

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 Majority Recommendations
APRIL 20, 2023

2920 Shattuck Avenue

PRELIMINARY DESIGN REVIEW

Design Review #DRCP2022-0013 to demolish two existing commercial buildings and construct a bonus project: a ten-story mixed-use building with 221 dwelling units (22 VLI units), 4,090 square feet of commercial space, and nine parking spaces.

I. Introduction

This project is located in the South Area Commercial District (C-SA) on the Southwest corner of Shattuck and Russell.

The proposed demolition was brought before the Landmarks Preservation Commission (LPC) for review on February 2, 2023 where no action was taken.

This project is applying under the Housing Crisis Act, SB 330, which seeks to boost homebuilding throughout the State with a focus on urbanized zones by expediting the approval process for and suspending or eliminating restrictions on housing development and limiting the number of public meetings. Housing development is defined as a project that is: all residential; a mixed-use project with at least two-thirds of the square-footage residential; or for transitional or supportive housing.

The project is scheduled for a public hearing on the April 27th ZAB agenda. It came before the Design Review Committee in March where the Committee forwarded an unfavorable recommendation to ZAB with conditions and recommendations for refinement of the design. It is returning to the Design Review Committee this month with revisions that address comments made by the Committee in March.

II. Background

This project proposed the demolition of existing structures on the corner of Shattuck and Russel and the construction of a 10-story mixed use building with 221 residential apartments, ground floor garden, roof level open space, and 4,090 square feet of commercial space.

III. Project Setting

A. Neighborhood/Area Description:

The proposed project is located in the C-SA district in South Berkeley with an R-4 district bordering the parcel to the West. The surrounding parcels are primarily single- and two-story commercial structures with some residential mixed in. One of South Shattuck's main anchor stores, Berkeley Bowl South, is located across Russell. According to the South Shattuck Area Plan, "*This section of Shattuck between Ward and Ashby has more pedestrian activity than anywhere else in the Plan area, particularly at its two ends. This existing activity, along with the narrow street width and the fact that most buildings are built to the property line make this the street with the most potential to become truly pedestrian-friendly.*"

B. Site Conditions:

The subject parcel is located at the southwest corner of Russell Street and Shattuck Avenue. There is a commercial building at the north end of the parcel, and a surface parking lot at the south end.

Figure 1: Vicinity Map

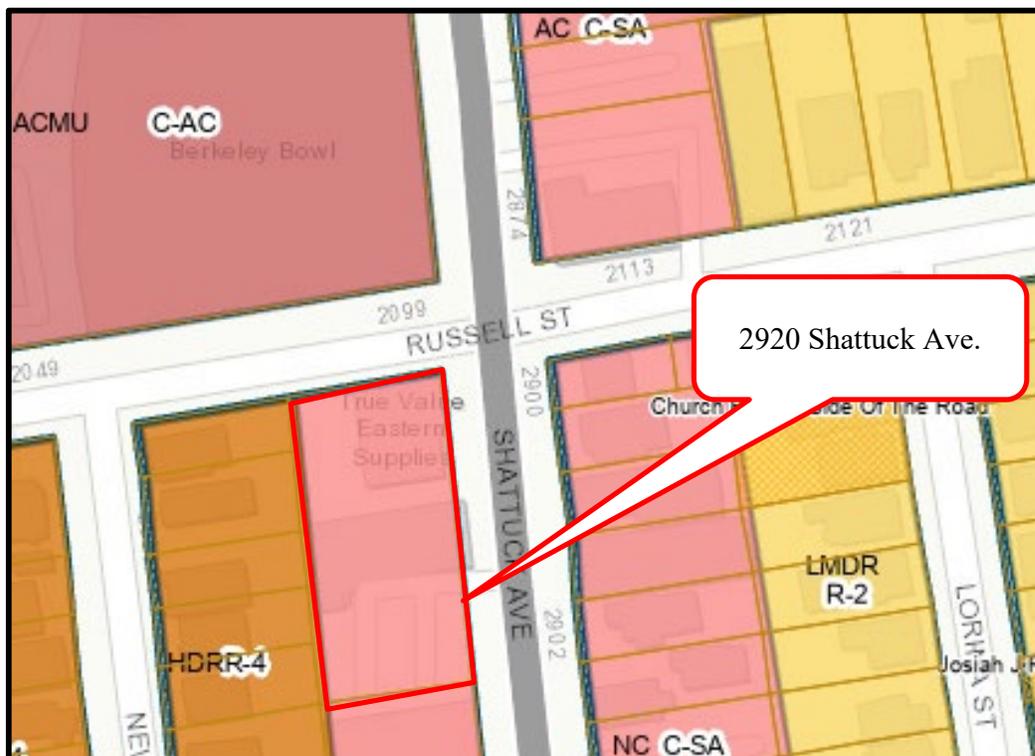


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Retail/Auto Repair	C-SA	Neighborhood Commercial (NC)
Surrounding Properties	North	Retail (Berkeley Bowl)		
	South	Retail/Office		
	East	Office/Medical Office/Retail/Residential		
	West	Single-Family/Duplex Residential	R-4	High-density Residential (HDR)

Table 2: Development Standards

C-SA Standards		Existing	Change	Proposed	Permitted/Required
Lot Area (sq. ft.)		19,586	--	19,586	n/a
Gross Floor Area (sq. ft.)		7,561	+107,643	115,204	78,344
Commercial Floor Area (sq. ft.)		7,561	-3,471	4,090	n/a
Floor Area Ratio		0.4	+5.48	5.88 ¹	4 max.
Dwelling Units	Total	0	+221	221	n/a
	Affordable	n/a	+22	22 VLI	n/a
Building Height	Average (ft.)	14'-0"	+96'-4"	110'-4" ¹	36' max. ³
	Stories	1	+9	10 ¹	3 max. ³
Building Setbacks (ft.)	Front (Russell)	4'-2"	+4'-2"	0'-0" ¹	15' min. ³
	Rear	70'	-68'-6"	1'-6" ¹	15' min. ³
	Left Side (Shattuck)	1'-10"	-1'-4"	0'-6" ¹	6'/8'/10'/12'/14'/15' min. ³
	Right Side	3'-3"	+29'-5"	32'-8"	4'/4'/6'/8'/10'/12' min. ³
Lot Coverage (%)		39	+18	57	40 max. ³
Usable Open Space (sq. ft.)		n/a	+7,617	7,617 ²	8,840 min. (40 s.f./d.u.)
Parking	Automobile	17	-8	9	8 min./119 max. (2 space/1,000 s.f. comm.; 0.5 spaces/du max.)
	Bicycle (short term/long term)	n/a	+8/64	8/64 ²	8/76
¹ Waiver requested ² Concession requested ³ A Use Permit to allow modifications to the standard requirements for mixed-use buildings for height, setbacks, and lot coverage are include in the base project.					

IV. Project Description

A. Requested Use Permits

- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC 23.204.020(A) to construct dwelling units
- Use Permit under BMC Section 23.204.030(A) to create new floor area of 3,000 square feet or more
- Use Permit under BMC 23.204.100(D)(2) to modify height, setback, and lot coverage requirements
- Administrative Use Permit under BMC 23.304.050(A) to allow architectural elements to exceed the district height limit

- B. **CEQA Recommendation:** It is staff's recommendation that the project is categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects"). The determination is made by ZAB.

C. Density Bonus Information

Density Bonus with the following requested reductions, waivers and concessions:

Waivers

- Waiver of BMC Section 23.204.100(D) to exceed building height limits – to be 110'-4", and 10 stories (no maximum in Base with UP)
- Waiver of BMC Section 23.204.100(D) to reduce front and street side setbacks to 0', and rear setback to 1'-6" (no minimum in Base with UP)
- Waiver of BMC Section 23.204.100(D) to increase lot coverage to 57% (no maximum in Base with UP)
- Waiver of BMC Section 23.204.100(D) to increase FAR to 5.88, where 4.0 is the limit

Concessions [Two concessions permitted, per Government Code §65915(d)(2)]:

- Concession to reduce the open space requirement – to provide 7,617 square feet where 8,840 square feet is required to eliminate the costs of constructing a larger roof deck

- Concession to reduce the long-term bicycle parking requirement – to provide 72 spaces where 84 spaces is required to eliminate the costs of enlarging the bike room and providing additional racks

V. Design Review Guidelines

The City's South Shattuck Strategic Plan (1998) is applicable for this project. Included below are the Plan's Urban Design and Transportation Objectives and Strategies:

Urban Design

Create and enhance the identity of the South Shattuck commercial corridor as a unique and pleasant district that complements adjacent residential neighborhoods.

1. Enhance the pedestrian orientation of the commercial corridor through upgraded and expanded streetscape improvements and the reduction of automobile impacts.
2. Enhance the sense of place and district identity through careful building design and improved relationships between buildings, activities, residents, and shoppers in the South Shattuck corridor.
3. Enhance the visual quality of the corridor by creating an overall district identity, using features appropriate to each of the target areas.

Transportation

Make traffic improvements which complement economic development and urban design goals, encourage the use of alternatives to the automobile, and preserve the quality of life in residential neighborhoods.

1. Make capital improvements in the public right-of-way which increase pedestrian access and safety on commercial streets.
2. Support the location of new businesses in the South Shattuck corridor by identifying acceptable parking configurations for both anchor businesses and small tenants.
3. Make circulation system improvements which direct non-local traffic away from residential neighborhoods, minimize spillover effects from one neighborhood street to another, and allow resident access to major arterials.
4. Support alternatives to the automobile (transit, shuttles, bicycling, and walking) by developing and implementing policies which encourage non-automobile travel, including a plan for targeted street improvements.

For a complete set of the South Shattuck Strategic Plan, please refer to the following link: <https://berkeleyca.gov/your-government/our-work/adopted-plans/south-shattuck-strategic-plan>

City-Wide Design Guidelines are applicable for this project. Excerpts from the City-wide Design Review Guidelines are included below for your reference:

- **Setbacks**
Street façade: the street façade of commercial streets should be respected, in order to create or maintain the sense of urban space.
- **Parking and Driveways**
Garage entrance: Conflict with pedestrian circulation should be prevented by the proper location and design of auto entrances.
- **Facades**
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 faces in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.
- **Heights:** In general, the height of adjacent buildings especially historic structures should be respected in the design of new buildings. Abrupt changes in height may be appropriate, even desirable in certain situations.
- **Walls and Fences:** Large, unarticulated expanses of any particular wall material that deaden the pedestrian environment should be avoided.
- **Landscape**
Sidewalk Areas should include landscaping that is coordinated with the neighborhood design. The consistent use of one species of tree along a street or block is encouraged.
- **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 entry point.

- **Bicycle Parking**

New developments should provide usable bicycle racks that are visible from a public way and that do not impede pedestrian or auto circulation.

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. DRC Summary – March 16, 2023

Preliminary Design Review Modification received an unfavorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR): MOTION: (Tam, Pink) VOTE (6-0-0-1) Kahn - absent.

Conditions

- *Restudy the massing, and in particular the Shattuck Façade; consider taller mass at corner.*
- *Provide a better buffer for neighbors on the West side.*
- *Make design relate more to this neighborhood.*
- *Make the design unique, not like the other nearby projects.*
- *Look at rendering of project from Newbury.*
- *Consider alternate for metal panel that better relates to the neighborhood.*

Recommendations

- *Bring down the height and building mass if possible, even if only a slight floor to ceiling reduction.*
- *Design is too repetitious; need more human scale; look at more horizontal elements.*
- *Recommend looking at a project rendering that includes other nearby new projects.*
- *Look at acoustic impact of the roof deck.*
- *Provide permeable pavers at parking, as well as softer parking edge / entry from Russell.*
- *Recommend large trees on west property line.*
- *Recommend bird safe glass.*

ZAB Issues

- *Resolve any circulation issues at the intersection, as well as on Newbury.*
- *Improve livability of the hallway and unit interiors*

VII. Issues and Analysis

A. Changes since the Previous Submittal

- **Facade Design** East and West facades have been redesigned with an articulated grid, emphasizing horizontal lines. Windows have been enlarged and are framed in two-story groupings to break down the scale of the facade. The gridded pattern created by the frames is articulated by a juxtaposition of recessed windows with Juliette balconies and extruded bays.
- **Building Design** North façade has been revised with fenestration detailing that matches the East and West facades. The mural has been moved to the South facade.
- **Roof Deck** The roof deck has been broken up and a portion has been relocated to the Northeast corner. The massing that was previously on Shattuck has been moved to the Northwest corner, providing a variety in scale for the roof top amenity space, and providing more articulation of the roof line.
- **Encroachment** The articulation of the façade includes a 3'-3" encroachment over the public right of way. The applicant will work with Public Works on an Encroachment Permit.
- **Colors and Materials** The materials palette has been revised to better compliment the neighborhood.

B. Issues for Discussion:

- Massing
- Building/Facade Design
- Open space
- Colors and Materials

VIII. Recommendation

Staff recommends that the DRC discuss the above issues and forward a favorable recommendation to ZAB with any revised conditions if necessary and further direction for Final Design Review.

Attachments:

1. Project Plans, received April 6, 2023

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

VIEW ALONG SHATTUCK AVE. LOOKING SOUTH



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**2920
SHATTUCK**

Berkeley, CA

- 12.14.2021 DRAFT CONCEPT PLANS
- 12.15.2021 DRAFT CONCEPT PLANS
- 02.17.2022 SB-330 APPLICATION
- 09.05.2022 ZONING APPLICATION
- 12.01.2022 ZONING RESUBMISSION
- 03.16.2023 DRC HEARING SET
- 04.20.2023 FOLLOW UP DRC SET

VICINITY MAP



PROJECT DIRECTORY

OWNER/APPLICANT:
2900 Shattuck Ave, LLC
NX VENTURES
1958A University Ave
Berkeley, CA 94705

ARCHITECT:
David Trachtenberg, Principal
TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
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PROJECT DESCRIPTION

PROJECT ADDRESS: 2920 Shattuck Ave.
Berkeley, CA 94705 (APN: 053 159000501)

SCOPE OF WORK:
REMOVAL OF EXISTING COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 10-STORY MIXED-USE BUILDING WITH 221 DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL SPACE, AND PARKING WITH STATE OF CALIFORNIA DENSITY BONUS.

ZONING CODE SUMMARY
(BASED ON THE BERKELEY MUNICIPAL ZONING CODE)

ZONING: C-SA
SEE SHEET A0.1 FOR COMPLETE ZONING DATA

DRAWING LIST

SHEET NO. & TITLE		
ARCHITECTURAL		
A0.0	GENERAL INFORMATION	A3.4 BUILDING ELEVATIONS
A0.1	ZONING CODE	A3.5 STREETSCAPE ELEVATIONS
A0.3A	DENSITY BONUS DIAGRAMS	A3.6 PHOTO CONTEXT VIEWS
A0.4A	SHADOW STUDIES	A3.7 CONCEPTUAL RENDERING
A0.4B	SHADOW STUDIES	A3.8 CONCEPTUAL RENDERING
A0.4C	SHADOW STUDIES	A3.9 CONCEPTUAL RENDERING
A0.5	SITE CONTEXT PHOTOS	A3.10 CONCEPTUAL RENDERING
A0.6	VICINITY MAP	A3.11 CONCEPTUAL RENDERING
A1.0	SURVEY	A4.1 SECTION
A2.0	EXISTING SITE PLAN	A4.2 SECTION
A2.1	FLOOR PLANS	MAT MATERIAL BOARD
A2.2	FLOOR PLANS	
A2.3	FLOOR PLANS	LANDSCAPE
A2.4	FLOOR PLANS	L0.0 LANDSCAPE PLAN AT STREETSCAPE
A2.5	FLOOR PLANS	L0.1 PLANTING PALETTE IMAGERY
A2.6	ROOF PLAN	L0.2 LANDSCAPE USABLE OPEN SPACE DIAGRAM
A3.1	BUILDING ELEVATIONS	L1.0 LANDSCAPE PLAN, ELEVATION AND IMAGERY AT GROUND LEVEL
A3.2	BUILDING ELEVATIONS	L1.0 LANDSCAPE PLAN, ELEVATION AND IMAGERY AT GROUND LEVEL
A3.3	BUILDING ELEVATIONS	L2.0 LANDSCAPE PLAN AND IMAGERY AT ROOF DECK
		I1.0 HYDROZONE PLAN AT GROUND LEVEL
		I1.1 HYDROZONE PLAN AT ROOF LEVEL

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GENERAL
INFORMATION

A0.0

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ZONING DATA

A0.1

REFUSE

Waste and Recycling Calculation										
# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3 occ)		Waste (40%)	Recycling - Container (10%)	Recycling - Paper (30%)	Organics (20%)		
229	1.00	229	19.08 cy	3,817 gal	7.63 cuft	1,527 gal	382 gal	1,145 gal	763 gal	
Space Calculation			Container Quantities		Space Required	Additional Increase for Operation				
Waste	Recycling - Container	Recycling - Paper	Organics	Factor/container	Space/ Container	20% Excess	35% Excess	Provided		
2 cy bin (404 gal)	4				28 sf	112 sf				
96 gallon cart		4	12		7 sf	112 sf				
64 gallon cart			12		6 sf	66 sf				
Total capacity	1616 gal	384 gal	1152 gal	768 gal		290 sf	348 sf	392 sf	497 sf	



