



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**

MARCH 29, 2022

1201-1205 SAN PABLO AVENUE

CONTINUED 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), 1,680 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 project was before the Design Review Committee in January for Preliminary Design Review, where it was continued with recommendations for further development. A summary from that meeting can be found below. It is returning to the Design Review Committee this month for Continued 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
- 1,680 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	1,680	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)
[Grey Box] = Waiver or Concession requested to modify the district standard. 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.				

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. DRC Summary – January 21, 2022

Preliminary Design Review was continued with the following recommendations: MOTION (Kahn, Tam) VOTE (7-0-0-0)

Majority Recommendations

- *Committee recommended studying ways to reduce the scale of the project at the east edge of the parcel. Recommendations include shifting some of the massing to the Northeast corner so that more solar could get to rear yards to the east.*
- *Recommend looking more closely at the Harrison façade and better articulate the stepped down massing in that elevation.*
- *Further refine the San Pablo façade for a richer treatment with texture and slight color shifts.*
- *Continue to develop the ground floor design and add more detail and interest.*
- *Further develop the residential lobby expression on the San Pablo facade and add more articulation.*
- *All corridor windows facing the East should include translucent glass to address privacy concerns for the adjacent residential neighbors.*
- *More active areas on the podium courtyard and patios should be pulled back from the edge to afford more privacy to neighbors.*
- *Look carefully at the tree(s) used for screening along the eastern edge of the parcel.*

Additional Recommendations

- *Residential lobby frontage could be recessed for more visual interest at the street.*
- *Consider introducing a “top” to the design to help the project feel less massive.*

- *Consider pergola or trellis in courtyard for a smaller scaled design element to better relate to the scale of the residential neighborhood to the East*
- *There was some support for a roof deck on the San Pablo side of the top floor.*

For Final Design Review

- *Provide a second entry door or takeout window for the commercial space.*
- *Show that all site lighting, including for security and the garage, is downcast and does not cause glare on neighboring parcels.*
- *Provide information on garage door opening and alert systems, including buzzers and lighting.*
- *Provide details on the garage door design.*
- *Provide specific information on bird safe glass.*

VII. Issues and Analysis

A. Changes since the previous submittal:

- Material for the Harrison street frontage has been revised to be integral color stucco to better relate to the residential district to the East. The material on the majority of the San Pablo street frontage is now corten metal panel.
- Lighter stucco color is proposed for the southeast wing of the upper floors.
- Corner café space has been opened up for a better connection with the street. Renderings can be found on Sheets A3.10 and A3.11
- Main entrance canopy has been extended along the lobby frontage, and sidewalk planting strips added for a more prominent residential entry.
- Landscaping along the Eastern edge of the project has been updated to include large trees for better screening for the neighboring residential parcels.
- Rooftop sunscreen element has been added at the second floor terrace to relate to the residential scale of adjacent neighbors. Outdoor counter and sink location adjusted so further away from the eastern edge.
- Glazing on the East facing façade has been frosted on lower panels of the corridor windows to provide additional privacy, as per Committee recommendations. See Sheet A3.3 for details.

B. Issues for Discussion:

- Neighborhood Context
- Building Design / Details
- Colors and Materials
- Landscape Plan

VIII. Recommendation

Staff recommends that the Committee discuss the issues outlined above and forward a favorable recommendation on to ZAB with conditions if necessary and specific direction for Final Design Review.

Attachments:

1. Project Plans, received March 23, 2022
2. Correspondence

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

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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
- 03.15.2022 DRC REVISIONS
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GENERAL
 INFORMATION

A0.0

<p>VICINITY MAP</p> <p style="text-align: right; font-size: small;">N N.T.S.</p>	<p>PROJECT DIRECTORY</p> <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 DESCRIPTION</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>DRAWING LIST</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 PERSPECTIVE VIEWS</p> <p>A3.11 PERSPECTIVE VIEWS</p> <p>A3.12 PERSPECTIVE VIEWS</p> <p>A3.13 PERSPECTIVE VIEWS</p> <p>A3.14 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-1.1 LANDSCAPE PLAN - GROUND LEVEL</p> <p>L-1.2 LANDSCAPE PLAN - LEVEL 2</p> <p>L-1.3 LANDSCAPE PLAN - LEVEL 6</p> <p>L-1.4 LANDSCAPE SECTIONS & PLANT PALETTE</p> <p>L-1.5 EAST PROPERTY LINE SCREEN</p>
<p>CONCEPTUAL VIEW OF PROJECT LOOKING SOUTH ALONG SAN PABLO</p>			

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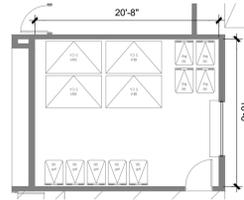
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ZONING DATA

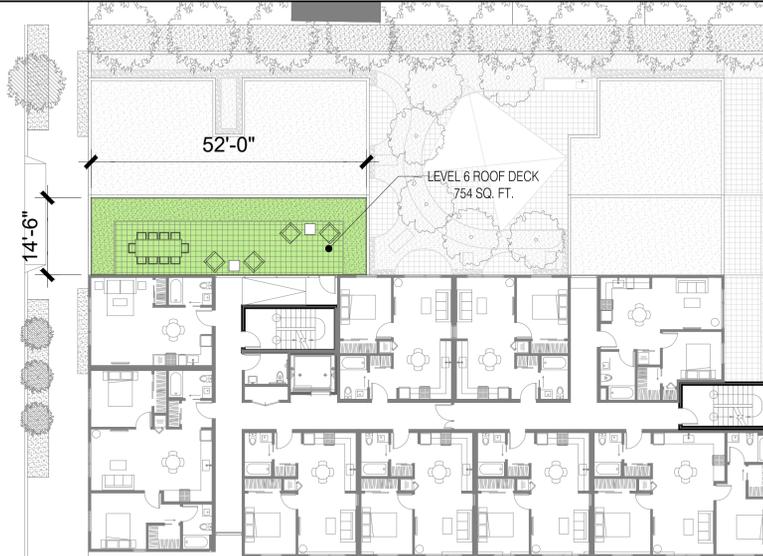
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REFUSE AND RECYCLING

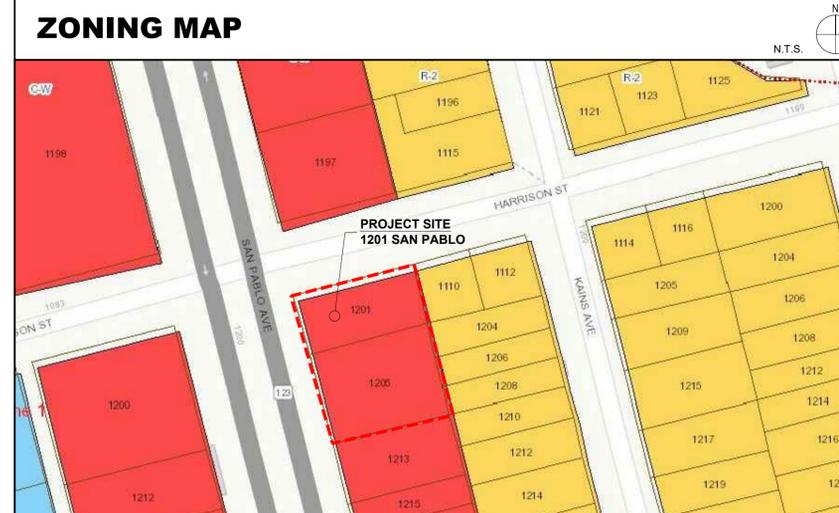


Waste and Recycling Calculation							
# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3)		Waste (40%)	Recycling (40%)	Organics (20%)
72	1.75	126	10.50 cy	2,100 gal	4.20 cuft	840 gal	420 gal
Space Calculation		Container Quantities		Space Required		150% Additional	
	Waste	Recycling	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	1,680	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	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)	46,996	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 **

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	46,996

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)	1,680	2,906	849	5,435
TOTAL FLOOR AREA W/ DENSITY BONUS	1,680	44,467		46,996
FAR (FLOOR AREA RATIO)				3.62
PARKING				6,583
TOTAL WITH PARKING				53,579

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	1,680	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	1680	2/1000 SF	N/A

* 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**

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DENSITY BONUS TABLE										
Base Project	Base	Base # Units	% VLI units	# VLI Units	# VLI Units	Bonus %	# DB Units	# DB Units	Maximum DB Project	
sq. ft. - see calc. below	base project area / avg. unit size	Base Units/Max. Residential Density (rounds up)	VLI = Very Low Income <50% AMI	% VLI x Base # Units			% Bonus x Base # 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%	16.2500	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%
10,190	Fourth	9,244	7%	25.00%
10,190	Third	9,244	8%	27.50%
10,190	Second	9,244	9%	30.00%
2,295	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
16	Fourth	15
17	Third	15
17	Second	15
	Ground	
Total		66

BASE PROJECT ZONING COMPLIANCE CHECKS

Base Project - FAR

	Res. Area	Commercial	Total GFA
GFA	32,865	1720	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

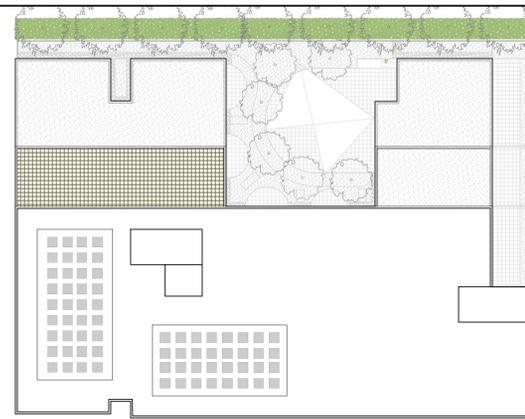
	Units/SF	Bedrooms	Ratio	Total Req.	Provided
Residential				0	13
Commercial	1,680	N/A	2/1000 SF	4	4

Base Project - Bicycle Parking

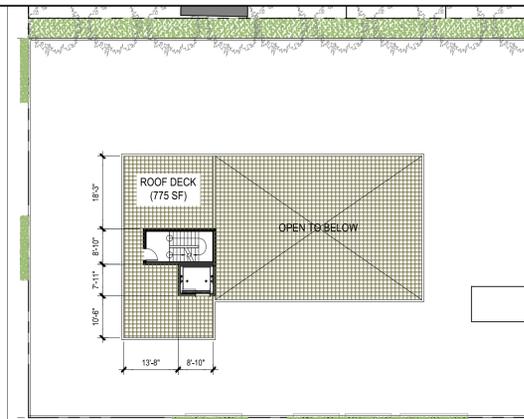
	Units/SF	Bedrooms	Ratio	Total Req.	Provided
New Comm.	1,680		1/2000	2	2
Res. (Long)		58	0.33	19	64
Res. (Short)		58	0.025	1	6

Base Project - Stormwater

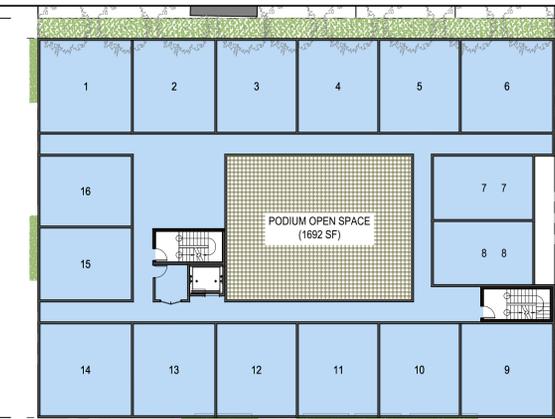
	Roof Area	%	Required	Provided
Base Units	13361	4%	534	534



