



D E S I G N
R E V I E W
C O M M I T T E E
S T A F F R E P O R T

For Committee Discussion/
Majority Recommendation
JANUARY 20, 2022

1201-1205 SAN PABLO AVENUE

PRELIMINARY DESIGN REVIEW

Design Review #DRCP2021-0007 to construct a six-story, mixed-use building on a vacant lot, with 66 units (including five Very Low Income units), 1,720 square feet of commercial space, 2,514 square feet of usable open space, and 17 to 28 ground-level parking spaces.

I. Introduction

This six-story mixed-use project is located in the C-W Commercial District on the Southeast corner of San Pablo Avenue and Harrison Street.

This project is applying under the Housing Crisis Act, SB 330, which seeks to boost homebuilding throughout the State with a focus on urbanized zones by expediting the approval process for and suspending or eliminating restrictions on housing development. Housing development is defined as a project that is: all residential; a mixed-use project with at least two-thirds of the square-footage residential; or for transitional or supportive housing.

It went before the Zoning Adjustment Board (ZAB) on December 9, 2021 for a Preview where they gave recommendations for the applicant to look closely at the project's interface with the adjacent residential neighborhood to the east as well as the detailed building design to better distinguish the step downs where possible.

This is before the Design Review Committee this month for Preliminary Design Review.

II. Background

The proposed project would involve the merging of two lots into one, and the construction of a mixed-use building with the following main components:

- Six stories, 68 feet, 3 inches in height
- 66 dwelling units – 22 studios, 34 one-bedroom, and 10 two-bedroom
- 76 bedrooms total

- Five Very Low Income (VLI) units
- 1,720 square feet of ground-floor commercial space
- 2,514 square feet of usable open space – second-floor podium courtyard, private patios, and sixth-floor roof deck
- 17 to 28 vehicle parking spaces in ground-level garage¹
- 64-space bike room

III. Project Setting

A. Neighborhood/Area Description:

The project site is located on the southeast corner of the intersection of San Pablo Avenue and Harrison Street, along the San Pablo Commercial Corridor, within the Gilman and San Pablo Node of the West Berkeley Area Plan. Adjacent parcels to the east are occupied by single- and multi-family residential developments in the R-2, Restricted Two-Family Residential District. Further north and south along San Pablo Avenue, in the C-W, West Berkeley Commercial District are mostly one-story commercial buildings, excepting the two parcels just south of the project site, which are occupied by a two-story apartment building and a one-story, single-family dwelling, respectively. Parcels directly west of the site, across San Pablo Avenue, are currently occupied by one-story commercial buildings. Entitlements for a six-story, 104-unit, mixed-use building were obtained for these three parcels in November, 2020 (ZP2019-0192). San Pablo Avenue is served by multiple bus lines (local, rapid, and Transbay). The site is approximately 1.3 miles from the North Berkeley BART Station (to the northeast). (See Figure 1: Zoning Map.)

B. Site Conditions:

The project site is composed of two rectangular parcels – 1200/1209, and 1205 San Pablo Avenue – which have a combined total area of 13,000 square feet, a combined frontage along San Pablo Avenue measuring 130', and a combined frontage along Harrison Street measuring 100'. The parcel is vacant. Entitlements were obtained for the project site in 2006 to construct a five-story, 27-unit, mixed-use building, and an application for a building permit (B2019-05125) to construct the approved project was submitted in 2019, but never issued.

¹ The applicant would determine the final amount of parking spaces/parking lifts prior to the application for building permits, based upon financial considerations.

Figure 1: Vicinity Map

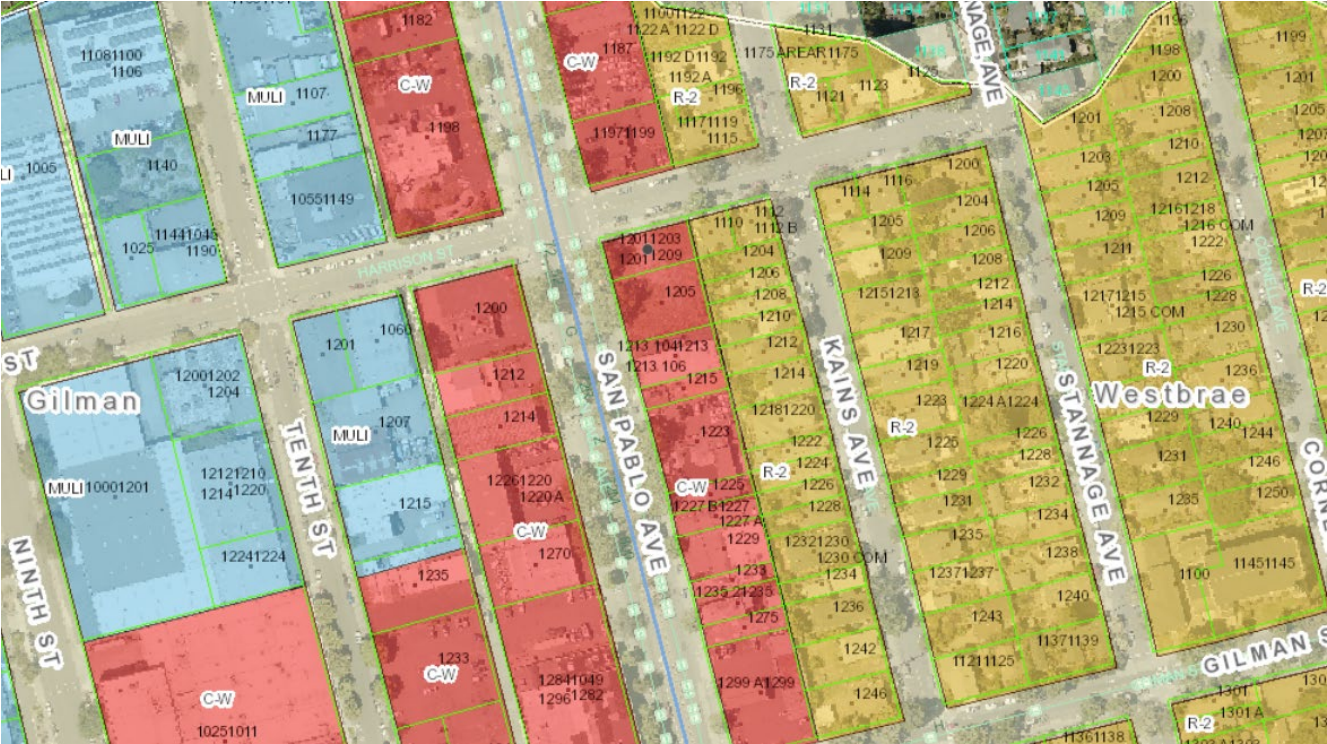


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Vacant Land	C-W	AC
Surrounding Adjacent Properties	North	Auto Repair Shop		
	East	Single-Family Residential	R-2	
	South	Multi-family Residential	C-W	
	West	Tattoo Parlor/Art Gallery/ Fast Food Restaurant (vacated) – ZP2019-0192 approved for 104-unit mixed-use building, November, 2020		

Table 2: Development Standards

C-W Standards, BMC §23E.64.070-080		Existing	Proposed	Permitted/Required
Lot Area (sq. ft.)		5,500 +7,500	13,000	n/a
Gross Floor Area (sq. ft.)		n/a	47,036	39,000
Commercial Floor Area (sq. ft.)		n/a	1,720	n/a
FAR		n/a	3.6	3
Dwelling Units		n/a	66	n/a
Building Height	Average	n/a	68'-3"	50' max./ 25' min. (in node)
	Maximum	n/a	68'-3"	n/a
	Stories	n/a	6	4 max. 2 min. (in node)
Building Setbacks	Front (Harrison)	n/a	0'-0" (1'-6" overhang into ROW)	0' min.
	Rear	n/a	0'-0"	0' min.
	Left Side	n/a	5'-0"	5' min.
	Right Side (San Pablo)	n/a	0'-0" (1'-6" overhang into ROW)	0' min.
Lot Coverage (%)		n/a	93	n/a
Usable Open Space (sq. ft.)		n/a	2,514	2,640 min. (40 s.f./d.u.)
Parking	Commercial (1,720 sq. ft.)	n/a	4	4 min. (2 spaces/1,000 sq.ft.)
	Residential	n/a	13 to 24 ¹	0 min./33 max. (0.5 spaces/du max.)
	Total	n/a	17 to 28	4 min./33 max.
Bicycle Parking	Commercial - Short Term (1,720 sq. ft.)	n/a	2	2 (1 space/2,000 s.f. commercial)
	Residential - Long Term	n/a	64	26 (1 space/3 bedrooms)
	Residential - Short Term	n/a	6	2 (1 space/40 bedrooms, or 2)
	Total	n/a	64/8 (long term/short term)	26/4 (long term/short term)
<p>■ = Waiver or Concession requested to modify the district standard.</p> <p>¹ The applicant would determine the final amount of parking spaces/parking lifts prior to the application for building permits, based upon financial considerations. The amount proposed falls within the range of minimum and maximum parking requirements.</p>				

IV. Project Description

A. Requested Use Permits

- Administrative Use Permit under Berkeley Municipal Code (BMC) §23D.04.020.C to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum average height limit for the district;
- Use Permit under BMC §23E.64.030.A to construct a mixed-use development with floor area of more than 9,000 square feet;
- Use Permit under BMC §23E.64.030.A to construct new dwelling units; and
- Use Permit under BMC §23E.64.050.B, to create new gross floor area of 5,000 square feet or more.

B. CEQA Determination

It is staff's recommendation to ZAB that the project is categorically exempt pursuant to §15332 ("In-Fill Development Projects") of the CEQA Guidelines.

C. Density Bonus Information

- Waiver of BMC §23E.64.070.A to increase maximum FAR to 3.6 where 3.0 is the limit;
- Waiver of BMC §23E.64.070.B to increase maximum average building height to be 68'-3", where 50' is the limit for a mixed-use building;
- Waiver of BMC §23E.64.070.B to increase maximum number of stories to be 6 stories, where 4 stories is the limit for a mixed-use building; and
- Concession to reduce the Usable Open Space requirement from 2,640 to 2,514 square feet.

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V. Design Review Guidelines

The City's Design Guidelines are applicable for this project. Excerpts from the City-wide Design Review Guidelines are included below for your reference:

- **Setbacks:** The street façade of commercial streets should be respected, in order to create or maintain the sense of urban space.
- **Parking and Driveways:** Conflict with pedestrian circulation should be prevented by the proper location and design of auto entrances.
- **Harmony with Surroundings:** The proposed design should be in harmony with its surroundings through the coordination of such design elements as cornice lines, eaves, and setbacks with those of existing neighborhood buildings.
- **Articulation:** Street facades in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.
- **Lighting:** Lighting for circulation, security, building/sign identification should be non-obtrusive, except for lighting fixtures which are themselves decorative additions to the streetscape.

- **Walls and Fences:** Large, unarticulated expanses of any particular wall material that deaden the pedestrian environment should be avoided. The use of clear windows for ground floor retail projects is encouraged. Walls designed to allow sitting areas for pedestrian or space for landscaping and artwork are encouraged, especially in areas of heavy pedestrian use. Landscaping and/or art work should be maximized if large expanses of wall must be left devoid of openings.
- **Landscape and Open Space:** Sidewalk areas should include landscaping that is coordinated with the neighborhood design.
- **Building Entrances:** Entrance points should be clearly defined and easily identifiable by pedestrians by appropriate locations and by elements such as awnings, signage, artwork or changes in paving material to define the entry point.

VI. Issues and Analysis

A. Design Review Issues:

Neighborhood Context This mixed-use project is located in the C-W district, but adjacent to an R-2 residential district to the east and smaller residential structures. The applicant has updated the renderings of the project from both San Pablo and Harrison for more accurate images of the existing tree locations and canopy sizes.

Massing/Building Design This 6-story structure steps down at the 5th and 6th floors to the East to respond to the adjacent residential district. The east facing podium level courtyard further reduces the scale of the project with a majority of the massing located along San Pablo and Harrison.

Setbacks The building meets the property line at the North, West, and South sides. There is a 5' setback at the East side where the project abuts the R-2 residential district.

Ground Floor Design The ground floor features a residential lobby and corner commercial unit, as well as vehicular and bike parking. The lobby opens onto San Pablo and includes a mail area, seating area, office space, and restroom. Bike storage room is directly adjacent to the lobby and can be accessed from the parking garage. Trash room is located behind the lobby and opens out to the parking garage. Vehicular access to the project is located on Harrison. A 25' loading zone is proposed on San Pablo.

Landscape/ Open Space Design The project provides common open space in a podium level garden space that faces east and a roof deck at the Northeast corner of the project overlooking Harrison Street. Private patios are proposed along the South side of the project at the second floor. The project would add two new street trees, one at the Southwest end of the project on San Pablo and one at the

Northeast on Harrison. The applicant will present more information on proposed vines on the ground floor podium walls. A 6' fence runs the length of the East side of the property at the edge of the adjacent Residential district.

B. Issues for Discussion:

- Neighborhood Context
- Massing
- Façade Design
- Landscape/ Open Space Design
- Colors and Materials

VII. Recommendation

Staff recommends that the Committee discuss the issues outlined above and forward a favorable recommendation on to ZAB with conditions as necessary to address any massing or design concerns and specific direction for Final Design Review.

Attachments:

1. Project Plans, received January 11, 2022
2. Applicant Statement, received May 6, 2021

Staff Planner: Anne Burns, aburns@ci.berkeley.ca.us, (510) 981-7410

TRACHTENBERG
 ARCHITECTS

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**1201
 SAN PABLO
 MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 04.29.2021 ZONING APPLICATION
- 07.13.2021 ZONING COMPLETENESS
- 08.30.2021 ZONING COMPLETENESS
- 01.07.2022 ZAB REVISIONS

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SHEET:

GENERAL
 INFORMATION

A0.0

VICINITY MAP	PROJECT DIRECTORY	PROJECT DESCRIPTION	DRAWING LIST
	<p>OWNER/APPLICANT: Lanhai Su 4500 Great America Pkwy Santa Clara CA, 95054</p> <p>ARCHITECT: David Trachtenberg, Principal TRACHTENBERG ARCHITECTS 2421 Fourth Street Berkeley, CA 94710 510.649.1414 www.TrachtenbergArch.com</p>	<p>PROJECT ADDRESS: 1201 SAN PABLO AVENUE, BERKELEY, CA 94706 APN: 060 240500100; 060 240503101</p> <p>SCOPE OF WORK: SB-330 APPLICATION FOR THE CONSTRUCTION OF A NEW 6-STORY MIXED-USE RESIDENTIAL DEVELOPMENT WITH 66 DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL, AND PARKING, WITH A STATE OF CALIFORNIA DENSITY BONUS.</p> <p>ZONING CODE SUMMARY (BASED ON THE BERKELEY MUNICIPAL ZONING CODE)</p> <p>ZONING: C-W</p> <p>SEE SHEET A0.1 FOR COMPLETE ZONING DATA</p>	<p>SHEET NO. & TITLE</p> <p>ARCHITECTURAL</p> <p>A0.0 GENERAL INFORMATION</p> <p>A0.1 ZONING INFORMATION</p> <p>A0.3 DENSITY BONUS DIAGRAMS</p> <p>A0.4A SHADOW STUDIES</p> <p>A0.4B SHADOW STUDIES</p> <p>A0.4C SHADOW STUDIES</p> <p>A0.4D SHADOW STUDIES</p> <p>A0.4E SHADOW STUDIES</p> <p>A0.5 SITE CONTEXT PHOTOS</p> <p>A1.0 SURVEY</p> <p>A2.1 SITE PLAN/ PLAN AT GROUND LEVEL</p> <p>A2.2 PLAN AT LEVELS 2 - 4</p> <p>A2.3 PLAN AT LEVEL 5</p> <p>A2.4 PLAN AT LEVEL 6</p> <p>A2.5 PLAN AT ROOF</p> <p>A3.1 ELEVATIONS</p> <p>A3.2 ELEVATIONS</p> <p>A3.3 ELEVATIONS</p> <p>A3.4 ELEVATIONS</p> <p>A3.5 STREET STRIP ELEVATIONS</p> <p>A3.6 PERSPECTIVE VIEWS</p> <p>A3.7 PERSPECTIVE VIEWS</p> <p>A3.8 PERSPECTIVE VIEWS</p> <p>A3.9 PERSPECTIVE VIEWS</p> <p>A3.10 PHOTO MATCH PERSPECTIVES</p> <p>A4.1 BUILDING SECTIONS</p> <p>A4.2 WALL SECTIONS & DETAILS</p> <p>SW-1 PRELIMINARY STORMWATER MANAGEMENT PLAN</p> <p>G-1 CONCEPTUAL GRADING PLAN</p> <p>MAT MATERIAL BOARD</p> <p>LANDSCAPE</p> <p>L-1 LANDSCAPE PLAN - GROUND LEVEL</p> <p>L-2 LANDSCAPE PLAN - LEVEL 2</p> <p>L-3 LANDSCAPE PLAN - LEVEL 6</p> <p>L-4 LANDSCAPE SECTIONS & PLANT PALETTE</p>
CONCEPTUAL VIEW OF PROJECT LOOKING SOUTH ALONG SAN PABLO			

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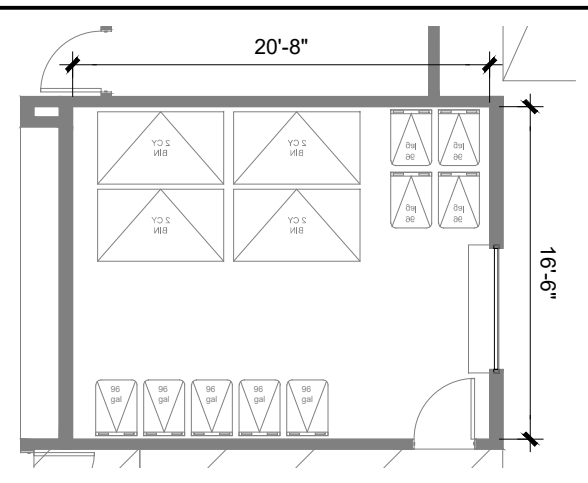
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ZONING DATA

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REFUSE AND RECYCLING



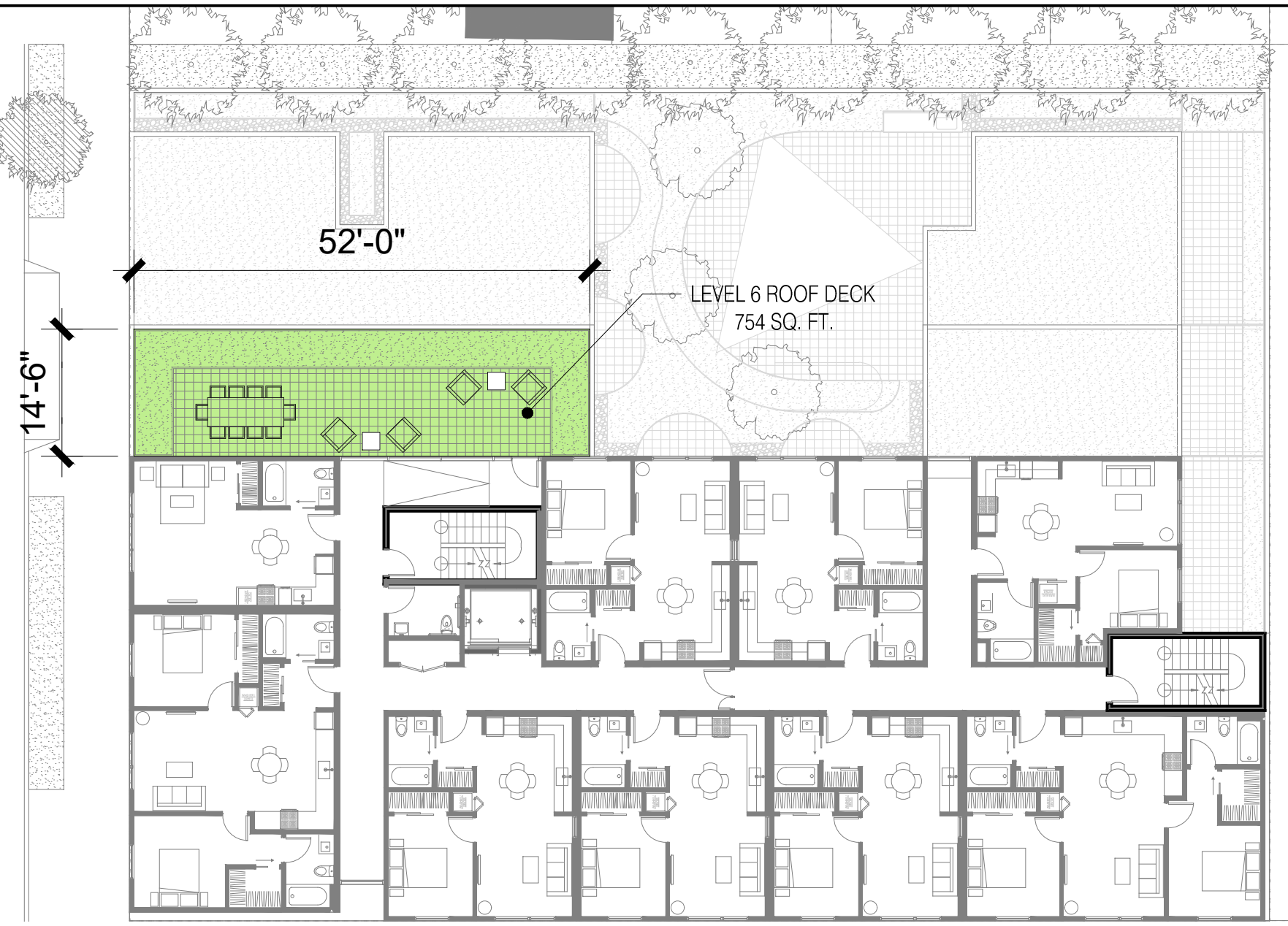
Waste and Recycling Calculation

# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3)	Waste (40%)	Recycling (40%)	Organics (20%)
72	1.75	126	10.50 cy	2,100 gal 4.20 cuft	840 gal	420 gal

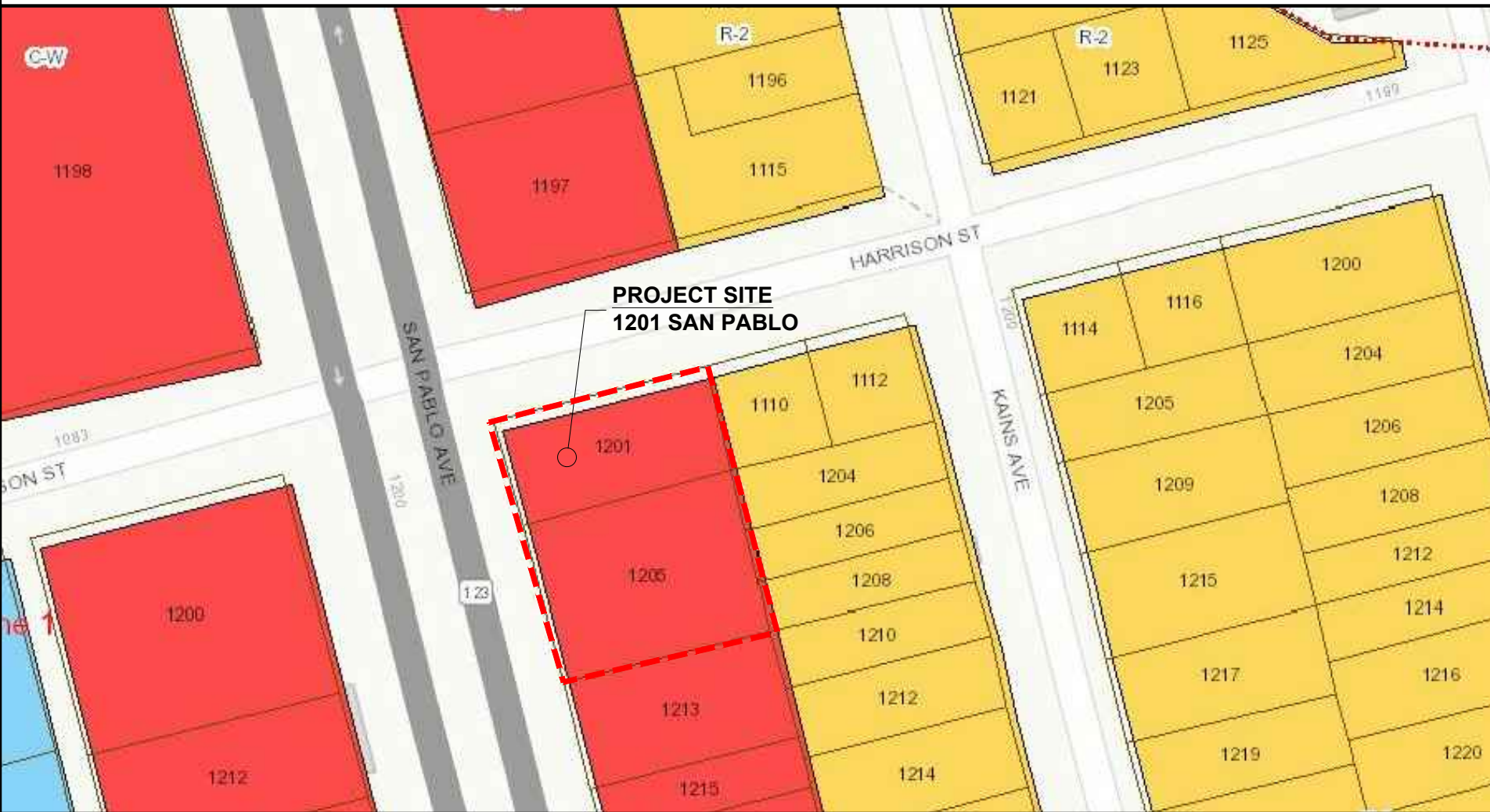
Space Calculation

	Container Quantities			Space Required		150% Additional	
	Waste	Recycling	Organics	Factor/container	Space/Container	Required	Provided
2 cy bin (404 gal)	2	2			28 sf	112 sf	
96 gallon cart	1	1	5		7 sf	49 sf	
64 gallon cart				6 sf			
Total capacity	904 gal	904 gal	480 gal		161 sf	242 sf	375