ZONING CODE DATA

CITY OF BERKELEY ZONING TABULATIONS

ZONING - C-SA	ALLOWABLE BASE PROJECT	PROPOSED W/ DENSITY BONUS	COMPLIANCE
NUMBER OF DWELLING UNITS	N/A	N/A	221
COMMERCIAL AREA	N/A	N/A	4,090
PARKING	SEE TABLE	SEE TABLE	SEE TABLE
BIKE PARKING	SEE TABLE	SEE TABLE	SEE TABLE
FRONT YARD SETBACK (RUSSELL)	15'	0' COMPLIES W/UP BMC 23.204.100.D.2	VARIES; 0' TO 2'
STREET SIDE YARD SETBACK (SHATTUCK)	VARIES; 6' TO 15'	0' COMPLIES W/UP BMC 23.204.100.D.2	6"
SIDE YARD SETBACK	VARIES; 4 TO 12'	0' COMPLIES W/UP BMC 23.204.100.D.2	9"
REAR YARD SETBACK	15'	0' COMPLIES W/UP BMC 23.204.100.D.2	1'-6"
BUILDING HEIGHT	36'	Not Limited COMPLIES W/UP BMC 23.204.100.D.3	110'-4"
BUILDING STORIES	3	Not Limited COMPLIES W/UP BMC 23.204.100.D.2	10
LOT AREA	19,586	19,586	19,586
LOT AREA (ACRES)	0.45	0.45	0.45
GROSS FLOOR AREA	78,344	78,344	113,948
BUILDING FOOTPRINT	13,648	NOT LIMITED COMPLIES W/UP BMC 23.204.100.D.2	9,965
LOT COVERAGE	45%	NOT LIMITED COMPLIES W/UP BMC 23.204.100.D.2	51%
USABLE OPEN SPACE (SEE TABLE)	SEE TABLE	SEE TABLE	SEE TABLE
PROJECT FAR	4.0	4.0	5.82

FAR CALCULATIONS

	BASE PROJECT ALLOWABLE	ALLOWABLE W/ UP'S	PROPOSED W/ DENSITY BONUS
SITE AREA	19,586	19,586	19,586
FAR	4.00	4.00	5.82
FLOOR AREA	78,344	78,344	113,948

PROPOSED FLOOR AREA WITH DENSITY BONUS

	COMMERCIAL	RESIDENTIAL	TOTAL
LEVEL 10		7,285	7,285
LEVEL 9		12,146	12,146
LEVEL 8		12,146	12,146
LEVEL 7		12,146	12,146
LEVEL 6		12,146	12,146
LEVEL 5		12,146	12,146
LEVEL 4		12,146	12,146
LEVEL 3		12,146	12,146
LEVEL 2		11,676	11,676
GROUND LEVEL	4,090	5,875	9,965
TOTAL FLOOR AREA W/ DENSITY BONUS	4,090	109,858	113,948
FAR (FLOOR AREA RATIO)			5.82

UNIT COUNTS

UNIT TYPE	STUDIO	1-BED	2-BED	TOTAL
LEVEL 10	12	1	0	13
LEVEL 9	24	1	1	26
LEVEL 8	24	1	1	26
LEVEL 7	24	1	1	26
LEVEL 6	24	1	1	26
LEVEL 5	24	1	1	26
LEVEL 4	24	1	1	26
LEVEL 3	24	1	1	26
LEVEL 2	24	1	1	26
GROUND LEVEL	0	0	0	0
TOTAL	204	9	8	221
PERCENT OF TOTAL	92%	4%		
TOTAL BEDROOM COUNT	204	9	16	229

OPEN SPACE TABLE

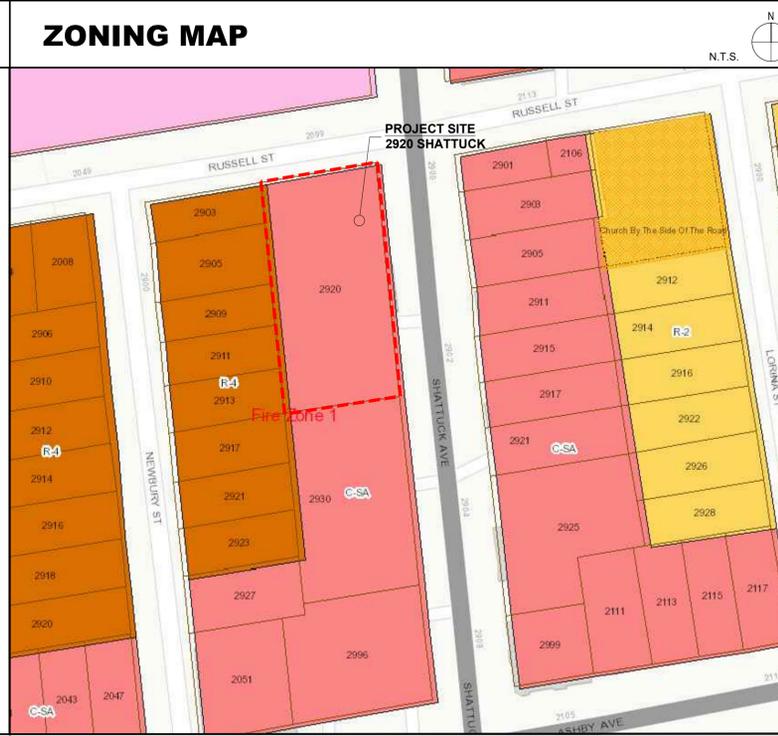
	UNITS	RATIO	TOTAL	40% LANDSCAPE AREA
TOTAL UNITS	221	40	8,840	
TOTAL REQUIRED			8,840	
TOTAL CONCESSION REQUESTED			1,904	
TOTAL AREA PROVIDED			6,936	2,774
GROUND LEVEL GARDEN			2,475	
ROOF DECK			4,461	

BICYCLE PARKING CALCULATIONS

	UNITS/SF	SPACES PER BEDROOM/SF	TOTAL REQ	PROVIDED
NEW COMMERCIAL	4,090	1/2000	2	2
RESIDENTIAL (LONG TERM)	229	0.33	76	60
RESIDENTIAL (SHORT TERM)	229	0.025	6	6
TOTAL BICYCLE PARKING			84	68
TOTAL CONCESSION REQUESTED				16

PARKING TABLE

	UNITS/SF	MIN.	MAX (.5/UNIT)	PROPOSED
RESIDENTIAL	221	0	110.5	1
COMMERCIAL	4,090	2/1000 SF	N/A	8



BIKE ROOM

Stretch Rack

Recommended Spacing

Product Details

- Modular construction allows for easy expansion, adds by side or back to back
- Staggered bike position bases space and eases clearance throughout bike
- Can be combined with vertical racks for full bike room layout
- Does not require anchoring (wall or floor)
- Best together design

60 BIKES

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DENSITY BONUS CALCULATIONS

A0.3A



DENSITY BONUS TABLE										
Base Project	Base	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Maximum DB Project	
sq. ft. - see calculation below	base project area / avg. unit size	Base Units/Max. Residential Density (rounded up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			% Bonus x Base # Units	% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)	
74,822	150.52	151	14%	21.14	22.00	46.25%	69.8375	70	221	
Base Project Res. Area	Floor	Proposed Project Res. Area	#VLI	%VLI	%DB	#DB	#Concessions			
	Tenth	7,285	8	5%	20.0%	182	1			
	Ninth	12,146	10	6%	22.5%	185	1			
	Eighth	12,146	11	7%	25.0%	189	1			
	Seventh	12,146	13	8%	27.5%	193	1			
	Sixth	12,146	14	9%	30.0%	197	1			
13,604	Fifth	12,146	16	10%	32.5%	201	2			
13,604	Fourth	12,146	17	11%	35.0%	204	2			
13,604	Third	12,146	19	12%	38.75%	210	2			
13,604	Second	11,676	20	13%	42.5%	216	2			
6,802	Ground	5,875	22	14%	46.25%	221	2			
			23	15%	50.0%	227	3			
Total Floor Area:		74,822	109,858							
Base Project # of Units	Floor	Proposed Project # of Units								
	Tenth	13								
	Ninth	26								
	Eighth	26								
	Seventh	26								
30	Sixth	26								
30	Fifth	26								
30	Fourth	26								
30	Third	26								
30	Second	26								
1	Ground	26								
Total Units:		151	221							
Proposed Area:		109,858								
Proposed Units:		221		#Concessions						
Average Unit Size:		497		1. Reduce open space requirement 2. Reduce bicycle parking requirement						
BASE PROJECT ZONING COMPLIANCE CHECKS										
Base Project - Open Space										
	Units	Ratio	Total Area							
Base Units	151	40	6040							
Provided Open Space (Roof Deck)			7548							
Base Project - FAR										
	Res. Area	Commercial	Total GFA							
GFA	74,822	3810	78,632							
Site Area			19,586							
FAR			4							
Base Project - Parking										
	Units/SF	Bedrooms	Ratio	Total Req.	Provided					
Residential				0	0					
Commercial	3,810	N/A	2/1000 SF	4	4					
Base Project -Bicycle Parking										
	Units/SF	Bedrooms	Ratio	Total Req.	Provided					
New Comm.	3,810		1/2000	2	2					
Res. (Long)		151	0.33	50	50					
Res (Short)		151	0.025	4	4					
Total					56					
Base Project - Stormwater										
	Roof Area	%	Required	Provided						
Base Units	9115	4%	365	949						

PROPOSED DENSITY BONUS PROJECT

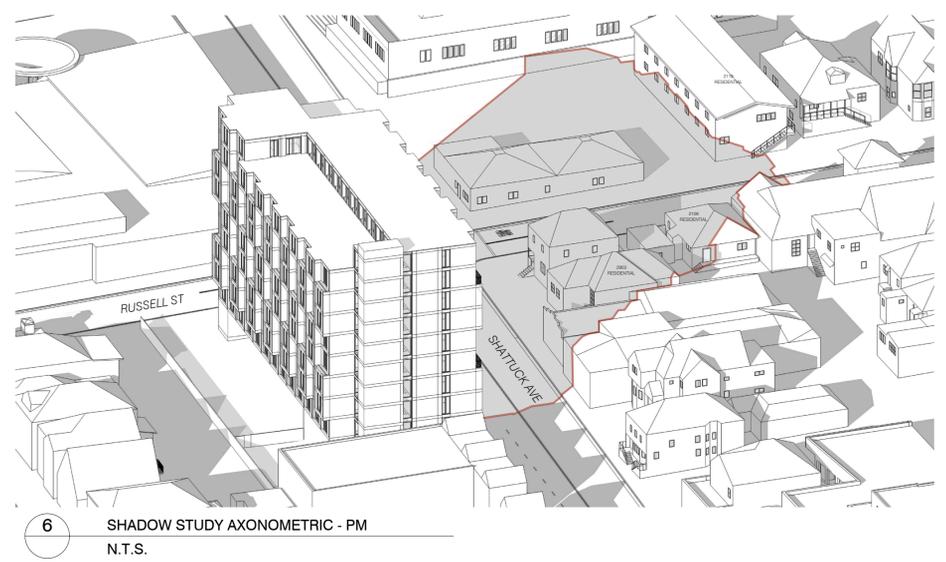
BASE PROJECT



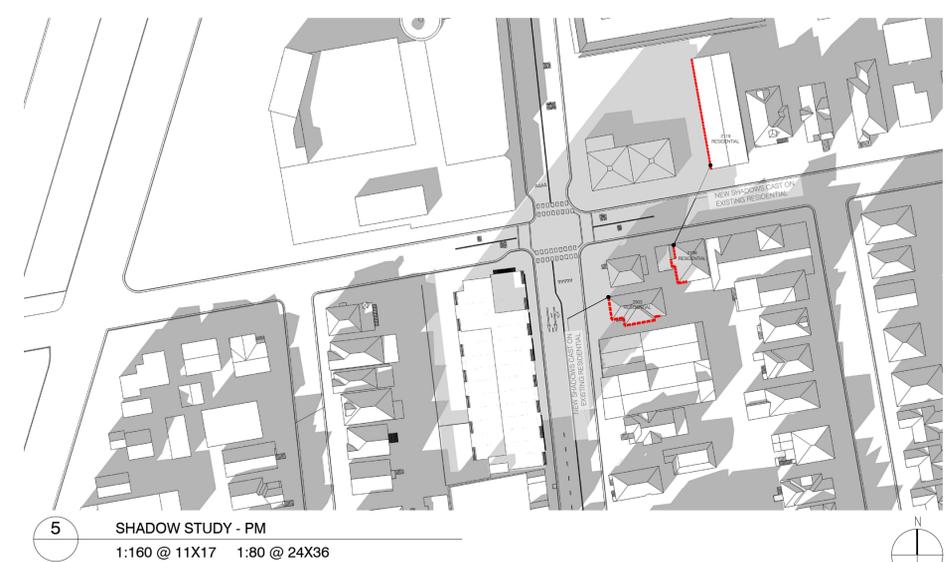
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WINTER SOLSTICE
DEC 21ST:
2-HRS BEFORE SUNSET (PM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
NEW SHADOW AT RESIDENTIAL BUILDING
ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



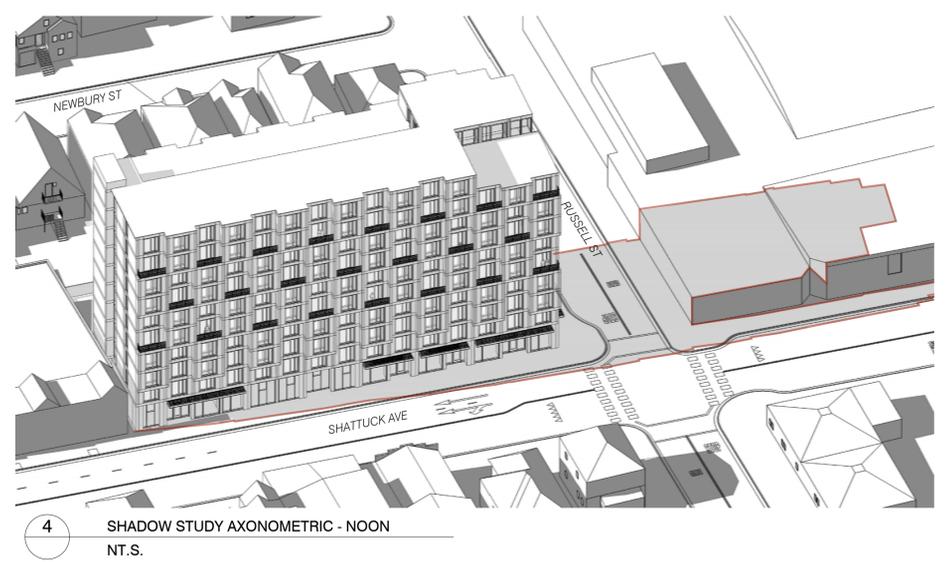
6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.



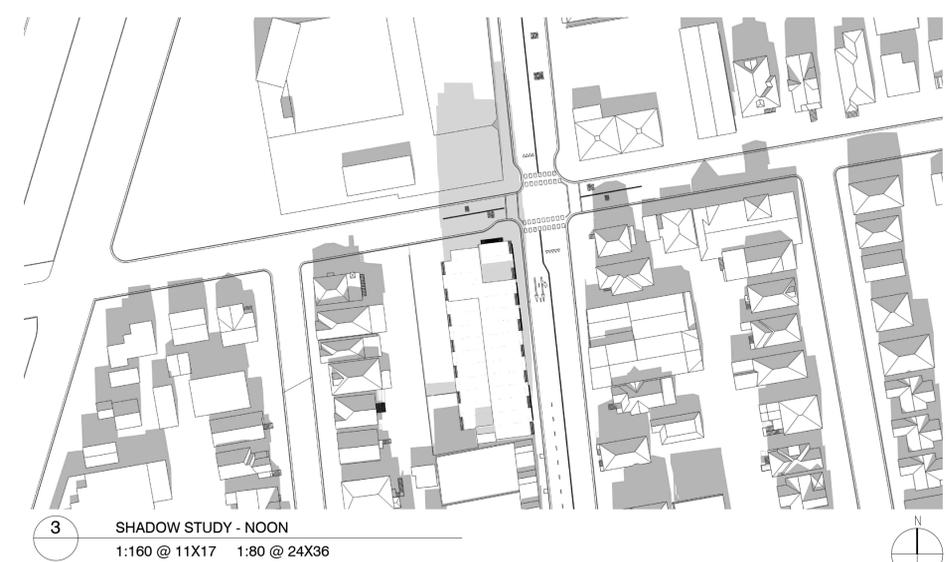
5 SHADOW STUDY - PM
1:160 @ 11X17 1:80 @ 24X36

WINTER SOLSTICE
DEC 21ST:
NOON

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
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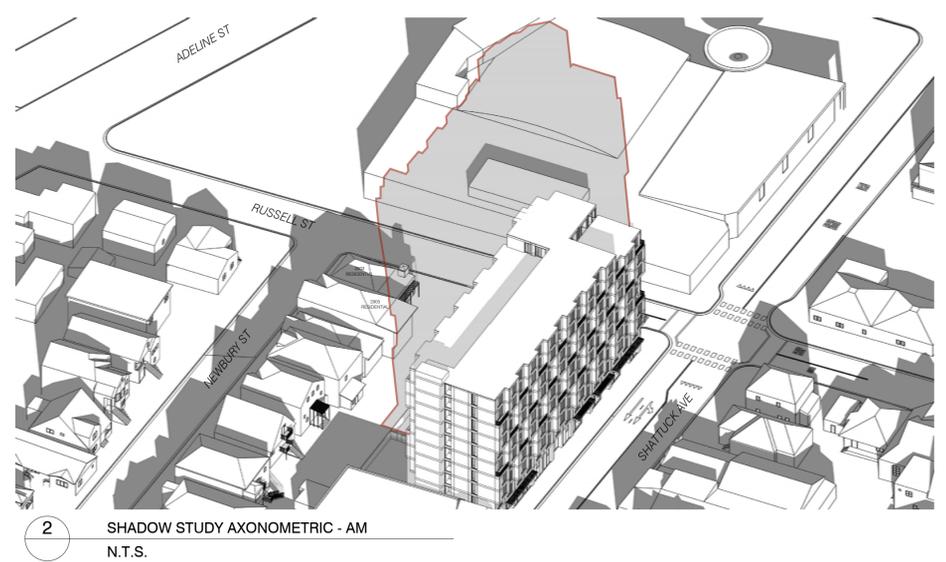
4 SHADOW STUDY AXONOMETRIC - NOON
N.T.S.



