2120 BERKELEY WAY

FINAL DESIGN REVIEW / PRELIMINARY DESIGN REVIEW MODIFICATION

Final Design Review DRCF2018-0001 to renovate an existing three-story general office building and add three additional stories for a total of six. Also included in this review is an increase of 1,822 sq. ft. of interior space for an increase of office and the conversion of ground floor retail space to office.

I. Introduction

This project is located on the south side of Berkeley Way between Shattuck Avenue and Walnut Street. This parcel is located in the C-DMU Downtown Mixed Use zoning district, in the Outer Core subarea.

This project was previously before the Design Review Committee in September and November 2015, and again in December 2015 where it received a favorable recommendation to the Zoning Adjustments Board (ZAB) with direction for Final Design Review. That summary is further below in this report for your reference.

The Use Permit was approved by ZAB on March 31, 2016. It is before the Design Review Committee (DRC) for Final Design Review and a Preliminary Design Review Modification in conjunction with a Use Permit Modification.

II. Background

This project proposes a six story structure (75’ height) with no off-street parking. Three stories are existing to be renovated, and three additional stories will be added. The main lobby entrance is located on Berkeley Way.

In conjunction with a Use Permit Modification, the applicant is requesting to modify the design to accommodate a larger office area, both on the ground floor, as well as the levels above. The ground floor retail space would be eliminated so that the office space would be able to come up to the main entry. Deck spaces that were originally proposed and permitted on the 4th, 5th and 6th levels would be eliminated for more interior office space. The front facades most visible from the public right-of-way would be retained as originally designed and permitted.
III. Project Setting
   A. Neighborhood/Area Description:
      This site is located in the C-DMU Downtown Mixed Use zoning district, and specifically in the Outer Core subarea. The site has an existing three story general office building and is in the neighborhood of many taller mixed use and institutional buildings as well as smaller scaled commercial and mixed use buildings.

Figure 1: Vicinity Map

Note: Double-hatched shading indicates landmarked properties.

Table 1: Land Use Information

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Use</th>
<th>Zoning District</th>
<th>General Plan Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Property</td>
<td>General Office</td>
<td>C-DMU Outer Core</td>
<td></td>
</tr>
<tr>
<td>Surrounding Properties</td>
<td>North</td>
<td>Commercial</td>
<td>C-DMU Core</td>
</tr>
<tr>
<td></td>
<td>South</td>
<td>Commercial</td>
<td></td>
</tr>
<tr>
<td></td>
<td>East</td>
<td>Restaurant</td>
<td>C-DMU Outer Core</td>
</tr>
<tr>
<td></td>
<td>West</td>
<td>Mixed Commercial</td>
<td></td>
</tr>
</tbody>
</table>
### Table 2: Tabulation Form

<table>
<thead>
<tr>
<th>Standard</th>
<th>Existing</th>
<th>Approved</th>
<th>Proposed Total</th>
<th>Permitted/Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area (sq. ft.)</td>
<td>8,800</td>
<td>No Change</td>
<td>No Change</td>
<td>N/A</td>
</tr>
<tr>
<td>Gross Floor Area (sq. ft.)</td>
<td>22,223</td>
<td>41,674</td>
<td>43,496</td>
<td>N/A</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>2.5</td>
<td>4.70</td>
<td>4.9</td>
<td>N/A</td>
</tr>
<tr>
<td>Dwelling</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Building Height**

<table>
<thead>
<tr>
<th></th>
<th>Average (ft.)</th>
<th>Maximum (ft.)</th>
<th>Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area (sq. ft.)</td>
<td>8,800</td>
<td>No Change</td>
<td>3</td>
</tr>
<tr>
<td>Gross Floor Area (sq. ft.)</td>
<td>22,223</td>
<td>41,674</td>
<td>6</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>2.5</td>
<td>4.9</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

**Building Setbacks (ft.)**

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Left Side (east)</th>
<th>Right Side (west)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Coverage</td>
<td>91%</td>
<td>No change</td>
<td>No change</td>
<td>No change</td>
</tr>
<tr>
<td>Privately Owned Public Open Space (sq. ft.)</td>
<td>0</td>
<td>234 and in-lieu fee for 210</td>
<td>In-lieu fee for 64</td>
<td>444 (1 sq. ft /50 sq. ft.)</td>
</tr>
<tr>
<td>Parking (2)</td>
<td>Automobile</td>
<td>Vehicle Sharing</td>
<td>Bicycle</td>
<td></td>
</tr>
<tr>
<td></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

(1) All setbacks may be modified by a Use Permit
(2) Parking may be reduced or waived through payment of an in-lieu fee by a Use Permit.

