



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 Discussion/
Majority Recommendation**
JANUARY 19, 2023

3031 ADELINE STREET

PRELIMINARY DESIGN REVIEW MODIFICATION

Design Review #MODDRCP2022-0004 to demolish an existing approximately 1,000 square foot, one-story, commercial structure; and construct a new seven-story tall, mixed use building with 4,030 square feet ground floor commercial space, 64 residential units and 21 automobile and 55 bicycle parking spaces.

I. Introduction

This project is located at the southwest corner of Adeline and Emerson in the C-SA Zoning District.

This parcel was reviewed along with the landmark designation for 3051 Adeline, directly to the south, on September 3, 2015 and the project address (3031 Adeline) was specifically not included in the landmark designation.

This project was last before the Design Review Committee on January 21, 2021 for Preliminary Design Review where it received a favorable recommendation to ZAB. The DRC Summary from January 2021 meeting is further below in this report for your reference. It is returning to the Design Review Committee this month for modifications to that Preliminary Design Review proposal.

II. Background

The project would demolish the existing 1,000 square foot single-story commercial building to construct a new seven-story, mixed-use building. The new building would have the following main components:

- 64 dwelling units;
- 4,030 square feet of ground floor commercial space designed for retail and potentially restaurant use;
- 4,175 square feet of useable open space to be located on the second-story podium and a rooftop deck. Additional usable open space would also be provided in private balconies accessible from units; and
- 21 vehicle parking spaces and 55 bicycle parking spaces.

The ground floor of the main building facing Adeline Street would include retail/restaurant space. Entrances to the residential lobby, bike storage room, and parking garage would be provided from Emerson Street.

III. Project Setting

A. Neighborhood/Area Description:

The neighborhood surrounding the project site is both commercial and residential, and is focused around various commercial uses on Adeline Street and Ashby Avenue. These commercial portions along Ashby Avenue and Adeline Street include low-rise non-residential buildings occupied by many small businesses, including restaurants, dry cleaners, retailers, and household services. The housing stock in the adjacent residential portion is varied and includes small, one-story duplexes and garden-style multi-unit developments along with multi-story apartment buildings from the pre-war and mid-century eras.

More information about the Adeline Corridor Plan is available here:

<https://berkeleyca.gov/sites/default/files/2022-03/Adeline-Corridor-Specific-Plan.pdf>

B. Site Conditions:

The abutting properties to the east are generally one-, two- and three-story residential buildings. Building on the north side of Emerson Street is a two-story building with commercial uses on the ground floor and residential uses above. South of the project site is a two-story City of Berkeley Landmark (the former Hull Undertaking Company) that is on a separate parcel.

Figure 1: Vicinity Map



Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Carry-out food service and surface parking lot	C-SA	Avenue Commercial
Surrounding Properties	North	Mixed-use building. Retail use on the ground floor and residential use on the second floor.		Avenue Commercial
	South	A mixed use building.		Avenue Commercial
	East	Single- and multi-family residential uses	R-2A	Low Density Residential
	West	Ashby BART Station	C-SA	Avenue Commercial

Table 2: Development Standards

Standard BMC Sections 23.204.150 <i>Tier 4 Project with 25% Affordable Units</i>		Existing	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		12,257	12,257	Not Regulated
Gross Floor Area (sq. ft.)		1,000	52,190	Max 61,285 sq. ft.
Residential Floor Area		0	48,150	Not Regulated
Commercial Floor Area		1,000	4,030	
Floor Area Ratio		0.10	4.25	Max 5
Dwelling Units	Total	Not applicable	64	Max 250 units
	Affordable		16	Min 25%
Building Height	Maximum (ft.)	12	75	75 max
	Projection above roof	-	3	5 max
	Stories	1	7	Max 7 stories with 25% AH
Building Setbacks (ft.)	Front (North) Emerson Street	0	0	0 ft. min
	Rear (South) Abuts R-district 1st-3 rd Fl.	X	0	10 ft. min
	4 th -7 th Fl.	Not Applicable	0	20 ft. min
	Street Side (west) Adeline Street	0	3	0 min
	Interior Side (east) Abutting R-district 1 st -3 rd Fl.	x	10	10 ft. min
	4 th -7 th Fl.	Not applicable	18	20 ft. min
Lot Coverage		4%	83	Max 100%
Usable Open Space (sq. ft.)		Not Applicable	4,175	Min. 40 sq. ft. per dwelling
Parking BMC 23.322	Automobile	18	0	Zero per AB 2097 January 2023
	Bicycle	0	55	Min 1 space per 3 bedrooms

IV. Project Description

A. Required Use Permits

- Variance per BMC Section 23.406.050.B.1 to reduce required yard setbacks adjacent to a R-district;
- Use Permit per BMC Section 23.326.0700.A to demolish a non-residential main building;
- Use Permit per BMC 23.204.150.B.2 to construct a new, 7-story mixed use building in the Adeline Commercial District (AC), North Subarea;
- Administrative Use Permit per BMC Section 23.304.050.A to construct an elevator penthouse above the maximum building height in the AC district.

B. CEQA Determination

Anticipated to be categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines.

V. Design Review Guidelines

The City's Design Guidelines and the Adeline Corridor Specific Plan are applicable for this project. Excerpts from both are included below for your reference:

Adeline Corridor Specific Plan

Building Mass and Bulk Incorporate the following design strategies to reduce the perceived mass and bulk of new buildings:

- **Modulate Length on New Buildings.** Modulate the length of individual new buildings (i.e. the linear distance of the building facade along the street) on any single block face by incorporating large and small massing breaks at regular intervals (50 to 100 feet) along street frontages.
- **Use Ground Floor Articulation.** Use ground floor articulation (recesses, structural bays, varied setbacks, etc.) to create a pedestrian scale along the sidewalk.
- **Vary Facade Details for Visual Interest.** Vary materials, color, texture, ornamentation, and/or other facade details to provide visual interest, reduce the perception of height, and distinguish between upper and ground floors.

Horizontal and Vertical Articulation Incorporate the following design strategies for horizontal and vertical articulation in new buildings:

- **Vary Horizontal Length of Facades.** Incorporate massing breaks, projections, architectural details, and variations in materials and color to break up the horizontal length of facades. Provide some form of architectural articulation every 25 to 50 feet to promote visual interest and a comfortable pedestrian scale.
- **Break Up Vertical Height of Buildings.** Use step backs, recesses, structural bays, articulation in wall planes, architectural details, and variations in materials and color.

Corner Building Treatments Treat corner buildings with unique attention and emphasis using the following strategies:

- **Setbacks and Massing.** Minimize setbacks and focus massing towards the corner.
- **Public Entrances.** Locate public entrances near the corner and avoid driveways and garage entries within 75 feet of the corner.
- **Distinct Architectural Elements.** Include distinctive architectural elements such as height projections, articulation, variation in materials, facade transparency, and unique roof silhouettes.
- **Plazas or Open Space.** As an alternative treatment, provide publicly accessible plazas or open spaces in place of building frontage.

For the complete Adeline Corridor Specific Plan, please refer to the following link:
<https://berkeleyca.gov/sites/default/files/2022-03/Adeline-Corridor-Specific-Plan.pdf>

City Wide Design Guidelines

- **Setbacks:** The street façade of commercial streets should be respected, in order to create or maintain the sense of urban space.
- **Parking and Driveways:** Conflict with pedestrian circulation should be prevented by the proper location and design of auto entrances.
- **Harmony with Surroundings:** The proposed design should be in harmony with its surroundings through the coordination of such design elements as cornice lines, eaves, and setbacks with those of existing neighborhood buildings.
- **Articulation:** Street facades in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.
- **Lighting:** Lighting for circulation, security, building/sign identification should be non-obtrusive, except for lighting fixtures which are themselves decorative additions to the streetscape.
- **Walls and Fences:** Large, unarticulated expanses of any particular wall material that deaden the pedestrian environment should be avoided. The use of clear windows for ground floor retail projects is encouraged. Walls designed to allow sitting areas for pedestrian or space for landscaping and artwork are encouraged, especially in areas of heavy pedestrian use. Landscaping and/or art work should be maximized if large expanses of wall must be left devoid of openings.
- **Landscape and Open Space:** Sidewalk areas should include landscaping that is coordinated with the neighborhood design.
- **Building Entrances:** Entrance points should be clearly defined and easily identifiable by pedestrians by appropriate locations and by elements such as awnings, signage, artwork or changes in paving material to define the entry point.

The complete city-wide Design Review Guidelines are located within the Design Review Submittal Application, which can be accessed online at:

https://berkeleyca.gov/sites/default/files/2022-02/DR_Basic_Submittal_Packet.pdf

VI. January 21, 2021 DRC Summary

Preliminary Design Review with favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR): MOTION (Mitchell, Finacom) VOTE (5-0-0-1) Kahn – absent.

Conditions:

- *Northwest and southwest corner designs shall be consistent between all drawings, including renderings. Provide these for ZAB.*
- *Finalize the design of the southwest corner, both ground floor and the floors above for a quiet, respectful relationship with the adjacent landmark – to be reviewed at FDR.*
- *Provide more thought and detail for the commercial ground floor storefront design. Resolve with sidewalk seating.*
- *Provide final landscape plan at FDR, including plant palette and key details. Note C3 planters, as well as privacy provided at ground floor units.*
- *Provide final details at FDR for storefront windows, balconies, windows, trellis, sunshades, and fin.*

Recommendations:

- *Consider alternatives for the wood balcony material, as durability and maintenance is a concern.*
- *Recommend drawing more from the neighborhood for final detail, and art inspiration. Consider more whimsy, or integrating art into the fin design.*
- *Recommend widening the lobby if possible, or at least refining the finishes and seating opportunities.*
- *Recommend clerestory windows on east elevation to allow additional light into the corner ground floor unit.*
- *Look closely at garage door noise in final design. Check back in with Transportation to see if the garage door width could be reduced.*
- *Consider 2-stories as an alternate for small ground floor units.*
- *Recommend to Public Works that street trees should be consistent and continue south on Adeline and around the corner along Essex.*

VII. Issues and Analysis

A. Design Changes Since Last Submittal

- **Height:** The previous project proposed a 5-story 62'-0" structure. The new application proposes 7-stories with a building height of 75'-0".
- **Setback:** At the East property line, parking garage has been pulled back 10'-0" to accommodate the updated Adeline Corridor development standards, but does still need a 10' setback at the southwest corner on the south property line as well. In addition, floors 4, 5, & 6 also need a 20' setback on that same side, also to comply with the current development standards.

- **East Elevation Bays:** Although the floor plans show floor to ceiling bays on the east elevation – floors 4 – 6, the final design on those will be bays that do not extend to the floor or they will be removed in order to comply with the required 20' setback.
- **Ground Floor Design:** Trash and residential bike storage rooms have been relocated to the interior of the parking garage along the East edge of the project. Parking garage now includes spaces for 21 vehicles instead of 19.
- **Open Space:** Second floor terrace has been moved to the third floor. Private decks along the East façade at the second floor have been reduced from 9'-0" to 4'-6". Upper court deck space has also been reduced. Planting lists have been included on Sheet L1, L2, and L3, and this list, as well as the amount of plants proposed are consistent with the previous design.
- **Streetscape Design:** In the previous design, sidewalk seating was shown as extending across the sidewalk and received a condition that the applicant work with Public Works to review this before returning for Final DR. Proposed sidewalk seating is now shown in the architectural plans as a narrow two-seat table to allow for more passing space on the sidewalk.

B. Issues for Discussion:

- Neighborhood context
- Site Plan / Setbacks
- Building Massing
- Landscape / Streetscape Plans

VIII. Recommendation

Staff recommends that the Committee discuss the issues outlined above and forward a favorable recommendation on to ZAB with any conditions and specific direction that may be required for both the ZAB Use Permit Public Hearing and Final Design Review.

Attachments:

1. Project Plans, received January 9, 2023
2. Select Pages from Previous Design Review, January 2021 DRC meeting

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

ADELINE STREET DEVELOPEMENT

3031 ADELINE STREET, BERKELEY, CA

3031 ADELINE ST.
BERKELEY, CALIFORNIA



DINAR
& ASSOCIATES
architecture • planning • interiors
P. O. BOX 70601
O A K L A N D
CALIFORNIA 94612
TEL. 510.893.8300
FAX. 510.893.8305

VIEW FROM ADELINE STREET

DESIGN REVIEW SUBMISSION
UPDATE- DEC 15, 2022

G.0

3031 ADELINE ST.
BERKELEY, CALIFORNIA



VIEW FROM EMMERSON STREET TOWARDS ADELINE STREET

DINAR
& ASSOCIATES
architecture planning interiors
P. O. BOX 70601
O A K L A N D
CALIFORNIA 94612
TEL. 510.893.8300
FAX. 510.893.8305

ZAB & DESIGN REVIEW SUBMISSION
DECEMBER 15, 2015

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BERKELEY, CALIFORNIA



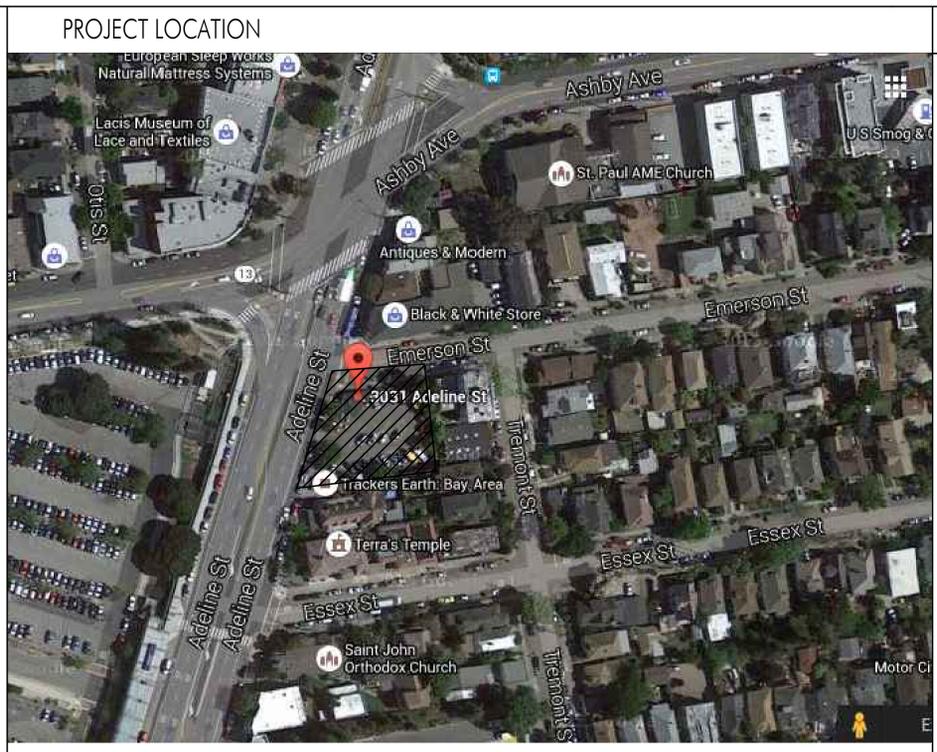
DINAR
& ASSOCIATES
architecture planning interiors
P. O. BOX 70601
O A K L A N D
CALIFORNIA 94612
TEL. 510.893.8300
FAX. 510.893.8305

