TO: A LBANY PLANNING & ZONING COMMISSION

FROM: JEFF BOND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: UNIVERSITY VILLAGE MIXED USE PROJECT

DATE: NOVEMBER 20, 2013

<table>
<thead>
<tr>
<th>Property Owner:</th>
<th>Applicant/Representative:</th>
</tr>
</thead>
<tbody>
<tr>
<td>University of California</td>
<td>Belmont Village (senior housing) Oppidan/Portfolio (retail)</td>
</tr>
</tbody>
</table>

SUMMARY

The 6.3-acre project site in University Village is located to the northwest and southwest of the Monroe Street/San Pablo Avenue intersection. The proposed project includes a 27,000 square foot grocery store, 17,000 square feet of associated retail space, and a 175-unit senior housing project. The action before the Commission is to approve the tentative parcel map applications to create new parcels and approve the Design Review applications for the proposed senior housing facility and grocery store/retail buildings.

RECOMMENDATION

It is recommended that the Planning & Zoning Commission adopt the following resolutions:

1. Resolution 13-05 Approving a Tentative Parcel Map to Create a Parcel at 1075-1095 Monroe Street for a Retail Development

2. Resolution 13-06 Approving a Tentative Parcel Map to Create a Parcel at 1080 Monroe Street for Retail Development

3. Resolution 13-07 Approving a Tentative Parcel Map to Create a Parcel at 1100 San Pablo Avenue for a Senior Housing Development

4. Resolution 13-08 Approving Design Review for Retail Development at 1075 Monroe Street
5. Resolution 13-09 Approving Design Review for Retail Development at 1095 Monroe Street

6. Resolution 13-10 Approving Design Review for Senior Housing Development at 1100 San Pablo Avenue

Conditions of approval are included as exhibits to the resolutions.

BACKGROUND

In July 2012, the City Council approved a series of policy-level actions associated with the University Village Mixed Use project including:

- An environmental impact report
- Zoning map amendments
- Zoning text amendments
- Planned unit development
- Density bonus
- Development agreement

The Development Agreement was subsequently repealed by the City Council and no longer applies to the project.

2013 Review

Beginning in 2013, the Commission held a series of study sessions on the implementation actions associated with the project. Below is a brief summary of those hearing dates and discussions.

- **May 8, 2013**: The Commission discussed the layout and site planning of the UC Village project. The Commission expressed support for the senior housing portion of the project, although some additional analysis of the relocation of the main entrance to their project on San Pablo Avenue was requested. In addition, improvements to the interface with Codornices Creek were requested.

  For the Sprouts Grocery store, the Commission expressed concern about the site layout, specifically the store setback from San Pablo Avenue, and requested that the building be located at the street. The Commission supported the change of the retail shops from a San Pablo Avenue orientation to a Monroe Street orientation.

- **June 12, 2013**: The Commission focused on the Sprouts/retail portion of the project. Changes included reorientation of the grocery store to the street, simplified truck access, improvements to Monroe Street pedestrian and vehicle circulation. The Commission expressed support for the refinements to the design. Commission feedback included comments about the amount of parking shown and further refinements to the truck access.
• **July 24, 2013**: The Commission provided feedback including concern about the amount of parking, transplanting of trees, concerns about the blank wall on the wall of the senior housing project facing Monroe Street.

• **October 9, 2013**: The Commission noted refinements in the design. The Commission discussed approaches to meeting senior housing open space requirements and various design details.

• **October 30, 2013**: The Commission stated a preference for street trees if possible, noted the bus stop may still be an issue, and discussed accommodating the cycle-track.


**DISCUSSION**

The UC Village project is being implemented by two separate development teams:

- Belmont Village for the senior housing portion of the project;
- Oppidan for the retail portion of the project.

Ownership of much, but not all, of the common areas such as the creeks and Monroe Street will be retained by the University of California.

The attached resolutions form the basis of actions required by the Planning and Zoning Commission to approve the combined project. Three “tentative map” resolutions (one for each parcel) subdivide the individual parcels from the current large University Village parcel owned by the University of California. The California Subdivision Map Act provides the City with authority to regulate the design and improvement of new parcels within the City. Because this application involves four or less parcels, the approval process the application is referred to as a “Tentative Parcel Map”, with the Commission having approval authority. Should the Commission choose to approve the tentative map, the applicant would file a final map with the City Engineer for “final” approval. The City Engineer’s approval is ministerial in nature, ensuring that the conditions of approval have been satisfied prior to final filing.

<table>
<thead>
<tr>
<th>Project Element</th>
<th>Proposed Address</th>
<th>Street</th>
<th>Parcel Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sprouts Grocery Store</td>
<td>1075 Monroe</td>
<td>Retail</td>
<td>Parcel A</td>
</tr>
<tr>
<td>Corner Retail</td>
<td>1095 Monroe</td>
<td>Retail</td>
<td>Parcel A</td>
</tr>
<tr>
<td>Monroe Street Retail</td>
<td>1080 Monroe</td>
<td>Retail</td>
<td>Parcel B</td>
</tr>
<tr>
<td>Belmont Village Senior</td>
<td>1100 San Pablo</td>
<td>Senior</td>
<td>Housing Parcel A</td>
</tr>
</tbody>
</table>
The second set of three resolutions approves Design Review for each of the three buildings currently proposed. An application for Design Review on the Parcel B retail parcel along Monroe Street has not yet been submitted.

