



L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N

S T A F F R E P O R T

REVIEW AND COMMENT
FEBRUARY 26, 2015

The Residences at Berkeley Plaza (2211 Harold Way)

Preliminary Design Review of Structural Alteration Permit #13-4000002 to allow construction of a proposed 18-story mixed-use development with 302 dwelling units, 10,535 square feet of ground-floor commercial space, and a 171-space underground parking garage in Downtown Berkeley on the landmarked site of the Shattuck Hotel. The project includes demolition of the 1959 Hink's building, and removal of the 1926 addition and portions of the 1913 addition to the Shattuck Hotel.

I. Project Basics

A. Land Use Designations:

- General Plan: Downtown
- Zoning: C-DMU (Downtown Mixed Use; Core Sub-Area)

B. Landmarks Permits Required:

- Structural Alteration Permit to allow alteration and construction on a designated landmark site for which a City permit is required, under BMC Section 3.24.200

C. Permits Required:

- Structural Alteration Permit, under BMC Section 3.24.200 (Landmarks Preservation Ordinance)
- Use Permit to demolish a main building used for non-residential purposes, under BMC Section 23C.08.050.A
- Use Permit to construct a Mixed Use Development, under BMC Section 23E.68.030.A
- Administrative Use Permit to allow over 2,000 square feet of Full Service Restaurant space, under BMC Section 23E.68.030.A
- Use Permit to allow service of distilled spirits incidental to food service, under BMC Sections 23E.16.040.A and 23E.68.030.A

- Administrative Use Permit to allow service of beer and wine incidental to food service, under BMC Section 23E.68.030.A
- Administrative Use Permit to allow amplified live entertainment incidental to food service, under BMC Section 23E.68.030.A
- Use Permit to construct over 10,000 square feet of new floor area, under BMC Section 23E.68.050
- Use Permit to allow building height of over 120 feet but not more than 180 feet, under BMC Section 23E.68.070.B.2
- Administrative Use Permit to allow mechanical penthouse to exceed maximum building height, under BMC Section 23E.04.020.C

D. CEQA: A Draft Environmental Impact Report has been circulated, with the Response to Comment anticipated for publication in March 2015.

E. Parties Involved:

- Applicant/Owner HSR Berkeley Investments, LLC
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- Architect MVEI
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- Historical Consultant architecture + history, LLC
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II. Background

This project is located on the east side of Harold Way, between Allston Way and Kittredge Street on the western portion of the site of the COB Landmark Mission Revival style Shattuck Hotel, designed by architect Benjamin Geer McDougall in 1909 (with 1912 addition). This parcel is located in the C-DMU Downtown Mixed Use District, in the Core Area, the first application submitted for up to three buildings, over 120 feet but not more than 180 feet, allowed to be approved in the Core area.

III. Project Setting

Neighborhood/Area Description:

Along with the 1909/1912 five-story Landmark Hotel Shattuck on the site, the project interfaces with: the 1923 two-story, Spanish Colonial Landmark Armstrong College (2222 Harold Way) by Walter Ratcliff across Harold Way to the west; the Allston Garage across Allston Street to the north; and the 1930 four-story, Zig Zag Moderne Landmark Berkeley Library (2090 Kittredge Street) by James Plachek across Kittredge Street to the south.

See the applicant's Draft Historical Context Statement for more information on the context. See the applicant's statement for more information on the site's proximity to many of Downtown Berkeley's amenities.

IV. Project Description (Summarized from the Applicant's Statement)

The proposed project would demolish the Hink's 1926 Spanish style addition and 1957 modern expansion, to allow construction of a new mixed-use building along Harold Way between Allston Way and Kittredge Street. The project applicant also proposes to seismically retrofit the shops below the Hotel Shattuck.

