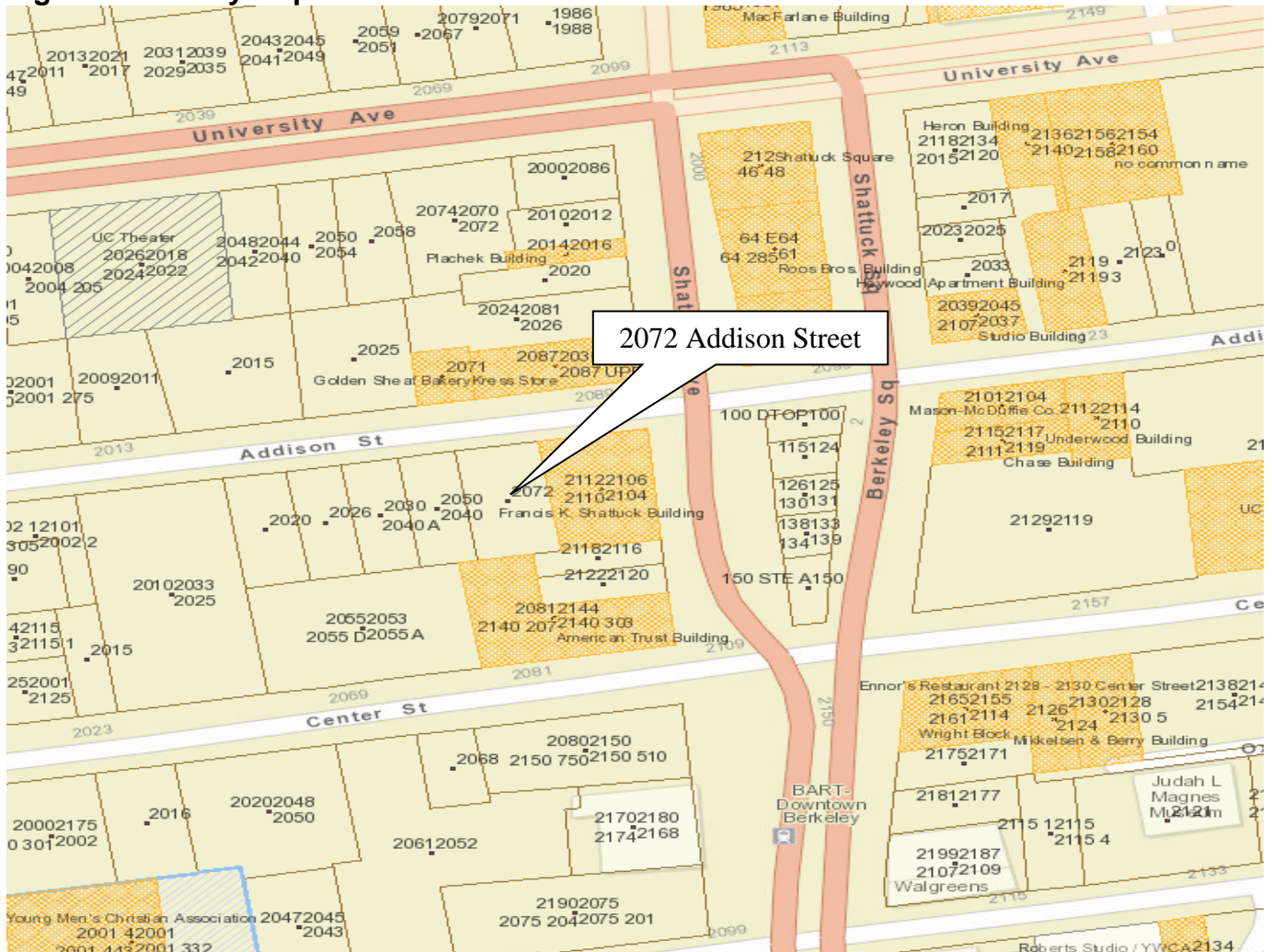
project would provide dense downtown housing close to employment, transportation, shopping, and entertainment. The design will feature sustainable and durable materials and building assemblies, consistent with Berkeley's Green policies and requirements for new building in the Downtown Mixed-Use Zoning District.

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, Core area. The project is adjacent to commercial and office buildings on the east and west. The Jazz School and Berkeley Repertory Theater are directly across the street on Addison, and Freight and Salvage Coffee House is a few buildings west of the subject site. The project site is currently used as a 24 Hour Fitness gym. See Table 1 below for more detailed Land Use Information.

