



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 Decision
SEPTEMBER 19, 2019

2542 DURANT AVENUE

FINAL DESIGN REVIEW

Design Review #DRCP2016-0020 to demolish existing asphalt parking lot at 2542 and 2538 Durant and erect a new 5 story mixed-use building with 32 residential units and ground level commercial space.

I. Introduction

This project is located on the North side of Durant between Telegraph Ave and Bowditch St. This parcel is located in the Telegraph Commercial zoning district (C-T) and in the Commercial Subarea of the Southside Plan Area.

This project was before the Design Review Committee (DRC) for Preliminary Design Review in August 2017 where the Committee forwarded a favorable recommendation to ZAB with direction for Final Design Review. A summary from that meeting is further on in this report for your reference. The project received its Use Permit from ZAB on May 24, 2018.

It is before the Design Review Committee this month for Final Design Review. With FDR, the committee will review the details, landscape, and roof deck for the project, as well as the applicant's response to any recommendations given at the Preliminary Design Review.

II. Background

The proposed project is the construction of a new five-story mixed-use residential building. Retail space is proposed for the ground level, as well as the residential entry, and required circulation space. The upper four floors would contain thirty-two residential units. A large roof top terrace is proposed for the residents' use, space for solar panels, stair and mechanical housing, and a decorative cupola.

Project Setting

A. Neighborhood/Area Description:

The subject property is situated in the vibrant mixed-use Telegraph Commercial Subarea of the Southside Plan Area.

Figure 1: Vicinity Map



Note: Double-hatched shading indicates landmarked properties.

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Parking Lot (2542) / Multi-Family (2538)	C-T	Avenue Commercial
Surrounding Properties	North	Church	C-T	Avenue Commercial
	South	Student Housing	R-SMU	High Density Residential
	East	Food Service	C-T	Avenue Commercial
	West	Mixed Use Building	C-T	Avenue Commercial

III. Previous DRC Summary – August 17, 2017

Conditions:

- *Develop main entry and west seating area further at FDR; provide more interest and detail.*
- *Develop trellis on lobby wall for more rhythmic expression. Committee will review at FDR.*
- *Outdoor lobby needs more detail; look at the trellis, posts, and paving in more detail.*
- *Provide refrigerator location in plans reviewed by ZAB.*

Recommendations:

- *Some planting areas are very small; look carefully at the final landscape plan and plant palette.*

IV. 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 does modify the roof on the western portion of the project and the window on the top floor over the main entry, but is still consistent with the approved use permit design.

V. Issues and Analysis

A. Current submittal includes:

- Plans, elevations, sections, renderings and details;
- Wall, window, door, gallery, and cornice details;
- Elevations with material notes are include. Material Board can be found near the end of the drawing set. Samples will be presented at the meeting; and
- Landscape plans for the rooftop deck, and the west seating area and planting area along the south property line on the ground level are included. Plant list and irrigation notes are also included on Sheet L1.
- The applicant will present more detailed information about the main outdoor entry lobby and west seating area and the gallery area and west façade at the meeting.

B. Issues for Discussion:

- Main Residential Entry
- Open Air Lobby
- Gallery and West Seating Area
- Open Space/Landscape

VI. Recommendation

Staff recommends that the Committee discuss the issues outlined above and approve Final Design Review with staff follow up as necessary.

Attachments:

1. Project Plans, received September 5, 2019
2. Approved Use Permit Drawings, Approved May 24, 2018

Staff Planner: Anne Burns, aburns@ci.berkeley.ca.us, (510) 981-7410