



January 15, 2021

Anne Burns, Design Review Planner  
City of Berkeley  
Planning and Development  
1947 Center Street, 2<sup>nd</sup> floor  
Berkeley, CA

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

Dear Ms. Burns,

Thank you for working with us through this development review process and for providing your design review comments for this project. Our team understands that additional information may be required, and we hope that our responses to each of the items below will allow the City to proceed through their review for now.

Please refer to the comments and our responses below.

For both project sites:

1. Comment: All main lobbies - show more detailed design, and how this design is place-making for the residents, and how the lobby is viewed from the street and passing pedestrians. Consider how the main entries are integrated into the design, and how they are viewed from farther away as well.

Response: Please see added Enlarged Lobby Plan sheets A2.10 and A3.10 for the detailed design of the project main lobbies.

2. Comment: Clearly note all proposed encroachments and include in renderings. Note the distance out from the property line, as well as how high above the sidewalk these encroachments start. Check in with Public Works early to get recommendations on the proposed encroachments, as well the process.

Response: Please see the updated floor plans and exterior elevations for both buildings. We have revised both buildings so all living spaces are completely within the required lot setbacks and will not encroach into the public right of way per BMC Section 23D requirements, and have identified any architectural features encroaching into the setbacks to comply with CBC Chapter 32. Please see the added Encroachments Into The Public Right-Of-Way notes on the floor plan sheets.

3. Comment: Show proposed project from all corners and include adjacent and nearby structures (across this street where possible). Renderings should be in context so that nearby and adjacent structures have as much existing detail as the proposed project.

Response: Please see the previously provided Conceptual Perspective Street View Renderings on sheets A1.10 thru A1.13 for contextual conceptual mock-up views.

4. Comment: All building signage in the elevations and renderings should conform to our Sign Ordinance - BMC Title 20. No signage should be illustrated above 40' or the third story, whichever is lower.

Response: Please see our updated exterior elevations and conceptual perspective renderings to show the compliance with BMC 20.16.150 Wall Signs.

5. Comment: We strongly recommend a massing study model that includes adjacent road width and structures that are located across those roads. Provide more detailed color and material information, both for review and for presentation to the DRC.

Response: Please see the added Site/Building Sections sheets A2.30, A2.31, A3.30, and A3.31 to provide more contextual detail to the adjacent structures and lots to adjacent to each proposed site. Please also see the Color & Material Board sheets A2.50 and A3.50 which were accidentally missing in the previous submittal.

6. Comment: Provide streetscape elevations for all sides of the project that are facing a public right-of-way. These street elevations should include the street widths and buildings across the street.

Response: Please see the added Site/Building Sections sheets A2.30, A2.31, A3.30, and A3.31 for street widths and adjacent buildings across the street.

7. Comment: Provide a design concept statement for both projects.

Response: Please see added Design Concept Statement sheet A0.11.

8. Comment: Provide detailed landscape plans, include seating and programming information for the proposed common open space. Show that 40% of the required open space is landscaped area.

Response: Please see the added conceptual landscape plan sheets A2.70 and A3.70 for the added landscape areas, and please see the added Usable Open Space and Lot Coverage Diagrams sheets A0.22 and A0.32. for the programming information of the common open spaces and the open space calculations.

9. Comment: Landscape materials should include proposed streetscape, including street trees, that are being proposed in the public right-of-way.

Response: Please see the added conceptual landscape plan sheets A2.70 and A3.70 for the landscaping and streetscaping materials.

10. Comment: Provide detailed wall sections illustrating the general quality, as well as depth, in the building design. Include proposed window information, including section details.

Response: Please see the added Site/Building Sections sheets A2.30, A2.31, A3.30, and A3.31 for more detailed information.

11. Comment: Clearly note any proposed lighting elements.

Response: Please see the updated exterior elevations sheets A2.20 thru A2.23 and A3.20 thru A3.23 for the provided exterior wall lighting.

12. Comment: When these projects comes before the DRC, we will refer to our city-wide design guidelines, which I'm including as an attachment. They are also included in our Design Review packets for Buildings. In our DRC Staff Report, we will also refer to the Adeline Corridor Plan and any design direction, development standards that affect the building design, or design guidelines that are current or upcoming soon. Please include this in your design statement as much as possible.

Response: Please see added Design Concept Statement sheet A0.11.

For 2801 Adeline project site:

13. Comment: Provide more information on the light-colored wall cladding shown on the south elevation on Sheet A2.23. and (for both projects).

Response: Please see the Color & Material Board sheets A2.50 and A3.50 which were accidentally missing in the previous submittal.

For 2900-2920 Shattuck project site:

14. Comment: For the surface parking area at the west edge of the site, our city-wide guidelines ask for a 50% tree-canopy coverage (at maturity) over any new surface parking areas.

Response: Please see the added conceptual landscape plan sheets A2.70 and A3.70 for the tree and planting information.

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

Sincerely,  
**Arris Studio Architects**

A handwritten signature in black ink, appearing to read 'S. Rigor', with a stylized, flowing script.

Steve Rigor