



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 Discussion/
Majority Recommendations
FEBRUARY 21, 2019

2100 San Pablo Avenue

Preliminary Design Review Modification

Design Review #MODDRCP2019-0002 to modify an approved 60,428 sq. ft., four-story, 48 ft. tall mixed-use building containing a 96-unit Residential Care Facility with 3,465 square feet of combined ground floor commercial space for restaurant, flower shop, personal household and club/wellness center uses, and grade level parking for 30 vehicles as well as 12 bicycle parking spaces, by reducing the number of off-street parking spaces, adding new gross floor area, and modifying the interior layout of the commercial and residential uses of the approved Residential Care Facility.

I. Introduction

This project is located on the west side of San Pablo Avenue at the corner of Addison Street. It is located in the West Berkeley Commercial (C-W) zoning district.

This residential care facility program was last before the Design Review Committee (DRC) in November 2017 where it received a favorable recommendation to ZAB. A summary from that meeting is further below for your reference. It received its Use Permit from ZAB on December 14, 2017. The applicant has applied for a Use Permit Modification to modify the building exterior in conjunction with interior changes required for the Residential Care Facility. It is before the DRC for a Preliminary Design Review Modification.

II. Background

The modification proposes to construct:

- 96 dwelling units, with a mix of units sizes;
- Corner Restaurant;
- Beauty Shop/Salon;
- Art/Craft Workshop & Gallery;
- Geriatric Wellness Center;
- Cafeteria/Commercial Kitchen;
- Lobby/Staff/Admission Offices; and

- Ground Floor Courtyard and Upper Level Decks adjacent to common use and dining spaces.

III. Project Setting

A. Neighborhood/Area Description:

The subject property is situated at the southwest corner of the intersection of San Pablo Avenue and Addison Street. The majority of the project site falls within a Designated Node, defined as University and San Pablo, which includes all lots with frontage on San Pablo Avenue between Hearst Street and (on the east side of San Pablo Avenue) Cowper Street (and the continued centerline of Cowper Street on the west side of San Pablo Avenue). As such, the ground-floor of buildings in designated nodes shall only be used for pedestrian oriented uses¹. Surrounding land uses are listed in Table 1 below. Surrounding building heights are typically one and two stories.

B. Site Conditions:

The subject property is roughly rectangular and houses two, vacant single-story buildings. The balance of the site is paved. The most recent land use was a retail commercial truck rental facility (U-Haul). There were 38 designated parking spaces used for customer and equipment parking.

¹ Allowed uses include retail sales, personal/household services, banks, food and alcohol service, lodging, entertainment and assembly uses, gasoline/automobile fuel stations, enclosed auto repair uses, new car dealers, enclosed used car dealers and required access to and lobbies serving upper-story uses.

