

MEMORANDUM

**For Committee Discussion/
Advisory Comments**
August 20, 2009

To: **Members of the Design Review Committee**

From: Anne Burns, Associate Planner – Design Review
Aaron Sage, Senior Planner

Subject: **2598-2600 SHATTUCK AVENUE (DR#08-30000090): PREVIEW** of a mixed-use development comprised of 2 5-story buildings and one 3-story building, totaling 157 dwelling units, 31 affordable units, 22,484 sq. ft. of net ground floor commercial space, and 158 parking spaces; one building to incorporate existing one-story retail building at 2600 Shattuck; second building to be built on parking lot at 2598 Shattuck.

INTRODUCTION

The project would retain the walls of the existing Honda dealership building with minor modifications to construct two buildings located across Parker Street from one another, plus one smaller stand-alone building, that together include 157 dwelling units (including 31 affordable units) 22,484 sq. ft. of ground floor commercial space, and 158 parking spaces. The proposed project would be connected by a new “speed table” (an elevated pedestrian crossing, similar to a wide speed bump) on Parker Street, designed to calm traffic and provide a pedestrian connection to/from the proposed building.

The project applicant has not identified tenants for the proposed retail space. The proposed project is designed to accommodate multiple tenants or for one large retailer, should the Honda dealership decide to renew its lease and remain in the building. The project’s inclusionary units will be part of a universally accessible affordable demonstration project by the Center for Accessible Technology, a partner in the Ed Roberts Campus, which will provide affordable units for disabled persons.

BACKGROUND

Neighborhood/Area Description

The project site is located nine blocks (about one-half mile) south of the Downtown Berkeley BART station, on the west side of Shattuck Avenue. Nearby uses on Shattuck Avenue include retail, offices, a yoga studio, and a senior housing facility. Several vacant retail buildings are directly across Shattuck Avenue to the east of the site. The adjoining residential neighborhood to the west is comprised primarily of older (pre-1930) multi-family dwellings.

Site Conditions

The site consists of the following two properties:

- **2600 Shattuck** – The larger property is located between Parker and Carleton Streets and has an area of just over one acre (44,142 square feet). Although this property covers only one lot, the western portion (12,976 square feet) falls in the R-2A Zoning District and the eastern portion (31,314 square feet) falls in the C-SA Zoning District. A single-story building covers the entire property, and is currently occupied by a Honda automobile dealership. The building was built in 1923; see under “Key Issues” below for further historic information.

- **2598 Shattuck (including 2037 Parker)**– Located immediately north of the Honda building across Parker Street, this property is comprised of three contiguous lots with a total area of 16,162 square feet. The two western lots are located in the R-2A Zoning District and together have an area of 8,369 square feet; the eastern lot is located in the C-SA Zoning District and has an area of 7,793 square feet. The Honda dealership currently uses the property as an automobile sales lot.

LAND USE INFORMATION

Location		Existing Use	Zoning District	General Plan Designation
Subject Properties		2598 Shattuck—auto inventory storage; 2600 Shattuck—auto sales, service	C-SA and R-2A	Avenue Commercial, Medium Density Residential
Surrounding Properties	North	Mixed use (retail, apartments, office, auto repair)	C-SA	Avenue Commercial
	South	Senior congregate housing, municipal vehicle repair	C-SA and R-2A	Avenue Commercial, Medium Density Residential
	East	Retail, retail/storage/repair, vacant retail	C-SA	Avenue Commercial
	West	Residential	R-2A	Medium Density Residential

ZONING ANALYSIS

Staff has prepared the following three tables to describe the proposed project and its consistency with applicable zoning standards.

***2600 Shattuck*¹**

Standard	Proposed	Permitted/Required
BMC Sections 23E.52.070-080 (C-SA); 23D.32.070 (R-2A); 23D.40.070 (R-4)		
Lot Area (sq. ft.)	44,290	NA
Gross Floor Area (sq. ft.)	132,309	NA

¹ Although this property covers only one lot, the western portion falls in the R-2A Zoning District and the eastern portion falls in the C-SA Zoning District.