The new building would be separated from the Hotel by a large mid-block publicly-assessed courtyard, and include 302 residential units, above approximately 10,535 square feet of street-fronting retail space. The basic massing of the building would be an L-shaped volume twelve stories (120 feet) high, with an additional setback for stories seven through twelve aligning with the height of the hotel. A tower measuring less than 120 feet in diagonal rises an additional six stories above the main twelve-story volume to a height of 180 feet.

Figure 1: Vicinity Map

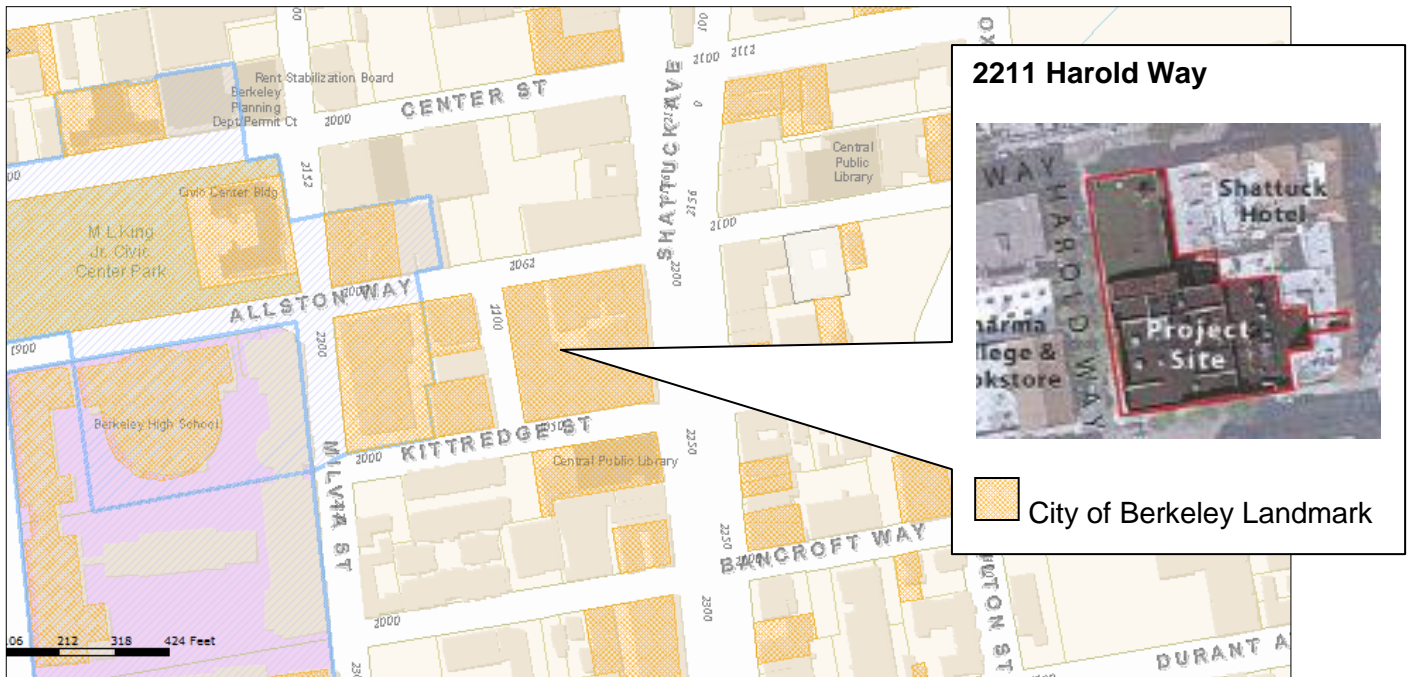


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Commercial	C-DMU	Core Sub-Area
Surrounding Properties	North	Allston Garage	C-DMU	Core Sub-Area
	South	Berkeley Library	C-DMU	Corridor and Buffer Sub-Areas
	East	Hotel Shattuck	C-DMU	Core Sub-Area
	West	Dharma College & Bookstore	C-DMU	Outer Core Sub-Area

Table 2: Project Chronology
(Note: Dates in *italics* are tentative.)

