

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
DECEMBER 21, 2023

2018 Blake Street

FINAL DESIGN REVIEW

Design Review #DRCF2023-0004 for east and west elevations on a six-story, multi-family residential building as a Use Permit Condition.

I. Introduction

The project site is located on the south side of Blake Street between Shattuck Avenue and Milvia Street. This parcel is located in a Multi-Family Residential (R-4) zoning district.

This project was before the Zoning Adjustments Board (ZAB) on May 26, 2022 where it was approved with a condition to come to the Design Review Committee (DRC) for Final Design Review for the side elevations. The project was appealed by neighbors, but City Council affirmed ZAB's approval of the Use Permit on November 15, 2022.

The project is before the Design Review Committee for Final Design Review where the Committee will review the design details for the east and west facades.

II. Background

The proposed project would involve the construction of a residential building with the following main components:

- Six stories and 64 feet, 6 inches in height (measured to the top of railing);
- 12 dwelling units – 1 one-bedroom, 5 four-bedroom and 6 five-bedroom;
- 51 bedrooms in total;
- Two Low-Income (LI) units;
- 2,433 square feet of usable open space – ground-floor landscape, patio areas and two roof decks; and
- 17-space bike room and two outdoor bike racks.

Following is a link to the submittal materials reviewed at the on May 26, 2022 ZAB Meeting: [2022-05-26 ZAB Item 6 2018 Blake.pdf \(berkeleyca.gov\)](https://www.berkeleyca.gov/files/2022-05-26_ZAB_Item_6_2018_Blake.pdf)

III. Project Setting

A. Neighborhood/Area Description:

The project site is located on the south side of Blake Street. Adjacent parcels to the north are occupied by one-story commercial/industrial buildings; parcels to the west, immediately east (R-4 Multi-Family Residential District) and to the south (R-2A, Restricted Multi-Family Residential District) are occupied by one- and two-story, single- and multi-family dwellings. Parcels beyond the R-4 district, further east of the site are occupied by one- and two-story commercial buildings (C-AC, Adeline Corridor Commercial District). The parcel across the street and to the northeast at 2029 Blake Street (C-AC) is occupied by a recently-constructed, five-story, 82-unit, mixed-use building. Use permits for other large projects were approved within the past two years on the same block: a six-story, 113-unit, community care facility for seniors at 2000 Dwight Way, and a seven-story, 155-unit, multi-family building at 2015 Blake.

B. Site Conditions:

The project site is a rectangular parcel that is generally flat, with a frontage measuring 40 feet and length measuring 140 feet. The site is occupied by the remnants of a single-family dwelling and accessory structure that were damaged by fire in 2019. A Notice of Violation was issued on April 15, 2020, wherein the City Building Official deemed the building unstable, unsafe, and an immediate threat to health and safety. Hazardous portions of the building were demolished in response to the Notice shortly after. The dwelling is considered fully demolished.