Figure 1: Vicinity Map



Note: double hatching represents sites with Historic Resources

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		24 Hour Fitness	C-DMU Core	Downtown
Surrounding Properties	North	The Jazz School, Berkeley Repertory Theater	C-DMU Core	Downtown
	South	Commercial, mixed use	C-DMU Core	Downtown
	East	Revival Bar and Kitchen, mixed use	C-DMU Core	Downtown
	West	Commercial, office	C-DMU Core	Downtown

Table 2: Development Standards

Standards for 2072 Addison Street BMC Sections 23E.68.070-080		Existing	Proposed	Permitted/ Required
Lot Area (sq. ft.)		10,230	10,230	Not regulated
Gross Floor Area (sq. ft.)	Total Floor Area	10,230	61,452	Not regulated
	Commercial Floor Area	10,230	2,336	Not regulated
	Residential Floor Area	0	56,810	Not regulated
Floor Area Ratio		1	6	Not regulated
Dwelling Units	Total	0	66	Not regulated
	Affordable	N/A	0	20% of total units @ moderate income
Building Height	Maximum (ft.)	21	75	75 w/Use Permit
	Maximum (ft.) w/ roof equipment rooms & architectural elements	N/A	92	75+ w/AUP
	Stories (above ground)	1	7	Not regulated
Building Setbacks (ft.)	Front	0	0	0
	Rear	0	0	5 min.
	Left Side	0	0	5 min. @ 65 ft. from frontage
	Right Side	0	0	5 min. @ 65 ft. from frontage
Usable Open Space (sq. ft.)		0	5,342	80 per dwelling unit
Privately-Owned Public Open Space (sq. ft.)		0	0	1 per 50 commercial floor area
Parking	Commercial (auto)	0	0	1.5 spaces per 1K sq. ft. of commercial area
	Residential (auto)	0	0	1 space per 3 dwelling units
	Motorcycle	0	0	Not regulated
	Bicycle	0	Will comply	1 per 2K sq. ft. of commercial floor area

IV. Zoning Permits Required

The following Use Permits are being requested for this project:

- Use Permit Modification, under BMC Section 23B.56.020, to modify an approved use permit;

V. Previous DRC Summary – July 20, 2017

Favorable recommendation to ZAB with conditions and direction for Final DR: MOTION (Kahn, Linvill) VOTE (4-2-0-0) Edwards, Pink – No.

Conditions:

- *All drawings submitted for ZAB review should match and be consistent.*
- *Decorative cornice should wrap around corner.*
- *Provide more detail on side elevations, such as divided lites on top floor windows.*
- *Area under center cupola element should be a place; develop before ZAB review.*
- *Provide more design and planning on the roof top open space. Create spaces and show how 40% landscape requirement is met.*
- *Final color palette to be reviewed at FDR.*

VI. Project Description

A. Consistency with Approved Use Permit Design

An 8½" x 11" copy of the approved Use Permit drawings is included as an attachment for your reference. This design submittal is consistent with the approved use permit design with the exception of the removal of the parking from the project and the increase in the commercial and ground floor residential amenity space. This change is being reviewed in conjunction with an application for a Use Permit Modification. The numbers that will change on Table 2 (Development Standards) above have been bolded for reference.

B. Current Submittal

The current submittal includes the following:

- Revised plans, elevations, sections, and renderings;
- Details are included at the end of the drawing set for windows, storefront systems, parapets, and trim;
- Elevations with material notes are included. The applicant will present a Colors and Materials board at the meeting;
- Decorative cornice has been wrapped around the corners onto the side elevations and divided lites will be on the top floor windows on both the east and west elevations;
- Proposed light fixtures are included in this submittal;
- Proposed signage program is included on Sheet A3.05. The applicant will present more detailed information for the proposed blade and banner signs at the meeting;

- Proposed landscape and furniture layout for the roof open space is included in the drawing set on Sheet L1.0. The applicant will present options for increasing the amount of landscaped area as required for usable residential open space.
- Green Point Checklist has been included as a separate attachment.

C. Issues for Discussion:

- Building details
- Colors and materials
- Landscape plan
- Lighting
- Signage

VII. Recommendation

Staff recommends that the DRC forward a favorable recommendation on to ZAB for the proposed design changes and approve Final Design Review with staff follow-up as necessary.

Attachments:

1. Project Plans, received January 10, 2019
2. Approved Use Permit Drawings, approved
3. Light Fixtures, Catalog Cut Sheets, received January 10, 2019
4. Green Point Checklist, received January 10, 2019

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