VIEW FROM ADELINE STREET AT FORMER 'CHAPEL OF THE FLOWERS'

ZAB & DESIGN REVIEW SUBMISSION
DECEMBER 15, 2015

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UNIT MIX SUMMARY										
FLOOR	UNIT	TYPE	NO. OF UNITS	AREA (EA) SF	FLOOR	UNIT	TYPE	NO. OF UNITS	AREA (EA) SF	
1ST FLR	L	1 BR	2	380 SF	6TH FLR	G	STUDIO	2	553 SF	
				2 UNITS @ FF		G2	STUDIO	1	548 SF	
2ND FLR	A	1 BR	4	699-750 SF		H	1 BR	1	562 SF	
	A2	1 BR	1	688 SF		C1	STUDIO	1	356 SF	
	B	2 BR	1	742 SF		D2	1 BR	1	724 SF	
	C1	STUDIO	1	356 SF		A	1 BR	1	744 SF	
	D	1 BR	1	724 SF		M	3 BR	1	1358 SF	
	E	2 BR	1	1037 SF		N	1 BR	1	948 SF	
	K	STUDIO	1	814 SF	9 UNITS @ SF					
				11 UNITS @ SF	7TH FLR	G	STUDIO	2	553 SF	
3RD FLR	A	1 BR	4	699-750 SF		G2	STUDIO	1	548 SF	
	A2	1 BR	1	688 SF		H	1 BR	1	562 SF	
	B	2 BR	1	742 SF		C1	STUDIO	1	356 SF	
	C1	STUDIO	1	356 SF		D2	1 BR	1	724 SF	
	D	1 BR	1	724 SF		A	1 BR	1	744 SF	
	E	2 BR	1	1037 SF		I	1 BR	1	744 SF	
	C2	STUDIO	1	441 SF	9 UNITS @ SF					
	C3	STUDIO	1	502 SF						
					11 UNITS @ SF	TOTAL UNITS 64				
	4TH FLR	A	1 BR	4	744-792 SF					
A2		1 BR	1	785 SF						
B		2 BR	1	828 SF						
C1		STUDIO	1	356 SF						
D		1 BR	1	724 SF						
E		2 BR	1	1037 SF						
C2		STUDIO	1	441 SF						
				11 UNITS @ SF						
5TH FLR	A	1 BR	4	744-792 SF						
	A2	1 BR	1	785 SF						
	B	2 BR	1	828 SF						
	C1	STUDIO	1	356 SF						
	D	1 BR	1	724 SF						
	E	2 BR	1	1037 SF						
	C2	STUDIO	1	441 SF						
				11 UNITS @ SF						
				11 UNITS @ SF						



DRAWING INDEX	
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L-5	PRELIMINARY PLANTING PLAN
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3031 ADELINE ST. BERKELEY, CALIFORNIA

DINAR & ASSOCIATES

architecture • planning • interiors
P. O. BOX 70601
OAKLAND CALIFORNIA 94612
TEL 510.893.8300
FAX 510.893.8305

PROJECT DIRECTORY

PROJECT DATA	
LOT AREA	12,257SF
1ST FLOOR PARKING GARAGE, CIRCULATION, SERVICES, UTILITIES	5,248 SF
COMMERCIAL	4,030 SF
1ST FLOOR RESIDENTIAL	760 SF
2ND FLOOR	9,809 SF
3RD FLOOR	8,350 SF
4TH FLOOR	7,372 SF
5TH FLOOR	7,372 SF
6TH FLOOR	7,372 SF
7TH FLOOR	6,592 SF
TOTAL FLOOR AREA	51,657 SF

OWNER ATHAN MAGGANAS EMAIL: magganas@prodigy.net>	CIVIL ENGINEER SAEID RIZAVI SMP ENGINEERS 1534 CAROB LANE LOS ALTOS, CA 94024	LANDSCAPE ARCHITECT CHRISTOPHER TIGH 516 S. SHORELINE BLVD. MOUNTAIN VIEW, CA 94041 PH: (650) 254-1415 EMAIL: cmango1@aol.com
ARCHITECT MOSHE DINAR DINAR & ASSOCIATES P.O. BOX 70601 OAKLAND, CA 94612 PH: (510) 759-2133 E-MAIL: dinararch@sbcglobal.net		
PROJECT INFORMATION		
ZONING: R		
BUILDING OCCUPANCY GROUPS: R-2 OVER S-2 FOR GARAGE., B.M.		
TYPE OF CONSTRUCTION: I-A FOR GARAGE/FIRST FLOOR III-A FOR FLOORS 2,3,4,5,6,7.		
AUTOMATIC FIRE SPRINKLERS TO BE PROVIDED		
APPLICABLE CODES: 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)		

DESIGN REVIEW SUBMISSION
UPDATE- DEC 15, 2022

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BERKELEY, CALIFORNIA

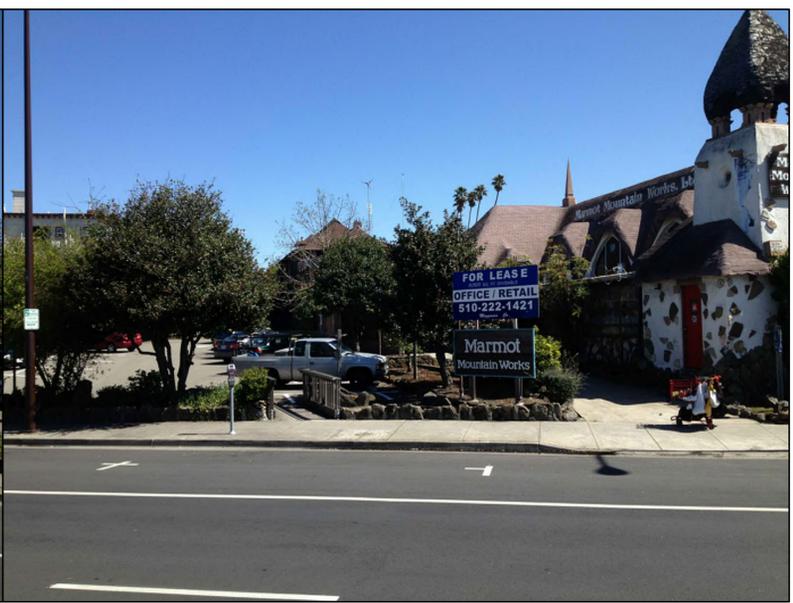
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P. O. BOX 70601
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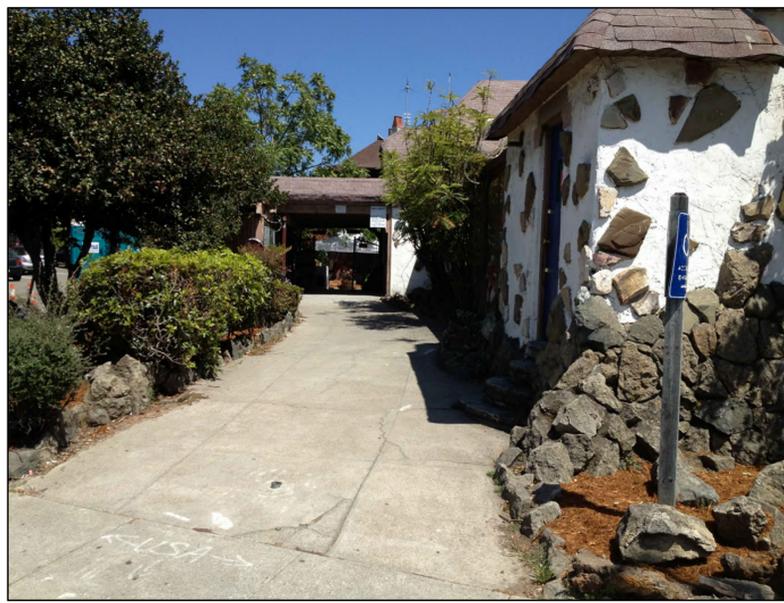
Adjacent apartment Bldg @ Emerson St



Corner of Adeline street & Emerson St



Partial view of site from Adeline street



Adjacent Existing driveway
@3049 Adeline street



3049-3051 Adeline street-
existing Buildings



3051 Adeline St -existing
bldg @ Essex St



EXISTING SITE PICTURES

3031 ADELINE ST - PROPOSED

G.0.3



ENGINEERS
CIVIL ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER/APPLICANT:
Athan Magganos
2550 Appian Way, #201
Pinole, CA 94564
Email: magganos@prodigy.net

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CIVIL ENGINEERS

VESTING TENTATIVE MAP

ONE (1) LOT SUBDIVISION FOR CONDOMINIUM PURPOSED
NUMBER (#) residential units and NUMBER (#) common area on one (1) parcel.
3031 Adeline St. Berkeley, CA 94703
APN: 053-1595-009-03

Real property situated in the City of Berkeley, County of Alameda, State of California, being all of Lots 2 and 3 as shown on that certain map entitled, "A Portion of the Newbury Tract, in Plat 51, Peralta Rancho, Oakland Township," filed July 26, 1882 in Book 4 of Maps, at Page 16, in the Office of the County Recorder of Alameda County, being more particularly described as follows:

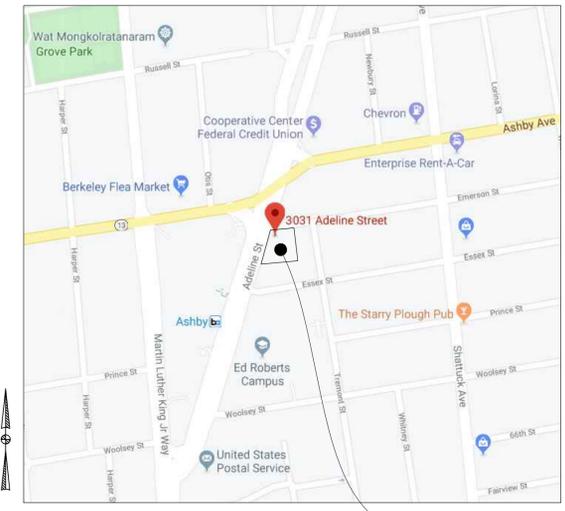
Commencing at a point on the western line of Tremont Street with the southern line of Emerson Street as shown on said map; thence along said southern line of Emerson Street, South 81°46'02" West, 55.04 feet to the northeast corner of said Lot 2, said corner also being the True Point of Beginning; thence along the eastern line of said Lots 2 and 3, South 08°20'37" East, 99.98 feet to the southeast corner of said Lot 3; thence along the southern line of said Lot 3, South 81°46'54" West, 149.22 feet to a point on the southeastern line of Adeline Street, as shown on said map; thence northeasterly along the southeastern line of Adeline Street, North 17°52'03" West, 111.29 feet to the northwest corner of said Lot 2, said corner also being a point on the southern line of Emerson Street; thence along the northern line of said Lot 2, also being the said southern line of Emerson Street, North 81°46'02" East, 100.06 feet to the True Point of Beginning.

Said Lot One containing an area of 12,460 square feet, or 0.29 acres, more or less, measured in ground distances, as shown on the Plat to Accompany Legal Description, attached and made a part hereof.

LYING ENTIRELY WITHIN THE
CITY OF BERKELEY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA

NOVEMBER 2019
SMP ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024

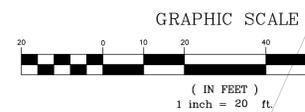
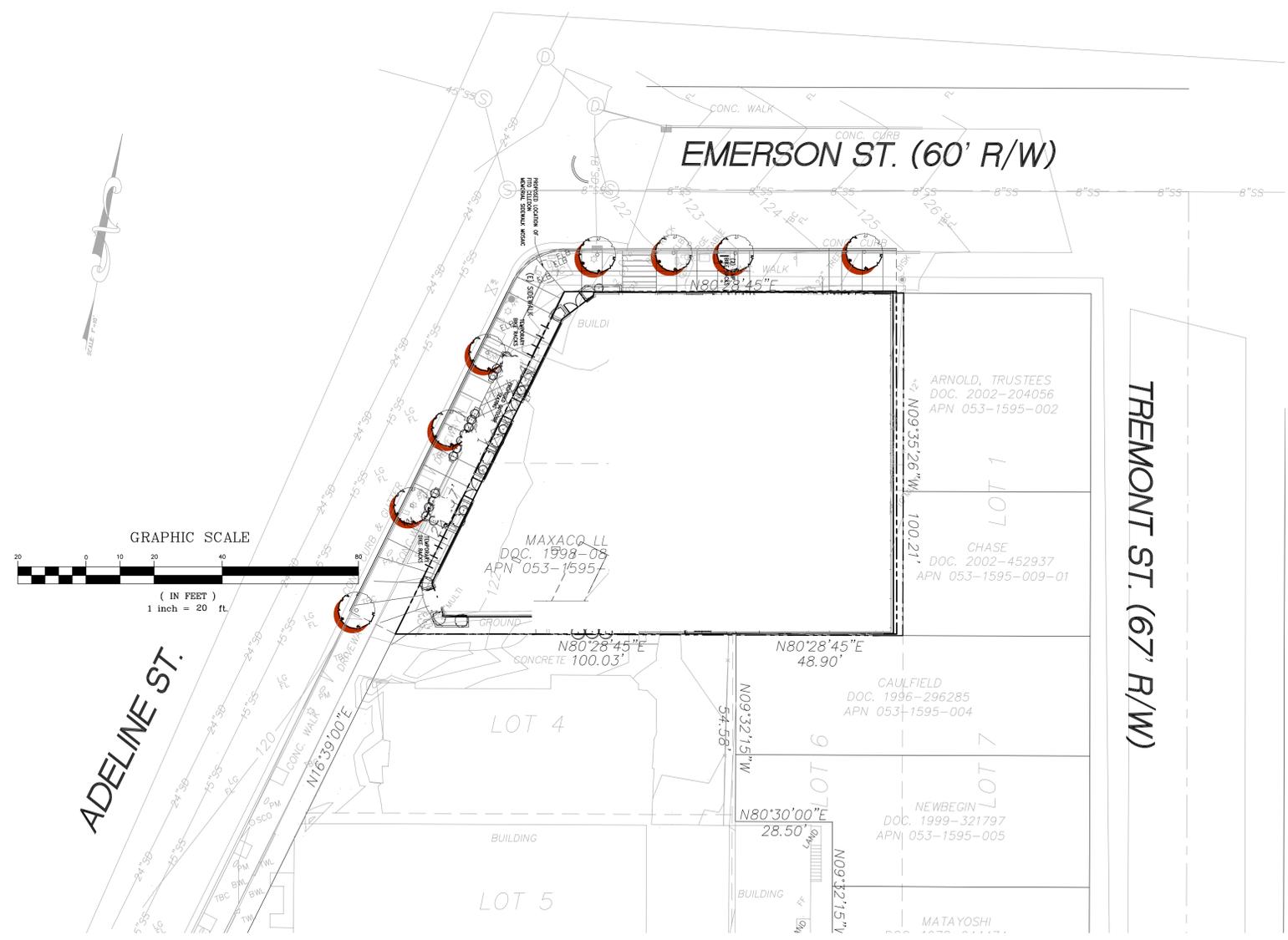