PLAN AT ROOF



PLAN AT LEVEL 4



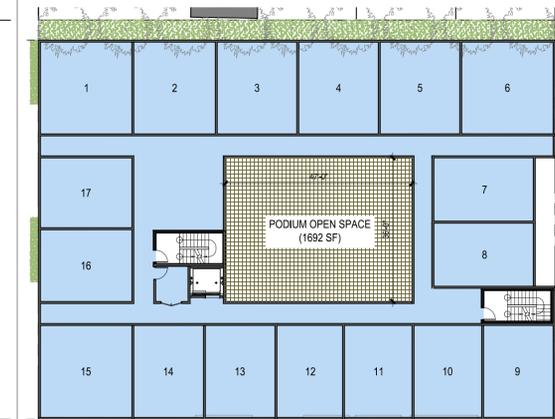
PLAN AT LEVEL 4



PLAN AT LEVEL 6



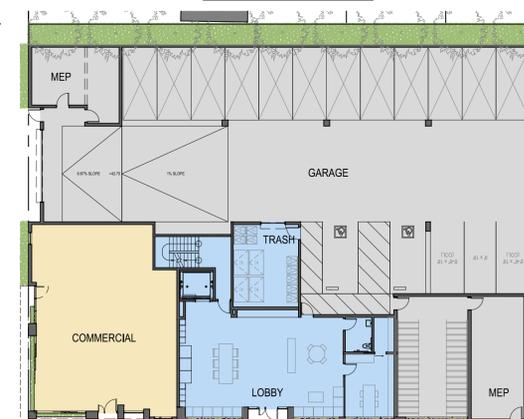
PLAN AT LEVELS 2-4



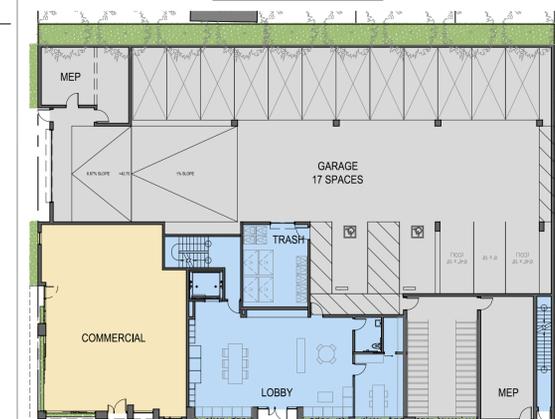
PLAN AT LEVELS 2-3



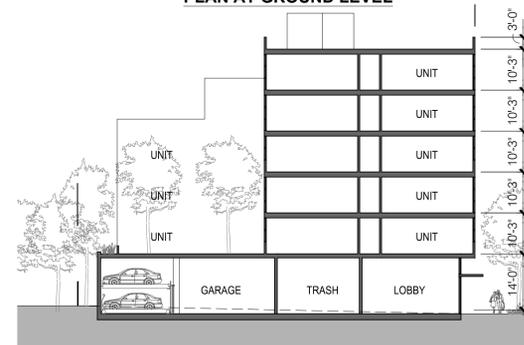
PLAN AT LEVEL 5



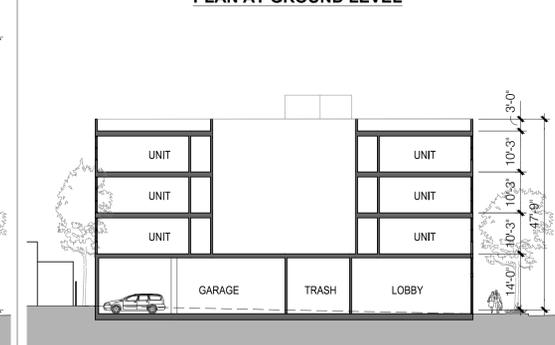
PLAN AT GROUND LEVEL



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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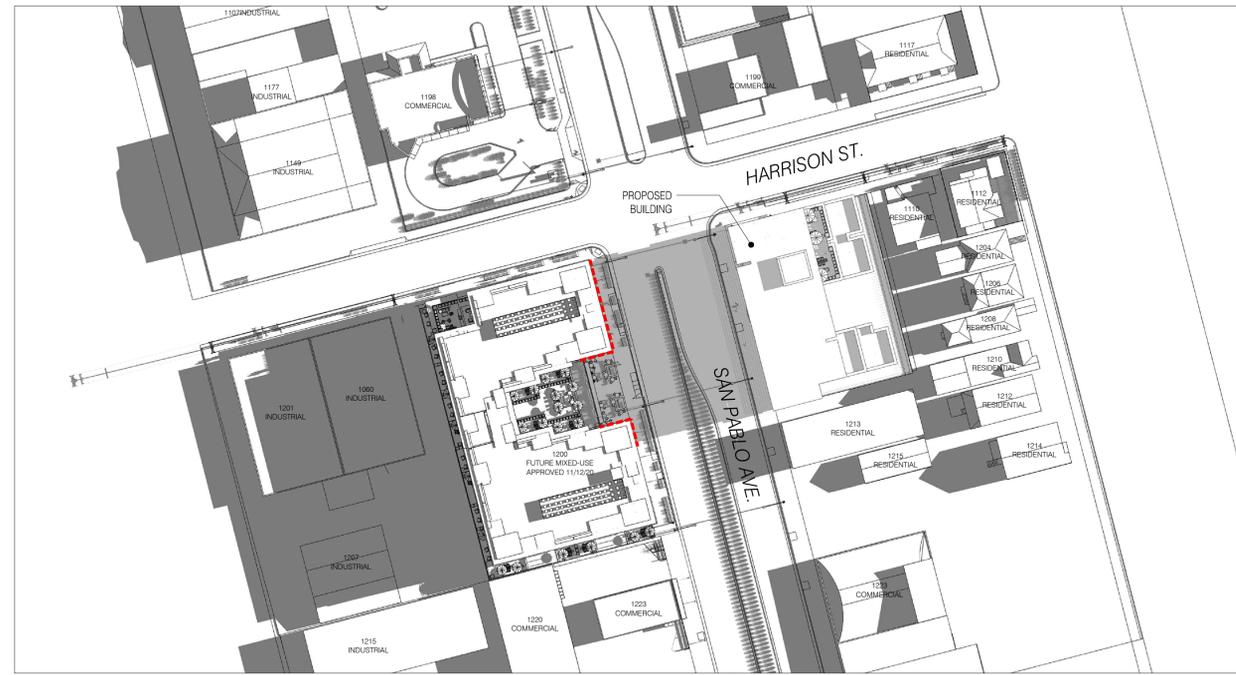
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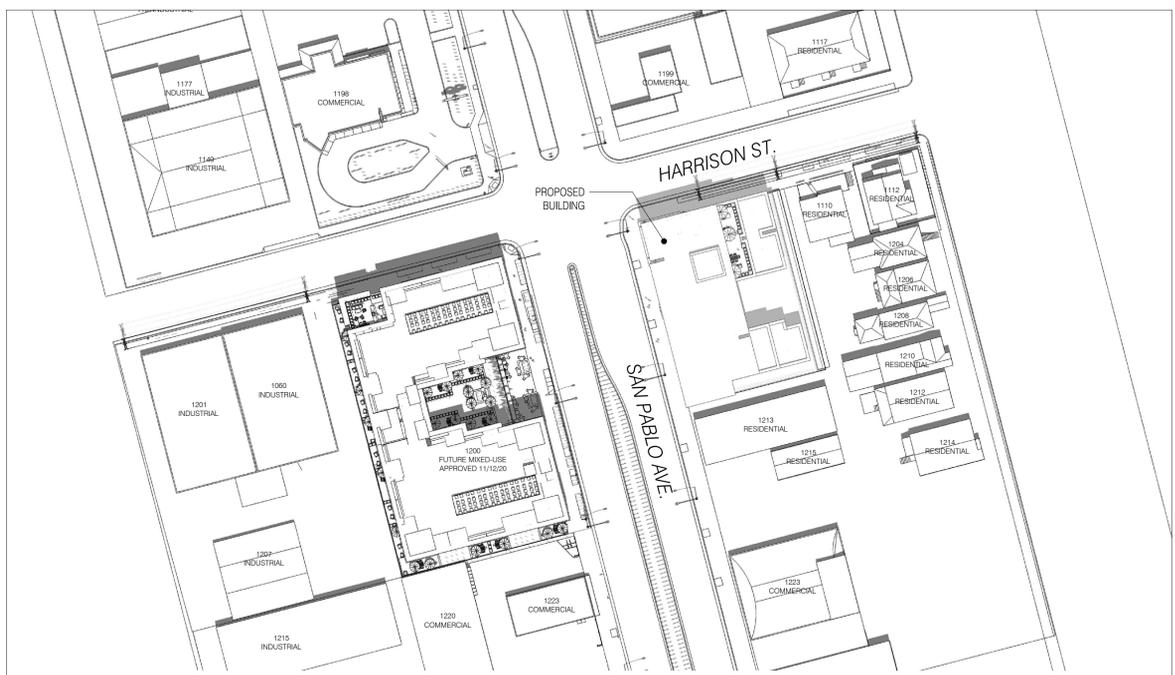
JOB: 1928

SHEET:
**SHADOW STUDIES
 JUNE 21ST**

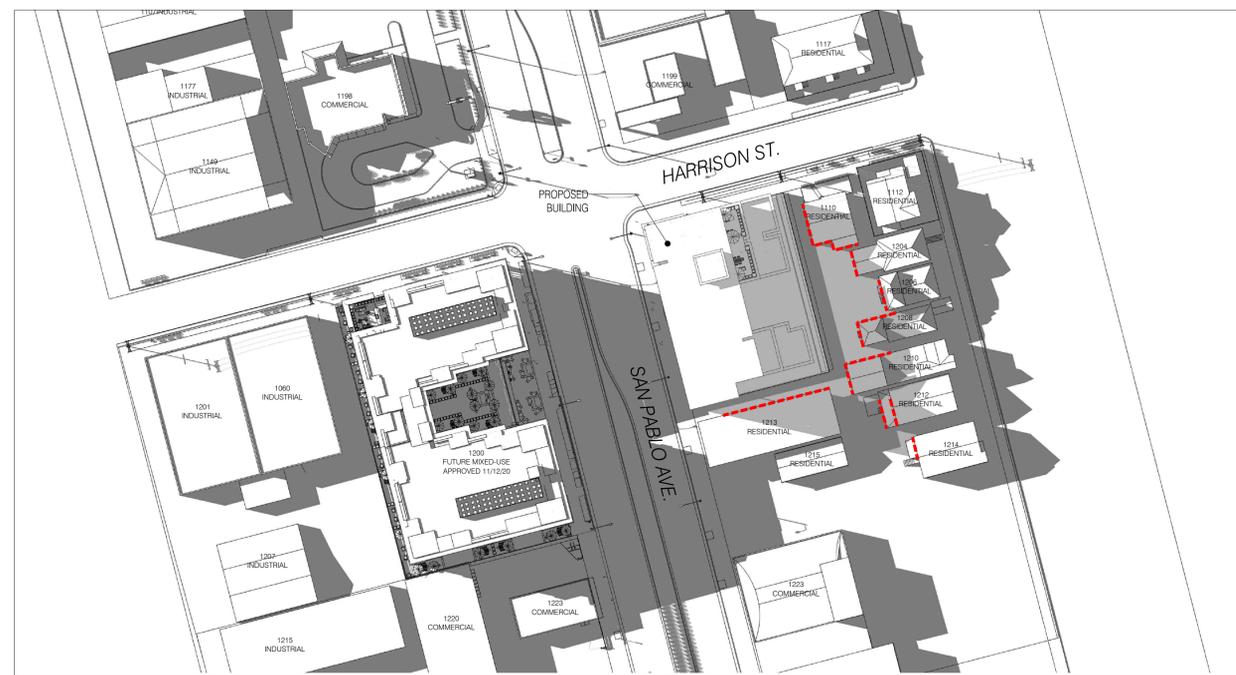
A0.4B



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



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



1 SHADOW STUDY - JUNE 21: 2-HRS BEFORE SUNSET
 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



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



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

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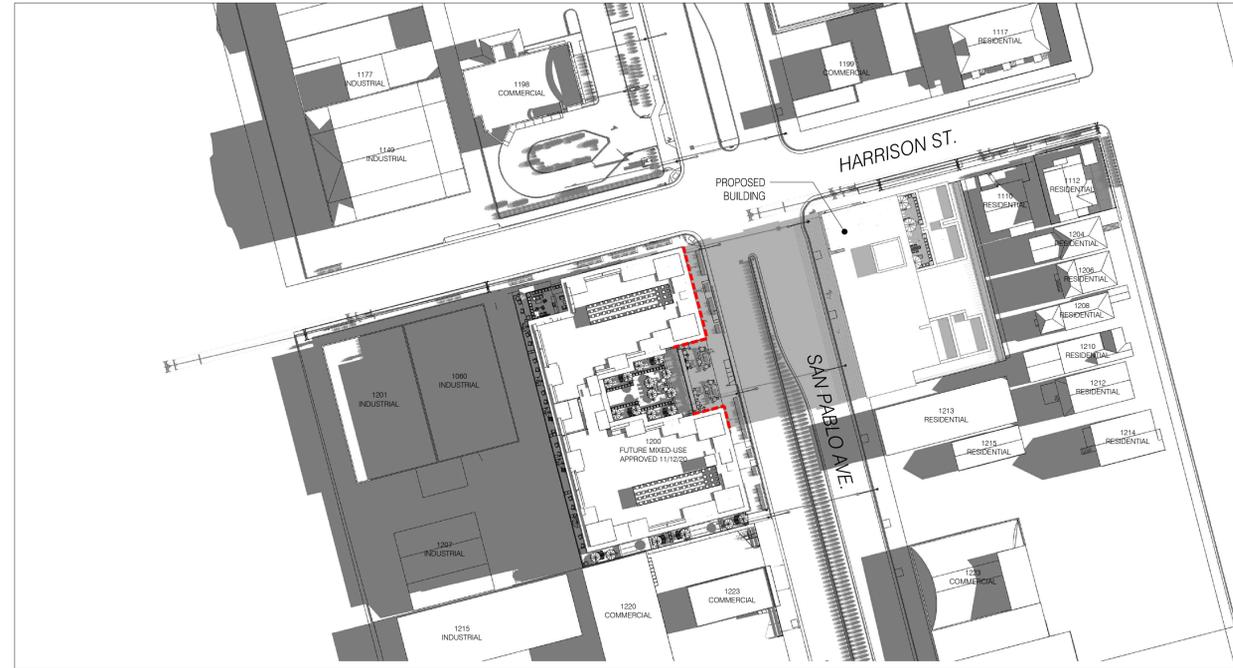
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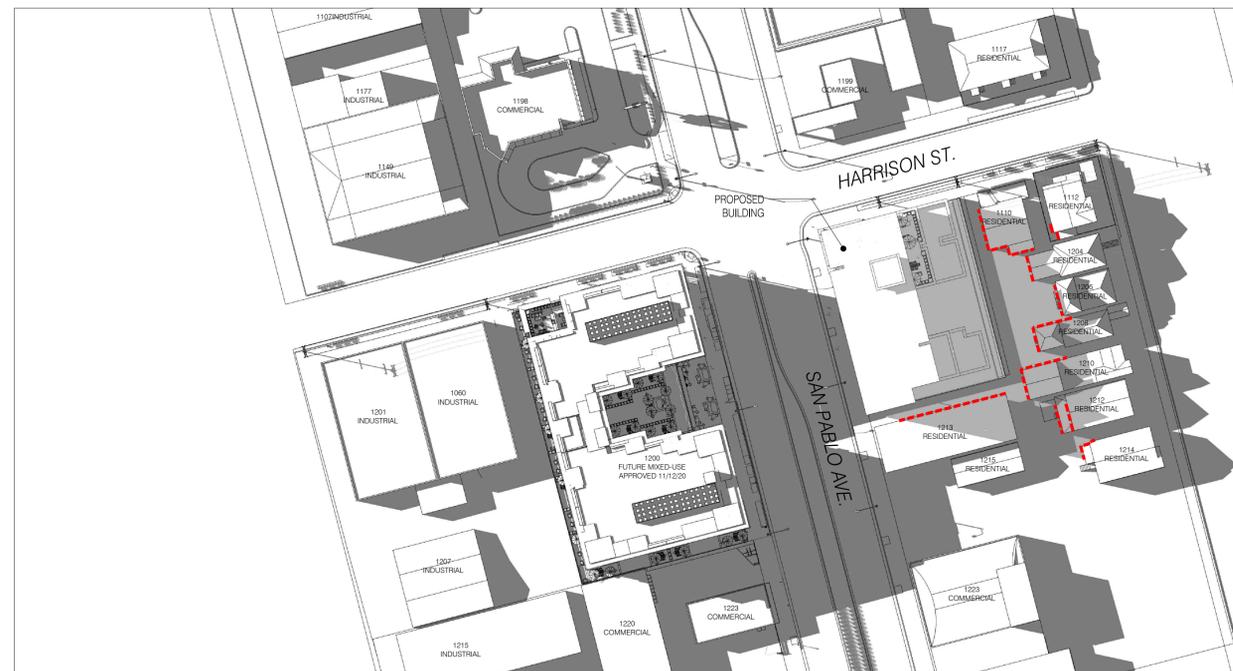
JOB: 1928

SHEET:
 SHADOW STUDIES
 JULY 2ND

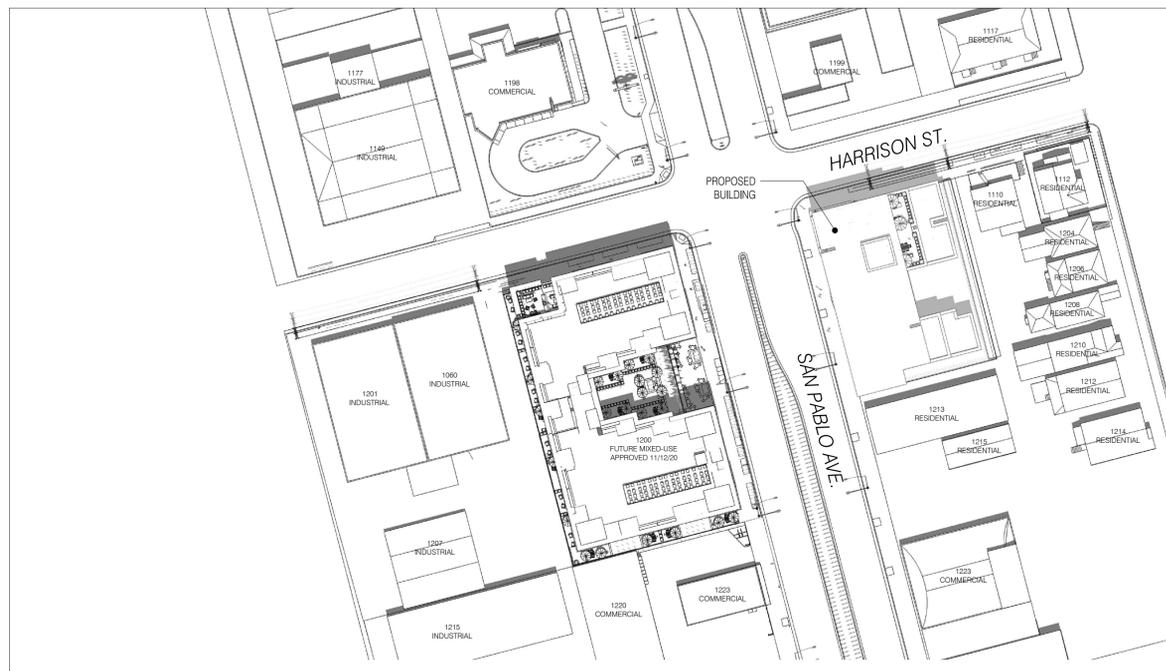
A0.4D



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:
**SHADOW STUDIES
JULY 2ND**

