



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
NOVEMBER 21, 2019

2542 DURANT AVENUE

CONTINUED 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 (FDR). 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 was before the Design Review Committee in September for Final Design Review where it was continued with direction to further develop the drawing set for review. With FDR, the committee will review the details, landscape, entry court and roof deck for the project.

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.

III. Previous DRC Summary – September 19, 2019

Recommendations:

- *Provide details of the outdoor lobby space and west elevation, including the trellis and landscaping. Include a detail of the railing (show one complete section).*
- *Provide additional details of the roof open space plan, including furniture and irrigation plans. Committee strongly recommends a shade element.*
- *Provide updated plans and elevations that accurately reflect the approved design.*
- *Include relevant sheets from the Building Permit drawing set for reference.*
- *Provide number of stalls and layout for bike storage area.*

IV. Project Description

A. Consistency with Approved Use Permit Design

Approved Use Permit drawings were included as an attachment in the September 2019 packet. 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:

Refer to the attached applicant's response to the DRC's recommendations.

Plans, elevations, sections;

- Updated elevation and plan views have been provided for the outdoor lobby space. Landscaping and planting list is included. Trellis has been removed per direction from Fire and Safety.
- Plan and section views of the gateway leading to the entry court have been provided.
- Roof plan has been further developed and includes furniture layout.

Window, wall, door, and cornice details;

- Applicant has included garage door, mosaic panel, entry gate, bicycle rack and railing details.

B. Issues for Discussion:

- Main Residential Entry
- Open Air Lobby
- 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 November 8, 2019
2. Applicant Response to DRC Comments, received November 13, 2019
3. Condo Double Decker Bike Unit Cut Sheet, received November 14, 2019

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