OPEN SPACE DIAGRAMS



ZONING MAP



ZONING CODE DATA

CITY OF BERKELEY ZONING TABULATIONS

	PROPOSED	PERMITTED/ REQUIRED	ALLOWABLE W/ 32.5% DENSITY BONUS
NUMBER OF DWELLING UNITS	66	N/A	N/A
COMMERCIAL AREA	1,720	N/A	N/A
PARKING	SEE TABLE	SEE TABLE	SEE TABLE
BIKE PARKING	68	28	N/A
FRONT YARD SETBACK (HARRISON)	0'	0'	N/A
STREET SIDE YARD SETBACK (SAN PABLO)	VARIES; 0' TO 1'	0'	N/A
SIDE YARD SETBACK	VARIES; 5' TO 47'-0"	VARIES; 0' TO 5'-0"	N/A
REAR YARD SETBACK	VARIES; 0' TO 10'-0"	0'	N/A
BUILDING HEIGHT	68'-3" **	50'	70' **
BUILDING STORIES	6	4	6
LOT AREA	13,000	13,000	13,000
LOT AREA (ACRES)	0.30	0.30	0.30
GROSS FLOOR AREA (SEE TABLE)	47,036	N/A	51,740
BUILDING FOOTPRINT	12,056	13,000	N/A
LOT COVERAGE	93%	100%	N/A
USABLE OPEN SPACE (SEE TABLE)	SEE TABLE	SEE TABLE	SEE TABLE
PROJECT FAR	3.60 **	3.0	3.98 **

** Via Density Bonus Waiver

FAR CALCULATIONS

	BASE PROJECT ALLOWABLE	ALLOWABLE W/ 35% DENSITY BONUS	PROPOSED W/ DENSITY BONUS
SITE AREA	13,000	13,000	13,000
FAR	3.00	4.05	3.62
FLOOR AREA	39,000	52,650	47,036

PROPOSED FLOOR AREA WITH DENSITY BONUS

	COMMERCIAL	RESIDENTIAL	MECH.	TOTAL
LEVEL 6		6,303		6,303
LEVEL 5		7,526		7,526
LEVEL 4		9,244		9,244
LEVEL 3		9,244		9,244
LEVEL 2		9,244		9,244
GROUND LEVEL (EXCLUDES PARKING)	1,720	2,906	849	5,475
TOTAL FLOOR AREA W/ DENSITY BONUS	1,720	44,467		47,036
FAR (FLOOR AREA RATIO)				3.62
PARKING				6,583
TOTAL WITH PARKING				53,619

UNIT COUNTS

UNIT TYPE	STUDIO	1-BED	2-BED	TOTAL
LEVEL 6	2	5	2	9
LEVEL 5	5	5	2	12
LEVEL 4	5	8	2	15
LEVEL 3	5	8	2	15
LEVEL 2	5	8	2	15
GROUND LEVEL				
TOTAL	22	34	10	66
PERCENT OF TOTAL	33%	52%	15%	
TOTAL BEDROOM COUNT	22	34	20	76

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	LANDSCAPE AREA
TOTAL UNITS	66	40	2,640	
TOTAL REQUIRED			2,640	
TOTAL CONCESSION REQUESTED			126	
TOTAL AREA PROVIDED			2,514	1,346
PODIUM LEVEL GARDEN			1,640	902
PODIUM LEVEL PATIOS			120	115
LEVEL 6 ROOF DECK			754	329

BICYCLE PARKING CALCULATIONS

	UNITS/SF	SPACES PER BEDROOM/SF	TOTAL REQ	PROVIDED
NEW COMMERCIAL	1,720	1/2000	2	2
RESIDENTIAL (LONG TERM)	76	0.33	26	64
RESIDENTIAL (SHORT TERM)	76	0.025	2	6
TOTAL PARKING			28	66

PARKING TABLE

	UNITS/SF	MIN.	MAX (.5/UNIT)	PROPOSED
RESIDENTIAL	66	0	33	UP TO 13-24*
COMMERCIAL	1720	2/1000 SF	N/A	4

* ON A VOLUNTARY BASIS, THE PROJECT PROPOSES TO PROVIDE UP TO 17 STANDARD NON-LIFT SPACES OR UP TO 28-SPACES IN DOUBLE-LIFTS.

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA	8936
TOTAL AREA OF ROOFTOP ELEMENTS	392
% AREA OF ROOFTOP ARCH. FEATURES	4.4%
ALLOWABLE % (PER 23E.04.020C)	15.0%

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**DENSITY BONUS
DIAGRAMS**

A0.3

DENSITY BONUS TABLE										
Base Project	Base	Base #	% VLI	# VLI	# VLI	Bonus %	# DB	# DB	Maximum	
sq. ft. - see calc. below	base project area / avg. unit size	Units/Max. Residential Density (rounded up)	VLI = Very Low Income <50% AMI	Units	Units	%	Units	Units	% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)
32,865	49.46	50	10%	5.00	5.00	32.5%	16,250	17	67	

Base Project Res. Area	Floor	Proposed Project Res. Area	%VLI	%DB
	Sixth	6,303	5%	20.00%
	Fifth	7,526	6%	22.50%
	Fourth	9,244	7%	25.00%
	Third	9,244	8%	27.50%
	Second	9,244	9%	30.00%
	Ground	2,295	10%	32.50%
Total		32,865		35.00%

Proposed Area: **43,856**
Proposed Units: **66**
Avg Unit Size: **664**

Base Project # of Units	Floor	Proposed # of Units
	Sixth	9
	Fifth	12
	Fourth	15
	Third	15
	Second	15
	Ground	
Total		66

BASE PROJECT ZONING COMPLIANCE CHECKS

Base Project - FAR

	Res. Area	Commercial	Total GFA
GFA	32,865	1,720	34,585
Site Area			13,000
FAR			2.660

Base Project - Open Space

	Units	Ratio	Total Area
Base Units	50	40	2000
Total Provided Open Space			2447
Podium Open Space			1692
Roof Deck			755

Base Project - Parking

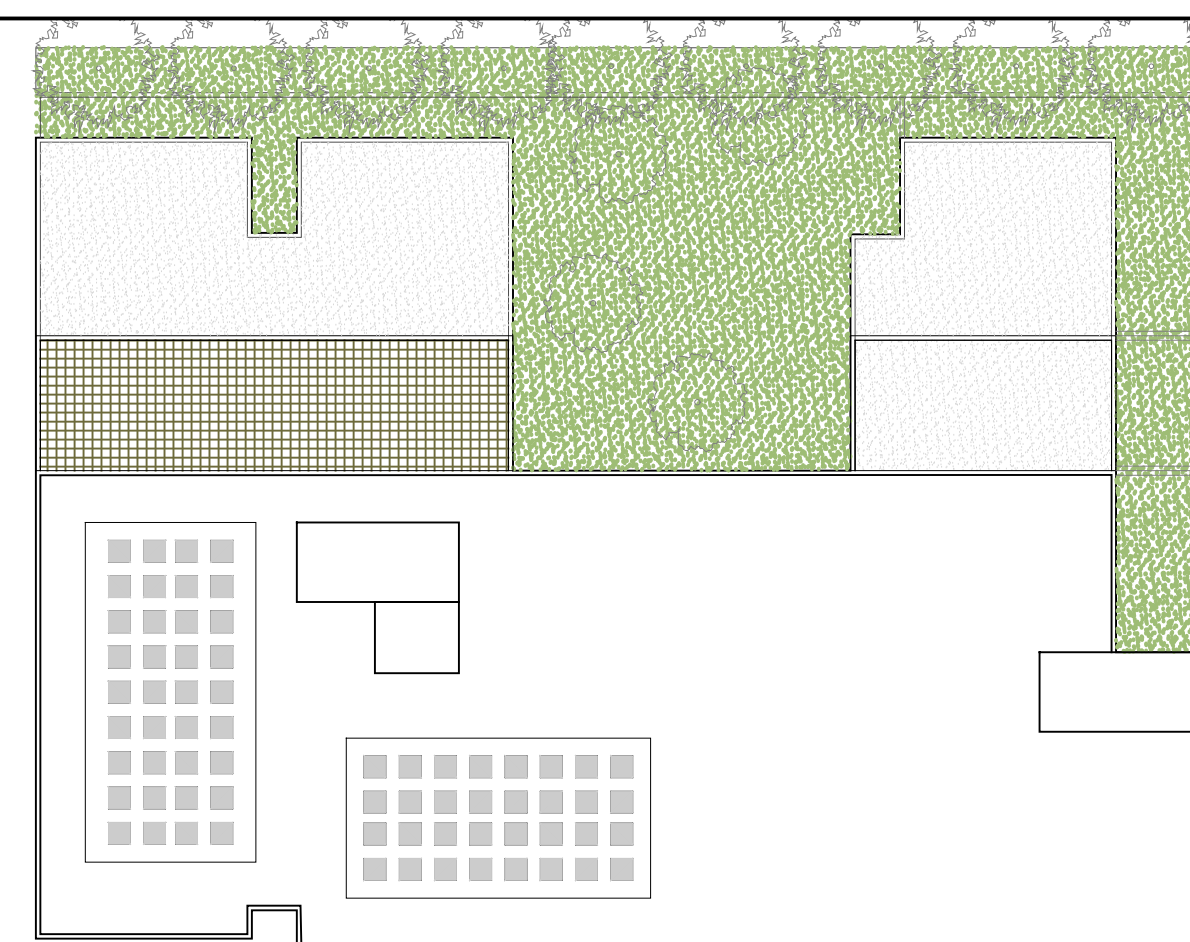
	Units/SF	Bedrooms	Ratio	Total Req.	Provided
Residential				0	13
Commercial	1,720	N/A	2/1000 SF	4	4

Base Project - Bicycle Parking

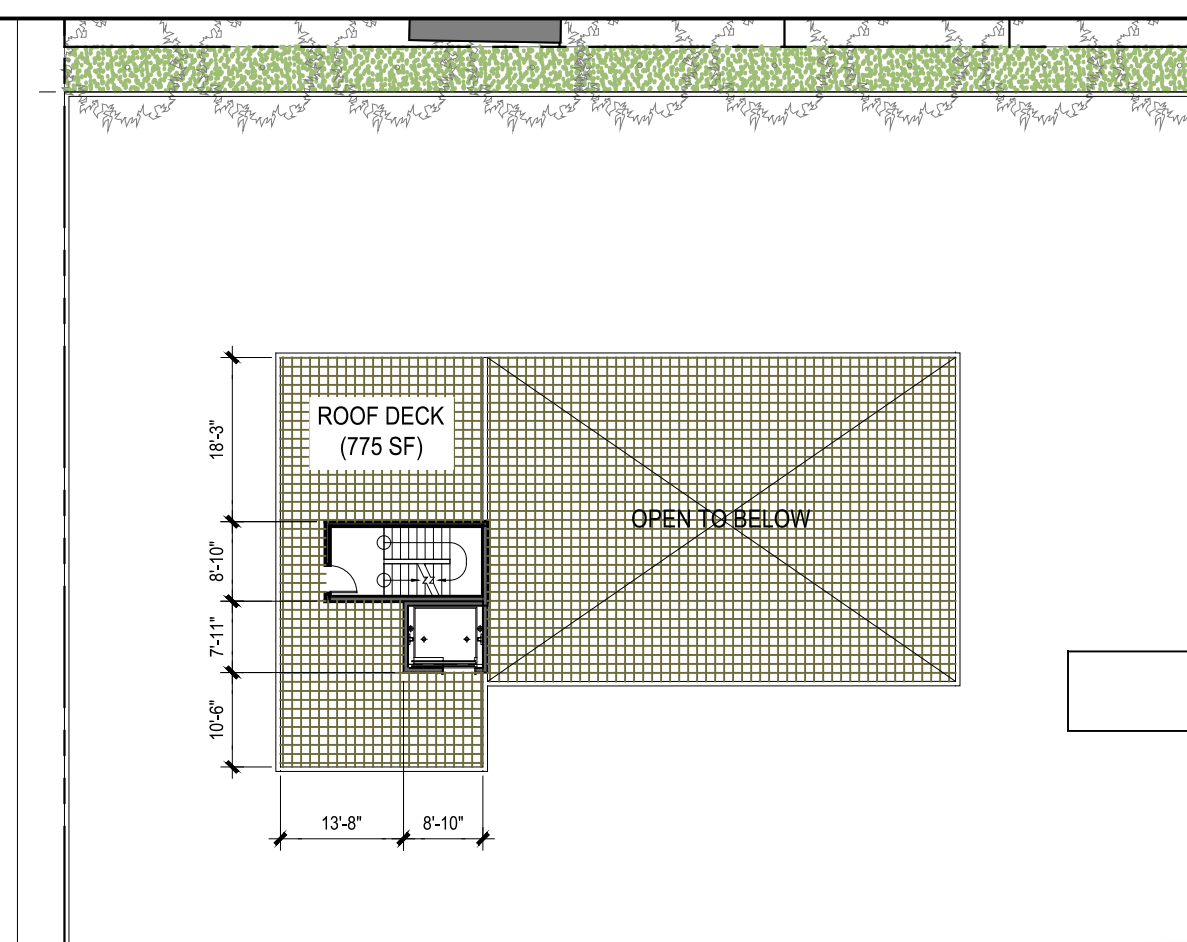
	Units/SF	Bedrooms	Ratio	Total Req.	Provided
New Comm.	1,720		1/2000	2	2
Res. (Long)		58	0.33	19	64
Res. (Short)		58	0.025	1	6

Base Project - Stormwater

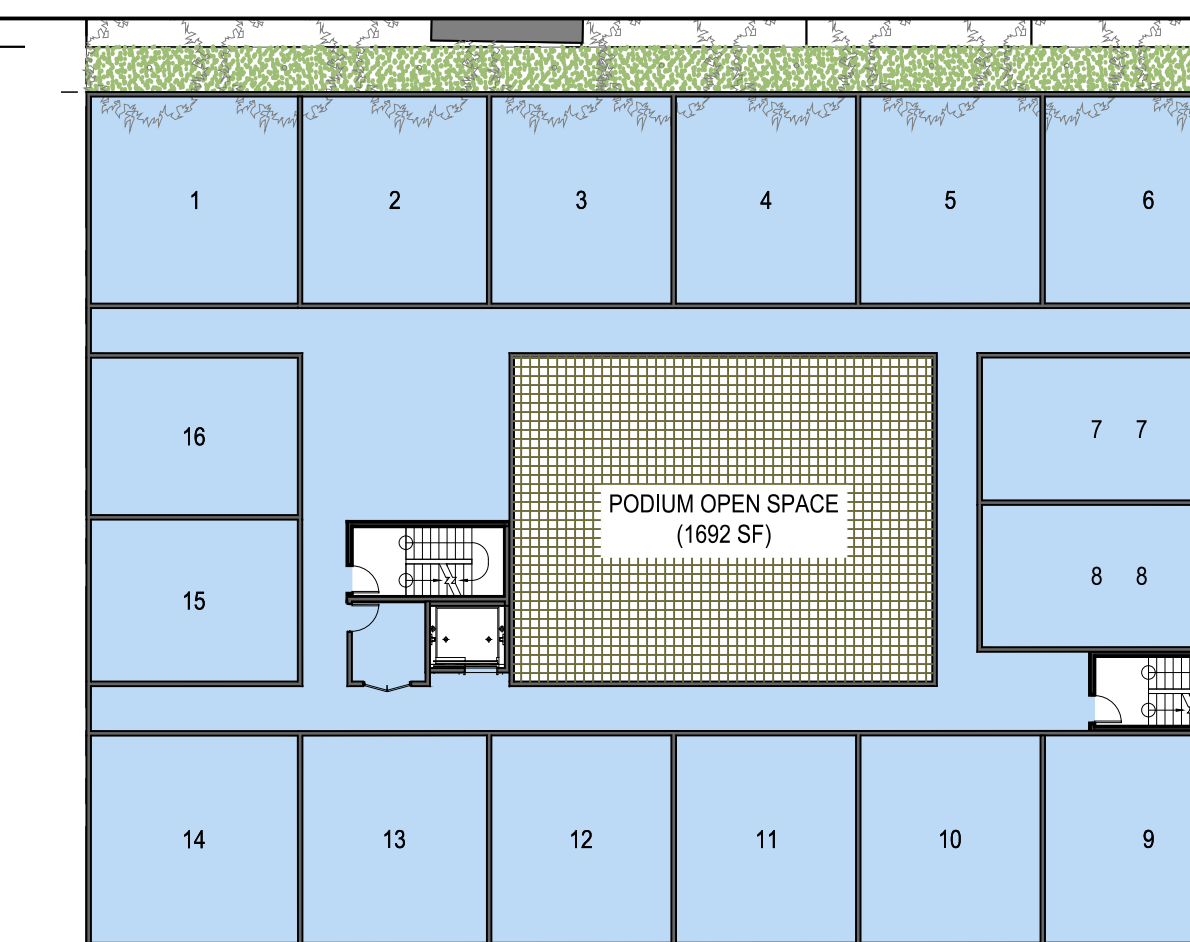
	Roof Area	%	Required	Provided
Base Units	13361	4%	534	534