3 SHADOW STUDY - NOON
1:160 @ 11X17 1:80 @ 24X36

WINTER SOLSTICE
DEC 21ST:
2-HRS AFTER SUNRISE (AM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
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2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:160 @ 11X17 1:80 @ 24X36

2920 SHATTUCK

Berkeley, CA

- 12.14.2021 DRAFT CONCEPT PLANS
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JOB: 2134

SHEET:
SHADOW STUDIES
DECEMBER 21ST

A0.4A



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SUMMER SOLSTICE
JUN 21ST:
2-HRS BEFORE SUNSET (PM)

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6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.



5 SHADOW STUDY - PM
1:160 @ 11X17 1:80 @ 24X36

SUMMER SOLSTICE
JUN 21ST:
NOON

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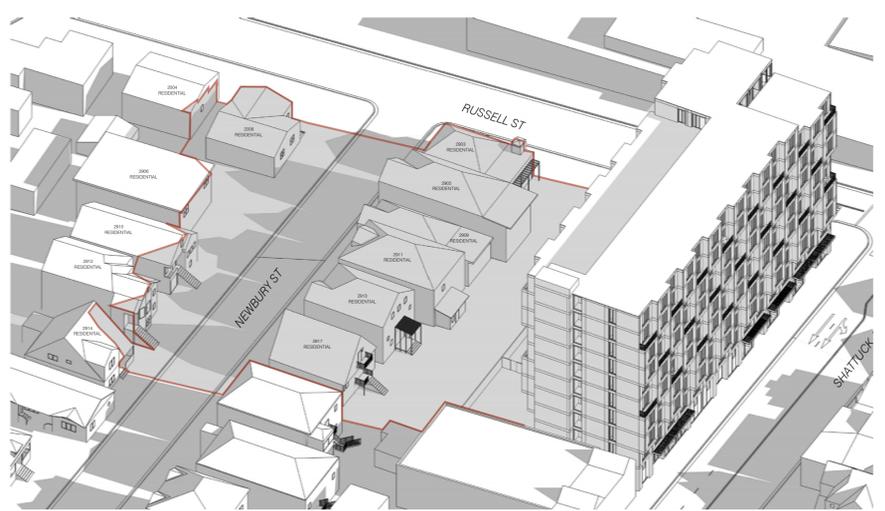
4 SHADOW STUDY AXONOMETRIC - NOON
N.T.S.



3 SHADOW STUDY - NOON
1:160 @ 11X17 1:80 @ 24X36

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JUN 21ST:
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N.T.S.



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1:160 @ 11X17 1:80 @ 24X36

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JOB: 2134

SHEET:
**SHADOW STUDIES
JUNE 21ST**

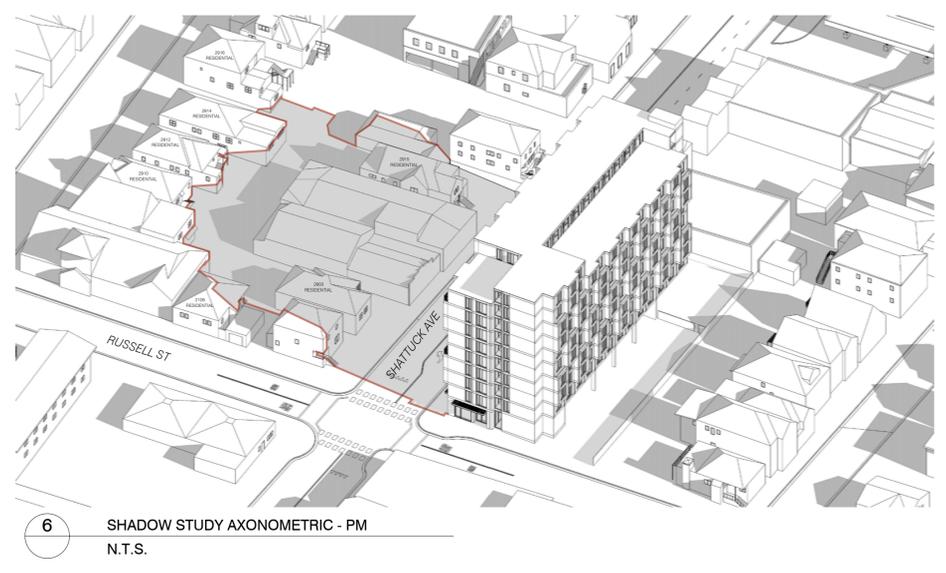
A0.4B



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CURRENT
APRIL 20TH
2-HRS BEFORE SUNSET (PM)

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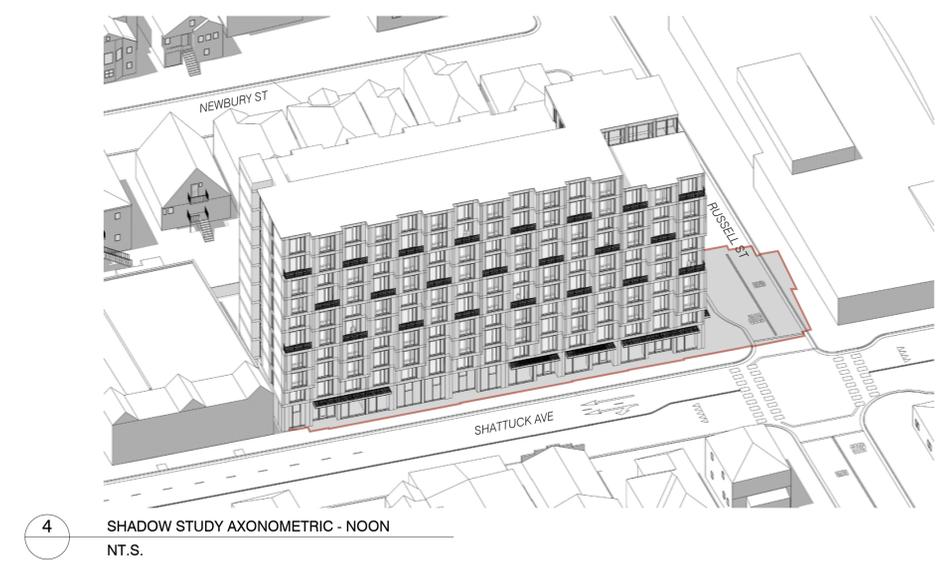
6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.



5 SHADOW STUDY - PM
1:160 @ 11X17 1:80 @ 24X36

CURRENT
APRIL 20TH
NOON

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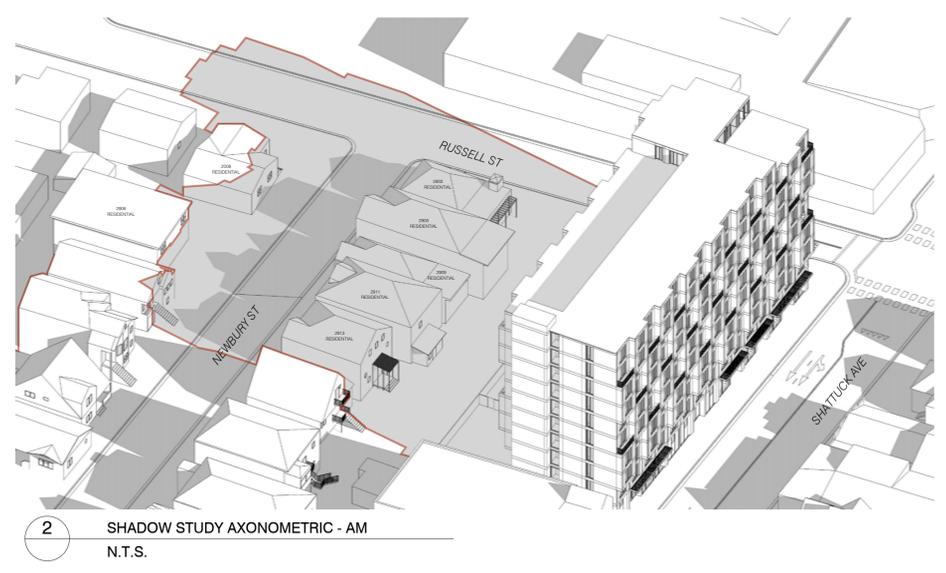
4 SHADOW STUDY AXONOMETRIC - NOON
N.T.S.



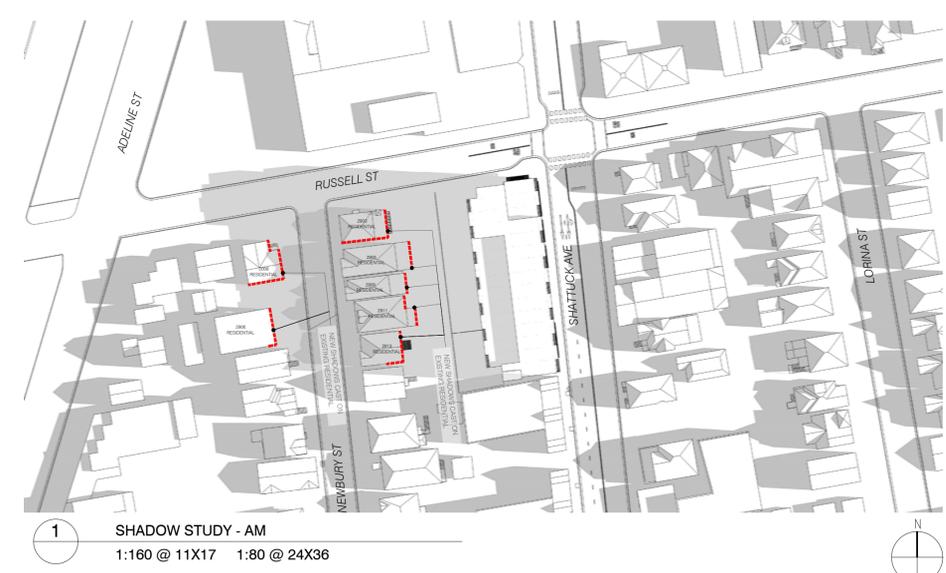
3 SHADOW STUDY - NOON
1:160 @ 11X17 1:80 @ 24X36

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2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:160 @ 11X17 1:80 @ 24X36

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SHADOW STUDIES
APRIL 20TH

A0.4C

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SHEET:

SITE CONTEXT
PHOTOS

A0.5



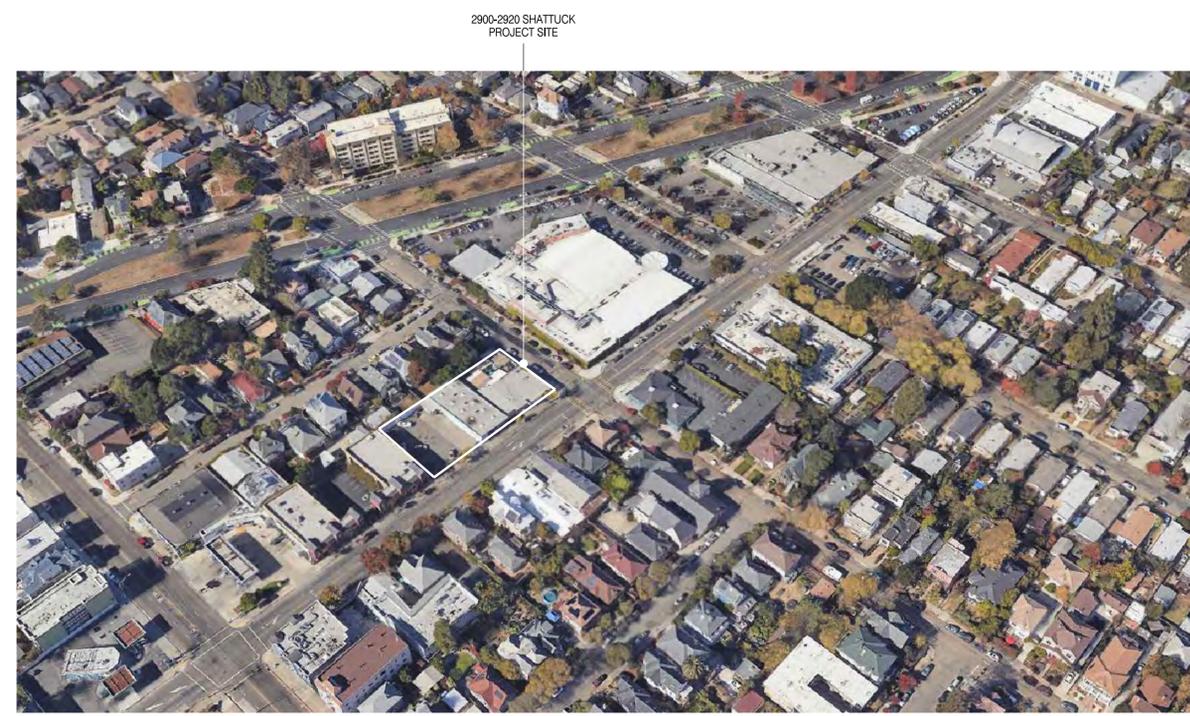
4 VIEW FROM RUSSELL LOOKING WEST
A0.5



2 VIEW FROM RUSSELL LOOKING EAST
A0.5



3 VIEW FROM SHATTUCK LOOKING NORTH
A0.5



1 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW
A0.5

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SHEET:
VICINITY MAP

A0.6

1
-
NTS

VICINITY MAP



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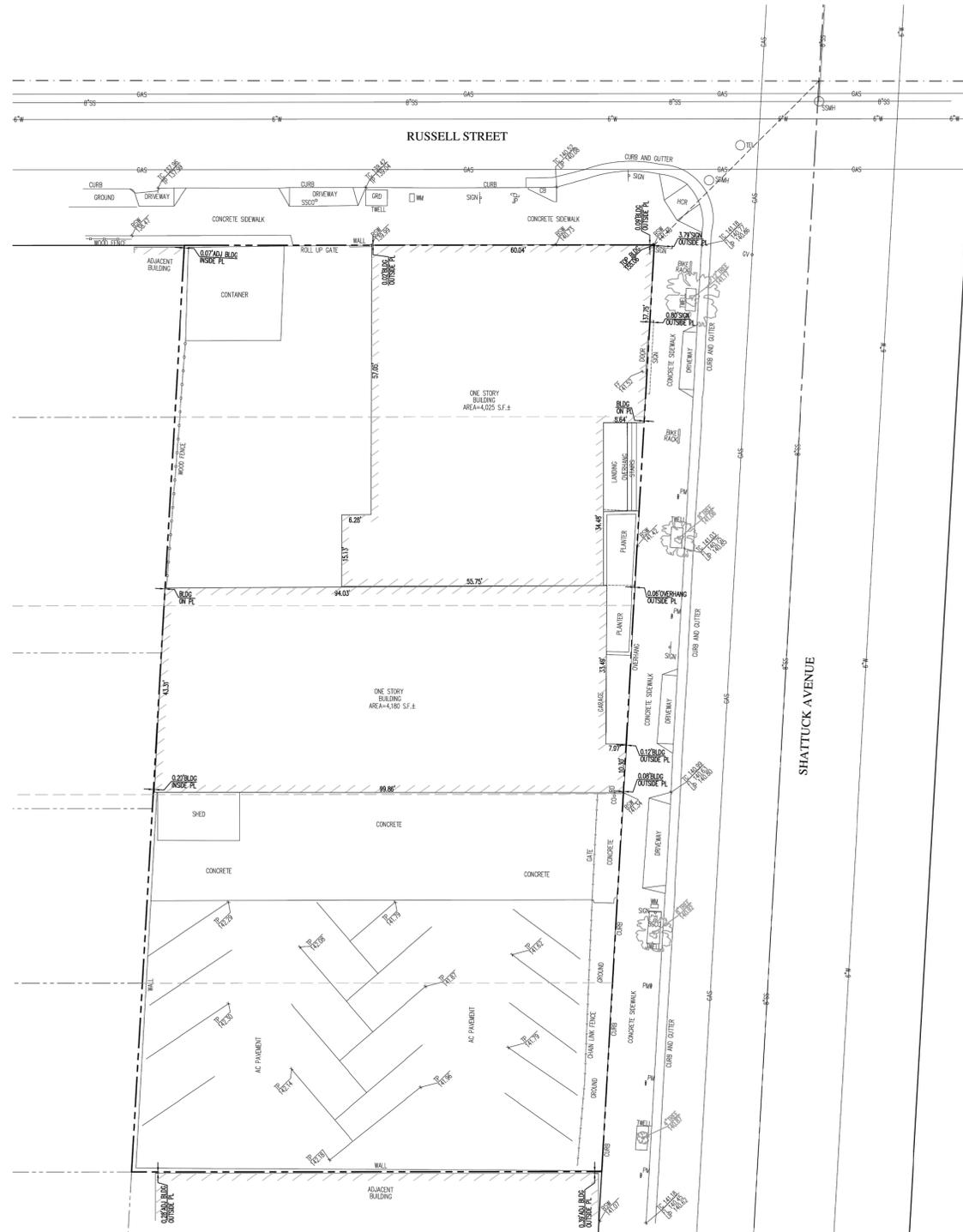
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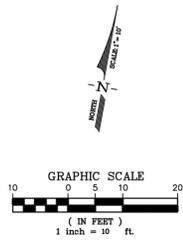
SURVEY

