



The Berkeley Collection

2801 Adeline St. & 2900 Shattuck Ave.
Berkeley, CA 94703
September 30, 2020

APPLICANT STATEMENT

Dear City of Berkeley-

Thank you for the opportunity to present the included submittal package for The Berkeley Collection. Two separate infill sites make up The Berkeley Collection and consist of a new 7-story mixed use building at the current Walgreens site located at 2801 Adeline Street; and a new 6-story mixed use building at the current True Value Hardware and Model Garage site located at 2900-2920 Shattuck Avenue.

Our goal is to create a project that provides services that will benefit the surrounding community and much needed housing in buildings that will complement the area.

REQUESTED USE PERMITS

The Berkeley Collection will require several Use Permits, which include:

- Demolition Permit for Existing Commercial Structures
 - Section 22.12.060
 - Requires: Use Permit and Public Hearing **(UPPH)**
- Mixed Use Developments (Residential/Commercial) 5,000 sq. ft. or more.
 - Section 23E.52.030.A (Table 23E.52.030)
 - Requires: Use Permit and Public Hearing **(UPPH)**
- Construction of gross floor area more than 3,000 sq. ft.
 - Section 23E.52.050
 - Requires: Use Permit **(UP)**
- Modification of standards for the residential portion
 - Request to modify the residential portion 23E.52.070.D.1 for the height, lot coverage and parking.
 - Section 23E.52.070.D.7 & 23E.52.090
 - Requires: Use Permit **(UP)**
- Rooftop Equipment
 - Section 23E.04.020.
 - Requires Administrative Use Permit **(AUP)**

The Berkeley Collection

September 30, 2020

2801 Adeline St. & 2900 Shattuck Ave.

1st PLANNING SUBMITTAL

ZONING

Site Address	Area		Zoning
	Square Feet	Acre	
2801 Adeline St.	47,916 SF	1.09 Acres	C-SA "South Area Commercial" Zone
2900 Shattuck Ave.	19,624 SF	0.45 Acres	C-SA "South Area Commercial" Zone

USES

The Berkeley Collection sites will be mixed-use with uses in compliance with the C-SA Districts. Below is an overview of what will be provided in each project.

- 2801 Adeline Street
 - Walgreens – This will be a reduced footprint, which is in line with Walgreens more efficient layout. This is a retail sales use that requires a Zoning Clearance and an Administrative Use Permit
 - Other local retail to compliment Berkeley Bowl and surrounding area.
 - Hotel – 222 room dual-brand hotel with multifunction rooms that will be shared with the community and an amenity space that will be shared with residences. This will require a zoning clearance with a Public Hearing
 - Residential – 84 units that will be a mix of studios, 1- & 2-bedroom. This will require a zoning clearance with a Public Hearing
 - 2-levels of shared subterrain parking
- 2900 Shattuck
 - Ground floor will be used as a retail sales use that requires a Zoning Clearance and an Administrative Use Permit
 - Residential – 90 units that will be a mix of studios and 1-bedroom. A percentage of the units in compliance with the City of Berkeley Inclusionary Housing requirements will be incorporated into a portion of this site, and requires a zoning clearance with a Public Hearing
 - Laundry and amenity space for residences will be located on each of the upper floors. This will be an accessory use and will be reviewed as part of the overall project.
 - Shared surface/ground-level parking

The Berkeley Collection

2801 Adeline St. & 2900 Shattuck Ave.

1st PLANNING SUBMITTAL

September 30, 2020

PARKING

C-SA District requires the following:

Parking Requirements		
Use	Parking Ratio	Code Reference
Commercial Space	(2) spaces/1,000 SF of gross floor area	Table 23E.52.080
Multifamily Dwellings (10 or more)	(1) space/1,000 sf of gross floor area	Table 23D.40.080
Hotels	(1) space / 3 guest rooms + (1) space / 3 employees	Table 23D.40.080

Parking Reductions		
Use	Parking Ratio	Code Reference
Mixed Use Projects	First 1,000 sf of commercial area exempted	23E.52.080 – Note C
Mixed Use Projects	Board may reduce the parking requirements in any portion of Mixed Use project in C-SA District (Shared Parking)	23E.52.080 – Note E

Bicycle Parking		
Use	Parking Ratio	Code Reference
New Construction	(1) space / 2,000 SF of gross floor area of Commercial Space	23E.52.080 – Note D

Parking Required/Provided:

The parking provided below does not take shared parking into consideration. While there is limited on-site parking at the 2900 Shattuck Avenue site and the 2801 Adeline Street site, both sites are within 1/3 of a mile from the Ashby Bart station, which satisfies Condition B1 of section 23E.28.140 for findings to reduce parking requirements. We will work with the assigned planner to make the finding for Condition B2. The parking calculations do not incorporate any parking reductions.