LOCATION MAP
N.T.S.
PROJECT LOCATION

LEGEND AND ABBREVIATIONS

- STREET CENTER LINE
- DISTINCTIVE BORDER LINE
- LOT LINE TO BE REMOVED
- UNIT LINE
- OTHER LOTS LINE
- SETBACK LINE
- EASEMENT LINE

- PSE PUBLIC SERVICE EASEMENT
- EAE EMERGENCY ACCESS EASEMENT
- PIEE PRIVATE INGRESS EGRESS EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT
- PSSE PRIVATE SANITARY SEWER EASEMENT
- SB SETBACK
- SWE STORMWATER EASEMENT



GENERAL NOTES and STATEMENTS

1. OWNERS AND DEVELOPERS:
Athan Magganos
2550 Appian Way, #201
Pinole, CA 94564
Email: magganos@prodigy.net
2. GENERAL PLAN: MUN (MIXED USE NEIGHBORHOOD)
3. EXISTING ZONING:
4. EXISTING APN: APN: 053-1595-009-03
5. EXISTING USE:
6. PROPOSED USE: MIXED USE ? (#) RESIDENTIAL & ? # COMMERCIAL CONDOMINIUM UNITS
7. PROPOSED NUMBER OF LOTS: ONE (1) COMMON LOT
8. FLOOD ZONE:
9. STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE DEDICATED AND IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS
10. EXISTING USE OF ADJACENT PROPERTIES: MIXED USE RESIDENTIAL AND COMMERCIAL.
11. WATER:
12. FIRE PROTECTION:
13. STORM/SANITARY SEWER:
14. POWER AND GAS: PACIFIC GAS AND ELECTRIC
15. TELEPHONE/CABLE: AT&T/COMCAST
16. STREET TREES: THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY.
17. SITE AREA: 0.29 ACRES (12,460 SQUARE FEET)
18. CONTOUR ELEVATION: LOCAL DATUM AND MONUMENTS
19. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
20. ALL EXISTING STRUCTURES ON THE SITE ARE TEMPORARY AND WILL BE REMOVED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.
21. NEW STREET NAME: NO NEW STREET IS PROPOSED.

ONE (1) LOT SUBDIVISION FOR CONDOMINIUM PURPOSED
MIXED USE RESIDENTIAL AND COMMERCIAL CONDOMINIUMS UNITS
APN: 053-1595-009-03
3031 Adeline St. Berkeley, CA 94703
VESTING TENTATIVE MAP

Revisions:



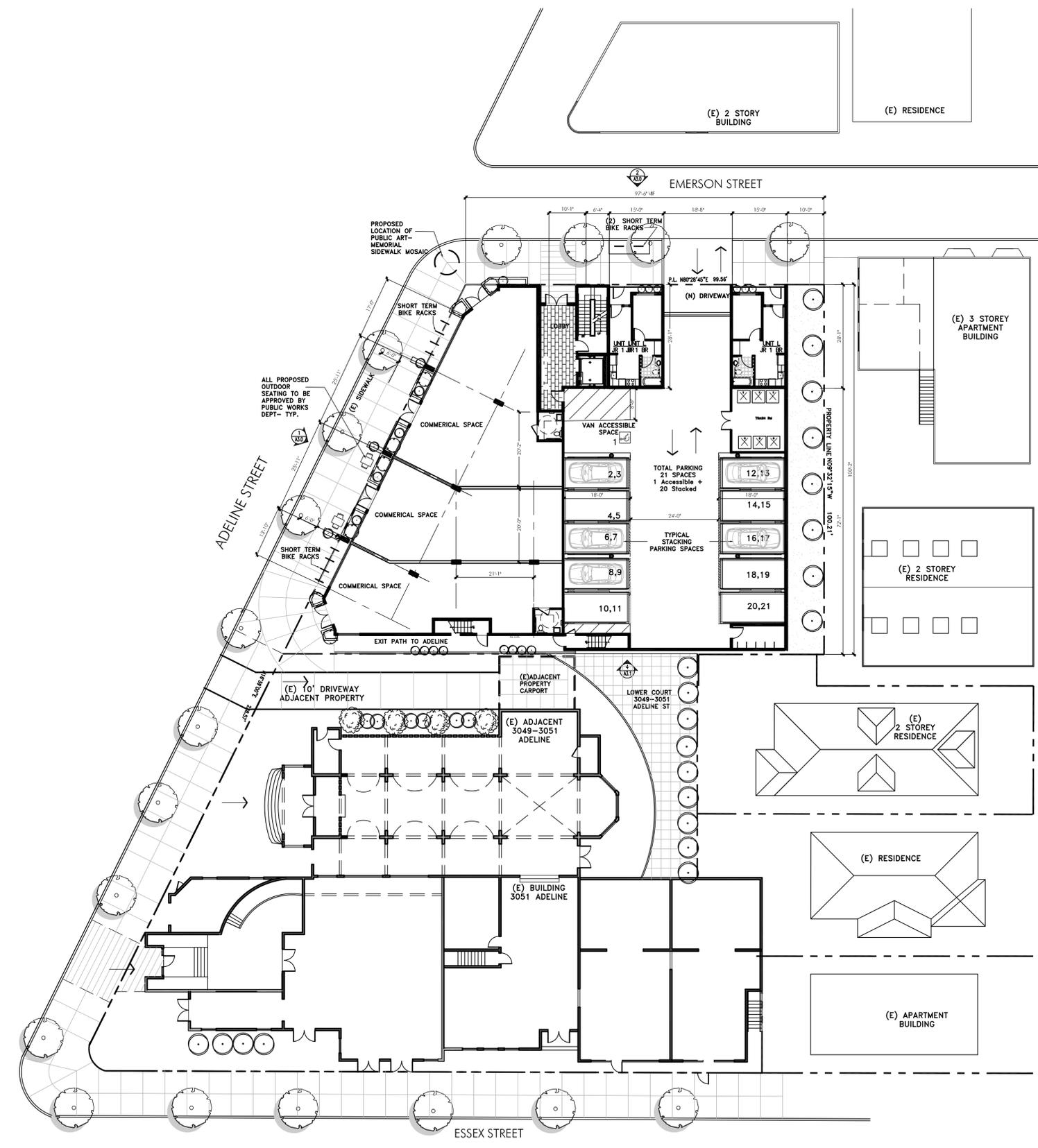
Date: 11/12/2019
Scale: 1"=20'
Prepared by: V.G.
Checked by: S.R.
Job #: 219124

Sheet: 1 OF 1
TM-1

SITE DEVELOPMENT PERMIT #

3031 ADELINE ST. BERKELEY, CALIFORNIA

DINAR
& ASSOCIATES
architecture • planning • interiors
P.O. BOX 70601
OAKLAND
CALIFORNIA 94612
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FAX. 510.893.8305



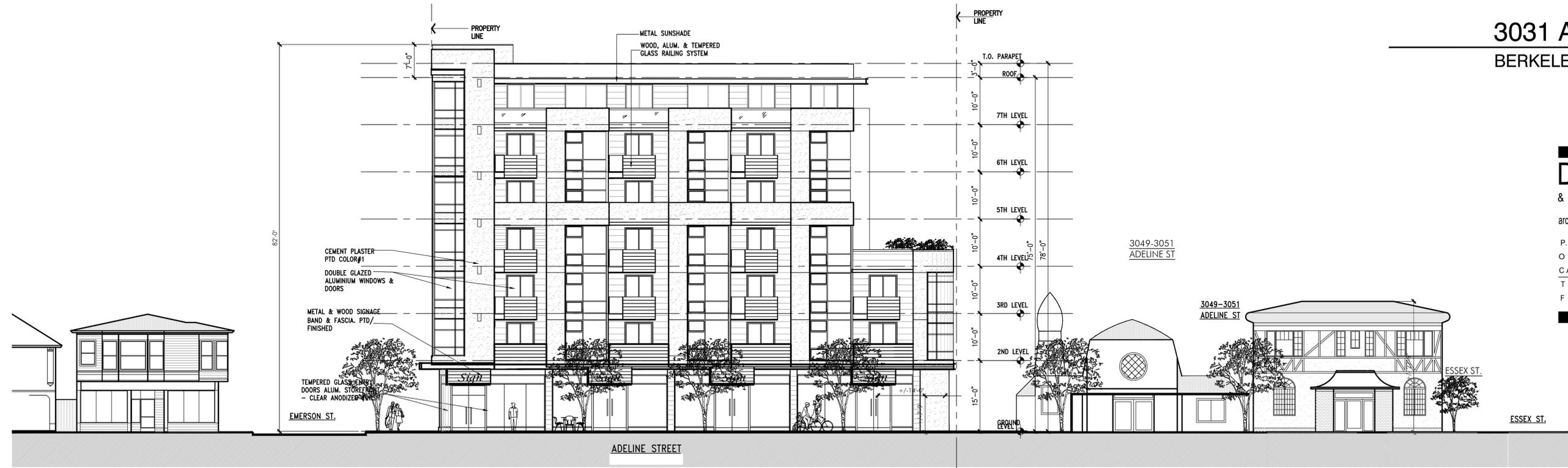
ZAB & DESIGN REVIEW SUBMISSION
UPDATE - APRIL 24 2020

SITE PLAN
SCALE: 1/16" = 1'-0"

A1.0

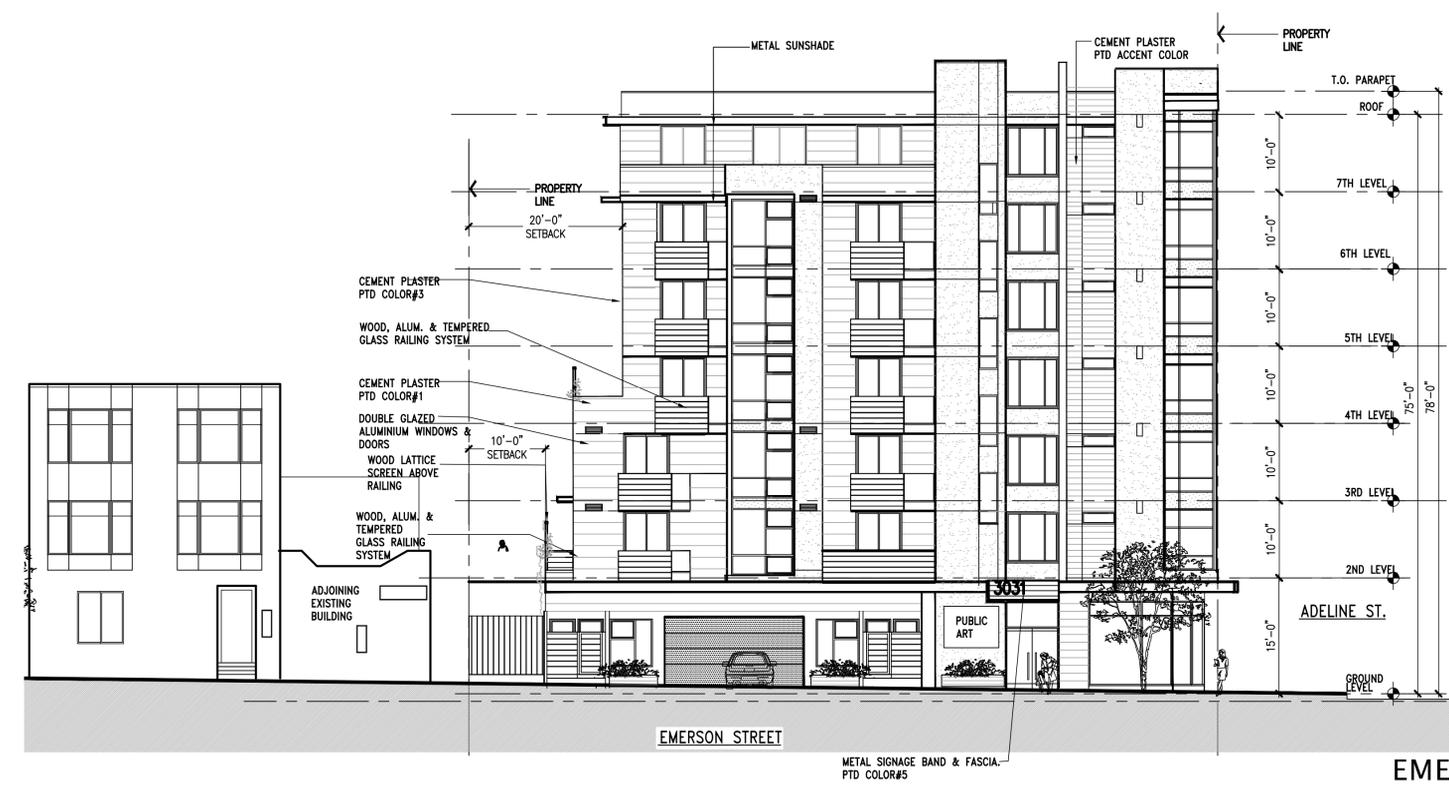
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ADELINE STREET ELEVATION

SCALE: 3/32"=1'-0"



EMERSON STREET ELEVATION

SCALE: 3/32"=1'-0"