A1.0



LEGEND

SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	OLD LOT LINE
---	INTERIOR PROPERTY LINE
---	MONUMENT LINE
---	TE LINE
---	CENTERLINE
---	BUILDING LINE
SS	SANITARY SEWER LINE
GA	GAS LINE
W	WATER LINE
JP	JOINT POLE
AC	ASPHALT CONCRETE PAVEMENT
SL	STREET LIGHT
HCR	HANDICAP RAMP
PM	PARKING METER
GRD	GROUND
TWELL	TREE WELL
CB	CATCH BASIN
TEL	TELECOMMUNICATION BOX
WM	WATER METER
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER MANHOLE
TELMH	TELEPHONE MAN HOLE
SSMH	SANITARY SEWER MAN HOLE
GV	GAS VALVE
FF	FINISHED FLOOR ELEVATION
X-BS	BACK OF SIDEWALK ELEVATION
X-TS	TOP OF CURB ELEVATION
X-TP	TOP OF PAVEMENT ELEVATION
X-TL	FLOW LINE ELEVATION
X-LP	UP ELEVATION
X-TOP BLDG	TOP OF BUILDING ELEVATION
TREE	TREE



ALTA / NSPS LAND TITLE SURVEY

OF
2900 & 2920 SHATTUCK AVENUE
CITY OF BERKELEY, ALAMEDA COUNTY, STATE OF CALIFORNIA
OCTOBER 2022
PREPARED BY
LUK & ASSOCIATES
CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

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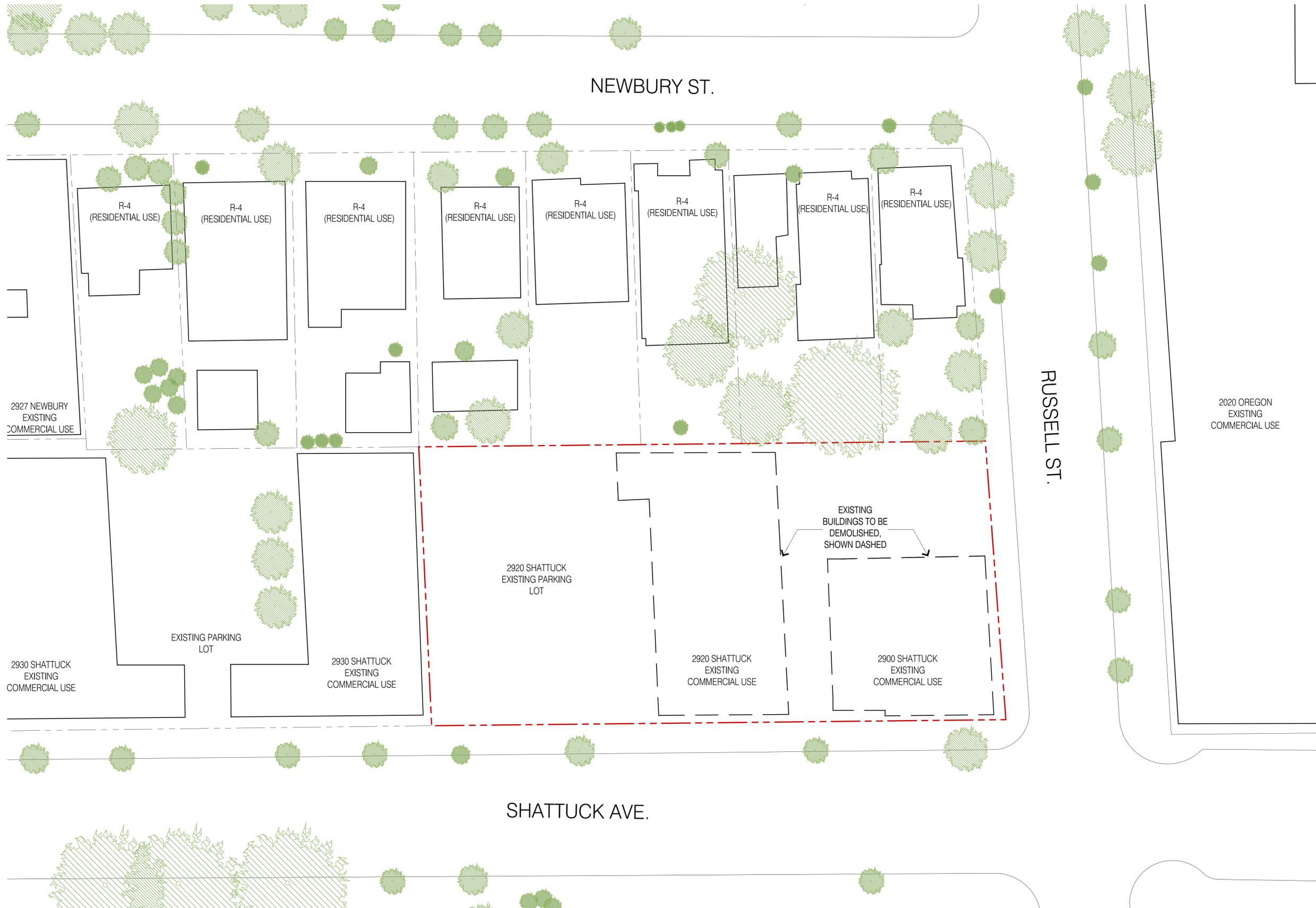
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SHEET:

EXISTING
SITE PLAN

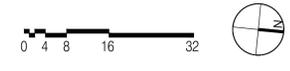
A2.0



1
A2.00

EXISTING SITE PLAN

1/32"=1'-0" @ 11x17 1/16"=1'-0" @ 24x36



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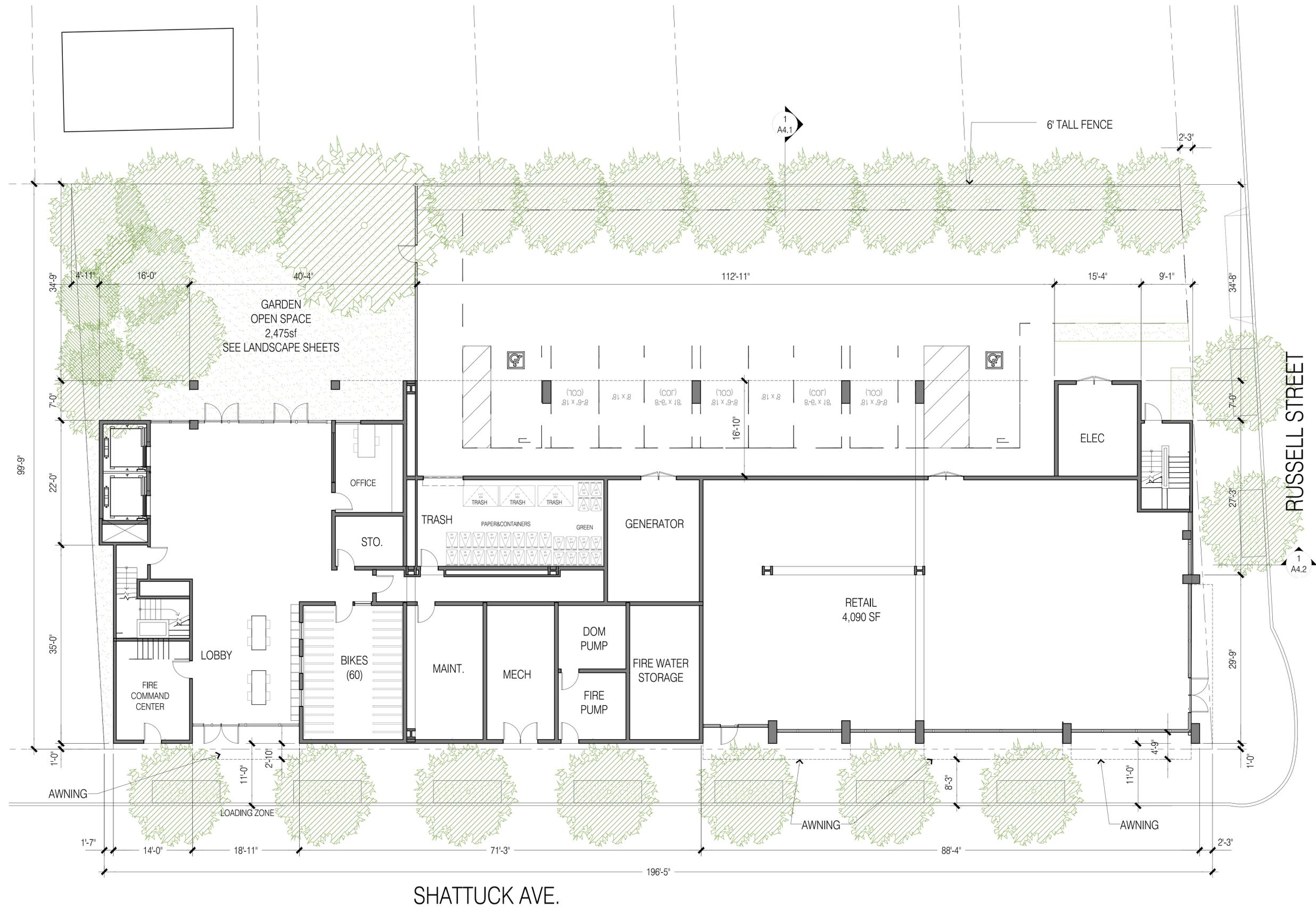
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SHEET:

PLAN AT
 GROUND LEVEL

A2.1



SHATTUCK AVE.

1 PLAN AT GROUND LEVEL
 1/16"=1'-0" @ 11x17 1/8"=1'-0" @ 24x36

0 4 8 16



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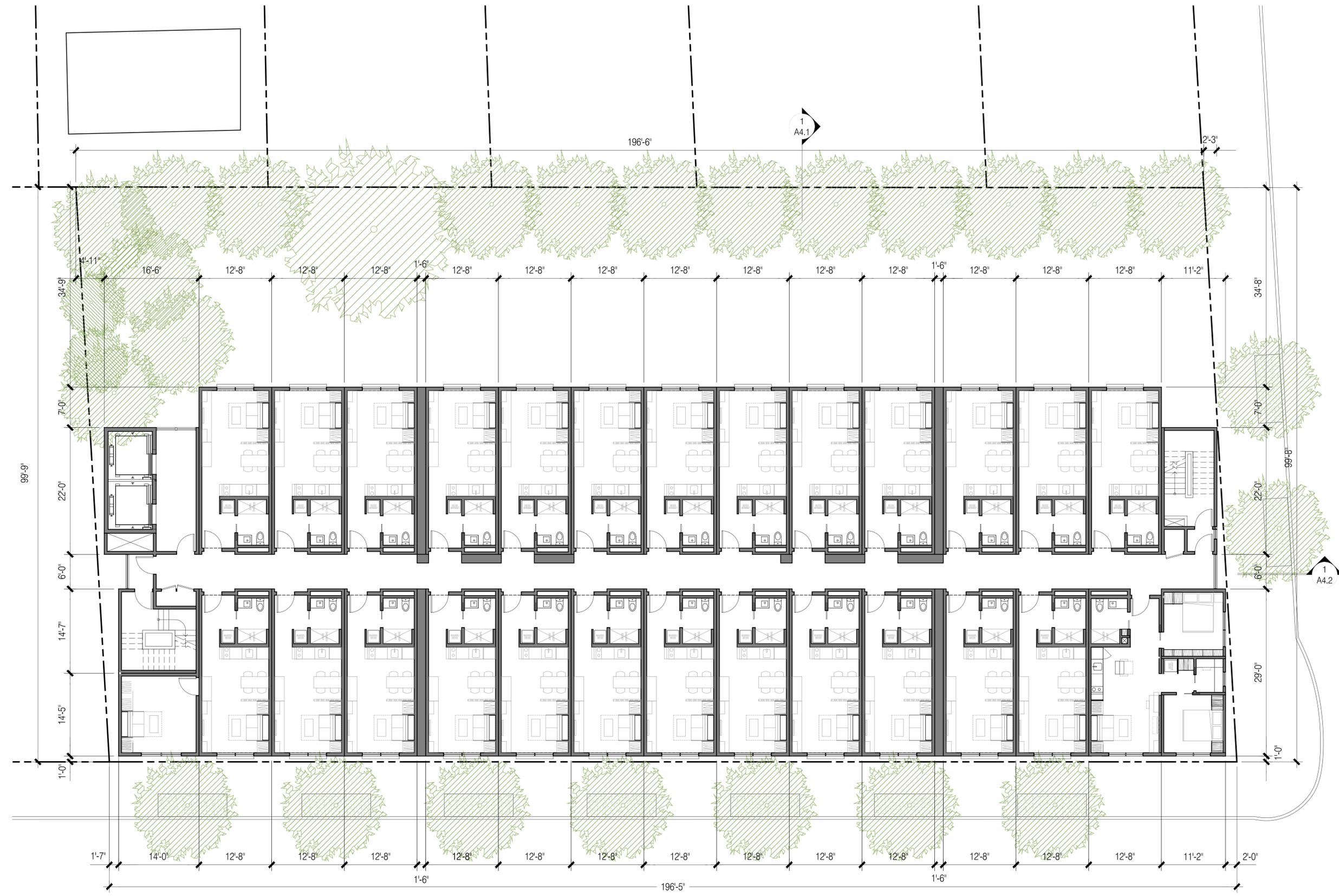
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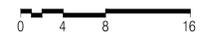
SHEET:

PLAN AT
 LEVEL 2

A2.2



1 PLAN AT LEVEL 2
 1/16" = 1'-0" @ 11x17 1/8" = 1'-0" @ 24x36





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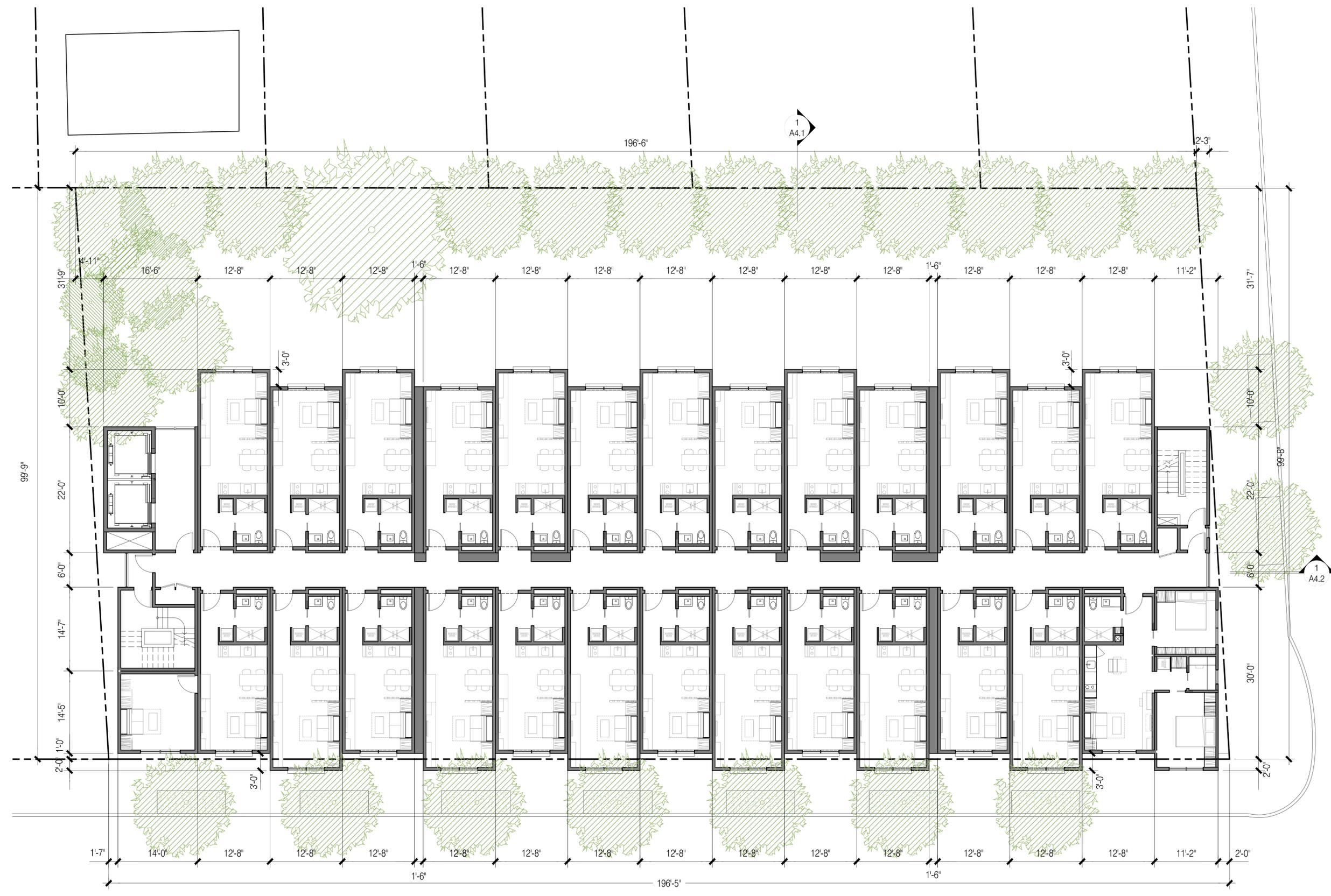
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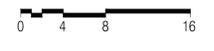
PLAN AT
 LEVELS 3,4,7,8

