



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
— PROJECT PREVIEW —

REVIEW AND COMMENT
MARCH 7, 2013

The Residences at Berkeley Plaza (2211 Harold Way)

Structural Alteration Permit #13-4000002 to alter the Landmark Shattuck Hotel and demolish the Hink's Department Store 1926 and 1958 additions to allow construction of a Mixed Use Development with 355 dwelling units, 13,885 square feet of ground-floor commercial space, and a 308-space underground parking garage.

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. Zoning Permits Required:

- 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 and allow over 2,000 square feet of Full Service Restaurant space, under BMC Section 23E.68.030.A
- Use Permit and AUP to allow service of alcohol under BMC Sections 23E.16.040.A and 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

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 355 residential units, above approximately 12,000 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

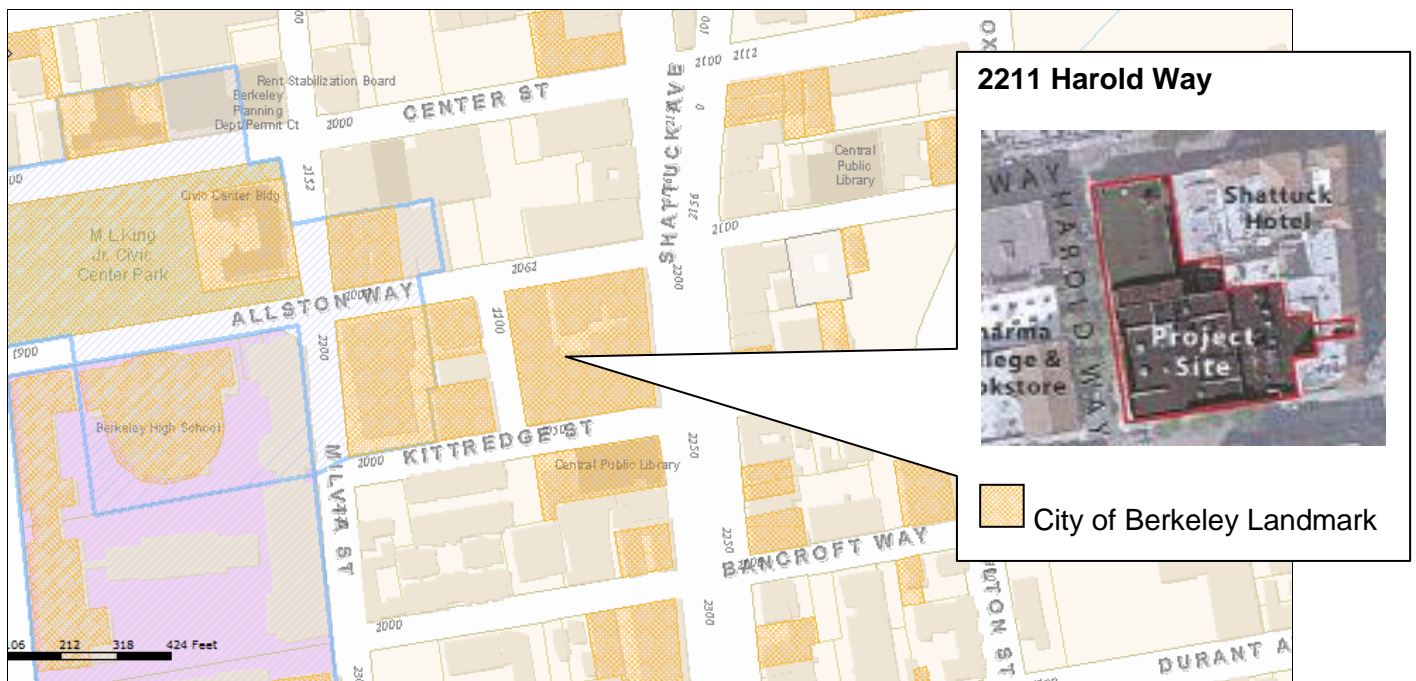


Table 1: Land Use Information

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

Date	Action
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 Alterations Permit Application submitted
March 7, 2013	LPC Preview
March 14, 2013	ZAB Preview

IV. Project Review

The project will be reviewed for conformance with the Berkeley Downtown Area Plan EIR; the Downtown Area Plan Goals, Policies, and Actions and revised Downtown Design Guidelines; and the Landmarks Preservation Ordinance.

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 of this scale. Therefore, DRC recommendations will be integrated into the project review; the DRC held a preview of the project on February 21, 2013. The ZAB will hold a preview of the project on March 14, 2013.

V. Recommendation

Staff recommends the LPC provide the applicant advisory comments on the design of the development proposal and the scope of the Draft Historical Context Statement document.

Attachments:

1. Applicant's Statement and Project Plans
2. Applicant's Draft Historical Context Statement
3. Shattuck Hotel Landmark NOD (dated November 9, 1987)

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