



July 12, 2021

Sharon Gong, Senior Planner
City of Berkeley
Planning and Development
1947 Center Street, 2nd floor
Berkeley, CA

**RE: The Berkeley Collection- Use Permit Application #ZP2020-0118
2801 Adeline St/2900-20 Shattuck Avenue
Response to Incompleteness Letter dated April 20, 2021**

Dear Ms. Gong,

Thank you for working with us through this development review process and for providing an incompleteness letter for this project. There are a few items that are in process simply because the development team wanted to make sure the overall project would be acceptable to the city. We plan to address the civil, traffic and historic resources with our next submittal.

Please refer to the comments and our responses below.

APPLICATION APPROVALS: This application includes the following approval requests:

1. Use Permit BMC 23C.08.050 to demolish two commercial buildings (2801 Adeline and 2900 Shattuck).
RESPONSE: Please see updated sheet A0.10 "Planning Approvals" #1
2. Administrative Use Permit BMC 23E.04.020.C to construct rooftop projections such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the district (2801 Adeline and 2900 Shattuck).
RESPONSE: Please see updated sheet A0.10 "Planning Approvals" #2.
3. Use Permit BMC 23E.52.030.A to construct dwelling units (2900 Shattuck).
RESPONSE: Please see updated sheet A0.10 "Planning Approvals" #3.
4. Use Permit BMC 23E.52.050 to construct new floor area of 3,000sf or more (2900 Shattuck).
RESPONSE: Please see updated sheet A0.10 "Planning Approvals" #4.
5. Variance under BMC 23E.52.070.B.3 to exceed the height limit (2900 Shattuck).
RESPONSE: Not applicable. The proposed max building height does not exceed the allowable max height as allowed per BME 23E.52.070.D5 which states that: "requirements for a Mixed Use development may be modified in order to encourage mixed residential/retail developments, subject to obtaining a Use Permit". It is our interpretation of this section that the maximum building height is only to be limited per building code Table 504.3.
6. Use Permit under BMC 23E.52.070.E to modify setback, lot coverage, and usable open space requirements (R-4 standards) (2900 Shattuck).
RESPONSE: Not applicable. Per BME sections 23E.52.070.D5 and D7, it is our interpretation that these two sections are provided to encourage development within this zone.

7. Use Permit under BMC 23E.70.030.A to construct a tourist hotel (2801 Adeline)
RESPONSE: Please see updated sheet A0.10 "Planning Approvals" #5.
8. Use Permit under BMC 23E.70.030.A to construct a mixed-use development (2801 Adeline)
RESPONSE: Please see updated sheet A0.10 "Planning Approvals" #6.
9. Use Permit under BMC 23E.70.030.A to construct dwelling units (2801 Adeline)
RESPONSE: Please see updated sheet A0.10 "Planning Approvals" #7.
10. Variance under BMC 23E.70.045.C to exceed the 2,500-square-foot area maximum for a residential amenity on the ground floor in a designated Active Commercial area (2801 Adeline)
RESPONSE: Not applicable. There is no Residential-only amenity space at the ground floor. The lobby is intended to be a shared lobby for the hotel and the residential units and is less than 2,500sf. The laundry room is for the hotel housekeeping. The bike storage is a shared bike storage for all the retail, residential, and hotel spaces. Please see the updated sheet A2.00 for the added square footage to the plans.
11. Use Permit under BMC 23E.70.050 to construct a new main building (2801 Adeline)
RESPONSE: Please see updated sheet A0.10 "Planning Approvals" #8.
12. Variance under BMC 23E.70.070.B.9 to construct commercial uses above the second story (2801 Adeline)
RESPONSE: Please see updated sheet A0.10 "Planning Approvals" #9.
13. Variance under BMC 23E.28.080.B to locate unenclosed, ground-level, off-street parking spaces within 20 feet of the street frontage (2801 Adeline)
RESPONSE: Not applicable. Please see the updated floor plan sheet A2.00.
14. Administrative Use Permit under BMC 23E.04.040 construct a fence on a property line that exceeds the 6-foot height limit (2900 Shattuck)
RESPONSE: Please see updated sheet A0.10 "Planning Approvals" #10.
15. Variance under BMC 23E.28.080.B to locate unenclosed, ground-level, off-street parking spaces within 20 feet of the street frontage (2900 Shattuck)
RESPONSE: Not applicable. Please see the updated floor plan sheet A3.00.
16. Variance under BMC 23E.28.080.D to construct a parking screening wall adjacent to a public right-of-way or front lot line that exceeds 4 feet in height, and a parking screening wall adjacent to a side lot line that exceeds 6 feet in height (2900 Shattuck)
RESPONSE: Please see updated site plan on sheet A3.00. We have revised the plan to provide the parking screening to comply with the zoning code.
17. Variance under BMC 23E.28.080.E to omit a three-foot-wide minimum landscape strip between parking and the public right-of-way or front lot line (2900 Shattuck)
RESPONSE: Not applicable. Please see the updated floor plan sheet A3.00 for provided landscape strip.
18. Variance under BMC 23E.28.080.F to omit a four-foot-wide minimum (averaged along the lot line) landscape strip between parking and adjacent rear and side lot lines, for a parking area of four or more spaces (2900 Shattuck)
RESPONSE: Not applicable. Please see the updated floor plan sheet A3.00 for provided landscape strip.
19. Administrative Use Permit under BMC 23E.28.080.H for the driveway to exceed 20 feet in width at a property line abutting a street (2900 Shattuck)

