



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
MAY 20, 2021

3000 SAN PABLO AVENUE

FINAL DESIGN REVIEW

Design Review #DRCF2021-0002 to 1) demolish an existing two-story commercial building; and 2) construct a six-story, mixed-use building with 78 dwelling units (including seven Very Low-Income units), 1,248 square feet of commercial space, 2,320 square feet of usable open space, 52 long-term bicycle parking spaces and 43 vehicular parking spaces.

I. Introduction

This project is located at the southwest corner of the intersection of San Pablo Avenue and Ashby Avenue. The 3000-3006 San Pablo Avenue parcel is located in the West Berkeley Commercial (C-W) zoning district, and the majority of the 1042-46 Ashby Avenue parcel is located in the Mixed Use Light Industrial (MU-LI) zoning district, with a small portion along the side property line to the east, located in the C-W zoning district.

The existing commercial building on the site would be demolished with this project. The Landmark Preservation Commission (LPC) reviewed the historic evaluation for the existing structure on the site at their February 6, 2020 meeting and took no action.

This project is applying under the Housing Crisis Act, SB 330, which seeks to boost homebuilding throughout the State with a focus on urbanized zones by expediting the approval process for and suspending or eliminating restrictions on housing development. Housing development is defined as a project that is: all residential; a mixed-use project with at least two-thirds of the square-footage residential; or for transitional or supportive housing.

It was before the Zoning Adjustment Board (ZAB) on July 9, 2020 where it received its Use Permit. It is before the Design Review Committee this month for Final Design Review.

In Final Design Review, the Committee will review the details, materials and landscape for the project, as well as the applicant's response to any

recommendations given at the June 2020 DRC Meeting. That summary is further below for your reference.

II. Background

The proposed 6-story mixed-use building consists of 78 residential apartments along with 1,248 square feet of commercial space. The project proposed 2,320 square feet of well-landscaped and furnished useable open space spread across all podium level private terraces, the podium garden, and the roof decks. The project provides secure indoor bicycle parking for the building tenants.

III. Project Setting

A. Neighborhood/Area Description:

The site is located in West Berkeley, at the corner of San Pablo Avenue and Ashby Avenue. This portion of San Pablo generally consists of one- and two-story commercial and mixed-use buildings, and abuts a mixed use (light industrial and residential) area to the west with single story manufacturing and offices spaces. A five-story mixed-use building is on the property across the street to the East. Across Ashby to the North is the historic Heinz campus, which is a Landmarked property. Other nearby land uses are described in the table below.

B. Site Conditions:

The street corner property is currently occupied by a two story commercial building and located between two streets, Ashby Avenue to the North and Murray Street to the South.

