



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 Decision  
MARCH 29, 2022

## 2352 SHATTUCK AVENUE

### FINAL DESIGN REVIEW FOLLOW UP (ground floor material Phase II review only)

**Design Review #DRCF2020-0003** to demolish two existing commercial buildings; split the lot into two; and construct two, eight-story, mixed-use buildings with 206 units (including 15 Very Low Income units), 11,460 square feet of commercial space, 19,530 square feet of usable open space, and 89 ground-level parking spaces.

#### I. Introduction

The project site is located on the west side of Shattuck Avenue between Durant Avenue and Channing Way. This site is located in the Downtown Mixed-Use Commercial zoning district and is in both the Corridor and Buffer Sub-areas.

Final Design Review for Phase II was approved at the April 15, 2021 meeting. The project returns this month for Final Design Review Follow Up to review the ground floor cladding only.

For reference, drawings from the April 2021 DRC Meeting can be found on-line on the project webpage at the link below:

[https://www.cityofberkeley.info/Planning\\_and\\_Development/Zoning\\_Adjustment\\_Board/2352\\_Shattuck.aspx](https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/2352_Shattuck.aspx)

#### II. Background

The proposed project would demolish the two existing commercial buildings, split the lot into two lots, and construct two mixed-use buildings in two phases, with the following main components:

##### North Building (Phase I)

- 8-stories, 86'-6" maximum height (plus parapet)

- 137 dwelling units – 6 studios; 37, 1-bedroom; 81, 2-bedroom; and 13, 3-bedroom units
- 9 Very Low Income (VLI) units
- 6,460 square feet of ground-floor commercial space
- 13,200 square feet of usable open space – private balconies, two second-floor podium courtyards, and roof deck
- 60 vehicle parking spaces
- 175 bicycle parking spaces

#### South Building (Phase II)

- 8-stories, 84'-4" maximum height (plus parapet)
- 69 dwelling units – 21, 1-bedroom; 42, 2-bedroom; and 6, 3-bedroom units
- 6 Very Low Income (VLI) units
- 5,000 square feet of ground-floor commercial space
- 6,330 square feet of usable open space – private balconies, second-floor podium courtyard
- 29 vehicle parking spaces
- 75 bicycle parking spaces

### **III. DRC Summary – April 15, 2021**

***Final Design Review (FDR) for Phase II was approved with the following conditions and recommendations: MOTION (Kahn, Mitchell) VOTE (7-0-0-0).***

#### ***Conditions***

- *Consider an alternate material for the ground floor accent cladding and return to a future DRC meeting for review and final approval on this issue. Provide material sample on-site or in packet before DRC Meeting for Committee review.*
- *Modify parking signage for a more modest design, since not for Public Parking. Staff will review and approve the modified signage before building permit sign-off.*
- *Remove cypress trees along the west property line except for the first tree nearest the street. Proposed vines shall remain.*
- *Provide larger commercial storefronts to have the capability of a sliding window where possible.*

#### ***Recommendations***

- *Corners on the ground floor are vulnerable. Consider carefully when selecting and detailing this material.*
- *Consider a simple broom brush finish on the sidewalk for a more subtle pattern.*
- *Forward recommendation on to Public Works for permeable pavers at the curb line.*

### **IV. Issues and Analysis**

**A. Current submittal includes:**

- Ground floor material sample proposed (Ceraclad) is included in the attached photos, and is also located inside the window on the construction office, currently at 2420 Shattuck Avenue.

**B. Issues for Discussion:**

- Final Ground Floor Material Selection

**V. Recommendation**

Staff recommends that the Committee discuss the proposed ground and approve Final Design Review Follow Up with staff follow up as necessary.

**Attachments:**

1. Photos of material samples, received March 23, 2022

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