Figure 1: Vicinity Map

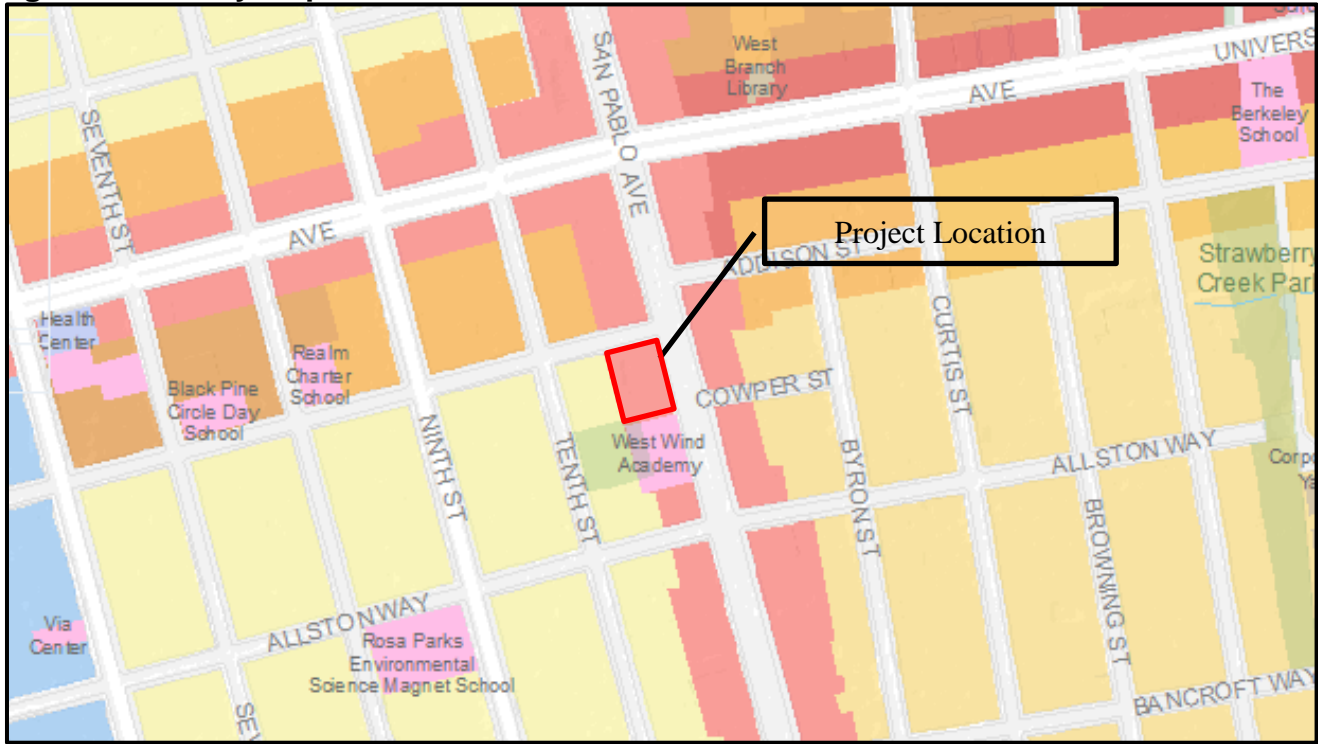


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		U-Haul rental facility (currently vacant)		
Surrounding Properties	North	Grocery store; restaurants; single-family residential	C-W	Avenue Commercial
	South	Retail plumbing fixture store; automobile services; karate studio		
	East	U.S. Post Office; restaurant; retail household goods		
	West	Single Family and Multifamily Residential; George Florence Park	R-1A	Low Density Residential; Open Space

Table 4: Development Standards

Standard BMC Section 23E.64.070		Existing	Approved (#ZP2016-0034)	Proposed	Permitted/ Required
Lot Area (sq. ft.)		26,670	26,670	26,670	n/a
Commercial Gross Floor Area (sq. ft.)		2,640	Restaurant: 1,535 Arts/Crafts: 681 Beauty Salon: 344 Wellness Club: 735 Flower Shop: 170 Total: 3,465	Restaurant: 1,410 Arts/Crafts: 715 Beauty Salon: 724 Wellness Club: 764 Flower Shop: 0 Total: 3,613	n/a
Residential Gross Floor Area (sq. ft.)		0	61,282	72,994	n/a
Gross Floor Area (sq. ft.)		2,640	64,002	73,265	80,010 max.
Floor Area Ratio		0.1	2.4	2.75	3 Max
Dwelling Units	Total	0	96	96	n/a
	Affordable	0	0	0	n/a
Building Height ²	Maximum	unknown	48'	50'	50' max.
	Stories	1	4	4	4 max.
Building Setbacks	Front (north)	0'	0'	0'	0' min. (abutting Addison)
	Rear (south)	0'	0'	0'	0' min.
	Side (east)	85'	0'	0'	0' min. (abutting San Pablo)
	Side (west)	0'	7'3" - 7'7"	7'0" - 7'3"	5' min. (abutting R-1)
Usable Open Space	Courtyard (podium level)	0	2,929 sq. ft.	3,134 sq. ft.	40 sq. ft. x 96 total units = 3,840 sq. ft.
	Deck (2 nd – 5 th floor)	0	3,047 sq. ft.	1,297 sq. ft.	
	Total	0	5,976 sq. ft.	4,431 sq. ft.	
Vehicle & Bicycle Parking	Vehicle	38 (for former U-Haul)	30 shared spaces (20 double stacked and 10 surface parking)	26 shared spaces (16 triple-stacked and 10 surface parking)	1 per 4 units ^a = 24 1 per 300 sq. ft. ^b = 5 1 per 500 sq. ft. ^b = 4 Total = 33
	Bicycle	0	12	12	1 per 2,000 sq. ft. of commercial = 2
^a The total number of automobile parking spaces required may be reduced to 25% of what would otherwise be required pursuant to BMC Section 23E.64.080.G. ^b For any mixed use building (residential and commercial), the Board may issue a Use Permit to modify the off-street parking requirements pursuant to BMC Section 23E.64.080.H.					

IV. Project Description

A. Approved Use Permits

- Use Permit, under BMC Section 23C.08.050.A, to demolish existing non-residential buildings;
- Use Permit, under BMC Section 23E.64.030.A, to construct a mixed-use development over 20,000 square feet in the C-W District;
- Use Permit, under BMC Section 23E.64.030.A, to allow a full service restaurant over 2,500 square feet in the C-W District;
- Use Permit, under BMC Section 23E.64.050.B, for construction of over 5,000 square feet of new floor area in the C-W District;
- Use Permit, under BMC Section 23E.64.080.G, to reduce required off-street parking spaces to 25% of what would otherwise be required;
- Use Permit, under BMC Section 23E.64.080.H, to modify required off-street parking spaces;
- Administrative Use Permit, under BMC Section 23E.04.020.C, to allow architectural elements to exceed the height limit in a commercial district;
- Administrative Use Permit, under BMC Section 23E.64.030.A, to allow a carry-out or a quick-service restaurant (not drive-through) over 1,500 square feet with incidental beer and wine services; and,
- Administrative Use Permit, under BMC Section 23E.64.030.C, to allow a use not as a permitted use but is compatible with the purposes of the C-W District at the ground floor (cafeteria and associated uses for the residents).

