

Number	City Comment	Category	Type	Sheet	Applicant Reponse Comments
1	Photo simulations on Sheets G0.01.01, .02, and .03: there is not enough context on these images. Consider a smaller 'view locator' so the existing and proposed images can be maximized.	Design Review	Incomplete Item	G0.01.01 G0.01.02 G0.01.03	Photo Simulations have been enlarged on the drawing sheets. See revised GP0.01.01 - GP0.01.03
2	Existing photos on Sheet G0.02.03 are repeated from the previous pages for 3 of the 5 images. Consider adding the before / after photo simulations of the two photos not shown on the previous pages.	Design Review	Incomplete Item	G0.02.03	See revised GP0.01.01 - GP0.01.03
4	Existing building to remain (relocated), 703 Bancroft: As proposed, all the lower walls have been removed. Consider retaining portions of the lower façade that are possible with nearby and distant views in mind, in an effort to better recall the existing structure remaining.	Design Review	Incomplete Item	G0.02.02	This has been considered by the design team, however due to the poor condition of the existing walls, and position of existing doorways, it is not feasible to retain the lower portions of the facades while maintaining functionality and visibility through the new design. See design narrative document for additional information about the relationship of the proposed changes to 703 Bancroft and the new 787 Bancroft building.
6	Provide a written design intent statement on how this proposed project has been envisioned (massing, entry and façade design, material palette) to fit within its neighborhood. Of course this includes, Phase I, that has been approved and is moving forward. This design statement should include the corresponding landscape design statement, as this relates to the building massing and entry points, as well as views through and open spaces.	Design Review	Incomplete Item		See new design narrative document
7	As this is a large project in this neighborhood, provide additional three-dimensional illustrations (massing model) and analysis on the proposed massing and façade breaks and how this proposed design fits into its neighborhood. Consider any massing and façade breaks that can help to break down the overall scale of this project. Consider any interior organization elements (such as a main entry or elevator core) that may be reflected on the exterior façade to help achieve a better overall design scale.	Design Review	Incomplete Item		See new design narrative document
8	Provide a more detailed Landscape Plan, and include the preliminary plant palette as well as the proposed water usage in this region and which plants are native. Clarify which street trees are remaining and which are proposed new.	Design Review	Incomplete Item	L.01 - L.03	See LP2.00.01 for updated landscape plan. See LP5.00.00, LP5.01.00 and LP5.01.01 for tree and shrub planting palette. There are no existing street trees on site. All street trees are proposed new.
9	Reach out to Public Works and our Land Use Planning's Consultant on street trees. If not already in the Zoning portion of this incomplete letter, reach out to your Use Permit Planner for contact and fee information. Provide more information in your resubmittal about recommendations on all streetscape improvements, including the street trees. Also clarify why no street trees are proposed on Bancroft.	Design Review	Incomplete Item		See LP5.01.00 and notes on the same sheet. See design narrative document for in-depth landscape narrative.
10	Surface parking requirements: confirm zoning requirements are met on the edges of the surface parking areas that are not covered, and modify where needed to make it compliant.	Design Review	Incomplete Item		See dimensions on AP2.01.00
11	Our city-wide design guidelines request that new surface parking areas are designed for a 50% tree-canopy coverage at maturity. Look carefully at this, as well as any landscape that can help with this effort along the perimeter of the site and provide a calculation of the proposed tree canopy coverage (at maturity) with your resubmittal.	Design Review	Incomplete Item		See LP5.03.00 and notes on the same sheet.
12	Provide more detailed wall sections and building details.	Design Review	Incomplete Item		See additional sheet AP5.03.01 with additional drawings for the exterior wall.
13	Provide a color and material board. This can come directly to the first DRC Meeting.	Design Review	Incomplete Item		See GP0.01.04

When this comes to the Design Review Committee, we will be referencing the Citywide Design Guidelines, as well as the goals in the West Berkeley Plan in that staff report. I am attaching the Citywide Design Guidelines to this email. The West Berkeley Plan can be found on the City's website at the link below:

[https://www.cityofberkeley.info/Planning\\_and\\_Development/Redevelopment\\_Agency/West\\_Berkeley\\_Plan\\_\(The\).aspx](https://www.cityofberkeley.info/Planning_and_Development/Redevelopment_Agency/West_Berkeley_Plan_(The).aspx)

Revised submittal items should be submitted in electronic form (uploaded to the project folder on Box.com). Should you have questions regarding this letter or your application, please feel free to contact me.

I would be happy go over the above issues with you directly if there are any questions. Please direct any resubmittals to Design Review as well as Zoning, so that we can provide a timely response to the additional information we have requested above. Thank you. – Anne Burns, Design Review Planner, (510) 981-7415

**City Comments Letter File Location**

<https://drive.google.com/drive/u/0/folders/1B4i42Wf16mGq5ty2cwcxH6H4qwt7CdEA>