RESPONSE: Not applicable. Please see the updated floor plan sheet A3.00 for revised driveway width.

INCOMPLETENESS ITEMS: *Note: All required information on the application checklists for the applications listed below must be submitted.*

1. Fees – payment of fees for each of the additional approvals will be paid by ownership prior to permit issuance.
2. Consulting Arborist Fee – payment for the consulting arborist fees will be paid by ownership prior to permit issuance.
3. Affordable Housing – Please see updated sheet A0.20 and A0.30 for the added Affordable Housing Calculations. The intent of the Berkeley Collection is to provide all affordable units at the 2900 Shattuck building.
4. Hotel Food Service – Please see the attached filled out Zoning Use Questionnaire. The file name has been uploaded as: "1-F-Zoning_Use_Q-TheBerkeleyCollection.pdf"
5. **2801 ADELINE PLANS:**
 - a. Please see the updated sheet A2.00 for the added square footages of each space to the plans.
 - b. Please see the updated building section B on sheet A2.31 to provide the tallest parapet height along Shattuck.
 - c. Please see the updated First Level Floor Plan on sheet A2.00 for the added label.
 - d. Please see the updated Roof Projections Calculations on sheet A2.07 to include the proposed roof projections to demonstrate compliance.
 - e. Please see the added Density calculation on sheet A0.20.
 - f. Please see the added Landscape sheets A2.70-A2.72.
 - g. Usable Open Space:
 - i. Please see added Usable Open Space breakdown per floor on sheet A0.22 (previously provided on sheet A0.20 and moved to sheet A0.22 per this submittal).
 - ii. Please see added PAOS notes on the updated Open Space Diagram on sheet A0.22.
 - iii. Please see the updated Usable Open Space Calculations to not include the ground level area and other areas that do not meet the dimensional U.O.S. requirements.
 - iv. Please see the updated Open Space Diagram on sheet A0.22 to provide residential only roof decks vs hotel roof decks.
 - h. Please see expanded FAR calculation on sheet A0.20.
 - i. Please see the updated sheet A2.00 for the added square footage to the plans. The lobby is intended to be a shared lobby for the hotel and the residential units and is less than 2,500sf. The laundry room is for the hotel housekeeping. The bike storage is a shared bike storage for all the retail, residential, and hotel spaces.
 - j. Parking:
 - i. Please see the updated Parking Calculations on sheet A0.20.
 - ii. Please see the updated Parking Calculations on sheet A0.20.
 - iii. Please see provided dimensional requirements to the loading parking under Parking Calculations on sheet A2.00.