A0.4E



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



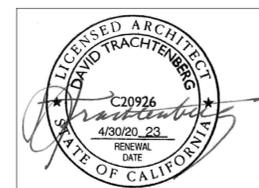
3 SHADOW STUDY AXONOMETRIC - JULY 2: 2 HRS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36



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

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JOB: 1928

SHEET:

SITE CONTEXT
 PHOTOS

A0.5



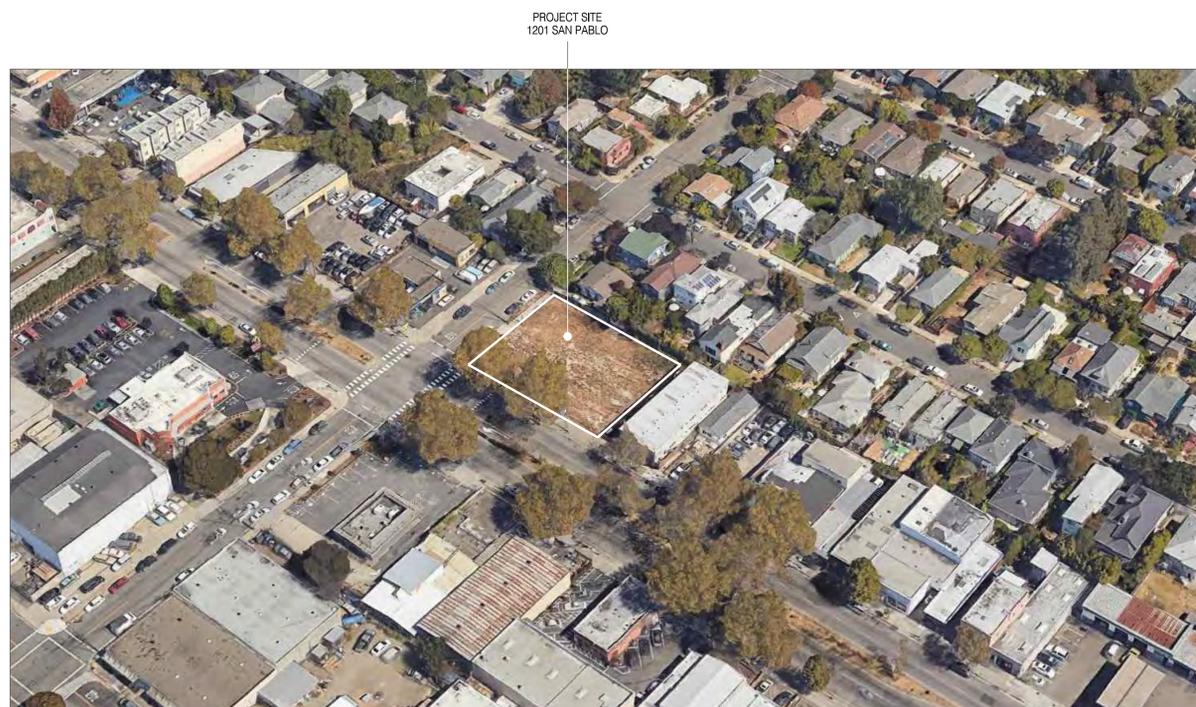
4 VIEW FROM HARRISON LOOKING EAST



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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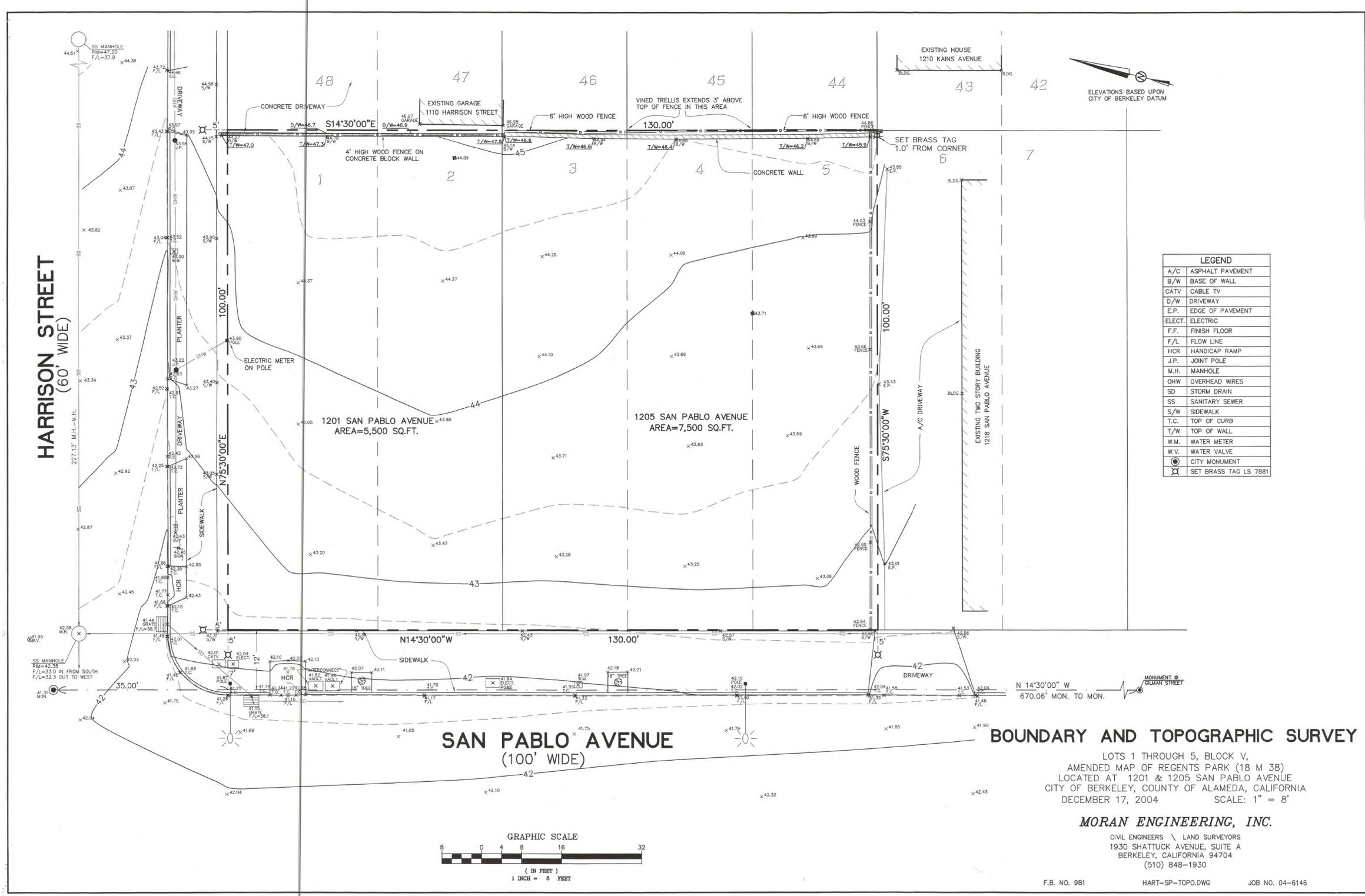
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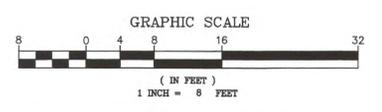
SHEET:

SURVEY

A1.0



LEGEND	
A/C	ASPHALT PAVEMENT
B/W	BASE OF WALL
CATV	CABLE TV
D/W	DRIVEWAY
E.P.	EDGE OF PAVEMENT
ELECT.	ELECTRIC
F.F.	FINISH FLOOR
F/L	FLOW LINE
HCR	HANDICAP RAMP
J.P.	JOINT POLE
M.H.	MANHOLE
OHW	OVERHEAD WIRES
SD	STORM DRAIN
SS	SANITARY SEWER
S/W	SIDEWALK
T.C.	TOP OF CURB
T/W	TOP OF WALL
W.M.	WATER METER
W.V.	WATER VALVE
⊙	CITY MONUMENT
⊗	SET BRASS TAG LS 7881



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



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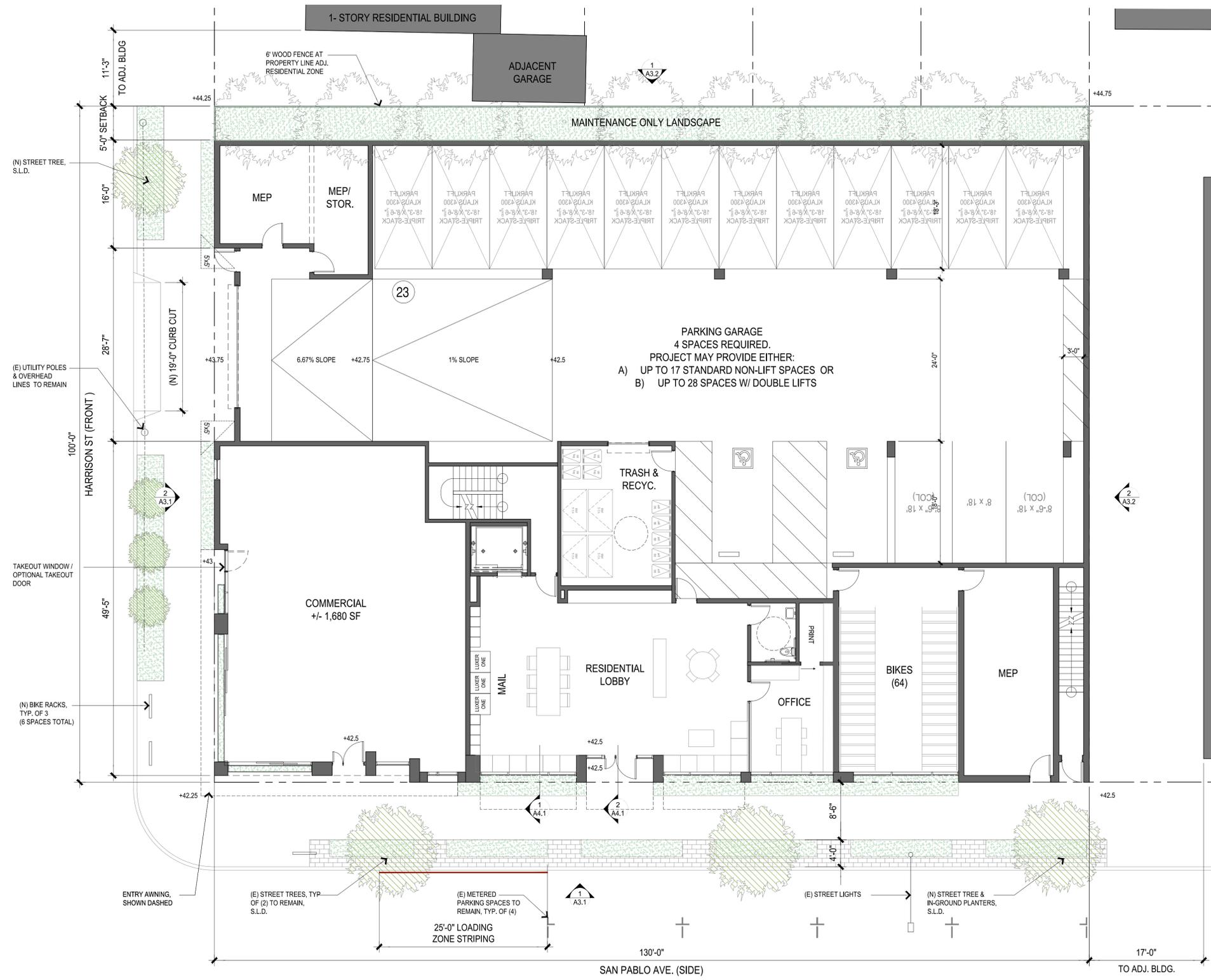
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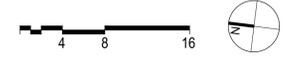
SHEET:

**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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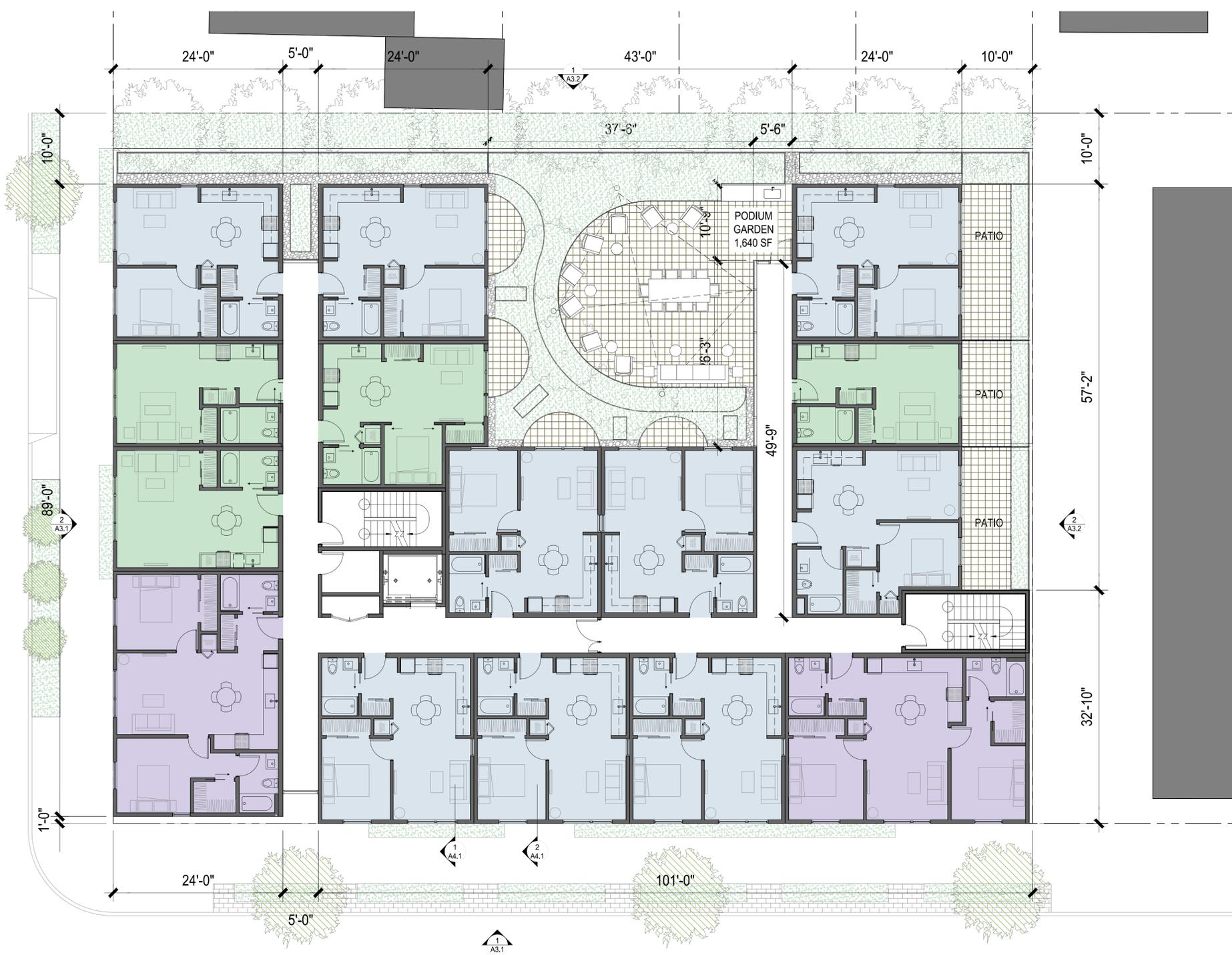
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JOB: 1928