Dwelling Units	Total	123	N/A
	Inclusionary	3 ²	24.6
Building Height	Average (ft.)	38 (R-2A) to 65'8" (C-SA)	35 (R-2A) to 50 (C-SA)
	Stories	3 (R-2A) to 5 (C-SA)	3 (R-2A) to 4 (C-SA)
Building Setbacks – New Construction Only (ft.)	Front	0-20 (Parker and Carleton)	15 ³
	East Side	0	8-14 ⁴
	West	0-15	4-10 ⁴
	North/South Sides	NA	NA
Lot Coverage – Residential Portion		67%	40%
Usable Open Space (sq. ft.)		9,070	7,780
Parking – Residential		112	93
Parking – Commercial		51	51
Parking – Bicycle		75 – plus bicycle lounge/workshop	10

2598 Shattuck (C-SA)

Standard BMC Sections 23E.52.070-080 (C-SA); 23D.40.070 (R-4)		Proposed	Permitted/Required
Lot Area (sq. ft.)		8,976	NA
Gross Floor Area (sq. ft.)		27,059	NA
Dwelling Units	Total	28	N/A
	Inclusionary	28 ⁵	5.6
Building Height	Average (ft.)	63'6"	60

² Applicant proposes 3 inclusionary units at 2600 and 28 inclusionary units at 2598, plus payment of the in-lieu fee for the fractional unit.

³ Per Section 23F.04.010, this site is a through lot with two parallel front yards on Parker and Carleton Street, and no rear yard.

⁴ Per Section 23D.40.070D, side yard setbacks increase with stories.

⁵ Applicant proposes 3 inclusionary units at 2600 and 28 inclusionary units at 2598, plus payment of the in-lieu fee for the fractional unit.

	Stories	5	5
Building Setbacks – New Construction Only (ft.)	Front	0 (Shattuck)	15
	East Side	NA	NA
	West	12	15
	North/South Sides	0-16	4-10
Lot Coverage – Residential Portion		69%	40%
Usable Open Space (sq. ft.)		5,493	1,120
Parking – Residential		0	25
Parking – Commercial		0 ⁶	9
Parking – Bicycle		0	2

2598 Shattuck (R-2A)

Standard BMC Sections 23D.32.070 (R-2A)		Proposed	Permitted/Required
Lot Area (sq. ft.)		7,185	NA
Dwelling Units	Total	4	4
	Inclusionary	0 ⁷	0.8
Building Height	Average (ft.)	32'6"	35
	Stories	3	3
Building Setbacks – New Construction Only (ft.)	Front (south)	15 (Parker)	15
	East Side	17'9"	6
	West	10	6
	Rear (north)	15	15
Lot Coverage – Residential Portion		35%	35%

⁶ Commercial parking can be accommodated in the parking garage at 2600 Shattuck

⁷ Applicant proposes 3 inclusionary units at 2600 and 28 inclusionary units at 2598, plus payment of the in-lieu fee for the fractional unit.

Parking	0 ⁸	4
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REQUESTED USE PERMITS:

Both Buildings

- Use Permit to construct a mixed use development of more than 5,000 sq. ft., under BMC Section 23E.52.030.A
- Use Permit to exceed maximum building height, under BMC Section 23E.52.070.D.5
- Use Permit to reduce building setbacks, under BMC Section 23E.52.070.D.5
- Use Permit to exceed maximum lot coverage for residential portion of project, under BMC Section 23E.52.070.D.5
- Use Permit to allow a full service restaurant, under BMC Section 23E.52.030.A
- Use Permit to allow alcoholic beverage service incidental to food service, under BMC Sections 23E.16.040.A and 23E.52.030.A
- Variance to allow inclusionary units to be focused in one portion of the project, under BMC 23C.12.040D.
- Administrative Use Permit to allow live entertainment, under BMC Section 23E.52.030.A
- Administrative Use Permit to allow sidewalk café seating, under BMC Sections 23E.24.010.A and 23E.52.030.A

2600 Shattuck

- Use Permit to enlarge a lawful non-conforming building containing a lawful nonconforming automobile sales/service use, under BMC 23C.04.070.F
- Use Permit to allow a quick service restaurant, under BMC 23E.52.030.A

2598 Shattuck

- Use Permit to reduce parking requirement to allow no parking for 28-unit building at 2598 Shattuck and to allow required parking for 4 townhomes and commercial area at 2598 Shattuck to be provided in the 2600 Shattuck parking garage, under BMC 23E.52.080E

Permits Requested Under Density Bonus

- Variance to exceed maximum building height, under BMC Section 23D.32.070 - for the “micro cottages” on the R-2A portion of the 2600 lot.

PROJECT DESCRIPTION

The project includes the following main components (also see Attachment 2 for further information):

- **2600 Shattuck** – A 5-story mixed-use building with an underground parking garage would be constructed within the exterior walls of the Honda building, which would become the ground floor walls of the new building. The building would contain 123 dwelling units on the upper floors, 19,788 square feet of commercial space and 59 total commercial parking spaces at grade and in the underground garage (including 2 car share spaces), and 138 residential parking spaces in lifts in the underground garage. Driveway access would be provided on Carleton Street.

