



DESIGN REVIEW COMMITTEE STAFF REPORT

For Majority Recommendations
NOVEMBER 18, 2021

2435 SAN PABLO AVENUE

FINAL DESIGN REVIEW

Design Review DRCF2021-0008 to construct a 4-story mixed-use building with ground floor commercial space and residential lobby, 41 Group Living Accommodation rooms with communal kitchens on each residential floor, one manager's dwelling unit, rooftop open space, terraces on the 2nd, 3rd and 4th floors, and ground floor bicycle parking on two vacant parcels.

I. Introduction

The project site is located on the East side of San Pablo Avenue between Dwight and Channing. The site is zoned within the C-W district and within the Dwight and San Pablo Designated Node.

This project went before the Zoning Adjustments Board (ZAB) on August 27, 2020 where it was awarded its Use Permit. The project was appealed on September 14, 2020; however, City Council dismissed the appeal and adopted the Use Permit on January 21, 2021. The project was last before the Design Review Committee on July 18, 2019. A summary from that meeting is provided further below for reference.

It is returning to the Design Review Committee (DRC) for Final Design Review where the Committee will discuss the ground floor design, revised landscape and open space layout, as well as colors and materials.

II. Background

The proposed building will offer GLA accommodations with 41 private rooms each with a private bathroom. Each residential floor will include community kitchens and an outdoor yard or balcony. Common usable open space will also include a shared rooftop terrace. The ground floor will include a secure bike parking room, as well as commercial space and a residential lobby. The shared outdoor spaces have been located on the South and West sides of the building, away from the adjacent residential buildings. In addition to the required 10' foot rear yard setback, the fourth floor has been setback an additional 10' to reduce the building's impact on the neighbors to the East.