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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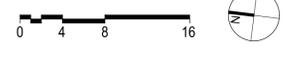
SHEET:

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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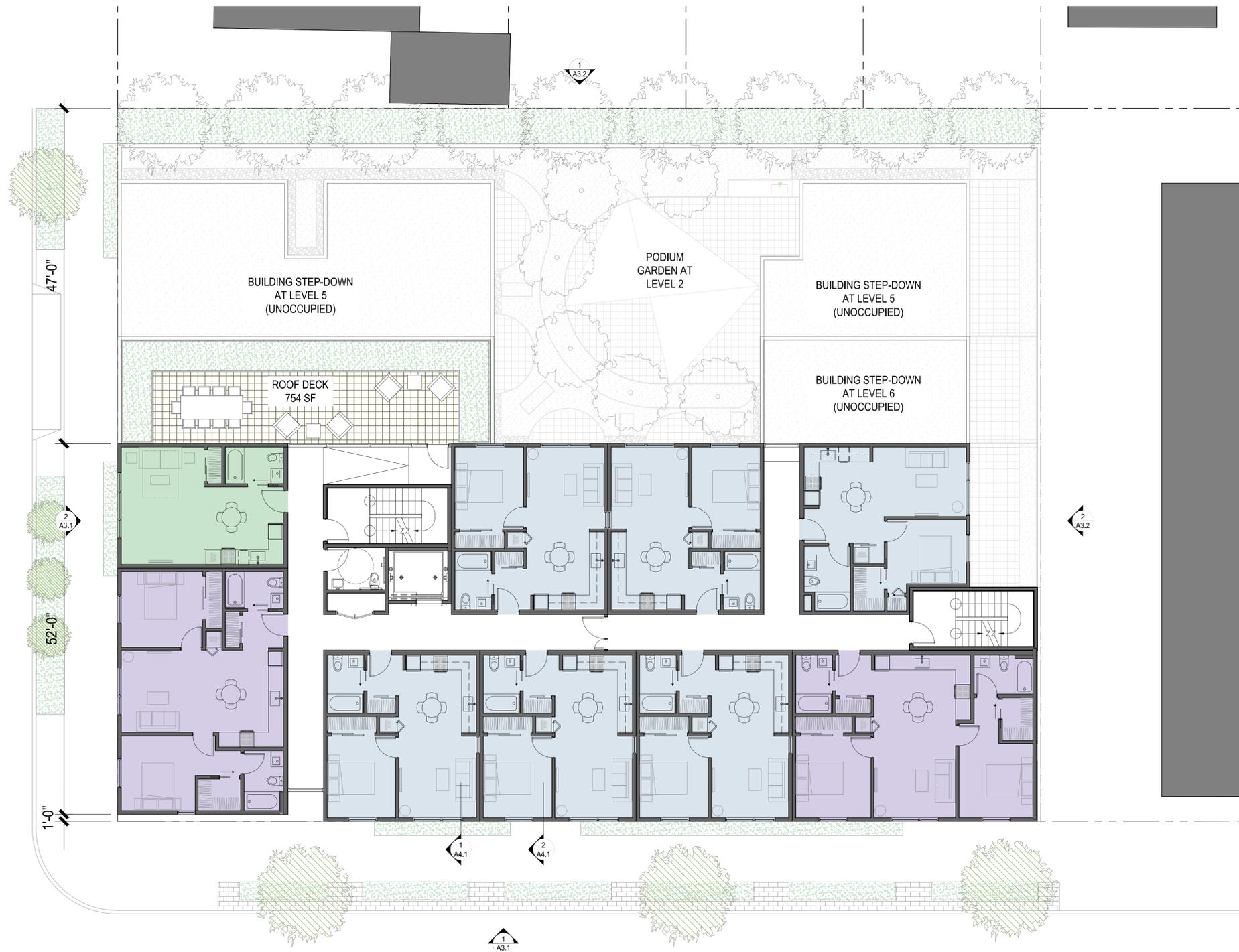
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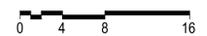
SHEET:

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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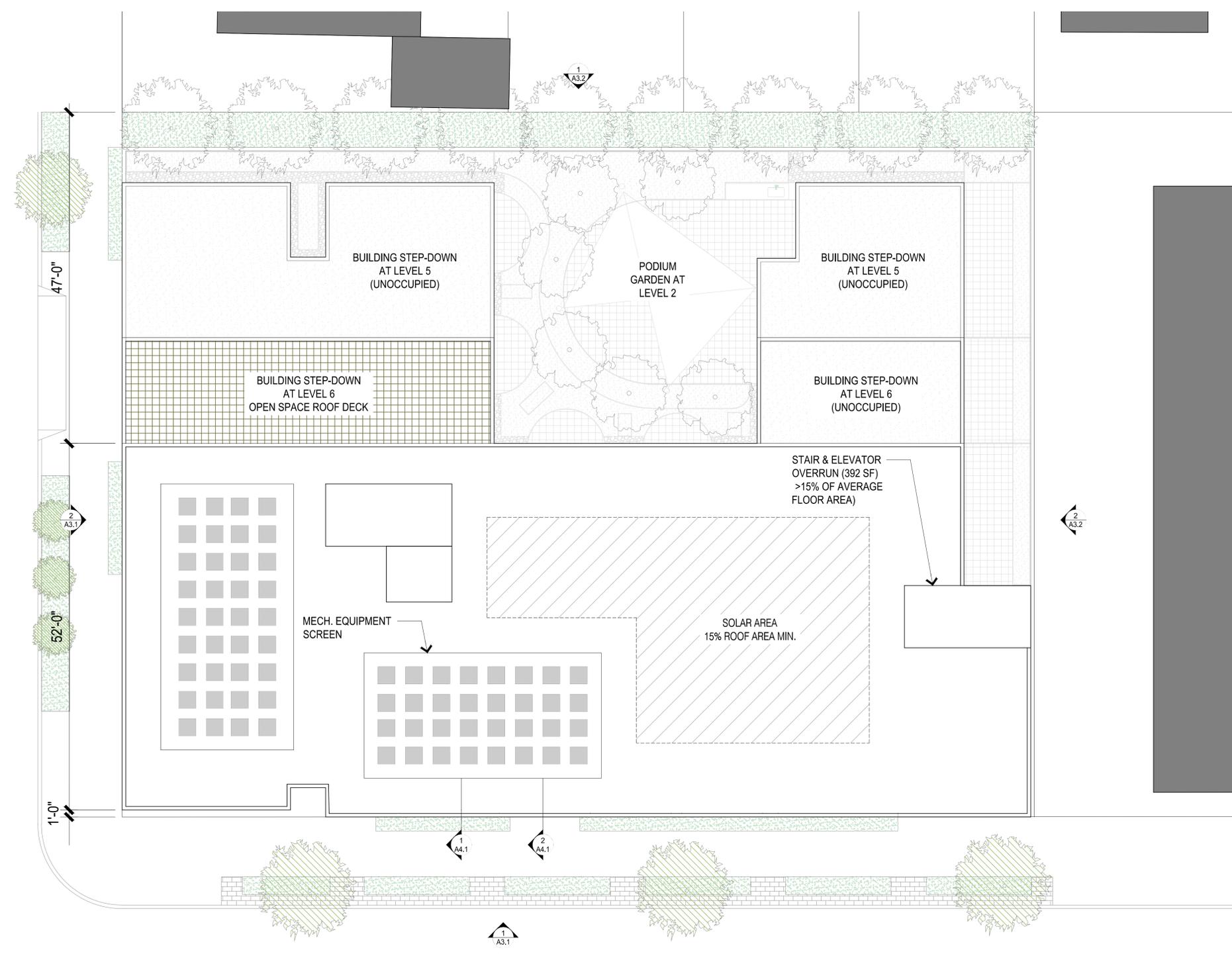
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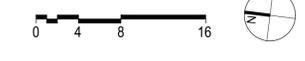
SHEET:

PLAN AT
 ROOF

A2.5



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





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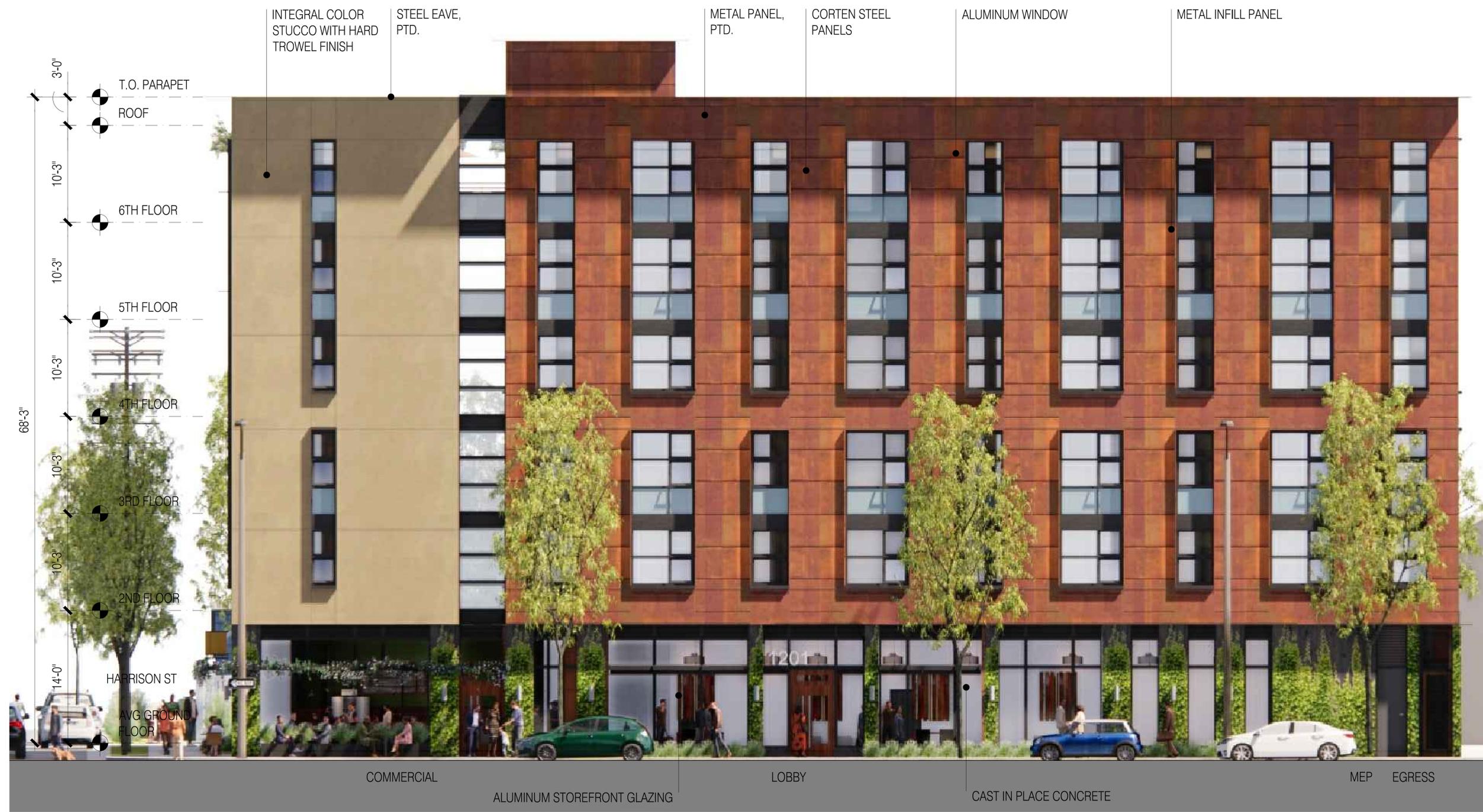
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JOB: 1928

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



STEEL EAVE, PTD.
 ALUMINUM WINDOW
 INTEGRAL COLOR STUCCO WITH HARD TROWEL FINISH
 METAL INFILL PANEL

T.O. PARAPET
 ROOF
 3'-0"
 10'-3"
 6TH FLOOR
 10'-3"
 5TH FLOOR
 10'-3"
 4TH FLOOR
 10'-3"
 68'-3"
 3RD FLOOR
 10'-3"
 2ND FLOOR
 10'-3"
 14'-0"
 SAN PABLO AVE.
 AVG. GROUND FLOOR

WOOD FENCE
 CAST IN PLACE CONCRETE
 GARAGE
 COMMERCIAL EXIT
 ALUMINUM STOREFRONT GLAZING

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



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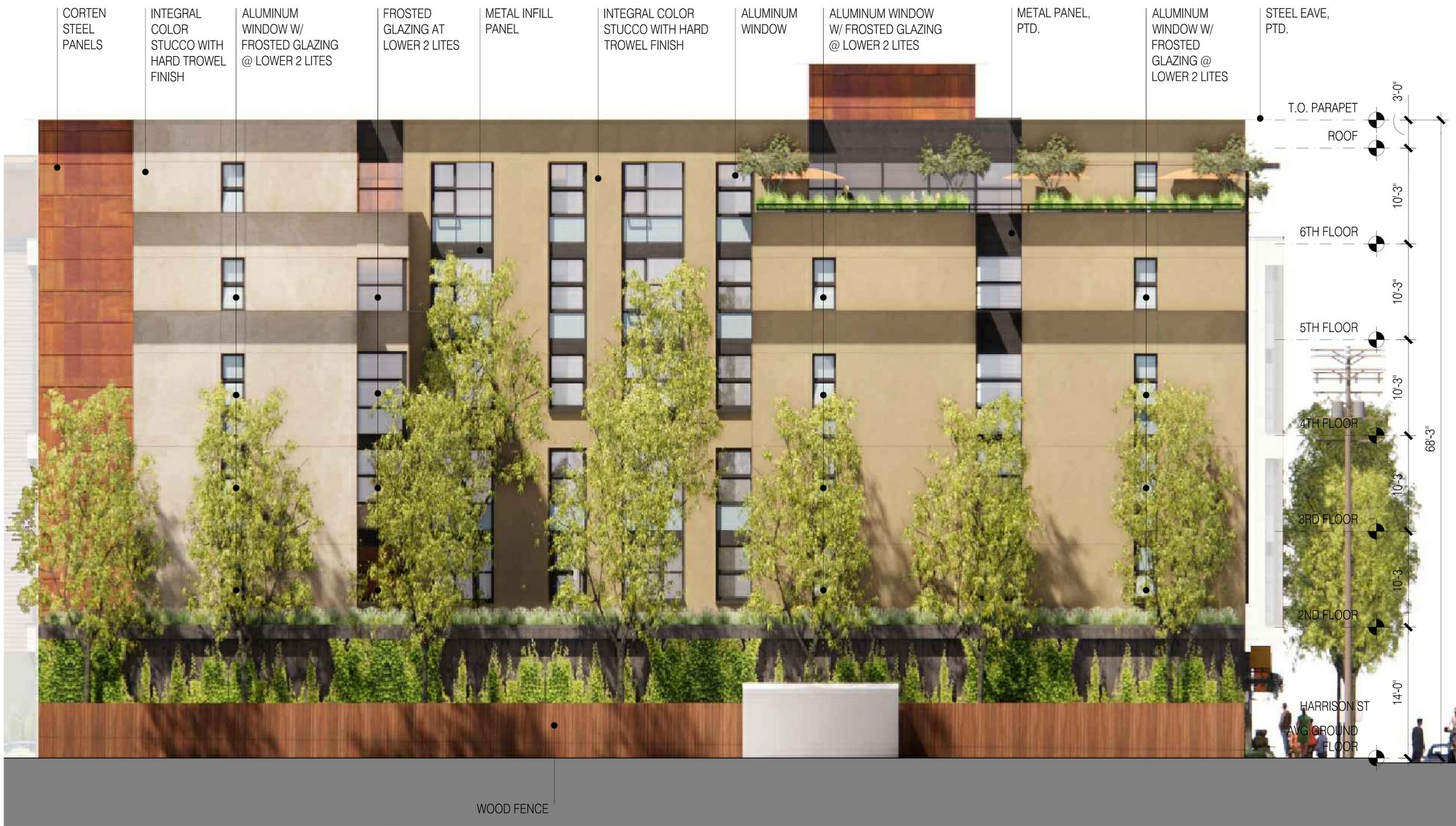
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JOB: 1928

