

TRACHTENBERG ARCHITECTS

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**1201 San Pablo Mixed Use  
Applicant's Statement**

**29 April 2021**

Dear Sir/Madam:

We propose to construct a new 7-story mixed-use building at 1201 San Pablo in Berkeley. The project, as generally described our "Zoning Submittal" drawings dated 29 April 2021, consists of 66 residential apartments over a 1,720 square foot commercial space. The project seeks to utilize a State of California Density Bonus and to provide Below Market Rate units. Please refer to the attached *Statement Regarding the Use of the California Density Bonus*

Zoning

The 13,000 sq. ft. lot is within the C-W Zone.

Parking

The project proposes to provide up to 17 or 28 spaces, below the maximum allowable 37 parking spaces. The project will also provide 66 secure indoor bicycle parking spaces and 6 short-term street bicycle parking spaces.

Building Height

The building height base limit in the C-W zone is 50'. This project proposes a maximum height of 68-3" using a Density Bonus waiver.

Setbacks/Yards

Setbacks are as follows in the C-W Zone:

Front Lot Line		Side (Street)		Side (Interior)		Rear Lot Line	
Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
0'	0'	0'	<b>Varies; 0' - 1'-0"</b>	Varies; 0' - 5'-0"	<b>Varies; 5'-0" - 47'-0"</b>	0'	<b>Varies; 0' - 10'-0"</b>

The project proposes additional significant, voluntary setbacks at each level adjacent the residential zones to reduce & break up the massing.

Project Benefits

The proposed project is sited, massed and articulated so as to continue the urban building fabric along San Pablo Avenue. The project will create needed housing, especially additional affordable house. The project will benefit Berkeley by providing a high-quality infill development in keeping with the scale, texture and quality of the existing context.

Thank you for your consideration of this application.

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