



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
MARCH 21, 2019

1050 Parker Street

FINAL DESIGN REVIEW

Design Review #DRCF2019-0002 for the construction of a new three-story commercial building with 61,000 square feet for medical office and quick-serve restaurant uses and for the associated vehicle and bicycle parking spaces on that parcel only. ***This Review is only for the new building project.***

I. Introduction

This project is located on the west side of San Pablo Avenue near the corner of Parker Street. The parcel spans back to Tenth Street and does meet Parker Street at the northwest corner of the project site. It is located in the West Berkeley Commercial (C-W) zoning district.

This project was before the Design Review Committee (DRC) for Preliminary Design Review in October 2017 where it received a favorable recommendation to the Zoning Adjustments Board (ZAB) with specific direction for Final Design Review. The summary from that October 2017 meeting is further on in this report for your reference.

This project has since been to the Zoning Adjustments Board (ZAB) where a Use Permit for medical office and research and development uses was approved in December 2017. This project returned to ZAB for a Use Permit Modification to allow the whole building to be permitted as medical office under a 2018 Use Permit application. That project was approved by ZAB in January 2019 with conditions pertaining to the parking required. The applicant is appealing ZAB's decision, and this is scheduled on a City Council agenda item later this spring. In the meantime, the applicant is working with their architect to finalize the building design. The building design from both the 2016 Use Permit, and the 2018 Use Permit Modification remains consistent. The appeal is only pertaining to the parking required, and not the building design.

II. Background

The project would combine three parcels, now all zoned C-W, into one 68,331 square-foot parcel to allow the construction of a 60,670 square-foot, three-story building. The general configuration of the building would be an “L” shape, with each floor staggered in arrangement such that the second floor would contain a green roof along San Pablo Avenue and by the pedestrian entrance along Parker Street.

The zoning map shown below in Figure 1, Vicinity Map has been altered since design review began on this building design. While the map does show the west side of the parcel as in the MU-LI, Mixed-Use Light Industrial zoning district, the application for the Use Permit Modification and this Final Design Review application is in conjunction with a Zoning Map Modification. The entire parcel is now in the C-W West Berkeley Commercial zoning district.

III. Project Setting

A. Neighborhood/Area Description:

The 68,000 square foot subject property is situated at the intersections of San Pablo Avenue, Parker Street and Tenth Street in West Berkeley. Surrounding land use include the Missouri Lounge bar and a Bank of America to the north across Parker Street; a mix of retail, restaurants, and automobile services to the east along San Pablo Avenue; retail spaces and a church to the south along San Pablo Avenue; a mixed use residential and commercial development to the west across 10th Street; and light industrial construction and electrical services to the south along 10th Street.

B. Site Conditions:

The site is currently a vacant open lot with no structures. Previously, it had been leased to the Urban Adamah project for use as an urban farm; Urban Adamah purchased its own site in North Berkeley in 2015 and left the subject site at the end of November 2016.