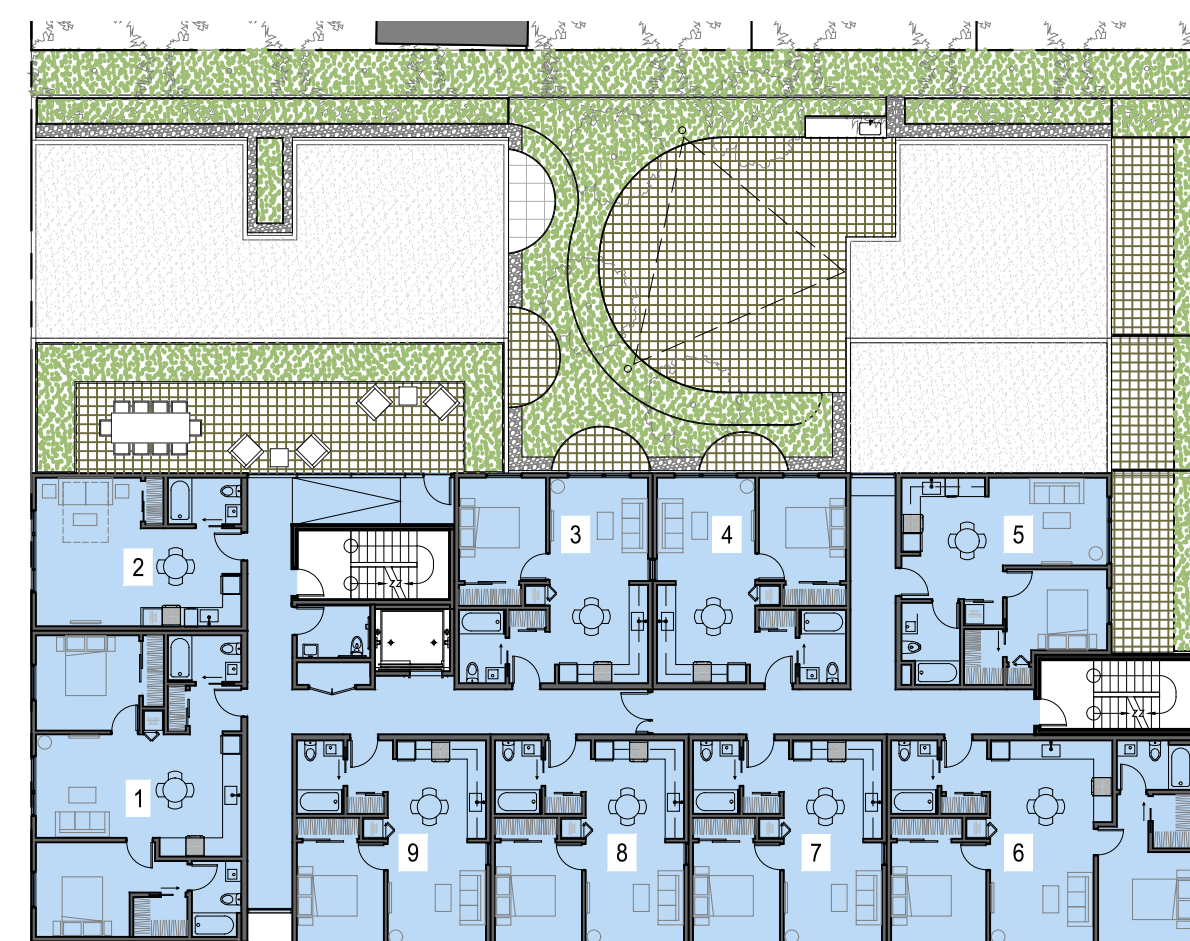
PLAN AT ROOF



PLAN AT LEVEL 4



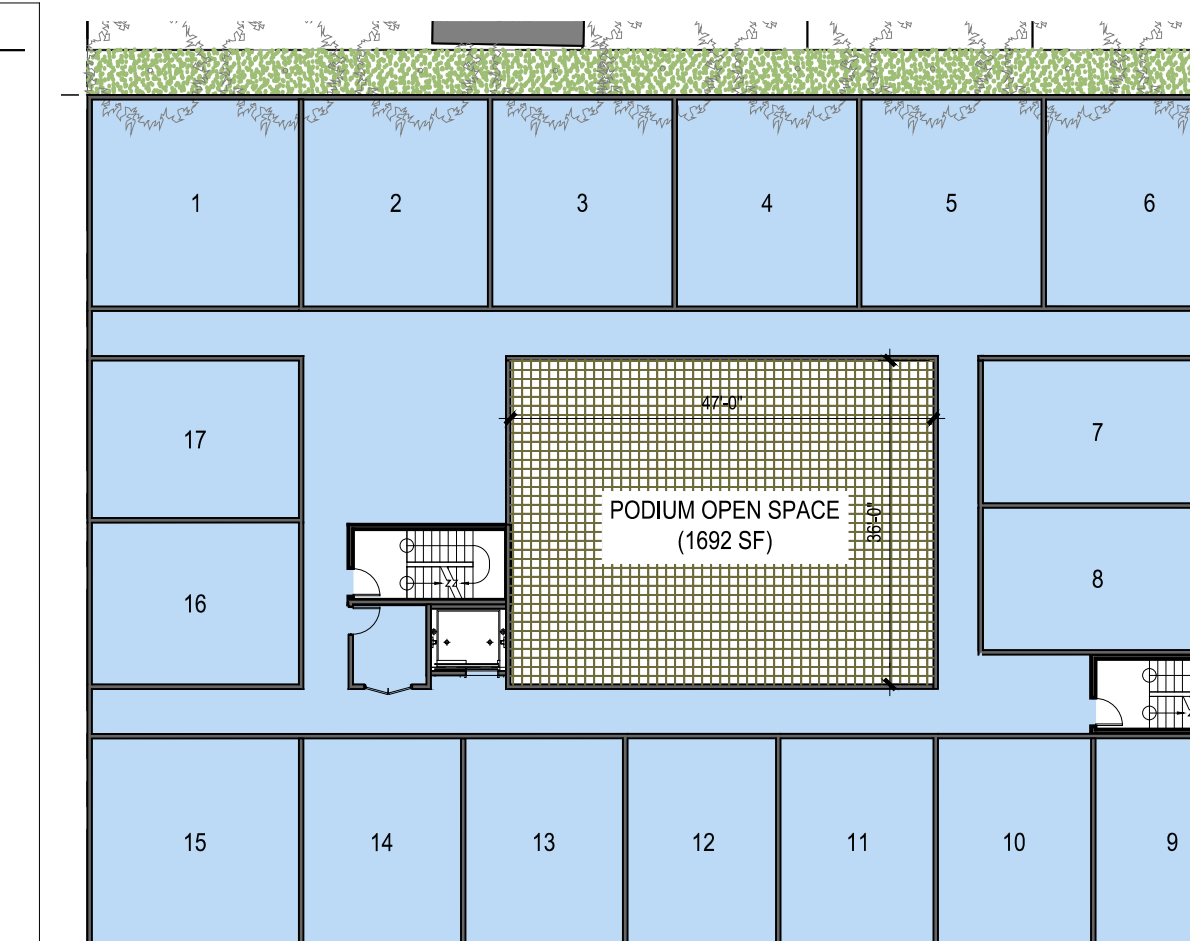
PLAN AT LEVEL 4



PLAN AT LEVEL 6



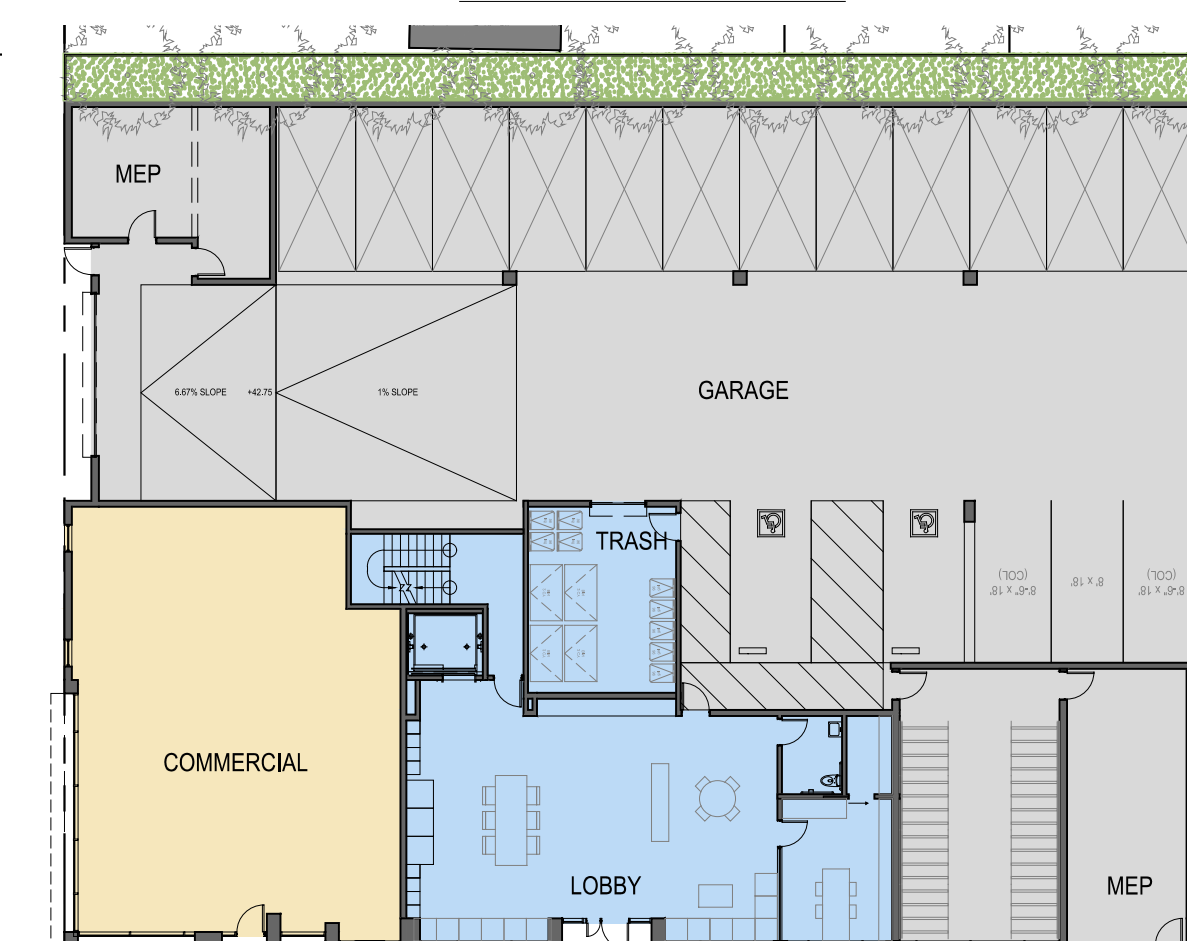
PLAN AT LEVELS 2-4



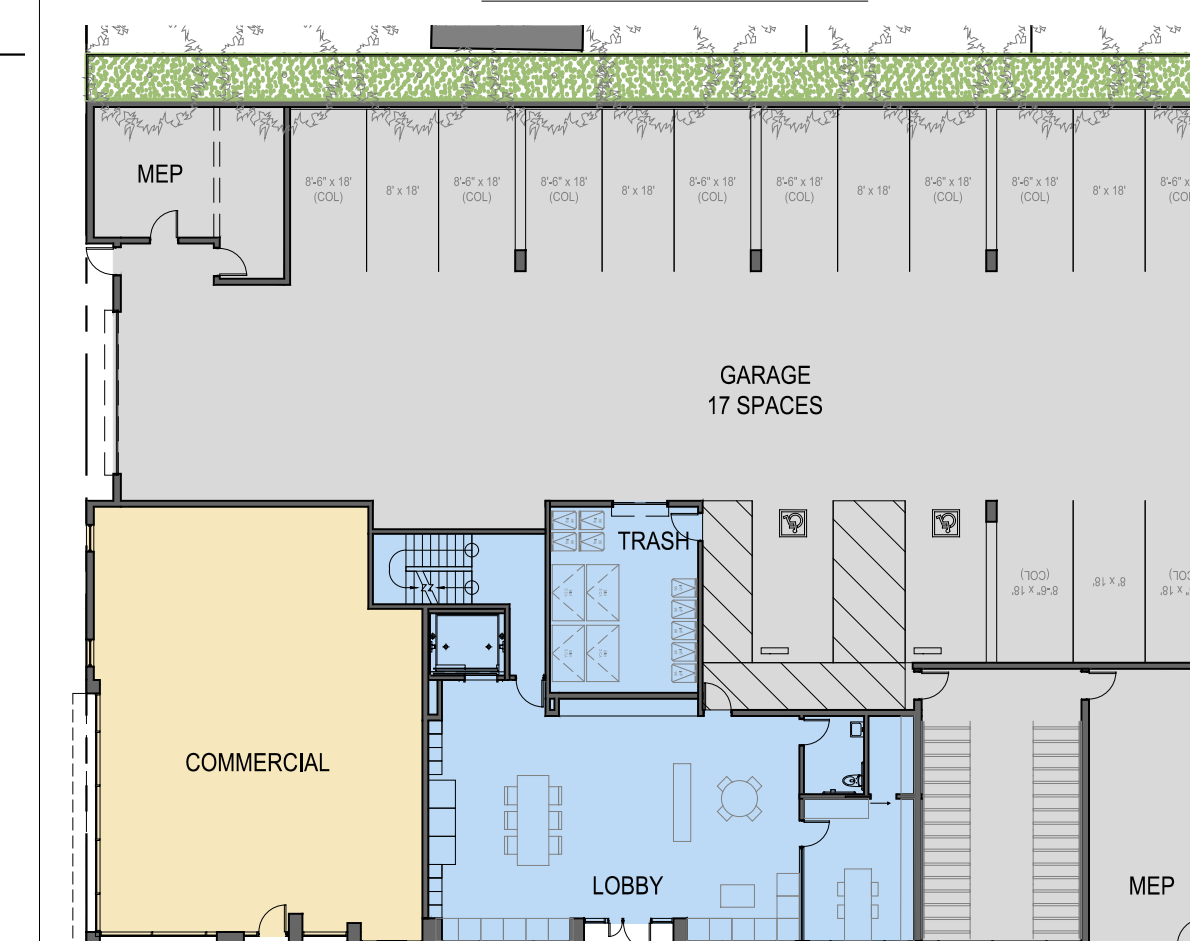
PLAN AT LEVELS 2-3



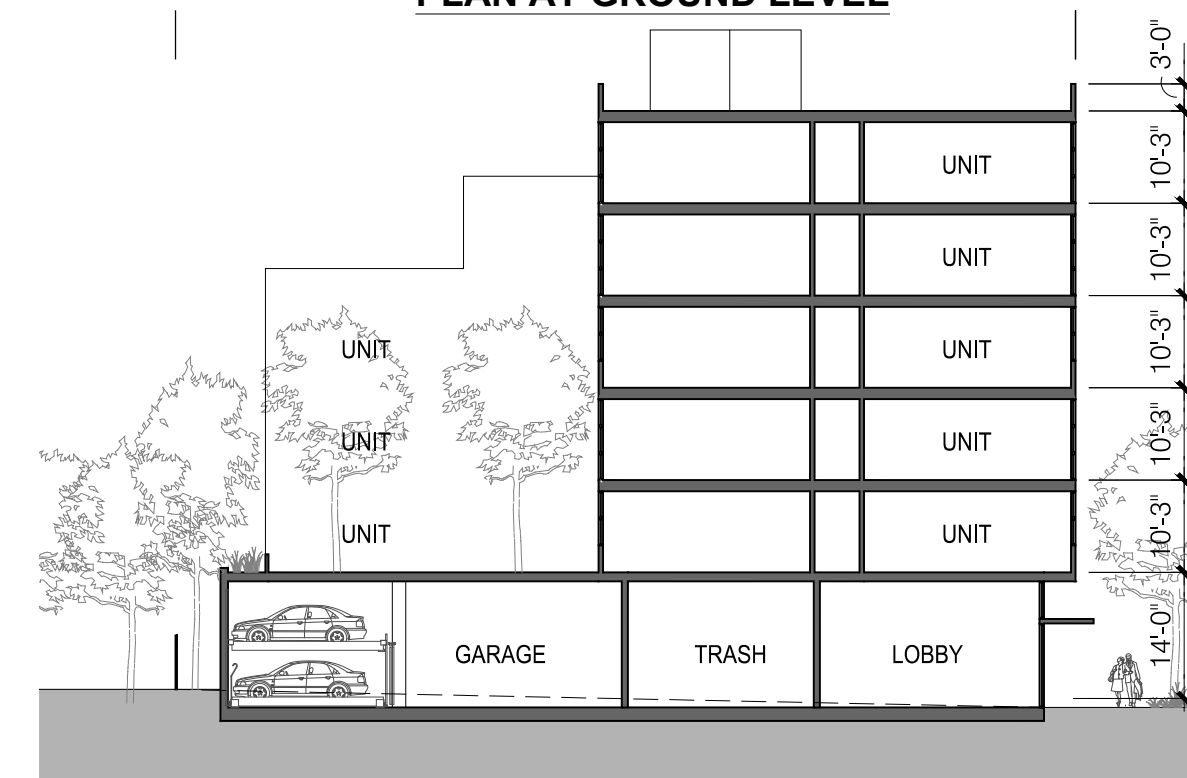
PLAN AT LEVEL 5



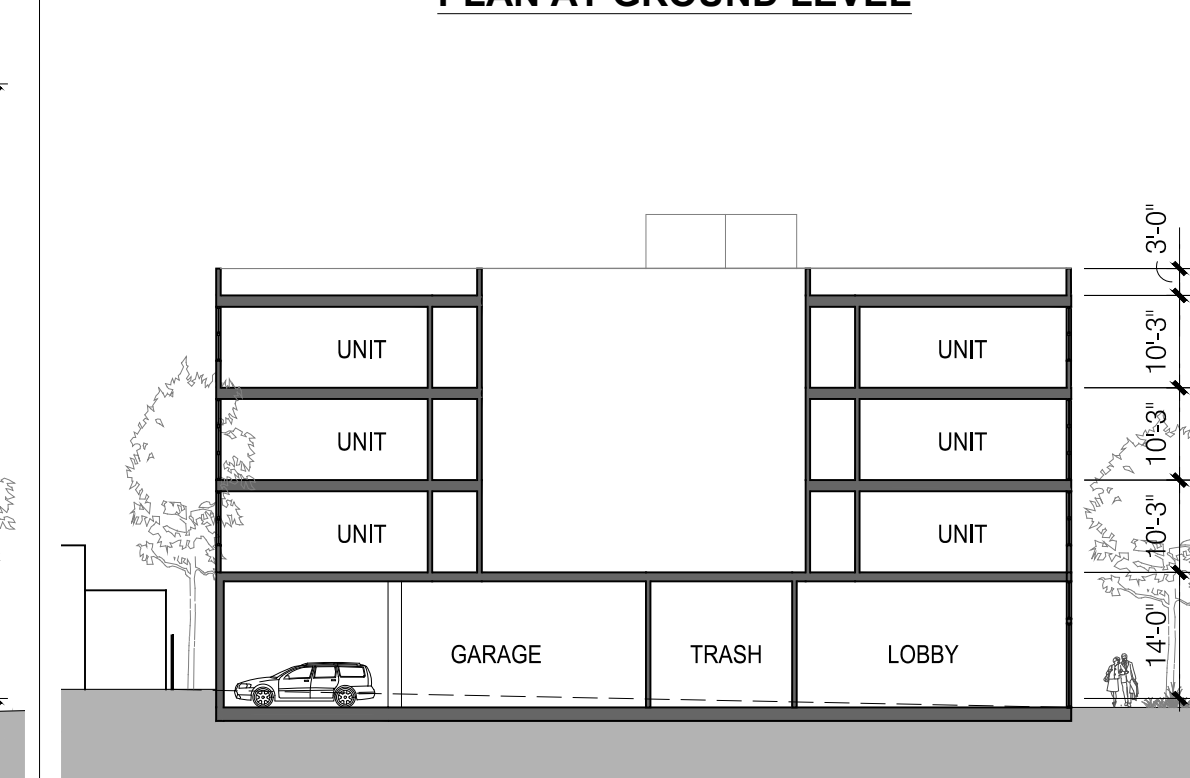
PLAN AT GROUND LEVEL



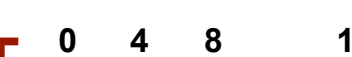
PLAN AT GROUND LEVEL



**PROPOSED DENSITY
BONUS PROJECT**
SCALE: 3/64" = 1'-0" @ 24 X 36



BASE PROJECT
SCALE: 3/64" = 1'-0" @ 24 X 36



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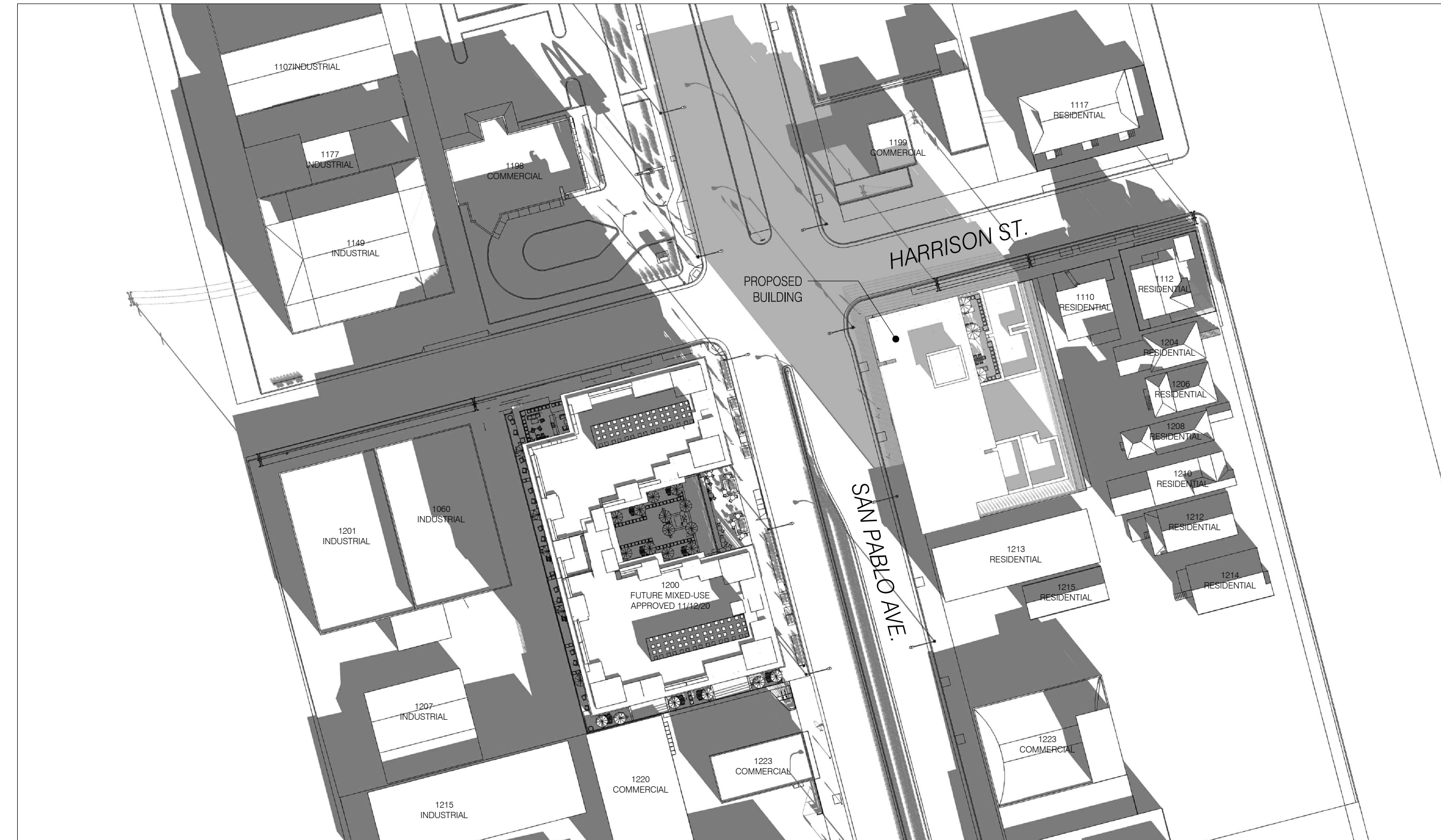
JOB: 1928

SHEET:
 SHADOW STUDIES
 DECEMBER 21ST

A0.4A



4 SHADOW STUDY AXONOMETRIC - DEC 21: 2-HRS AFTER SUNRISE
 NTS



2 SHADOW STUDY - DECEMBER 21: 2 HRS AFTER SUNRISE
 1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY - DECEMBER 21: NOON
 1:100 @ 11X17 1:50 @ 24X36



1 SHADOW STUDY - DECEMBER 21: 2-HRS BEFORE SUNSET
 1:100 @ 11X17 1:50 @ 24X36

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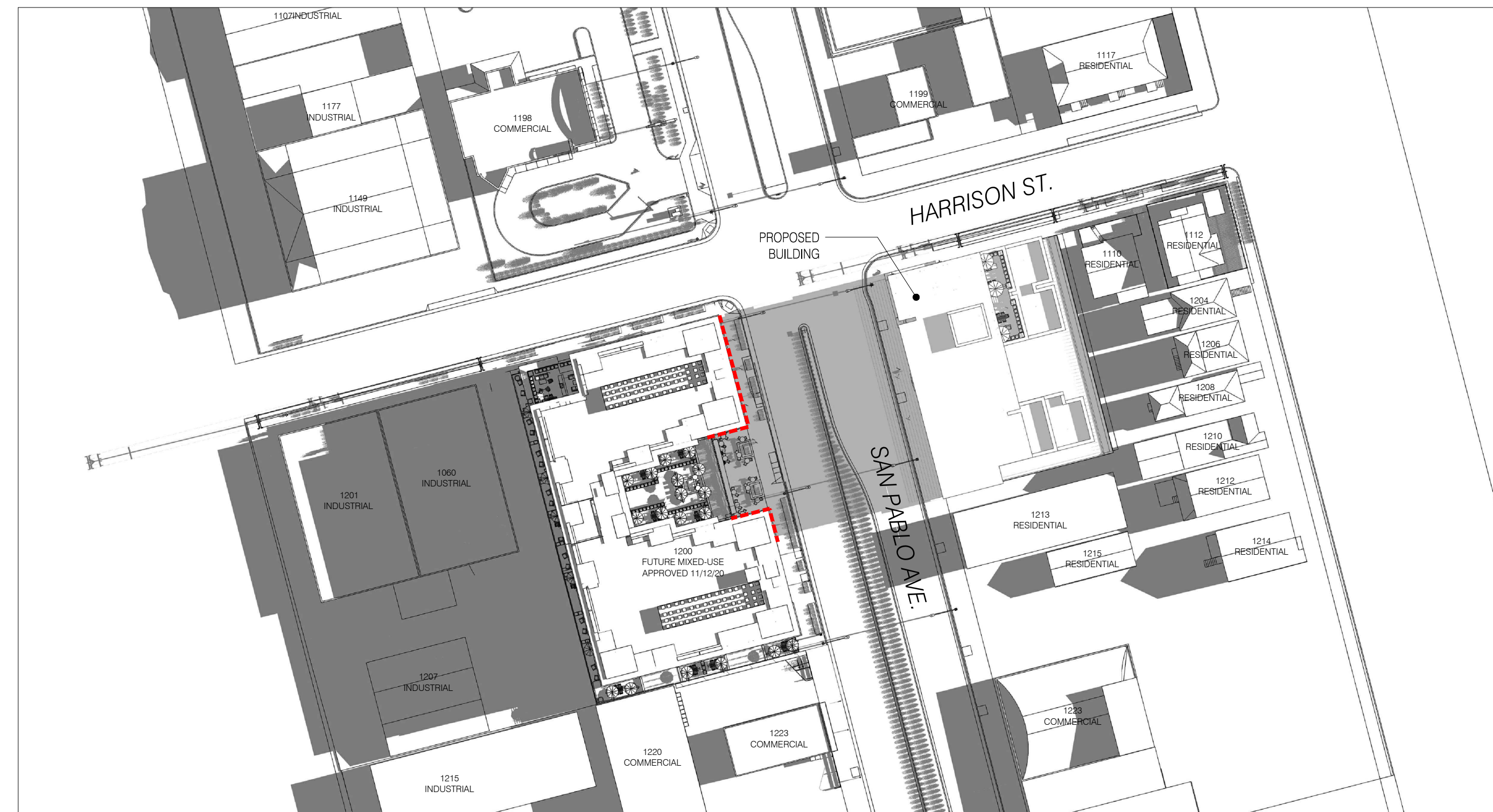
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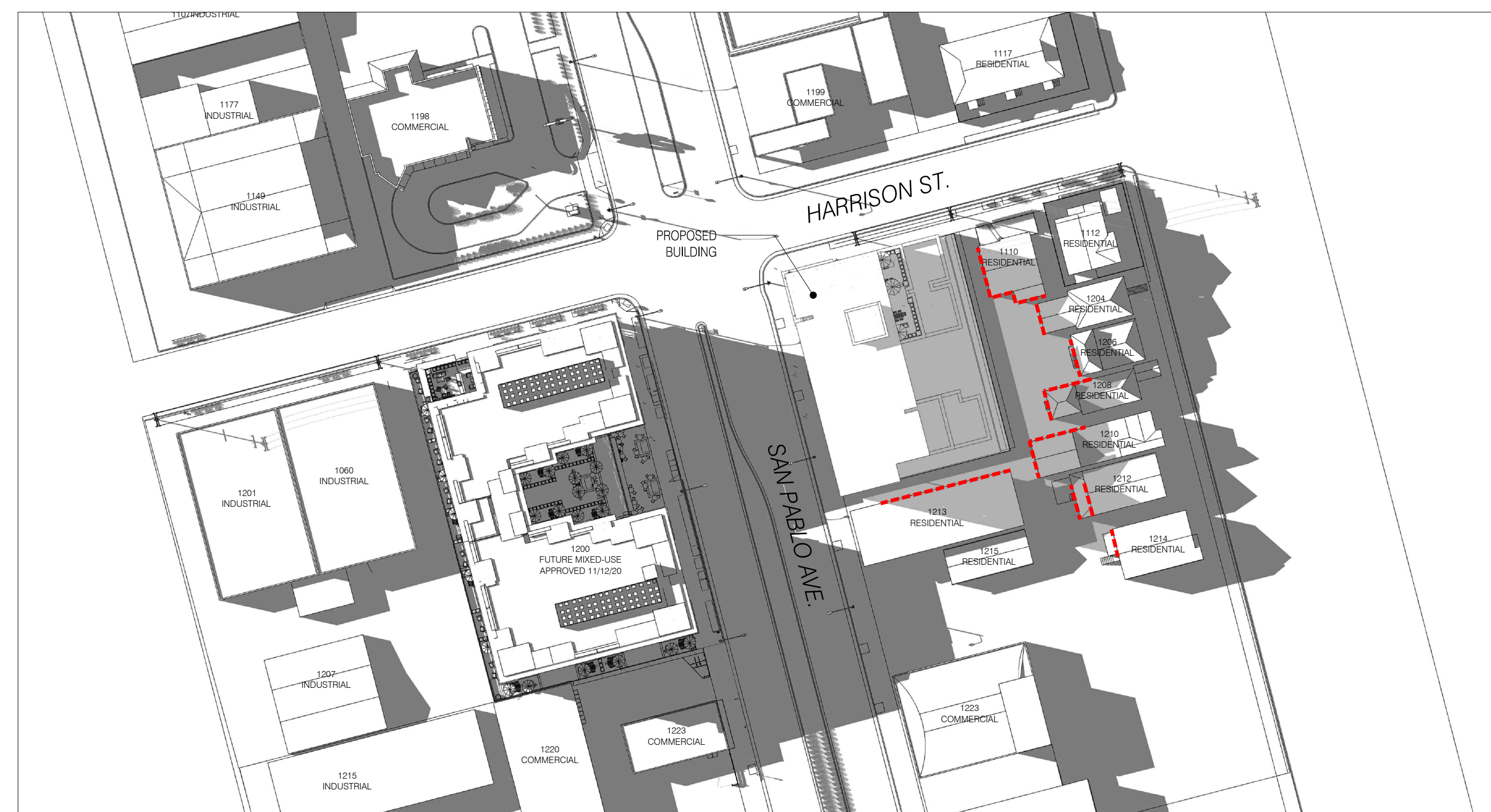
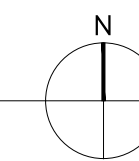
JOB: 1928