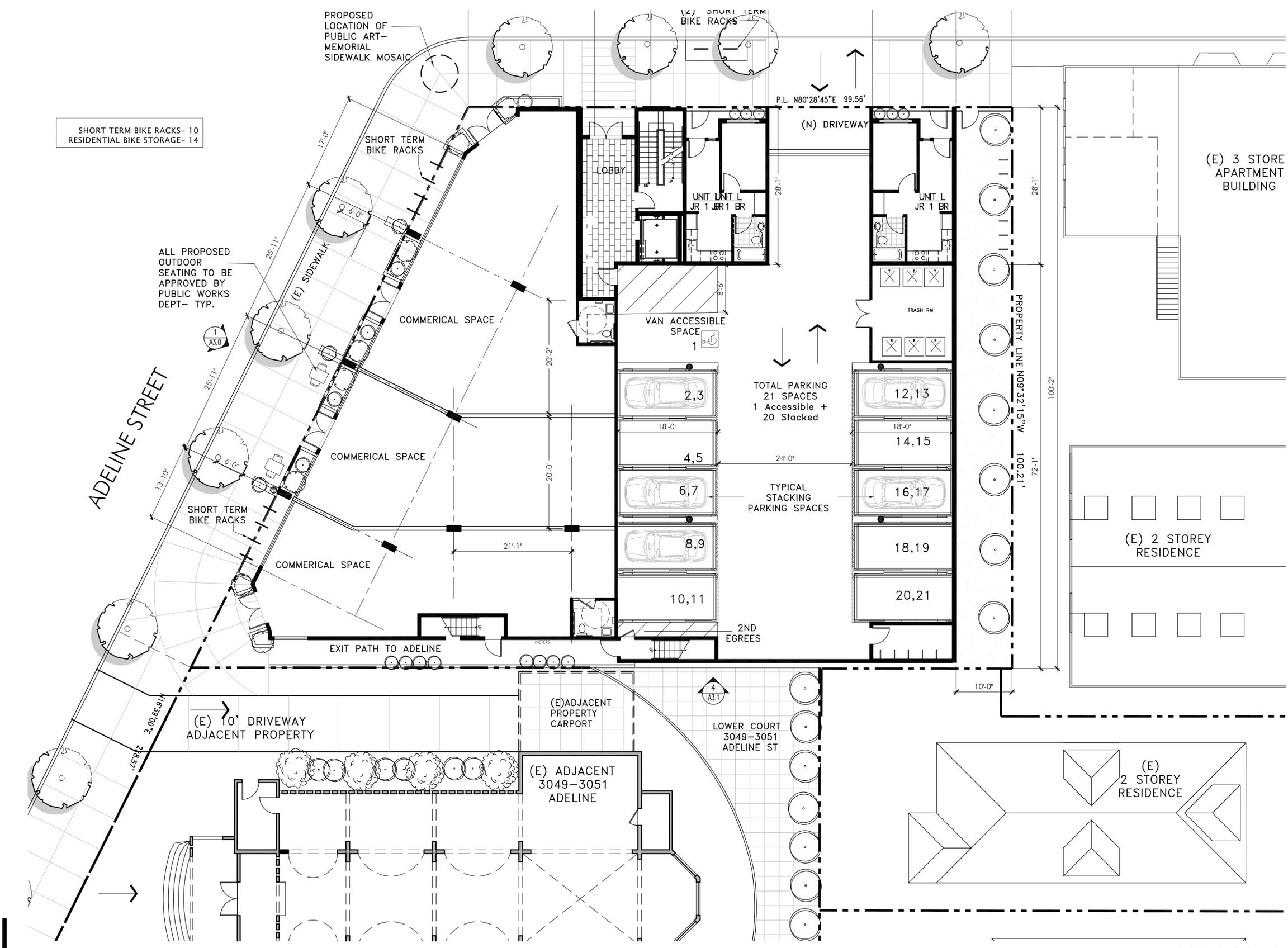
SITE ELEVATIONS

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A1.1

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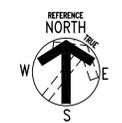
SHORT TERM BIKE RACKS- 10
RESIDENTIAL BIKE STORAGE- 14

ALL PROPOSED
OUTDOOR
SEATING TO BE
APPROVED BY
PUBLIC WORKS
DEPT- TYP.

TOTAL PARKING
21 SPACES
1 Accessible +
20 Stacked

TYPICAL
STACKING
PARKING SPACES

FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"



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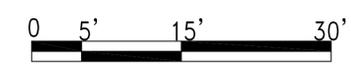
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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

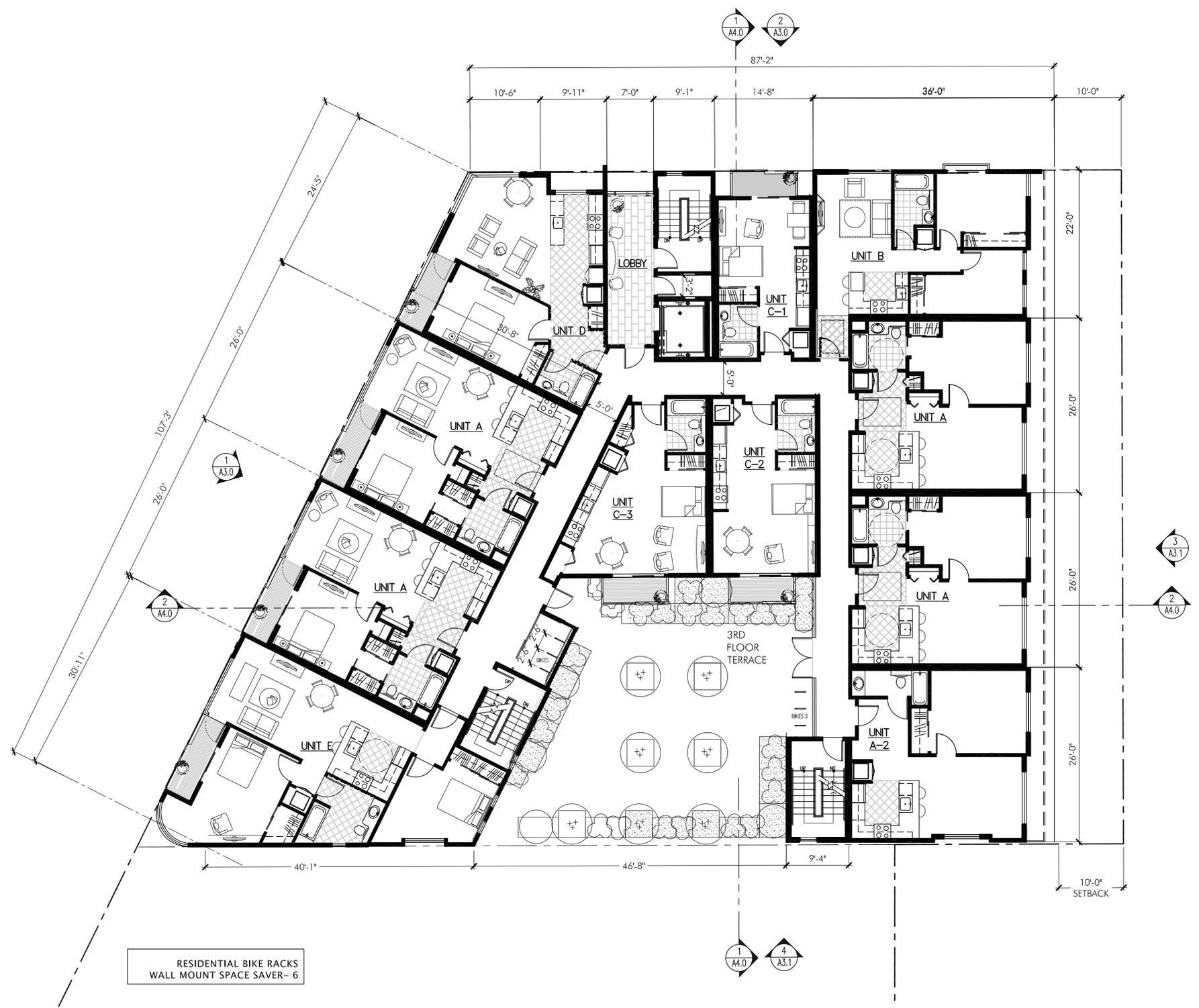


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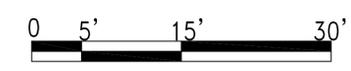
A2.2

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THIRD FLOOR PLAN- PODIUM LEVEL PLAN
SCALE: 1/8" = 1'-0"



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A2.3

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FOURTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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FIFTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

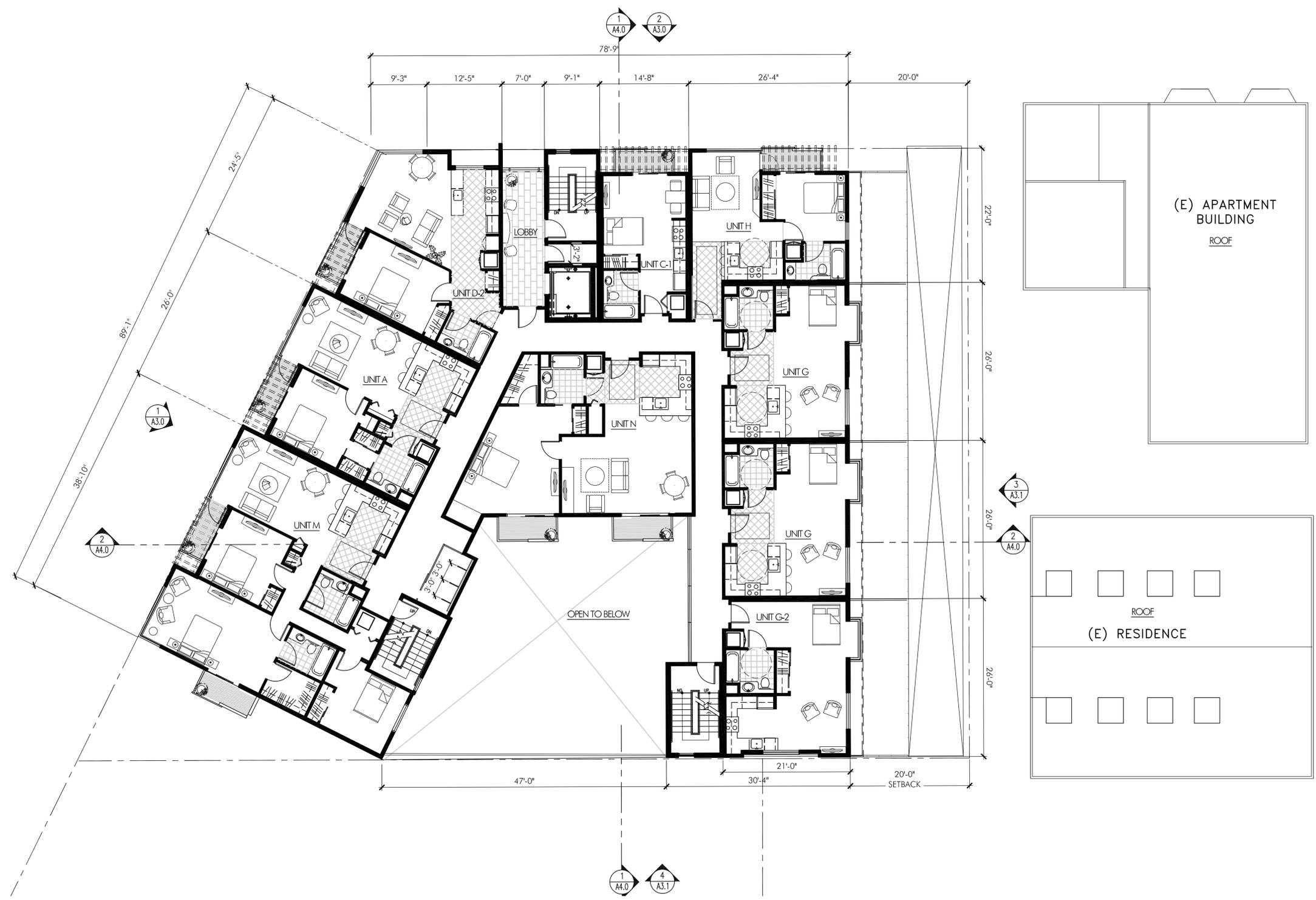


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SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

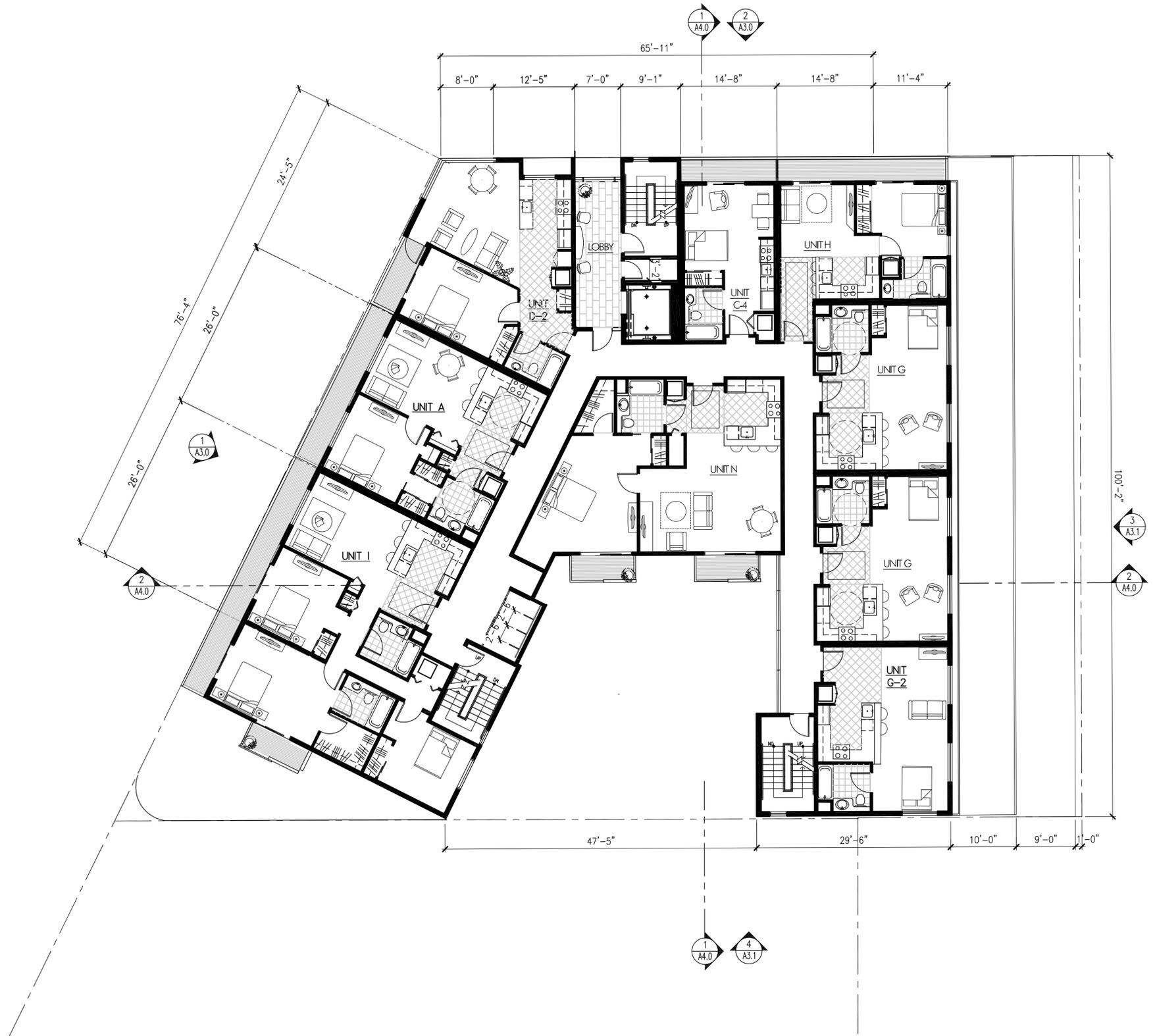


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A2.6

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SEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