To simplify the implementation of the two projects, staff is recommending that conditions of approval for the tentative parcel maps and the Design Review actions for each project be consolidated into one combined set of conditions of approval. Thus, there will be one set of conditions of approval for the retail portion of the project and one set of conditions of approval for the senior housing portion of the project.

While each element of the project would have separate conditions of approval, many of the conditions are the same for both projects. To ease comparison, the numbering system is the same for both portions of the project. Conditions of approval that are clearly not applicable to one of the projects are eliminated.

**Refinement since Previous Study Session**

No significant changes to the urban design, site planning, or architecture for the project have been made since the Commission’s previous review.

**Senior Housing Open Space Calculations**

Planning and Zoning Code section 20.24.090 establishes open space requirements for multi-family residential housing. The basic standard is 200 square feet of common open space per unit available exclusively to the residents of the project. Based on 175 units, total common open space required is 35,000 square feet. Pursuant to Planning and Zoning Code Section 20.24.090 B.1., “suitable recreational structures designed to be consistent with the intent of this subsection may be considered as open space.”

Attached is a revised proposal for open space. Pursuant to the Commission’s earlier discussion, the interior common areas that are linked to outdoor courtyards, terraces, and landscape areas are proposed to count towards the required open space. The current design provides for 35,892 square feet of recreation space, of which approximately 27% of the recreation area is indoors.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Outdoor Common Open Space</th>
<th>Indoor Common Area</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Requirement</td>
<td>175 units * 200 sq ft per unit = 35,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ground Floor</td>
<td>9,498</td>
<td>7,981</td>
<td></td>
</tr>
<tr>
<td>Second-floor</td>
<td>16,650</td>
<td>1,763</td>
<td></td>
</tr>
<tr>
<td>Third-floor</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fourth-floor</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>26,148</td>
<td>9,744</td>
<td>35,892</td>
</tr>
</tbody>
</table>

Table 1. Common Space/Open Space for Belmont Village
San Pablo Avenue Right-of-Way

Consultations with Caltrans are ongoing regarding bicycle facilities on San Pablo Avenue. In order to implement an off-street two-way bicycle path on the west side of San Pablo, several exceptions to Caltrans design standards will be required. In addition, widening the San Pablo Avenue right-of-way by several feet, and refinements to the design and operation of the signal at the Monroe and San Pablo intersection may also be required.

Sustainability Committee, Traffic and Safety Commission, and Arts Committee Consultations

During the past several months, all three advisory commission/committees have discussed elements of the proposed project in detail. Conditions of approval have been crafted to provide the Arts Committee and the Sustainability Committee an opportunity to continue the review process.

- Sustainability Features

The applicant has submitted a LEED 2009 for Retail checklist meeting the Gold level requirement of 60 points out of 110 possible. A narrative explaining the sustainable features of the project is attached.

Belmont Village has submitted a LEED for Homes (Mid-rise) checklist meeting the Gold level requirement of 65 points out of 136 possible. Pursuant to the addendum to the EIR, the CEQA mitigation measure requiring on-site energy generation will be met with solar panels. Attached is a memorandum prepared at the request of the Sustainability Committee estimating the greenhouse gas (GHG) generation resulting from the project.

- Public Art

In 2010, the City Council approved the Public Arts Master Plan. The Plan included an evaluation of the southern gateway to the City at San Pablo Avenue next to the proposed UC Village Mixed Use Project. The plan notes that the Codornices Creek that defines the Albany and Berkeley border is largely invisible to passersby. The plan recommends the Committee pay particular attention to the public art opportunities. In close concert with the development plans under review by the Planning & Zoning Commission

For the retail project, Gordon Huether has been selected to create the public art. Information on Mr. Huether is attached. The art is proposed to be placed near the corner retail building along Monroe Street. The required valuation of the public art in the retail component of the project is approximately $84,000.

For the senior housing project, Joseph Havel has been selected to create the public art. Information on Mr. Havel is attached. The public art is proposed to be placed near the southeast corner of the senior housing building, at the gateway to Codornices Creek.
The required valuation of the public art in the retail component of the project is approximately $481,000.

ATTACHMENTS

1. Resolution 13-05 Approving a Tentative Parcel Map to Create a Parcel at 1075-1095 Monroe Street for a Retail Development with Exhibit A Conditions of Approval and Exhibit B Tentative Parcel Map
2. Resolution 13-06 Approving a Tentative Parcel Map to Create a Parcel at 1080 Monroe Street for Retail Development with Exhibit A Conditions of Approval and Exhibit B Tentative Parcel Map
3. Resolution 13-07 Approving a Tentative Parcel Map to Create a Parcel at 1100 San Pablo Avenue for a Senior Housing Development with Exhibit A Conditions of Approval and Exhibit B Tentative Parcel Map
4. Resolution 13-08 Approving Design Review for Retail Development at 1075 Monroe Street with Exhibit A Conditions of Approval and Exhibit B Project Plans
5. Resolution 13-09 Approving Design Review for Retail Development at 1095 Monroe Street with Exhibit A Conditions of Approval and Exhibit B Project Plans
6. Resolution 13-10 Approving Design Review for Senior Housing Development at 1100 San Pablo Avenue with Exhibit A Conditions of Approval and Exhibit B Project Plans
7. Information on Gordon Huether
8. Information on Joseph Havel