SHEET:
 SHADOW STUDIES
 JUNE 21ST

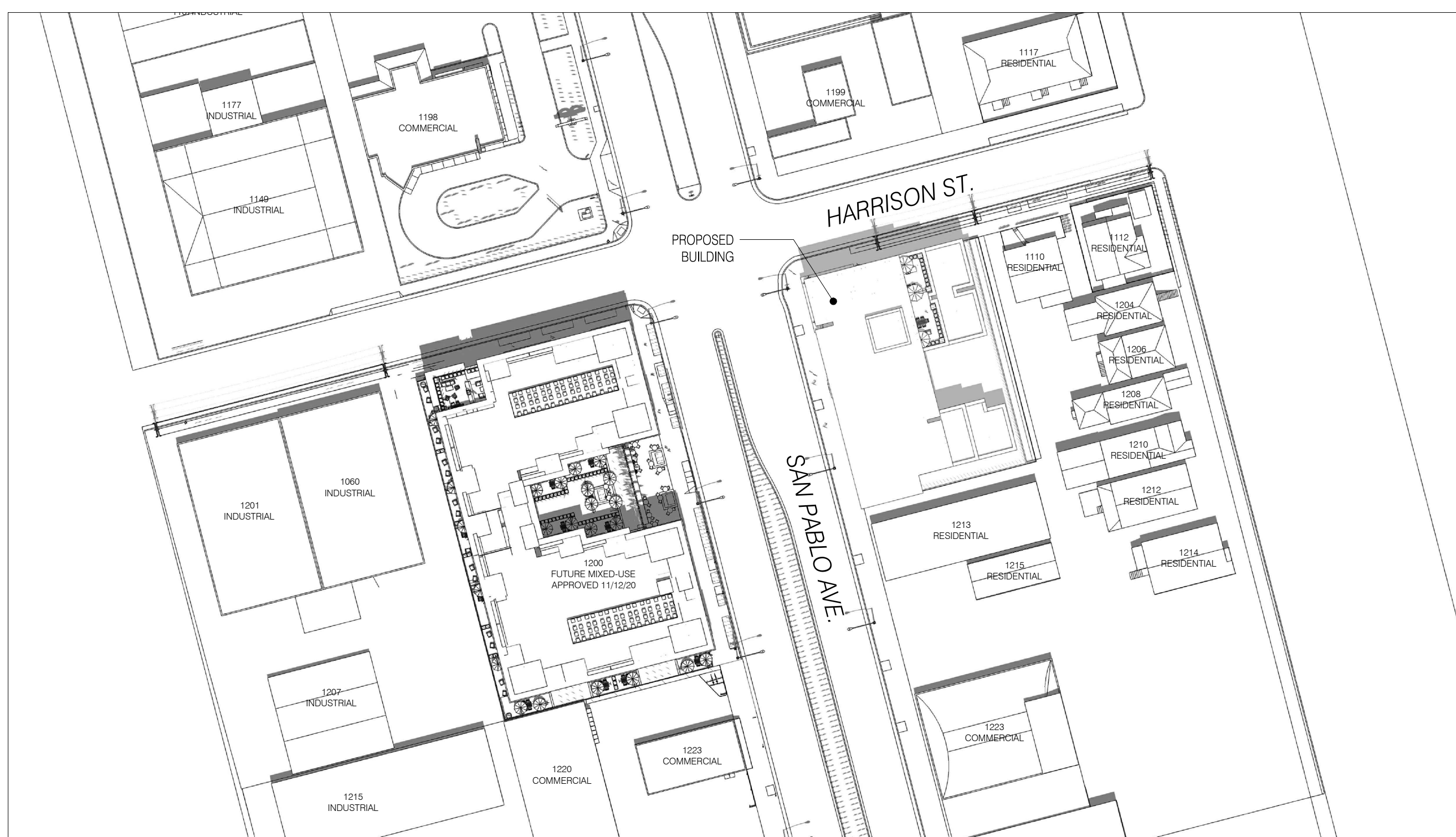
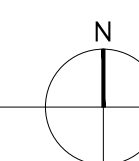
A0.4B



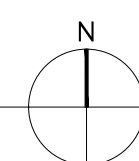
2 SHADOW STUDY - JUNE 21: 2 HRS AFTER SUNRISE
 1:100 @ 11X17 1:50 @ 24X36



1 SHADOW STUDY - JUNE 21: 2-HRS BEFORE SUNSET
 1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY - JUNE 21: NOON
 1:100 @ 11X17 1:50 @ 24X36



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JOB: 1928

SHEET:
 SHADOW STUDIES
 JUNE 21ST

A0.4C



2 SHADOW STUDY AXONOMETRIC - JUN 21: 2-HRS BEFORE SUNSET
 NTS



1 SHADOW STUDY AXONOMETRIC - JUN 21: 2-HRS BEFORE SUNSET
 NTS



3 SHADOW STUDY AXONOMETRIC - JUNE 21: 2 HRS AFTER SUNRISE
 1:100 @ 11X17 1:50 @ 24X36

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
 LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
 NEW SHADOW AT RESIDENTIAL BUILDING
 ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS

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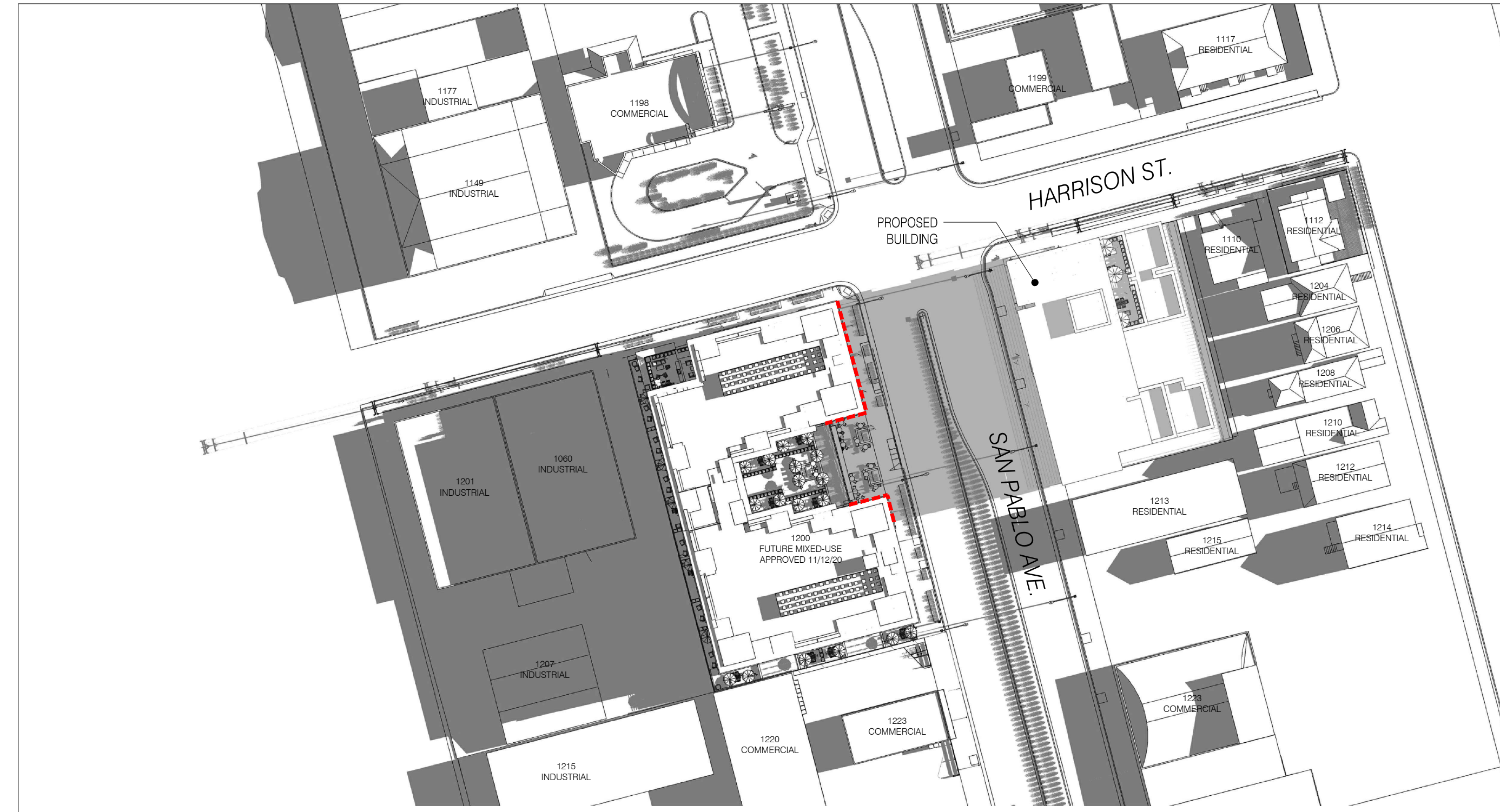
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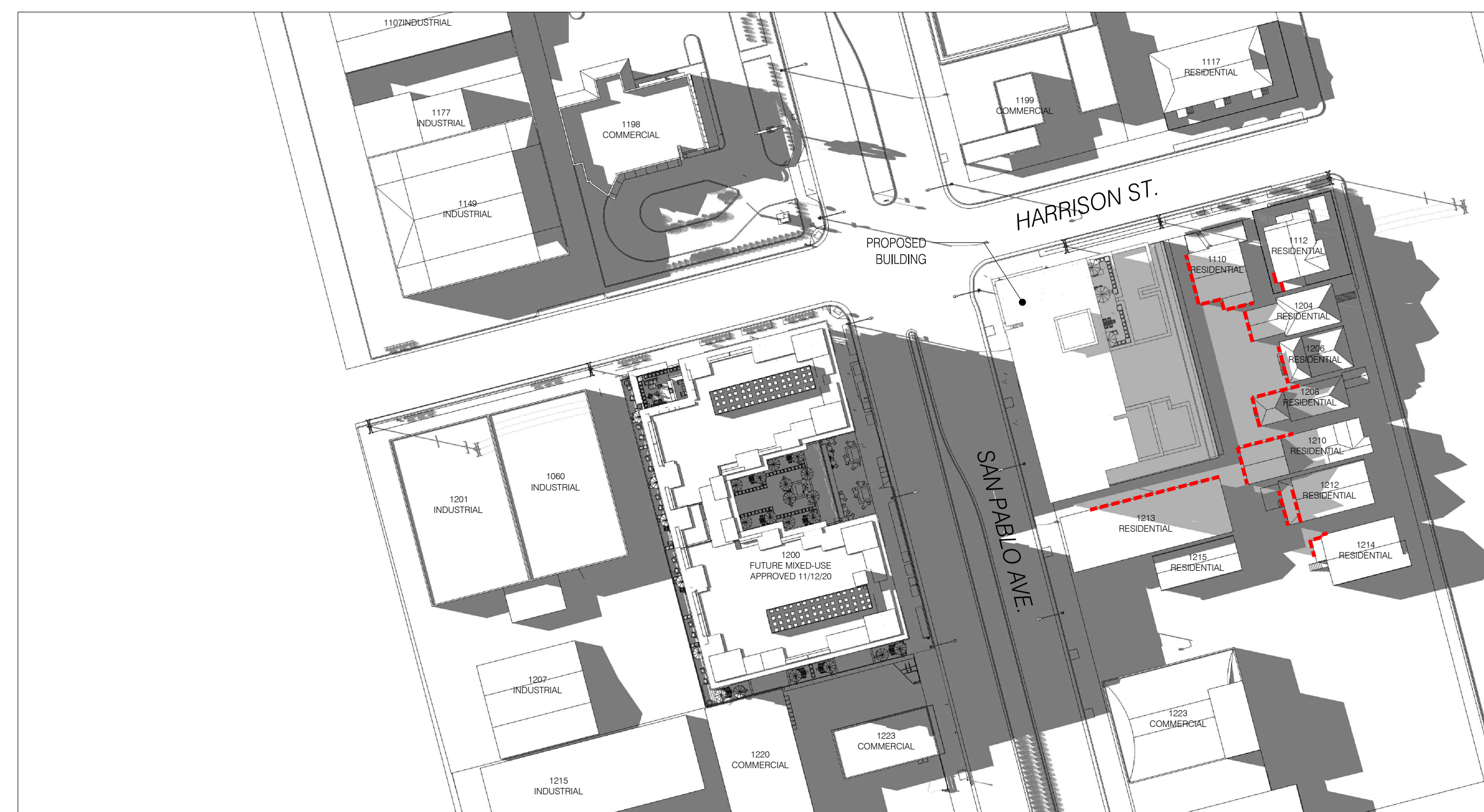
JOB: 1928

SHEET:
 SHADOW STUDIES
 JULY 2ND

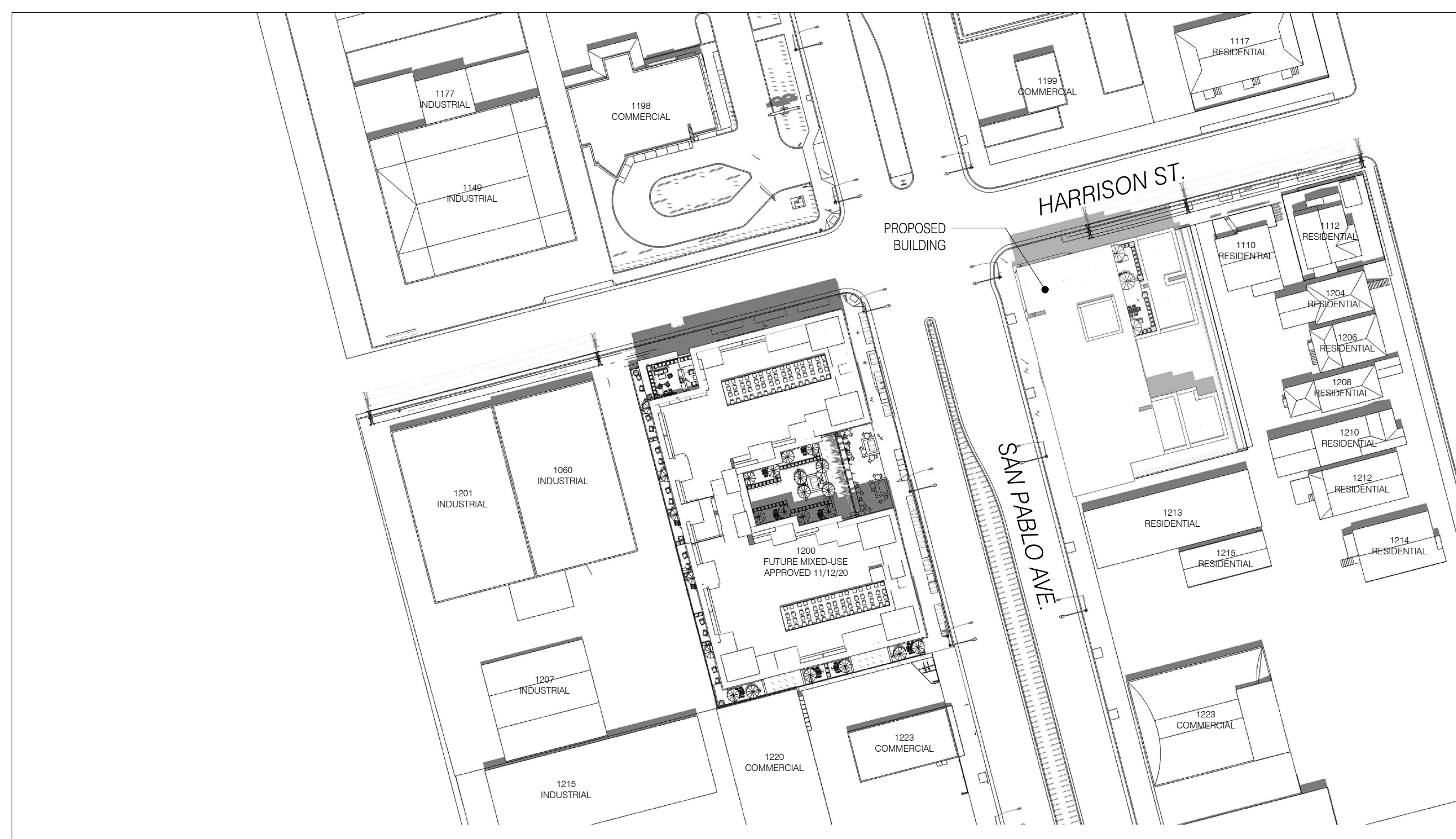
A0.4D



2 SHADOW STUDY - JULY 2: 2 HRS AFTER SUNRISE
 1:100 @ 11X17 1:50 @ 24X36



1 SHADOW STUDY - JULY 2: 2-HRS BEFORE SUNSET
 1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY - JULY 2: NOON
 1:100 @ 11X17 1:50 @ 24X36

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JOB: 1928

SHEET:
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 JULY 2ND

A0.4E



2 SHADOW STUDY AXONOMETRIC - JULY 2: 2 HRS BEFORE SUNSET
 1:100 @ 11X17 1:50 @ 24X36



1 SHADOW STUDY AXONOMETRIC - JULY 2: 2-HRS BEFORE SUNSET
 NTS



3 SHADOW STUDY AXONOMETRIC - JULY 2: 2 HRS AFTER SUNRISE
 1:100 @ 11X17 1:50 @ 24X36

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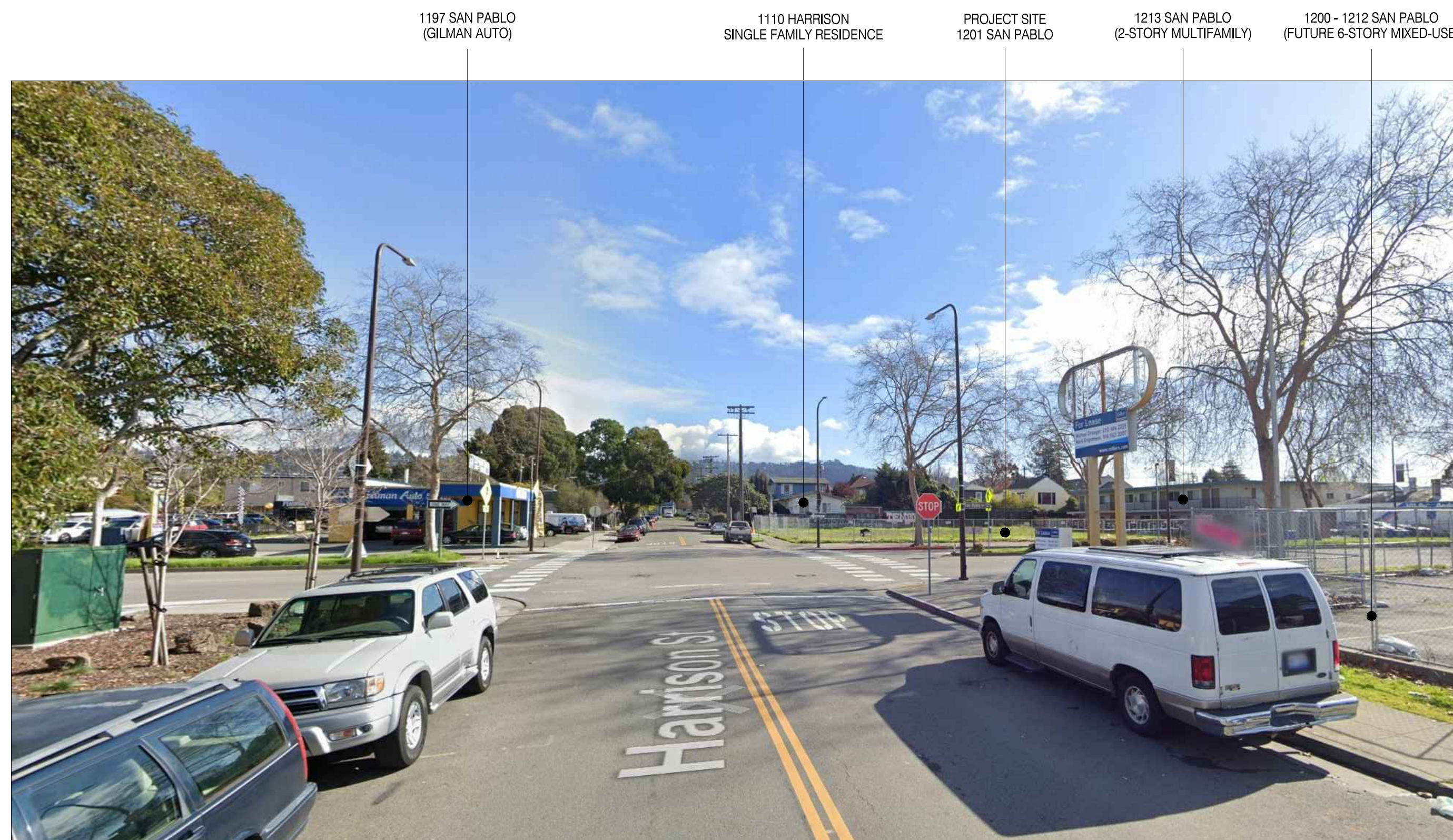
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JOB: 1928

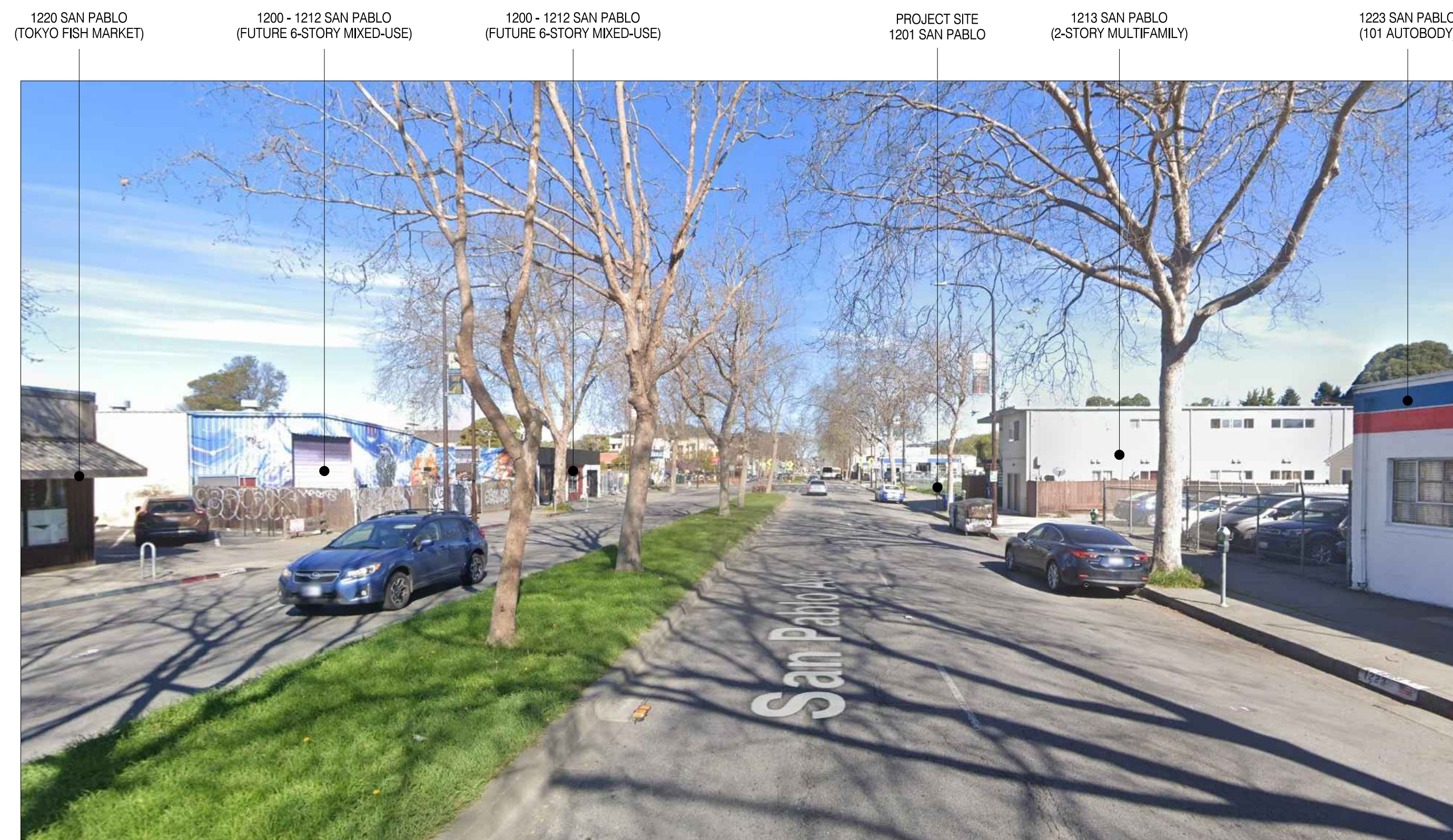
SHEET:

SITE CONTEXT
 PHOTOS

A0.5



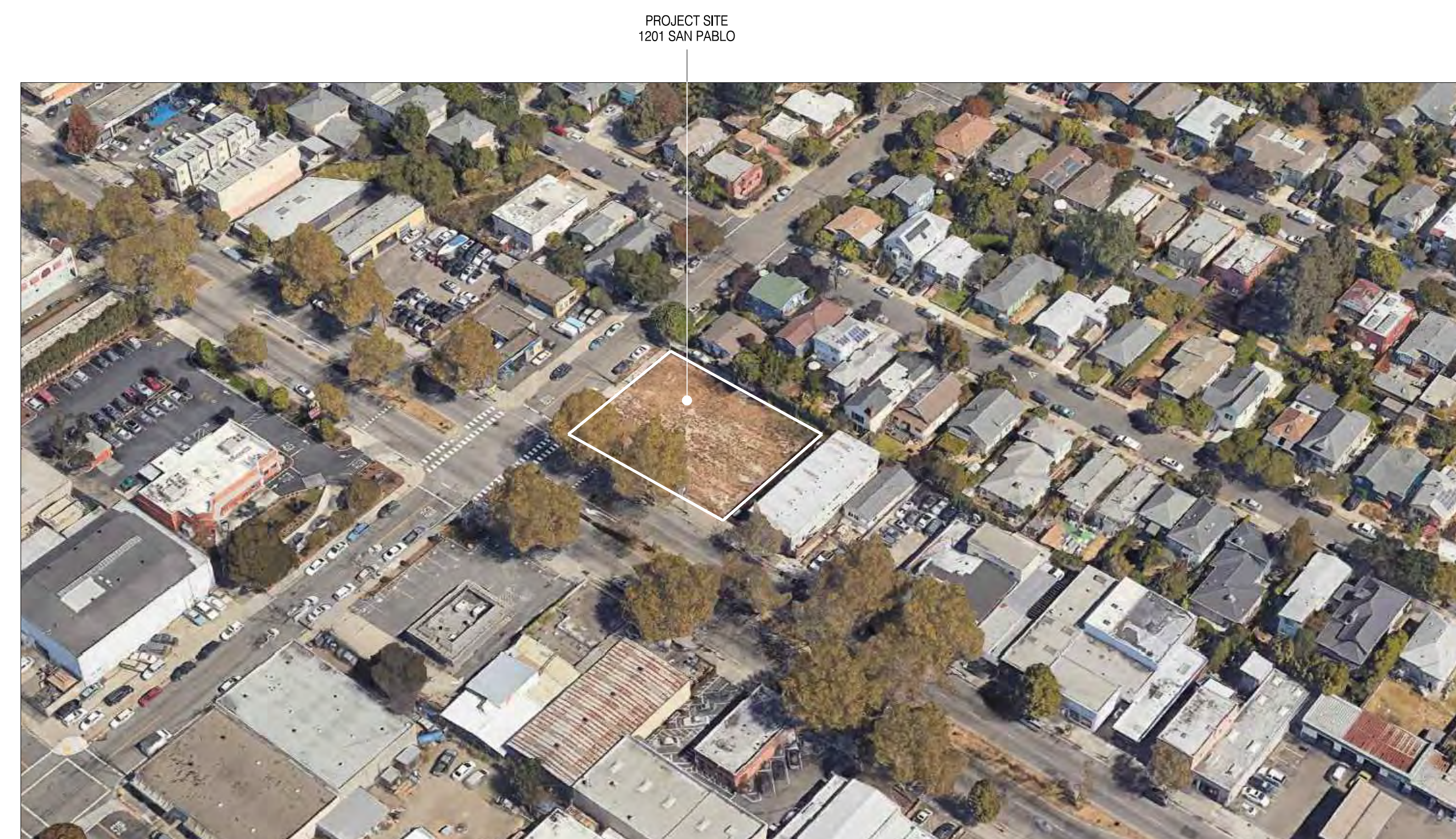
4 VIEW FROM HARRISON LOOKING EAST



2 VIEW FROM SAN PABLO LOOKING NORTH



3 VIEW FROM SAN PABLO LOOKING SOUTH



1 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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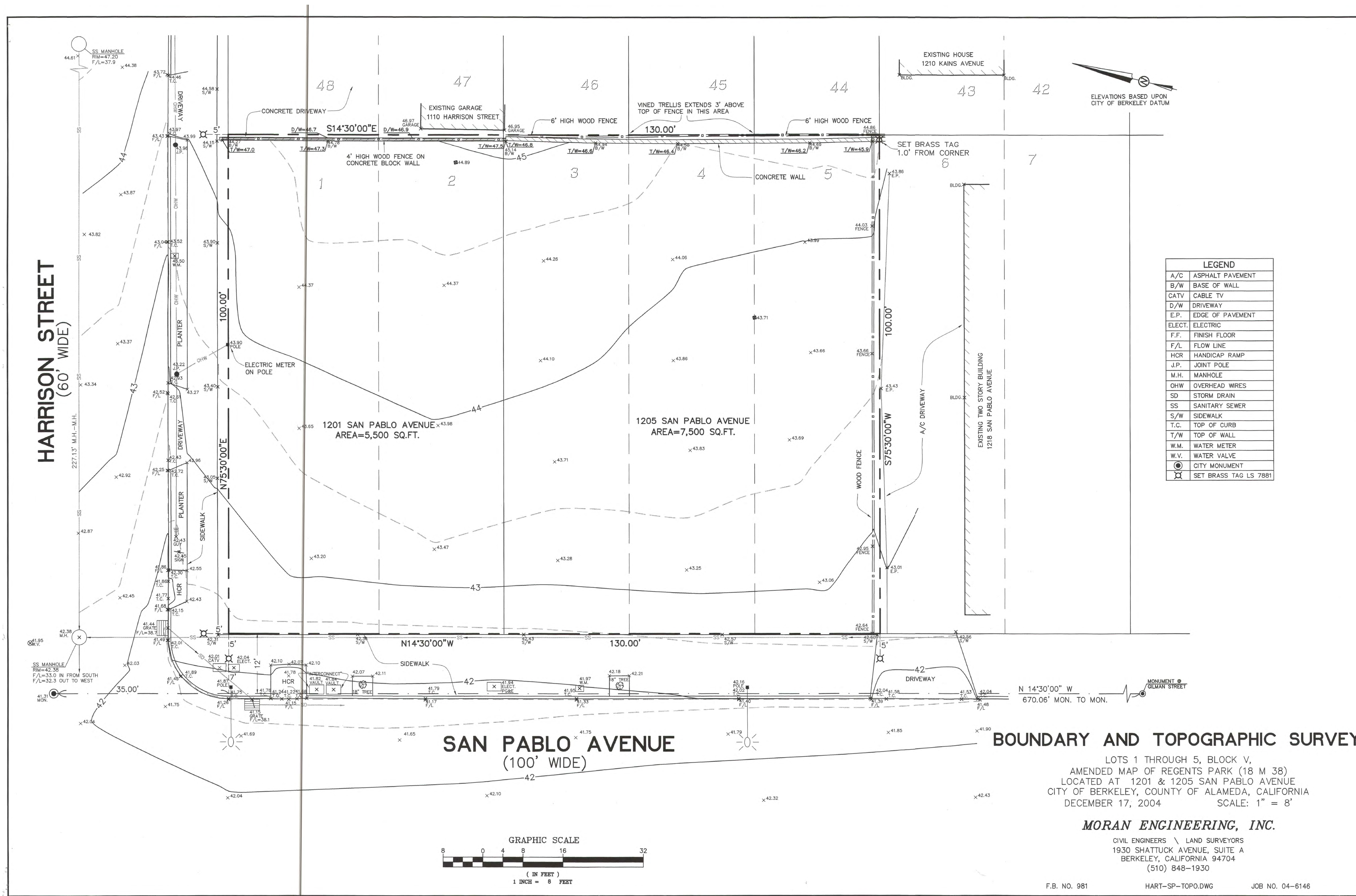
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JOB: 1928

SHEET:

SURVEY

A1.0



1 SURVEY
1" = 20' @ 11X17 1" = 10' @ 24X36



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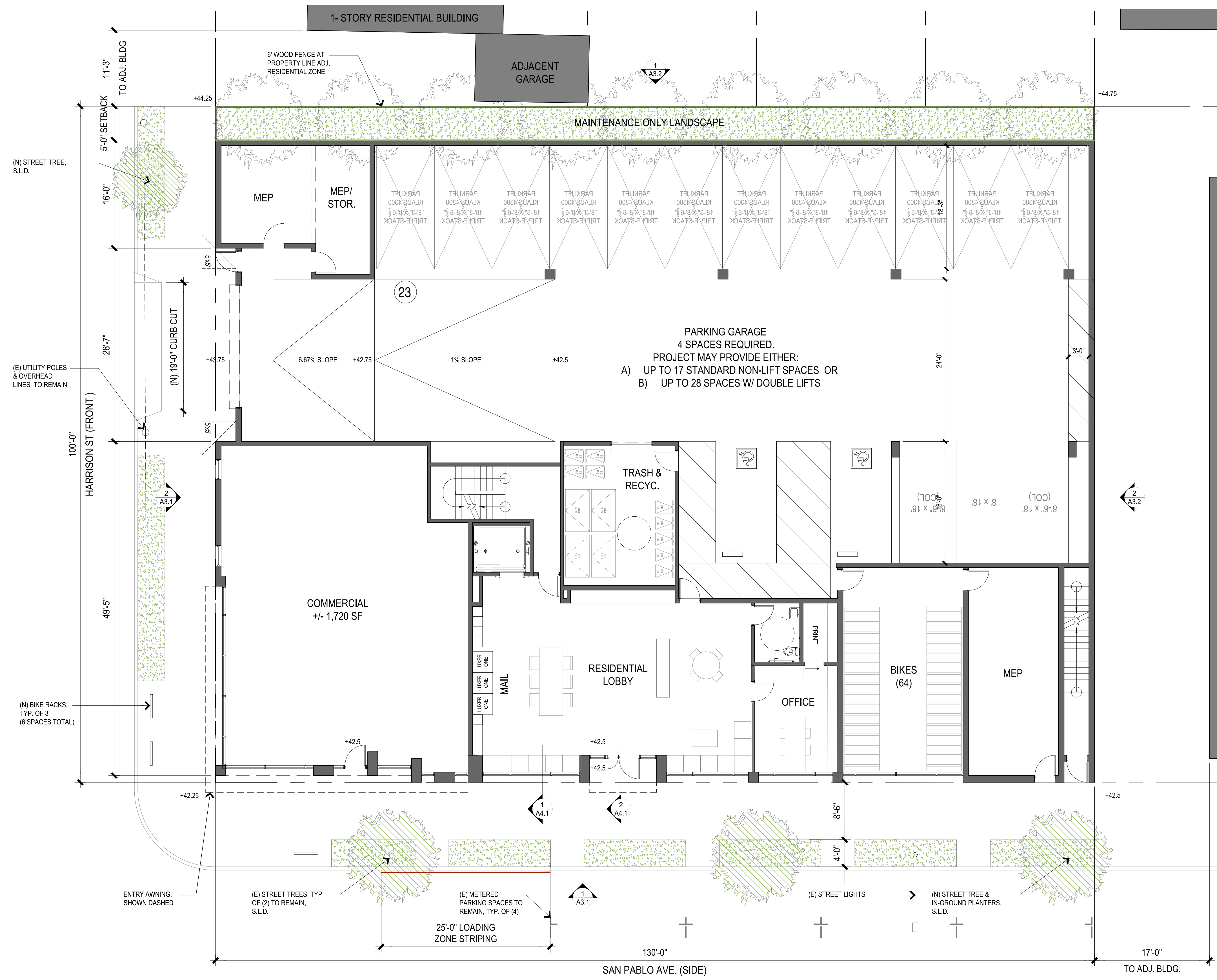
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JOB: 1928

SHEET:

PLAN AT
 GROUND LEVEL/
 SITE PLAN

A2.1



1 SITE PLAN / GROUND LEVEL PLAN
 1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36





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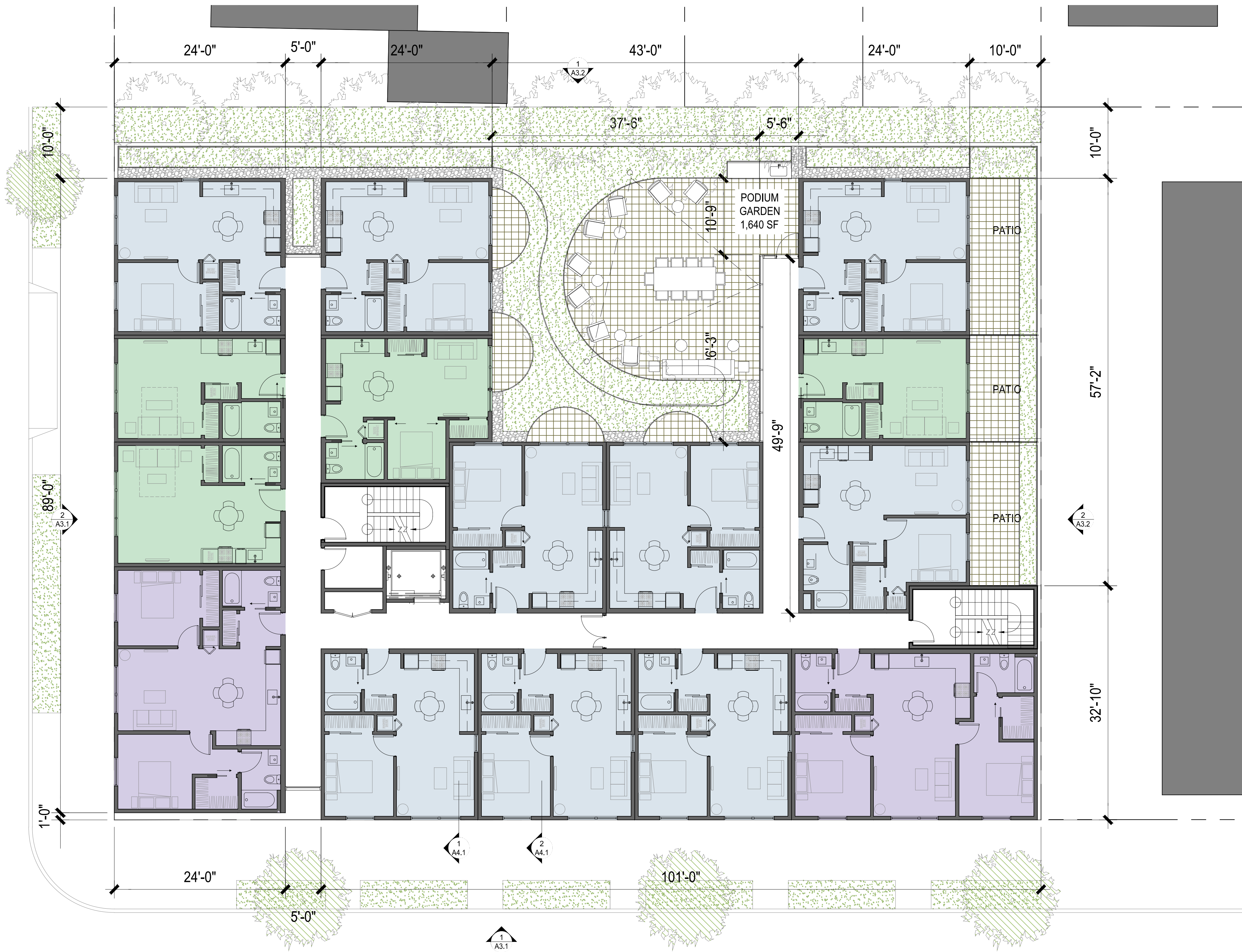
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JOB: 1928

SHEET:

PLAN AT
 LEVELS 2 - 4

A2.2



1 PLAN AT LEVELS 2 - 4
 1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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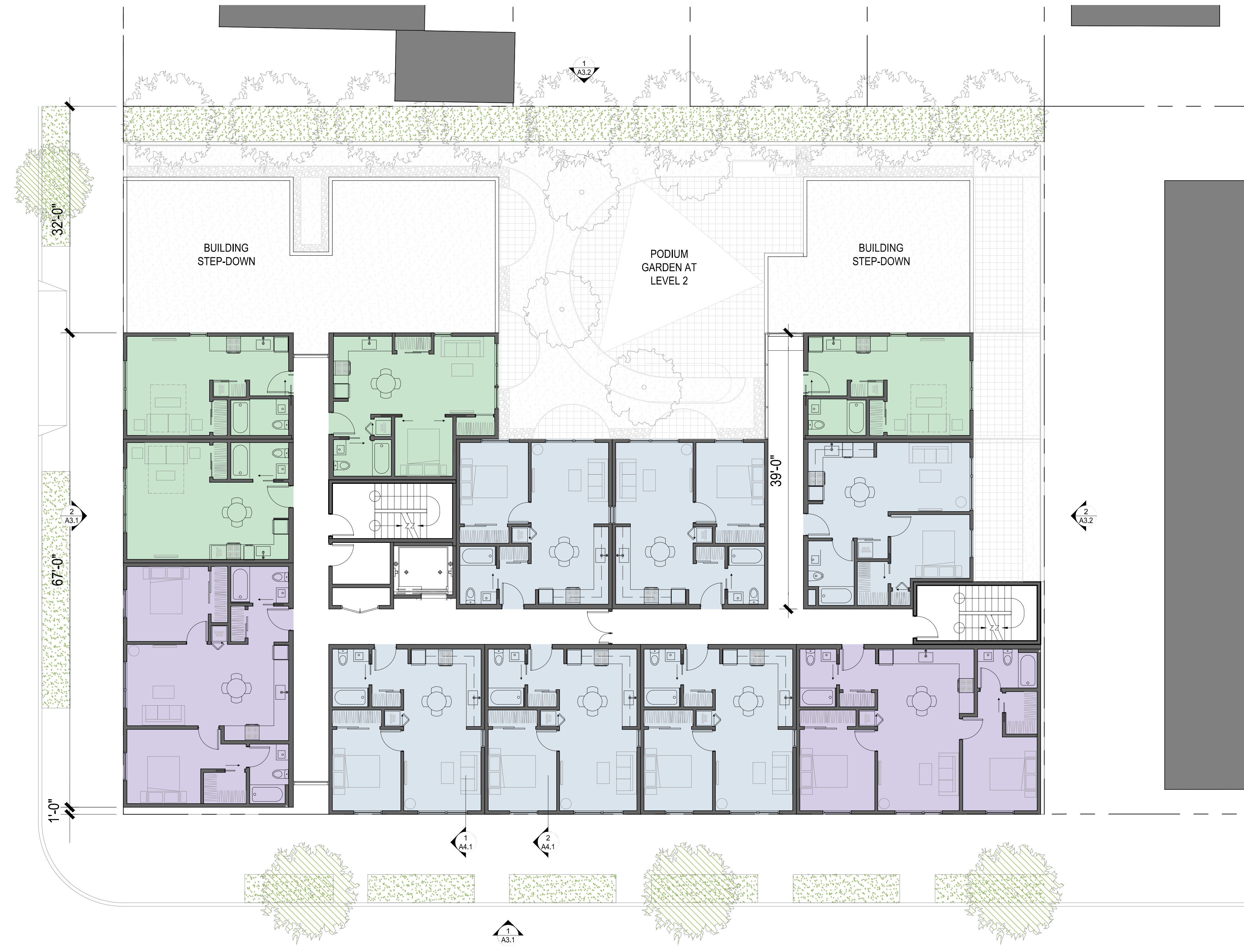
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JOB: 1928

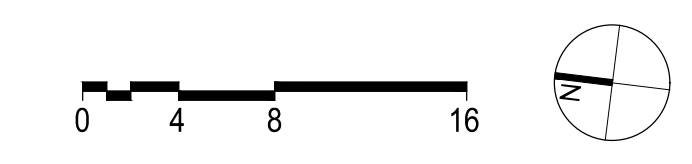
SHEET:

PLAN AT
LEVEL 5

A2.3



1 PLAN AT LEVEL 5
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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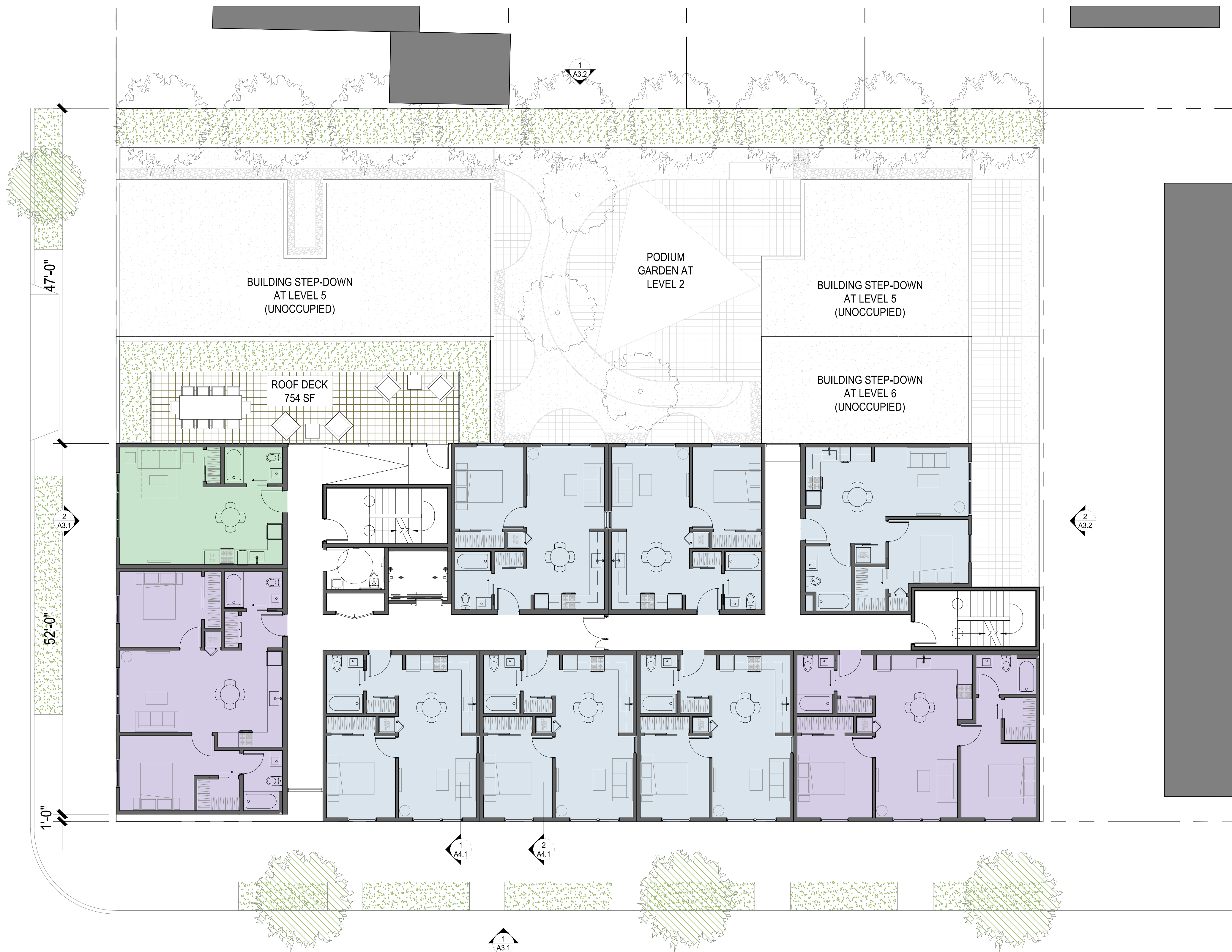
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JOB: 1928

SHEET:

PLAN AT
LEVEL 6

A2.4



1 PLAN AT LEVEL 6
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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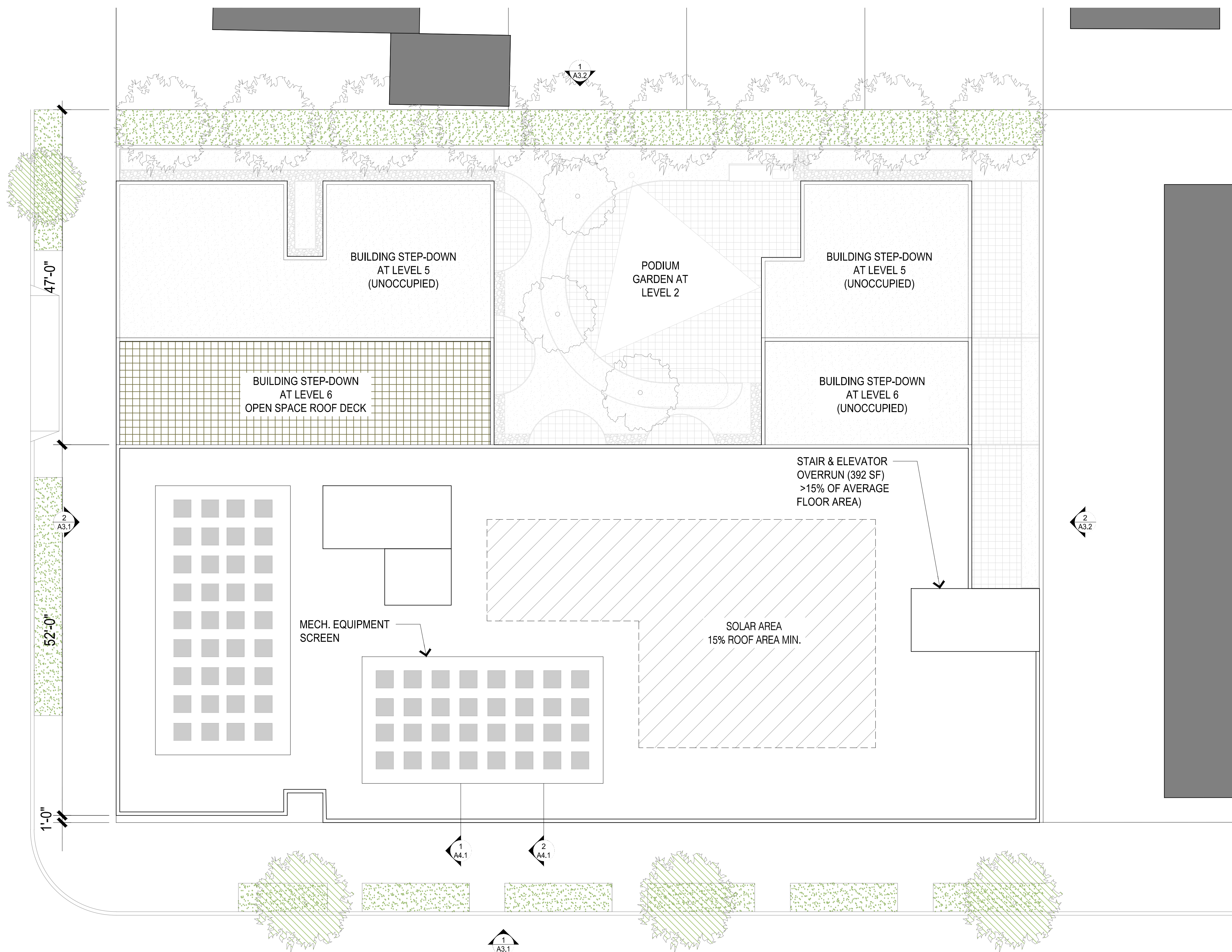
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JOB: 1928

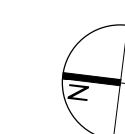
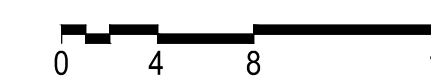
SHEET:

PLAN AT
 ROOF

A2.5



1 PLAN AT ROOF
 1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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JOB: 1928

SHEET:

BUILDING
 ELEVATIONS

A3.1



1 WEST ELEVATION
 3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36 0 4 8 16

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JOB: 1928

SHEET:

BUILDING
 ELEVATIONS

A3.2



1 NORTH ELEVATION
 3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36 0 4 8 16

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JOB: 1928

SHEET:
**BUILDING
 ELEVATIONS**

A3.3



WOOD FENCE

1

EAST ELEVATION

3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36



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JOB: 1928

SHEET:
**BUILDING
 ELEVATIONS**

A3.4



CAST IN PLACE CONCRETE

1 SOUTH ELEVATION
 3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36 0 4 8 16

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JOB: 1928

SHEET:

STREET STRIP
 ELEVATIONS

A3.5



2

STREET STRIP ELEVATION @ HARRISON ST.

1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32



1

STREET STRIP ELEVATION @ SAN PABLO AVE.

1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32

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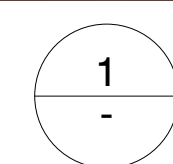
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JOB: 1928

SHEET:

PERSPECTIVE
VIEWS

A3.6



VIEW ALONG SAN PABLO - LOOKING SOUTH

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MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 04.29.2021 ZONING APPLICATION
- 07.13.2021 ZONING COMPLETENESS
- 08.30.2021 ZONING COMPLETENESS
- 01.07.2022 ZAB REVISIONS

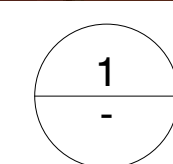
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SHEET:

PERSPECTIVE
VIEWS

A3.7



VIEW ALONG SAN PABLO - LOOKING NORTH

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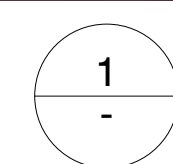
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PERSPECTIVE
VIEWS

A3.8



VIEW ALONG HARRISON - LOOKING EAST

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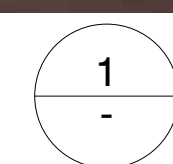
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JOB: 1928

SHEET:

PERSPECTIVE
VIEWS

A3.9



VIEW ALONG HARRISON - LOOKING WEST

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PHOTO MATCH
PERSPECTIVES

A3.10



4
-
HARRISON LOOKING EAST - AFTER



2
-
SAN PABLO LOOKING SOUTH - AFTER



3
-
HARRISON LOOKING EAST - BEFORE



1
-
SAN PABLO LOOKING SOUTH - BEFORE

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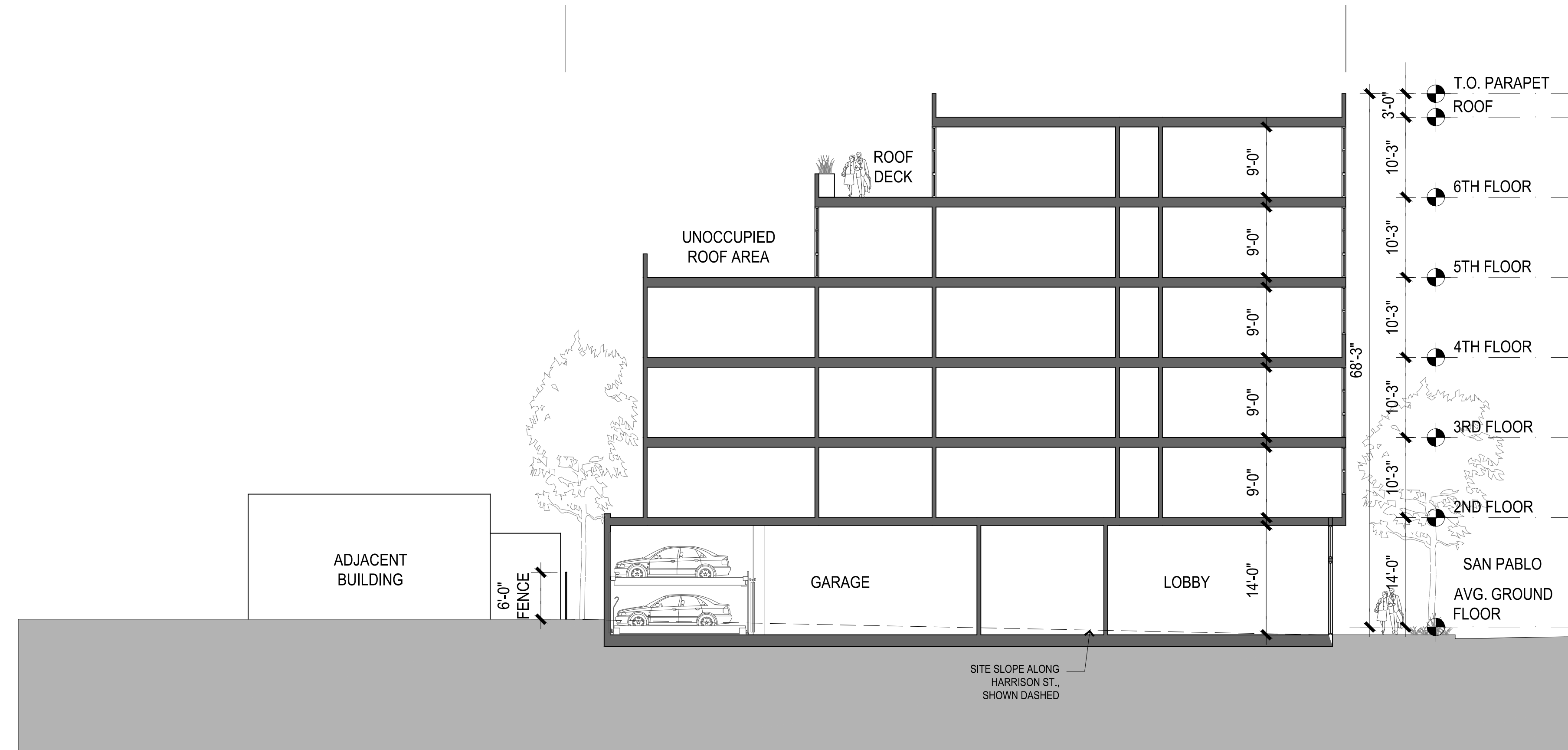
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SHEET:

**BUILDING
 SECTION**

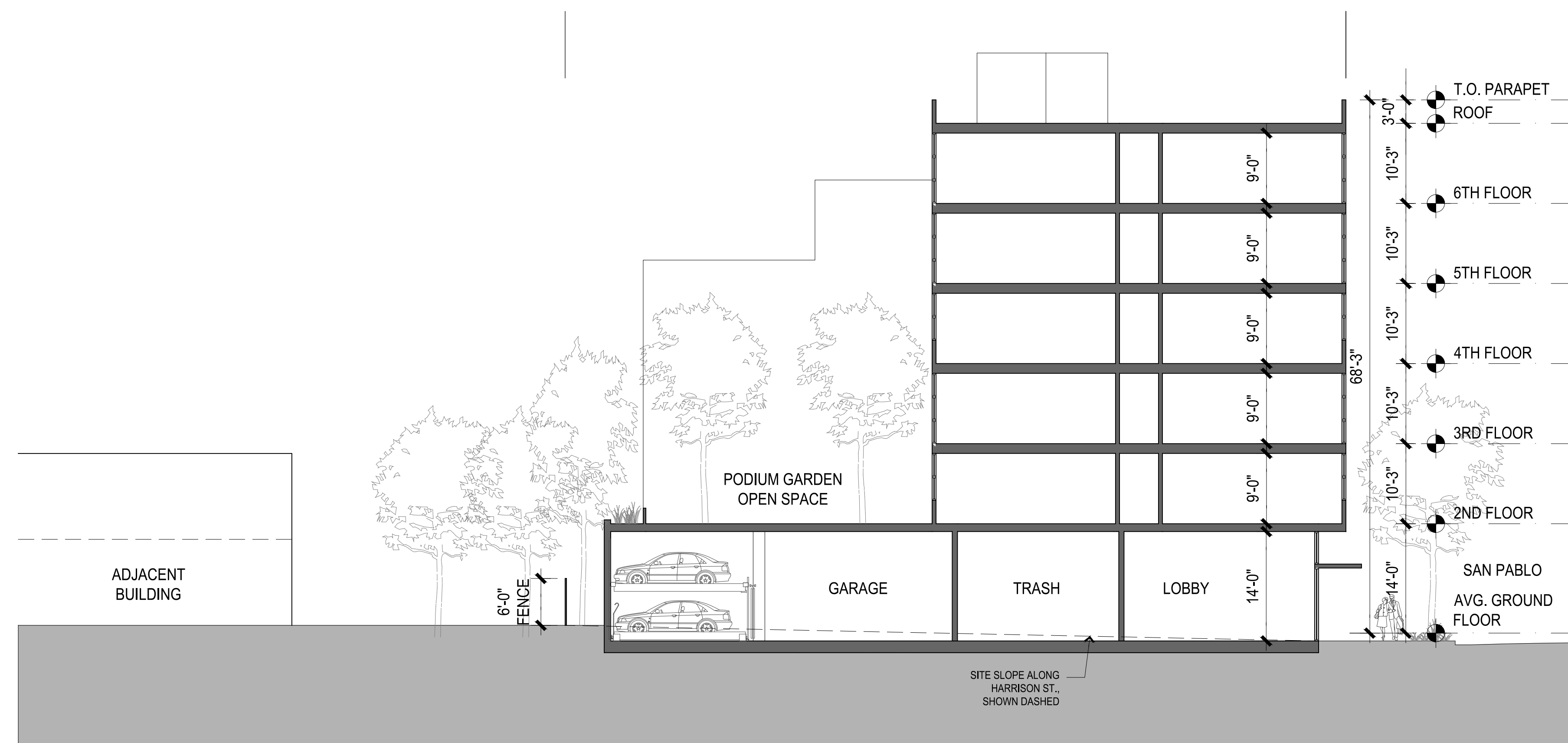
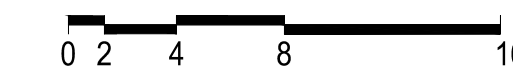
A4.1



2

E-W SECTION THROUGH PODIUM GARDEN

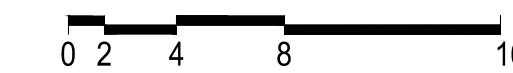
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



1

E-W SECTION

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



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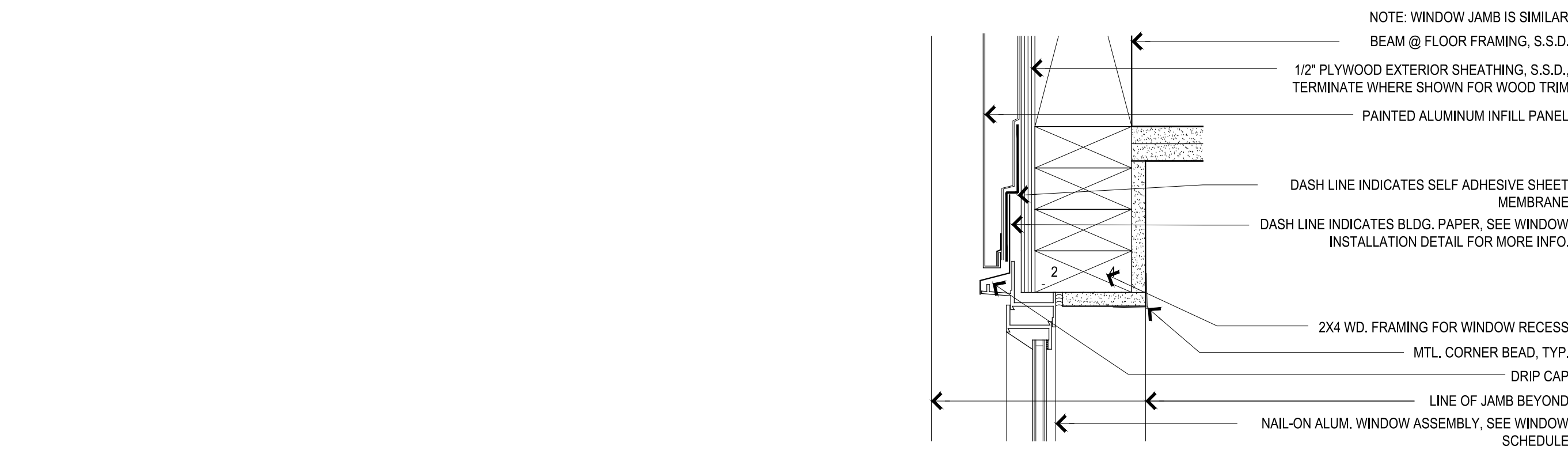
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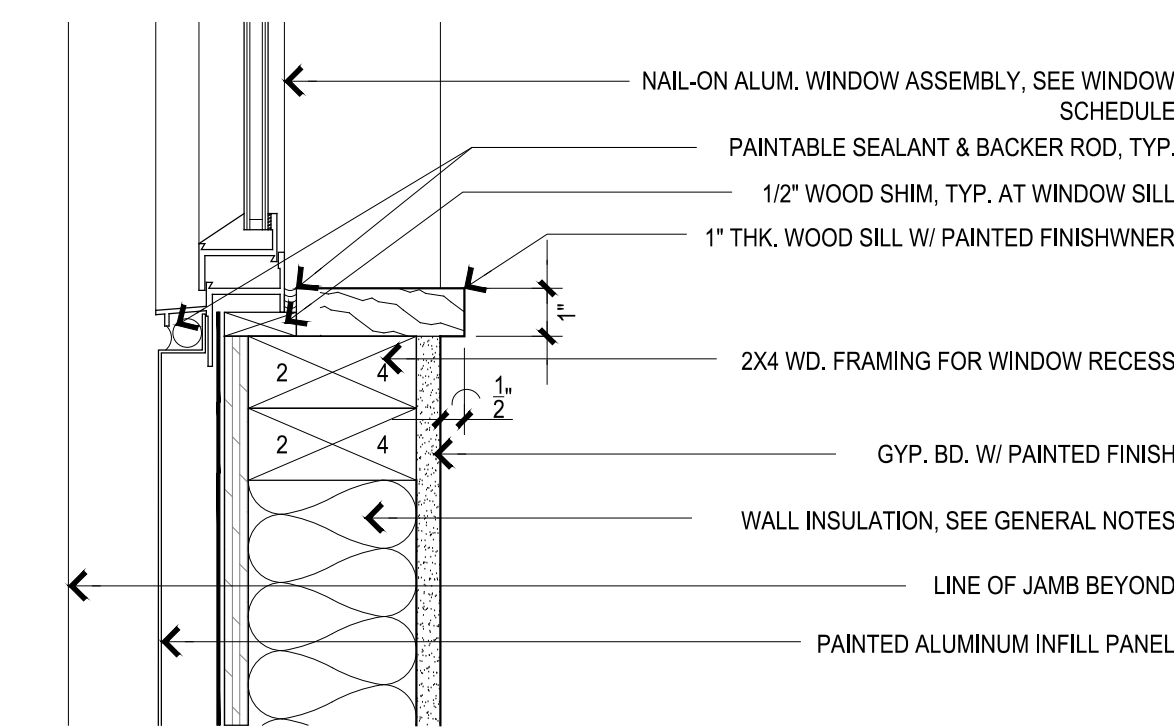
SHEET:

**WALL SECTIONS &
 DETAILS**

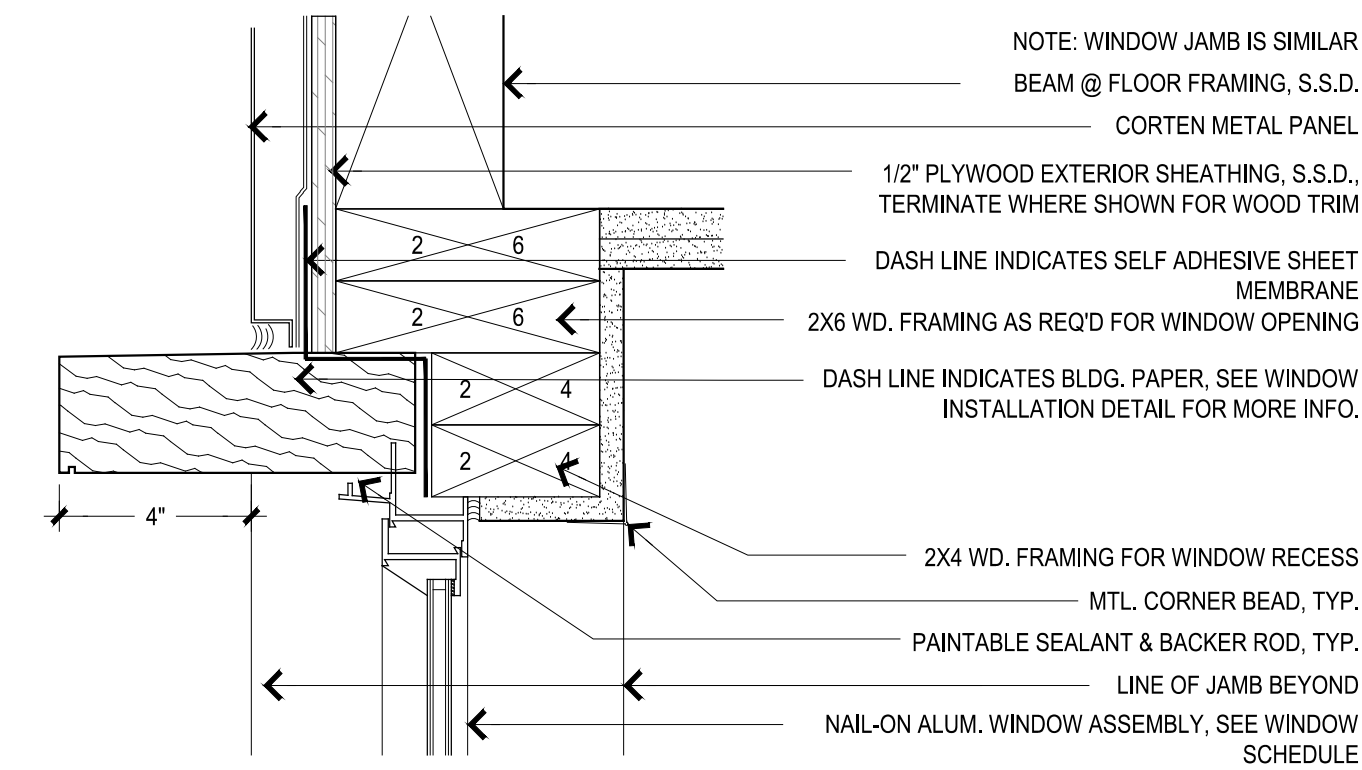
A4.2



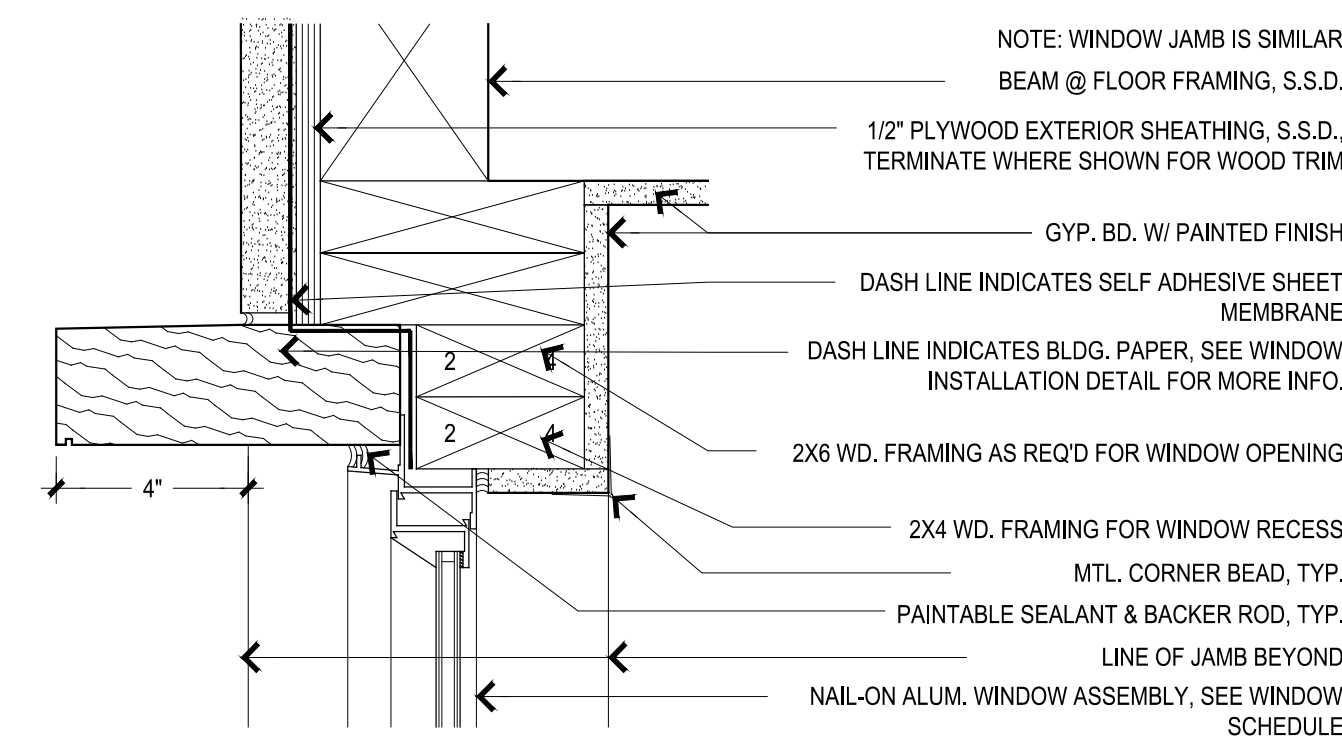
8 HEAD @ FILL PANEL
 3"=1'-0"



