



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

Committee Decision
MARCH 19, 2020

2028 Bancroft Way

Final Design Review

Design Review #DRCF2020-0002 to relocate an existing three-story residential building to 1940 Haste Street and construct a 33,539 square-foot, six-story, 62' tall, residential building with 37 dwellings (including 2 Below Market Rate units).

I. Introduction

This project is located in downtown Berkeley on the south side of Bancroft Way between Shattuck Avenue and Milvia Street. It is located in the C-DMU Buffer, Commercial Downtown Mixed-Use zone.

This project was before the Design Review Committee (DRC) in June 2018 for Preliminary Design Review where a favorable recommendation was forwarded to ZAB with instruction for Final Design Review. A summary from that meeting is further below in this staff report for your reference. The Use Permit was approved at ZAB at their February 14, 2019 meeting.

It is before the Design Review Committee this month for Final Design Review (FDR). With FDR, the Committee reviews the colors and materials, building details and landscape design for the project.

II. Background

The applicant proposes to construct a six-story residential building with 37 dwelling units and a bicycle storage room for 37 spaces. The bicycle parking would be accessible by a ground floor residential lobby, located at the northwest corner of the lot. The ground floor would also contain residential units and utility rooms. A separate Use Permit application (ZP2017-0130) was also submitted to allow the construction (relocation) of the existing single family dwelling structure to the receiving lot at 1940 Haste Street.

The existing building at 2028 Bancroft Way is a single family dwelling and is not subject to review by the Landmarks Preservation Commission per BMC Section 23C.08.050. In August 2017 the Historic Resource Evaluation and Proposed Relocation Analysis was submitted and can be viewed as part of the Use Permit application. In February 2018 the Historic Resource Evaluation addendum was submitted (Attachment 4) to reflect more recent landmarks, discussed below, and their relationship to the project.

For the adjacent parcel to the west, 2025 Durant Avenue and 2020 Bancroft Way, the applicant proposes to remodel the existing covered parking area (13 spaces) of the Berkeley Park Apartments building, into two new residential units and common space/amenity room totaling approximately 2,845 square feet of newly conditioned space.

III. Project Setting

- A. Neighborhood/Area Description:** The project site is located in downtown Berkeley, between Shattuck Avenue and Milvia Street. The area consists of residential, commercial and mixed-use buildings. The Downtown Berkeley BART station is within walking distance to the north. In addition, bus service is available via transit lines on Shattuck Avenue.
- B. Site Conditions:** The project site for 2028 Bancroft Way is generally level with frontage on Bancroft Way. There is an existing 3,317 square foot, three-story single family residence on the lot. The western portion of the project site at 2025 Durant Avenue and 2028 Bancroft Way is an uncovered parking area (15 spaces) and five-story residential building, the Berkeley Park Apartments, which includes a ground floor covered parking area (13 spaces).
- C. Adjacent Landmarks:** Three City designated landmarks are located adjacent to the project sites. To the south is 2029 Durant Avenue, The Boone's University School. To the east are 2030 and 2032 Bancroft Way, The Broad Apartment Building (front) and Broad House (rear). The Broad Apartment Building and proposed project would share a visible frontage along Bancroft Way. In the landmark designation for the Broad Apartment Building the following decorative elements are features to be preserved:
- Two wooden cornices on the front (north) façade, with ornamental brackets
 - Entrance portico on east elevation, including two Ionic columns, decorative entablature with ornamental brackets
 - Rain downspout / scupper centered on the north facade (materials may not be original, but placement is part of the building symmetry)
 - Original doorbells (unless further research demonstrates that they are from a later period, 1940s or later, after the Broad family sold the building)
 - Horizontal exterior wood trim above foundation, providing a "water table" line below windows
 - Wood trim framing "false" windows on north facade, to maintain symmetry.