A2.3



1
-

PLAN AT LEVELS 3,4,7,8
 1/16" = 1'-0" @ 11x17 1/8" = 1'-0" @ 24x36





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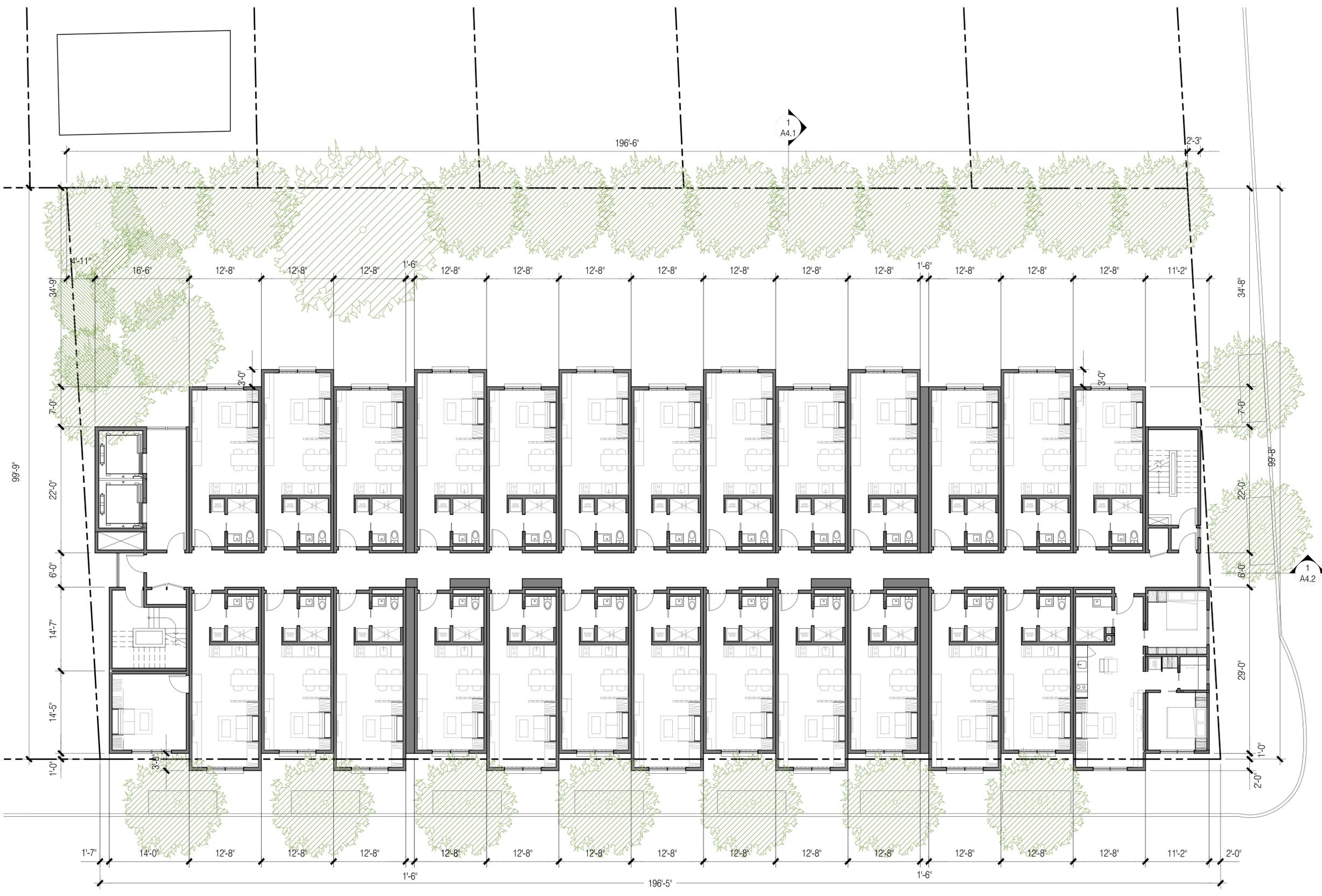
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JOB: 2134

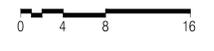
SHEET:

PLAN AT
 LEVELS 5,6,9

A2.4



1 PLAN AT LEVELS 5,6,9
 1/16" = 1'-0" @ 11x17 1/8" = 1'-0" @ 24x36





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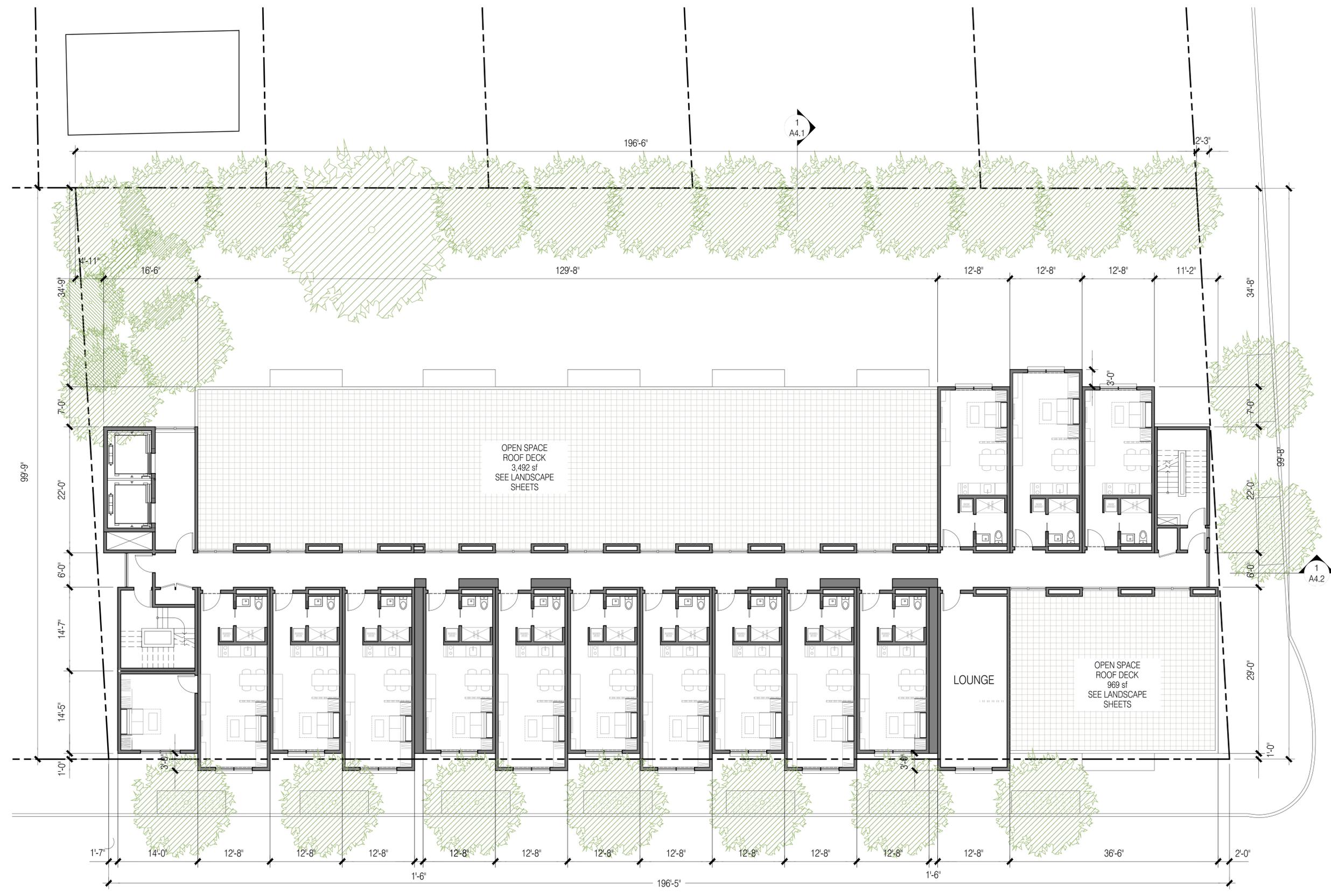
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SHEET:

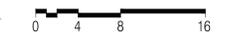
PLAN AT
 LEVEL 10

A2.5



1 PLAN AT LEVEL 10

1/16" = 1'-0" @ 11x17 1/8" = 1'-0" @ 24x36





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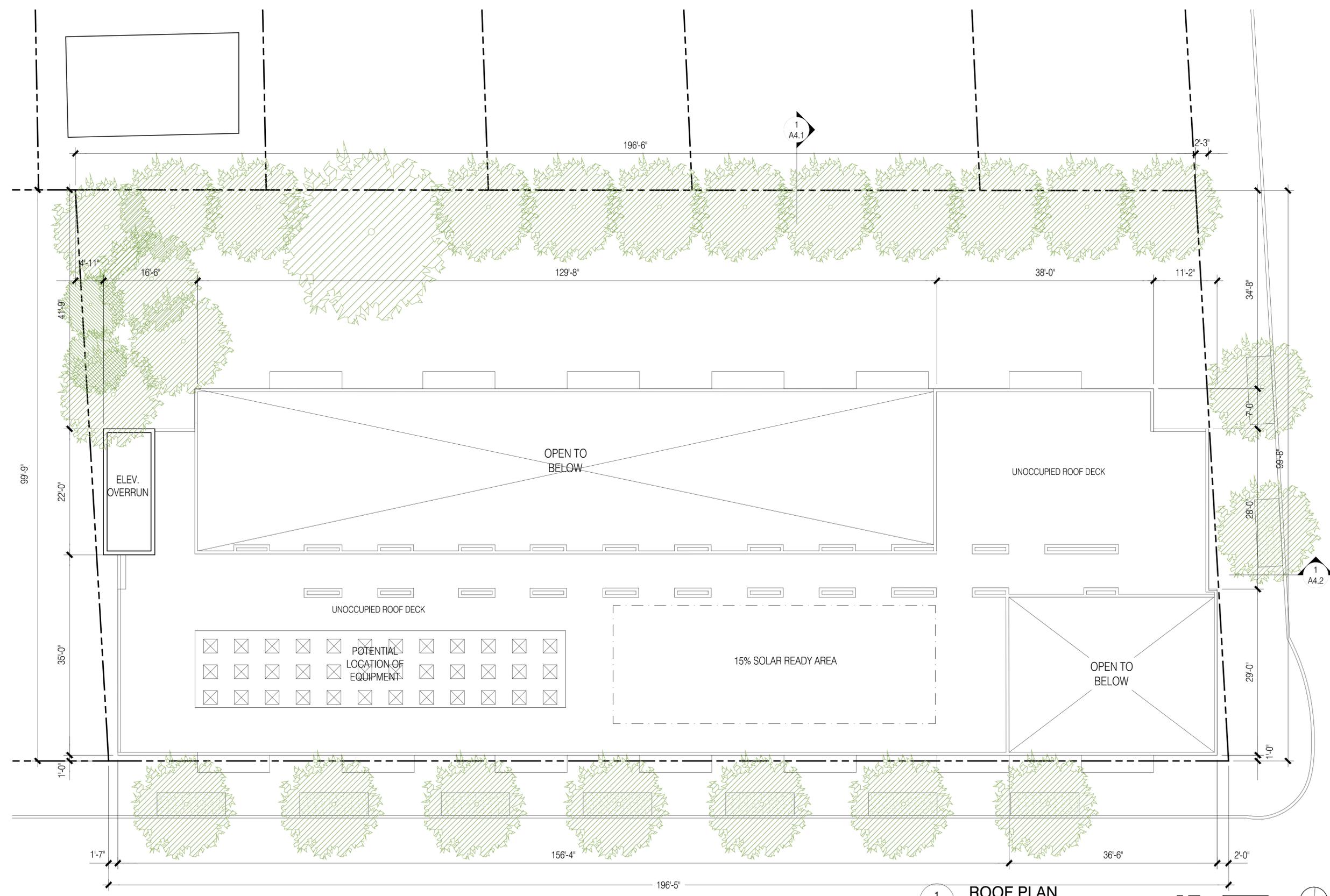
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SHEET:

ROOF PLAN

A2.6



1 ROOF PLAN
 1/16" = 1'-0" @ 11x17 1/8" = 1'-0" @ 24x36
 0 4 8 16

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SHEET:

BUILDING
 ELEVATIONS

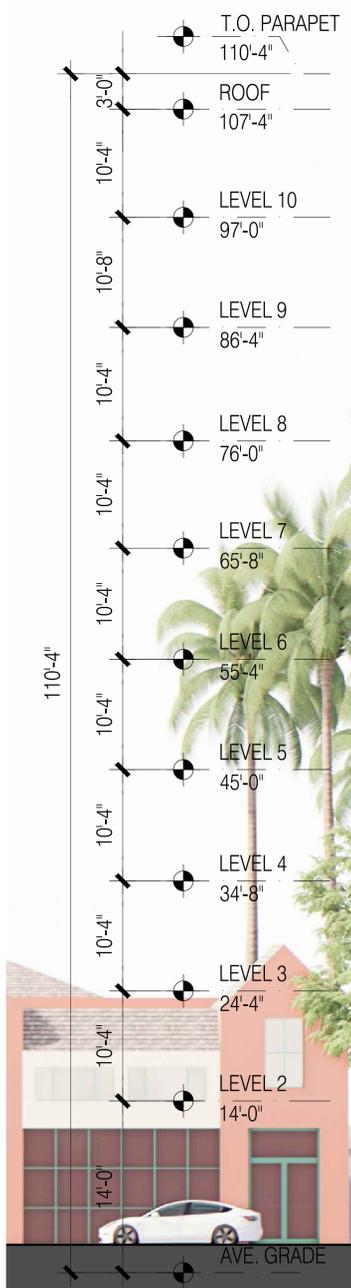
A3.1

INSULATED METAL
 PANELS

DECORATIVE METAL
 SCREEN

METAL INFILL
 PANEL

ALUMINUM
 WINDOWS



LOBBY

RETAIL

RETAIL

RETAIL

1
 A3.10

EAST ELEVATION

1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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JOB: 2134

SHEET:

BUILDING
ELEVATIONS

A3.2



1 NORTH ELEVATION
A3.20 1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36 0 4 8 16

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SHEET:

BUILDING
ELEVATIONS

A3.3



1 WEST ELEVATION
A3.30 1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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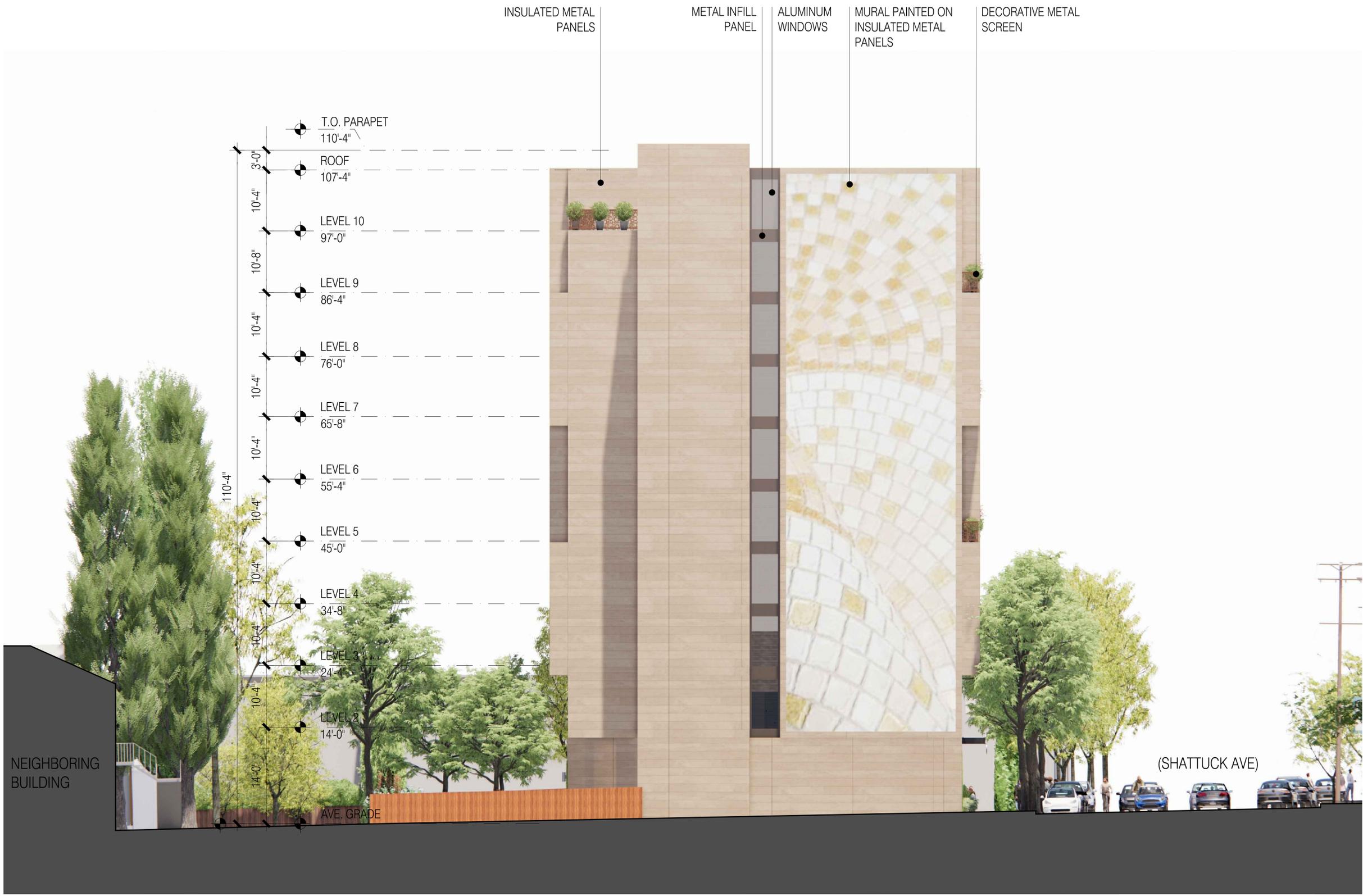
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SHEET:

BUILDING
 ELEVATIONS

A3.4



INSULATED METAL
 PANELS

METAL INFILL
 PANEL

ALUMINUM
 WINDOWS

MURAL PAINTED ON
 INSULATED METAL
 PANELS

DECORATIVE METAL
 SCREEN

T.O. PARAPET
 110'-4"

ROOF
 107'-4"

3'-0"

10'-4"

LEVEL 10
 97'-0"

10'-8"

LEVEL 9
 86'-4"

10'-4"

LEVEL 8
 76'-0"

10'-4"

LEVEL 7
 65'-8"

10'-4"

LEVEL 6
 55'-4"

10'-4"

LEVEL 5
 45'-0"

10'-4"

LEVEL 4
 34'-8"

10'-4"

LEVEL 3
 24'-4"

10'-4"

LEVEL 2
 14'-0"

14'-0"

110'-4"

AVE. GRADE

NEIGHBORING
 BUILDING

(SHATTUCK AVE)



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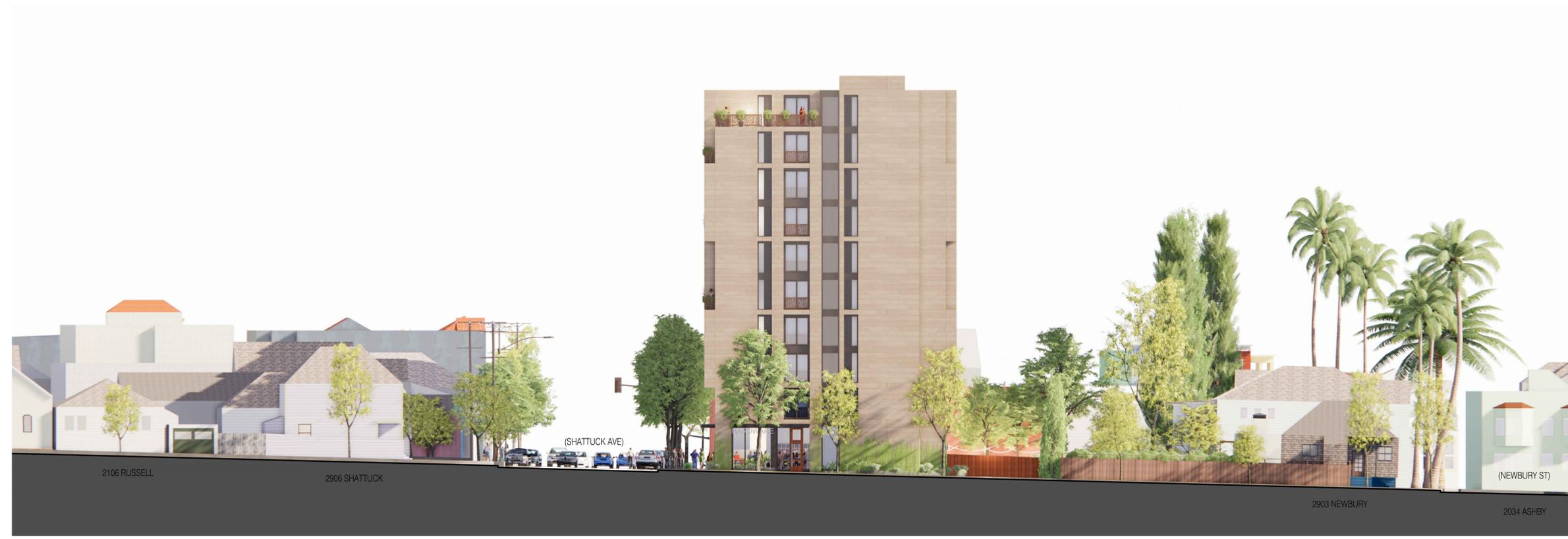
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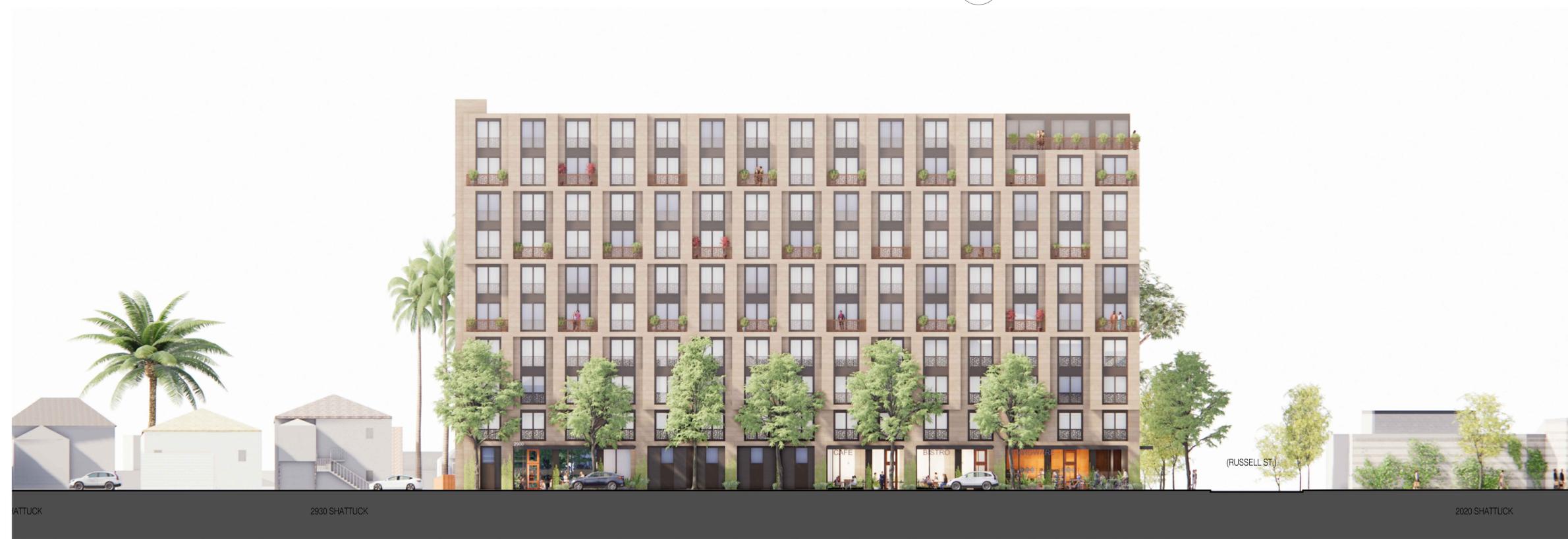
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SHEET:
STREET STRIP ELEVATIONS

A3.5



2 STREET STRIP ELEVATION @ RUSSELL STREET
1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36 0 4 8 16 32



1 STREET STRIP ELEVATION @ SHATTUCK AVENUE
1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36 0 4 8 16 32

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SHEET:

PHOTO CONTEXT
VIEWS

A3.6



4 SHATTUCK LOOKING SOUTH - AFTER



2 SHATTUCK LOOKING NORTH - AFTER



3 SHATTUCK LOOKING SOUTH - BEFORE



1 SHATTUCK LOOKING NORTH - BEFORE

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SHEET:

CONCEPTUAL
RENDERING

A3.7



1 PERSPECTIVE VIEW - SHATTUCK LOOKING SOUTH

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SHEET:

CONCEPTUAL
RENDERING

A3.8



1 PERSPECTIVE VIEW - SHATTUCK LOOKING NORTH

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SHEET:

CONCEPTUAL
RENDERING

A3.9



1 PERSPECTIVE VIEW - SHATTUCK LOOKING SOUTHWEST

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SHEET:

CONCEPTUAL
RENDERING

A3.10



1 CLOSE-UP VIEW - LOBBY ENTRY

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SHEET:

CONCEPTUAL
RENDERING

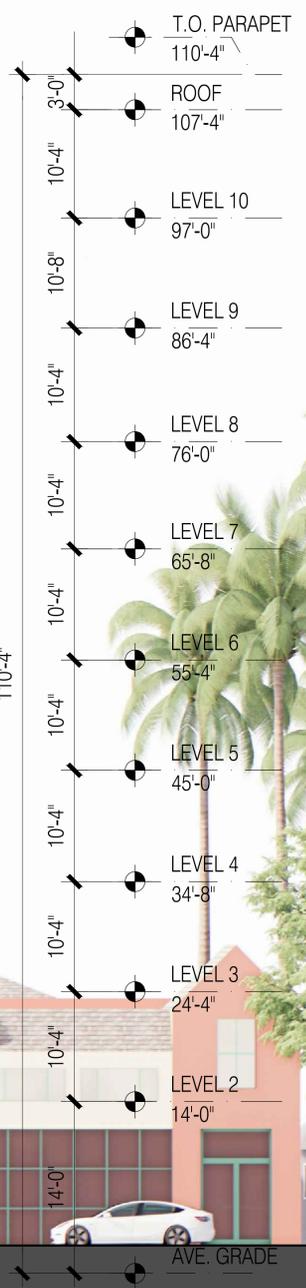
A3.11



1 PERSPECTIVE VIEW - RUSSELL LOOKING SOUTH

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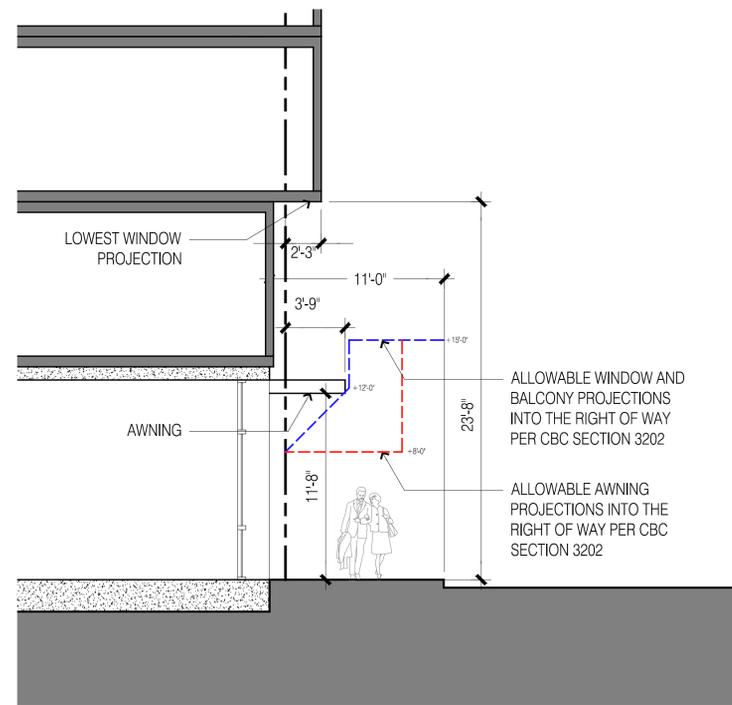
SHEET:

BUILDING
MATERIALS

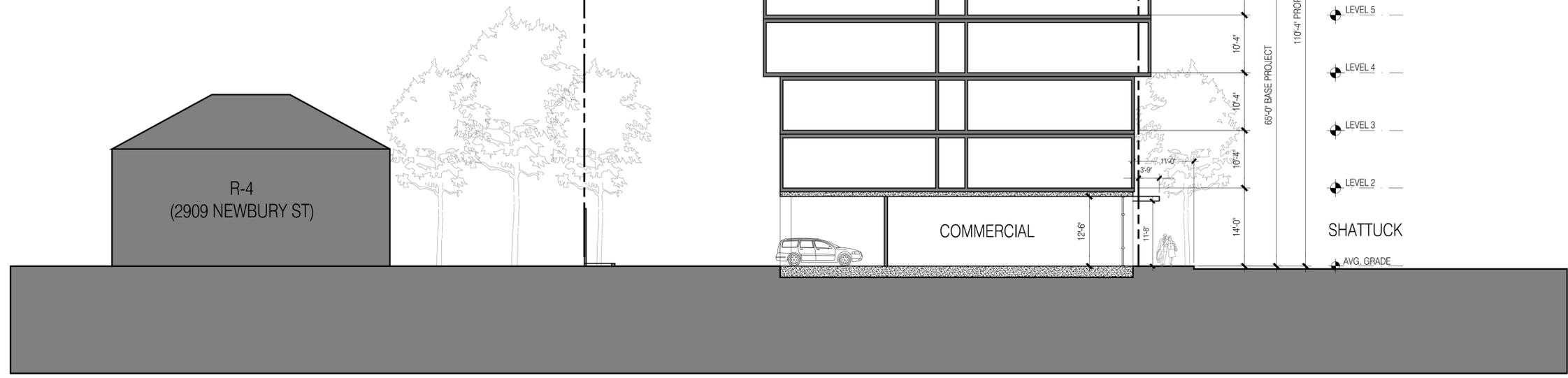
MAT



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2 R.O.W. ENCROACHMENT DIAGRAM
3/32"=1'-0" @ 11x17 3/16"=1'-0" @ 24x36