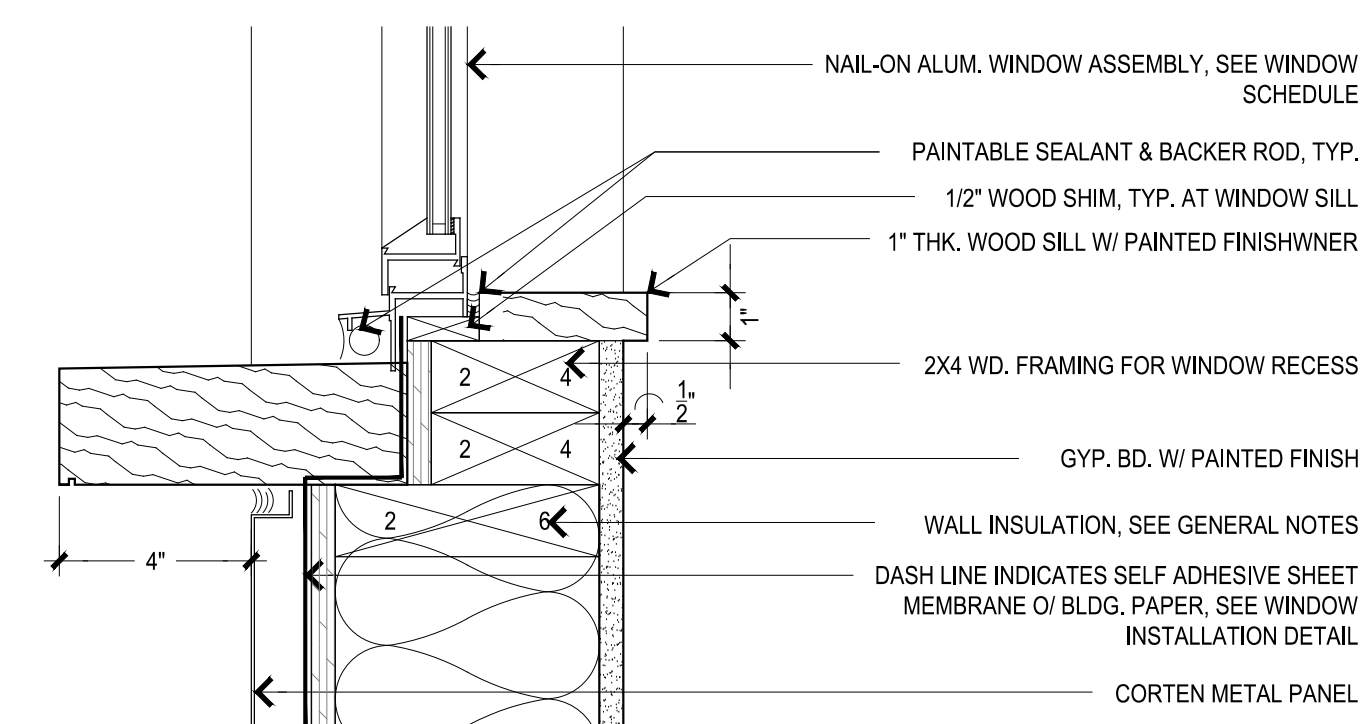
7 SILL AT FILL PANEL
 3"=1'-0"



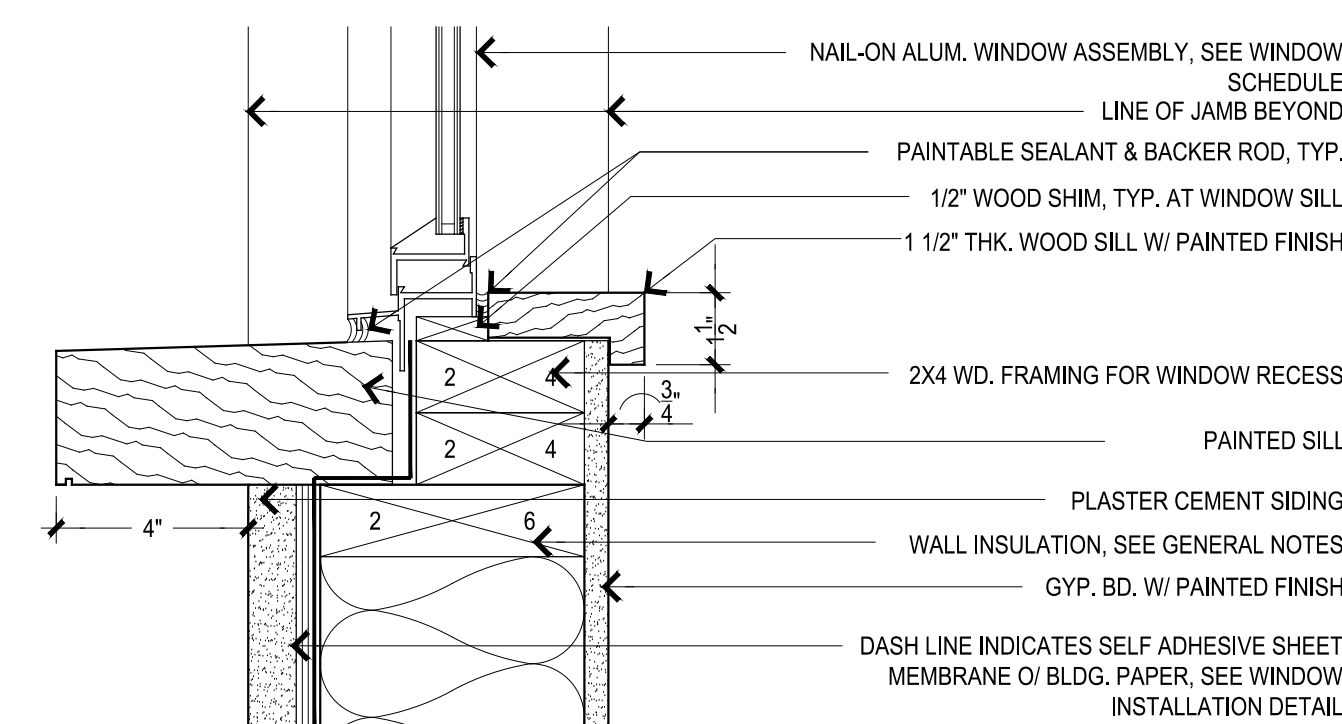
10 TYP. HEAD @ CORTEN
 3"=1'-0"



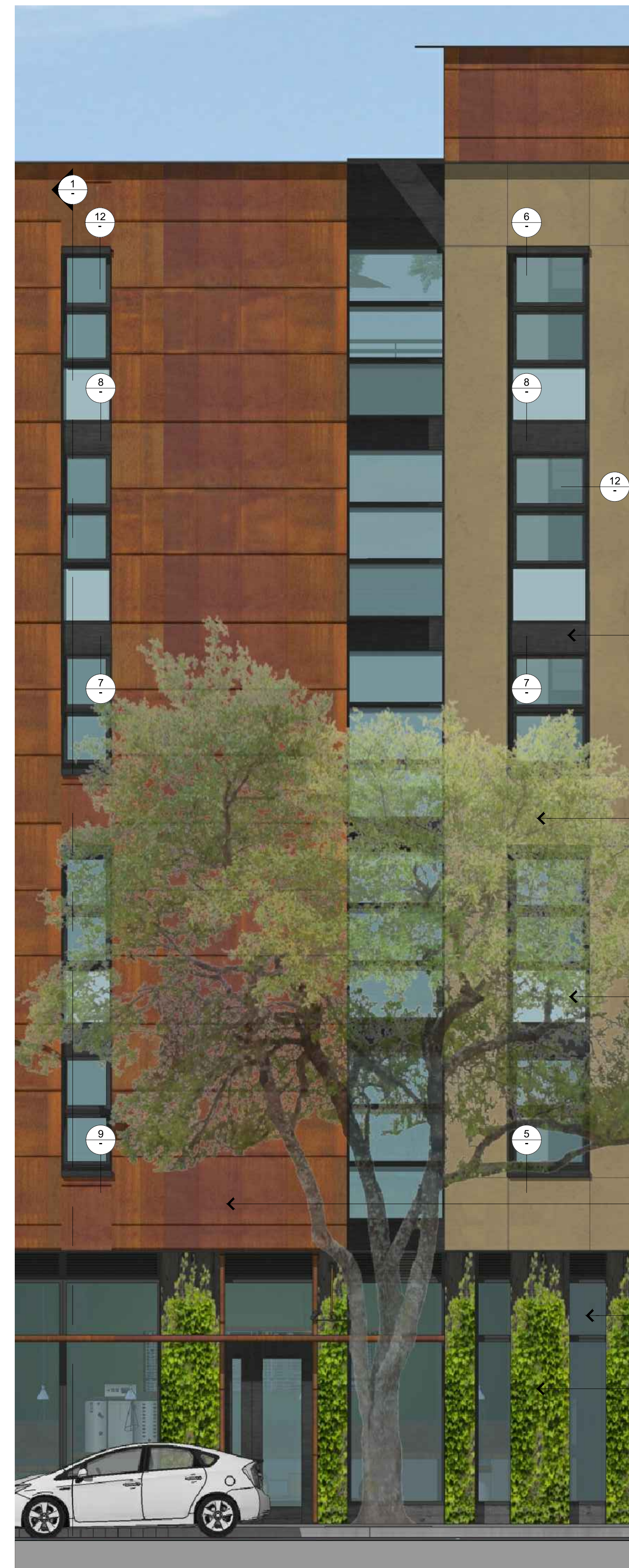
6 TYP. STUCCO HEAD / JAMB
 3"=1'-0"



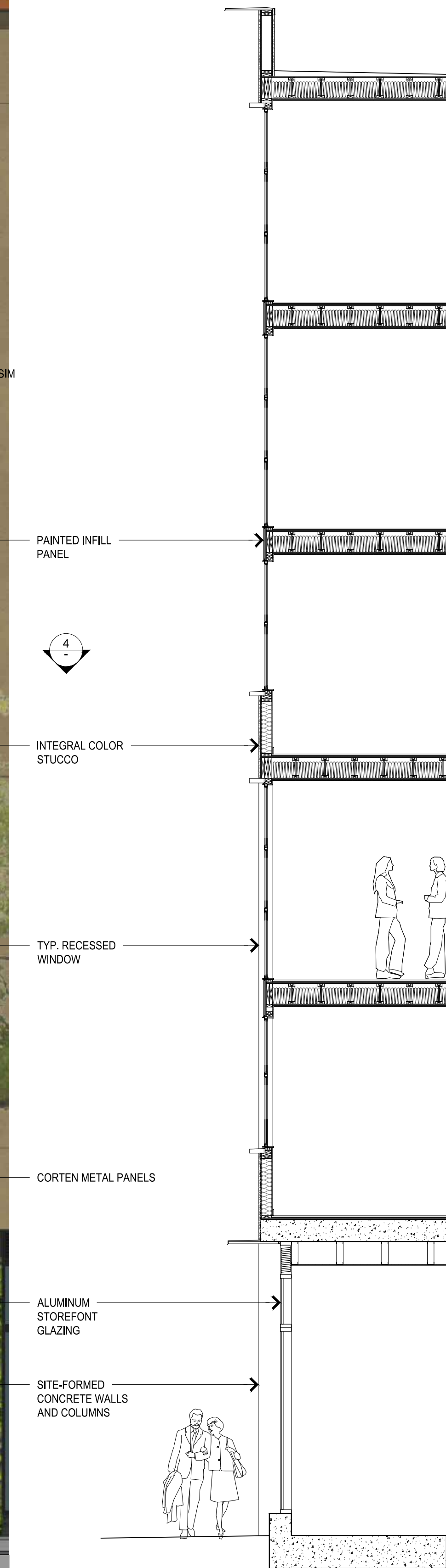
9 TYP. SILL @ CORTEN
 3"=1'-0"



5 TYP. STUCCO SILL
 3"=1'-0"



2 ELEVATION DETAIL
 1/8"=1'-0" @ 11X17 1/4"=1'-0" @ 24X36



1 SECTION
 1/8"=1'-0" @ 11X17 1/4"=1'-0" @ 24X36

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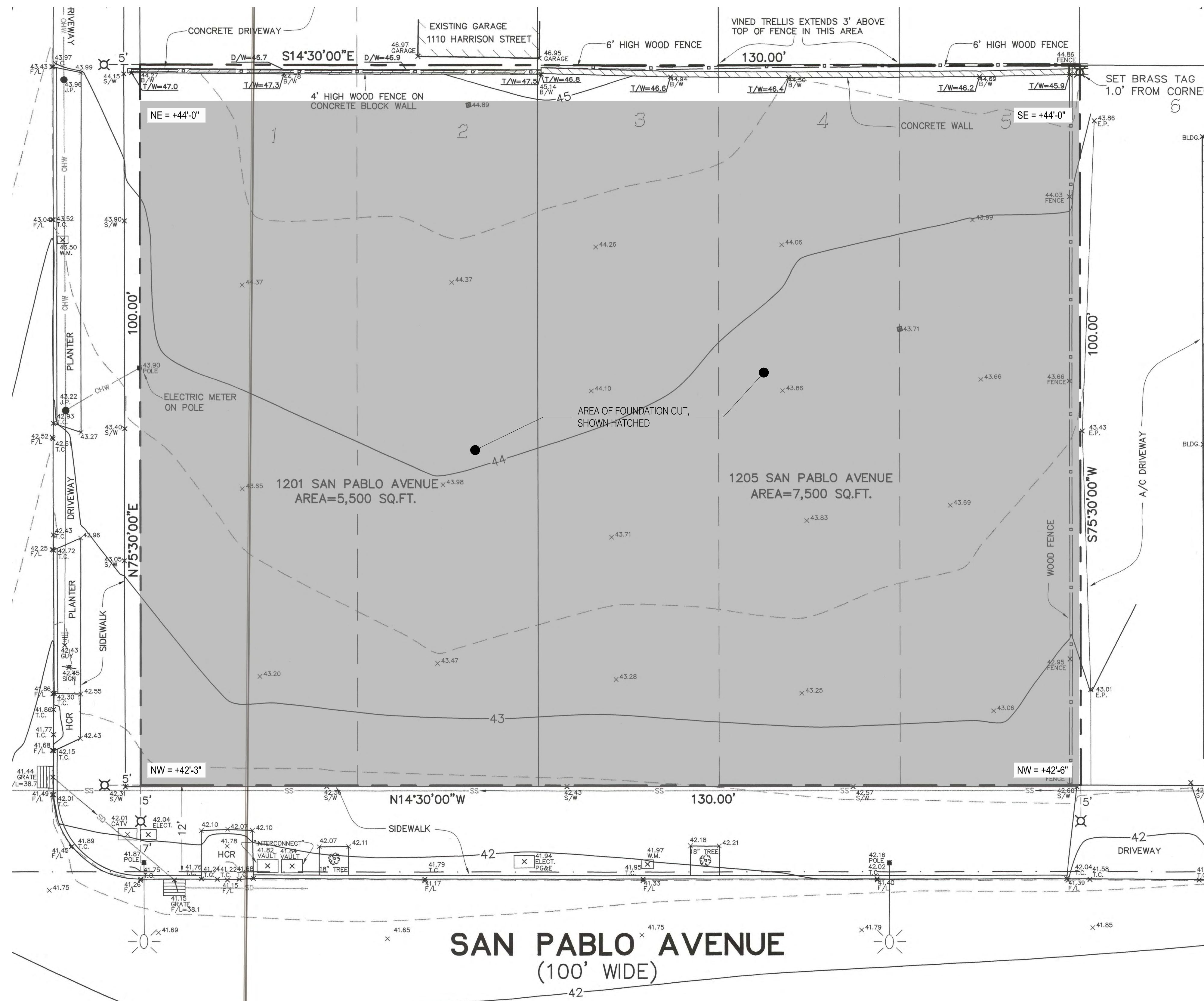
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CONCEPTUAL
 GRADING PLAN

G-01



ESTIMATED QUANTITIES AND LOCATIONS OF FOUNDATION CUTS

	FEET	YARDS	
TOTAL CUBIC YARDS OF CUT		1115 (CUBIC YARDS)	
TOTAL AREA OF CUT	12346	1372 (SQUARE YARDS)	
AVERAGE DEPTH OF CUT	EXISTING ELEVATION (FT)	FINAL ELEVATION (FT)	0.81 (YARDS)
CORNER 1 - NW	42.25	40.75	1.5 0.5 (YARDS)
CORNER 2 - NE	44	40.75	3.25 1.083333 (YARDS)
CORNER 3 - SE	44	40.75	3.25 1.08 (YARDS)
CORNER 4 - SW	42.5	40.75	1.75 0.583333 (YARDS)

2 ESTIMATED CUT/FILL DATA

1 CONCEPTUAL GRADING PLAN

1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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MATERIAL
 BOARD

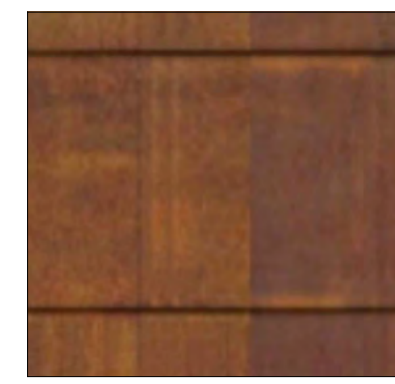
MAT



INTEGRAL COLOR STUCCO
 W/ SMOOTH TROWEL FINISH



METAL INFILL PANEL



CORTEN METAL
 PANEL



CORTEN METAL PANELS

INTEGRAL COLOR
 STUCCO W/ SMOOTH
 TROWEL FINISH

ALUMINUM
 STOREFRONT

METAL INFILL
 PANEL

CAST-IN-PLACE
 CONCRETE

STEEL EAVE, PTD.

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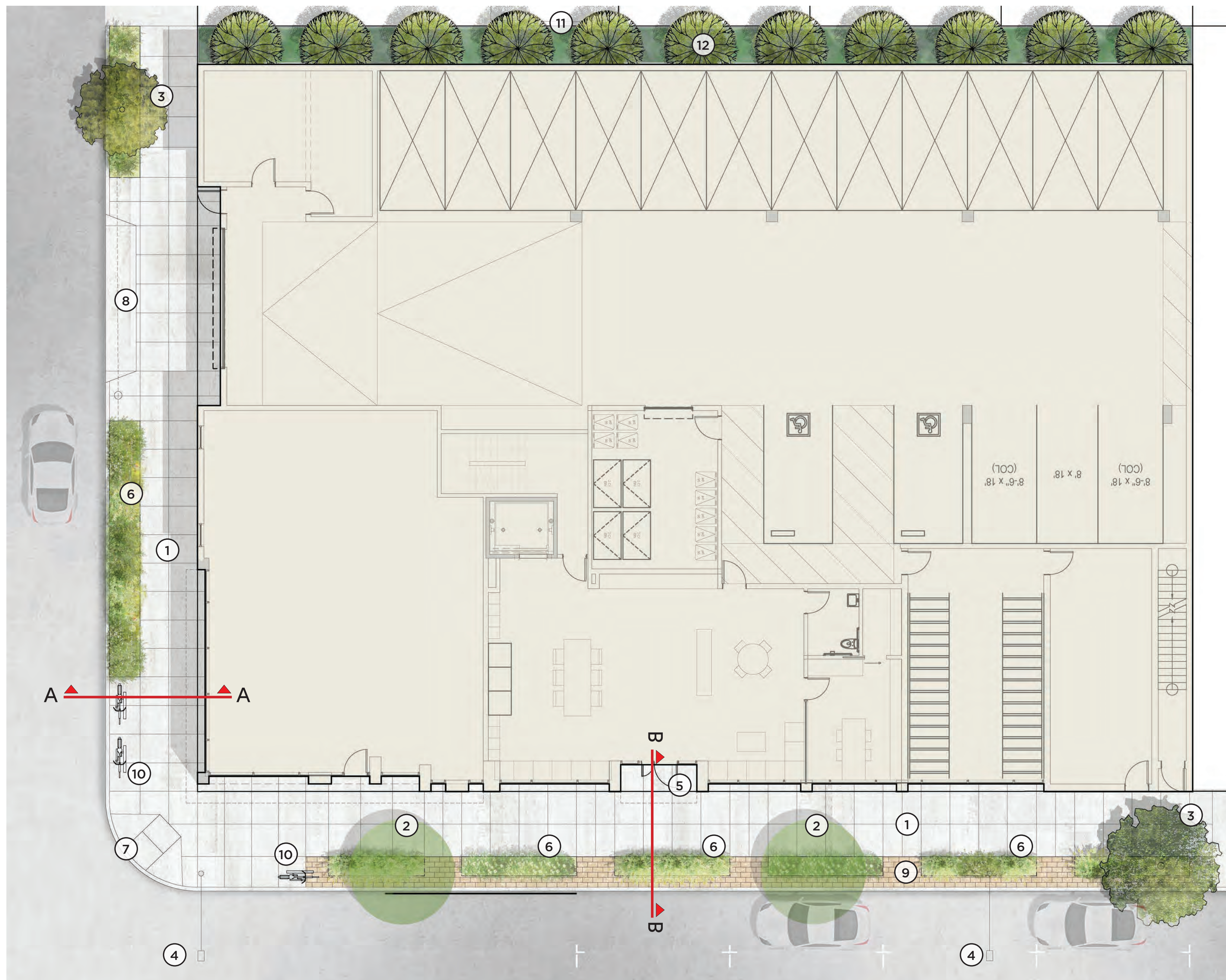
1201 SAN PABLO MIXED-USE

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2021.07.02 ZONING COMPLETENESS
 08.30.2021 ZONING COMPLETENESS
 01.07.2022 ZAB REVISIONS

LEGEND

1. CONCRETE SIDEWALK PAVING
2. EXISTING STREET TREE, SEE SPECIFICATION
3. NEW STREET TREE
4. EXISTING STREET LIGHT
5. ENTRY TO LOBBY
6. AT-GRADE PLANTING
7. CURB RAMP
8. DRIVEWAY TO GARAGE
9. ENHANCED PAVING
10. NEW BIKE RACKS TYP. OF (3)
11. WOOD FENCE
12. LANDSCAPE MAINTENANCE AREA