Date	Task/Event
December 21, 2012	Application for consideration submitted to Zoning Officer
January 9, 2013	Pre-Application Submitted
February 21, 2013	DRC Preview
February 27, 2013	Use Permit Application Submitted
February 27, 2013	Structural Alteration Permit Submitted
March 7, 2013	LPC Preview
March 14, 2013	ZAB Preview
May 19, 2014	Notice of Preparation (NOP) released
June 5, 2014	LPC Scoping Session
June 12, 2014	ZAB Scoping Session
October 6, 2014	Publication of Draft EIR
March, April, May, July, October 2014	LPC and DRC Subcommittees
November 4, 2014	DRC DEIR Comment Session
November 6, 2014	LPC DEIR Comment Session
November 13, 2014	ZAB DEIR Comment Session
December 1, 2014	Close of Draft EIR comment period
November 20, 2014	DRC Preliminary Design Comment
December 11, 2014	ZAB hearing on Community Benefits
December 18, 2014	DRC Preliminary Design Comment
<i>March 2015</i>	<i>Anticipated DEIR Response to Comments Publication</i>

V. Project Review

The project will require approval of a Structural Alterations Permit by the LPC because it involves alterations and construction on a designated landmark site. Planning staff met with the LPC and Design Review Committee (DRC) chairs and vice-chairs and consensus was reached that DRC expertise would be important for a downtown project involving new construction of this scale. LPC, DRC and their subcommittees have provided input regarding the evolving project design. The Structural Alteration Permit will be reviewed for conformance with the Berkeley Downtown Area Plan; the revised Downtown Design Guidelines; and the Landmarks Preservation Ordinance.

The LPC last saw the project in November in reviewing the Draft EIR for the project. Section 4.1 *Cultural Resources* of the Draft EIR identified potential cultural resource impact CR-1 (Demolition of the 1926 addition to the Shattuck Hotel and partial removal of the 1913 addition, which contribute to the hotel's significance) as significant and unavoidable even with the identified mitigations measures for documentation, salvage, on-site interpretation and preservation fund contribution. However, the Draft EIR identified potential cultural resource impact CR-2 (Alteration of the setting of adjacent landmarks partially inconsistent with the Secretary of the Interior's Standards) as significant but mitigable with the following identified design mitigation measures:

- incorporation of a horizontal belt course relating historic buildings
- use of a more traditional façade on the Kittredge Street “hyphen”
- modification of glazing to be more compatible with historic fenestration
- design of a zero lot line project entry

The Contextual Design Alternative illustrates the use of the above design mitigation measures in order to allow for a large-scale project that retains the setting of adjacent landmarks.

VI. Issues

- **Zero-setback “build-to-line”** The project analyzed in the Draft EIR held the property line on all sides of the new construction except for the main corner entrance on the southwest corner of the site at Kittredge and Harold Way. This corner was proposed as public open space and did not follow the historic downtown pattern of a strong building corner. Revised options propose a strong corner at the main entrance.
- **Building Massing / Step backs** A design option reduces the northern shoulder by 23-feet and relocates units to the southern shoulder to address urban design concerns about western views.
- **Glazing** The guiding creative principle driving the glazing has been superior environmentally sustainable functionality. Design options work to break down glazing patterns and integrate sun shades to address solar orientation. The main lobby entrance for the residential portion of the project is located at the corner plaza on Kittredge and Harold Way.

- **East Elevation** Design options wrap the glazing around to the east elevations of the shoulders to express the tower form and simplify materials as they related to the massing of the overall project.

VII. Recommendation

Staff recommends the LPC provide comment on the recent revisions to the design of the development proposal, which have occurred following the LPC review of the Draft Environmental Impact Report and DRC project reviews in late 2014 and early 2015.

Attachments:

1. Applicant's Statement dated February 11, 2015
2. Project Plans dated February 11, 2015

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