



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**
AUGUST 18, 2022

1820 San Pablo Avenue

PRELIMINARY DESIGN REVIEW

Design Review #DRCP2021-0017 to demolish the existing commercial building and construct a four-story, 43,277-square-foot, 44-unit, mixed-use building, with 5,718 square feet of commercial area.

I. Introduction

This five-story mixed use development is located in the C-W District in West Berkeley on the West side of San Pablo avenue.

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.

The demolition went before the Landmarks Preservation Commission (LPC) on June 2, 2022 where the Commission took no action. It is scheduled to be heard at a future ZAB meeting. It is before the Design Review Committee this month for Preliminary Design Review.

II. Background

The proposed project consists of a five-story mixed use building with 44 residential dwelling units and ground floor commercial space organized around a podium level courtyard. The applicant proposes a partial demolition of the existing two-story commercial structure and reconstruction of the ground floor tenant space to support the floors above. Dwelling units include studio, 2-bedroom, and 3-bedroom layouts.

The project provides a total of 2,074 square feet of open space, comprised of a podium level courtyard and west facing terrace, several corner decks on upper floors, and ground floor entry patio and commercial patio in the rear. The project

provides 24 long term bike parking spaces, 2 short term bike parking spaces, and 6 commercial bike parking spaces.

III. Project Setting

A. Neighborhood/Area Description:

The subject property is situated on the West side of San Pablo Avenue between Hearst and Delaware. It is in the C-W West Berkeley Commercial District, and the adjacent neighborhood to the West is zoned as R-1A Residential District. The project site falls just outside of a Designated Node, defined as University and San Pablo, which includes all lots with frontage on San Pablo Avenue between Hearst Street and Cowper Street (and the continued centerline of Cowper Street on the west side of San Pablo Avenue). The ground-floor of buildings in designated nodes shall only be used for pedestrian oriented uses. Surrounding building heights are typically one and two stories.

The proposed project is located roughly ½ mile from thirteen (13) bus lines, including the 800, 802, G, FS, 72, 80, 81, 88, 36, J, FS, Z and less than 1 mile from North Berkeley BART and Berkeley Amtrak Stations. The project is also located within two blocks of the two major bicycle boulevards, the Ninth Street Bicycle Boulevard and Channing Way Bicycle Boulevard.

B. Site Conditions:

The subject parcel is on the west side of San Pablo Avenue, between Delaware Street (north), and Hearst Avenue (south). The lot is 11,750 square-feet in area and is currently occupied by a two-story commercial structure. The adjacent parcel to the North features a single story commercial structure. The parcel to the south is occupied by a two-story auto repair shop and surface lot for auto sales.

Figure 1: Vicinity Map

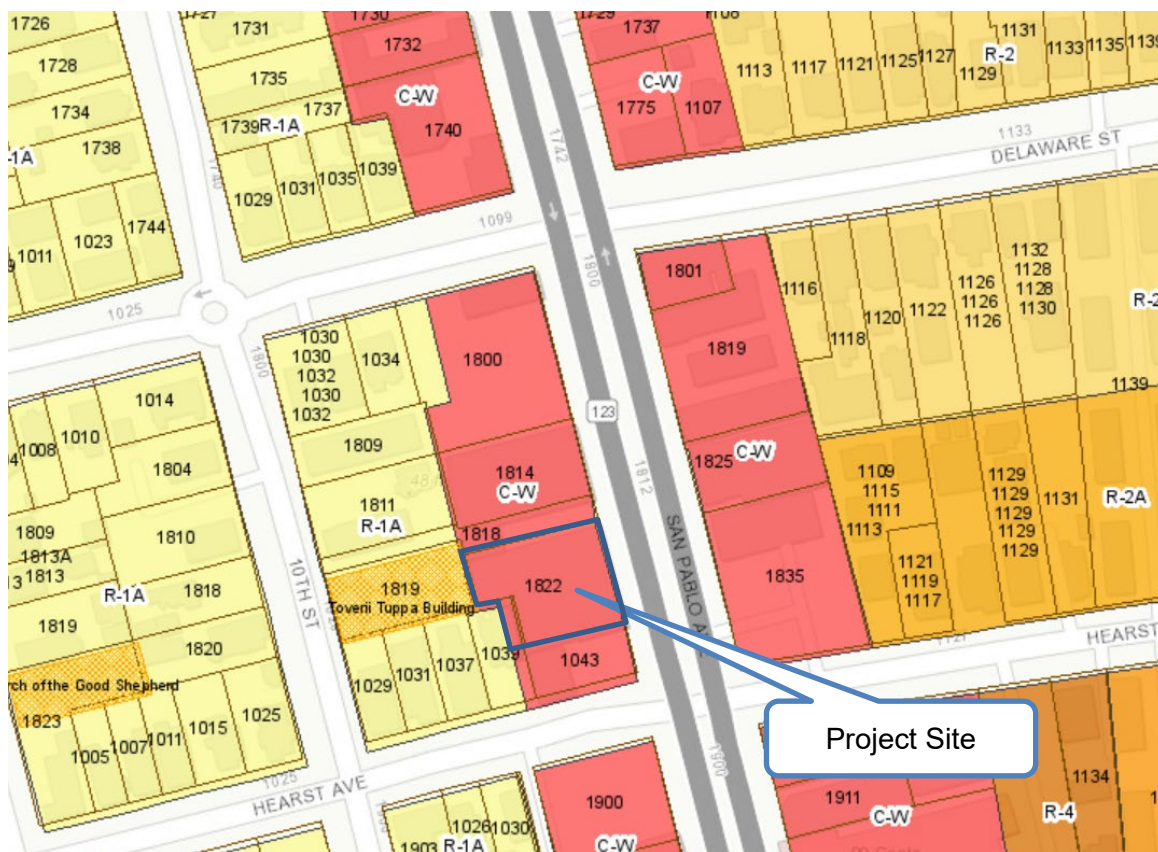


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Two-story commercial structure	C-W	Avenue Commercial
Surrounding Properties	North	Single story commercial structure		
	South	Surface lot and two-story commercial structure		
	East	One- and two- story commercial structures		
	West	Two- and three- story residential structures	R1A	

Table 2: Development Standards

Standard BMC Sections 23(click and enter #) .070-080		Existing	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		11,627	-	-
Gross Floor Area (sq. ft.)		-	44,132	-
Floor Area Ratio		1.8	3.8	3
Dwelling Units	Total	-	44	-
	Affordable	-	-	-
Building Height	Average (ft.)	-	-	-
	Maximum (ft.)	26.25	60	50
	Stories	2	5	4
Building Setbacks (ft.)	Front	0	0	0
	Rear	0	10' /13.25'	10'
	Left Side	0	0 / 5'	0 / 5'
	Right Side	0	0 / 5'	0 / 5'
Lot Coverage (%)		-	-	-
Usable Open Space (sq. ft.)		-	2,074	1,760
Parking	Automobile	-	0	21
	Bicycle	-	24 long term, 2 short term, 6 commercial	23 long term, 2 short term, 5.1 commercial

IV. Project Description

A. Requested Use Permits

- Use Permit under BMC §23C.08.050.A to demolish an existing non-residential building
- Use Permit under BMC §23E.64.030.A, to construct a mixed-use development with floor area of 20,000 square feet or more
- Use Permit under BMC §23E.64.030.A, to construct dwelling units
- Use Permit under BMC §23E.64.050.B, to create new gross floor area of 5,000 square feet or more
- Administrative Use Permit under BMC §23D.04.020.C to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the district
- Administrative Use Permit under BMC §23E.04.040 to construct a fence exceeding six feet in height

B. CEQA Determination

It is staff's recommendation that the project is categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("Infill Development"). The determination is made by ZAB.

C. Density Bonus Information

- Waiver of BMC §23E.64.070.A to exceed FAR – to be 3.7, where 3 is the limit
- Waiver of BMC §23E.64.070.B to exceed building height – to be 59'-8", where 50'-0" is the limit; to be 5 stories, where 4 stories is the limit
- Waiver of BMC §23E.64.070.D to reduce rear yard minimum when abutting a residential district – from 10' to zero feet.
- Concession to reduce the commercial parking requirement – to provide 0 spaces, where 21 is required

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:

Massing 5 story, 60' tall mass is organized around a central courtyard at the podium level that opens to the West at the second floor, but is enclosed at the third, fourth, and fifth floors. The project proposes the preservation of the existing two story commercial facade on San Pablo, and expands the massing with three story bays, flanked by enclosed patios at the Northwest and Southwest corners of the building. The North and South facades step back 5 feet from the property line at the second through fifth floors, affording residents access to light and air in the case that the adjacent lots are developed in the future.

Setbacks This "L" shaped building meets the property line at the North, South, and East sides at the ground floor. The West side of the building meets the property line at the Southwest corner, but is setback back 13'3" from the property line at the Northwest corner.

Encroachments Although we do not see any proposed encroachments in the renderings, we see one canopy on the building section that would encroach on the public right of way. Caltrans approval will be required for any encroachments, and there are specific design criteria for canopies, so check in with Caltrans early in this process.

Ground Floor Design The ground floor is designed to be predominantly retail space except for a residential lobby on San Pablo with a separate area for bike storage and trash located at the center of the building between the tenant spaces that is accessed by a corridor that opens to San Pablo and connects to the private commercial courtyard at the rear of the property. The tenant space at the Northeast corner includes a 499 SF patio at the street, as well as a 1,624 SF patio at the rear.

Open Space A 1,210 square foot podium level courtyard provides open space for residents. Covered walkways overlook the courtyard leading to units at the third,

fourth, and fifth floors. Private patios are provided for units at the Northeast and Southeast corners of the buildings.

Materials The project proposes integral color stucco, natural wood siding in two colors, aluminum doors, windows, and trim, and an aluminum awning.

B. Issues for Discussion:

- Building Design
- Open Space/ Landscaping
- Material

VII. Recommendation

Staff recommends that the Committee discuss the issues outlined above and if comfortable with the proposed design, 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 March 29, 2022
2. Applicant Statement, received March 29, 2022

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

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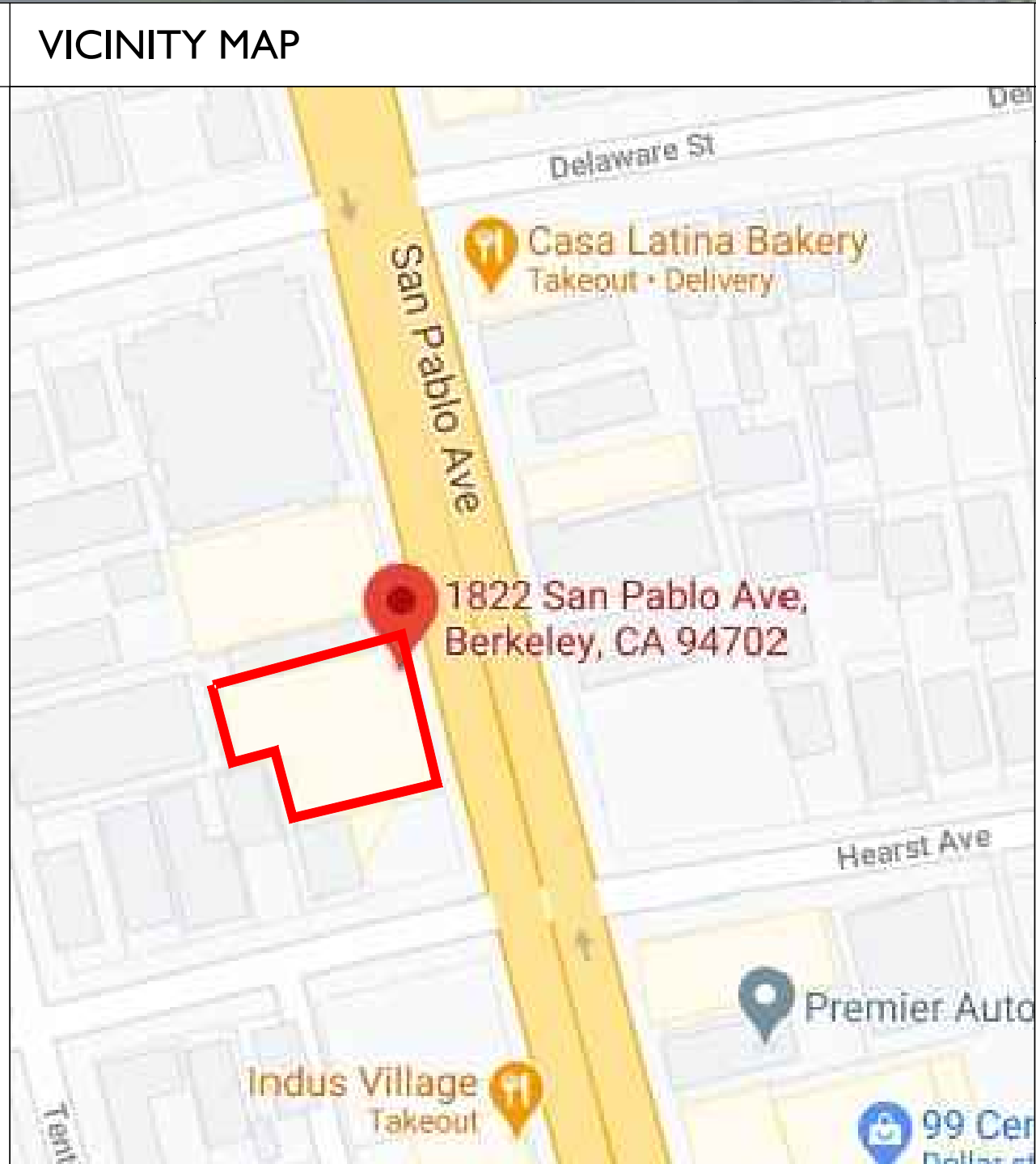


**MIXED USE
 DEVELOPMENT**
 1822 - 1828 SAN PABLO AVE
 BERKELEY, CA 94702



SYMBOLS

HEIGHT		A.F.F.	DETAIL	
SECTION			GRIDLINE	
EXTERIOR ELEVATION			DEMOLITION NOTE	
INTERIOR ELEVATION			IMPROVEMENT NOTE	
ROOM TAG			FINISH NOTE	
WALL TAG			DOOR TAG	
WINDOW TAG				



PROJECT TEAM

OWNER
 TON OGI-ROBBINS
 UNITED WORLD LLC.
 (510) 717-8472

ARCHITECT
 GUNKEL ARCHITECTURE
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**MIXED USE
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DESCRIPTION OF WORK
 MIXED-USE DEVELOPMENT W/ 4 STORIES OF RESIDENTIAL OVER GROUND FLOOR
 COMMERCIAL INCORPORATING (E) FACADE

PROJECT INFORMATION
 APN: 057-208700500 & 057-208700700
 ZONING: C-VV
 LOT SIZE: 11,627 SF
 NO CHANGE TO PARKING
 BUILDING OCCUPANCY: R-2, M, A-2
 CONSTRUCTION TYPE: V OVER I

SHEET INDEX

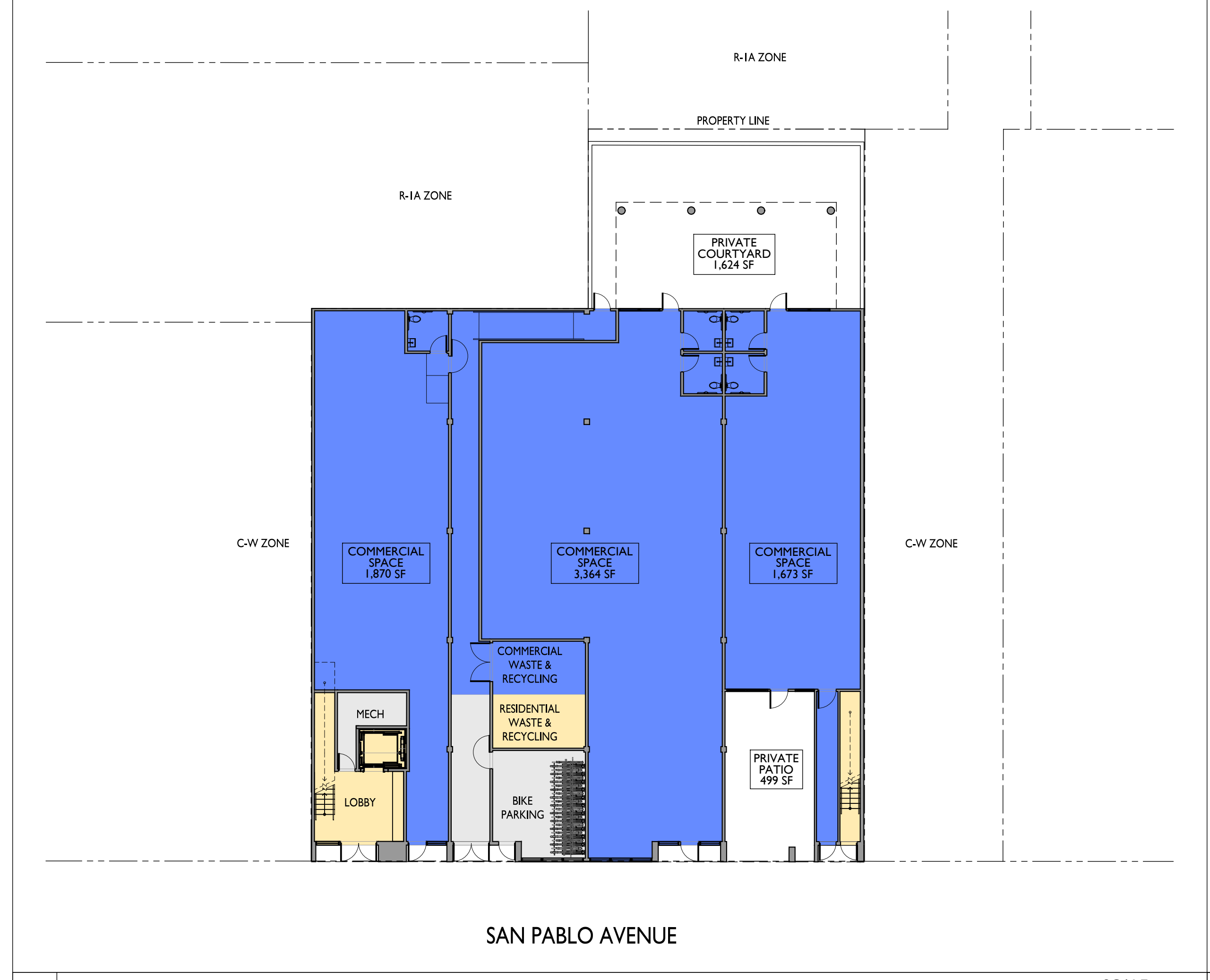
SHEET NUMBER	SHEET NAME	SB330 PRE-APP	PLANNING	PLANNING RESUBMITTAL	PLANNING RESUBMITTAL 02
A0.0	TITLE SHEET	•	•	•	•
A0.1-A0.3	DENSITY BONUS DIAGRAMS	•	•	•	•
A0.4	LOT COVERAGE & OPEN SPACE DIAGRAM	•	•	•	•
A0.5-A0.6	STREET STRIP	•	•	•	•
A0.7-A0.8	SHADOW STUDY		•	•	•
A0.9	RENDERINGS		•	•	•
I	SURVEY	•	•	•	•
L1.0	CONCEPTUAL LANDSCAPE PLAN		•	•	•
A1.0	SITE PLAN	•	•	•	•
A2.0	EXISTING - FIRST FLOOR PLAN	•	•	•	•
A2.1	EXISTING - SECOND FLOOR PLAN	•	•	•	•
A3.0	PROPOSED - FIRST FLOOR PLAN	•	•	•	•
A3.1	PROPOSED - SECOND FLOOR PLAN	•	•	•	•
A3.2	PROPOSED - THIRD FLOOR PLAN	•	•	•	•
A3.3	PROPOSED - FOURTH FLOOR PLAN	•	•	•	•
A3.4	PROPOSED - FIFTH FLOOR PLAN	•	•	•	•
A3.5	PROPOSED - ROOF PLAN	•	•	•	•
A4.0	EXISTING - ELEVATIONS	•	•	•	•
A5.0	PROPOSED - ELEVATIONS	•	•	•	•
A5.1	PROPOSED - ELEVATIONS	•	•	•	•
A5.2	PROPOSED - COURTYARD ELEVATIONS	•	•	•	•
A5.3	PROPOSED - SECTION	•	•	•	•
A6.0	WINDOW AND STOREFRONT DETAILS		•	•	•

SET TYPE AND DATE

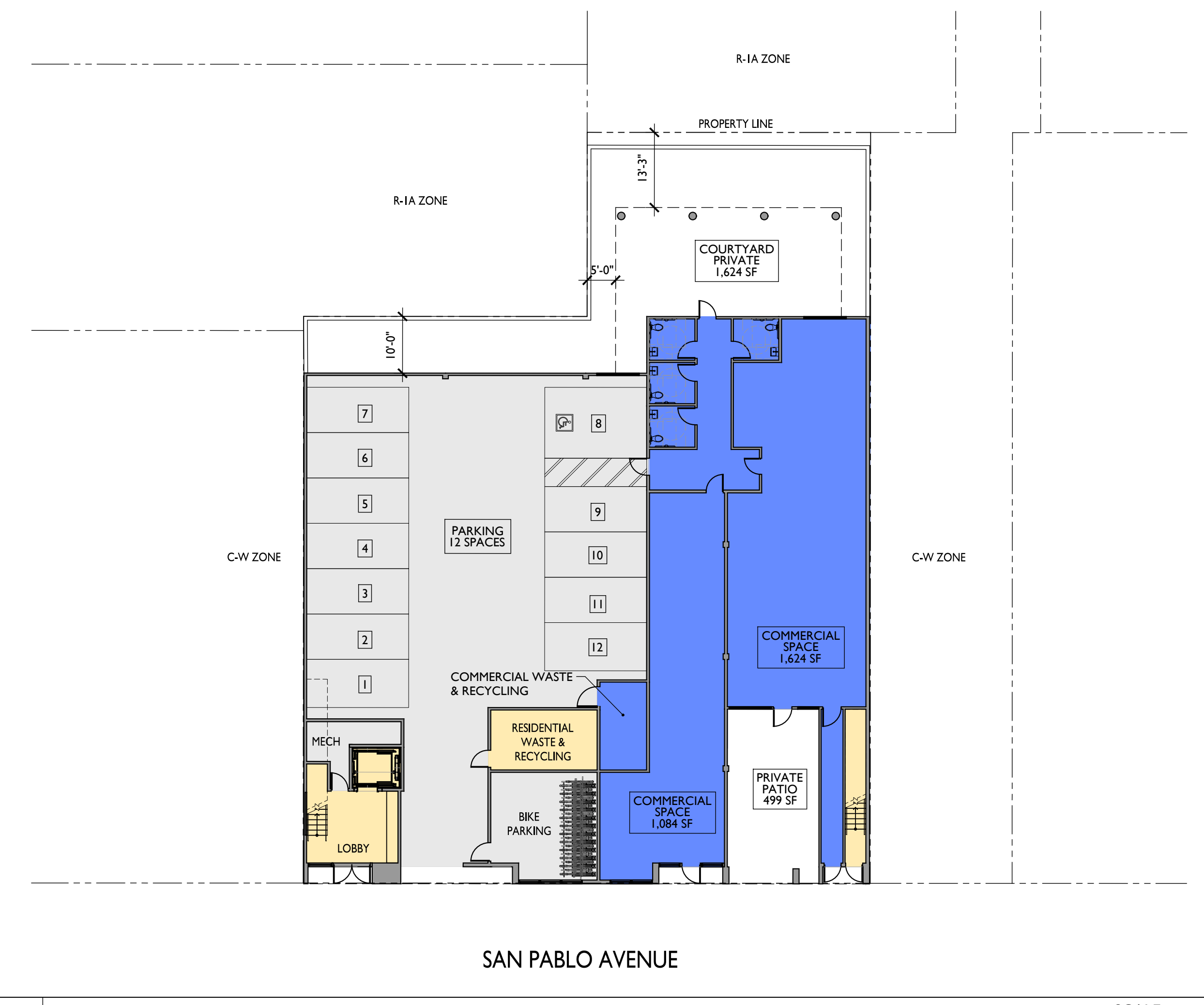
NAME	DATE
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SB 330 PRE-APP RE-SUBMITTAL	6/11/21
ZONING APPLICATION	10/7/21
ZONING APPLICATION RE-SUBMITTAL	12/21/21
ZONING APPLICATION RE-SUBMITTAL 02	3/29/22

TITLE SHEET

A0.0



4 PROPOSED PROJECT - FIRST FLOOR PLAN SCALE 1/16" = 1'-0"



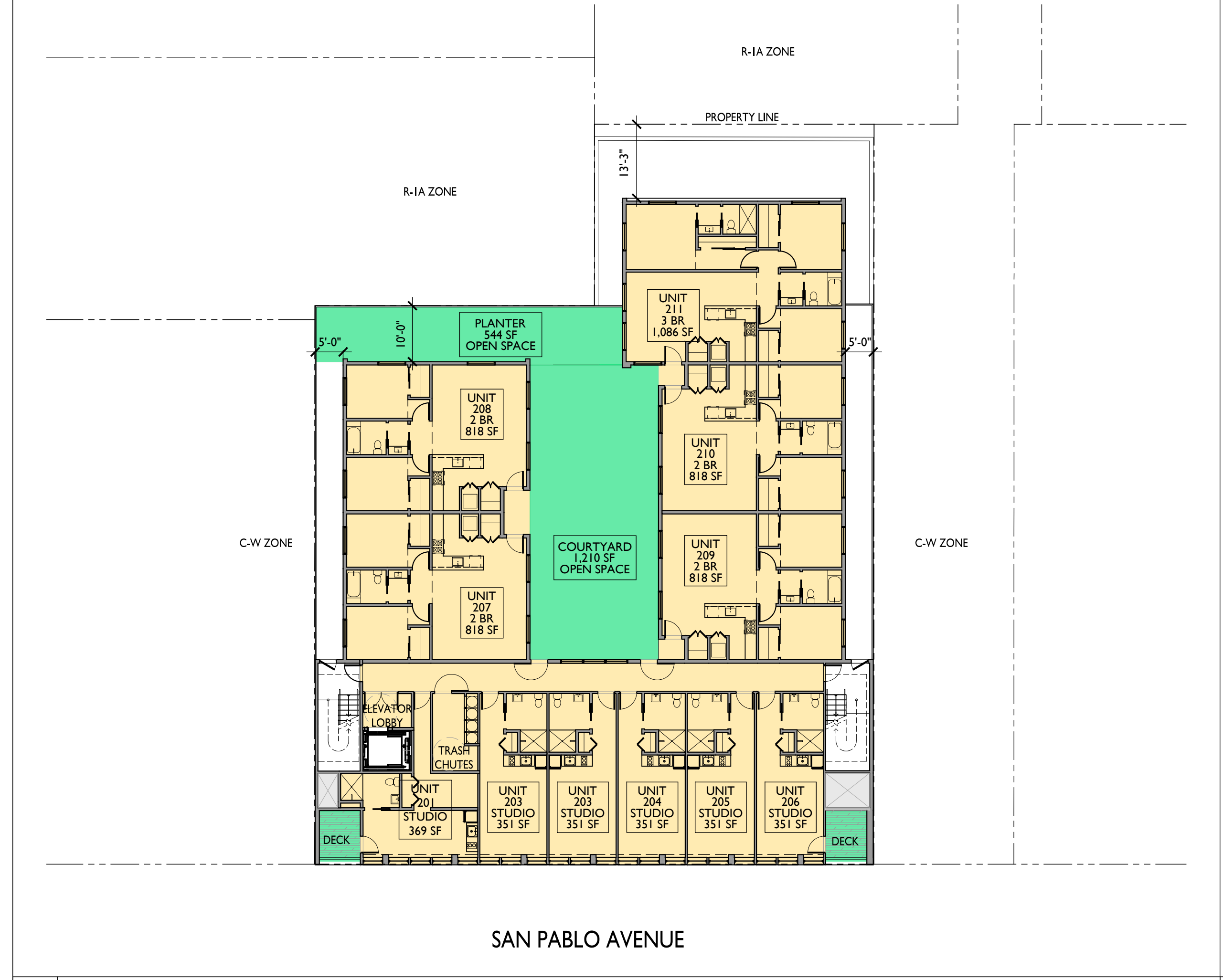
2 BASE PROJECT - FIRST FLOOR PLAN SCALE 1/16" = 1'-0"

KEY

- BASE PROJECT AREA
- DENSITY BONUS AREA
- PARKING, UTILITIES
- COMMERCIAL
- USABLE OPEN SPACE

- WAIVERS**
1. WAIVER TO EXCEED FLOOR AREA RATIO - 3.8, WHERE 3.0 IS THE LIMIT
 2. WAIVER TO EXCEED BUILDING HEIGHT LIMIT TO BE 60' / 5 STORIES, WHERE THE LIMIT IS 50' / 4 STORIES
 3. WAIVER TO REDUCE THE SIDE AND BACK YARDS WHEN C-LOTS ABUTTING RESIDENTIAL ZONES:
 - 1ST FLOOR - SIDE SETBACK 0' WHERE 5' IS THE MINIMUM REQUIRED.
 - 1ST FLOOR - BACK SETBACK 0' WHERE 10' IS THE MINIMUM REQUIRED.

- CONCESSIONS**
1. CONCESSION TO REDUCE COMMERCIAL PARKING REQUIREMENT, TO PROVIDE 0 WHERE 21 IS REQUIRED.



3 PROPOSED PROJECT - SECOND FLOOR PLAN SCALE 1/16" = 1'-0"



1 BASE PROJECT - SECOND FLOOR PLAN SCALE 1/16" = 1'-0"



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ZONING APPLICATION RE-SUBMITTAL 02	3/29/22

DENSITY BONUS DIAGRAMS

A0.1



4 PROPOSED PROJECT - THIRD FLOOR PLAN SCALE 1/16" = 1'-0"



2 BASE PROJECT - THIRD FLOOR PLAN SCALE 1/16" = 1'-0"



3 PROPOSED PROJECT - FOURTH FLOOR PLAN SCALE 1/16" = 1'-0"



1 BASE PROJECT - FOURTH FLOOR PLAN SCALE 1/16" = 1'-0"

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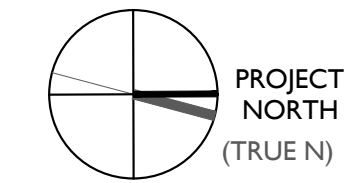
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DENSITY BONUS DIAGRAMS

A0.2



PLANNING & DEVELOPMENT SUMMARY TABLE

	UNIT TABLE			TOTAL
	STUDIO	2-BR	3-BR	
LEVEL 5	6	4	1	11
LEVEL 4	6	4	1	11
LEVEL 3	6	4	1	11
LEVEL 2	6	4	1	11
LEVEL 1	0	0	0	0
TOTAL	24	16	4	44
UNIT MIX	55%	36%	9%	100%

CITY OF BERKELEY ZONING TABULATION

ZONING	ZONING REQUIREMENT	BASE PROJECT	PROPOSED W/ DENSITY BONUS
		C-W	
NUMBER OF DWELLING UNITS	NA	33	44
PARKING (SEE DENSITY BONUS CALCULATIONS TABLE)**	2 FOR EVERY 1000 SF COMMERCIAL SPACE	COMPLIES	0**
LONG TERM BIKE PARKING (SEE DENSITY BONUS CALCULATIONS TABLE)	1 FOR EVERY 3 BEDROOMS	COMPLIES	COMPLIES
SHORT TERM BIKE PARKING (SEE DENSITY BONUS CALCULATIONS TABLE)	2 FOR RESIDENTIAL / 1 FOR EVERY 2000 SF COMMERCIAL SPACE	COMPLIES	COMPLIES
FRONT YARD SETBACK	0'	0'	0'
SIDE YARD SETBACK	0' / 5' ABUTTING R	0' / 5' ABUTTING R	0' / 0' ABUTTING R AT GROUND FLOOR, 5' ABOVE GROUND FLOOR*
REAR YARD SETBACK	0' / 10' OR 10% OF THE LOT DEPTH, WHICHEVER IS LESS ABUTTING R (LOT DEPTH 132.5' MAX)	0' / 10' ABUTTING R	0' / 0' ABUTTING R AT GROUND FLOOR, 10' MIN. ABOVE GROUND FLOOR*
BUILDING HEIGHT	50' MAX	50'	60**
BUILDING STORIES	4 MAX	4	5*
LOT AREA		11,627 SF	
GROSS FLOOR AREA	NA	34,539	44,132
BUILDING FOOTPRINT	NA	10,216 SF	10,770 SF
OPEN SPACE (SEE DENSITY BONUS CALCULATIONS TABLE)	40 SF PER UNIT	1,450 SF	2,074 SF
FAR	3	3	3.8*

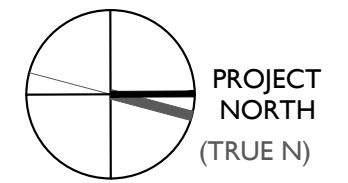
*PROPOSED DENSITY BONUS WAIVER
 **PROPOSED DENSITY BONUS CONCESSION

FLOOR AREA TABLE

	BASE PROJECT (SF)	PROPOSED W/ DENSITY BONUS (SF)
LEVEL 5	-	8,984
LEVEL 4	8,984	8,984
LEVEL 3	8,984	8,984
LEVEL 2	7,828	7,828
LEVEL 1	8,743	9,352
TOTAL	34,539	44,132



SAN PABLO AVENUE



SCALE
 1/16" = 1'-0"

1 PROPOSED PROJECT - FIFTH FLOOR PLAN

DENSITY BONUS CALCULATIONS

BASE PROJECT	BASE	BASE # UNITS	% VLI UNITS	# VLI UNITS	# VLI UNITS	BONUS %	# DB UNITS	MAXIMUM # DB UNITS	MAXIMUM DB PROJECT	PROPOSED # DB UNITS	PROPOSED DB PROJECT
SQFT - SEE CALC. BELOW	BASE PROJECT AREA / AVG. UNIT SIZE	BASE UNITS / MAX. RESIDENTIAL DENSITY	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)		
26,122 SF	792 SF	33	11%	3.63	4	35%	11.50	12	45	11	44

RESIDENTIAL FLOOR AREA

	BASE PROJECT	DENSITY BONUS	PROPOSED PROJECT
LEVEL 5		+8,894 SF	8,894 SF
LEVEL 4	8,894 SF		8,894 SF
LEVEL 3	8,894 SF		8,894 SF
LEVEL 2	7,717 SF		7,717 SF
LEVEL 1	617 SF		619 SF
TOTAL	26,122 SF		35,018 SF

UNITS

	BASE PROJECT	DENSITY BONUS	PROPOSED PROJECTS
LEVEL 5		+11	11
LEVEL 4	11		11
LEVEL 3	11		11
LEVEL 2	11		11
LEVEL 1	0		0
TOTAL	33	+11	44

OPEN SPACE

	BASE PROJECT	PROPOSED PROJECTS
DWELLING UNITS #	33	44
REQUIRED OPEN SPACE PER UNIT	40 SF	40 SF
PRIVATE OPEN SPACE PROVIDED	384 SF (@ 6 UNITS, 240 SF TOWARDS REQUIREMENT)	512 SF (@ 8 UNITS, 320 SF TOWARDS REQUIREMENT)
PUBLIC OPEN SPACE PROVIDED	1,210 SF	1210 + 544 = 1,754 SF
TOTAL OPEN SPACE REQUIRED	33 x 40 SF = 1,320 SF	44 x 40 SF = 1,760 SF
TOTAL PROVIDED	240 SF + 1,210 SF = 1,450 SF	320 SF + 1,754 SF = 2,074 SF

PARKING

	BASE PROJECT	PROPOSED PROJECTS
RESIDENTIAL SPACES REQUIRED	0	0
COMMERCIAL SPACES REQUIRED	2 x (3546+1624+499) / 1000 sqft = 12	2 x (7925+1624+499) / 1000 sqft = 20.1
TOTAL REQUIRED	12	21
TOTAL PROVIDED	12	0 (CONCESSION)

BIKE PARKING

	BASE PROJECT	PROPOSED PROJECTS
RESIDENTIAL SPACES REQUIRED - LONG TERM	51 BEDROOMS / 3 = 17	68 BEDROOMS / 3 = 22.7
RESIDENTIAL SPACES PROVIDED - LONG TERM	24	24
RESIDENTIAL SPACES REQUIRED - SHORT TERM	2	2
RESIDENTIAL SPACES PROVIDED - (E)SHORT TERM	2	2
COMMERCIAL SPACES REQUIRED	(3546+1624+499) / 2000 sqft = 3	(7925+1624+499) / 2000 sqft = 5.1
COMMERCIAL SPACES PROVIDED - (E)SHORT TERM	6	6

KEY

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WAIVERS

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3. WAIVER TO REDUCE THE SIDE AND BACK YARDS WHEN C-LOTS ABUTTING RESIDENTIAL ZONES:
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CONCESSIONS

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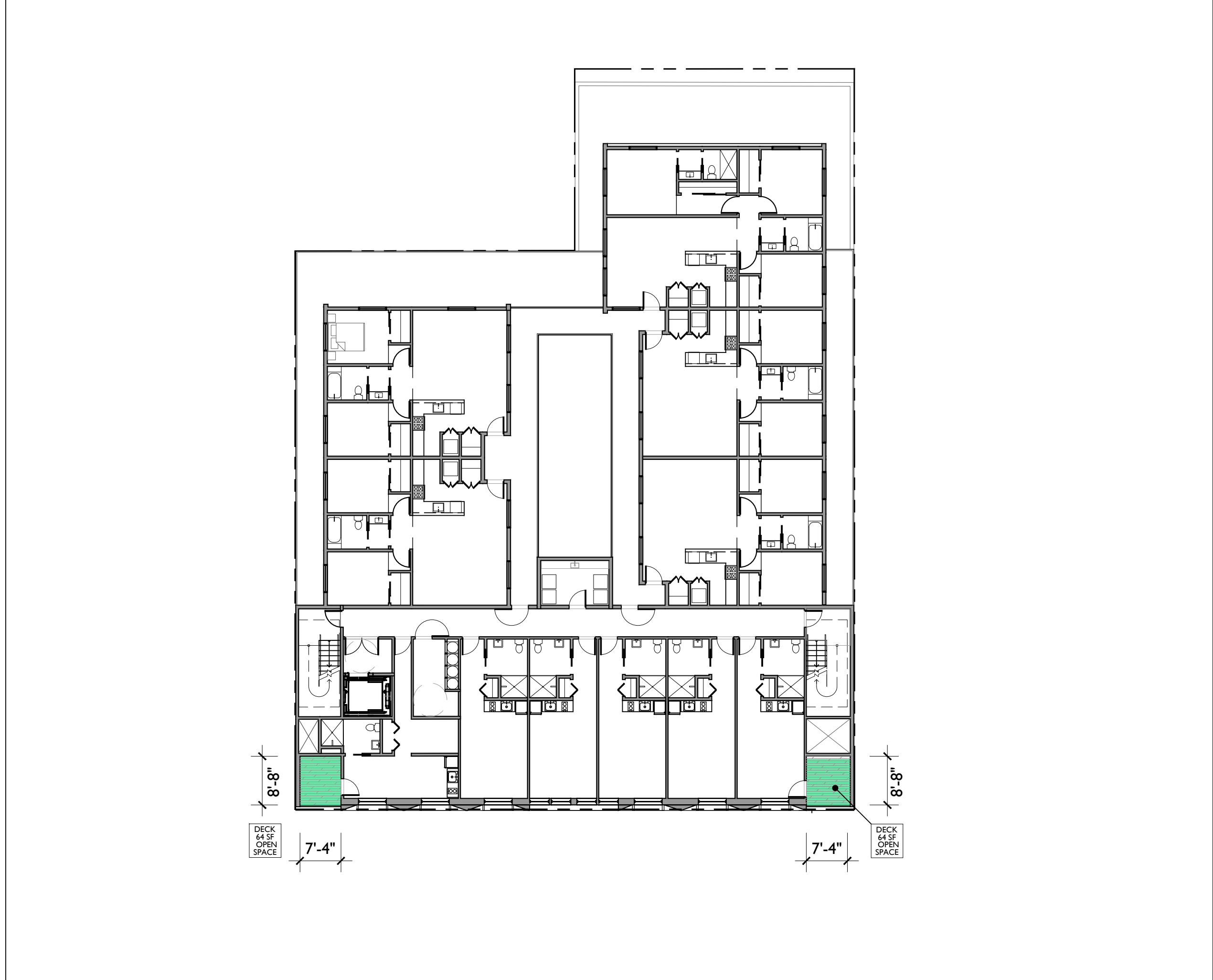
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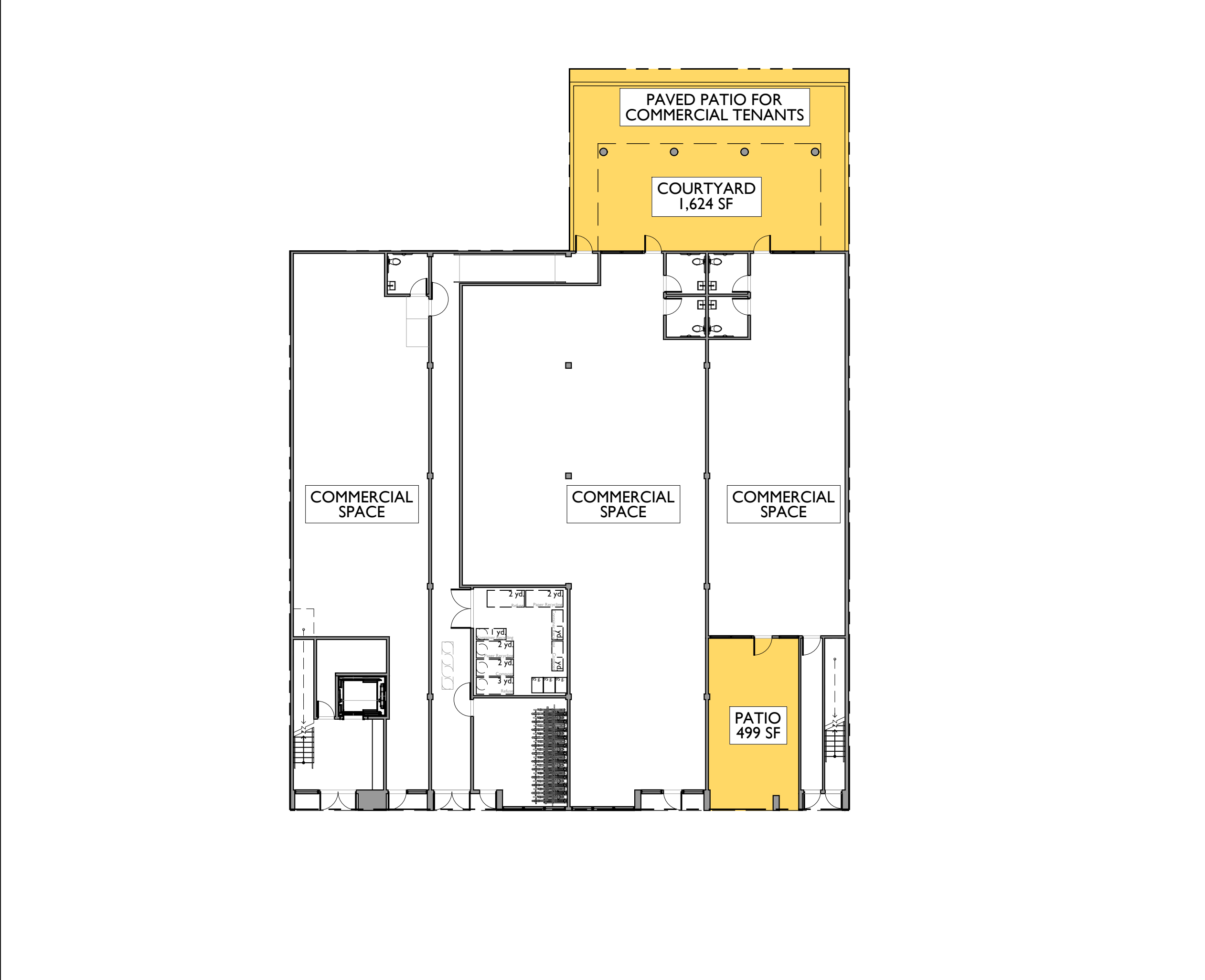
DENSITY BONUS DIAGRAMS

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4 THIRD, FOURTH & FIFTH FLOOR PLAN

SCALE
 1/16" = 1'-0"



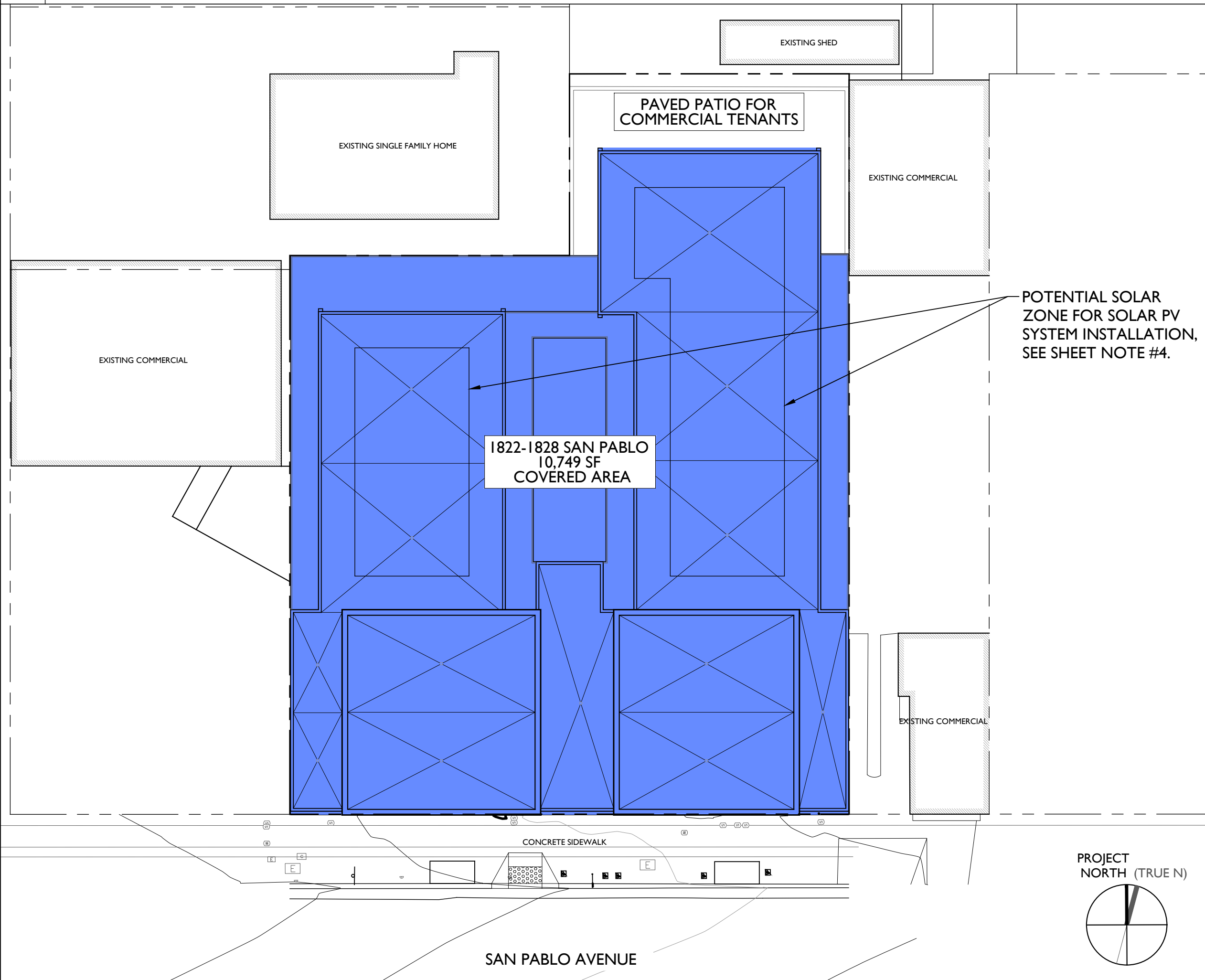
2 FIRST FLOOR PLAN

SCALE
 1/16" = 1'-0"



3 SECOND FLOOR PLAN

SCALE
 1/16" = 1'-0"



1 ROOF AND SITE PLAN

SCALE
 1/16" = 1'-0"

KEY

- LOT COVERAGE
- OPEN SPACE
- COMMERCIAL OPEN SPACE

SHEET NOTES

1. THE TOTAL ROOF TOP STRUCTURE AREA WILL NOT EXCEED 15% OF THE AVERAGE FLOOR AREA OF ALL OF THE BUILDING'S FLOORS:
 $(44,132 / 5) \times 15\% = 1,324 \text{ SF}$
2. THE BUILDING WILL NOT INCLUDE ANY NATURAL GAS INFRASTRUCTURE IN COMPLIANCE WITH BMC CHAPTER 12.80.
3. THE PROPOSED PROJECT IS DESIGNED TO COMPLY WITH THE BERKELEY ENERGY CODE (BMC CHAPTER 19.36) AND BERKELEY GREEN CODE (BMC CHAPTER 19.37), ADOPTED BY CITY COUNCIL ON DECEMBER 3RD, 2019. BUILDING DESIGN WILL INCORPORATE ALL-ELECTRIC SYSTEMS UNLESS AN EXCEPTION OR PUBLIC INTEREST EXEMPTION TO THE NATURAL GAS PROHIBITION IS GRANTED.
4. PER BMC 19.36.040 SUBCHAPTER 5 (b)1, PROPOSED BUILDING IS TO HAVE A SOLAR ZONE WITH SOLAR PV SYSTEM INSTALLED, TOTAL AREA NO LESS THAN 15 PERCENT OF THE TOTAL ROOF AREA:
 $10,749 \times 15\% = 1,613 \text{ SF}$

GUNKEL ARCHITECTURE
 1295 59TH STREET
 EMERYVILLE CA 94608
 GUNKELARCHITECTURE.COM
 PHONE: (510) 984 - 1112



**MIXED USE
 DEVELOPMENT**
 1822 - 1828 SAN PABLO AVE
 BERKELEY, CA 94702

SET TYPE AND DATE

NAME	DATE
SB 330 PRE-APP	3/8/21
SB 330 PRE-APP RE-SUBMITTAL	6/11/21
ZONING APPLICATION	10/7/21
ZONING APPLICATION RE-SUBMITTAL	12/21/21
ZONING APPLICATION RE-SUBMITTAL 02	3/29/22

**LOT
 COVERAGE &
 OPEN SPACE
 DIAGRAM**

A0.4



2 PROPOSED STREET STRIP - EAST ELEVATION (SAN PABLO AVE)



1 EXISTING STREET STRIP - EAST ELEVATION (SAN PABLO)

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ZONING APPLICATION RE-SUBMITTAL 02	3/29/22

STREET STRIP

A0.5



2 | PROPOSED STREET STRIP - SOUTH ELEVATION (HEARST AVE)



1 | EXISTING STREET STRIP - SOUTH ELEVATION (HEARST AVE)

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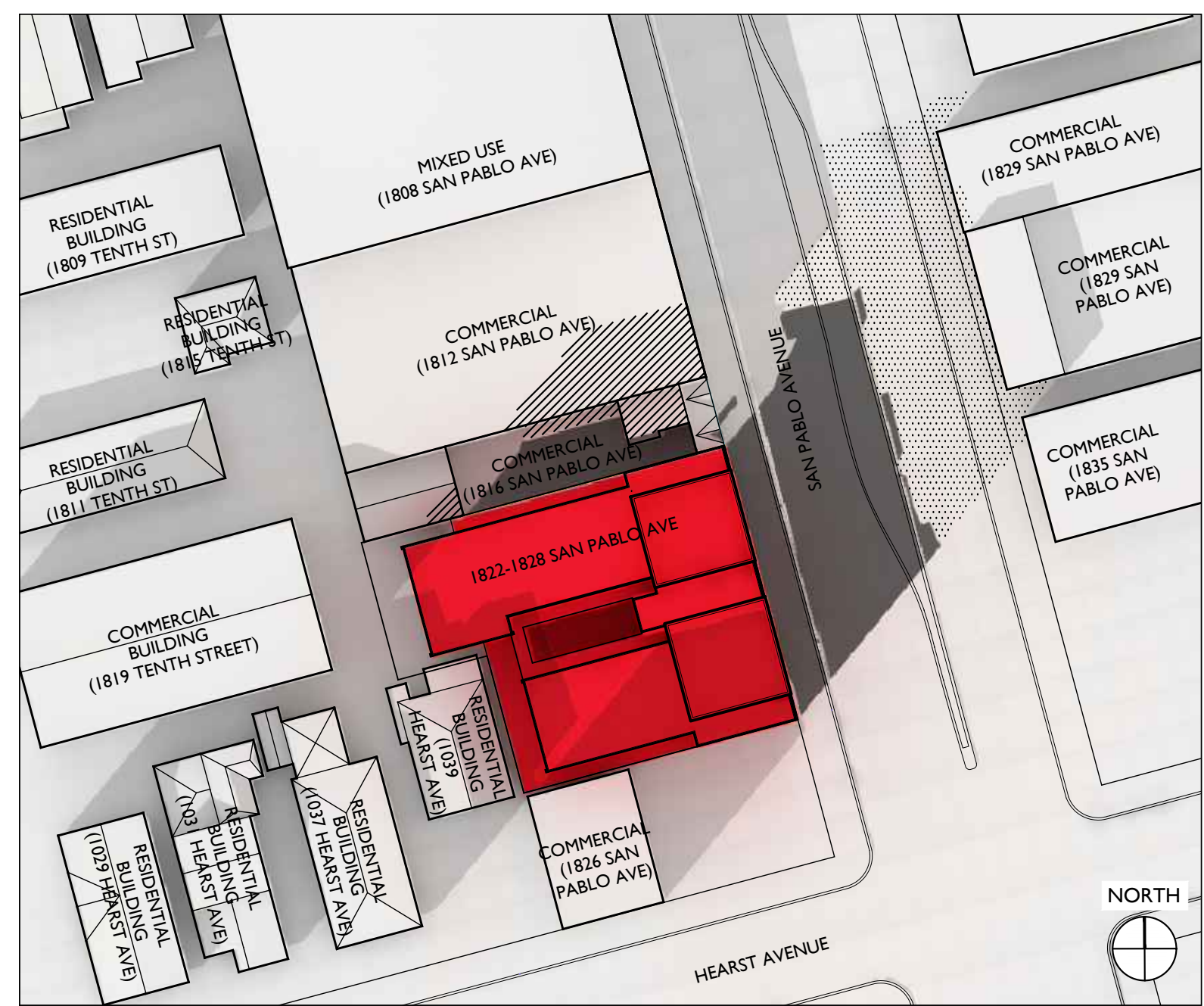
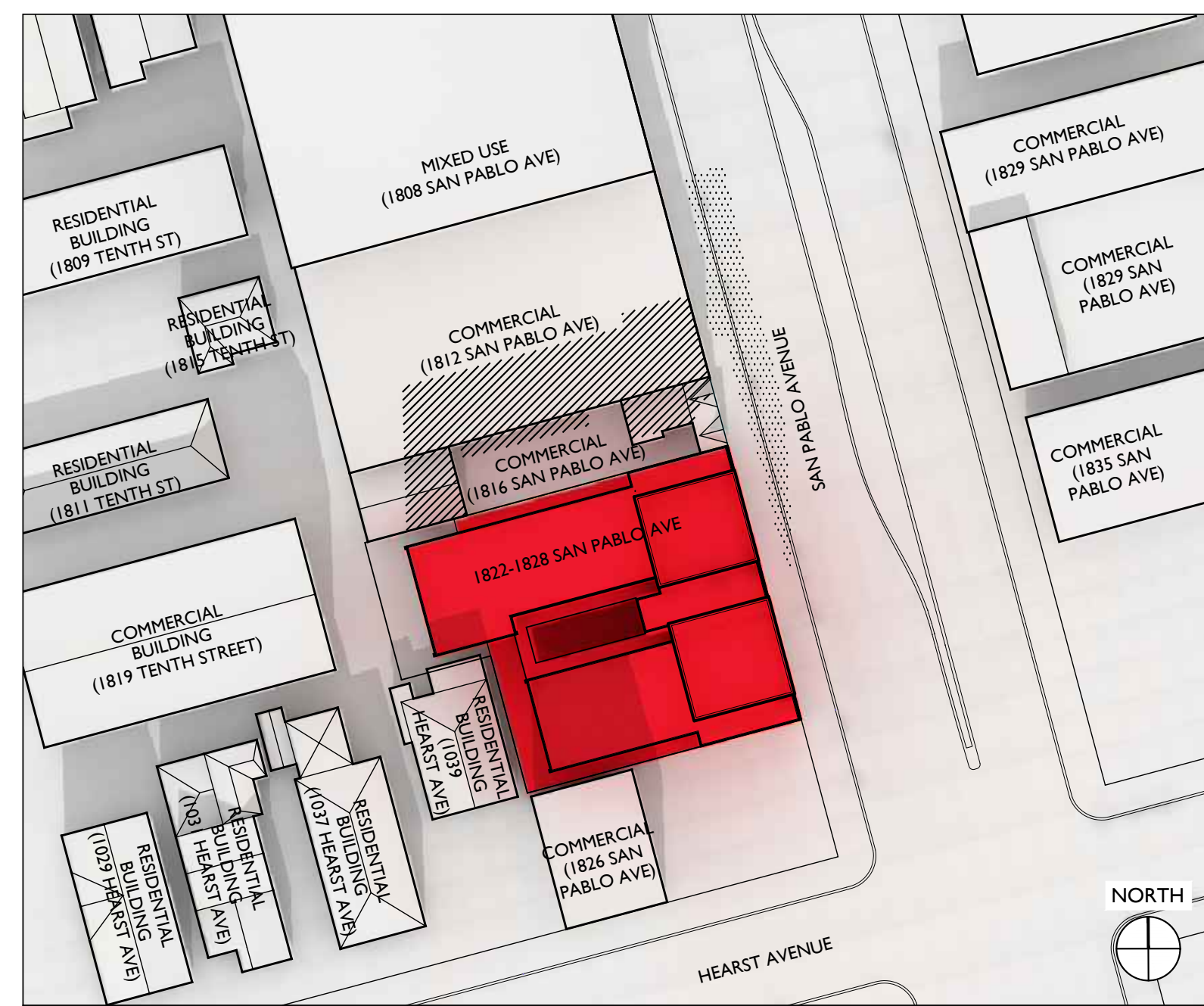
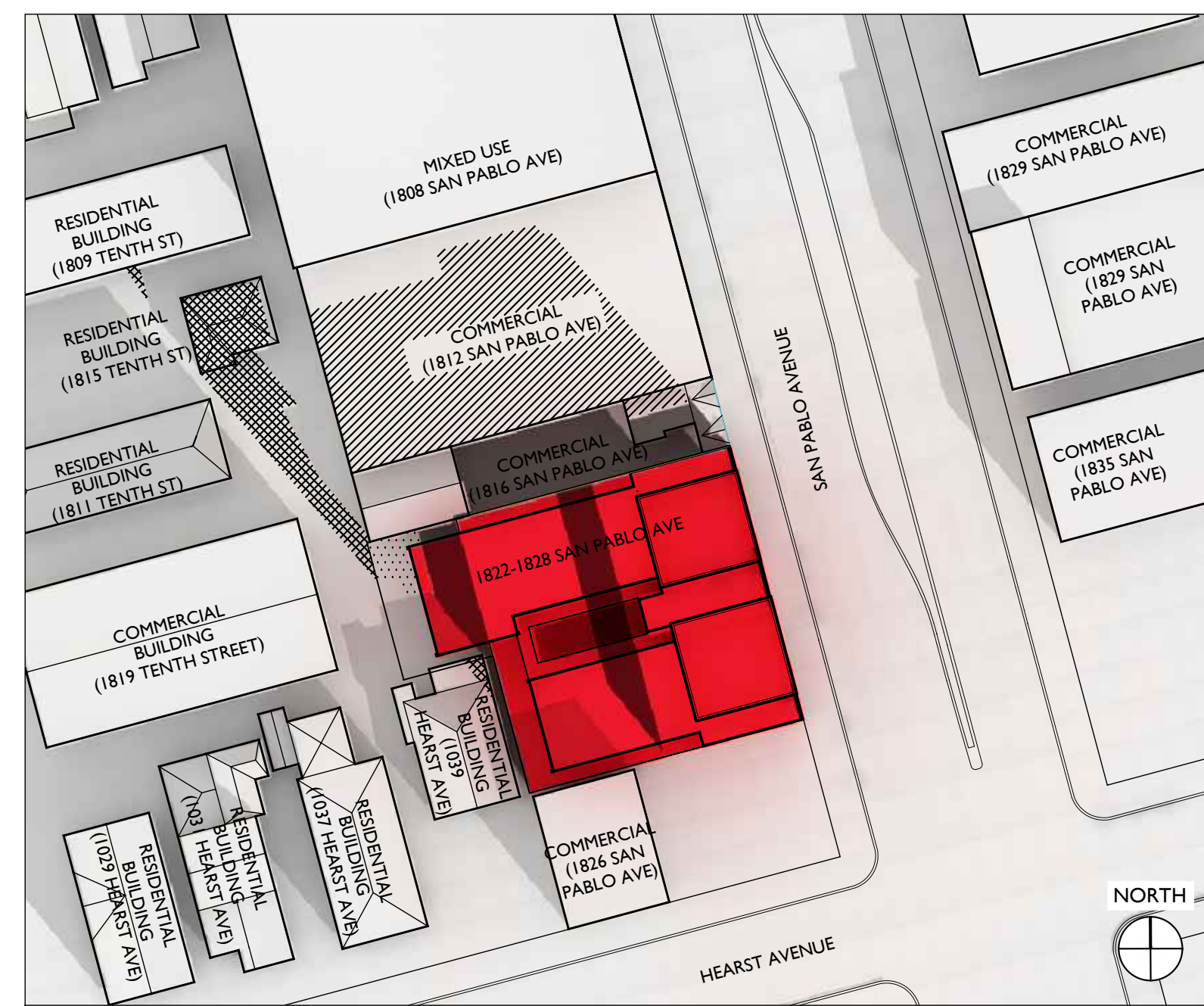


**MIXED USE
 DEVELOPMENT**
 1822 - 1828 SAN PABLO AVE
 BERKELEY, CA 94702

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NAME	DATE
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ZONING APPLICATION RE-SUBMITTAL 02	3/29/22

STREET STRIP

A0.6



DECEMBER 21TH 2 HR AFTER SUNRISE (9:21 AM PST)

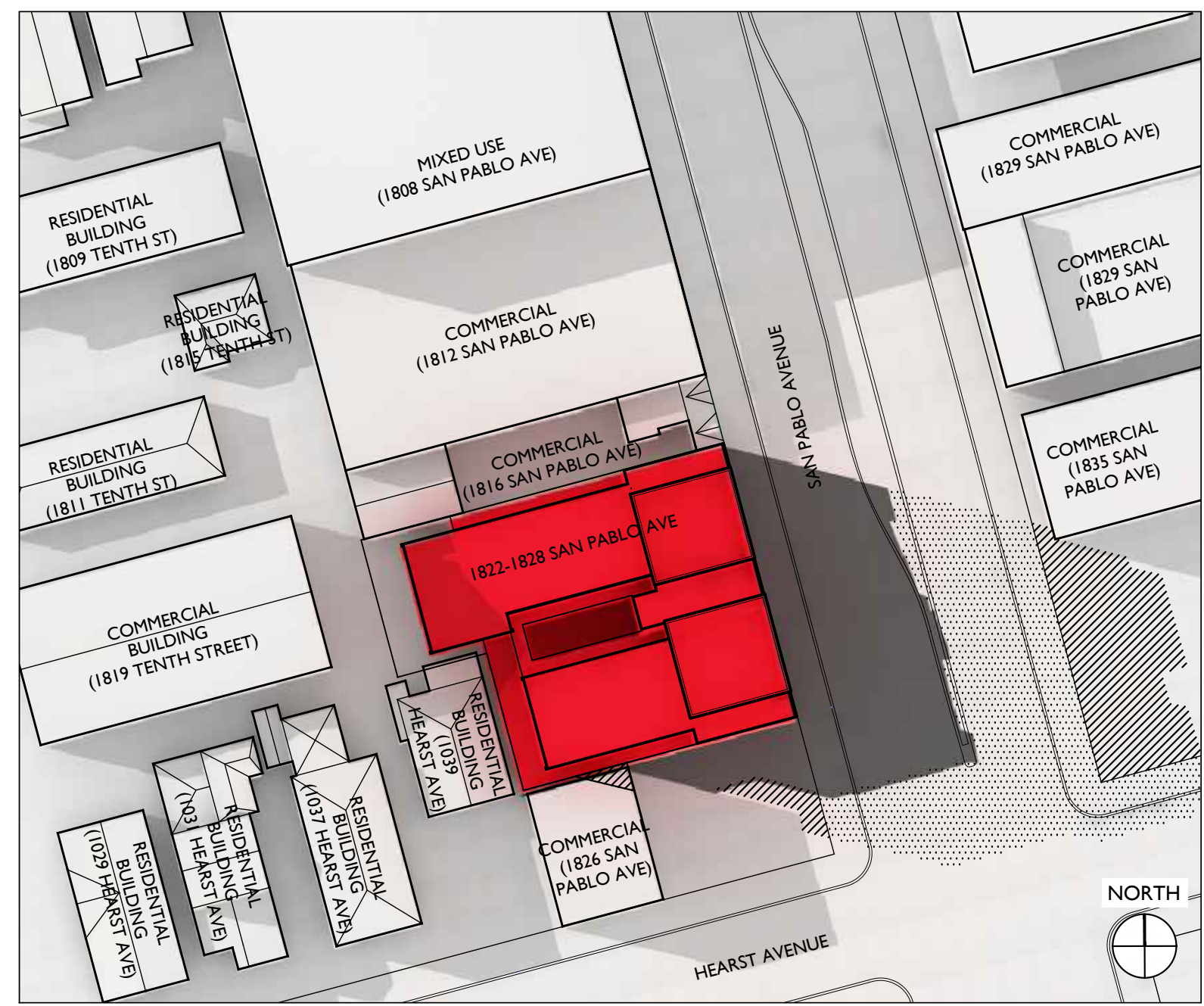
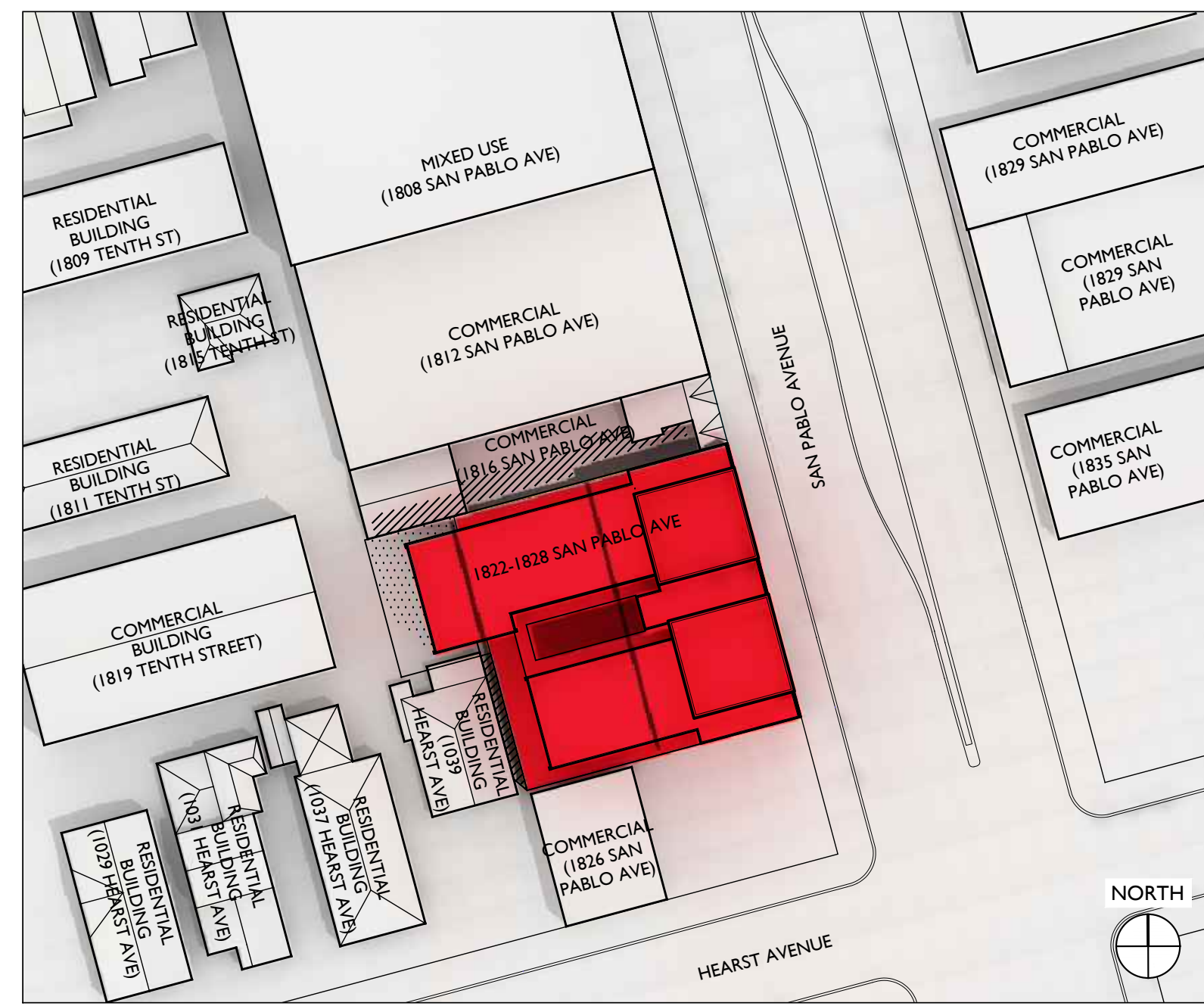
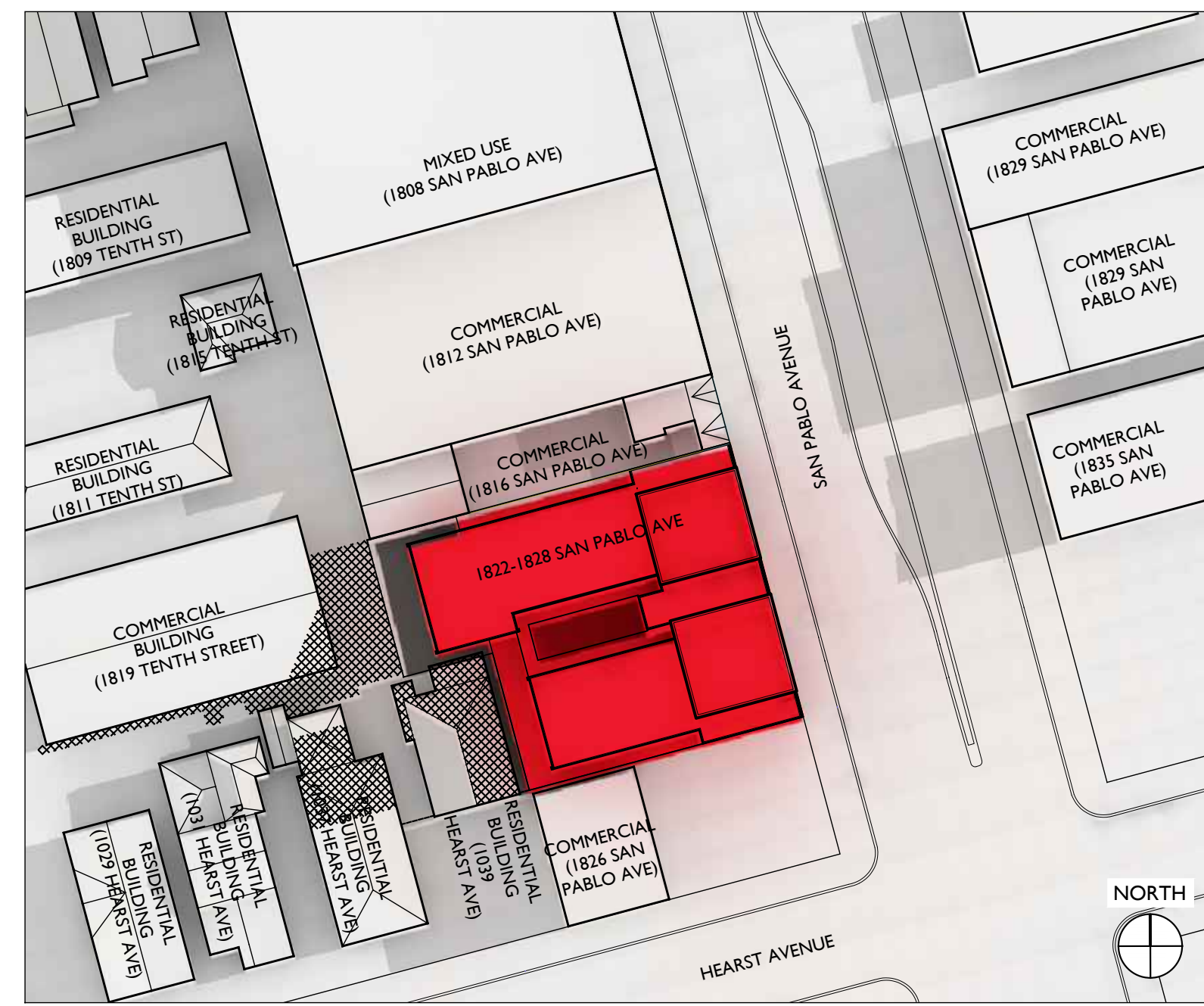
DECEMBER 21TH NOON (12:00 PM PST)

DECEMBER 21TH 2 HR BEFORE SUNSET (2:54 PM PST)

LEGEND - SITE PLAN

- (E) SHADOWS CAST BY (E) ADJACENT BUILDINGS
- (E) SHADOWS CAST BY 1822-1828 SAN PABLO (PROJECT SITE)
- (N) SHADOW CREATED BY PROPOSED DEVELOPMENT
- (N) SHADOW CREATED ON ADJACENT COMMERCIAL PROPERTIES BY PROPOSED DEVELOPMENT
- (N) SHADOW CREATED ON ADJACENT RESIDENTIAL PROPERTIES BY PROPOSED DEVELOPMENT

2 WINTER SOLSTICE



JUNE 20TH 2 HR AFTER SUNRISE (7:47 AM PDT)

JUNE 20TH NOON (12:00 PM PDT)

JUNE 20TH 2 HR BEFORE SUNSET (6:34 PM PDT)

1 SUMMER SOLSTICE

GUNKEL ARCHITECTURE
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 GUNKELARCHITECTURE.COM
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**MIXED USE
 DEVELOPMENT**
 1822 - 1828 SAN PABLO AVE
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ZONING APPLICATION RE-SUBMITTAL 02	3/29/22

SHADOW STUDY



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**MIXED USE
 DEVELOPMENT**
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 BERKELEY, CA 94702

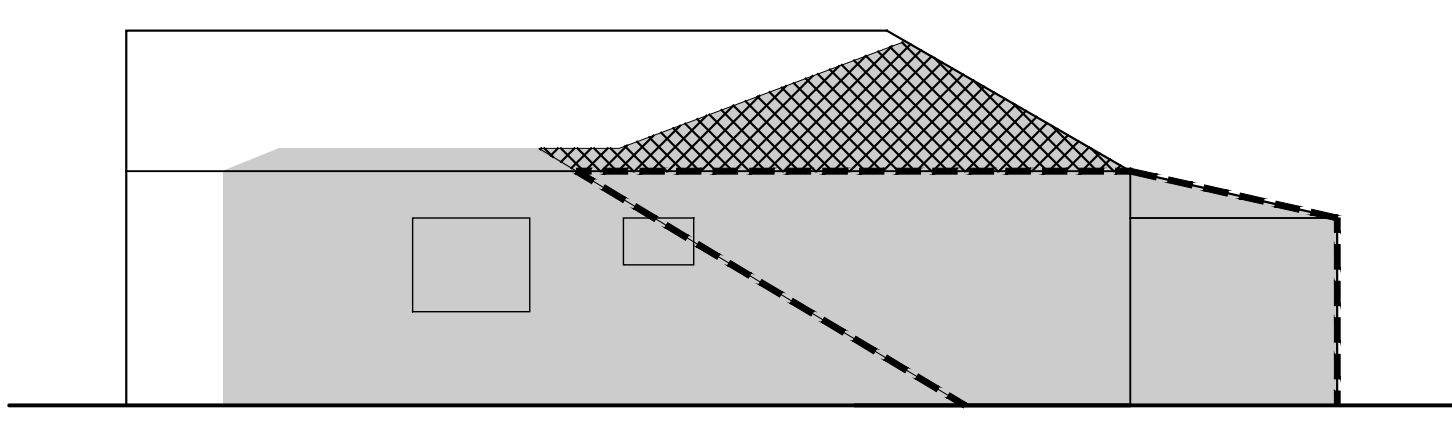
SET TYPE AND DATE	
NAME	DATE
SB 330 PRE-APP	3/8/21
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ZONING APPLICATION RE-SUBMITTAL 02	3/29/22

SHADOW STUDY

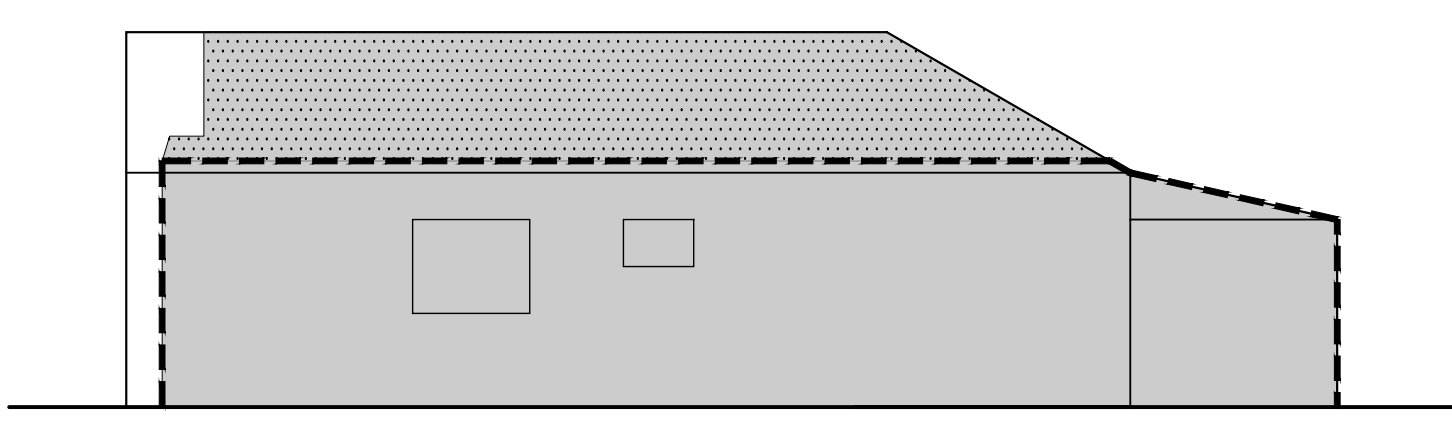
A0.8

LEGEND - ELEVATIONS

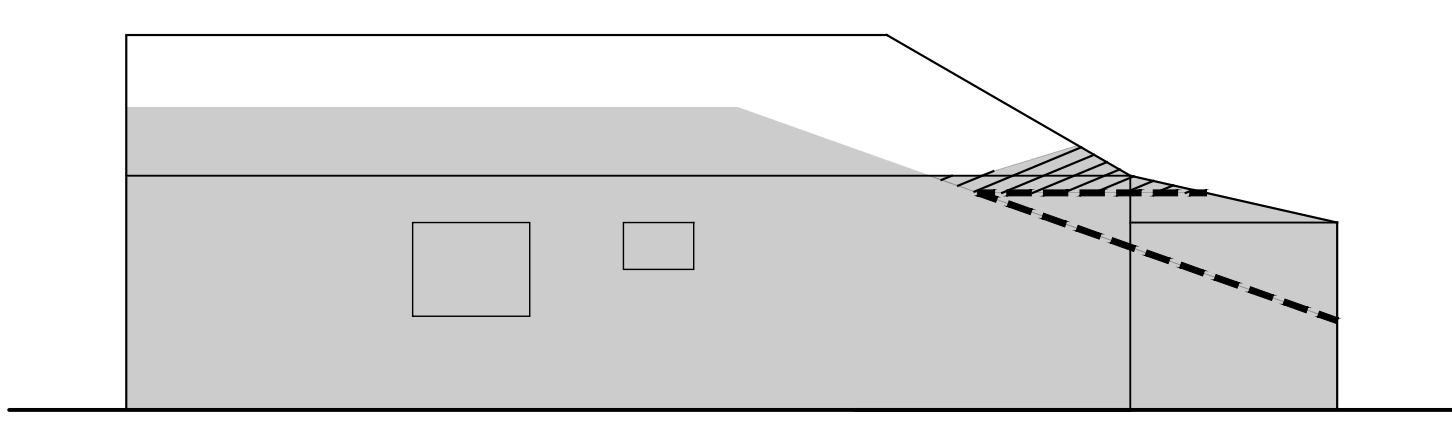
- (N) SHADOWS CAST BY PROPOSED DEVELOPMENT JUNE 20TH 2 HOURS AFTER SUNRISE
- (N) SHADOWS CAST BY PROPOSED DEVELOPMENT OCTOBER 8TH 2 HOURS AFTER SUNRISE
- (N) SHADOWS CAST BY PROPOSED DEVELOPMENT DECEMBER 21ST 2 HOURS AFTER SUNRISE
- (E) SHADOWS CAST BY 1822-1828 SAN PABLO (PROJECT SITE) & ADJACENT BUILDINGS
- OUTLINE OF SHADOW CREATED BY PROPOSED DEVELOPMENT
- OUTLINE OF SHADOW CREATED BY (E) 1822-1828 SAN PABLO



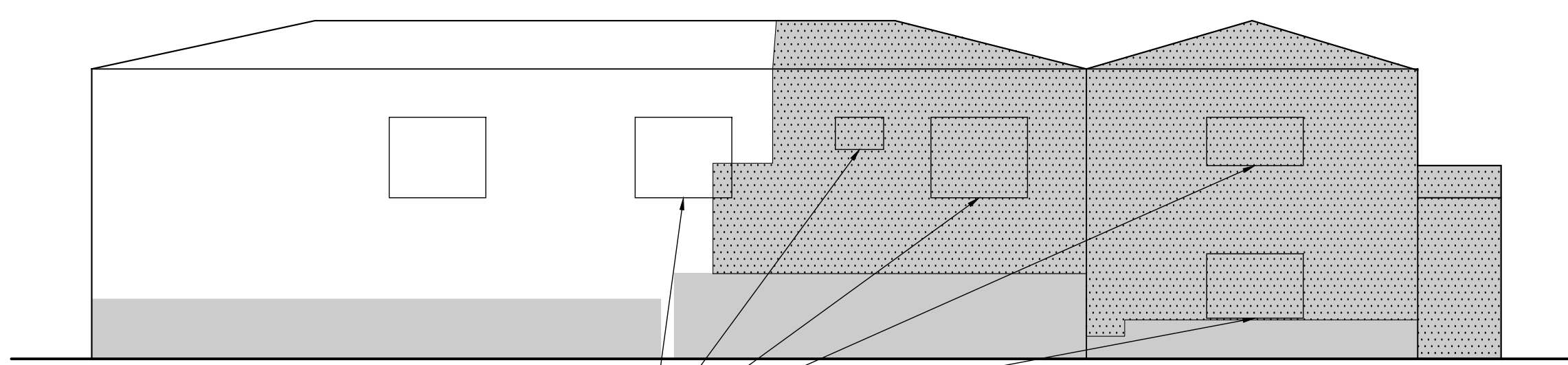
1039 HEARST AVE
 OCTOBER 8TH 2 HOURS AFTER SUNRISE



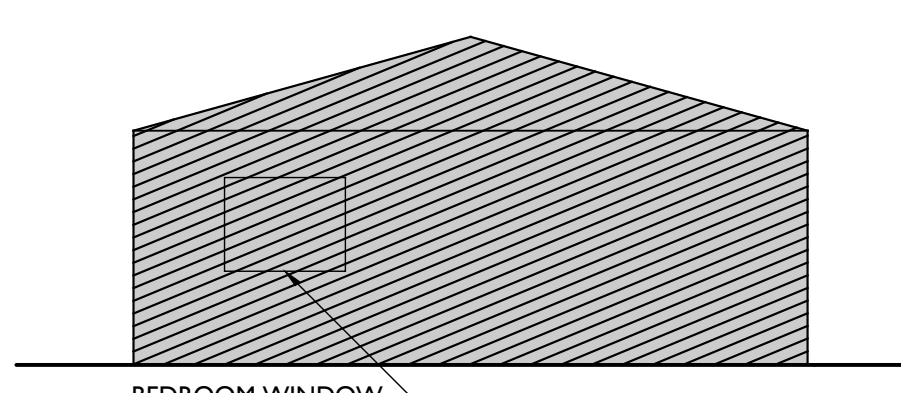
1039 HEARST AVE
 JUNE 20TH 2 HOURS AFTER SUNRISE



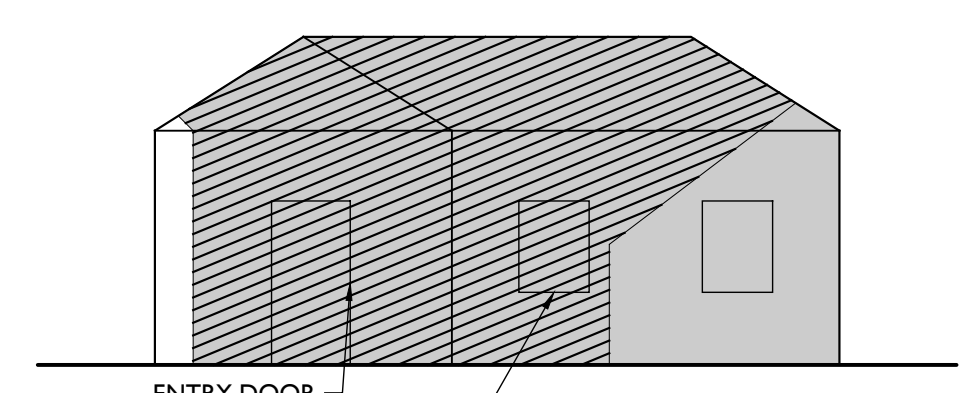
1039 HEARST AVE
 DECEMBER 21ST 2 HOURS AFTER SUNRISE