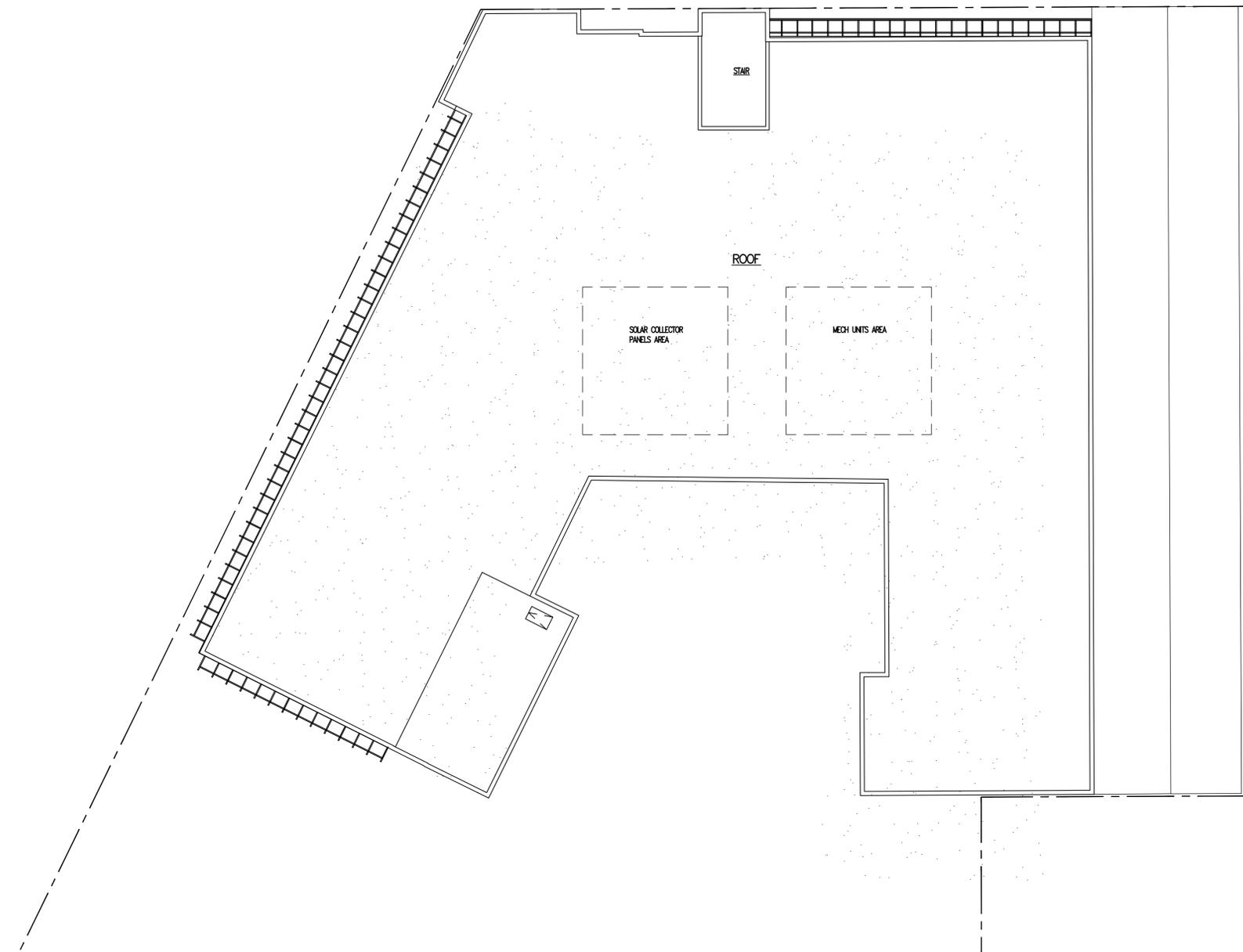


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A2.7

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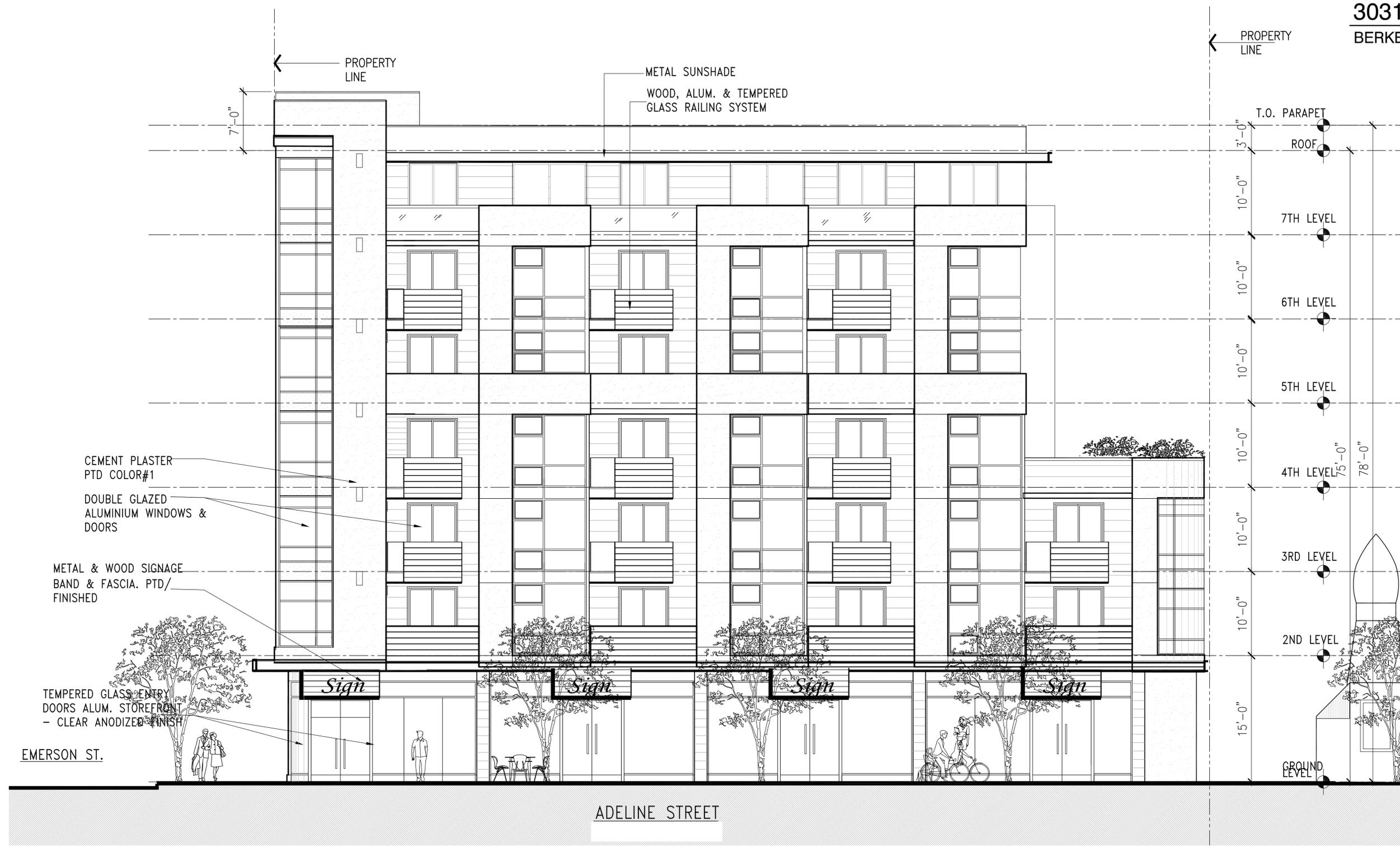
DESIGN REVIEW SUBMISSION
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ROOF PLAN
SCALE: 1/8" = 1'-0"

A2.8

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PROPERTY LINE

PROPERTY LINE

METAL SUNSHADE
WOOD, ALUM. & TEMPERED
GLASS RAILING SYSTEM

7'-0"

T.O. PARAPET

ROOF

3'-0"

10'-0"

7TH LEVEL

10'-0"

6TH LEVEL

10'-0"

5TH LEVEL

10'-0"

4TH LEVEL

75'-0"

10'-0"

3RD LEVEL

10'-0"

2ND LEVEL

10'-0"

15'-0"

GROUND LEVEL

CEMENT PLASTER
PTD COLOR#1

DOUBLE GLAZED
ALUMINIUM WINDOWS &
DOORS

METAL & WOOD SIGNAGE
BAND & FASCIA. PTD/
FINISHED

TEMPERED GLASS ENTRY
DOORS ALUM. STOREFRONT
- CLEAR ANODIZED FINISH

EMERSON ST.

Sign

Sign

Sign

Sign

ADELINE STREET

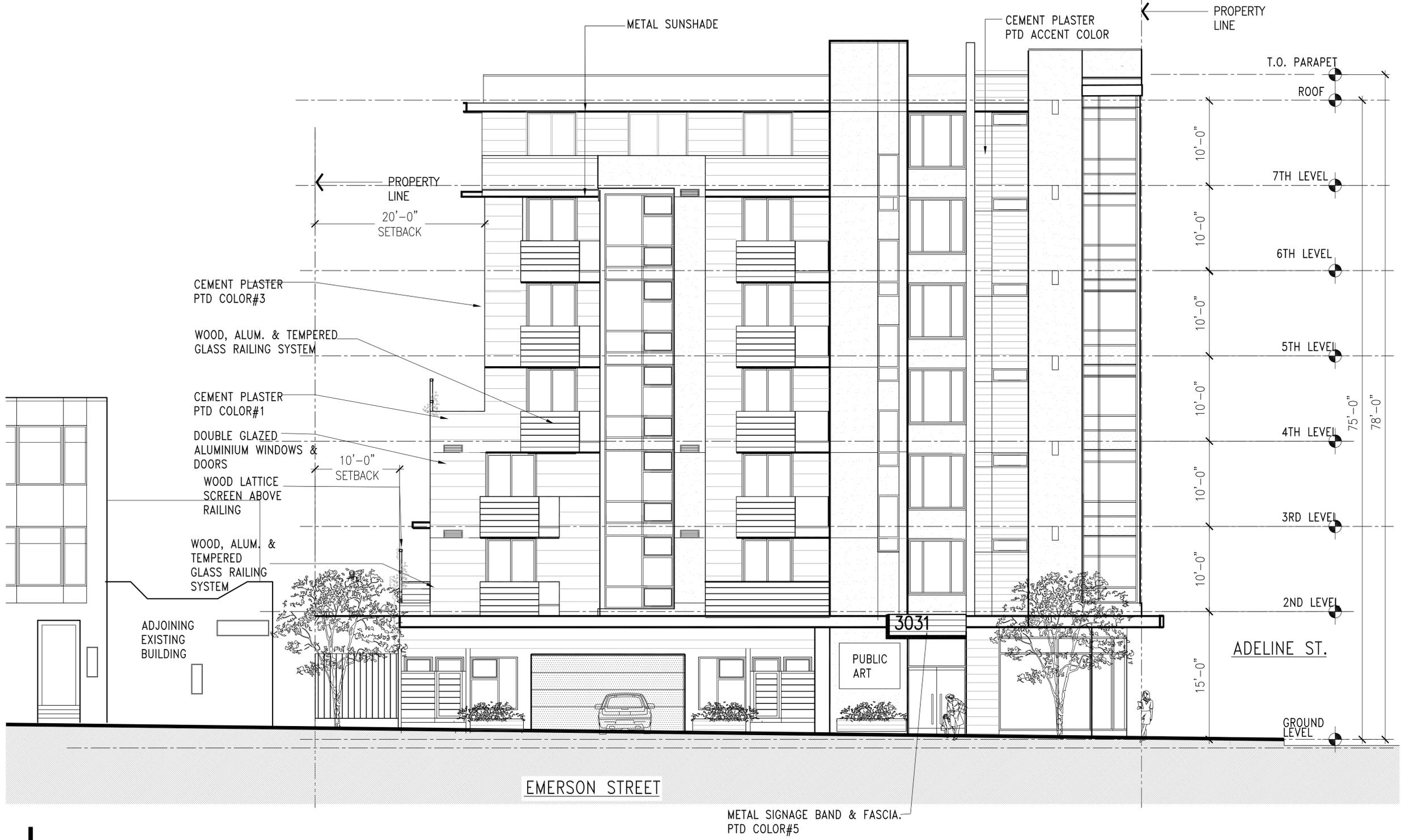
ADELINE STREET ELEVATION
SCALE: 3/16" = 1'-0"

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A3.1

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EMERSON STREET ELEVATION
SCALE: 3/16" = 1'-0"

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A3.2

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PROPERTY LINE →

← PROPERTY LINE



REAR ELEVATION
SCALE: 3/16" = 1'-0"

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A3.3

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REAR ELEVATION
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EXTERIOR PANEL CLADDING
by shildan or eq.



EXTERIOR WOOD
AT RAILING



EXTERIOR COLOR AT METAL
CANOPY & COLUMN AT
FRONT ENTRY



ALUMINIUM TRELLIS
AT TOP FLOOR



PARKING GARAGE DOOR



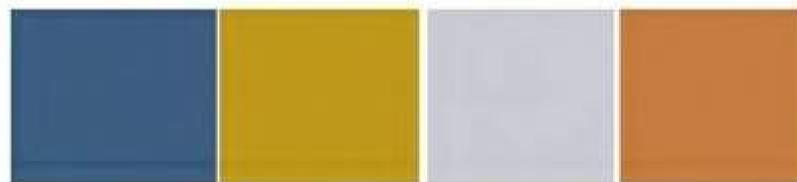
PROPOSED RESIDENTIAL
BIKE STORAGE RACKS



CONCEPT OUTDOOR PLANTERS, SEATING



EXTERIOR PORCELAIN TILE
CLADDING AT PARKING LEVEL



EXTERIOR PANEL CLADDING & WALL COLORS
(COLOR SWATCHES TO BE
SUBMITTED SEPARATELY)