Figure 1: Vicinity Map

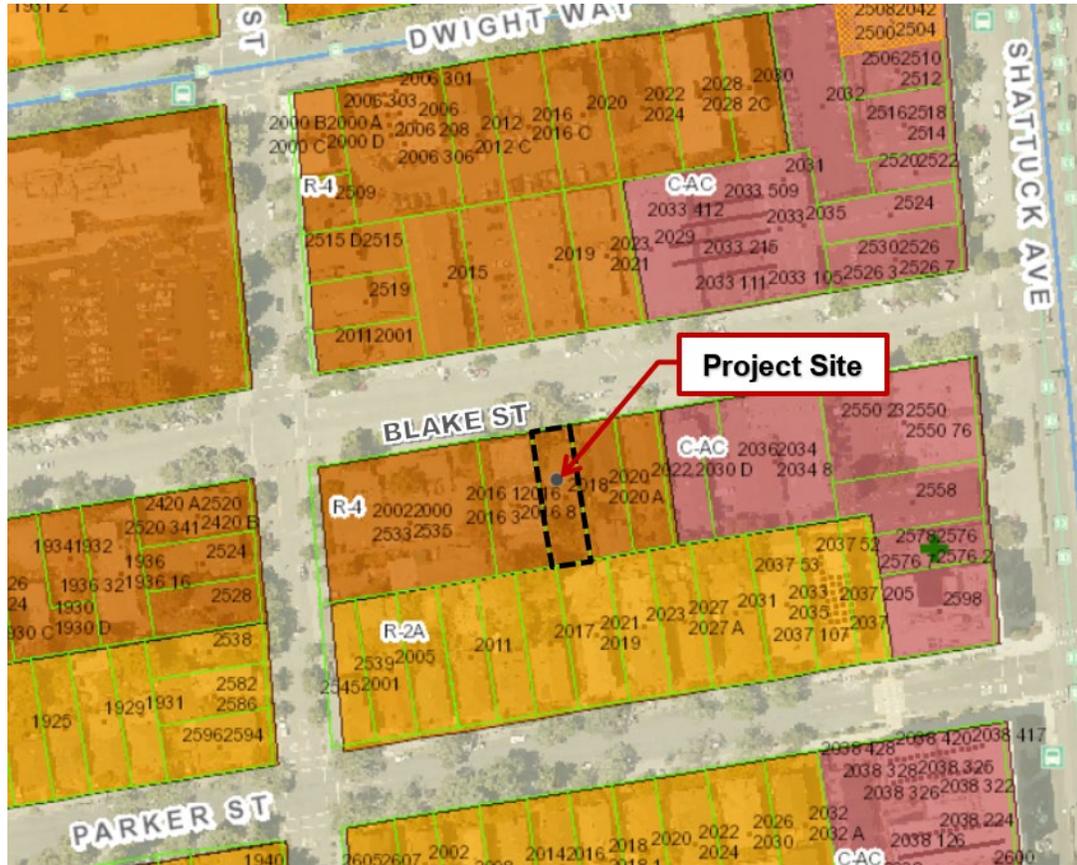


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Vacant (remnants of fire-damaged Single-Family dwelling)	R-4	HDR
Surrounding Adjacent Properties	North	Skylight Manufacturing		
	East	Multi-Family Residential		
	South	Single / Multi-Family Residential	R-2A	MDR
	West	Multi-Family Residential	R-4	HDR

IV. Issues and Analysis

A. Consistency with Approved Use Permit Design

This design submittal is consistent with the approved Use Permit design, including the changes made to the east and west facades in response to Use Permit Condition #15 (below). The approved east and west elevations have been included in the project plans for reference.

The Project was referred by ZAB to the Design Review Committee (DRC) for design review. The applicant shall obtain approval of a Final Design Review (FDR) application by the DRC. The applicant shall present plans at FDR that incorporate visual enhancements to the east and west facades of the building.

Changes to the approved design on the east and west include:

- Relocation of the elevator core to the North tower from the center of the breezeway;
- Updated material for the upper floors from stucco to fiber cement panels, with a pattern proposed;
- Revised railing design and material; and
- Variation in window sizes and locations.

B. Current Submittal Includes:

- Elevations;
- Renderings;
- Material board; material samples will be presented at the meeting;
- Building details (wall, window and railing details); and
- Fiber cement panel cutsheets.

C. Issues for Discussion

- Facade Design
- Colors and Materials
- Railing Details

V. Recommendation

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

Attachments:

1. Project Plans, received December 12, 2023

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Reviewed by: Anne Burns, ABurns@Berkeleyca.gov, (510) 981-7415



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FINAL DESIGN REVIEW

RENDERINGS



NORTH FACADE



WEST FACADE



SOUTH FACADE



EAST FACADE

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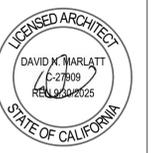
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FINAL DESIGN REVIEW
ORIGINAL DESIGN

