

TRACHTENBERG ARCHITECTS

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July 13, 2021

Attn: Sharon Gong
Land Use Planning
City of Berkeley
1947 Center St
Berkeley, CA 94704

RE: 06/09/2021 Completeness Letter 1201-1205 San Pablo ZP2021-0070

Dear Sharon,

Thank you for review and completeness letter, dated June 9, 2021. Please see our responses below in blue text along with the attached updated plans and documents.

Zoning Permit Items Required for Submittal or Correction:

- 1) Fees. Please be aware that with the submittal of information requested by staff, additional approvals may be added to the permit and associated fees will be due. Fees for the additional approval listed above (\$460 each) are due immediately. To make a payment, please call the cashier at 510-981-7518. Payments are accepted via phone on Tuesdays and Thursdays only. If no one picks up, you will get a return call, and use the attached invoice number for payment.
[Response: The additional fee has been paid at the time of this resubmittal.](#)
- 2) Arborist Review Fees. Please be aware that an arborist consultant fee will be assessed and due separately for the review of street tree planting and participation in the Interdepartmental Roundtable Meeting.
[Response: Informational only.](#)
- 3) Lot Merge. Confirm that you are merging 2 parcels into 1.
[Response: The project will require a parcel merger.](#)
- 4a) Clarify how many total bedrooms are in the project for bike parking calculation.
[Response: Please see the revised Zoning Table on Sheet A0.1](#)
- 4b) Show dimensions from the property lines to buildings on adjacent properties
[Response: Please see revised sheet A2.1](#)
- 4c) On the site plan, show a 6' fence along the east property line adjacent to the R-2 district.
[Response: Please see revised sheet A2.1](#)
- 4d) Show on the floor plans the access points to the podium garden.
[Response: Please see revised sheet A2.2.](#)
- 4e) Provide a clear calculation for eligible Usable Open Space (UOS), including the minimum 40% landscaped area.
[Response: Please see the revised Zoning Table on Sheet A0.1](#)

- 4f) Provide landscape plans, including proposed planting, including street trees, bike racks, and existing utility locations in the right-of-way.
Response: Please see sheets L1.1 – L1.4.
- 4g) Sheet A2.4 should be labeled Plan at Level 6, not Level 5.
Response: Please see revised sheet A2.1.
- 5a) Provide a scale for the density bonus diagrams, so that staff can verify the floor area used in density bonus calculations.
Response: Please see revised sheet A0.3.
- 5b) Bike parking is now considered required parking and not a residential amenity, and should be excluded from the RFA in both the BP and PP.
Response: Please see the revised density bonus calculations.
- 5c) The site area should be 13,000 SF for the BP FAR calculation.
Response: Please see revised sheet A0.3.
- 5d) The Density Bonus Table heading should be “%VLI”, not “%LI”.
Response: Please see revised sheet A0.3.
- 5e) Show the roof deck in the BP diagrams and the UOS area on it.
Response: Please see revised sheet A0.3, which now includes the roof deck.
- 5f) The BP diagrams show 17 units on the 4th floor and 16 units on the 2nd and 3rd floors, which adds up to 49. Your BP units table shows different numbers per floor, adding up to 50 units. Please reconcile these numbers.
Response: Please see revised sheet A0.3.
- 5g) Show the BP bike parking calculations and compliance with the standards.
Response: Please see revised table on sheet A0.3.
- 5h) Number the units in the PP diagrams.
Response: Please see revised sheet A0.3.
- 5i) Please revise all calculations based on revisions in response to the above items.
Response: Please see revised sheet A0.3.
- 6a) Architect’s Stamp. Include a licensed architect or engineer’s stamp on each sheet in the plan set.
Response: Please see the revised plans.
- 6b) Site Photos. Provide site photos in the plan set for context.
Response: Please see sheet A0.5.
- 6c) Shadow Studies. Provide Shadow Studies. Guidelines can be found here:
<https://tinyurl.com/sv8kkjo>.
Response: Please see sheets A0.4A – A0.4E.
- 6d) Traffic Impact Analysis Memorandum. Submit a Traffic Impact Analysis Memo. Please contact Ray Davis in the Traffic Engineering Division [RDavis@cityofberkeley.info] to determine the required scope.
Response: Please see the attached Traffic Impact Analysis.