BEAM AT
FIRST FLOOR COLOR

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MT-B1

REVISIONS	BY

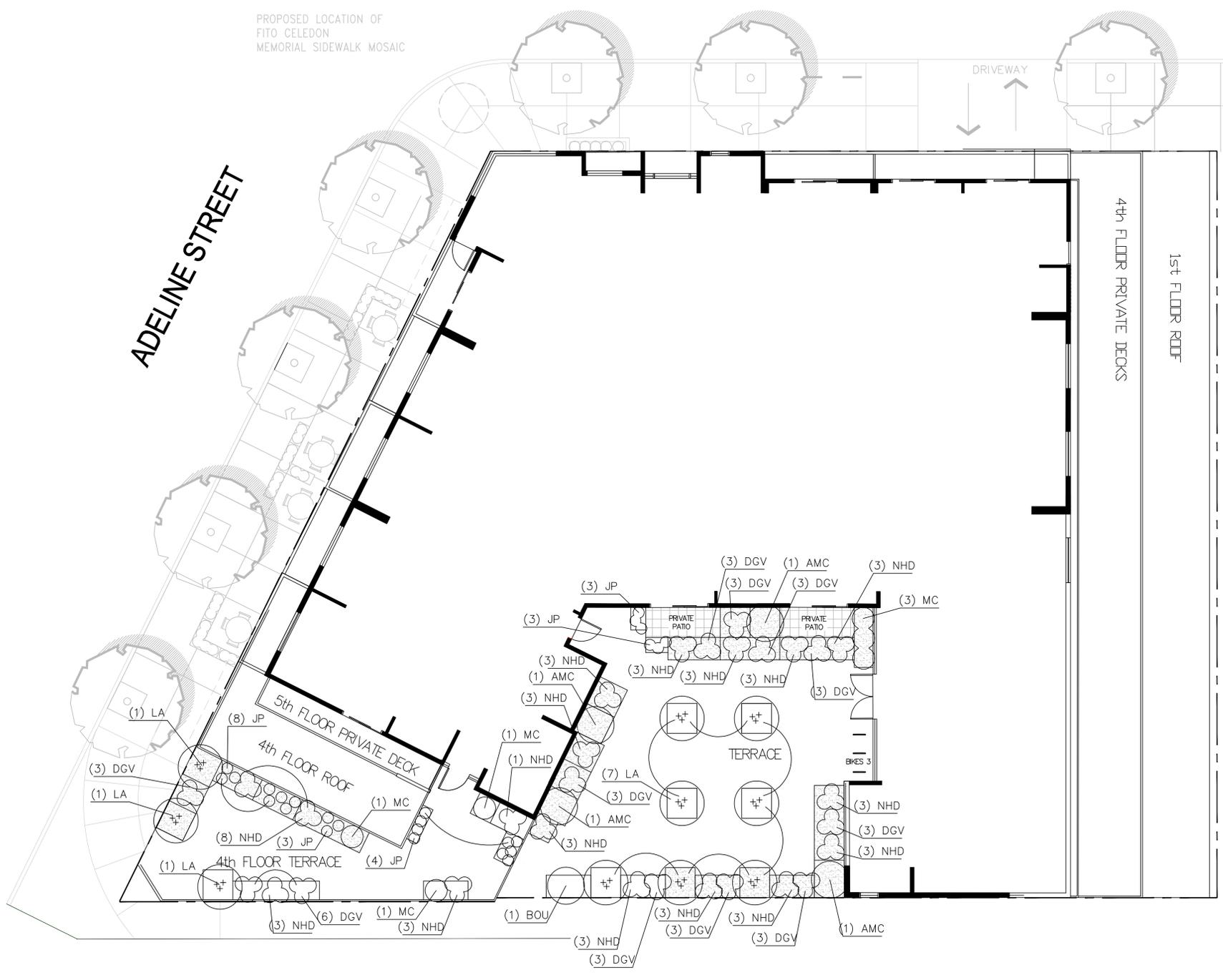
Christopher Tigh
Landscape Architect
CA. Lic. No. 7627
516 S. Shoreline Blvd., Mountain View, CA 94041
Tel. (650) 254-1415

**3031 ADELINE STREET
BERKELEY, CA 94703
2nd & 4th FLOORS PLANTING PLAN**

DATE: 9/21/21
SHEET
L 2

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PROPOSED LOCATION OF
FITO CELEDON
MEMORIAL SIDEWALK MOSAIC



PLANT LIST FOR THIS SHEET ONLY

SYM.	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
TREES				
LA	Lagerstroemia 'Acona'	Acona Crape Myrtle	L	15 gal.
SHRUBS				
AMC	Arctostaphylos densiflora 'McMinn'	McMinn Manzanita	L	15 gal.
DGV	Diets grandiflora 'Variegata'	Striped Fortnight Lily	L	5 gal.
NHD	Nandina 'Harbour Dwarf'	Harbour Dwarf Heavenly Bamboo	L	5 gal.
GRASSES				
JUN	Juncus patens 'Elk Blue'	Elk Blue California Grey Rush	L	1 gal.
MC	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass	L	5 gal.
VINES				
BOU	Bougainvillea 'Do-La-La'			

Place bark mulch, as described in the Planting Specifications on sheet L-3, 3" deep in all planting areas EXCEPT C3 flow-through planters, which shall have decorative gravel mulch, to be selected.

C.3 FLOW-THROUGH PLANTER (TYP.)

UPPER FLOORS PLANTING PLAN



ADELINE STREET DEVELOPEMENT

3031 ADELINE STREET, BERKELEY, CA

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VIEW FROM ADELINE STREET

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3031 ADELINE ST - PROPOSED

G.0

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VIEW FROM EMMERSON STREET TOWARDS ADELINE STREET

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G.0.1

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VIEW FROM ADELINE STREET AT FORMER 'CHAPEL OF THE FLOWERS'

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G.0.1a

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EXTERIOR WOOD AT RAILING



CONCEPT OUTDOOR PLANTERS, SEATING



PROPOSED RESIDENTIAL
BIKE LOCKERS



(OPTIONAL COLORS) EXTERIOR PORCELAIN
TILE CLADDING AT PARKING LEVEL



EXTERIOR PANEL CLADDING & WALL COLORS
(COLOR SWATCHES TO BE
SUBMITTED SEPARATELY)

BEAM AT
FIRST FLOOR COLOR

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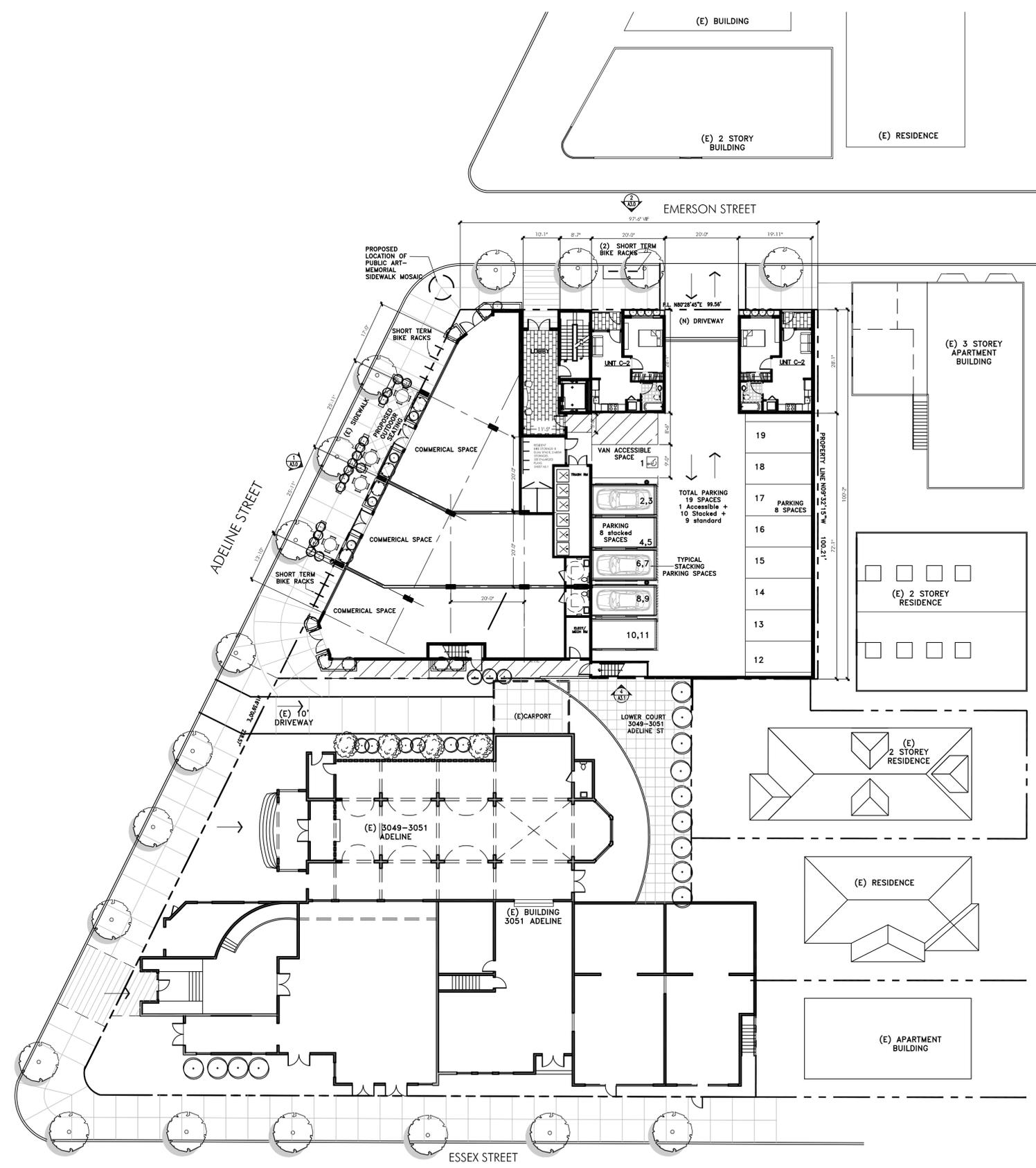
MT-B1

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SITE PLAN



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ADELINE STREET ELEVATION

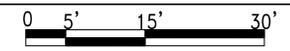
SCALE: 3/32":1'-0"



EMERSON STREET ELEVATION

SCALE: 3/32":1'-0"

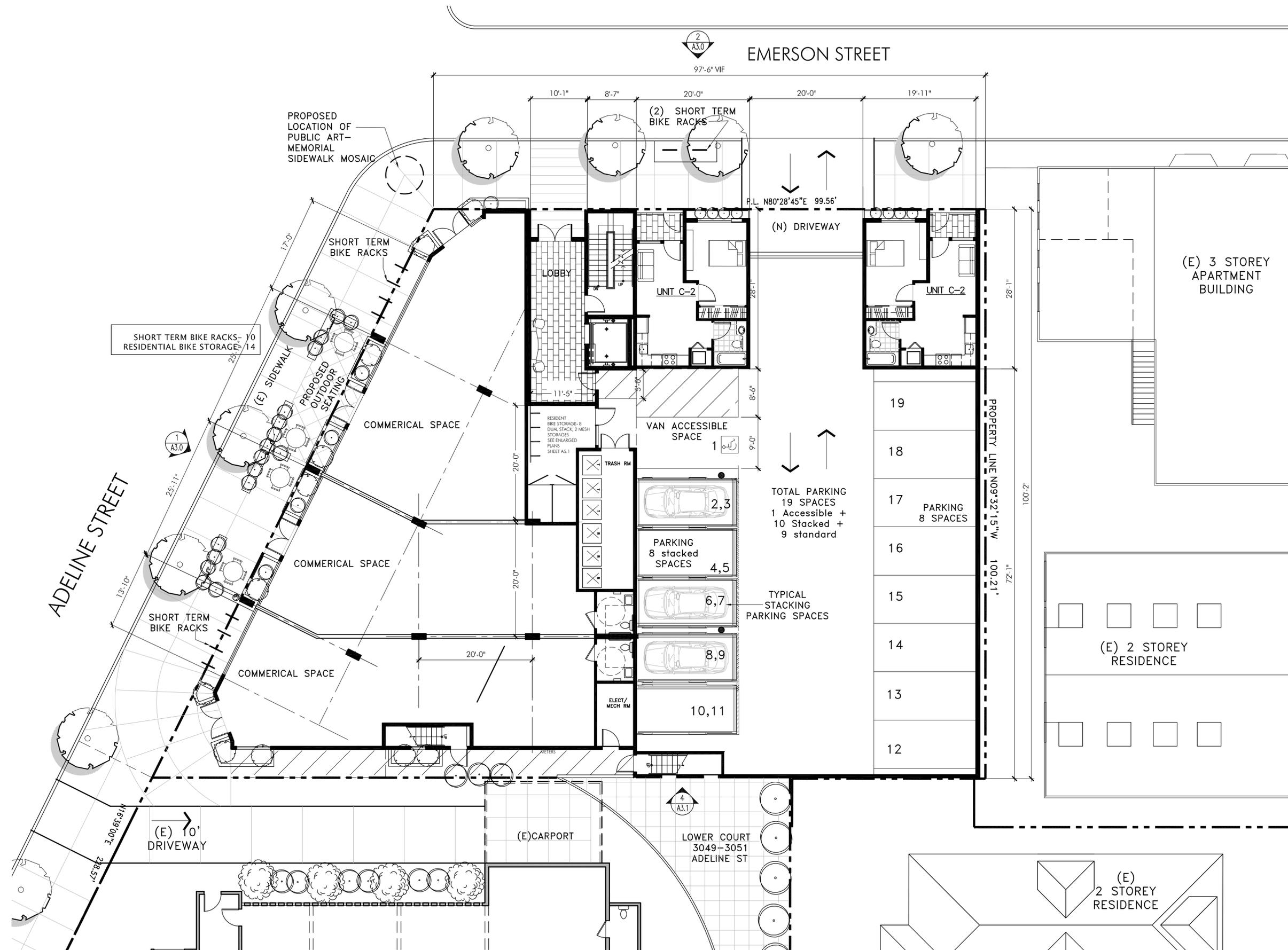
SITE ELEVATIONS



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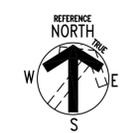


TOTAL PARKING
19 SPACES
1 Accessible +
10 Stacked +
9 standard

TYPICAL
STACKING
PARKING SPACES

FIRST FLOOR PLAN

SCALE: 3/32"=1'-0"



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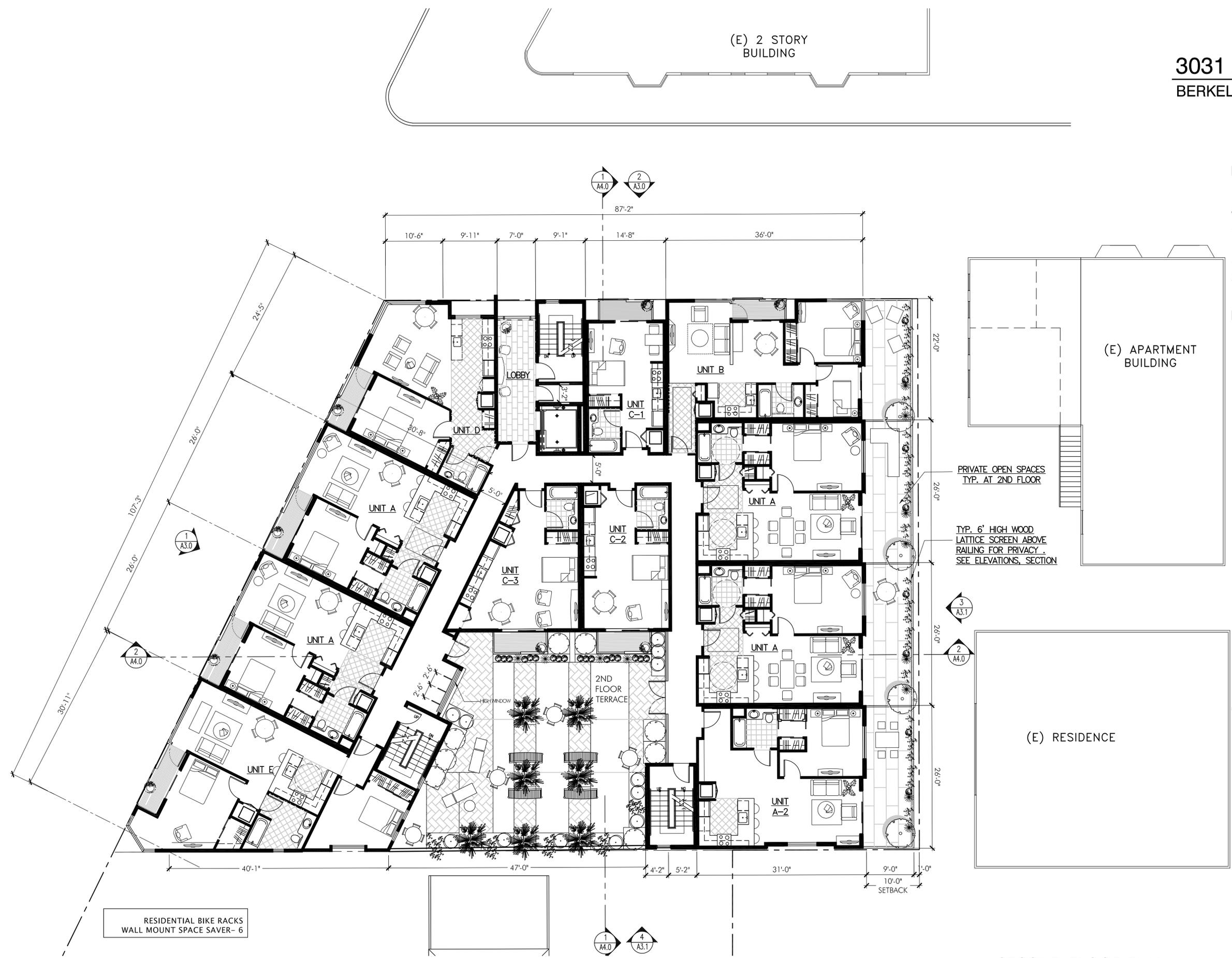
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(E) APARTMENT BUILDING