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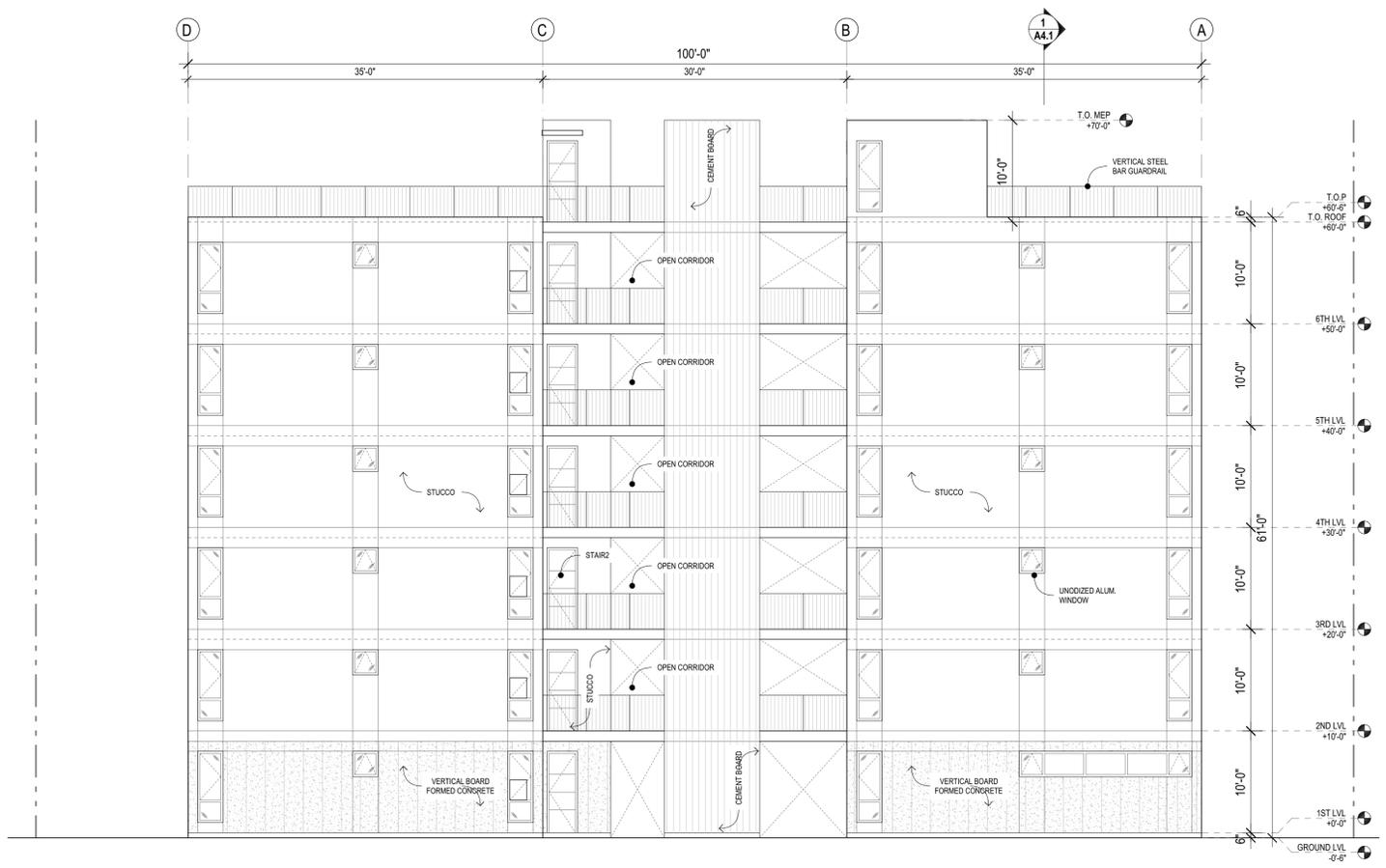
MATERIAL