⁸ Residential parking to be provided in parking garage at 2600 Shattuck

The residential units would be arranged in two main O-shaped volumes each with a center courtyard, and two smaller volumes of “micro cottages” along the west side of the building which falls in the R-2A zoning district. The existing westerly podium which forms the base for the townhouses would be reduced in height for a more gentle transition into the adjacent residential neighborhood. The applicant requests a Density Bonus to allow 3 additional units on this portion of the project. Under the R-2A standards, 8 units are permitted on this portion of the project, and 11 are proposed.

- **2598 Shattuck** – A 5-story mixed-use U-shaped building with a courtyard opening to the north would be constructed on this property, with 28 inclusionary dwelling units on the upper floors, and 2,696 square feet of commercial space on the ground floor. A 3-story building comprised of 4 townhouses would be built on the westerly R-2A portion of the site. Parking for the townhouses would be accommodated in the garage at 2600 Shattuck. The main 5-story building would not include parking since units in this building would be for disabled persons.

- **Public Improvements** – The project also includes an elevated pedestrian crossing called a “speed table” across Parker Street between the two properties. The applicant intends for this to not only connect the two properties, but also to help calm traffic passing through the adjacent neighborhood. The project also includes new landscaping and water filtration areas in the sidewalks around the two buildings, and improvements to the bus stop in front of 2600 Shattuck.

ARCHITECTURAL STYLE AND DESIGN

2598 Shattuck

- Varying façades that respond to adjacent context: the façade facing commercial uses on Shattuck has an industrial and “thick skin” look; the façade facing residential neighborhood is pulled back to make room for neighborhood-scale balconies and mews
- Residential entry court from Shattuck Avenue
- Open stairway on the Parker side acts as “hinge” between the two building volumes
- 3 micro retail spaces
- Wood shaded decks
- 3-story townhomes and open space on the westerly residential lot provide a transition to adjacent residential uses
- Photovoltaic cells on roof

2600 Shattuck

- East-west oriented courtyard separating the two main volumes contains large landscaped steps up to the podium, providing a visual connection to Shattuck; break in massing provides open space and visual relief
- New architecture “floats” over the existing Plachek building
- Residential entry court on Parker Street
- Varied facades: Units with either more interior square footage or a 6’ exterior balcony
- 6’ overhang protects residential patios

- Café/retail space spills onto sidewalk with landscaping
- Open air circulation corridor running from Parker to Carleton, behind the two volumes along Shattuck

- Two volumes comprised of 11 2-story townhouses sit at the west side of the building, acting as a transition to adjacent residential uses to the west
 - Separated from the two larger volumes by north-south oriented mews
 - Setback 15' from the existing walls of the Plachek building below
 - Massing of each volume reflects the adjacent residential neighborhood's design (e.g. gabled roofs)
- Landscaped courtyard is set back to align with adjacent existing houses and aligns with a speed table that acts as gateway element
- Photovoltaic cells on roof

FAÇADE MATERIALS AND COLORS

2598 Shattuck

- Project colors
 - Main colors: black, light blue, light gray, light yellow
 - Accent colors: yellow, red, blue
- Project materials
 - Townhouse windows with horizontal metal louvers
 - Townhouse cement panel walls
 - Board formed concrete
 - Narrow hardie siding infill panels
 - Wide hardie siding field
 - Vinyl windows
 - Open green stair
 - Open stair with perforated guardrail panels
 - Bold color cement panels at walls and ceilings in balconies
 - Large k-braced doors at public areas
 - Perforated metal guardrails
 - Aluminum and glass storefront, windows, and sliding doors

2600 Shattuck

- Project colors
 - Main colors: black, light blue, light gray, light yellow
 - Accent colors: yellow, red, blue
- Project materials
 - East side of lot (two large volumes)
 - ✓ Cement panels with vertical battens
 - ✓ Open green stair
 - ✓ Aluminum and glass storefront, windows, and sliding doors
 - ✓ Custom steel and glass fence
 - ✓ Varied color hardie siding
 - ✓ Bold color cement panels at walls and ceilings in balconies
 - ✓ Large k-braced doors at public areas
 - ✓ Board formed concrete
 - ✓ Perforated metal guardrails
 - ✓ Metal guardrails with transparent panels
 - Cor-ten steel planters West side of lot (townhouses)
 - ✓ Painted hardie siding
 - ✓ Metal downspout
 - ✓ Metal fin
 - ✓ Aluminum and glass windows