PRIVATE OPEN SPACES
TYP. AT 2ND FLOOR

TYP. 6' HIGH WOOD
LATTICE SCREEN ABOVE
RAILING FOR PRIVACY.
SEE ELEVATIONS, SECTION

(E) RESIDENCE



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SECOND FLOOR PLAN



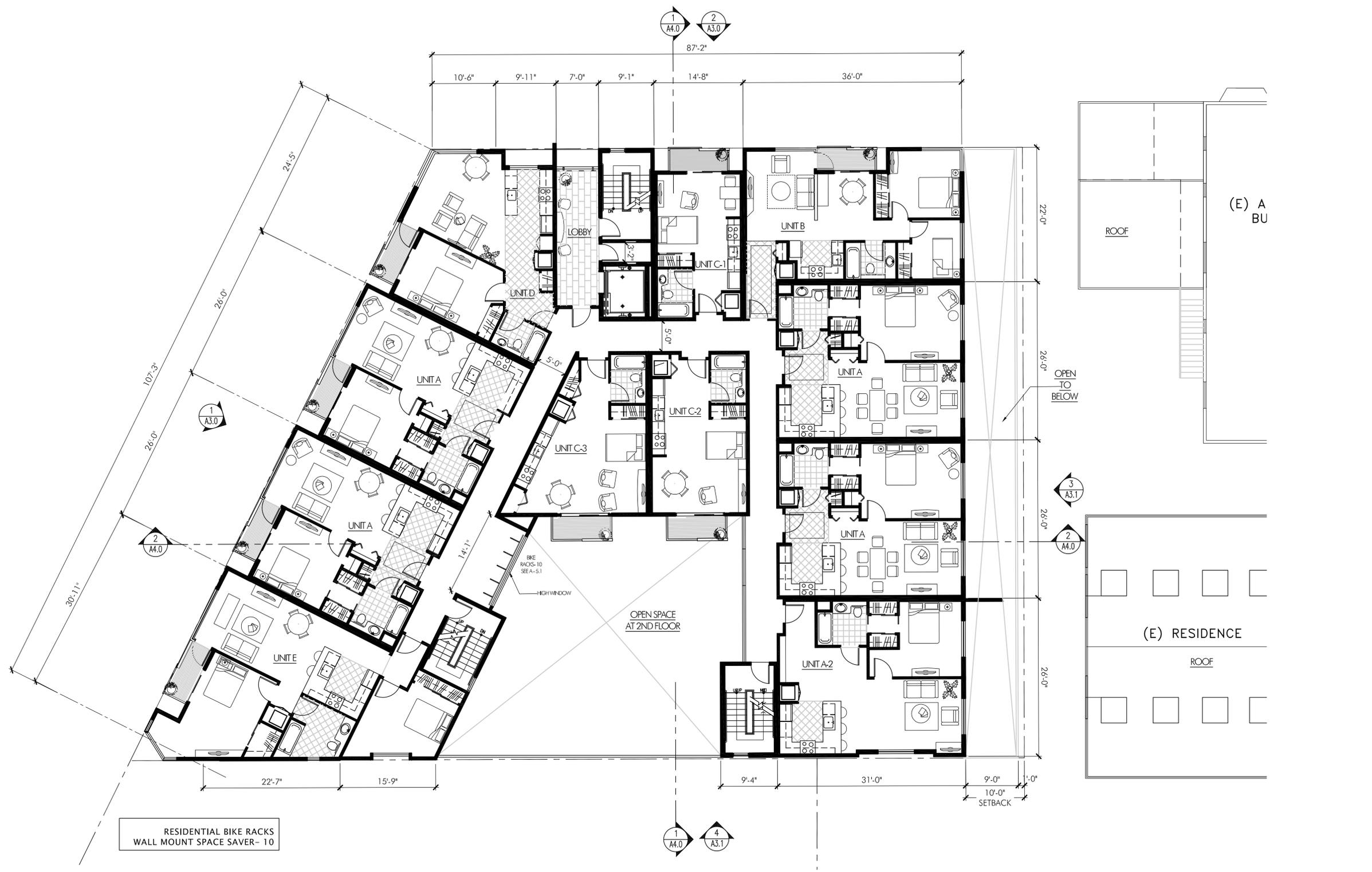
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RESIDENTIAL BIKE RACKS
WALL MOUNT SPACE SAVER- 10

(E) RESIDENCE

(E) A
BU

OPEN
TO
BELOW

ROOF

ROOF



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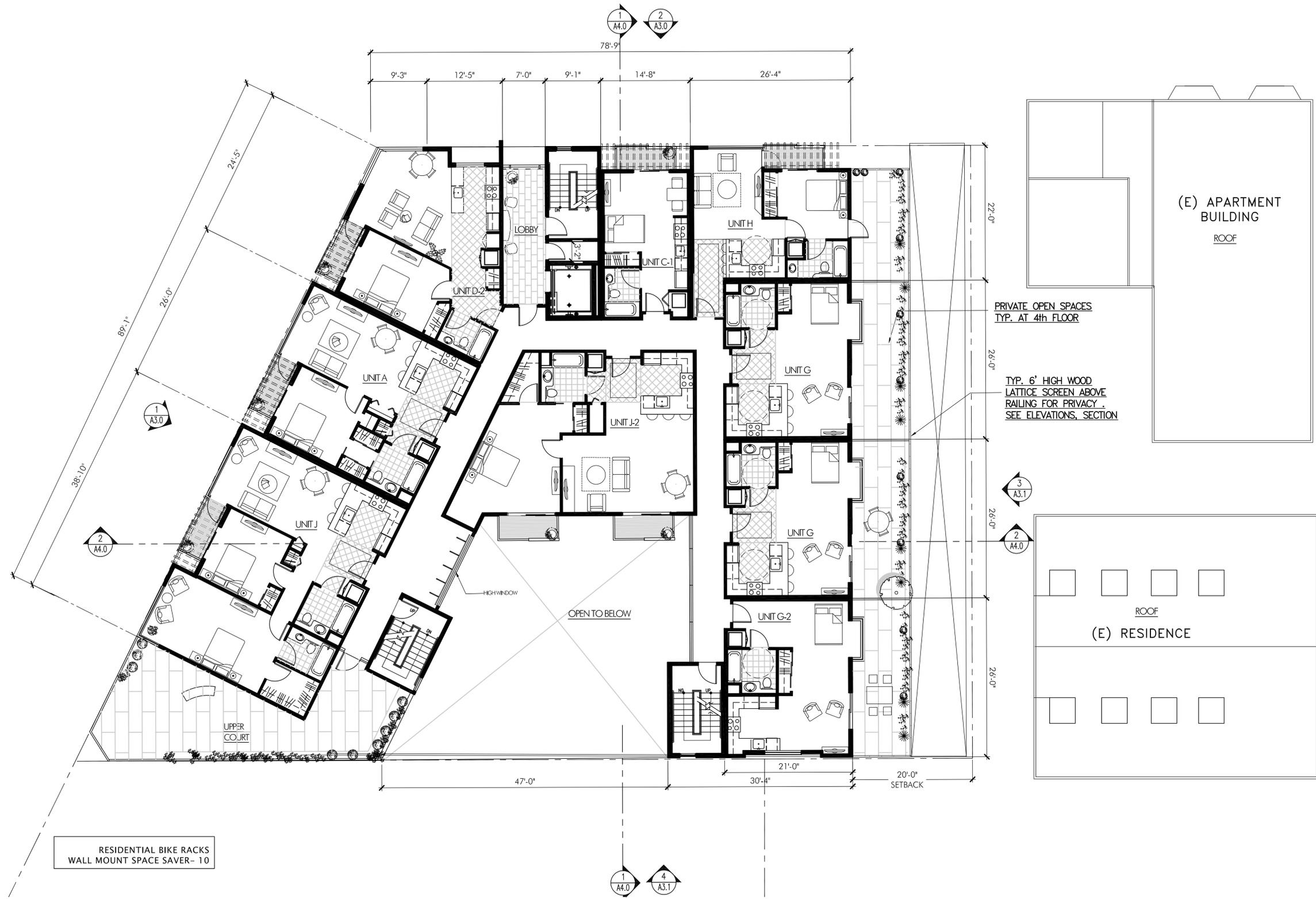
THIRD FLOOR PLAN

0 5' 15' 30' SCALE: 1/8" = 1'-0"

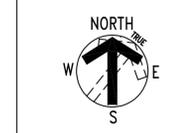
A2.3

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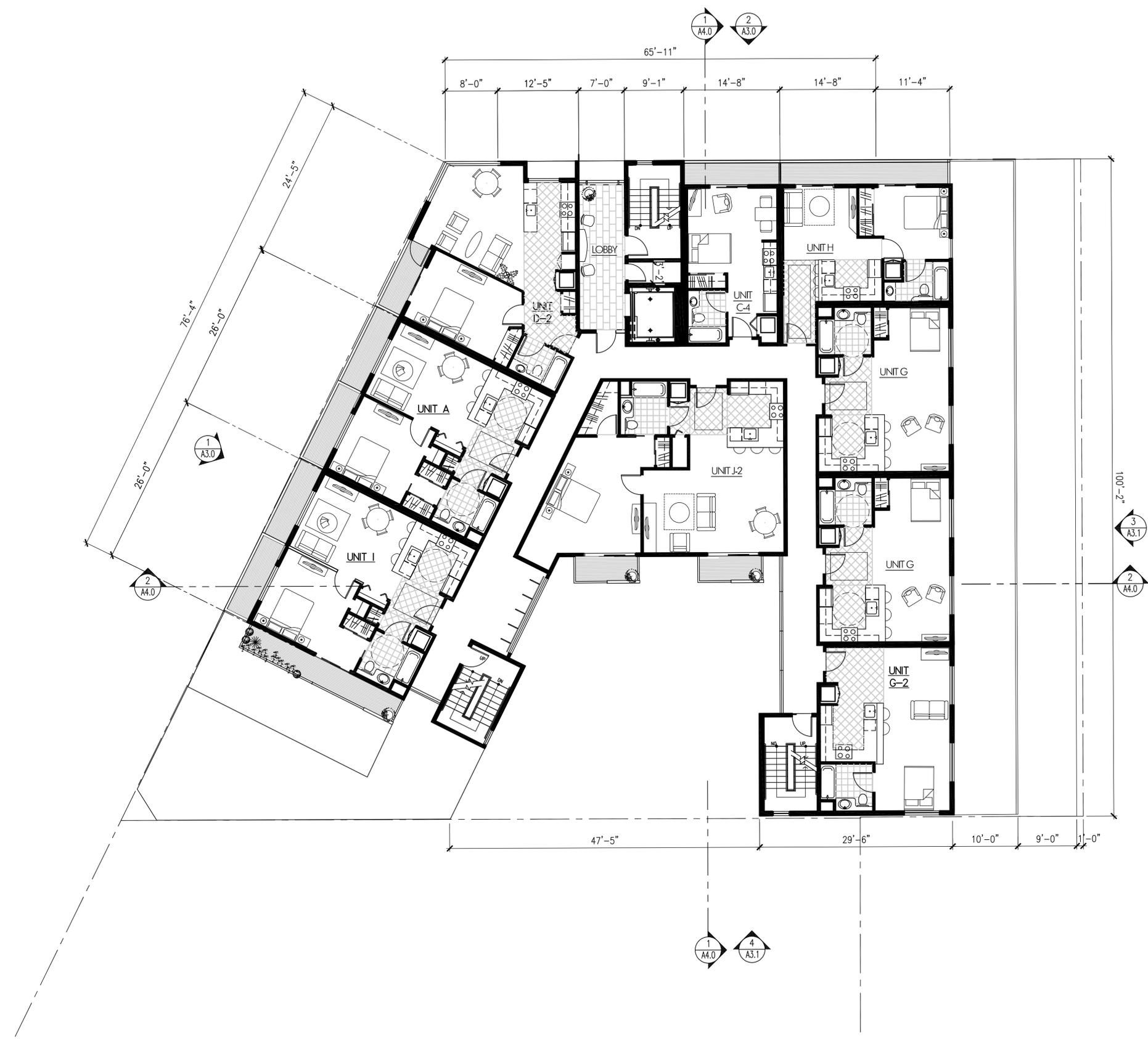
FOURTH FLOOR PLAN