 STUCCO

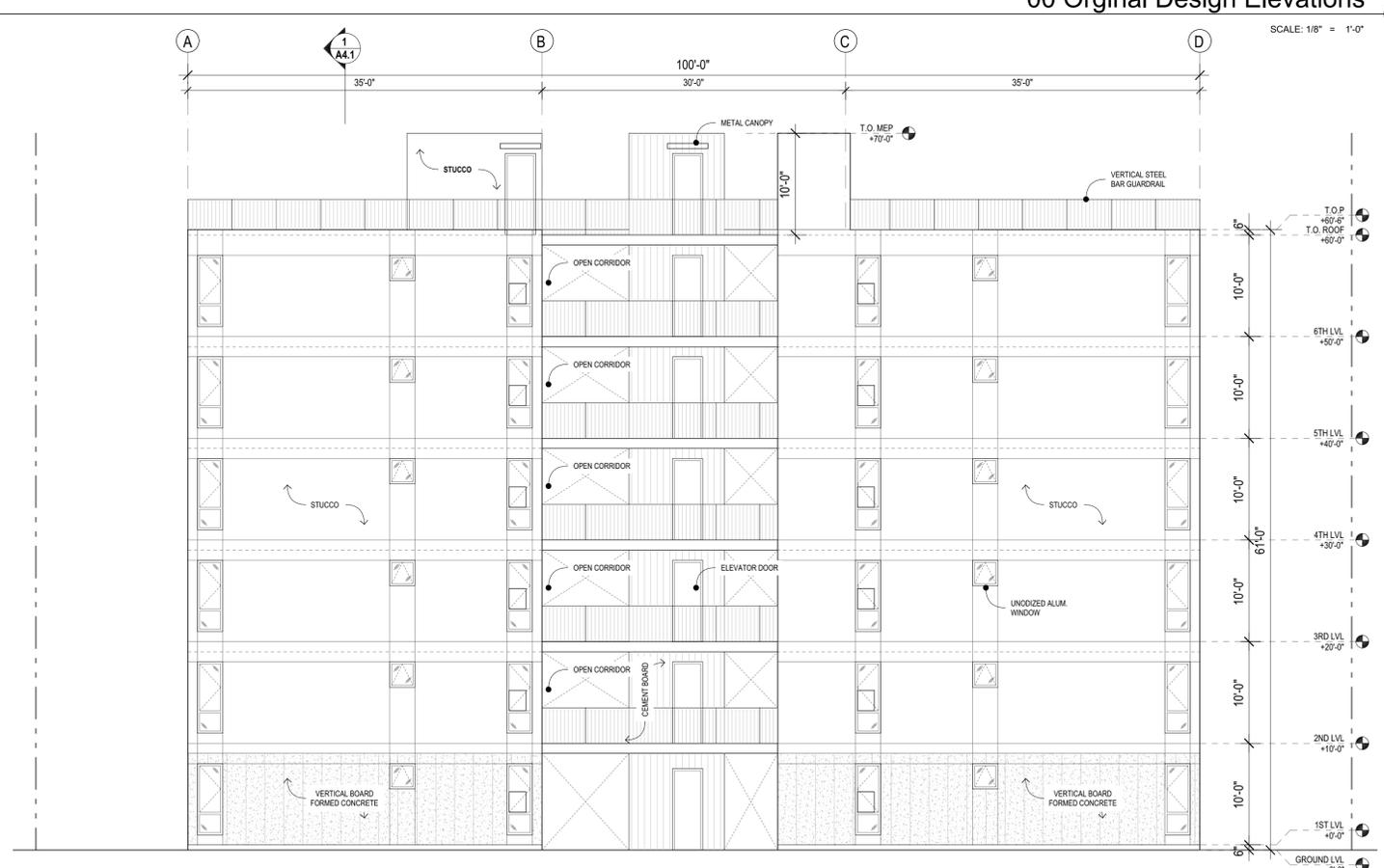
 VERTICAL STEEL BAR GUARDRAIL

 VERTICAL BOARD FORMED CONCRETE

Legend 3
 SCALE: 1/8" = 1'-0"



00 Original Design Elevations 1



00 Original Design Elevations 2

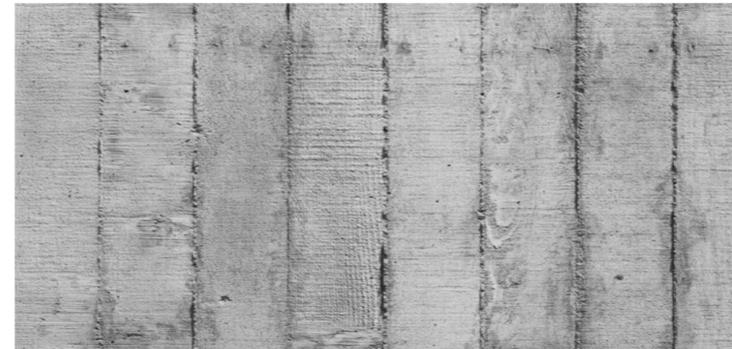
FIBER CEMENT PANEL INSPIRATION IMAGES



RAILING INSPIRATION IMAGES



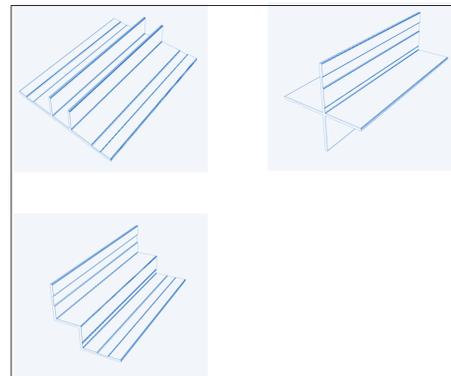
VERTICAL BOARD FORM CONCRETE



WINDOWS INSPIRATION IMAGES



FRY REGLET CHANNEL - WHITE



IMPROVED DESIGN SUMMARY

- 1- Introduction of fiber cement panels and pattern in white color
- 2 - Change in Railing Materials and aesthetics
- 3 - Variation in windows' arrangement and sizes