2801 Adeline Street

Use	Area	Parking Ratio	Parking Required
Commercial	31,138 SF	2 spaces/1,000 SF	60 spaces*
Hotel – Guestrooms	222 Rooms	1 space / 3 rooms	74 spaces
Hotel – Employees	18 employees/shift	1 space/3 employees	6 spaces
Multifamily	62,772 SF	1 space / 1,000 SF	63 spaces
Total Required			203 Spaces
Total Provided			213 Spaces

*First 1,000 Sf of new gross floor area exempt per 23E.52.080.C

The Berkeley Collection

September 30, 2020

2801 Adeline St. & 2900 Shattuck Ave.

1st PLANNING SUBMITTAL

2900 Shattuck Avenue

Use	Area	Parking Ratio	Parking Required
Commercial	6,880 SF	2 spaces/1,000 SF	12 spaces*
Multifamily	67,030 SF	1 space / 1,000 SF	67 spaces
Total Required			79 Spaces
Total Provided			20 Spaces

*First 1,000 Sf of new gross floor area exempt per 23E.52.080.C

HEIGHT

Per 22E.52.070 Development Standards of the C-SA District, Item B Table 2, Mixed Use developments adjacent to Shattuck Avenue between Parker Street on the north and Ward Street on the south, and those properties bounded by Adeline Street, Shattuck Avenue, and Russell Street are allowed to be a maximum height of 50' in a 4 story building. Furthermore, Mixed Use Buildings in the C-SA district will have the 3rd and 4th floors dedicated entirely to residential.

As part of the use permit application, both sites will request to modify the height limit as outlined in section 23E.52.090. This will allow the project heights as follows:

- **2801 Adeline Street** to be increased to **84'-11" and 7 stories**. This height would be limited by the building code for Type III-A buildings.
- **2900 Shattuck Avenue** will also increase the building height to **78'-7" and 6-stories**. This height would be limited by the building code for Type III-A buildings.

SETBACKS

Per 22E.52.070 Development Standards of the C-SA District, Item C no yards are required except when project site abuts a residential district.

2801 Adeline Street

This project fronts on city streets to all sides, therefore no yards or setbacks are required.

2900 Shattuck Avenue

This project mixes between fronting on city streets, C-SA property and residential lots in the R-4 district.

In order to comply, 2900 Shattuck will provide a 19'-11" setback on the ground floor and between 24'-0" to 29'-0" setback on the upper floors along the property line abutting the adjacent R-4 zone, which is significantly more than the 15'-0" minimum required rear yard setback.

PROJECT BENEFITS

The Berkeley Collection is an infill project that will work cohesively to enhance under-utilized sites by introducing much needed housing to the area. While these are not single-family homes, with the inclusion of affordable housing and 1-/2- bedroom units, more families will have the opportunity to enjoy this neighborhood. Being located near the Ashby BART Station, these additional housing units will add density without increased traffic. Additionally,

The Berkeley Collection

2801 Adeline St. & 2900 Shattuck Ave.

1st PLANNING SUBMITTAL

September 30, 2020

the proposed changes to 2801 Adeline will restrict site traffic to Adeline, providing relief to this Shattuck corridor and drastically improving the walkability of the area.

The Development Team is also working with Walgreens to create a space that will work with their future needs. Furthermore, by providing additional retail opportunities for more local businesses to locate to these sites, additional shopping and eating options for local residents will be provided along with complementing existing businesses, like Berkeley Bowl. Lastly, and perhaps most impactful, the project will generate over \$1,000,000 in **annual** T.O.T. (Transient Occupancy Tax) and Business License fees for the City to invest.

Thank you for your consideration of The Berkeley Collection.

Kind Regards,

The Berkeley Collection Development & Design Team

A handwritten signature in black ink, appearing to read 'S. Rigor', written over the printed name and title.

Steve Rigor
Principal Architect