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FIFTH FLOOR PLAN

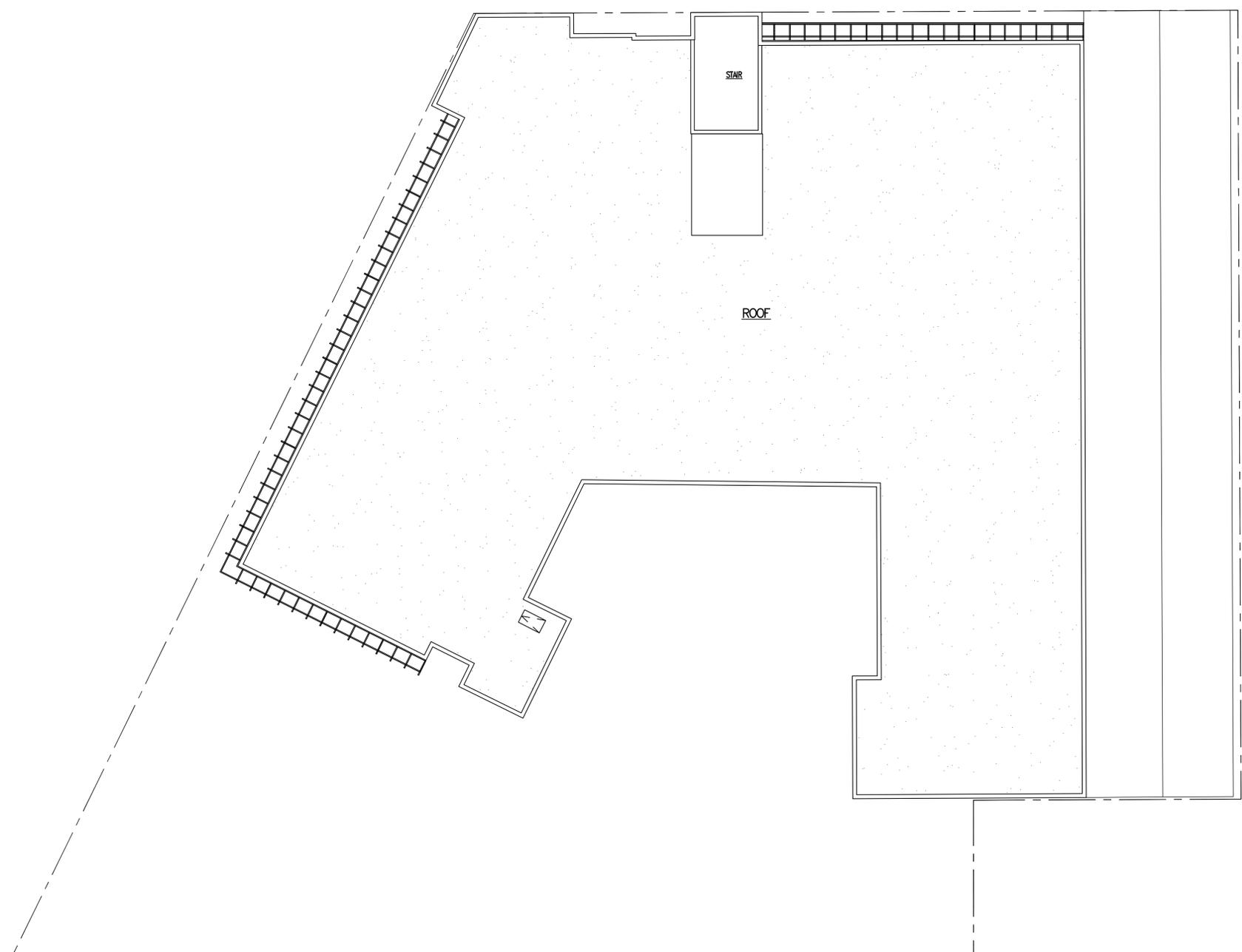


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A2.5

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ROOF PLAN
0 5' 15' 30' SCALE: 1/8" = 1'-0"



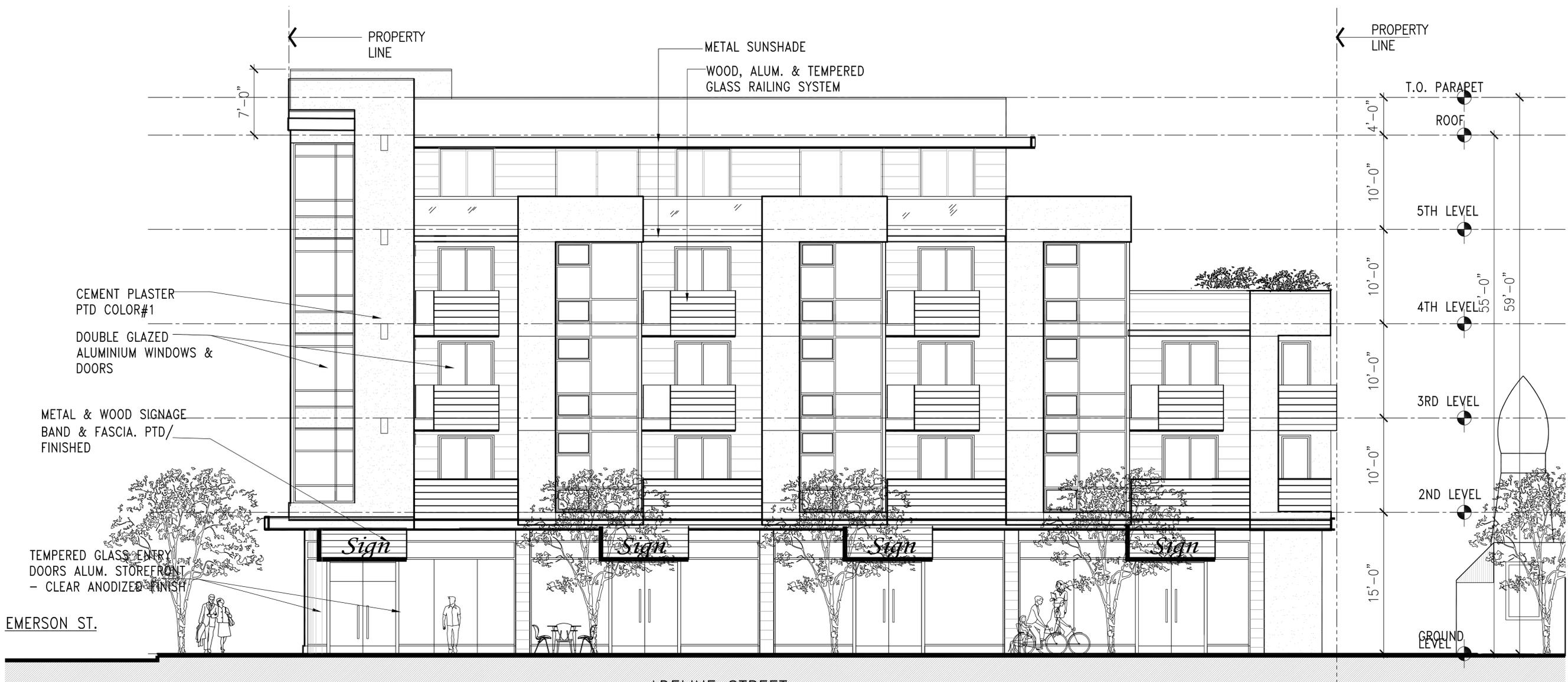
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A2.6

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ADELINE STREET ELEVATION
SCALE: 3/16" = 1'-0"

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A3.1

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EMERSON STREET ELEVATION
SCALE: 3/16" = 1'-0"

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A3.2

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REAR ELEVATION
SCALE: 3/16" = 1'-0"

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A3.3

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F A X. 5 1 0 . 8 9 3 . 8 3 0 5



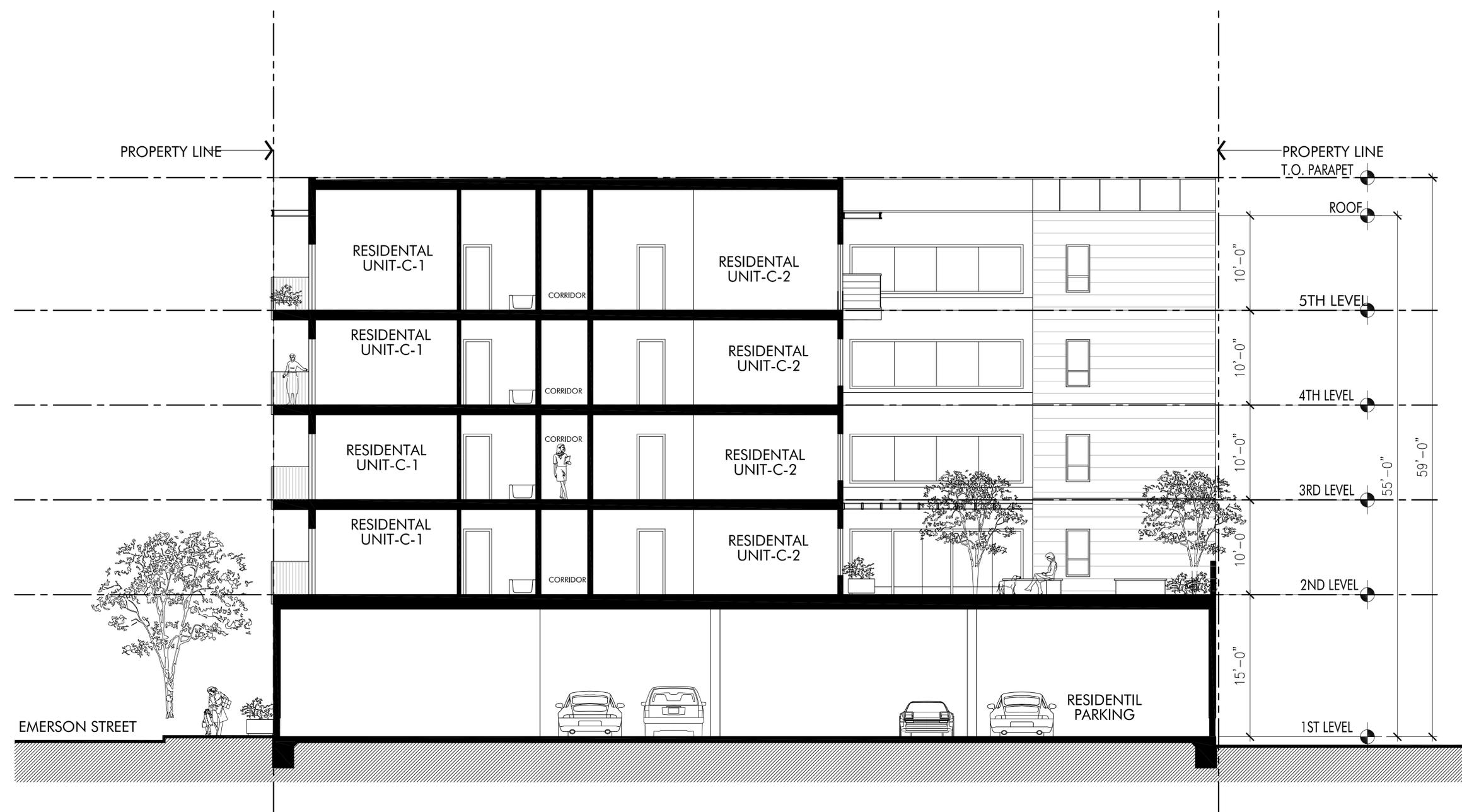
REAR ELEVATION
SCALE: 3/16" = 1'-0"

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P. O. BOX 70601
O A K L A N D
CALIFORNIA 94612
TEL. 510.893.8300
FAX. 510.893.8305



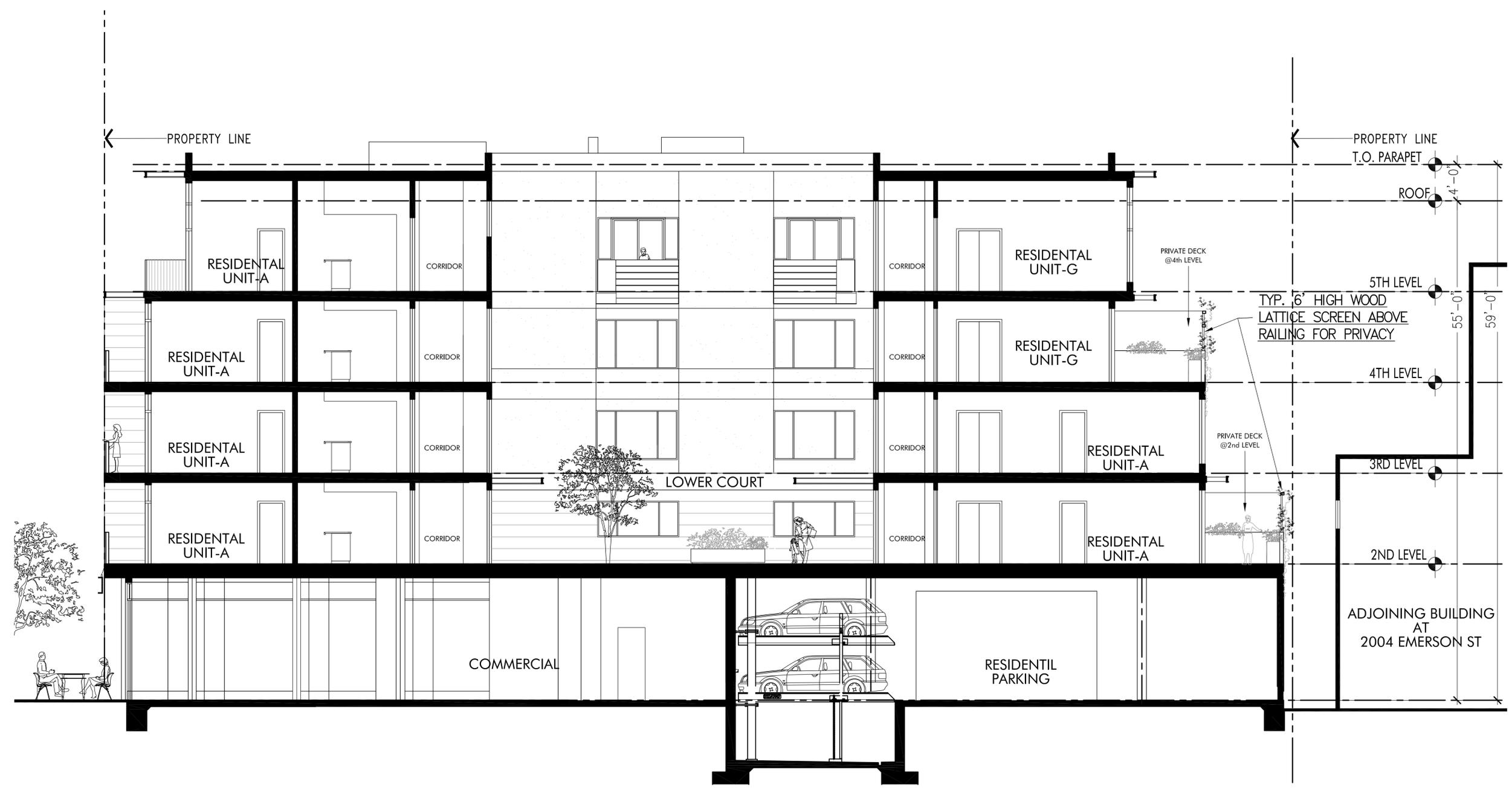
SCHMATIC SECTION AA
SCALE: 3/16" = 1'-0"

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3031 ADELINE ST.
BERKELEY, CALIFORNIA

DINAR
& ASSOCIATES
architecture • planning • interiors
P. O. BOX 70601
O A K L A N D
CALIFORNIA 94612
TEL. 510.893.8300
FAX. 510.893.8305



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