MATERIALS SPECS

- 1 - WALL PANELS :
Hardie™ Architectural Collection - WHITE COLOR
- 2 - CONCRETE FINISH :
Medium Grey Stucco
- 3 - GUARDRAIL :
Jakob Rope Systems
- 4 - WINDOWS :
Fiberglass
- 5 - DECORATIVE BIRD SAFETY FILM
- 6 - VENTS :
Sehio SHX



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IMPROVED DESIGN SUMMARY

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MATERIAL KEY

- (A) HARDIE ARCHITECTURAL PANEL:
 TEXTURE: FINE SAND
 COLOR: WHITE
- (B) HARDIE ARCHITECTURAL PANEL:
 TEXTURE: FINE SAND
 COLOR: LIGHT GREY
- (C) JAKOBS WIRE MESH
- (D) BOARD FORM CONCRETE
- (E) STANDING SEAM METAL ROOF
- (F) SEHIO WALL CAP
- (G) CORTEN STEEL PLANTER



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IMPROVED EAST FACADE

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EAST ELEVATION ①
 SCALE: 1/4" = 1'-0"

4

MATERIAL KEY

- (A) HARDIE ARCHITECTURAL PANEL:
 TEXTURE: FINE SAND
 COLOR: WHITE
- (B) HARDIE ARCHITECTURAL PANEL:
 TEXTURE: FINE SAND
 COLOR: LIGHT GREY
- (C) JAKOBS WIRE MESH
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- (E) STANDING SEAM METAL ROOF
- (F) SEHIO WALL CAP
- (G) CORTEN STEEL PLANTER



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FINAL DESIGN REVIEW

IMPROVED WEST FACADE

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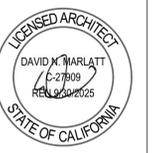
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WEST ELEVATION ①
 SCALE: 1/4" = 1'-0"