Figure 1: Vicinity Map

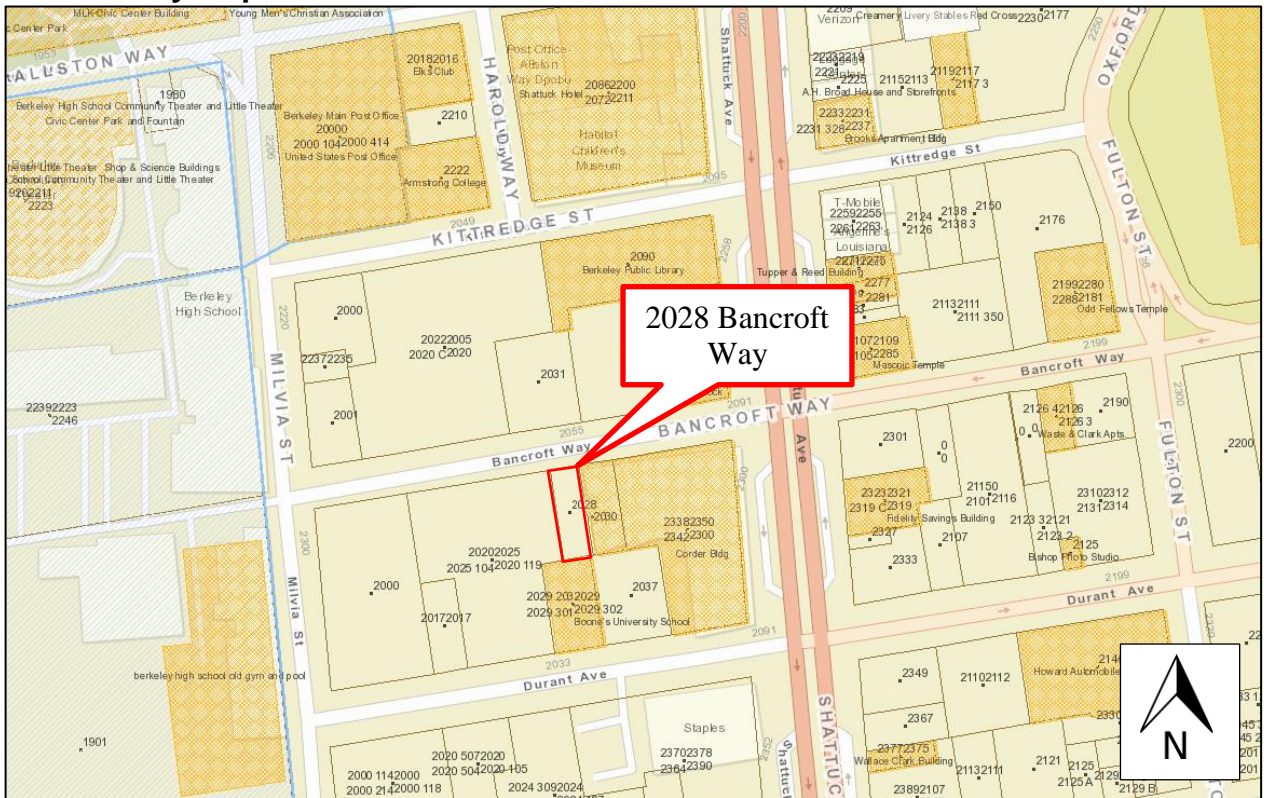


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Residential	C-DMU, Buffer	Downtown
Surrounding Properties	North	Residential and Library		
	South	Persian Cultural Center		
	East	Residential		
	West	Residential		

IV. DRC Summary – June 21, 2018

Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review: MOTION (Clarke, Pink) VOTE (5-0-0-1) Mitchell – absent; Kahn – recused himself.

Recommendations

- *Recommend a larger window from the laundry room to the adjacent open space if possible.*

V. Project Description

A. Consistency with Approved Use Permit Design

An 8½" x 11" copy of the approved Use Permit drawings is included as an attachment for your reference. This design submittal is consistent with the approved use permit design.

B. Current Submittal

The current submittal includes the following:

- Building plans, elevations, sections, and perspective renderings;
 - Enlarged wall sections showing color patterns are included on Sheet A430 and A435
 - Enlarged lobby plan is included on sheet A401
- Landscape plans – irrigation plan, tree planting plan, plant palette;
 - Planting details included in Sheet L903.
 - Fence and bench details included on Sheet L902.
 - Concrete and paving details included on Sheets L900 and L901.
- Building Details – Wall details, window and storefront details, cornice and vertical trim details, roof deck details, and balcony details.

C. Issues for Discussion:

- Building Design / Details
- Colors and Materials
- Open Space / Landscape Design

VI. 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 March 10, 2020
2. Approved Use Permit Drawings, approved February 14, 2018

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