- ✓ Cement panel siding
- ✓ Vertical battens

LANDSCAPING

2598 Shattuck

- Courtyard (on-grade) with entrance on Parker Street and Shattuck Avenue
- Private front and back patios for townhouses
- Vegetated filtration swales throughout site and along sidewalks adjacent to site
- Raised speed table on Parker Street (aligned with mew) connecting to 2600 Shattuck

2600 Shattuck

- Raised courtyard with stairway entry on Shattuck Avenue
- Bicycle repair area on northwest corner of site (aligned with speed table connecting to 2598 Shattuck)
- Mews separating townhouses from main residential volumes
- BBQ area at west end of site
- Viewing terrace at west end of site
- Courtyard (on-podium) surrounded by north U-shaped volume
- Courtyard (on-grade) surrounded by south U-shaped volume
- Private patios for townhouses and some condos adjacent to the main courtyard
- Cabanas in both the north and south courtyards
- Rain barrels in both the north and south courtyards
- Vegetated filtration swales throughout site and along sidewalks adjacent to site
- Bus stop improvements

CONSISTENCY WITH EXISTING DESIGN GUIDELINES

South Berkeley Area Plan (1988)

The proposed project would be consistent with the South Berkeley Area Plan of 1988. In general, the Plan maintains that new construction and building rehabilitation should be compatible in design and scale with existing structures. Also, it encourages mixed commercial and residential development along commercial corridors, pedestrian amenities, and open space. The Plan also asks that projects use harmonious building materials, exterior colors which are natural earth and sky tones, and buffers between different uses all in an effort to minimize visual impacts. The proposed project shows sensitivity to the adjacent residential uses through its setbacks, reduced westerly building heights, and abundant open space and plantings. Also, the style of the proposed buildings attempts to mimic that of the surrounding neighborhood; the townhouses with their gabled roofs are an example. The project's use of the existing Honda building facilitates the new construction's integration into the existing setting.

South Shattuck Strategic Plan (1998)

The proposed project would be consistent with the South Shattuck Strategic Plan of 1997. The Plan address specific economic, urban design, housing, and transportation issues facing south Shattuck Avenue and serves as a guide for future development and policy decisions for the area. In particular, the Plan encourages commercial and mixed-used development, pedestrian-oriented amenities, reuse of vacant and underdeveloped sites, and the creation of a stronger identity for South Shattuck Avenue. The Plan divides South Shattuck into four target areas; the project site would fall under Target Area 1 (Shattuck Avenue between Dwight and Ward), which is identified as the section most in need of economic revitalization . Consistent with the South

Shattuck Strategic Plan, the project proposes increased density, green features, and a variety of uses to revitalize the site and create a linkage to existing businesses. The proposed project would be a more efficient use of land and would take full advantage of the site's proximity to public transit and Downtown Berkeley by focusing more on the pedestrian experience.

ITEMS FOR DISCUSSION

This project is before DRC as a Preview of the proposed design; this is not before DRC as Preliminary design review and no action is being requested of Committee at this meeting. Staff is currently reviewing the project application for completeness and is working with the Public Works Department on traffic-related issues. For purposes of tonight's meeting, Staff has reviewed the proposed project and highlights the following items for consideration by the Committee:

- Compatibility with surrounding neighborhood with respect to height, mass, building materials, and the transition from the residential neighborhood to the west to the commercial and mixed-use uses at Shattuck Avenue.
- Consistency between 2598 Shattuck Avenue and 2600 Shattuck Avenue, as well as consistency among the various volumes of structures, with respect to building materials, mass, colors, and style.
- Proximity, layout, and functionality of landscaping related to the design of common open space areas.
- Historical significance: The existing Honda building is not a designated City landmark or structure of merit, nor is it listed on the State Historic Resources Inventory. According to a report submitted by the applicant (see attached), the building was designed by local architect James Plachek as a Ford and Studebaker car sales facility on land leased from Francis K. Shattuck. Since then, the building has been in continuous use as an automobile sales facility. The attached report concludes that the building is one of Plachek's less significant works since it lacks the ornamentation and attention to detail present in other Plachek buildings, such as the Berkeley ("New") City Hall and the Central Library. Because the building is not being demolished, the Zoning Ordinance does not require Landmarks Preservation Commission review for this project. However, staff requests that DRC members indicate any desire for LPC input on this issue.

RECOMMENDATION

Staff recommends that the DRC discuss the above mentioned issues and give the applicant specific direction on these and any other issues raised at the DRC meeting.

Attachments:

1. Project Plans, dated July 29, 2009
2. Historic Evaluation, dated May 21, 2008

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