



D E S I G N
R E V I E W
C O M M I T T E E
S T A F F R E P O R T

For Committee Action
JANUARY 16, 2014

1037 PARDEE STREET

FINAL DESIGN REVIEW

Design Review # DRCF2014-0001 to construct a new 3-story, 7,016 square foot mixed-use building with 4 residential condominiums, one 1,487 square foot commercial office space and 8 parking spaces.

I. Introduction

This project is located on the north side of Pardee Street between San Pablo Avenue and Tenth Street. It is located in the C-W, West Commercial district, adjacent to the MUR, Mixed-Use Residential district.

This design was before the Design Review Committee (DRC) for Preliminary Design Review in March, April and May 2007 where it received a favorable recommendation to the Zoning Adjustments Board (ZAB). These summaries are attached for your reference. The Zoning Adjustments Board approved the Use Permit on February 28, 2008. It is before the Design Review Committee (DRC) for Final Design Review.

II. Background

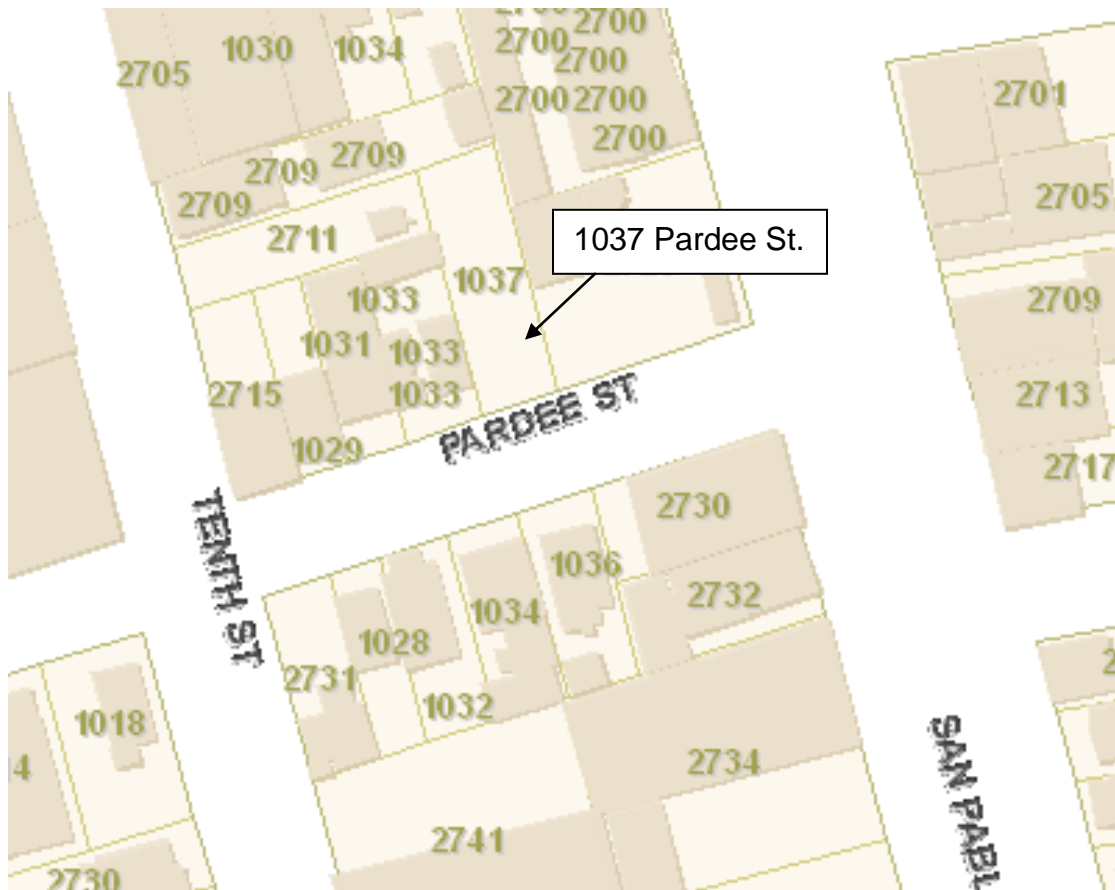
The proposed project is a mixed-use condominium development with approximately 1,500 square feet of commercial office space and four (4) dwelling units in a three story building that occupies most of the site. The ground floor is primarily occupied by the parking garage with eight parking spaces (6 spaces in 2-car parking lifts). The office space is proposed at the rear of the building, on the first and second floors. Open space is provided in a central courtyard on the second floor as well as on the roof-top decks.

III. Project Setting

A. Neighborhood/Area Description:

This site is located in the C-W, West Commercial district and adjacent to the MUR, Mixed-Use Residential district. The project has residential structures to the north, south and west, and a mixed use development to the east.

Figure 1: Vicinity Map



Note: Double-hatched shading indicates landmarked properties.

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Vacant	C-W	West Berkeley Commercial
Surrounding Properties	North	Residential and Live/Work	C-W	West Berkeley Commercial
	South	Residential	C-W	West Berkeley Commercial
	East	Mixed-Use Development and vacant lot approved for Mixed-Use	C-W	West Berkeley Commercial
	West	Residential	MUR	Mixed Use-Residential

IV. Project Description

A. Consistency with Approved Use Permit Design:

Project is consistent with the approved Use Permit except the stair tower has been reduced. Access to the roof has been simplified to go straight up and not through the units. As a result, the stair tower is not as wide as was approved in the Use Permit. An 8 ½ x 11 copy of the Use Permit drawings is attached for your reference.

B. Current Submittal:

- Plans
- Elevations
- Building details, including coping and railing details
- Colors and materials – detailed information will be provided at meeting
- Landscape Plan is included; irrigation plans and details will be design-build
- Proposed lighting is shown on landscape plans

C. Issues for Discussion:

- Building details
- Building materials and final colors
- Landscape plan

V. Recommendation

Staff recommends that the DRC discuss the above issues and approve Final Design Review with direction for Staff follow-up as necessary.

Attachments:

1. Project Plans, received January 6, 2014
2. Previous DRC Meeting Summaries
3. Approved Use Permit Drawings, approved February 28, 2008

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