SHEET:
**BUILDING
 ELEVATIONS**

A3.3



WOOD FENCE

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



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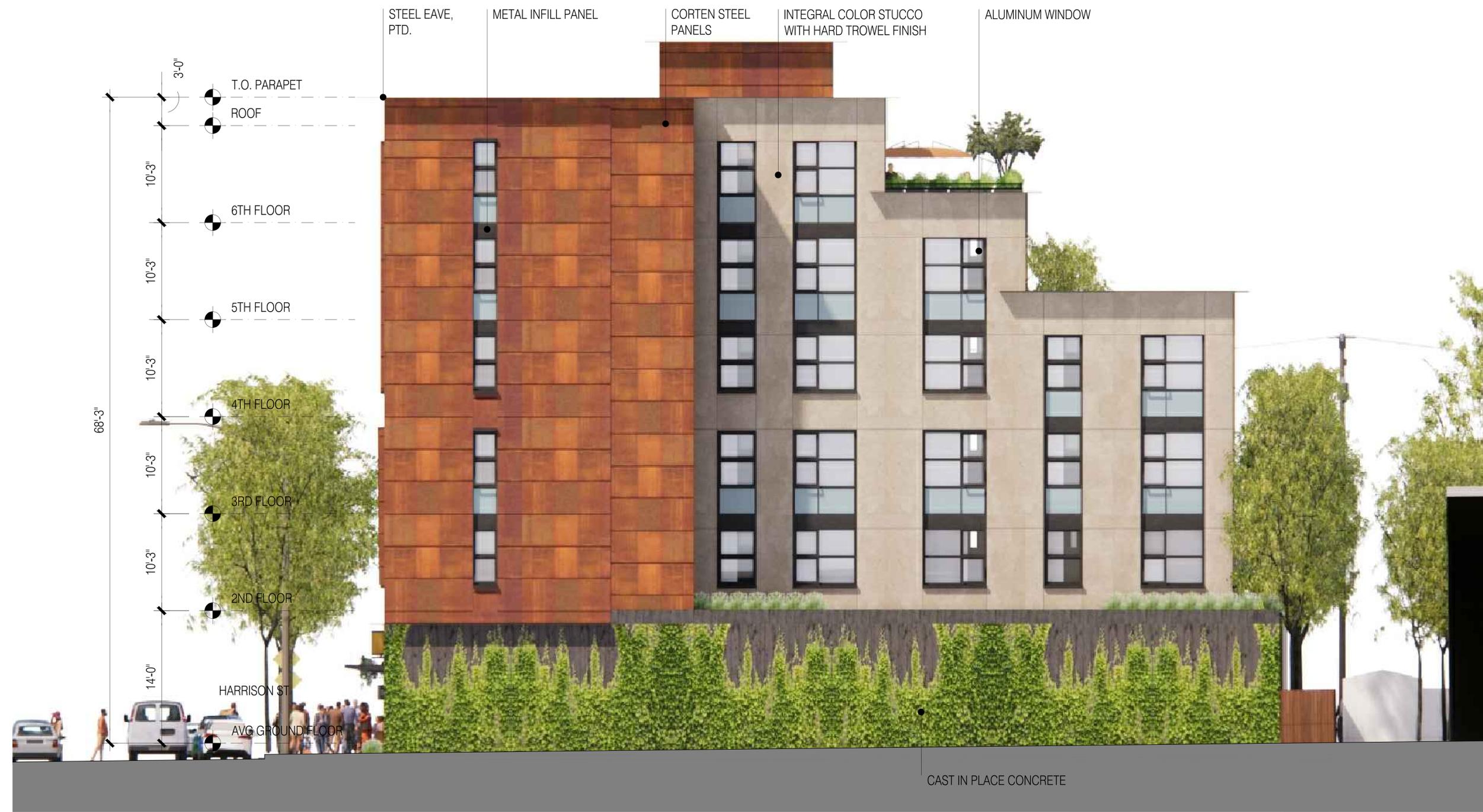
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JOB: 1928

SHEET:
**BUILDING
 ELEVATIONS**

A3.4



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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JOB: 1928

SHEET:

PERSPECTIVE
VIEWS

A3.6



VIEW ALONG SAN PABLO - LOOKING SOUTH

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JOB: 1928

SHEET:
PERSPECTIVE
VIEWS

A3.7



1 VIEW ALONG HARRISON - LOOKING EAST

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JOB: 1928

SHEET:
**PERSPECTIVE
VIEWS**

A3.8



1 VIEW ALONG HARRISON - LOOKING WEST

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JOB: 1928

SHEET:
PERSPECTIVE
VIEWS

A3.9



1 - VIEW ALONG SAN PABLO - LOOKING EAST

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SHEET:
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VIEWS

A3.10



1 VIEW AT SAN PABLO INTERSECTION

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SHEET:

PERSPECTIVE
VIEWS

A3.11



CLOSE UP VIEW ALONG SAN PABLO

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JOB: 1928

SHEET:
**PERSPECTIVE
VIEWS**

A3.12



1 SHATTUCK LOOKING NORTH

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SHEET:

PERSPECTIVE
VIEWS

A3.13



CLOSE UP VIEW ALONG SAN PABLO

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JOB: 1928

SHEET:

PHOTO MATCH
PERSPECTIVES

A3.12



4
-
HARRISON LOOKING EAST - AFTER



3
-
HARRISON LOOKING EAST - BEFORE



2
-
SAN PABLO LOOKING SOUTH - AFTER



1
-
SAN PABLO LOOKING SOUTH - BEFORE

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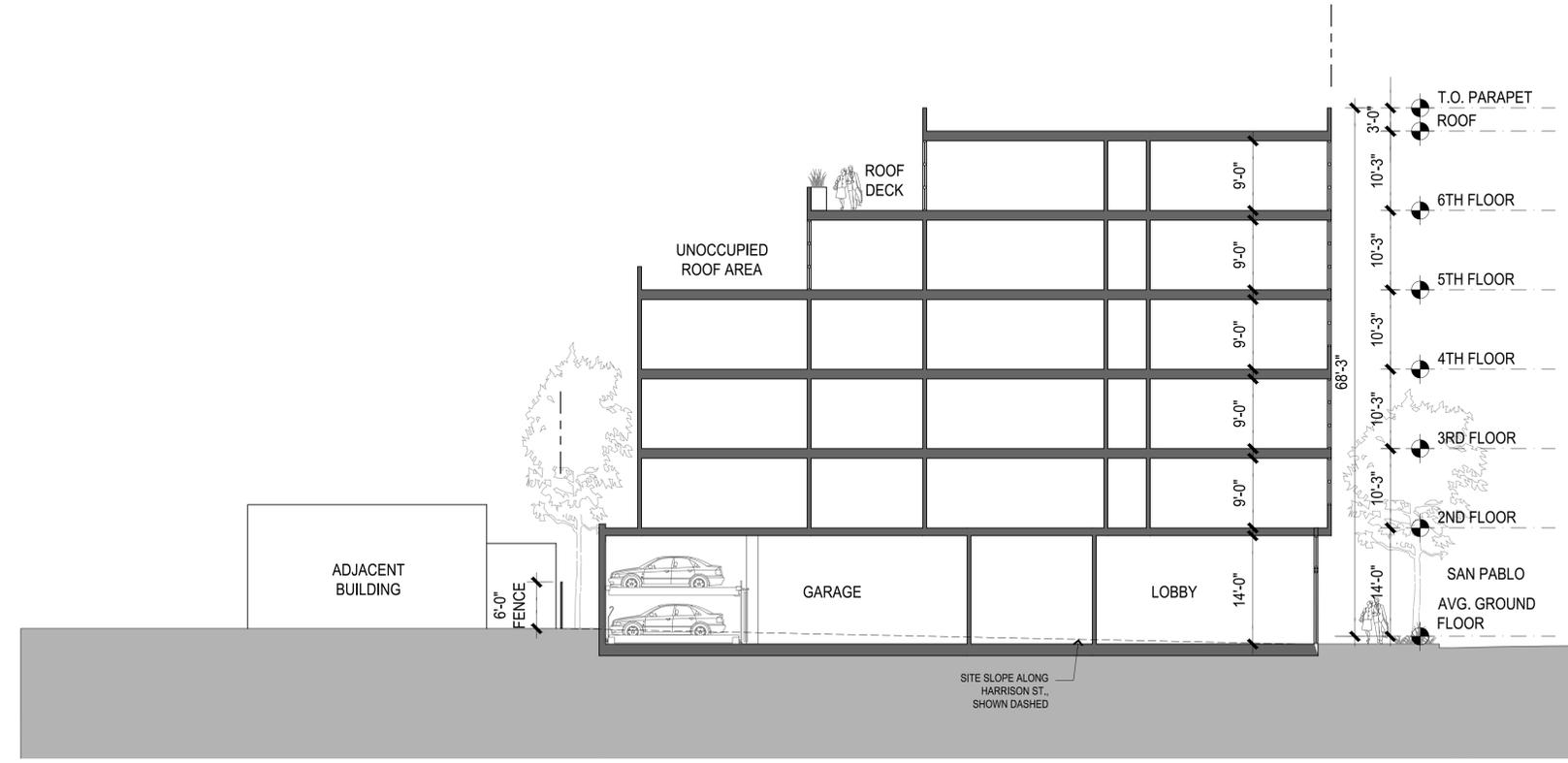
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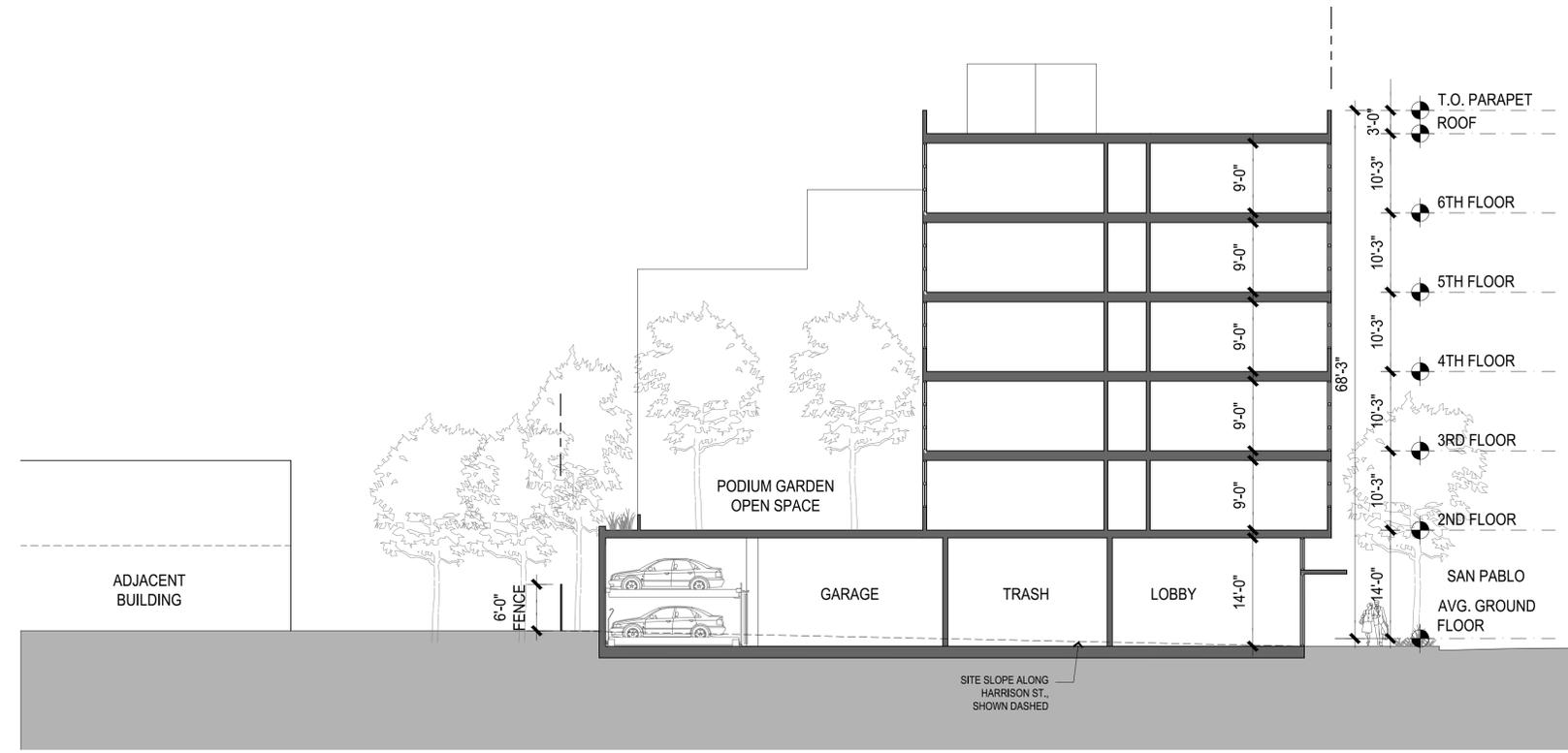
JOB: 1928

SHEET:
BUILDING SECTION

A4.1



2 E-W SECTION THROUGH PODIUM GARDEN
 3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36
 0 2 4 8 16



1 E-W SECTION
 3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36
 0 2 4 8 16

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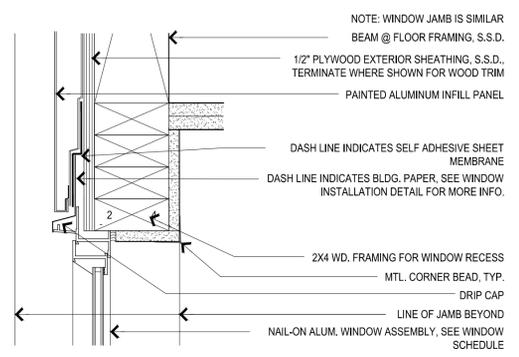
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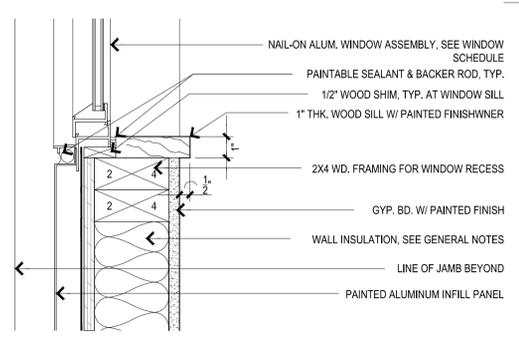
SHEET:

**WALL SECTIONS &
 DETAILS**

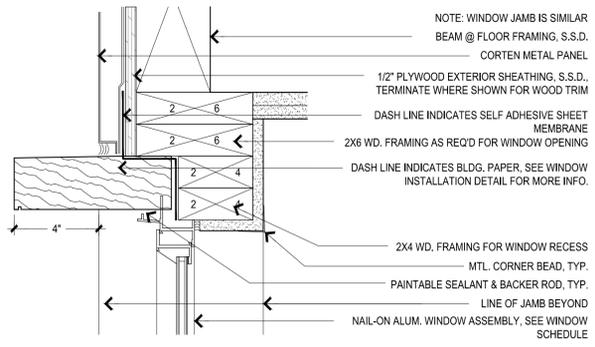
A4.2



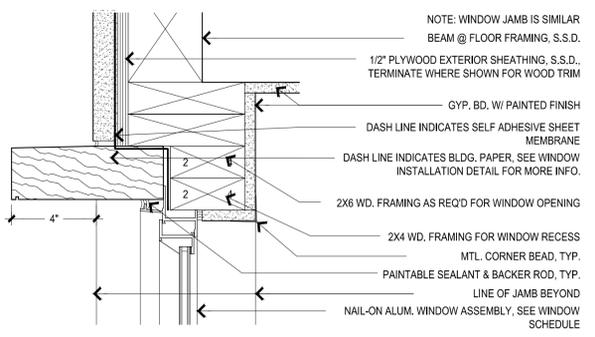
8 HEAD @ FILL PANEL
 3"=1'-0"



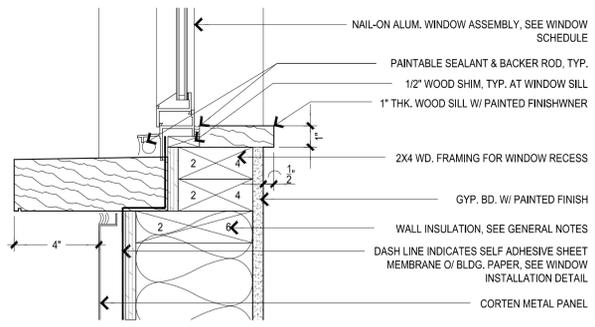
7 SILL AT FILL PANEL
 3"=1'-0"



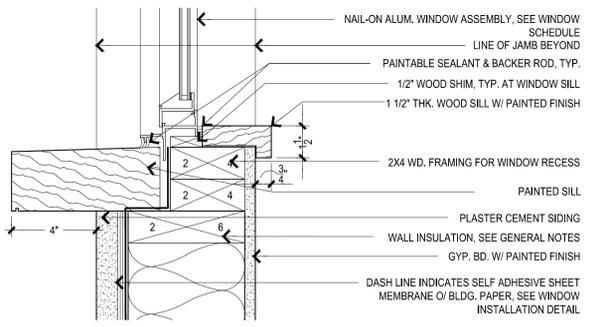
10 TYP. HEAD @ CORTEN
 3"=1'-0"



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



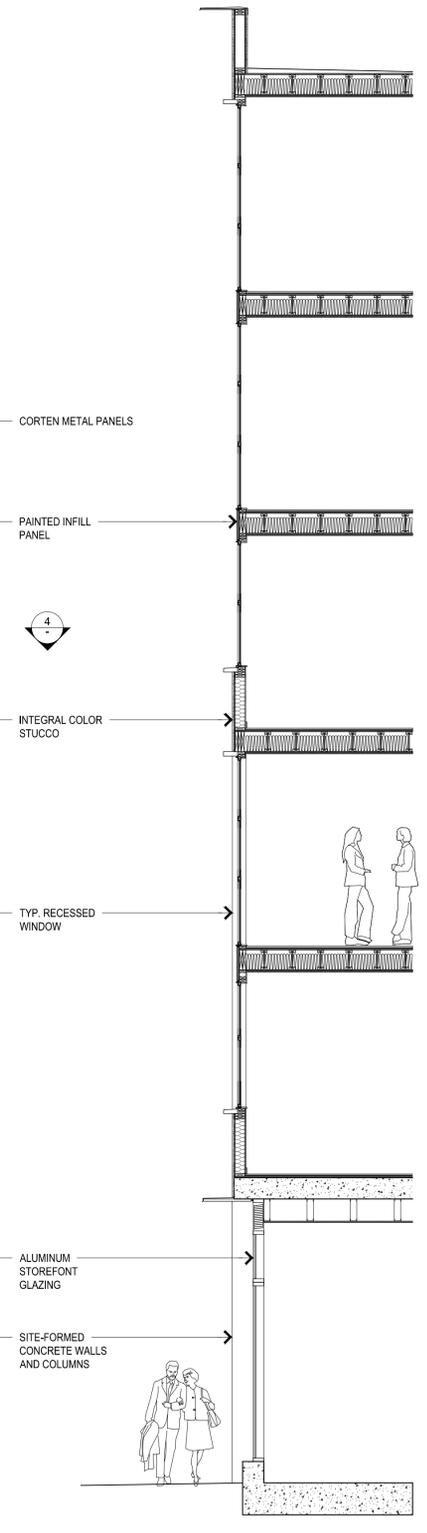
9 TYP. SILL @ CORTEN
 3"=1'-0"



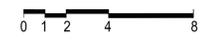
5 TYP. STUCCO SILL
 3"=1'-0"



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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SHEET:

MATERIAL
 BOARD

MAT



INTEGRAL COLOR STUCCO
 W/ SMOOTH TROWEL FINISH

INTEGRAL COLOR STUCCO
 W/ SMOOTH TROWEL FINISH

METAL INFILL PANEL

CORTEN METAL
 PANEL

INTEGRAL COLOR
 STUCCO W/ SMOOTH
 TROWEL FINISH

CORTEN METAL PANELS

ALUMINUM
 STOREFRONT

METAL INFILL
 PANEL

CAST-IN-PLACE
 CONCRETE

STEEL EAVE, PTD.



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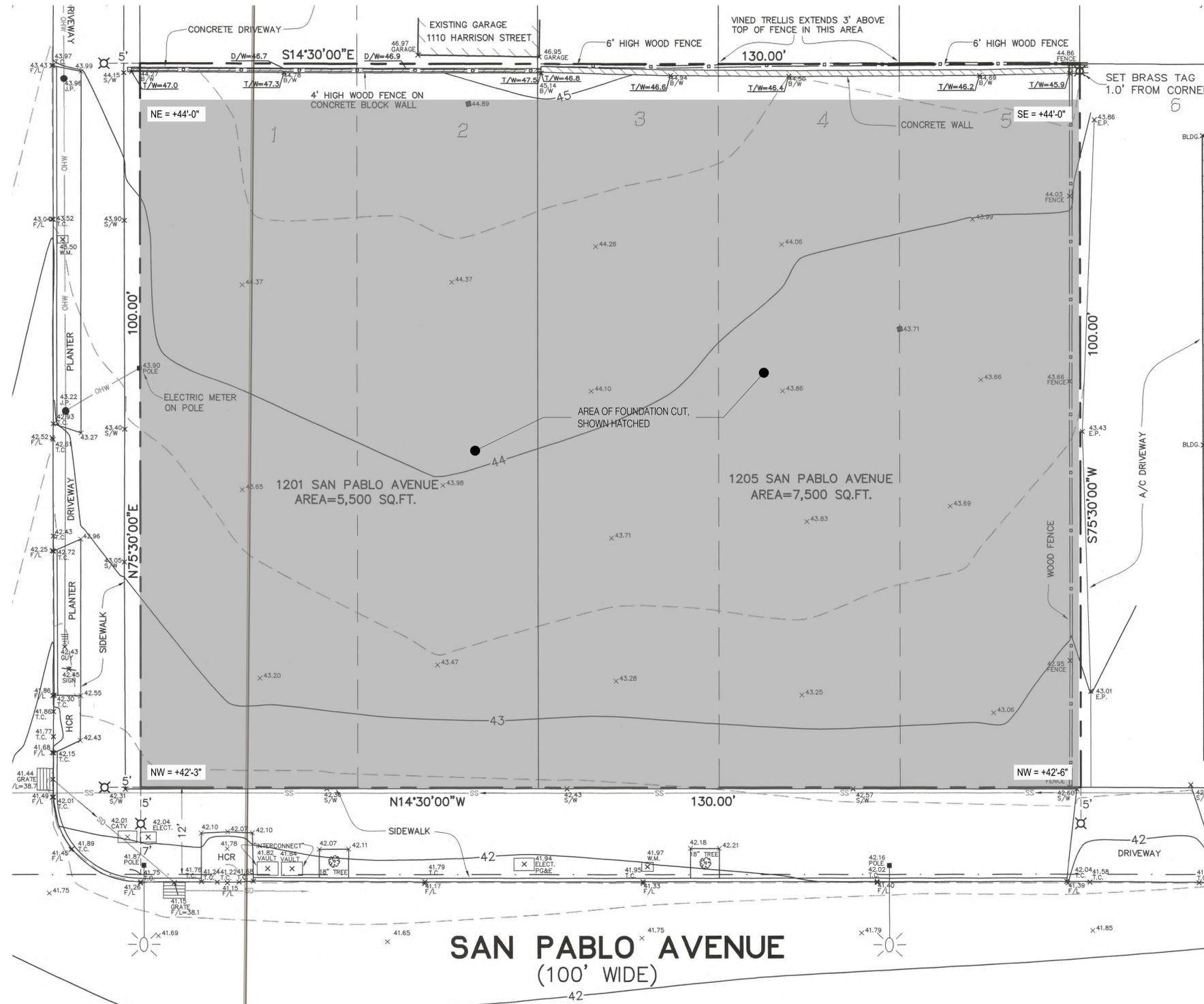
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SHEET:

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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LANDSCAPE PLANS
 GROUND LEVEL

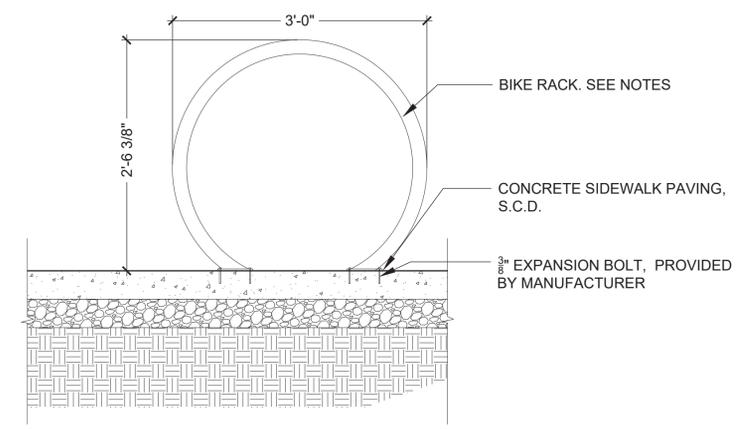
L1.1

LEGEND

1. CONCRETE SIDEWALK PAVING
2. EXISTING STREET TREE
3. NEW 24" BOX STREET TREE, TYP. OF (3)
4. EXISTING STREET LIGHT
5. ENTRY TO LOBBY
6. AT-GRADE PLANTING
7. CURB RAMP
8. DRIVEWAY TO GARAGE
9. UNIT PAVERS SET ON PLANTING AREA SUB GRADE
10. NEW BIKE RACKS, TYP. OF (3)
11. 6' HIGH WOOD NEIGHBOR FENCE
12. LANDSCAPE MAINTENANCE AREA
13. 30" HIGH METAL PLANTER
14. EVERGREEN PRIVACY SCREEN
15. EXISTING JOINT POLE, GUY AND OVERHEAD LINES

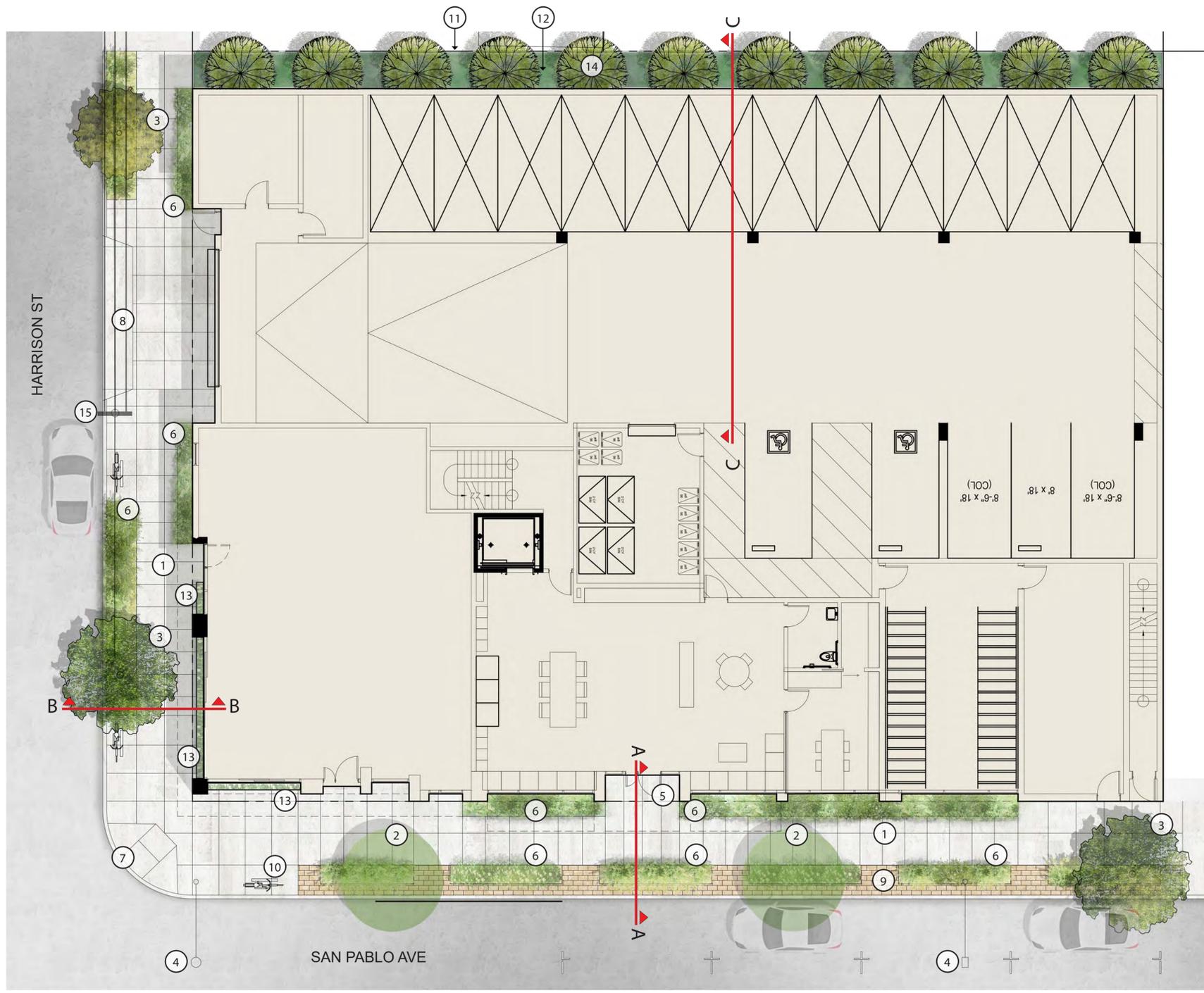
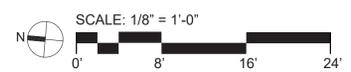


BIKE RACK



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

BIKE RACK DETAIL



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.