### IV. Zoning Permits Required

The following Use Permits are being requested for this project:

- Use Permit Modification, under BMC Section 23B.56.020, to modify an approved use permit to increase square footage by approximately 1,822 square feet;
- Use Permit Modification, under BMC Section 23E.68.080.D, to waive the required off-street parking spaces through payment of an in-lieu fee;
• Administrative Use Permit Modification, under BMC Section 23E.04.020.C, to allow architectural projections (e.g. elevator enclosures) to exceed the height limit.

V. Previous DRC Summary – December 17, 2015

Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review: MOTION (Goring, Pink) VOTE (6-0-0-0).

Recommendations:
• Strongly recommend no sandblasting be done on existing building walls.
• Clearly show distribution between clear and fritted glazing at FDR; Flexibility given to substitute laminate sandwiched in glass in lieu of fritted glass.
• Careful with corner detailing with proposed butt glazing.
• Upper windows could be storefront and doesn’t need to be curtain wall.
• Show proposed metal panel color at FDR; color accent is good.
• Show one scheme with color banding on existing building at FDR, even if there is another alternative without.

VI. Design Review Guidelines

Following are several key guidelines in the Downtown Design Guidelines which relate closely to this project.

Building Design
• Maintain the typical rhythm of structural bays and enframed storefronts of 15-30 feet spacing at ground level, in order to enhance visual continuity with existing buildings and pedestrian scale.
• Include architectural features such as awnings, canopies, and recessed entries that can protect pedestrians from inclement weather. Design these features as integral parts of the building.
• Provide a termination to the top of the building in a way that complements and enhances the character of the building and the Downtown.
• Clearly distinguish storefront entrances from entrances to lobbies or upper floors through the use of architectural treatments and materials selection.
• Windows should comprise 25-50% of upper facades visible from public areas.
• Clearly express ground floor entrances and include generous lobbies that can be seen from the street.
• Use high quality, durable materials which convey a sense of permanence.

Facade
• Incorporate elements which break up façade planes and create a visual play of light and shadow. Avoid long, uninterrupted horizontal surfaces. Consider the use of bay windows, balconies and architectural projections.
• Architecturally distinguish the ground floor from the upper façade, to form a visual base for the building. Create an intimate scale for the pedestrian environment.
• Architecturally distinguish the top of the upper façade to provide a visual termination for the building.
• Articulate side and rear facades in a manner compatible with the design of the front façade. Avoid large blank wall surfaces on side and rear facades which are visible from public areas.

A complete set of the downtown design guidelines can be found online at:
http://www.cityofberkeley.info/ContentDisplay.aspx?id=14260

VII. Project Description
A. Consistency with Approved Use Permit Design
The following is a summary of the major changes to the design of the project since the Use Permit was approved; an 8½” x 11” copy of the approved Use Permit drawings is included as an attachment for your reference. This submittal is in conjunction with an application for a Use Permit Modification. Refer to the attached applicant statement for more detailed information about proposed changes.

• Floor area increases on the upper three levels where originally decks and inset window bays were proposed;
• East stair tower has been extended to the roof level for egress from the roof level open space; and
• Ground floor retail space has been eliminated in lieu of additional office space in order to accommodate larger office tenants.

B. Current Submittal
The current submittal includes the following:
• Plans, both approved and proposed drawings in relation to residential building to the south;
• Renderings illustrating approved and proposed facades, for the street (north), east, and west elevations;
• Elevations, both approved and proposed drawings. The south elevation has the adjacent residential building to the south outlined for reference, including fenestration;
• Building sections, including adjacent buildings or projects;
• Shadows studies;
• Details are included at the end of the drawing set for window and storefront conditions where located in concrete, stucco and wall panels. Additional building details for the parapet, railings, horizontal awnings at the main entrance, and material transitions have been included as a separate attachment;
• Color and material information has been included in this drawing set on Sheet A3.5. The applicant will present a Colors and Materials board at the meeting;
• Detailed landscape plans have been included for the ground floor
streetscape improvements as well the roof deck. Irrigation plans, as well as more specific plant and planter information will be reviewed in the building permit document phase. Staff will work with the Committee’s landscape architect to review final plant selections, including an alternate species for the Mexican Feather grass in the street tree planter areas; and

- The applicant will present proposed light fixtures at the meeting.

C. **Issues for Discussion:**
   - Proposed changes
   - Building details
   - Colors and materials
   - Landscape plan
   - Lighting

**VIII. Recommendation**
Staff recommends that the DRC forward a favorable recommendation on to ZAB for the proposed design changes and approve Final Design Review with staff follow-up if necessary.

**Attachments:**
1. Project Plans, received May 3, 2018
2. Additional Building Details, received May 10, 2018
3. Applicant Statement, received May 3, 2018
4. Use Permit Drawings, approved March 31, 2016

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