- B. CEQA Determination:** Because the project site is included on a list compiled pursuant to Section 65962.5 of the Government Code (the Hazardous Waste and Substances Sites, also known as Cortese List), the City prepared an Initial Study to determine potential significant effects of the project. A Negative Declaration was prepared pursuant to Article 6 of the CEQA Guidelines and a Final Negative Declaration and Response to Comments was issued on December 7, 2017. The Negative Declaration is on the City's Website along with the Use Permit application and subsequent resubmittals.

https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/2100_San_Pablo.aspx

V. DRC Summary – November 16, 2017

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR): MOTION (Edwards, Kahn) VOTE (6-0-0-0).

Conditions:

- *Southeast bay on San Pablo shall be brick to match corner bay and extend around the south corner to the nearest joint or a reasonable distance to be reviewed at FDR.*
- *Provide consistent drawings, renderings, landscape plans, and color palette for ZAB and at FDR.*
- *At FDR, show canopy details and security measures at recesses, as well as complete lighting, rooftop mechanical and exhaust information, irrigation, and garage door.*
- *Secure encroachments for canopies and green screen elements before FDR or present an alternate design.*
- *Final color and material board shall be reviewed at FDR and shall include all materials and colors, including the brick mortar and paving samples.*

Recommendations:

- *Recommend as much glazing as possible in the interior corridor. Demonstrate maximum allowed at FDR.*
- *Look more closely at the neighborhood when finalizing the specific brick proposed.*

VI. Design Review Guidelines

The City's Design Guidelines are applicable for this project. Excerpts from the City-wide Design Review Guidelines are included below for your reference:

- **Setbacks:** The street façade of commercial streets should be respected, in order to create or maintain the sense of urban space.
- **Parking and Driveways:** Conflict with pedestrian circulation should be prevented by the proper location and design of auto entrances.
- **Harmony with Surroundings:** The proposed design should be in harmony with its surroundings through the coordination of such design elements as cornice lines, eaves, and setbacks with those of existing neighborhood buildings.
- **Articulation:** Street facades in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.
- **Lighting:** Lighting for circulation, security, building/sign identification should be non-obtrusive, except for lighting fixtures which are themselves decorative additions to the streetscape.
- **Walls and Fences:** Large, unarticulated expanses of any particular wall material that deaden the pedestrian environment should be avoided. The use of clear

windows for ground floor retail projects is encouraged. Walls designed to allow sitting areas for pedestrian or space for landscaping and artwork are encouraged, especially in areas of heavy pedestrian use. Landscaping and/or art work should be maximized if large expanses of wall must be left devoid of openings.

- **Landscape and Open Space:** Sidewalk areas should include landscaping that is coordinated with the neighborhood design.
- **Building Entrances:** Entrance points should be clearly defined and easily identifiable by pedestrians by appropriate locations and by elements such as awnings, signage, artwork or changes in paving material to define the entry point.

VII. Issues and Analysis

- A. **Proposed Modifications:** while key changes are listed below as well as on a summary from the architect at the beginning of the drawing set, refer to the previous project plans on the City's Website for previous design drawings presented. Link follows:

https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/2100_San_Pablo.aspx

- **Massing** - Interior changes which support the health and safety of the residents are required and affect the exterior skin and massing of the building. Some upper level terraces on the southwest and northwest corners of the building are now interior space. Articulation of that top story has been further developed to help reduce the scale of the revised building massing.
- **Ground Floor Design** – The design on both street frontages has been modified to more closely align with the residential care facility program and have a positive effect on the sidewalk. On San Pablo, the previous recessed arcade has been eliminated due to on-going maintenance concerns, but the proposed uses behind the storefront glass will now be closer and more visible from the sidewalk. On Addison, the resident's cafeteria has been relocated adjacent to the center courtyard space, but the kitchen is located on this façade with some glazing for added interest. The recess that was previously shown in the center of this Addison façade has been removed, also a concern for on-going maintenance. An art mural is proposed on the northwest corner of the building, better relating to the mural across Addison.
- **Materials / Building Details** – Veneer brick is now proposed on all panel sections on both San Pablo and Addison for added quality and detail and to better fit the new building into the adjacent neighborhood.
- **Open Space Design / Landscape Plan** – Revised landscape plan, including the main courtyard and second floor terrace, have been provided in this submittal.

- **Green Point Checklist** – is included at the end of the drawing set.

B. Issues for Discussion:

- Neighborhood Context
- Building Entrances / Storefront Design
- Façade Design / Building Details
- Colors and Materials
- Landscape Plan / Streetscape and Planting on Property Lines

VIII. Recommendation

Staff recommends that the Committee discuss the issues outlined above and forward a favorable recommendation to ZAB with conditions as necessary as well as direction for Final Design Review.

Attachments:

1. Project Plans, received February 11, 2019
2. Excerpt from Applicant's Statement pertaining to Design Modifications, received January 17, 2019

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