- 6e) Public Art Declaration. The project is subject to the provisions for One-Percent for Public Art on Private Projects, per BMC 23C.23. Provide a statement for how the project will comply with this ordinance. Submit a Public Art Allocation Declaration form: https://www.cityofberkeley.info/uploadedFiles/City_Manager/Level_3__Civic_Arts/Allocation%20declaration%2009-18-18.pdf..
[Response: Please see the attached Public Art Declaration Form.](#)
- 6f) Hazardous Waste. The subject site is located within the Toxic Management Division's Environmental Management Area. Submit a Phase I or II Assessment for the site. Please contact Toxics Management Division for any questions on this requirement (510) 981-7460.
[Response: Please see the attached Phase I Assessment.](#)
- 6g) Seismic Hazard. The site is located in a Seismic Hazard (Liquefaction) zone in the City Environmental Constraints Map. Submit a Geotechnical Report, satisfying the requirements of "Special Publication 117" (for landslide and liquefaction zones) and/or California Geological Survey Note 499 (for fault zones). The report peer reviewed using the collected fee.
[Response: Please see the attached Geotechnical Report.](#)
- 6h) Conceptual Grading Plan. Submit a Grading Plan if the project will have more than 50 cubic yards of cut and/or fill.
[Response: Please see sheet G-1.](#)
- 6i) Stormwater Requirements Checklist. Projects with 2,500 square feet or more of newly created or replaced impervious surface are required to submit a Stormwater Requirements Checklist. Indicate the area of new or replaced impervious surface, and submit the checklist if applicable. The checklist and guidelines on how to prepare it can be found here: <https://tinyurl.com/yh5w8ena>
[Response: Please see the attached Stormwater Requirements Checklist.](#)
- 6j) Water Efficiency. Projects with 500 square feet or more of new, or 2,500 square feet or more of renovated irrigated landscaping must comply with State water efficient landscaping provisions. Indicate how much landscaping is proposed. See the ZASR for more information and submittal details.
[Response: Please see sheets L1.1 – L1.4.](#)
- 6k) Affordable Housing. Your statement indicates that there might be additional affordable units (beyond density bonus qualifying units) proposed in-lieu of the fee. State how many additional units will be provided and their affordability level.
[Response: In order to meet Berkeley's Affordable Housing Mitigation Fee Ordinance \(AHMF\), per section 22.20.065.C.2, no later than the date the first building permit is issued for a Development project that is subject to the Fee, the applicant may elect to avoid the Fee by providing, for the life of the project, a number of units equal to 20% of the total units in the project at rental rates affordable to Low-Income and Very Low-Income Households and pay a proportionately reduced Fee as calculated in Section 22.20.065.D.](#)

Therefore, while the project must provide a minimum of 5 VLI units to qualify for the Density Bonus, up until the time of the first building permit, to meet the AHMF, the project may elect to provide additional affordable units to meet the 20W% requirement ($66 \times 20\% = 13.2$ units) and pay a proportionately reduced Fee as calculated in Section 22.20.065.D. For reference, to avoid the fee entirely, the project would need to provide 14 total units (7-VLI and 7-LI units), resulting in up to an additional 2-VLI and 7-LI units above the 5 on-site VLI units required by the Density Bonus.

- 6l) Natural Gas Prohibition. Submit two statements as detailed in the ZASR to ensure compliance with the City's Natural Gas Prohibition.
[Response: Please see attached the Natural Gas & Energy Statement.](#)

Advisory Comments:

- 1) Interdepartmental Roundtable Meeting. An interdepartmental review will be scheduled as an opportunity for you to receive comments on the project from City departments such as Building and Safety, Transportation, Zero Waste, Parks, Toxics and Public Works. I will coordinate with you to schedule a time when you can attend.
[Response: Informational only.](#)
- 2) Previews. Be advised that this project may undergo a Preview with the Zoning Adjustments Board, and a separate Preview with the Design Review Committee, prior to being scheduled for a Preliminary DRC meeting and a ZAB decision hearing. The decision to undergo a ZAB and/or DRC Preview will be made on a per-project basis, with consideration of SB330 public meeting limits. A public hearing fee for the ZAB Preview will be invoiced separately if applicable to the project.
[Response: Informational only.](#)

Design Review Committee Comments:

- 1) Clarify what street trees are existing to remain, and which are proposed as new or replacement street trees. We will need this information for both San Pablo and the side street, Harrison. We request that you work with our Land Planning Consultant, Darya Barar, for recommendations on these street trees. I'm including our Use Permit Planner, Sharon Gong, on this email, as she can provide additional contact information and required review fees for this consultant.
[Please see revised notes on A2.1, which clarify that the existing street trees are to remain and new street trees are to be added.](#)
- 2) Provide complete information on the utilities in the sidewalk adjacent to this parcel.
[Please see sheet A1.0.](#)
- 3) Provide complete landscape plans. Include proposed preliminary plant palette, sidewalk improvements, and open space design. Provide open space analysis of the percentage of proposed landscaped area.
[Please see Sheets L1.1 – L1.4.](#)
- 4) Provide more detailed information of proposed colors and materials.
[Please see the material boards sheet \(MAT\).](#)
- 5) Provide several key building details, including details window information, for a more detailed review with the DRC.
[Please see Sheet A4.2.](#)

Attachments:

- Revised plans, dated 07/13/2021
- Natural Gas & Energy Statement, dated 07/13/2021
- Traffic Impact Analysis, dated 07/02/2021
- Public Art Declaration form, dated 07/13/2021
- Phase I Assessment, dated 05/10/2017
- Geotechnical Report, dated 03/21/2021
- Stormwater Requirements Checklist, dated 07/13/2021
- Natural Gas & Energy Statement, dated 07/13/2021

If you have any questions or comments, please feel free to contact me at (510) 649-1414 x124.

Sincerely,

A handwritten signature in black ink that reads "Isaiah Stackhouse". The signature is written in a cursive, flowing style.

Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS