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1201 San Pablo Mixed Use

Berkeley, CA 94706
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III.B.2. (a) Density Bonus Eligibility Statement

Please refer to Sheet A0.3 for diagrams and calculations

- a. Number of “base project” units: 50-Units.
- b. Number of affordable units and level of affordability: 5-Units (10%) affordable to Very Low-Income Households as defined in Section 50105 of the Health and Safety Code.
- c. Percent density bonus requested and allowed under Section 65915: 32.5%.
- d. Waivers or modifications of developments standards necessary to accommodate density bonus:
 - Increase the maximum building height to 68'-3” to accommodate the density bonus units.
 - Increase the maximum allowable FAR from 3 to 3.6 to accommodate the density bonus units.
- e. Explanation of why each waiver or modification is needed to accommodate density bonus:
Following the guidelines provided in the City’s *“Conceptual Approach to Implementing Density Bonus Law In Berkeley, February 22, 2013”*, the density bonus units are added to the Base Project which “reflects the proposed project’s building separation, open space location, and parking location”, via additional the following waivers or modifications to accommodate additional dwelling units:
 - A building height and FAR waiver needed to accommodate the 17 density bonus units.

III.B.2. (b) Request for Incentives or Concessions

Under Section 65917, as a project which provides at least 10 percent very low-income units, the project is eligible for two incentives or concession which results in identifiable and actual cost reductions. As such, the project proposes the following cost reduction concession:

- Cost Reduction Concession #1. The project requests a cost-reduction Concession to reduce the open space requirement from 2,640 SF to 2,514 SF in order to eliminate the increased costs associated with providing an additional occupiable roof deck.