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FINAL DESIGN REVIEW

DETAILS

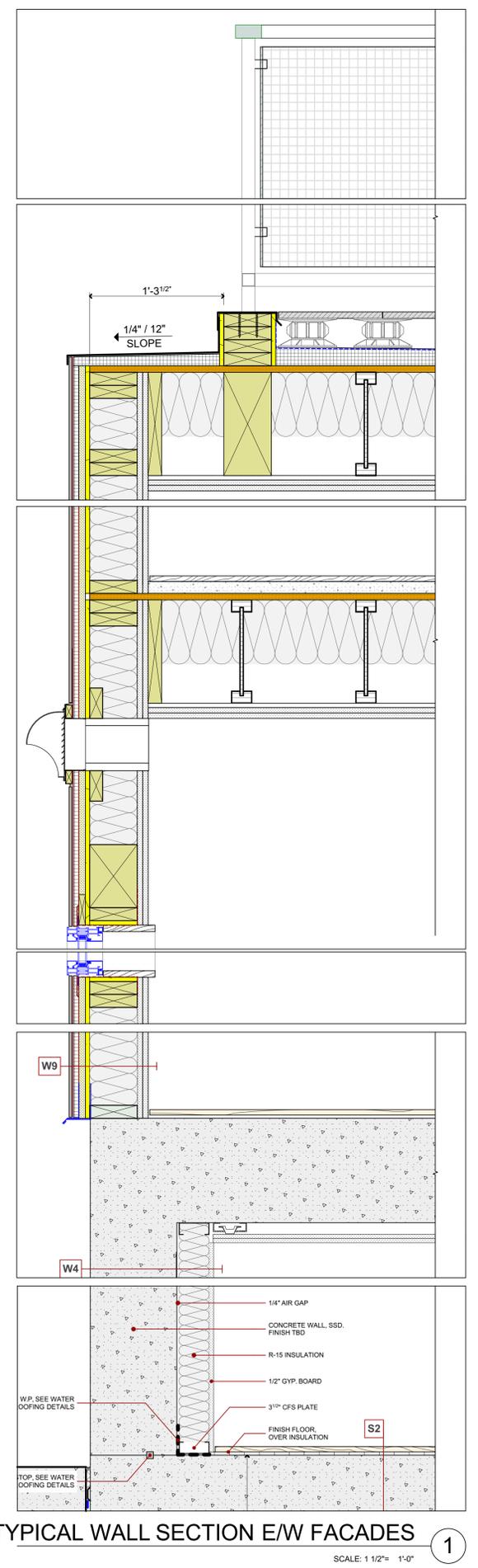
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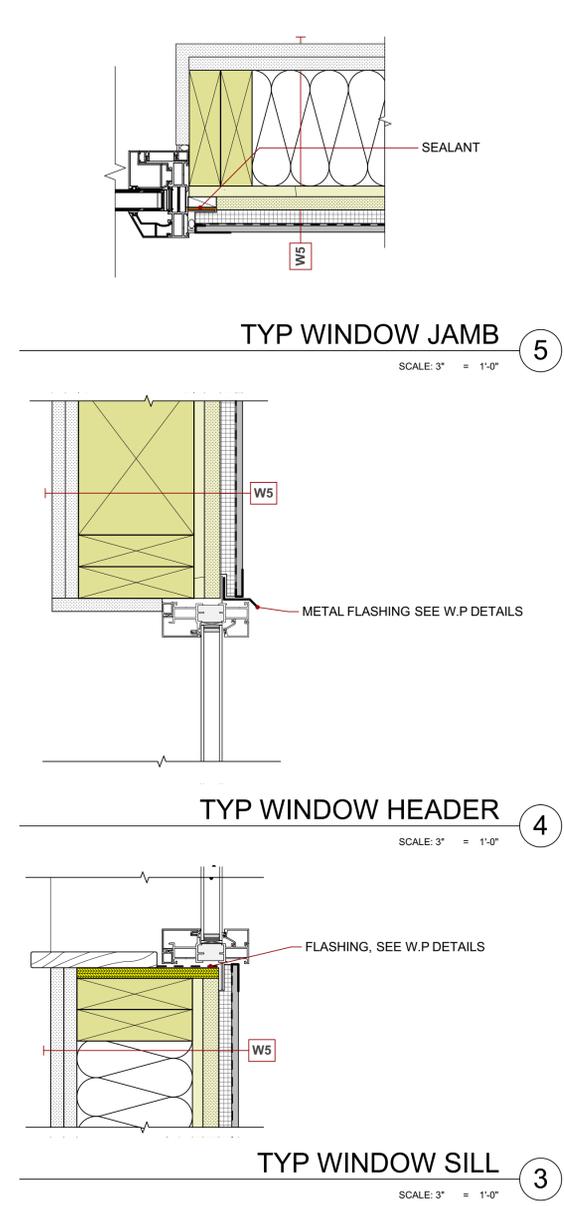
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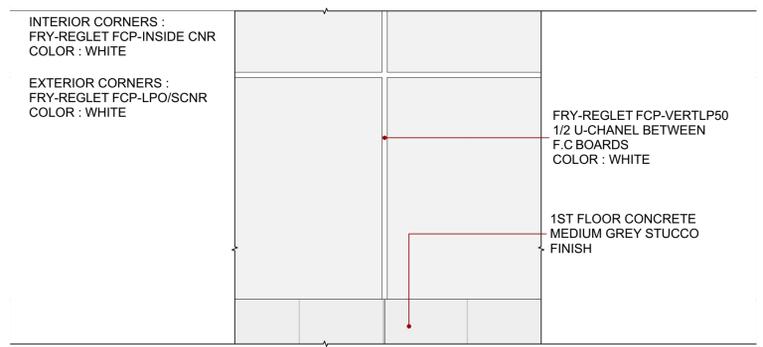
TYPICAL WALL SECTION E/W FACADES ①
 SCALE: 1 1/2" = 1'-0"