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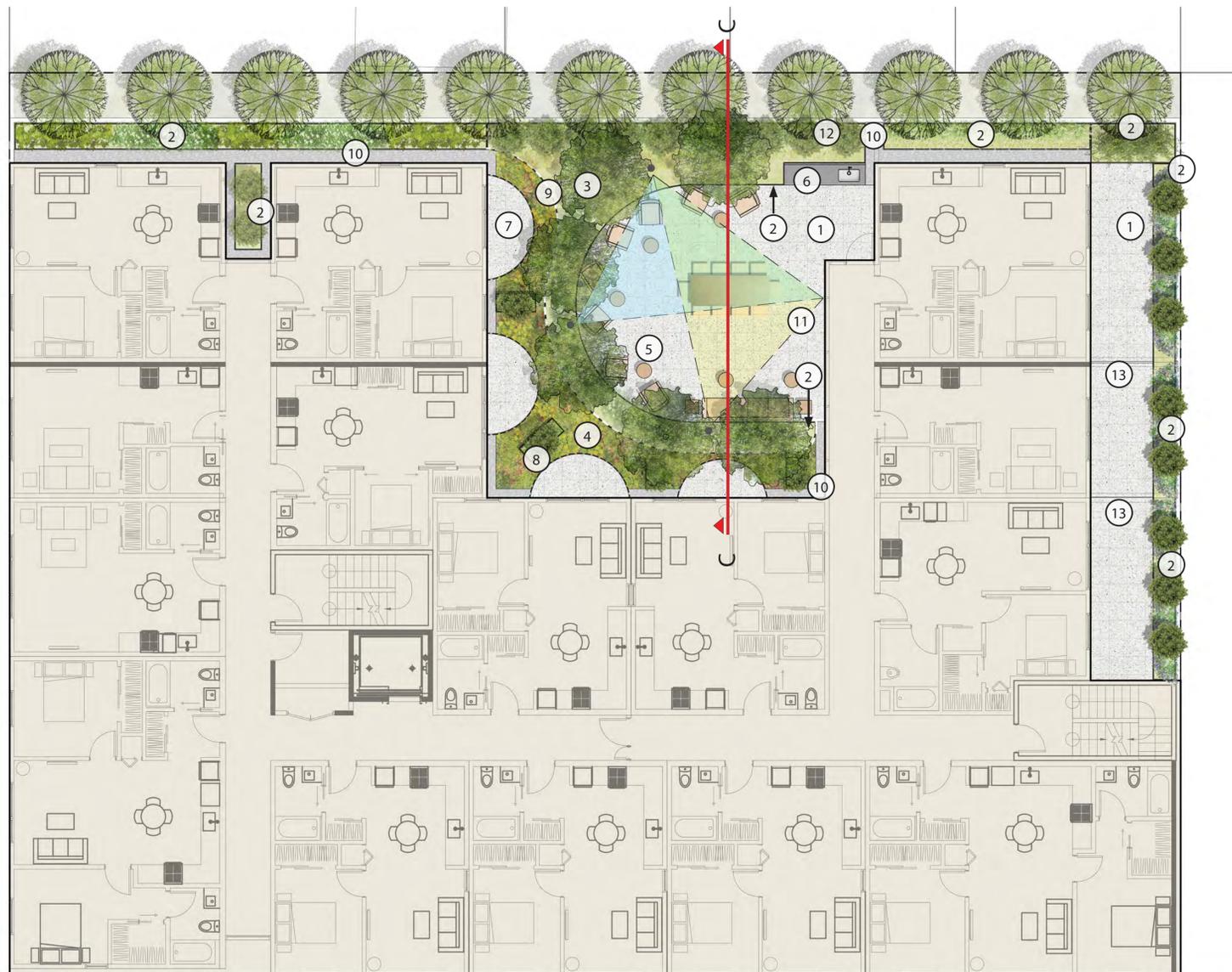
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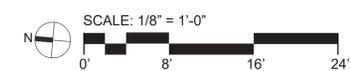
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LEGEND

1. UNIT PAVERS ON PEDESTALS
2. RAISED METAL PLANTERS
3. 24" BOX TREES, TYP OF (6)
4. INTENSIVE VEGETATED ROOF
5. MOVABLE FURNITURE, TYP.
6. OUTDOOR COUNTER AND SINK
7. UNIT PATIO W/ METAL EDGE
8. SCREEN PLANTING IN RAISED METAL PLANTER
9. 48" HIGH PERFORATED METAL SCREEN
10. GRAVEL
11. SHADE SAILS
12. SCREEN PLANTING
13. WOOD NEIGHBOR SCREEN

2ND LEVEL PLAN



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JOB: 1928

SHEET:

LANDSCAPE PLAN
 LEVEL 2

L1.2

TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.TrachtenbergArch.com

MILLER COMPANY
landscape architects

1585 FOLSOM ST. SAN FRANCISCO, CA 94103
415.252.7288 www.millercomp.com

1201 SAN PABLO MIXED-USE

Berkeley, CA 94706

2022.03.15 DRC REVISIONS

2022.03.23 DRC REVISIONS

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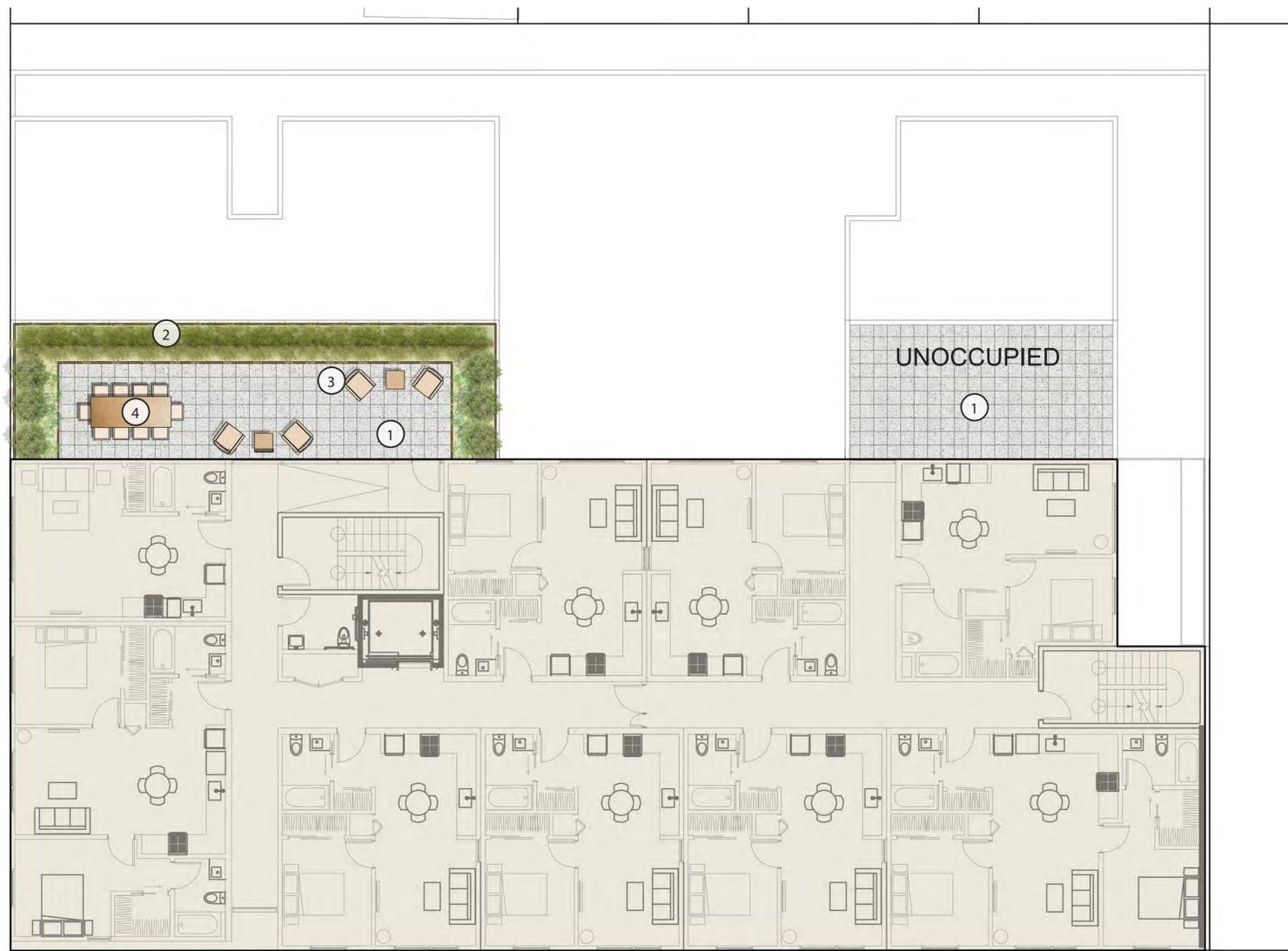
SHEET:

LANDSCAPE PLAN LEVEL 6

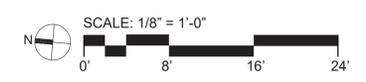
L1.3

LEGEND

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



6TH LEVEL PLAN



**TRACHTENBERG
 ARCHITECTS**

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 Berkeley, California 94710
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MILLER COMPANY
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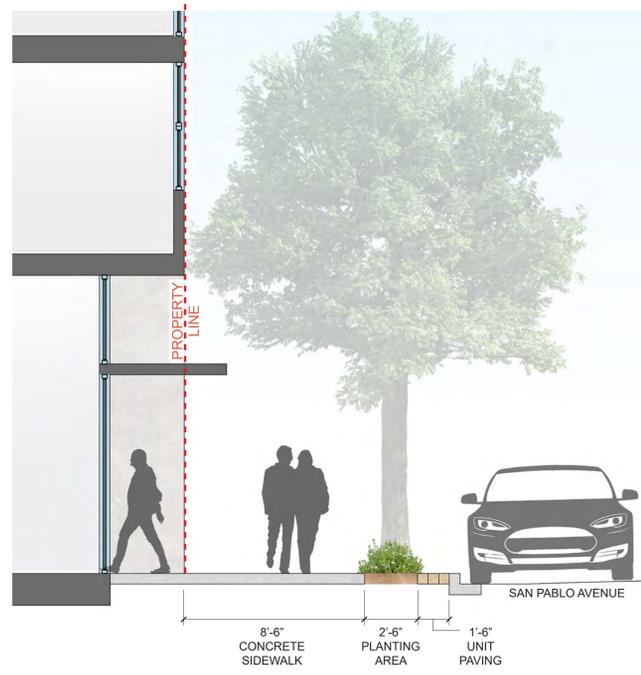
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**1201
 SAN PABLO
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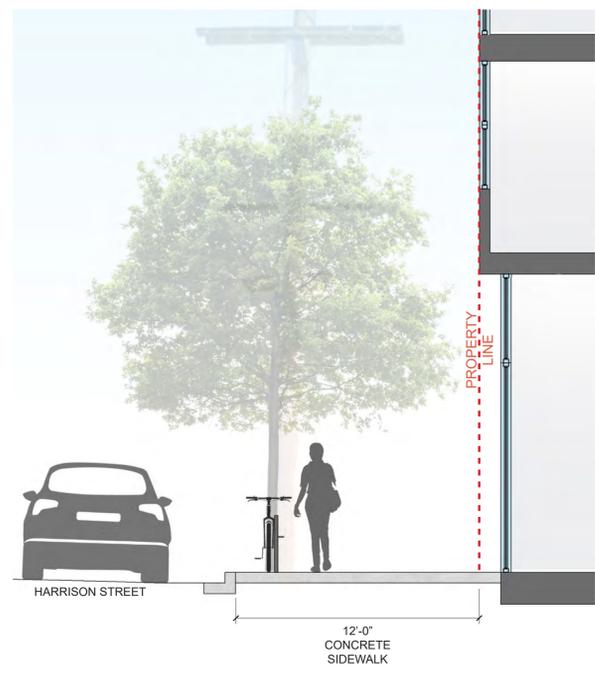
Berkeley, CA 94706

2022.03.15 DRC REVISIONS

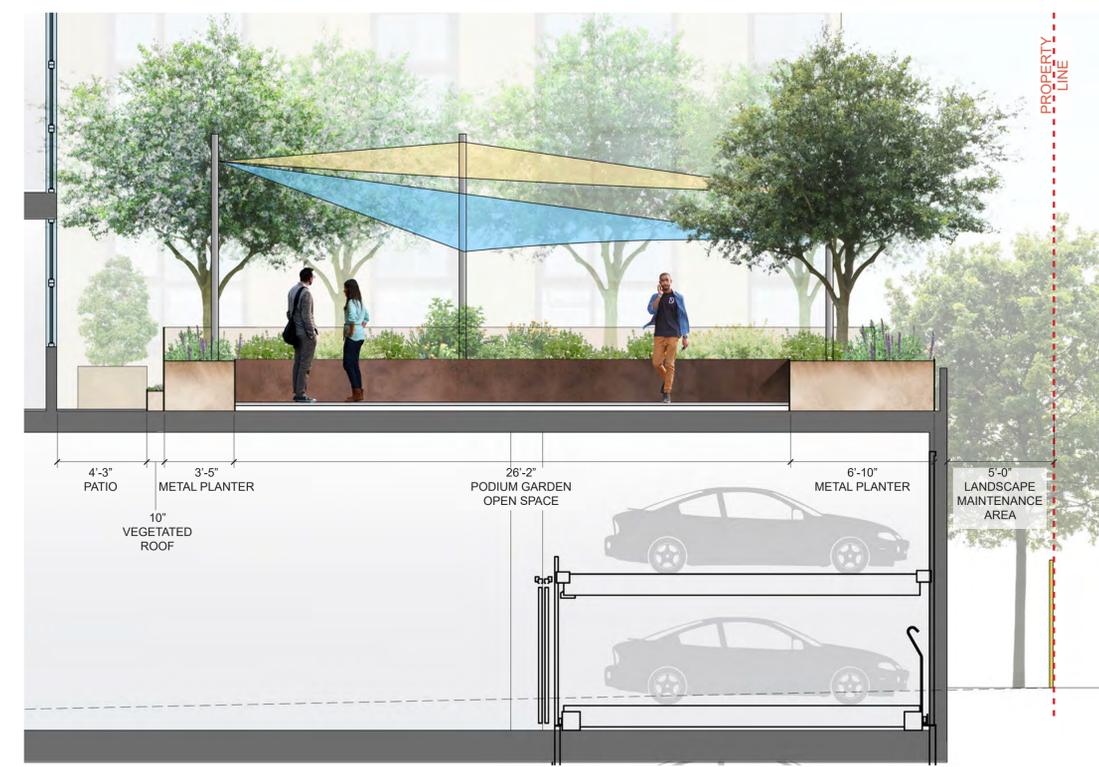
2022.03.23 DRC REVISIONS



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

SHADE SAILS



STREET TREES



David Elm
Ulmus davidiana var. *japonica*



Bronze Loquat
Eriobotrya deflexa

GROUND LEVEL



Creeping Fig
Ficus pumila



Stalked Bulbine
Bulbine frutescens



California Fuchsia
Epilobium canum



California Fescue
Festuca californica



Douglas Iris
Iris douglasiana



Jerusalem Sage
Phlomis fruticosa

UNIT PATIO SCREEN



Kohuhu
Pittosporum tenuifolium

2nd LEVEL PLANTER



Evergreen Dogwood
Cornus capitata



Dwarf Mahonia
Mahonia aquifolium repens



Coffeeberry (Podium Edge)
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
Mimulus aurantiacus 'Pt. Molate'



Santa Barbara Daisy
Erigeron karvinskianus

PLANT PALETTE

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JOB: 1928

SHEET:
**LANDSCAPE
 SECTIONS AND
 PLANT PALETTE**

L1.4

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 www.TrachtenbergArch.com

MILLER COMPANY
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**1201
 SAN PABLO
 MIXED-USE**

Berkeley, CA 94706

2022.03.15 DRC REVISIONS
 2022.03.23 DRC REVISIONS

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JOB: 1928

SHEET:

**EAST PROPERTY
 LINE SCREEN**

L1.5

Sweet Shade

Hymenospermum Flavum
 24" Box Installed Size

MAINTENANCE AREA TREE SELECTION

CHARACTERISTICS

Tree Shape: Conical or Rounded
 Foliage Type: Evergreen

Maximum Height: 35 feet
 Canopy Width: 15-20 feet
 Growth Rate: ~12-24 inches/year

Flowers: Showy, Fragrant
 Flower Color: Yellow
 Flower Type: Both male and female parts (perfect)
 Flowering Time: Spring or Summer

Fruit: Medium brown or mostly green capsule
 Fruiting Time: Summer or Fall

Bark: Light Green or Light Gray, Rough

Litter: Dry Fruit, Flowers

SITE CONDITIONS

Planting Area: 5' to 10'

Sunset Zones: 8-9, 14-23

Sun Exposure: Partial Shade to Full Sun

Soil Texture: Loam or Sand

Soil pH: Slightly Acidic to Very Alkaline

Soil Salinity Tolerance: Coastal Moderate



SECTION AT EAST PROPERTY LINE - APPROXIMATE INSTALLED CONDITION



SECTION AT EAST PROPERTY LINE - MATURE CONDITION

Burns, Anne M

From: Yvette Bozzini <ybozzini@earthlink.net>
Sent: Tuesday, March 01, 2022 12:44 PM
To: Burns, Anne M
Subject: Re: 1201 San Pablo Development

Thank you, Anne for your attention to my concerns despite my inability to speak out on Zoom meetings.

i was able to read transcript of meeting in real time. As i wrote to my neighbors:

I was gratified to read that some on the Design Review Board did seem to have read our correspondence. A few even brought up issues that I hadn't addressed, such as privacy, automatic security lights, and automatic garage door noise.