1 EAST WEST SECTION
3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36

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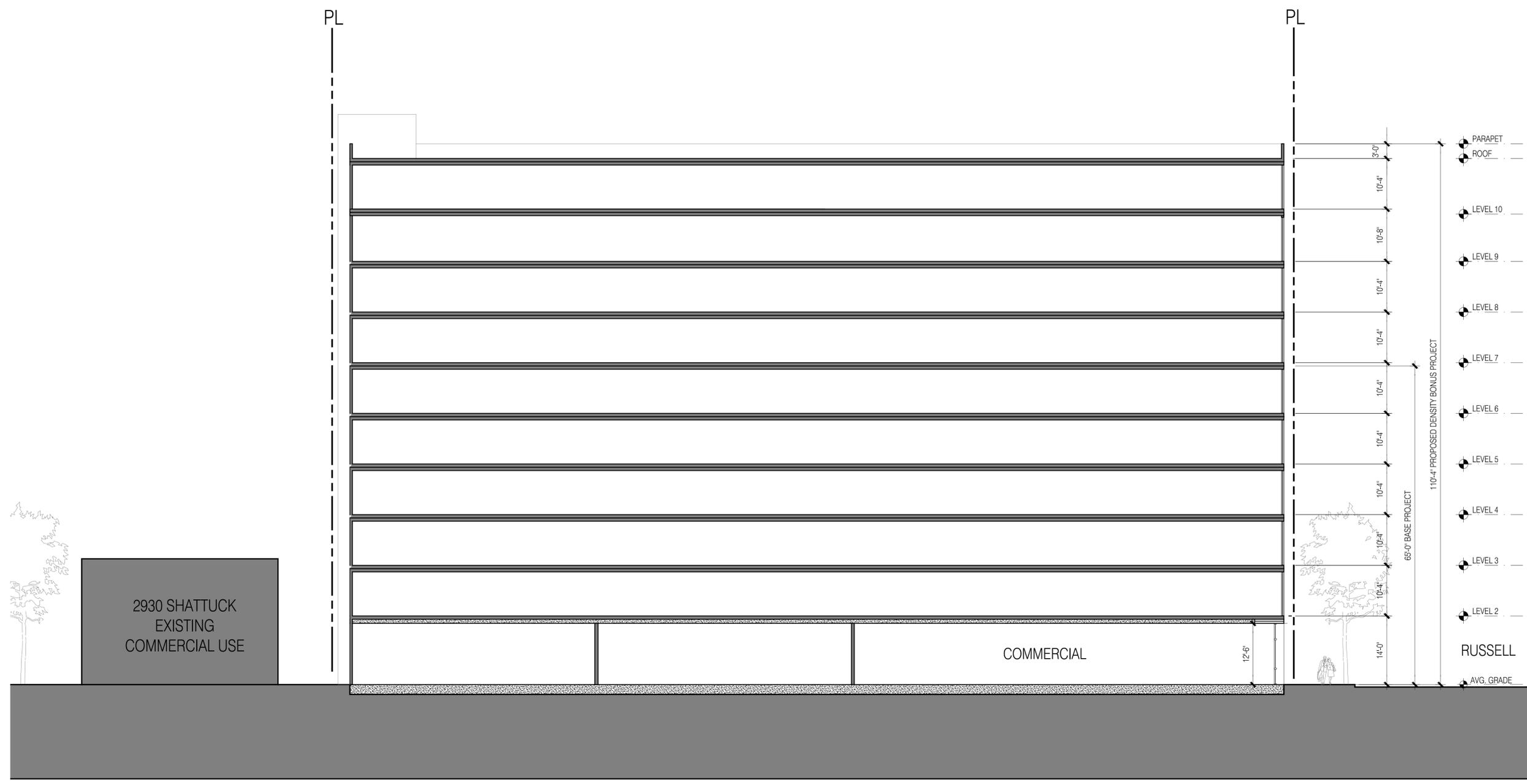
SHEET:

SECTION

A4.1



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SHEET:

SECTION

A4.2

1 NORTH SOUTH SECTION
 3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36 0 4 8 16

**CITY OF BERKELEY
DESIGN REVIEW COMMITTEE
REVISION SET 04.06.2023**

LANDSCAPE SHEET INDEX

L0.0 LANDSCAPE PLAN AT STREETSCAPE
L0.1 PLANTING PALETTE IMAGERY
L0.2 LANDSCAPED USABLE OPEN SPACE DIAGRAM

L1.0 LANDSCAPE PLAN AND ELEVATION AT GROUND LEVEL
L1.1 GROUND LEVEL GARDEN IMAGERY
L2.0 LANDSCAPE PLAN AND IMAGERY AT ROOF DECK

L3.0 LANDSCAPE NOTES
I.0 HYDROZONE PLAN AT STREETSCAPE
I.1 HYDROZONE PLAN AT GROUND LEVEL GARDEN

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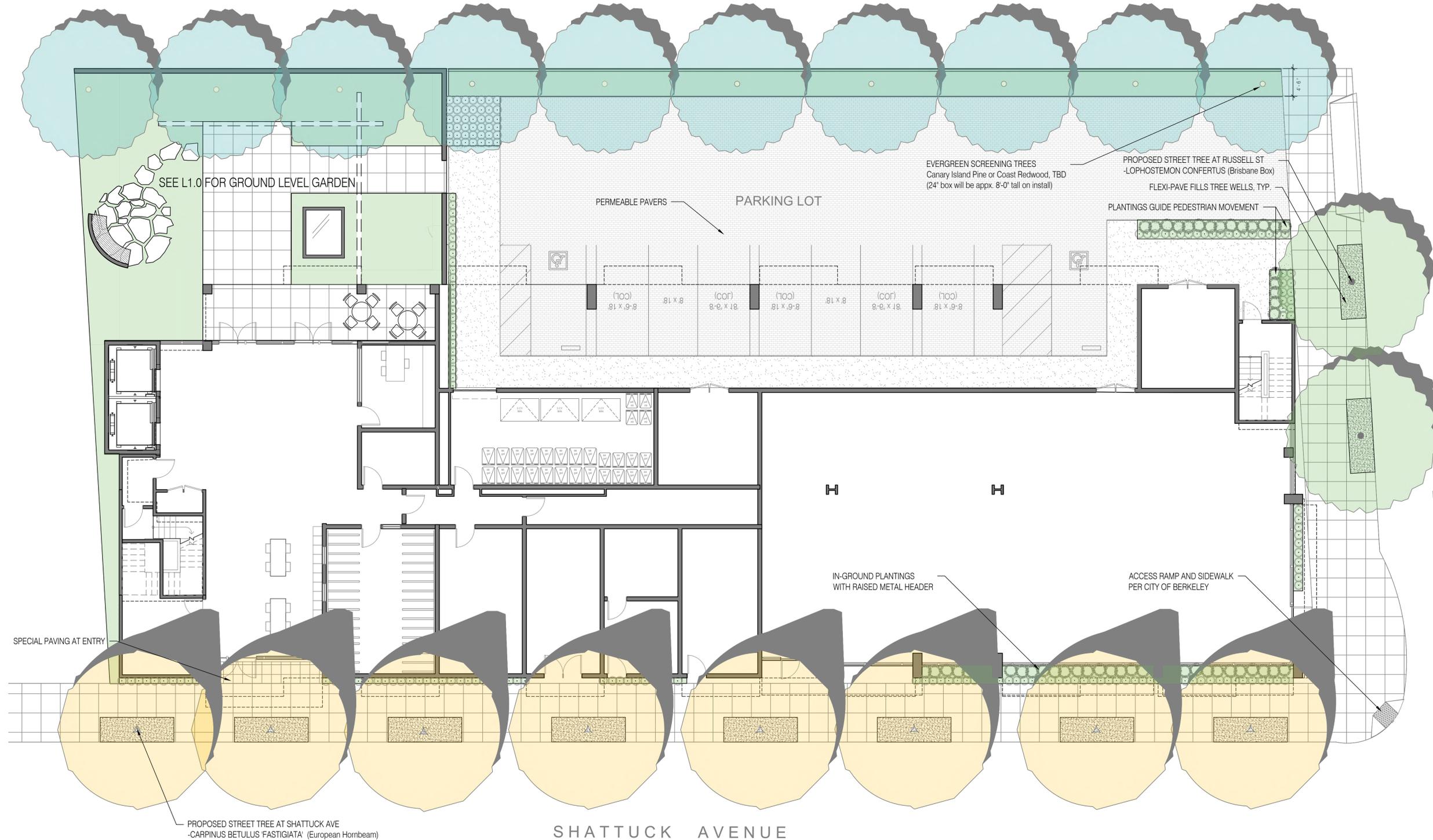
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JOB: XXXX

SHEET:

LANDSCAPE PLAN
AT STREETSCAPE
AND PARKING LOT

L0.0



NOTE: SEE L3.0 FOR LANDSCAPE NOTES (GENERAL NOTES, STREET TREE PLANTING NOTES, STREET TREE PROTECTION NOTES).

NOTE: PROPOSED STREET TREE SPECIES, LOCATION, AND CONDITIONS SUBJECT TO ONGOING REVIEW AND APPROVAL BY THE CITY OF BERKELEY'S MANAGING CONSULTING URBAN FORESTER AND ARBORIST. PROPOSED STREET TREES ARE SCHEMATIC AS OF 03.06.2023 AND WILL BE SUBJECT TO ADDITIONAL REVIEW AFTER EXISTING AND PROPOSED UTILITIES ARE INCORPORATED.





Crepe Myrtle (*Lagerstroemia*), roof deck



Manzanita (*Arctostaphylos 'Dr. Hurd'*), roof deck



Tufted Hairgrass (*Deschampsia cespitosa*), roof deck



Canyon Prince Grass (*Leymus Condensatus*), roof deck



Ginkgo (*Ginkgo biloba*) (E) supplemented along Shattuck Ave.



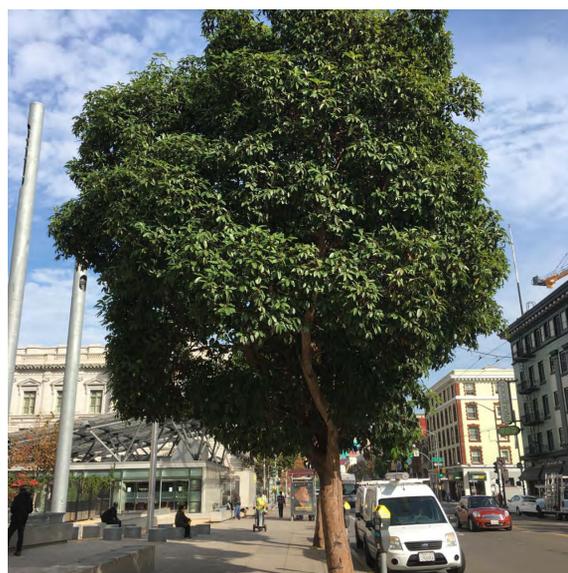
Brisbane Box (*Lophostemon confertus*) street tree on Russell St.



Palo Verde (*Cercidium x 'Desert Museum'*), ground level garden



Smoke Tree (*Cotinus coggygria*), roof deck



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JOB: XXXX

SHEET:

PLANTING PALETTE
IMAGERY

L0.1



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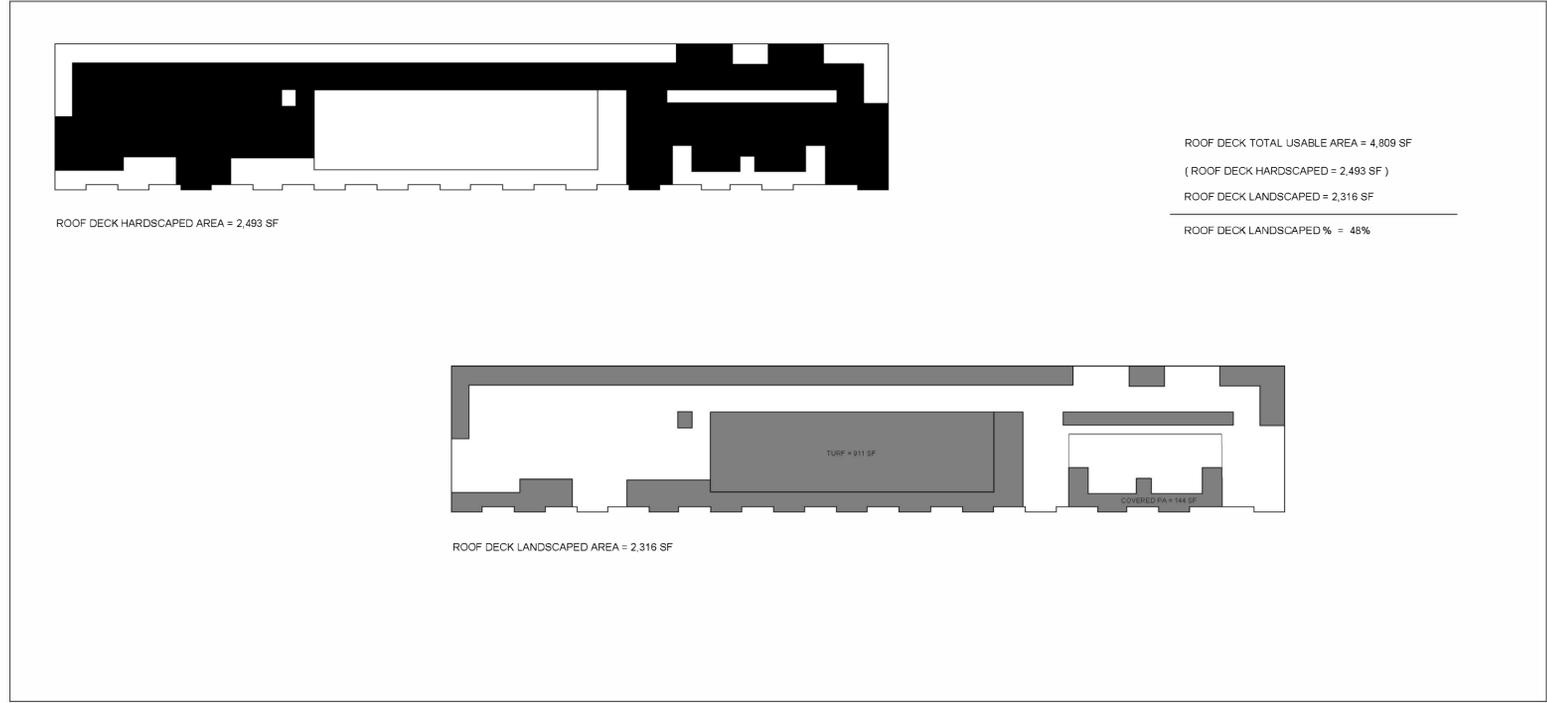
JOB: xxxx

SHEET:

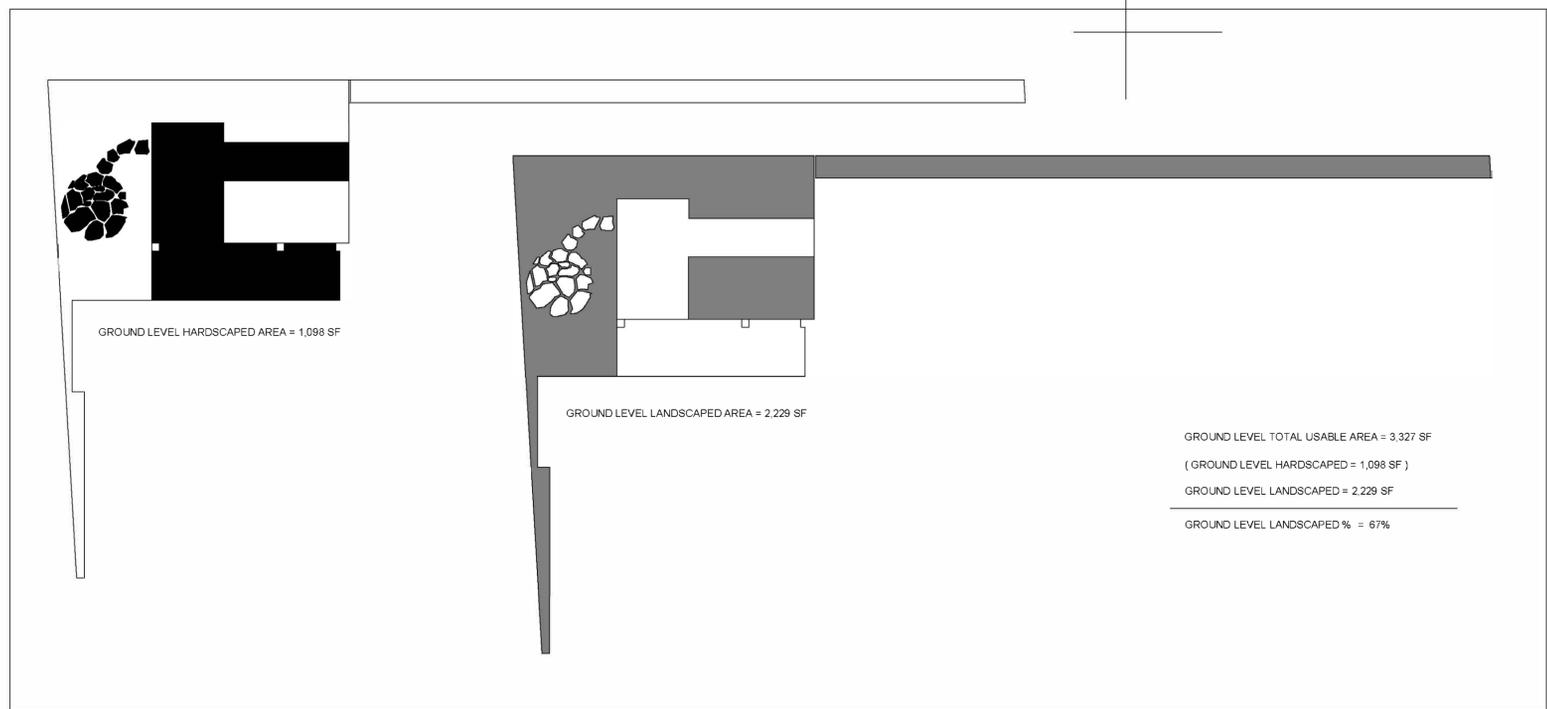
LANDSCAPED USABLE
 OPEN SPACE DIAGRAM

L0.2

Roof Deck Usable Open Space (48% Landscaped)



Ground Level Usable Open Space (67% Landscaped)

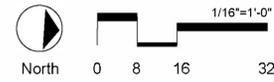


2920 SHATTUCK TOTAL USABLE AREA = 8,136 SF

(TOTAL USABLE HARDSCAPED = 3,591 SF)