Figure 1: Vicinity Map

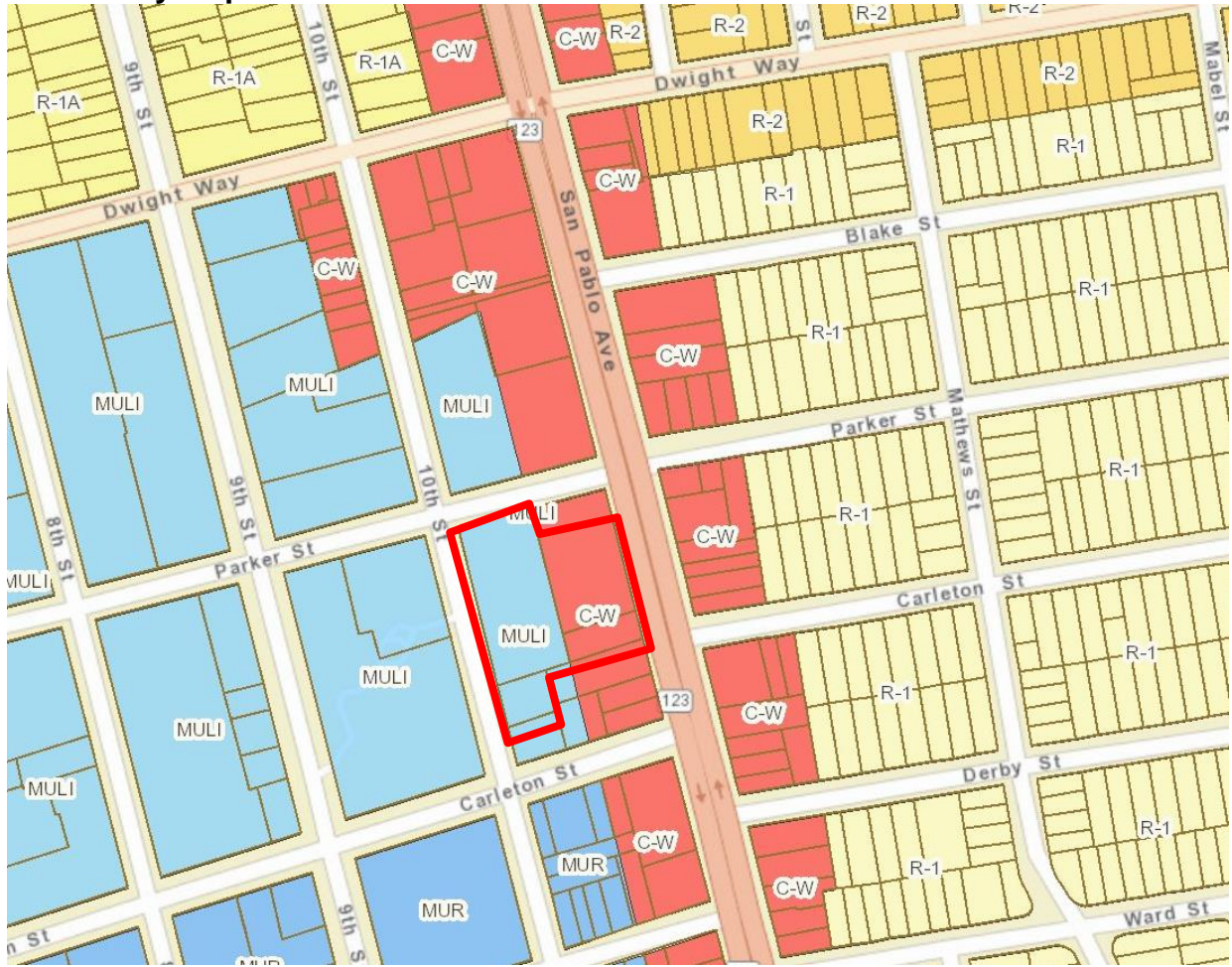


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Vacant – former Urban Adamah	MULI and CW	Manufacturing and Avenue Commercial
Surrounding Properties	North	Bar; bank	MULI and CW	Manufacturing and Avenue Commercial
	South	Retail; church; light industrial	MULI and CW	Manufacturing and Avenue Commercial
	West	Light industrial; retail; restaurant	MULI	Manufacturing
	East	Mixed-use residential/commercial	CW	Avenue Commercial

IV. Previous DRC Summary – October 19, 2017

Preliminary Design Review received a favorable recommendation to ZAB with the following recommendations for Final Design Review: MOTION (Clarke, Edwards) VOTE (7-0-0-0).

Recommendations:

- *Final color scheme will be reviewed at FDR. Color accents are too dark. Provide an alternate for further review.*
- *Brown color for the accent panels in not successful. Look at eliminating this color or making it more subtle. Review further at FDR.*
- *Accents could be stronger at retail.*
- *Look at soffits as another opportunity for accent colors.*
- *Provide transformer and trash enclosure at FDR, as well as complete fence details.*

V. Project Description

A. Consistency with Approved Use Permit Design

This submittal is consistent with the building design approved Use Permit Modification. Attached is an 8 ½ x 11 copy of the approved use permit modification drawings for your reference.

B. Current Submittal Please refer to attached applicants response to the Committee's recommendations. This submittal includes:

- Updated Renderings;
- Building Plans;
- Detailed Elevations;
- Building Sections;
- Details;
- Landscape Plans, including irrigation, planting plans, and details;
- Detailed exterior lighting information; and
- General signage intent and locations.
- Color and material board will be presented at the meeting.

C. Issues for Discussion:

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

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 March 12, 2019
2. Updated Renderings, received March 12, 2019
3. Café Façade Alternatives, received March 12, 2019
4. Applicant's Response to DRC Summary / LEED Checklist, received March 12, 2019
5. Landscape Concept / Bay-Friendly Checklist, received March 12, 2019
6. Lighting Catalog Cut Sheets, received March 12, 2019
7. Use Permit Drawings, approved at January 24, 2019 ZAB meeting

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