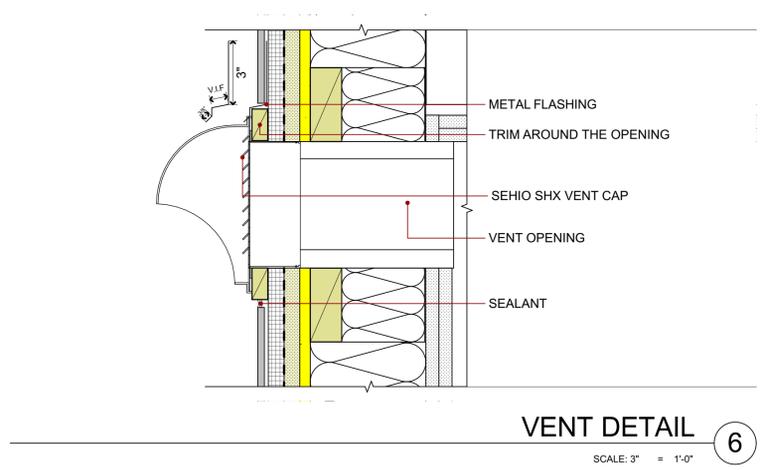
TYP WINDOW JAMB ⑤
 SCALE: 3" = 1'-0"

TYP WINDOW HEADER ④
 SCALE: 3" = 1'-0"

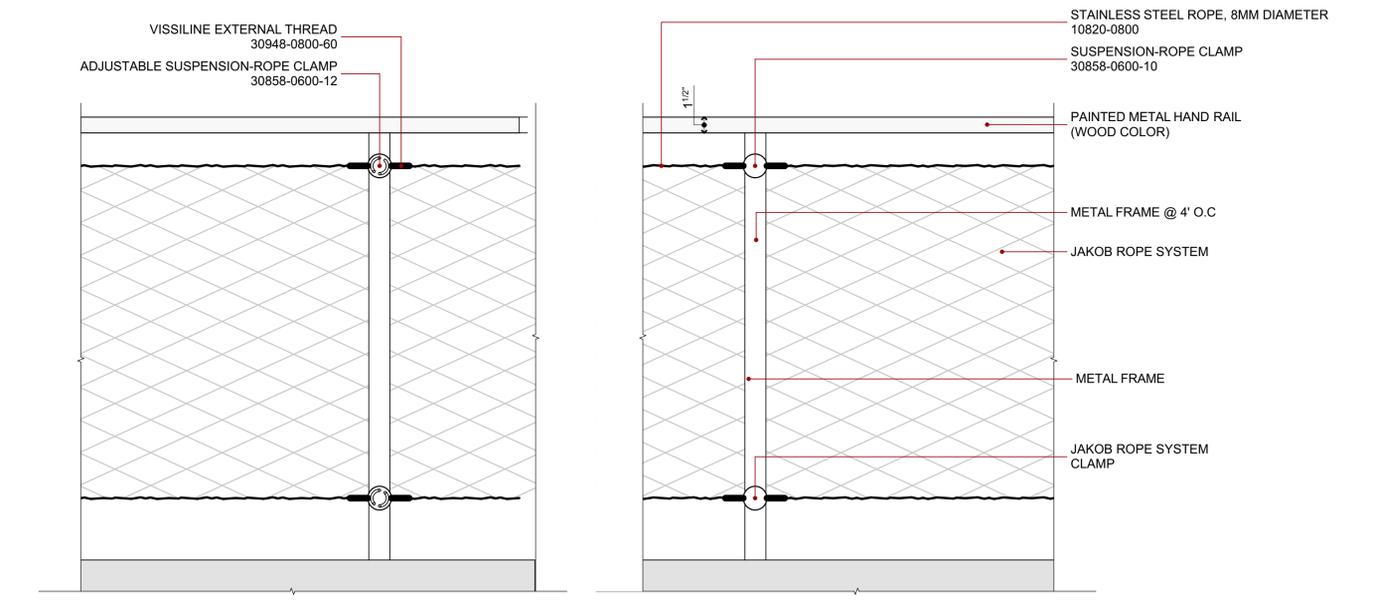
TYP WINDOW SILL ③
 SCALE: 3" = 1'-0"



TYPICAL WALL SECTION E/W FACADES ⑦



VENT DETAIL ⑥
 SCALE: 3" = 1'-0"



TYP GUARDRAIL ELEVATIONS VIEW ②
 SCALE: 1 1/2" = 1'-0"



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FINAL DESIGN REVIEW
CUTSHEETS

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OCS SLEEK OUTSIDE CORNER PRODUCT DETAIL / INSTALLATION DETAIL / Cross Section

USAGE
 The Sleek Outside Corner creates a contemporary reveal at outside corners of 5/16" fiber cement panels. The exposed reveal allows for easy installation and minimal extrusion exposed for a clean aesthetic. The Sleek Outside Corner is available in 10' lengths and a variety of finishes.

