

Number	City Comment	Category	Type	Sheet	Applicant Response Comments																								
<p>Items Required for Submittal or Correction- The following required items were missing from the application submittal, and must be submitted for application completeness, per the Zoning Project Submittal Requirements:</p>																													
1 Applicant Statement																													
1a	<p>As shown in Table 1 below, a total of 58,681 square feet of protected floor area would be demolished as part of Phase III, and 29,347 square feet would be replaced on-site. Please indicate which buildings would be the 'receiving' buildings for replacement off-site. Assuming that the remaining 29,334 square feet requiring replacement in Phase III would be provided through construction of newly protected floor area in Phase I, please note that a condition of approval would be that prior to demolition of any existing building containing protected floor area in Phase III, a Notice of Limitation is filed restricting the use of the Phase I buildings identified in the applicant statement to light manufacturing, warehousing, wholesale trade or material recovery enterprise.</p> <p>Assuming that the remaining 3,060 square feet requiring replacement in Phase II would be provided through construction of newly protected floor area at 716 Allston Way, please note that a condition of approval would be that prior to demolition of 2221 Fourth Street, replacement protected floor area would be available at 716 Allston.</p> <p>Alternatively, it is possible to amend this application to include the renovation and construction of 4,000 square feet of new, protected floor area at 716 Allston as part of the subject project, thereby proposing replacement of the 3,060 square feet proposed for demolition in Phase II on-site as part of the Variance request.</p> <table border="1" data-bbox="203 739 678 915"> <thead> <tr> <th colspan="4">Table 1: Replacement Protected Floor Area (square feet)</th> </tr> <tr> <th></th> <th>Phase I</th> <th>Phase II</th> <th>Phase III</th> </tr> </thead> <tbody> <tr> <td>Demo</td> <td>n/a</td> <td>3,060</td> <td>58,681</td> </tr> <tr> <td>Net New</td> <td>29,334</td> <td>n/a</td> <td>n/a</td> </tr> <tr> <td>Replace On-site</td> <td>n/a</td> <td>n/a</td> <td>29,347</td> </tr> <tr> <td>Replace Off-site</td> <td>n/a</td> <td>3,060</td> <td>29,334</td> </tr> </tbody> </table>	Table 1: Replacement Protected Floor Area (square feet)					Phase I	Phase II	Phase III	Demo	n/a	3,060	58,681	Net New	29,334	n/a	n/a	Replace On-site	n/a	n/a	29,347	Replace Off-site	n/a	3,060	29,334	Application	Incomplete Item	Applicant Statement	<p>Please see revised area table on Page 8 of the revised Applicant Statement, and the revised protected use matrix document. Please note that a separate Administrative Use Permit for 716 Allston will be submitted under separate cover.</p>
Table 1: Replacement Protected Floor Area (square feet)																													
	Phase I	Phase II	Phase III																										
Demo	n/a	3,060	58,681																										
Net New	29,334	n/a	n/a																										
Replace On-site	n/a	n/a	29,347																										
Replace Off-site	n/a	3,060	29,334																										
2 Survey																													
2a	<p>Please provide a survey of the property, which must be wet stamped, signed and dated by California licensed surveyor or appropriately licensed civil engineer.</p>	Application	Incomplete Item	CP1.00	<p>Please see Page CP1.00 in the revised plan set.</p>																								
3 Plans																													