Figure 1: Vicinity Map

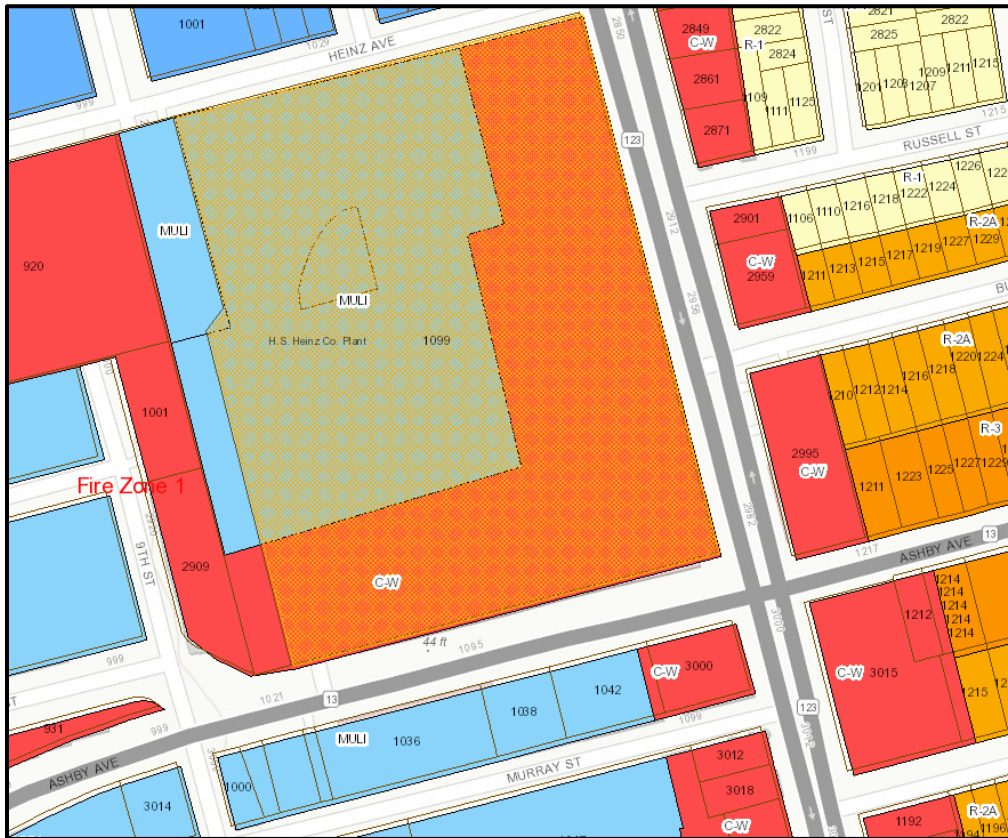


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Commercial, Discount Fabric Retail	C-W	Avenue Commercial
Surrounding Properties	North	Ashby Plaza	C-W	Avenue Commercial
	South	Retail – Liquor Store	C-W	Avenue Commercial
	East	Residential	C-W	Avenue Commercial
	West	Warehouse	MU-LI	Avenue Commercial

IV. Summary from June 18, 2020 DRC Meeting

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and direction for Final Design Review (FDR): MOTION (Kahn, Mitchell) VOTE (5-0-0-1) – Pink, absent.

Conditions:

- *Provide a second door directly to the outside cafe space for better circulation.*
- *At FDR, present detailed design of corner seating space and show safety measures from nearby traffic;*
- *Provide roof plan that illustrates adequate sun exposure for solar arrays;*
- *Provide complete window details, including locations of operable sections;*
- *Develop the railing design at the roof deck;*
- *Further develop the final plant palette; and*
- *Provide detailed sidewalk improvements, including the transition west on Ashby.*

Recommendations:

- *Show design studies at FDR for a lighter frame detail (brick).*
- *Consider relocating the unit entries nearest the roof decks to allow for more privacy.*
- *Railings shown at the roof deck may be too busy.*
- *Further develop the mullion pattern for a more unified, classic appearance.*
- *Consider adding a door to Murray Street from residential lobby.*

V. Issues and Analysis

A. Consistency with Approved Use Permit Design

An 8 ½" x 11" copy of the approved Use Permit drawings has been included as an attachment for reference. This design submittal is consistent with approved Use Permit design.

B. Current submittal includes:

- Floor plans, building elevations, sections, and renderings;
 - Ground floor plan has been reworked to include two entrances to the corner retail space and a concrete planter around the outdoor seating area for traffic safety.
 - Sixth floor plan has been revised with updated entrance to the rooftop deck areas to preserve privacy for the adjacent units.
- Updated materials board, exterior light fixture cut sheets and building details.
 - Wall details, window details showing operability, and bench details at the bus stop are included in the submittal.
 - Material palette has been revised with integral stucco replacing the brick.
- Landscape construction plans, landscape planting plans, updated planting palette;
 - Sidewalk improvements are shown on sheets L1.01 and L10.01.
 - Applicant will clarify what plants are proposed on the ground floor north elevation.

C. Issues for Discussion:

- Ground Floor Design
- Final Window / Elevation Design
- Landscape/ Open Space Design
- Colors and Materials
- Signage

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 May 6, 2021
2. Use Permit Drawings, approved July 9, 2020

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