GUIDE SPECIFICATION
 Where indicated on drawings, Fry Reglet Sleek Outside Corner, as manufactured by Fry Reglet Corporation, shall be installed. Aluminum shall be extruded alloy 6063 T5. Available in primed, clear anodized, powder coated, or custom finish. Refer to finish section on page 73.

NOTE
 To be used in a vertical application. Attach panel in accordance with the manufacturer's fastening schedule.

SIZES

REVEAL DEPTH	NUMBER
7/16"	FCP-LPO/SCNR

ICI INSIDE CORNER PRODUCT DETAIL / INSTALLATION DETAIL / Cross Section

USAGE
 The Inside Corner creates a square and true termination at inside corners of 5/16" fiber cement panels. This allows for easy installation and minimal extrusion exposed for a clean aesthetic. The Inside Corner is available in 10' lengths and a variety of finishes.

GUIDE SPECIFICATION
 Where indicated on drawings, Fry Reglet Inside Corner, as manufactured by Fry Reglet Corporation, shall be installed per manufacturer's recommendations. Aluminum shall be extruded alloy 6063 T5. Available in primed, clear anodized, powder coated, or custom finish. Refer to finish section on page 73.

NOTE
 To be used in a vertical application. Attach panel in accordance with the manufacturer's fastening schedule.

SIZES

REVEAL DEPTH	NUMBER
1/2"	FCP-INSIDE CNR

V6 / V7 DOUBLET PRODUCT DETAIL / INSTALLATION DETAIL / Cross Section

USAGE
 The Double T 1/4" and 1/2" create a contemporary reveal between vertical 5/16" fiber cement panels. The exposed reveal allows for easy installation and minimal extrusion exposed for a clean aesthetic. This can also be used in soffit applications. The Double T 1/4" and 1/2" are available in 10' lengths and a variety of finishes.

GUIDE SPECIFICATION
 Where indicated on drawings, Fry Reglet Double T 1/2" or 1/4", as manufactured by Fry Reglet Corporation, shall be installed. Aluminum shall be extruded alloy 6063 T5. Available in primed, clear anodized, powder coated, or custom finish. Refer to finish section on page 73.

NOTE
 To be used in vertical applications. Do not install horizontally where moisture can accumulate. Attach panel in accordance with the panel manufacturer's fastening schedule.

SIZES

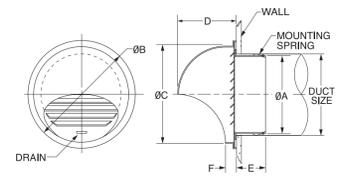
DIM. A	DIM. B	NUMBER
NOM. 7/16"	NOM. 1/4"	FCP-VERTLP25
NOM. 7/16"	NOM. 1/2"	FCP-VERTLP50

SEIHO SUBMITTAL SHEET
 Seiho International, Inc. www.seiho.com

Model: SFX
 Aluminum Vent Cap

- Fresh Air Intake/Exhaust Outlet
- For Interior and Exterior Location
- Optional Insect Screen (SFX-N)

- Material: Aluminum
- Standard Finish: Clear Anodized



MODEL	DUCT SIZE	A	B	C	D	E	F	FREE AREA
SFX 3	3	2 29/32	4 3/4	3 29/32	2 1/16	1 9/16	9/16	0.02 sq. ft.
SFX 4	4	3 19/16	6 9/16	5 1/8	3 1/16	1 9/16	3/4	0.04 sq. ft.
SFX 5	5	4 3/4	8 29/32	5 29/32	3 1/16	1 9/16	3/4	0.05 sq. ft.
SFX 6	6	5 29/32	8 1/16	7 1/16	4 1/16	2 9/16	3/4	0.08 sq. ft.
SFX 7	7	6 1/16	9 19/32	8 9/16	5 1/8	2 9/16	3/4	0.11 sq. ft.
SFX 8	8	7 1/16	10 9/16	9 1/16	5 29/32	2 3/16	3/4	0.14 sq. ft.

Product information is subject to change without notice. All dimensions in inches.

JOB NAME:	SUBMITTED BY:	DATE:	Model SFX Aluminum Vent Cap Form No. 402-22
LOCATION:			
ARCHITECT:			
ENGINEER:			
CONTRACTOR:			