Number	City Comment	Category	Type	Sheet	Applicant Response Comments
3a	<p>Project Information and Sheet Index - Per BMC Sections 23F.04.010, 23E.28.050.G, 23E.32.010, and 23E.28.070, FAR as well as the number of required automobile, loading and bicycle parking spaces are based on gross floor area. It appears that the area summary table and parking and loading summary tables are based on leasable floor area; please confirm and revise if needed. The definitions of gross and leasable floor area are in BMC Section 23F.04.010:</p> <p>Floor Area, Gross: The total gross horizontal areas of all floors of a building or enclosed structure, including, but not limited to, usable basements and cellars, below the roof and within the outer surface of the main walls of principal or accessory buildings (or the centerlines of party walls separating such buildings or portions thereof) or within lines drawn parallel to and two (2) feet within the roof line of any building or portion thereof without walls, except that in the case of a multi-story building which has covered or enclosed stairways, stairwells and elevator shafts, the horizontal area of such features shall be counted only once at the floor level of their greatest area of horizontal extent. Areas that shall be excluded from gross floor area shall include covered or uncovered areas used for off-street parking spaces or loading spaces and driveways, ramps between floors of a multi-level parking garage and maneuvering aisles relating thereto; mechanical, electrical and telephone equipment rooms below Finish Grade; and areas which qualify as usable open space. For non-residential uses, Gross Floor Area includes pedestrian access interior walkways or corridors, or interior courtyards, walkways, paseos or corridors covered by a roof or skylight; but excludes arcades, porticoes and similar open areas which are located at or near street level, which are accessible to the general public and which are not designed or used as sales, display, storage, service or production areas.</p> <p>Floor Area, Leasable: The total interior floor area of a commercial lease space available for use by a single business including all sales, customer, display, shelving, assembly, seating, counter, kitchen, storage and office areas but not including stairs, restrooms and unenclosed walkways and those areas serving more than one lease space, including, but not limited to, common hallways, corridors, lobbies, maintenance areas, vestibules and other common areas</p>	Application	Incomplete Item	G0.01.00	See notes on GP0.01.00 and GP0.01.00A that all FAR and parking numbers follow the guidelines for Gross Floor Area according to BMC 23F.04.010. Additional diagrams on GP0.01.00A have been provided to confirm our GFA calculation methodology.
3b	<p>703 Bancroft Way Proposed Modifications – Per BMC Section 23F.04.010, demolition means when 50% or more of the enclosing exterior walls and 50% or more of the roof area removed. To confirm whether the proposed alterations to 703 Bancroft would be considered a technical demolition, please provide a table on this sheet indicating the percent of the exterior walls and the percent of the roof proposed to be removed or replaced.</p>	Application	Incomplete Item	G0.02.02	Please see the alteration table on sheet GP0.02.02. The alterations to 703 Bancroft will not meet the thresholds for a technical demolition.
3c	<p>LAB Masterplan – Label the addresses of 724-6 Allston Way, 2201-2209 Fourth (APN 56-1958-1); add the address 2200 Fourth to 716 Allston Way, label the addresses of 678-700 Allston Way (APN 56-1957-1-2).</p>	Application	Incomplete Item	A1.01.00	See updated A1.01.00
3d	<p>Overall Site Plan Civil - Show the existing conditions in the public right-of-way per the site survey. For example, existing trees, including diameter and drip line, utility poles.</p>	Application	Incomplete Item	CP5.00	CP5.00 shows proposed site plan. See updated CP1.00 for existing conditions
3e-1	<p>Some of the zoning project submittal requirements for a site plan are provided on Sheet A1.01.01 and some are provided on Sheet A2.01.00. For clarity, ease of review and presentation, consider re-organizing the information on these sheets. For example, the site plan information on Sheet A2.01.00 could be moved to Sheet A1.01.01. Sheet A2.01.00 could include only the information required for floor plans, laid over the base map in Sheet A1.01.01.</p>	Application	Incomplete Item	A1.01.01 A2.01.00	See updated AP1.01.01, AP2.01.00
3e-2	Label and dimension the property lines and lot dimensions	Application	Incomplete Item	A1.01.01 A2.01.00	See updated AP1.01.01
3e-3	Label and dimension the required, existing and proposed setbacks and projections such as eaves, balconies and bays.	Application	Incomplete Item	A1.01.01 A2.01.00	See updated AP1.01.01
3e-4	Show and label any portions of neighboring buildings within 20 feet of property lines, including the building-to-building separation.	Application	Incomplete Item	A1.01.01 A2.01.00	See updated AP1.01.01
3e-5	Driveways, loading and parking spaces must be dimensioned.	Application	Incomplete Item	A1.01.01 A2.01.00	See updated AP2.01.00
3e-6	Label the number of parking spaces (label each with a number, and indicate whether standard, compact, EV, ADA), and any short-term bicycle racks	Application	Incomplete Item	A1.01.01 A2.01.00	See updated AP2.01.00
3e-7	Dimension loading spaces and confirm compliance with standards in BMC Section 23E.32.010.A.1-4.	Application	Incomplete Item	A1.01.01 A2.01.00	See updated AP2.01.00
3e-8	New surface parking areas are subject to our City-wide design guideline for tree-canopy coverage. The guideline target is 50% tree canopy coverage of the vehicular pavement areas – this analysis should be done at the projected tree maturity	Application	Incomplete Item	A1.01.01 A2.01.00	14 new trees have been added to the surface parking lot to provide a regular tree canopy. See updated AP1.01.01 and LP5.03.00
3f-1	Confirm that the calculations for the number of bicycle parking spaces proposed is based on gross floor area (see comment 3.a.i. above).	Application	Incomplete Item	A2.01.00 A2.02.00 A2.03.00	See notes on GP0.01.00 and GP0.01.00A that all FAR and parking numbers follow the guidelines for Gross Floor Area according to BMC 23F.04.010. Additional diagrams on GP0.01.00A have been provided to confirm our GFA calculation method.

Number	City Comment	Category	Type	Sheet	Applicant Response Comments
3f-2	Provide a cut sheet or other specification indicating that the short and long-term bicycle parking spaces proposed are in accordance with the Bicycle Plan Design Guidelines, Appendix F (pages 117-123). https://www.cityofberkeley.info/uploadedFiles/Public_Works/Level_3_-_Transportation/Berkeley-Bicycle-Plan2017_AppendixF_Facility%20Design%20Toolbox(1).pdf	Application	Incomplete Item	A2.01.00 A2.02.00 A2.03.00	See GP0.04.00 for proposed long term bicycle parking system and conformance to Berkeley Bicycle Plan Design Guidelines.
3f-3	Confirm that the calculations on Sheets A2.04.00 and A2.05.00 are based on gross floor area per BMC Section 23F.04.010 (see comment 3.a.i. above).	Application	Incomplete Item	A2.01.00 A2.02.00 A2.03.00	See notes on GP0.01.00 and GP0.01.00A that all FAR and parking numbers follow the guidelines for Gross Floor Area according to BMC 23F.04.010. Additional diagrams on GP0.01.00A have been provided to confirm our GFA calculation method.
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.					
City Comments Letter File Location					
https://drive.google.com/drive/u/0/folders/1B4i42Wf16mGq5ty2cwcxH6H4qwt7CdEA					