But I did not feel like the substance of our comments were met. Plant types and color palettes, and perhaps some setbacks are nice but just bandaids.

I still don't get how any of us are supposed to live with this thing when built or during the construction. Reading between the lines, since the same architects are involved, it seems that construction of 1201 and across the street, former Popeye's will be simultaneous. How the hell are we supposed to navigate our neighborhood during that process?

I read regret from some on the Board, a throwing up of hands. They legally can do this so they will. But Jeeze.

I want to reiterate that I understand that more housing is needed but it should be appropriate to its surroundings. The lot across San Pablo, former Popeyes is much different than 1201. No homes/families are affected there. At 1201 many homes, especially mine, directly adjacent, are affected.

I have tried to reach out to the owner of the land with no success. These, apparently, are not people who care about the neighborhood, or site appropriate land use, just money. Why would they care, they are in Beijing.

The owner of the project is the JianYi Investment Development Inc. from Beijing with a local office in [Santa Clara, California](#).

Further proof of this landowners disinterest in the well-being of the neighborhood is the current use of 1201, apparently some kind of EBMUD waystation. Trucks, noise dust 25 feet from my bedroom window.

In the past, whenever this lot has been used for anything, i as the adjacent neighbor, have received a notice from the City of Berkeley about the permit for the use of the land -- hours, noise, etc. Nothing this time around and my calls to the City fruitless. This is a bad faith bad actor.

Though I cannot Zoom I want my voice and my concerns heard.

Thanks,

Yvette Bozzini
1110 Harrison Street

Berkeley, CA 94706
510.219.5126

On Jan 21, 2022, at 6:45 PM, Burns, Anne M wrote:

Hello, Yvette: I am sorry to hear that you were not able to speak, but I was able to put your email on-line and also forwarded it on to the DRC members. The project was continued, and I am still working on the draft summary that will be posted on-line. Any thing that you would like to mention to the DRC, please put in an email and I will make sure that it gets included in any new information that they receive when they review any new changes to the design. I do not know when the project will return – it may be next month, but that depends on how fast the architect can work on any design changes. Thank you.
- Anne

From: Yvette Bozzini <ybozzini@earthlink.net>
Sent: Friday, January 21, 2022 1:23 PM
To: Burns, Anne M <ABurns@cityofberkeley.info>
Subject: Re: 1201 San Pablo Development

Hi, Anne, i was not able to participate in the Zoom last night because of antiquated systems on my home computer and phone. But I was able to live read the meeting. Can i respond in some way to what I read/? i am the owner of the small house directly adjacent the project in question so i do think my feedback is worthy, if not essential.

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Hello, Yvette: We are working to get your email on-line and forwarded on to the Design Review Committee. I am also including our Use Permit Planner, Sharon Gong, who has been reviewing and preparing this project for review with the Zoning Adjustments Board. Thank you. – Anne Burns, Design Review Planner.

From: Yvette Bozzini <ybozzini@earthlink.net>
Sent: Tuesday, January 18, 2022 12:21 PM
To: Burns, Anne M <ABurns@cityofberkeley.info>
Cc: dan.hayes@yahoo.com Hayes <dan.hayes@yahoo.com>
Subject: 1201 San Pablo Development

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

I am Yvette Bozzini, the owner of the home directly adjacent the proposed project.

I have lived at 1110 Harrison Street since 2005. I live and work there as a self-employed writer (and sometime child- and elder caregiver.)

This is my approximately 650 sq. foot single-story house.

<image001.jpg>

I understand that the project under review is considered to be in a Commercial District. But no matter what waivers, it is also a longtime residential neighborhood, filled with neighbors I was thrilled to find when I bought this, my first house. It is a neighborhood, a community, in which we know and care about each other. The owners of the small businesses adjacent my home have become 9-5 neighbors who have never infringed on my well-being, quite the opposite.

To address the particulars of your current meeting --

I don't see my house in the architects drawings!

(2) Orientation and Protection of Sunlight and Views.

a. Buildings should be oriented to take advantage of the sun or outdoor private/public open space areas. Year-round solar access for adjacent buildings is encouraged.

Year-round solar access encouraged. Why not required? I will have ZERO solar access under this plan.

b. Views out from public areas and from existing buildings should be retained whenever possible by the use of setbacks, orientation and height limitations. The natural topography should be used to achieve these ends.

I will have a view of only a block of building.

(1) 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. This is especially important when the architectural style of the proposed design is in strong contrast to that of adjacent structures. Form, color, materials and texture of existing buildings should be considered in design of new structures. Landscaping should also be compatible with surroundings.

Hello! How on earth does the proposal conform to "adjacent structures" -- my home.

(8) Neighborhood Pattern. It is not the intent of this section that neighborhood pattern, or characteristics of adjacent buildings, be necessarily copied literally, particularly if they have little or no architectural merit. Diversity and innovation are positive values, and are encouraged where they do not disrupt the harmony of the overall urban setting.

My home may have "little or no architectural merit" but it is my home and I do not see the "architectural merit" in 6-story blocks. And the six-story 'diversity and innovation' is "encouraged where they do not disrupt the harmony of the overall urban setting." ? Well, it does or will.

Finally, there is a housing shortage. Got it. but as I wrote earlier in this project approval process

"It seems a given that San Pablo Ave. will now be given over to ugly six story buildings but please consider:

The idea that these huge monstrosities are green and afford housing in a housing shortage are nonsense. How many vacancies exist in all the existing monoliths on San Pablo? How many low-income renters live there? Please!

C'mon, these buildings are only a boon for the landowners, the architects, and the City, NOT for the people.

Berkeley should be the epicenter of ecologically and environmentally sound tiny home communities that serve low-income renters, the elderly wanting to down-size out of their

homes, and anyone seeking a smaller footprint.

Why not use these plots of land to do that? Many don't want to live in ugly high-rise boxes. Detached tiny homes -- with all current solar, etc. -- and, perhaps, small communal areas for gardening and such, would be so much more in keeping with the Berkeley ethic AND be much more equitable and environmentally sound than what is being proposed.

Please, please consider not only the selfish concerns of this homeowner and property tax payer (how am i supposed to work/write with months of construction noise, dust and traffic?) but also the ugly, nonsensical, path your are setting forward.

Yvette Bozzini
1110 Harrison Street
Berkeley, CA 94706
510.219.5126

Burns, Anne M

From: Margaret <margaretpritt@sbcglobal.net>
Sent: Wednesday, March 02, 2022 9:18 AM
To: Burns, Anne M
Subject: Proposed development at 1201 San Pablo.

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hi,

I live at 1231 Kains Avenue. I will be able to see this proposed 6 story monolith from my front porch. As I drive around our neighborhood & nearby Albany...there are NO buildings that tall & even the 4 story buildings along San Pablo in our neighborhood are not directly adjacent to single family houses.

This proposed building will be SO CLOSE to the home of Yvette Bozzini that her tiny home will be "swallowed" up and after 1PM she will receive ABSOLUTELY NO SUN. Just the fact that I will be able to see it from my porch (and I live down the other end of the block) is bad enough...I CANNOT BEGIN TO IMAGINE HOW HORRIBLE THIS WILL BE FOR Yvette Bozzini and her 2 neighbors who will also be similarly impacted!

How can the City of Berkeley allow a project like this (supposedly to provide more housing, not to take in more tax dollars) when I see construction of many more high rise complexes all over Berkeley, Albany & El Cerrito. This area is not close to BART and people will need cars to travel & this will also have high density effects on neighboring areas with school children and older retired persons (like myself & my husband).

I AM AGAINST THIS MONSTROSITY in this peaceful, quiet lovely neighborhood!

Sincerely,
Margaret Pritt

Sent from my iPhone

Burns, Anne M

From: Steve Kosach <steve.kosach@gmail.com>
Sent: Wednesday, March 02, 2022 2:15 PM
To: Carmen Figueras; Burns, Anne M
Cc: Margaret; Yvette Bozzini; dan.hayes@yahoo.com Hayes; Kazumi Taniguchi; Karen L. Gosling; radio.katsnow@gmail.com Snow; rozman.dani@gmail.com; Marilyn.hemenway@yahoo.com; manu.delnevo@gmail.com; roshnikasad@gmail.com; doncburns@gmail.com; Dan Aronen; Dan Corvello; David and Mary; Dean Wills; Dei & Peter; Delia Head; Elise Obolensky; Enrico Medina; Gabe Winer; Gabe and Terri; Guy Gash; Helena Wills; Holly Turner; Jef Poskanzer; Jennifer Lovvorn; Joshua Greene; Karlo Ng; Kate O'Hara; Lena Johansson; Libby Black; Mary Stanager Ave; Matthew Hardy; Nick Shapiro; Patrick Gonzalez; April Lee; Armando Osorio; Atsumi Sueishi; Brett D'Ambrosio; Chandini Stanley; Terri Lambert; Terry Walters; Paul Mansdorf; Renee Gertler; Richard Steckel; Rosalie Robertson; Semianesh Ketema; Susie Altman; Tania Macdonald; Terri Fashing; cc: Andy Shin; Erica Maier D'Ambrosio; BETTY YU
Subject: Re: 1201 San Pablo Development

So happy to know that overseas investors can come to Berkeley and create a community where I have this to look forward to. I especially love the fact that if this were attempted up on north Shattuck Ave, College Ave, or God forbid Claremont Blvd, this would've never happened.





Steve Kosach

On Mar 2, 2022, at 10:15 AM, Carmen Figueras <carmenf@spiritiscalling.com> wrote:

I hate to say this, but I think city officials do not care , and this project is the proof

On Wed, Mar 2, 2022 at 10:07 AM Margaret <margaretpritt@sbcglobal.net> wrote:
Hi Yvette,

I have sent messages to Anne asking that City Officials actually go to the property and STAND THERE to imagine what it would look like for the neighbors who live there...and hopefully meet with you & discuss the impact it would have on you & others!

I feel it is a terrible location for this type of monstrosity.

Sincerely,
Margaret Pritt
1231 Kains

Sent from my iPhone

On Mar 1, 2022, at 12:53 PM, Yvette Bozzini <ybozzini@earthlink.net> wrote:

Begin forwarded message:

From: Yvette Bozzini <ybozzini@earthlink.net>
Date: March 1, 2022 12:43:39 PM PST
To: "Burns, Anne M" <ABurns@cityofberkeley.info>
Subject: Re: 1201 San Pablo Development

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i was able to read transcript of meeting in real time. As i wrote to my neighbors:

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Cc: dan.hayes@yahoo.com Hayes

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C'mon, these buildings are only a boon for the landowners, the architects, and the City, NOT for the people.

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Why not use these plots of land to do that? Many don't want to live in ugly high-rise boxes. Detached tiny homes -- with all current solar, etc. -- and, perhaps, small communal areas for gardening and such, would be so much more in keeping with the Berkeley ethic AND be much more equitable and environmentally sound than what is being proposed.

Please, please consider not only the selfish concerns of this homeowner and property tax payer (how am i supposed to work/write with months of construction noise, dust and traffic?) but also the ugly, nonsensical, path your are setting forward.

Yvette Bozzini
1110 Harrison Street
Berkeley, CA 94706
510.219.5126

--

Carmen Figueras
President Spirit is Calling
510 847 1466
www.spiritiscalling.com

Burns, Anne M

From: Margaret <margaretpritt@sbcglobal.net>
Sent: Thursday, March 17, 2022 11:08 PM
To: Burns, Anne M
Subject: Re: Proposed development at 1201 San Pablo.

Hi Anne,

I greatly appreciate the response to my e-mail.

After I sent this e-mail, I sent another one with a request that those persons who will be making the decision on this project have the courtesy to go and PHYSICALLY STAND at the proposed site... to just imagine the impact a 6 story building would have on the small houses that will be just a few feet away from this new structure. This small act would take an insignificant amount of time, yet would show our neighborhood the concern we deserve & potentially change minds about the scale of the project.

Please include this e-mail.

Sincerely,
Margaret Pritt

Sent from my iPhone

> On Mar 17, 2022, at 2:59 PM, Burns, Anne M <ABurns@cityofberkeley.info> wrote:

>

> Public

> Hello, Margaret: We just received revised drawings yesterday and will be able to put this on a Tuesday, March 29th DRC Meeting. We are still working with our Clerk's Office to get that date (Tuesday, March 29th 7 pm) on the Community Calendar, but have confirmed that date with our DRC members.

>

> We will include your email below in any meeting packet for the Design
> Review Committee. We will email you a link to the DRC agenda, where
> the staff report and drawings will be linked, once it is available
> on-line – probably toward the end of next week. - Anne

>

> -----Original Message-----

> From: Margaret <margaretpritt@sbcglobal.net>
> Sent: Wednesday, March 02, 2022 9:18 AM
> To: Burns, Anne M <ABurns@cityofberkeley.info>
> Subject: Proposed development at 1201 San Pablo.

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> Hi,

>

> I live at 1231 Kains Avenue. I will be able to see this proposed 6 story monolith from my front porch. As I drive around our neighborhood & nearby Albany...there are NO buildings that tall & even the 4 story buildings along San Pablo in our neighborhood are not directly adjacent to single family houses.

- >
- > This proposed building will be SO CLOSE to the home of Yvette Bozzini that her tiny home will be “swallowed” up and after 1PM she will receive ABSOLUTELY NO SUN. Just the fact that I will be able to see it from my porch (and I live down the other end of the block) is bad enough...I CANNOT BEGIN TO IMAGINE HOW HORRIBLE THIS WILL BE FOR Yvette Bozzini and her 2 neighbors who will also be similarly impacted!
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- > How can the City of Berkeley allow a project like this (supposedly to provide more housing, not to take in more tax dollars) when I see construction of many more high rise complexes all over Berkeley, Albany & El Cerrito. This area is not close to BART and people will need cars to travel & this will also have high density effects on neighboring areas with school children and older retired persons (like myself & my husband).
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- > I AM AGAINST THIS MONSTROSITY in this peaceful, quiet lovely neighborhood!
- >
- > Sincerely,
- > Margaret Pritt
- >
- > Sent from my iPhone