- iv. Please see the updated Bicycle Calculations on sheet A0.20 for correction.
 - v. Please see the updated plans on sheets A2.00, A2.01, and A2.02 for the added bicycle parking. Confirmed, long term parking is intended for residences only. Long term parking is to be located at the basement/sub levels 1 and 2 and a "residential long term bike storage" label has been added to the plans.
 - vi. Please see the updated sheets A2.00, A2.01, and A2.02 for the added labels to the plans identifying the parking.
 - k.** Please see the updated sheet A2.00 for the added labels to the plans identifying the users. All retail spaces and the shared hotel/residential lobby are open to the public. All other spaces are for tenant employee use only.
 - l.** Please see the updated Tabulation Form to reflect/correspond with this resubmittal.
6. 2900-20 Shattuck Plans. Note this is NOT a residential only building, but a mixed-use building. There are retail spaces at the ground level.
- a.** Please see the updated sheet A0.30 to provide data for this 2900-20 Shattuck site only.
 - b.** Please see the added parking screen on sheet A3.00.
 - c.** Please see the expanded FAR calculations on sheet A0.30.
 - d.** Not applicable. This is a mixed-use building.
 - e.** Please see the added Landscape sheets A3.70-A3.73.
 - f.** Usable Open Space:
 - i. Please see added dimensions to the Open Space Diagram and added Usable Open Space breakdown per floor on sheet A0.32 (previously provided on sheet A0.30 and moved to sheet A0.32 per this submittal)
 - ii. Please see the updated Usable Open Space Calculations to not include the ground level area and other areas that do not meet the dimensional U.O.S. requirements.
 - iii. Not applicable. This mixed-use building does not have a hotel use.
 - iv. Please see the revised UOS ratio to 200SF/dwelling unit, which increases the required total area of UOS. Please also see the revised roof plan on sheet A3.02 to incorporate more usable open space at the roof deck. Our revised provided UOS calculation shows that we are under the required minimum; however, per BME sections 23E.52.070.D5 and D7, it is our interpretation that these two sections are provided to encourage development within this zone.
 - g.** Parking:
 - i. Please see the revised Parking Calculations on sheet A0.30.
 - ii. The bicycle calculations on sheet A0.30 matches the current requirements per BMC 23E.28.070.
 - h.** Please see the updated Roof Projections Calculations on sheet A3.02 to include the proposed roof projections to demonstrate compliance.
 - i.** Please see the updated Tabulation Form to reflect/correspond with this resubmittal.
7. Zoning Project Submittal Requirements / ZPASR
- a.** All sheets have been updated to reflect the Survey lot area amounts.

- b. Grading plans are in process. Our team wanted to ensure we had city input prior to releasing them to move forward.
- c. Shadow Studies:
 - i. The adjacent parking lots have been labelled. The buildings across Adeline have been labelled.
 - ii. The buildings across Shattuck on the east have been labelled.
 - iii. Confirmed, the noon shadow angles are accurately showing on all studies.
- d. Parking Survey: This is in process. The owner is currently looking into possible tenants for both buildings and will provide once it is available.
- e. Traffic Impact Analysis: a traffic impact analysis is in process with the parking survey.
- f. Percentage for Public Art: This is also in process. The owner is in the process of developing their internal budgets at which time they can determine what the cost of construction will be. Given that this is a declaration, the owner wanted to ensure they had their numbers dialed in.
- g. Historical Resource: We are working with an Architectural Historian to document the existing buildings as requested.
- h. Hazardous Waste: This is in process and will be provided with the next submittal.
- i. State General Construction Permit: the notice of intent and the storm water pollution prevention plan is in process and will be provided in the next submittal.
- j. Stormwater Requirements Checklist: This is in process along with the grading plan and will be provided with the next submittal.
- k. Landscape: Please see the added Landscape sheets A2.70-A2.72 and A3.70-A3.73.

Thank you again for working with us through this process. Please refer to the attached updated plans and the responses above and contact us with any additional questions or comments.

Sincerely,

Arris Studio Architects



Steve Rigor
Principal