Figure 1: Vicinity Map

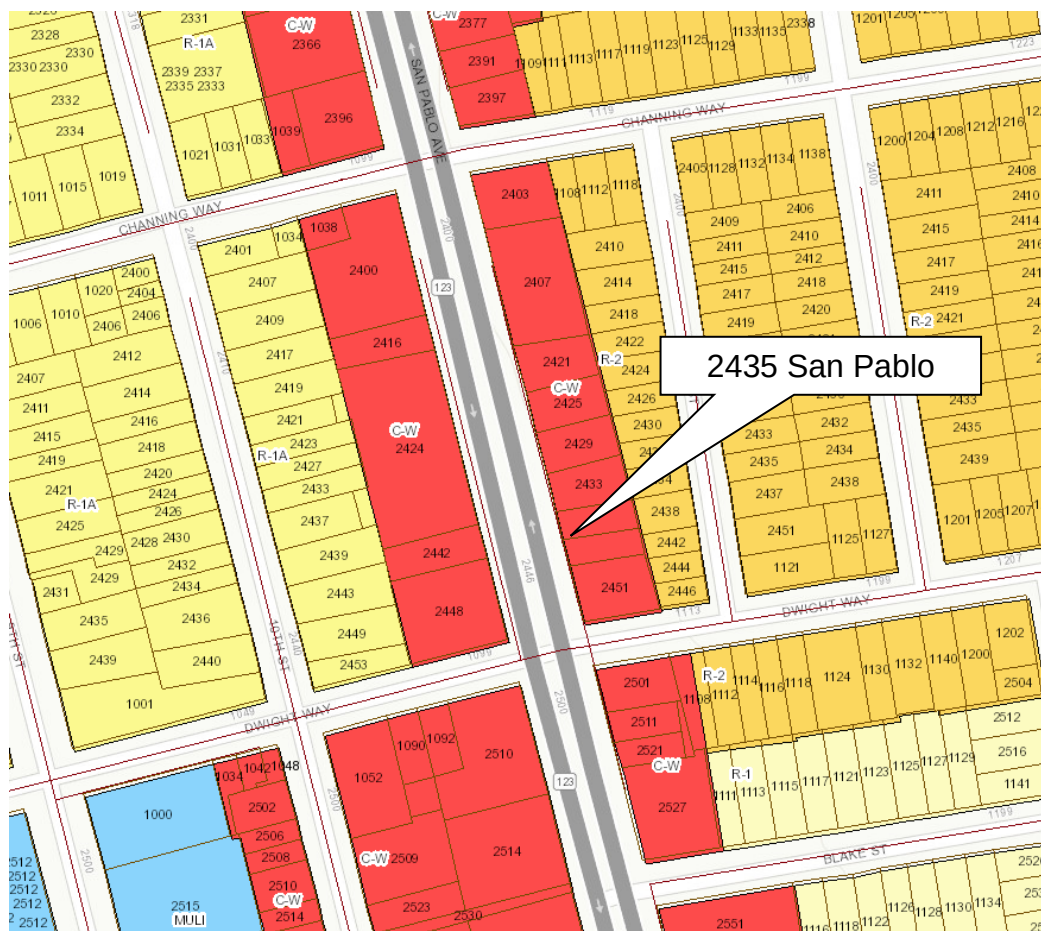


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Vacant Lot		
Surrounding Properties	North	Residential	C-W	Avenue Commercial
	South	Retail (Mignonne Decor)		
	East	Residential	R-2	Residential
	West	Auto yard (A1 Autos)	C-W	Avenue Commercial

III. DRC Summary – July 18, 2019

Preliminary Design Review received a favorable recommendation to ZAB with the following conditions and specific direction for Final Design Review: MOTION (Clarke, Covarrubias) VOTE (5-1-0-1) Edwards – no; Kahn –absent. Kahn recused himself as he is on the design team.

Conditions:

- *Trellis shall be better integrated into the design.*
- *Ground floor design shall be further developed at FDR for more color and interest. Show required louvers accurately.*
- *Demonstrate views to neighborhood from south balconies when this comes to ZAB.*
- *Provide revised landscape plan and plant palette at FDR showing both active and quiet open space.*
- *Show closets in units when this comes to ZAB.*

Recommendations:

Building / Façade Design

- *Review colors at FDR to ensure the best fit with the neighborhood.*
- *Green Point checklist appears to be meager.*
- *Consider color on the north elevation as well.*
- *Trellis should be visible from the street for added detail and interest.*

Ground Floor Design

- *Ground floor tile should add more color and interest.*
- *There is still some concern that the trash room may not be the best use of that street façade.*
- *Consider a shadow box / display window for live/work unit.*
- *Continue to develop the wall behind the AC transit shelter for more color and interest; Consider water feature, mosaic or other art element.*

Residential Floors/ Common Areas

- *Recommend adding more storage, possibly near stairwells.*
- *Staff reports shall reflect use as GLA, not co-living.*

Open Space / Landscape Plan

- *Planters at roof deck should have a more substantial edge. Railing design and plants proposed shall have further review at FDR.*
- *East roof deck is good, but should be for quiet uses only. Provide a view study from roof deck when this comes to ZAB.*
- *Trees on the ground floor near east property line should be as large as possible for added privacy.*

IV. Issues and Analysis

A. Consistency with Approved Use Permit Design

An 8 ½" x 11" copy of the approved Use Permit drawings has been included as an attachment for reference. This design submittal is consistent with the approved Use Permit design.

B. Current submittal includes:

- Floor Plans, Building Sections, Exterior Elevations, Wall Sections, and Construction Details;
- Ground floor layout has been updated to include a staff room, laundry room, and bathroom. A corridor has been added to connect these amenities, along with the trash room, bike room, and storage rooms to the rear yard.
- The wall between the lobby and mailroom has been removed and the electrical room relocated to allow for more ground floor common space. A window was added in place of the utility door at the Southwest corner near the bus stop.
- One unit was removed to allow for a manager's unit at the Northeast corner of the second floor.
- Landscape Plan and Planting List;
 - Guardrail has been added at the West elevation at the roof deck, and permanent planters have been removed at these locations for better access to the view down the San Pablo corridor.
 - Irrigation Plan is still under development, but will be included for Staff review in the Building Permit set.
 - Trellis has been removed per instruction from Fire Department.
- Color and Materials Board
 - Colors have been simplified per comments from the Committee.
 - Accent color has been introduced at the residential entry, the window surrounds on the West elevation, and at the utility doors at the ground floor on the South elevation.

C. Issues for Discussion:

- Ground Floor Design
- Landscape and Open Space Design
- Façade/ Building Design
- Colors and Materials

V. 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 5, 2021
2. Approved Use Permit Plans, adopted on January 21, 2021.

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