TOTAL USABLE LANDSCAPED = 4,545 SF

2920 SHATTUCK TOTAL USABLE LANDSCAPED % = 56%



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JOB: xxxx

SHEET:

LANDSCAPE PLAN,
ELEVATION, AND
IMAGERY AT GROUND
LEVEL GARDEN

L1.0

Plant List

Index	Latin Name	Common Name	Size	Spacing	WELO	CA Native	Notes
Trees							
AM	Arctostaphylos manzanita 'Dr. Hurd'	Manzanita	15 gal	as shown	VL	X	
CC	Cotinus coggygria	Smoke tree	15 gal	as shown	L		
GB	Ginkgo biloba	Ginkgo	24" box	as shown	M		
LC	Lophstemon confertus	Brisbane box	24" box	as shown	L		
LM	Lagerstroemia x 'Muskogee'	Muskogee Crape Myrtle	15 gal	as shown	L		
PV	Palo verde 'Desert Museum'	Desert museum Palo verde	24" box	as shown	VL		
Shrubs							
AO	Anigozanthos 'Orange'	Orange kangaroo paw	1 gal	24" o.c.	L		
AP	Aloe plicatilis	Fan aloe	1 gal	as shown	L		
AR	Anigozanthos 'Kanga Red'	Kanga red kangaroo paw	1 gal	24" o.c.	L		
AS	Aloe polyphylla	Spiral Aloe	1 gal	as shown	L		
BG	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition	1 gal	30" o.c.	L	X	
DC	Deschampsia cespitosa	Tufted Hair Grass, Tussock Grass	1 gal	2'-0" o.c.	L	X	
EC	Elymus condensatus 'Canyon Prince'	Canyon Prince blue rye grass	1 gal	36" o.c.	L	X	
HQ	Hydrangea quercifolia	Oakleaf hydrangea	5 gal	4'-0" o.c.	M		
LB	Leucadendron 'Hawaii Magic'	Hawaii Magic cone bush	1 gal	48" o.c.	L		
MC	Muhlenbergia capillaris 'Lenca'	Pink Muhly grass	1 gal	36" o.c.	L		
MR	Muhlenbergia rigens	Deer grass	1 gal	2'-6" o.c.	L	X	
Groundcovers							
AP	Agrostis pallens	California native bentgrass	sod	sod	L	X	
FG	Festuca glauca 'Elijah Blue'	Elijah blue fescue	4" pots	12" o.c.	L		
HA	Heuchera americana 'Green Spice'	Green Spice Coral Bells	1 gal	18" o.c.	M	X	
NW	Nepeta 'Walkers Low'	Walkers catmint	1 gal	24" o.c.	L		
SK	Sempervivum 'Krebs 2'	Krebs Desert Bloom Hens and Chicks	1 gal	as shown	L		
SR	Sedum rupestre 'Angelina'	Angelina Stonecrop	trays	as shown	L		

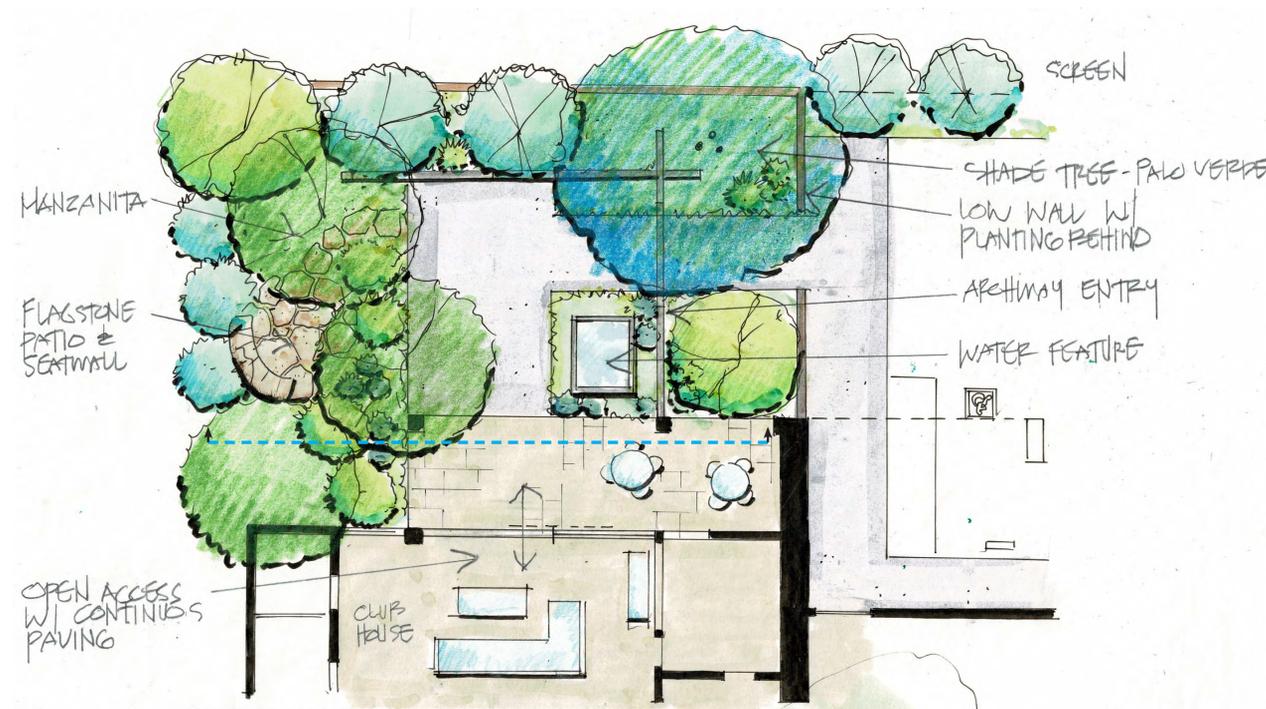
Note: all plantings will be watered by an automated irrigation system compliant with the City of Berkeley code.

Note: approximately 20% of specified plants are California native and wildlife-supporting.

2920 Shattuck Hardscape / Softscape Breakdown

Total Usable Area: 8136 SF

Surface	Area	Percentage
Hardscape	3591 SF	44%
Softscape	4545 SF	56%



Pergola and outdoor dining



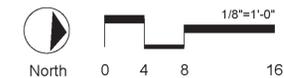
Accent and border plantings



VIEW FROM CLUB HOUSE



Water feature with standard or infinity edge



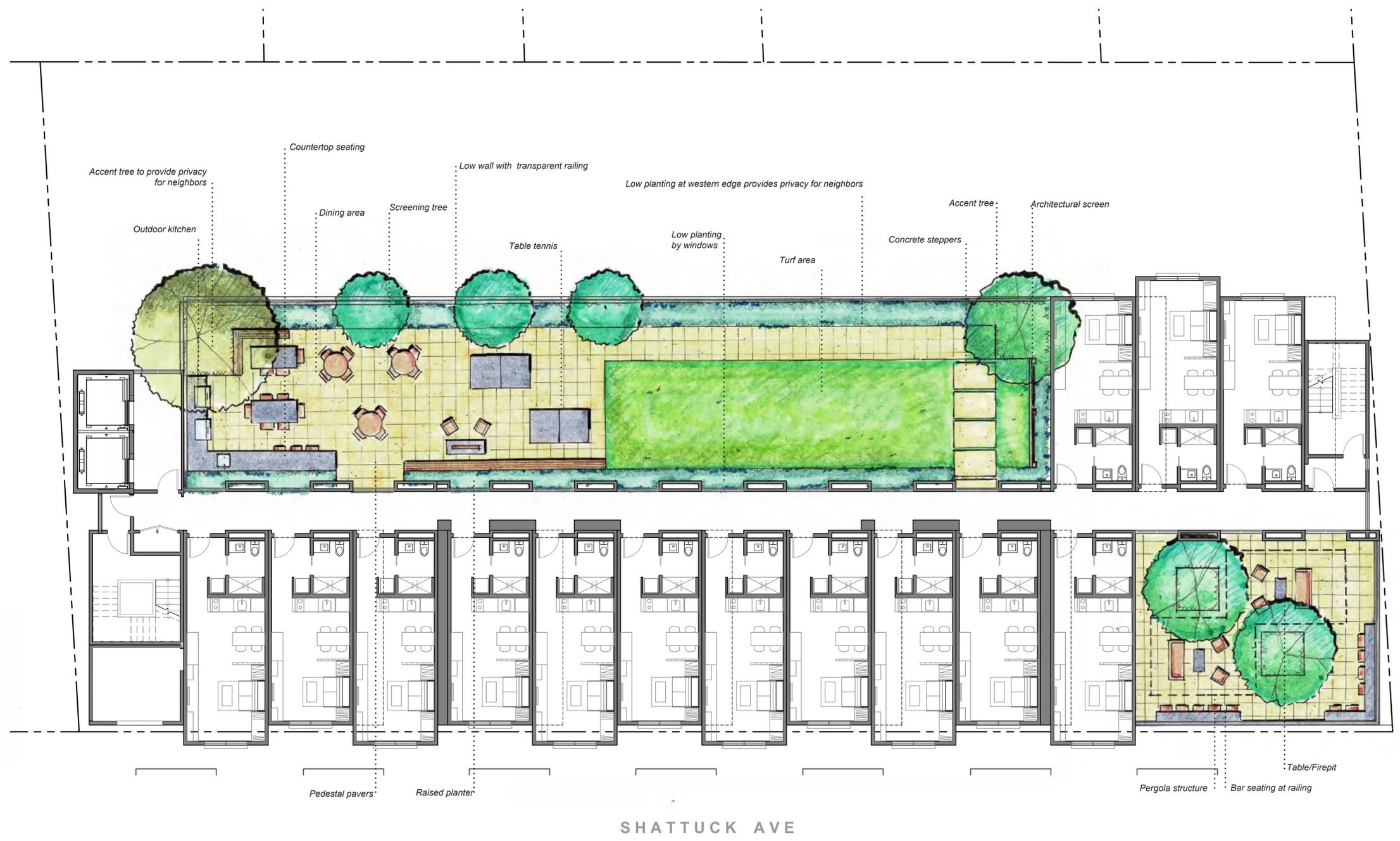
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**2920
SHATTUCK**

Berkeley, CA

09.02.2022	CITY SUBMITTAL
03.16.2023	DRC HEARING
04.06.2023	DRC REVISION



RUSSELL ST

SHATTUCK AVE

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SHEET:

LANDSCAPE PLAN
AND IMAGERY
AT ROOF DECK

L2.0



Concrete steppers at turf



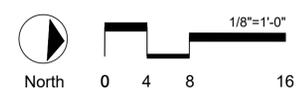
Examples of turf areas with movie screens on roof decks



Examples of pergola structures



Raised planter



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HYDROZONE PLAN
AT GROUND LEVEL

I1.0

Hydrozone Legend

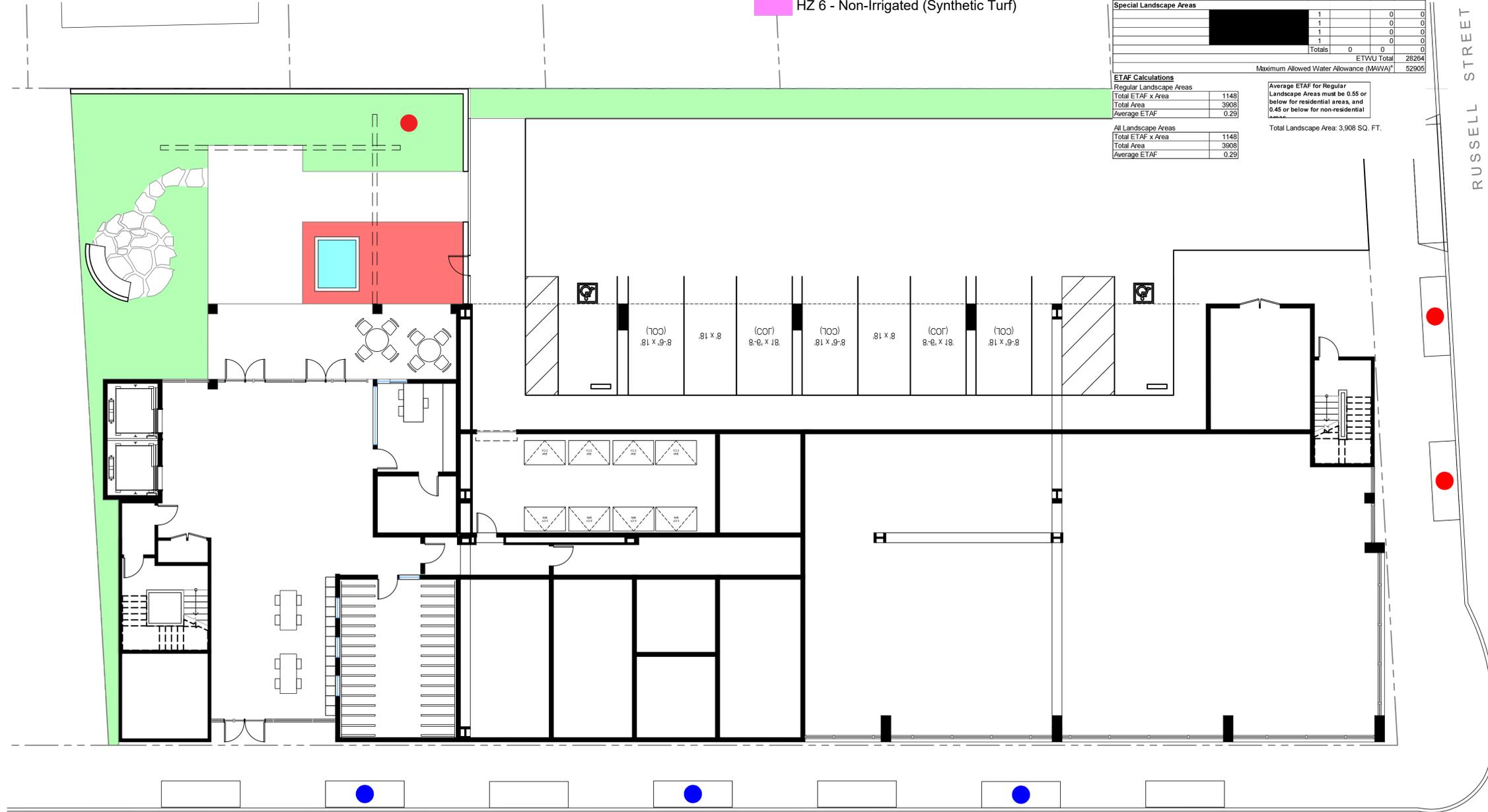
- HZ 1 - Shrub/GC - Sunny - Low
- HZ 2 - Shrub/GC - Sunny - Moderate
- HZ 3 - Tree - Shade - Low
- HZ 4 - Tree - Shade - Moderate
- HZ 5 - Water Feature
- HZ 6 - Non-Irrigated (Synthetic Turf)

Water Efficient Landscape Worksheet

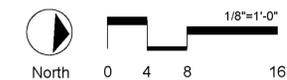
California Water Efficient Landscape Worksheet - 2920 Shattuck									
Reference Evapotranspiration (ET _r)	39.7			Project Type		Residential		0.55	
Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method†	Irrigation Efficiency (IE)‡	ETAF (PFIE)§	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)¶		
Regular Landscape Areas									
HZ 1 - Shrub/GC - Sunny - L	0.2	Drip	0.81	0.25	1,936	478	11760		
HZ 2 - Shrub/GC - Sunny - M	0.5	Drip	0.81	0.62	1,015	627	15422		
HZ 3 - Tree - Shade - L	0.2	Drip	0.81	0.25	3	1	18		
HZ 4 - Tree - Shade - M	0.5	Drip	0.81	0.62	2	1	30		
HZ 5 - Water Feature	1		1	1.00	42	42	1034		
HZ 6 - Non-Irrigated (Syn. Turf)			0.75	0.00	911	0	0		
			0.75	0.00		0	0		
Totals					3908	1148	28264		
Special Landscape Areas									
					1	0	0		
					1	0	0		
					1	0	0		
					1	0	0		
Totals					0	0	0		
							ETWU Total	28264	
							Maximum Allowed Water Allowance (MAWA)**	52905	

ETAF Calculations		
Regular Landscape Areas		
Total ETAF x Area	1148	
Total Area	3908	
Average ETAF	0.29	
All Landscape Areas		
Total ETAF x Area	1148	
Total Area	3908	
Average ETAF	0.29	

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.
Total Landscape Area: 3,908 SQ. FT.



SHATTUCK AVENUE



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SHEET:

HYDROZONE PLAN AT ROOF LEVEL

11.1

Hydrozone Legend

- HZ 1 - Shrub/GC - Sunny - Low
- HZ 2 - Shrub/GC - Sunny - Moderate
- HZ 3 - Tree - Shade - Low
- HZ 4 - Tree - Shade - Moderate
- HZ 5 - Water Feature
- HZ 6 - Non-Irrigated (Synthetic Turf)

* See "Hydrozone Plan - Ground Leve" for
Water Efficient Landscape Worksheet