PLANTING NOTES

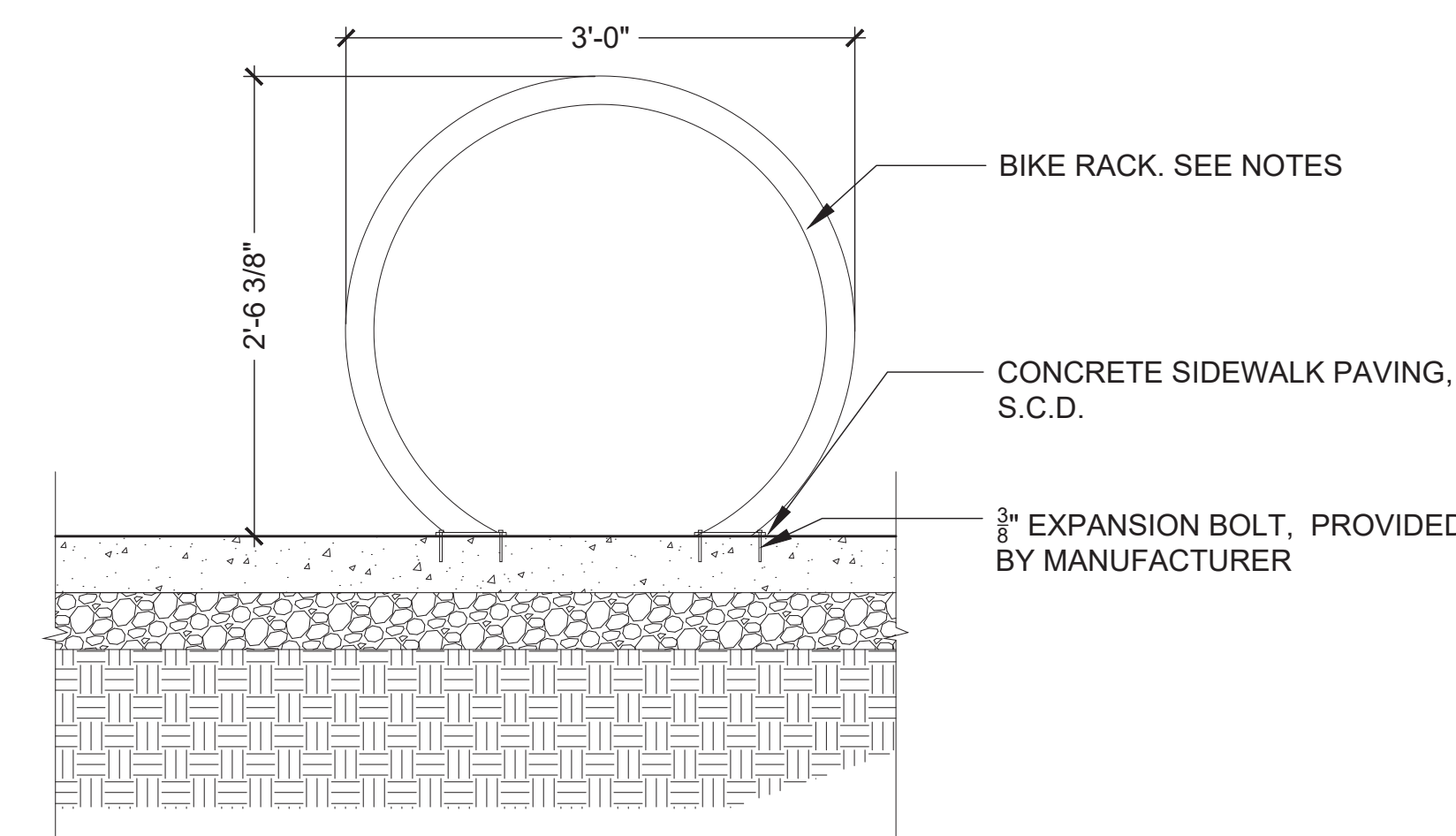
1. PLANT SPECIES SELECTED FOR DROUGHT TOLERANCE, ECOLOGICAL BENEFIT AND SITE SUITABILITY IN TERMS OF SIZE, SHADE/SUN-TOLERANCE, AND MAINTENANCE NEEDS. PLANT MATERIAL FROM VARIOUS CALIFORNIA HABITATS HAS BEEN EMPHASIZED.
2. BAY-FRIENDLY BEST PRACTICES REGARDING MULCHING AND SOIL HEALTH WILL BE IMPLEMENTED TO FACILITATE PLANT GROWTH, INCLUDING SPECIFICATION OF ORGANIC SOIL AMENDMENTS AND COMPOST.
3. THE PLANTING DESIGN WILL GROUP PLANTS WITH SIMILAR EVAPOTRANSPIRATION FACTORS WITHIN LEGIBLE ZONES. EVAPOTRANSPIRATION WILL BE ASSIGNED PER WUCOLS VERSION IV.
4. THE LANDSCAPE ARCHITECT WILL PROVIDE PLANT AND SOIL MAINTENANCE RECOMMENDATIONS AS PART OF THE PROJECT SPECIFICATIONS.
5. LAWN AND TURF AREAS WILL NOT BE INCLUDED IN THE PROJECT.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM WILL BE DESIGNED BY A LICENSED IRRIGATION PROFESSIONAL.
2. A DEDICATED EBMUD METER OR SUBMETER WILL BE PROVIDED FOR THE IRRIGATION SYSTEM DESIGN WITH LOCATION AND POINT OF CONNECTION NOTED.
3. A MANUAL SHUTOFF VALVE, REDUCED PRESSURE BACKFLOW PREVENTER AND FLOW SENSOR WITH MASTER SHUT OFF VALVE WILL BE PROVIDED AFTER THE POINT OF CONNECTION.
4. WATER PRESSURE AND FLOW RATES AT POINT OF CONNECTION AND ALL REMOTE CONTROL VALVES WILL BE INDICATED ON IRRIGATION PLANS.
5. IRRIGATION PLANS WILL SHOW SCHEMATIC LOCATION FOR ALL MAINLINES, LATERALS, SLEEVES AND REMOTE CONTROL VALVES.
6. REMOTE CONTROL VALVES WILL BE OPERATED BY A SMART, WEATHER-BASED IRRIGATION CONTROLLER WITH RAIN SENSOR MOUNTED IN AN APPROPRIATE LOCATION.
7. ALL PLANTED AREAS WILL BE WATERED USING HIGH-EFFICIENCY IRRIGATION TECHNOLOGY, SUCH AS DRIP LINES AND BUBBLERS WITH FLUSH AND AIR RELIEF VALVES WHERE REQUIRED. ALL COMPONENTS SHALL HAVE FIXED FLOW RATES.
8. IRRIGATION ZONES WILL BE GROUPED BY WATER DEMAND AND THE OVERALL PLANTING PLAN WILL COMPLY WITH WATER USE LIMITATIONS OUTLINED IN THE LATEST WATER EFFICIENT LANDSCAPE ORDINANCE.

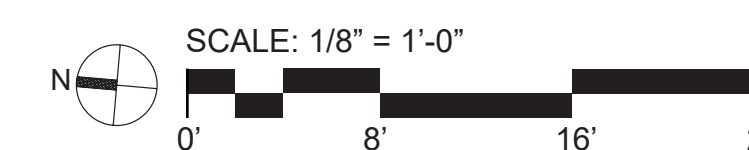


BIKE RACK



BIKE RACK: 'WELLE' CIRCULAR, SQUARE TUBE, HOT-DIPPED GALVANIZED FINISH, SURFACE MOUNT, MODEL: WCR02-SQ-SF-G.

BIKE RACK DETAIL



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LANDSCAPE PLANS GROUND LEVEL

L1.1

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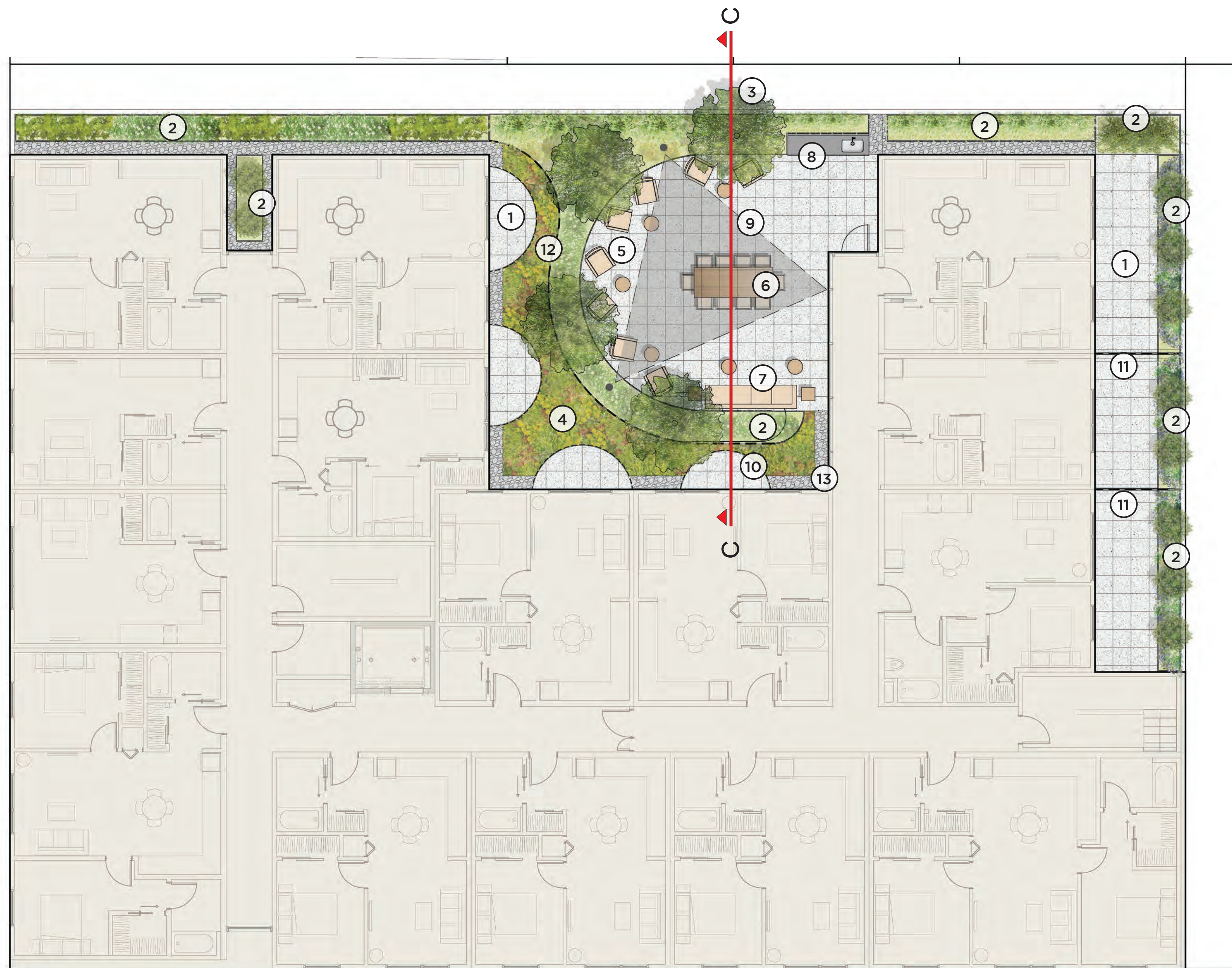
SHEET:

**LANDSCAPE PLAN
 LEVEL 2**

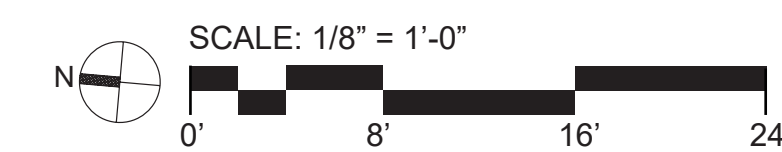
L1.2

LEGEND

1. UNIT PAVERS
2. RAISED METAL PLANTERS
3. SPECIMEN TREES
4. INTENSIVE VEGETATED ROOF
5. MOVABLE CHAIRS WITH SIDE TABLES
6. DINING TABLES AND CHAIRS
7. LOUNGE CHAIRS AND TABLES
8. OUTDOOR KITCHEN COUNTER
9. OVERHEAD SHADE STRUCTURE
10. METAL PAVING EDGE
11. SCREEN
12. 42" PERFORATED METAL SCREEN
13. GRAVEL



2ND LEVEL PLAN



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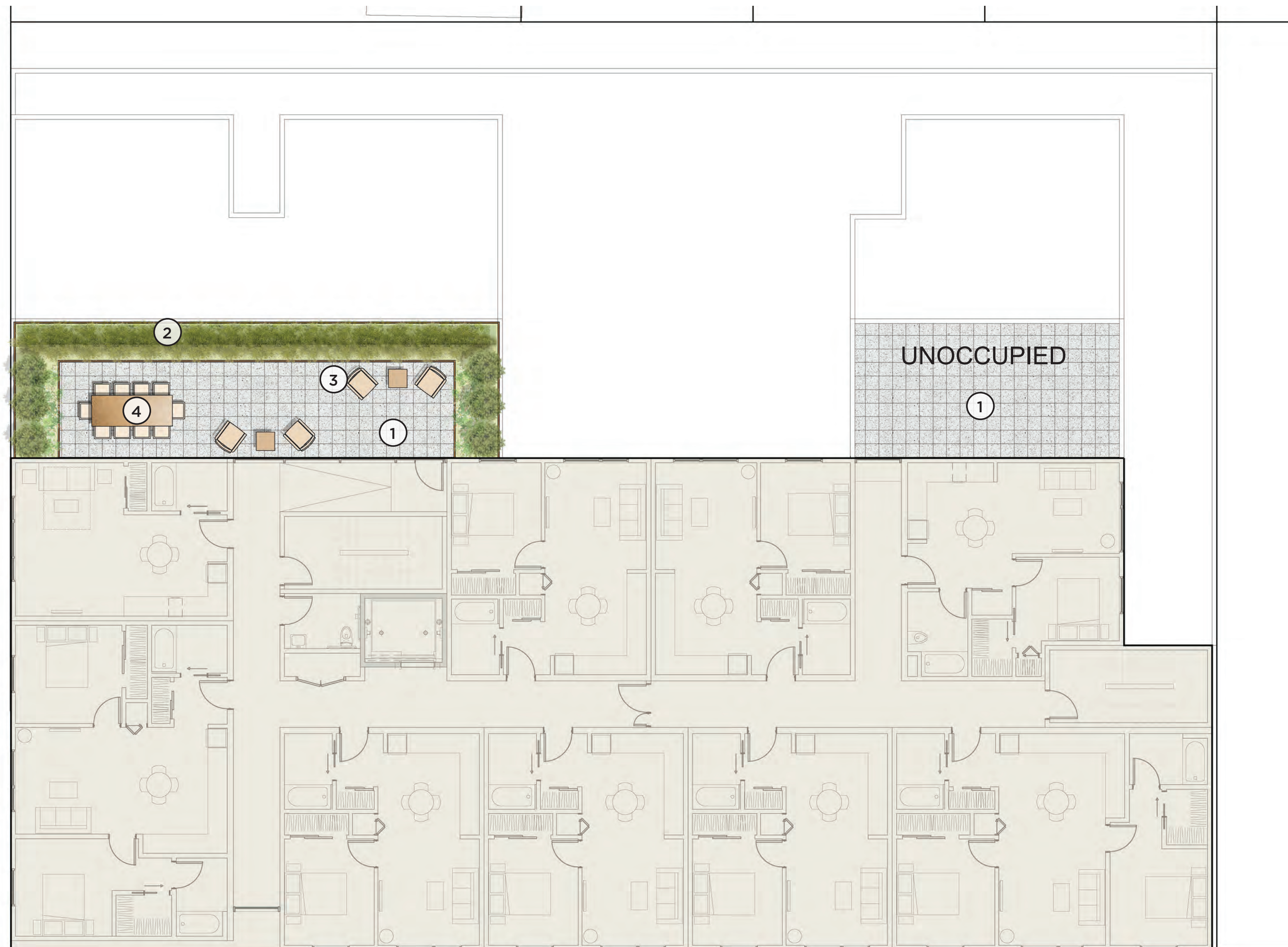
SHEET:

LANDSCAPE PLAN
LEVEL 6

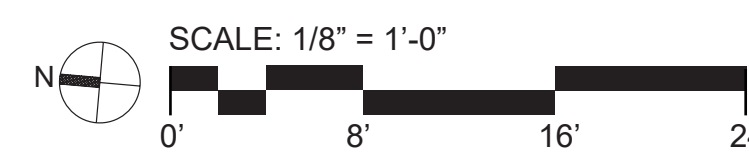
L1.3

LEGEND

1. UNIT PAVERS ON PEDESTALS
2. RAISED METAL PLANTERS
3. MOVABLE CHAIRS WITH SIDE TABLES
4. DINING TABLES AND CHAIRS



6TH LEVEL PLAN



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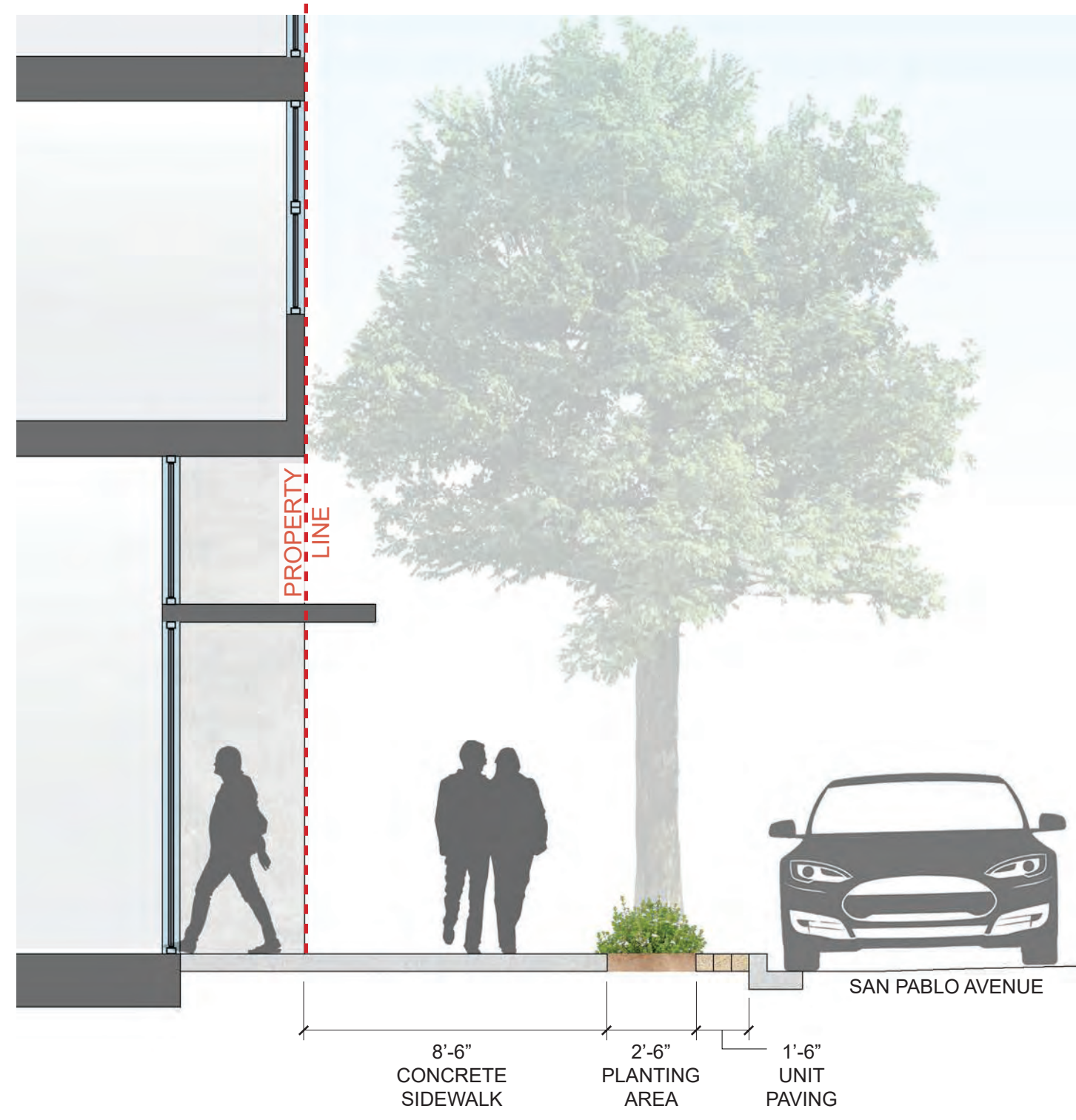
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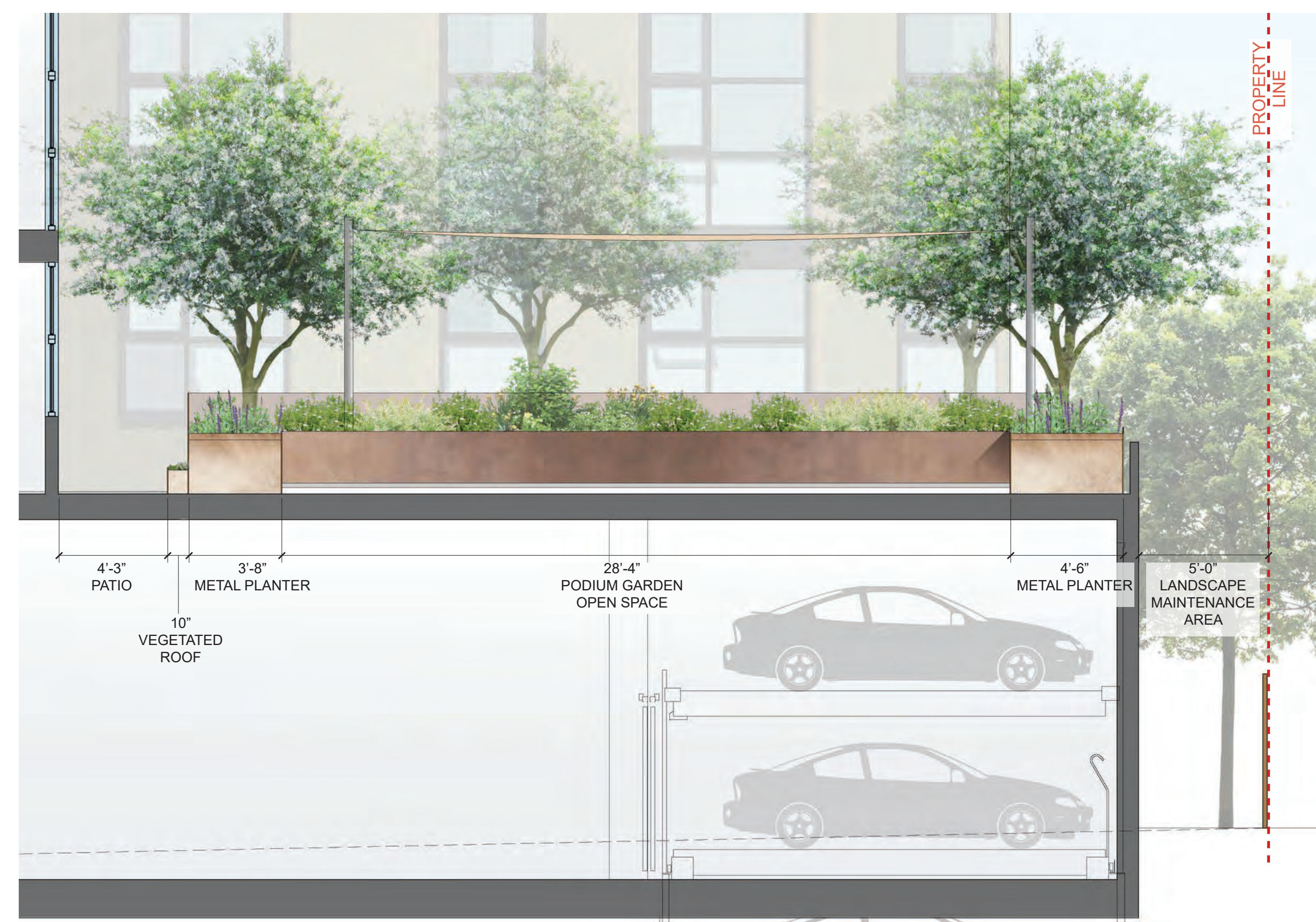
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SECTION A-A: SAN PABLO AVE



SECTION B-B: HARRISON ST



SECTION C-C: PODIUM GARDEN

OPEN SPACE TABLE				
	UNITS	RATIO	TOTAL	LANDSCAPE AREA
TOTAL UNITS	66	40	2,640	
TOTAL AREA PROVIDED			2,514	1,346
PODIUM LEVEL GARDEN			1,640	902
PODIUM LEVEL PATIOS			120	115
LEVEL 6 ROOF DECK			754	329

TOTAL LANDSCAPED AREA ON EACH LEVEL

STREET TREES



David Elm
Ulmus davidiana var. japonica



Bronze Loquat
Eriobotrya deflexa

GROUND LEVEL PLANTERS



Box Leaf Azara
Azara microphylla



Creeping Fig
Ficus pumila



Stalked Bulbine
Bulbine frutescens



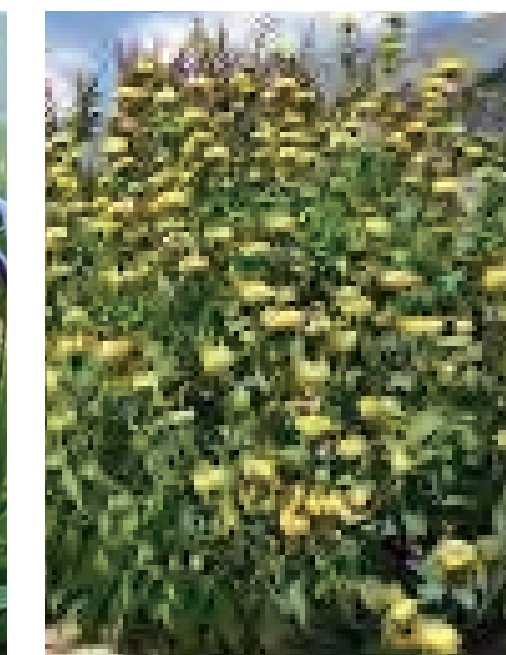
California Fuchsia
Epilobium canum



California Fescue
Festuca californica



Douglas Iris
Iris douglasiana



Jerusalem Sage
Phlomis fruticosa

2nd LEVEL



Evergreen Dogwood
Cornus capitata



Dwarf Mahonia
Mahonia aquifolium repens



Coffeeberry
Frangula californica 'Seaview'



Giant Wildrye
Elymus condensatus



Island Alum Root
Heuchera maxima



Western Swordfern
Polystichum munitum



Hummingbird Sage
Salvia spathacea

6th LEVEL TERRACE



Point Molate Monkeyflower
Mimulus aurantiacus 'Pt. Molate'



Santa Barbara Daisy
Erigeron karvinskianus

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LANDSCAPE
 SECTIONS AND
 PLANT PALETTE

L1.4

PLANT PALETTE

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'	Varies; 0' - 1'-0"	Varies; 0' - 5'-0"	Varies; 5'-0" - 47'-0"	0'	Varies; 0' - 10'-0"

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