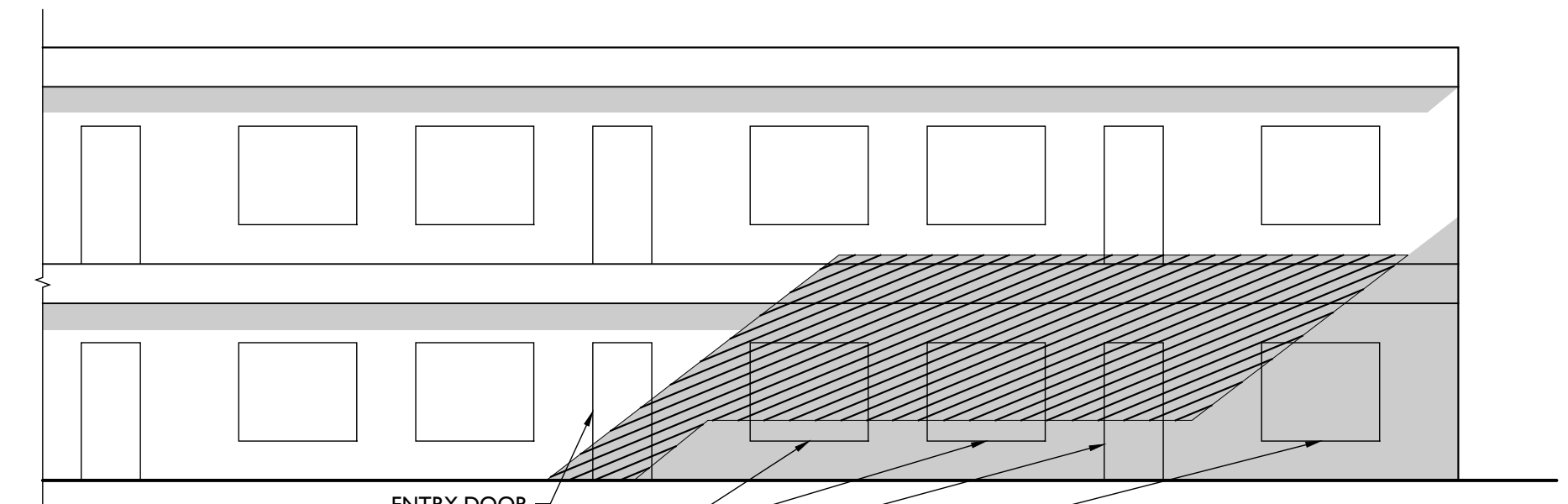
1037 HEARST AVE
 BEDROOM WINDOW
 BATHROOM WINDOW
 BEDROOM WINDOW



1811 TENTH ST
 BEDROOM WINDOW



1815 TENTH ST
 ENTRY DOOR
 LIVING ROOM WINDOW

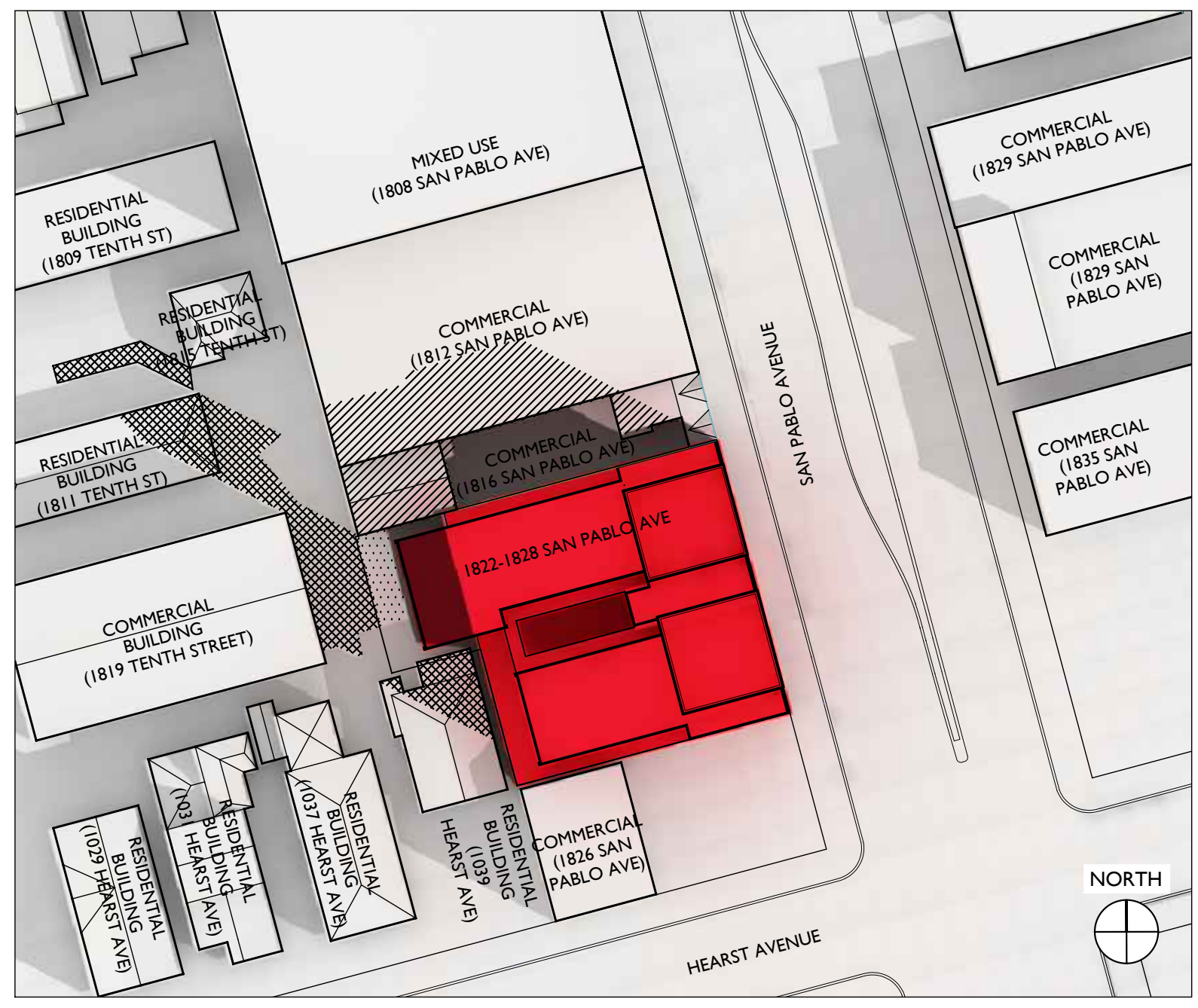


1809 TENTH ST
 ENTRY DOOR
 LIVING ROOM WINDOW
 ENTRY DOOR
 LIVING ROOM WINDOW

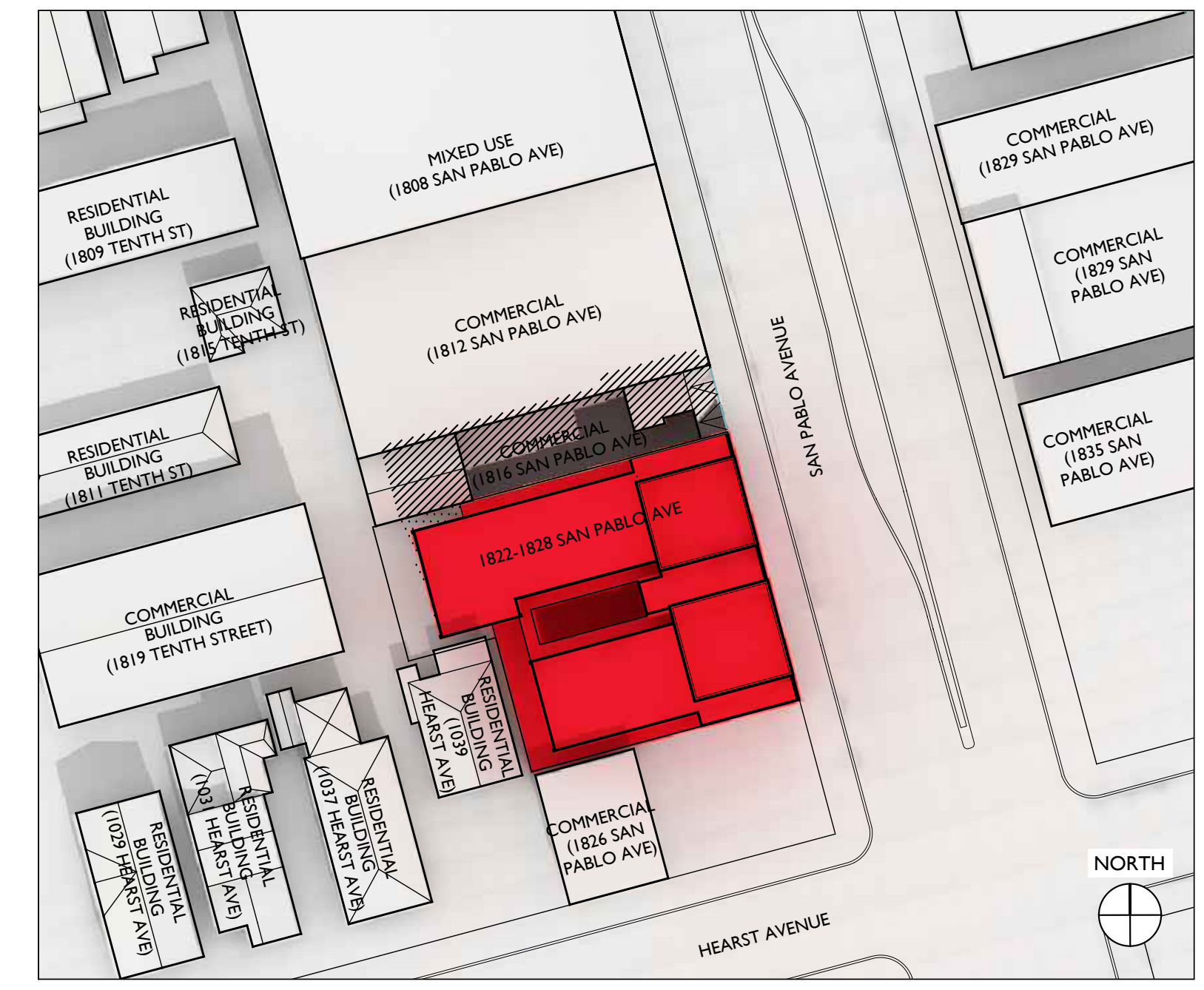
2 NEIGHBOR ELEVATIONS

LEGEND - SITE PLAN

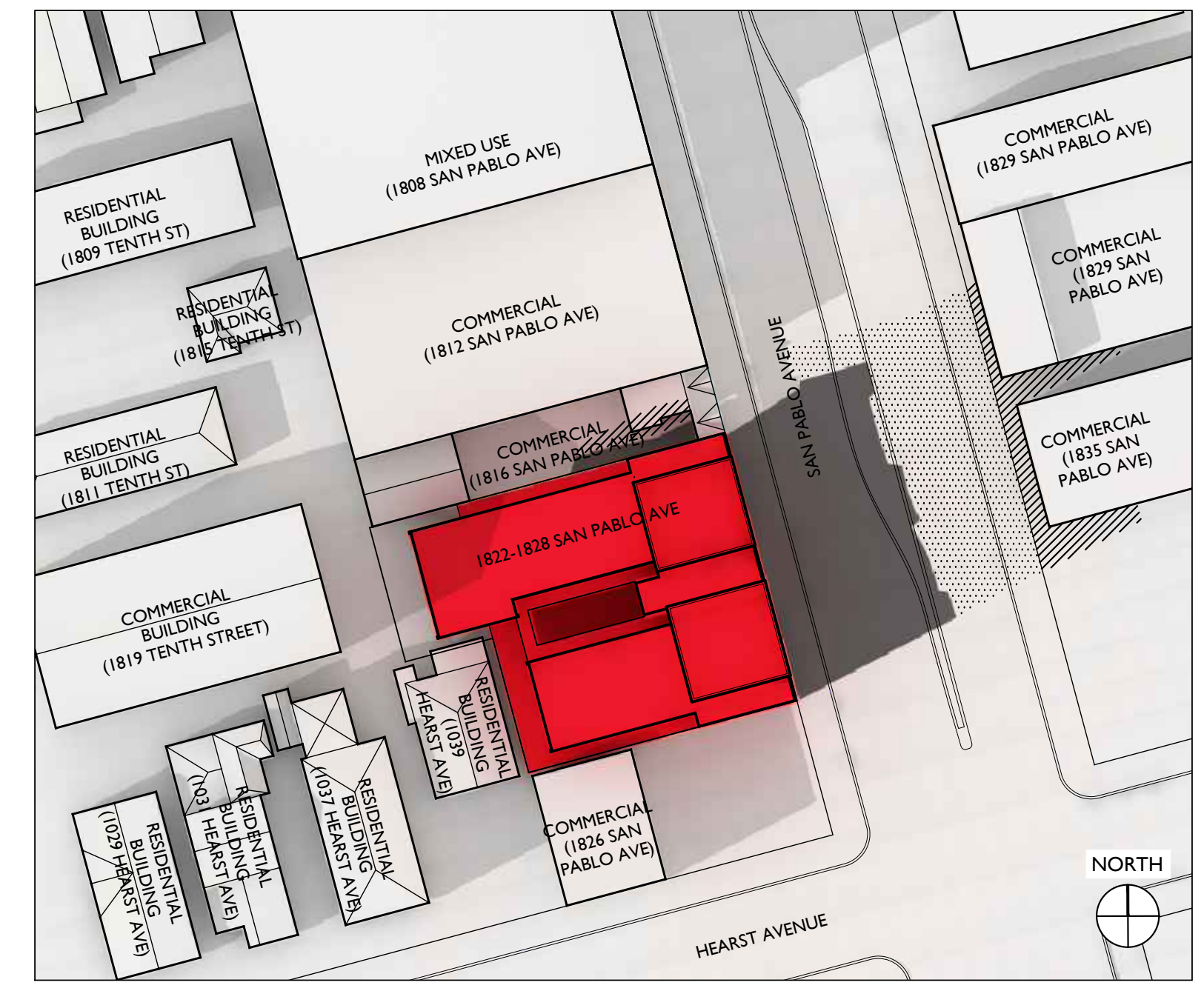
- (E) SHADOWS CAST BY (E) ADJACENT BUILDINGS
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- (N) SHADOW CREATED ON ADJACENT RESIDENTIAL PROPERTIES BY PROPOSED DEVELOPMENT



OCTOBER 8TH 2 HR AFTER SUNRISE (9:11 AM PDT)



OCTOBER 8TH NOON (12:00 PM PDT)



OCTOBER 8TH 2 HR BEFORE SUNSET (4:41 PM PDT)

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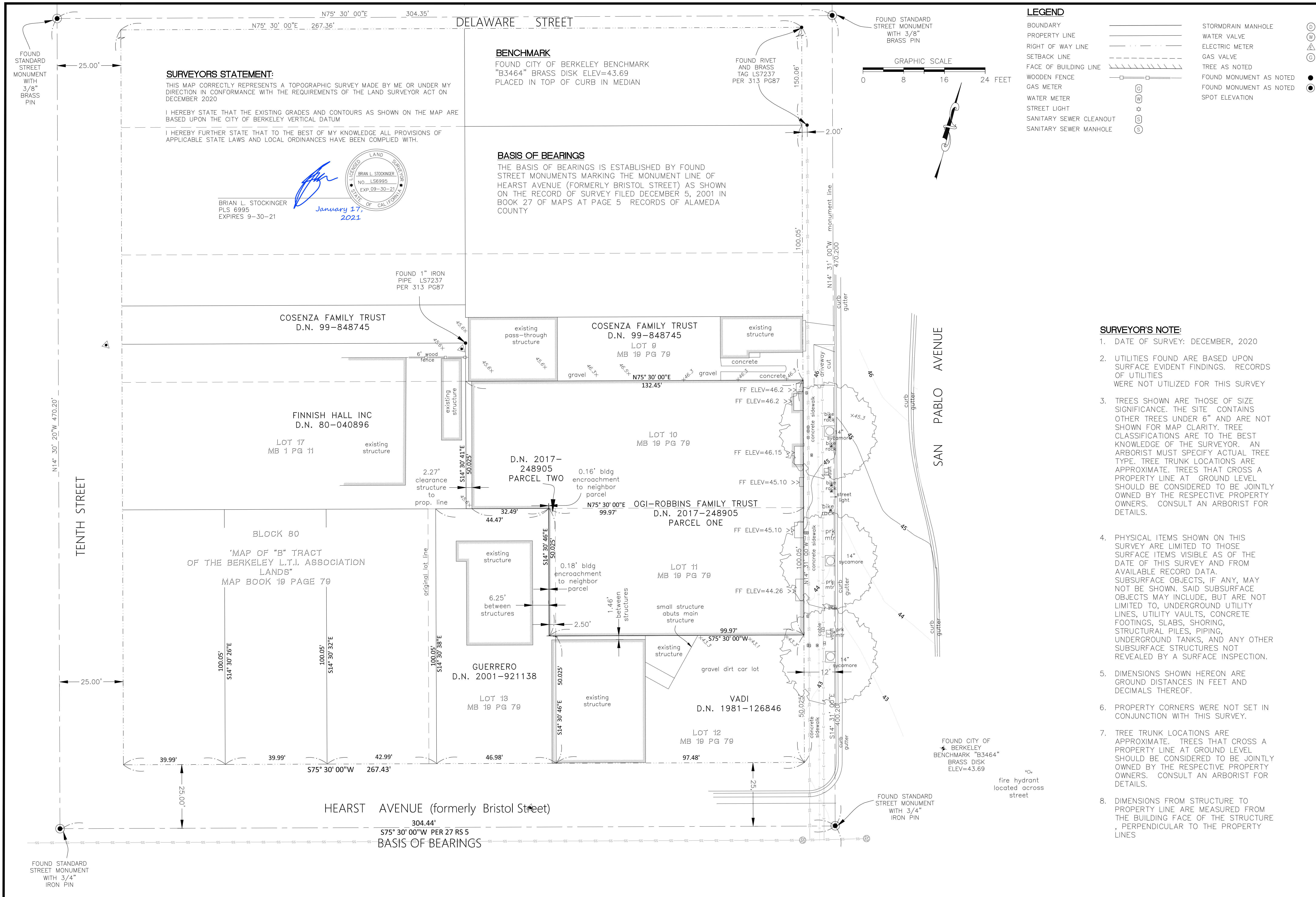
RENDERINGS

A0.9



2 RESIDENTIAL ENTRANCE RENDERING

1 RENDERING FROM NORTH



- SURVEYOR'S NOTE:**
- DATE OF SURVEY: DECEMBER, 2020
 - UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
 - TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
 - PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
 - DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
 - PROPERTY CORNERS WERE NOT SET IN CONJUNCTION WITH THIS SURVEY.
 - TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
 - DIMENSIONS FROM STRUCTURE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES

BLS Mapping and Surveying
 BRIAN L. STOCKINGER PLS 6995
 BOX 24 (191 GRANDVIEW AVE.) MARTINEZ, CA 94553
 (925) 951-1644 (C) (925) 922-8995 (M)
 goodsurvey6995@pacbell.net

TOPOGRAPHICAL / BOUNDARY SURVEY

1822-1828 SAN PABLO AVENUE

CALIFORNIA

ALAMEDA COUNTY

BERKELEY

SCALE	BY	DATE	AS SHOWN
AS SHOWN	BLS		

DATE	REVISIONS	BY	DATE
01-18	clarified distances encroaching into neighbor	BLS	

SHEET NO. 1

OF 1 SHEETS

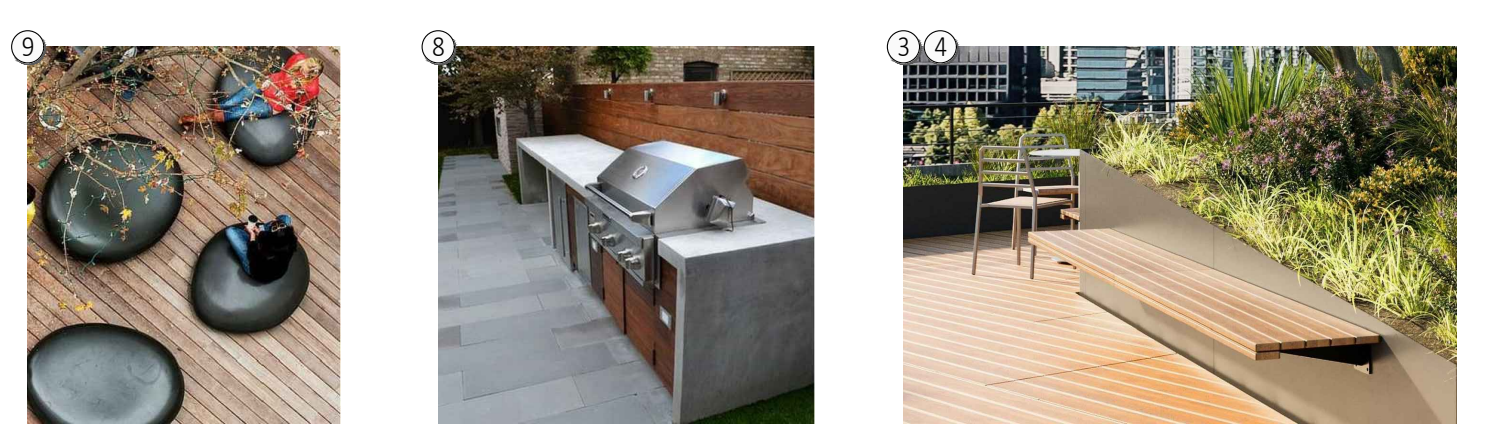
JOB NO. 1822 SAN PABLO

CAD FILE: 1822 SAN PABLO rev.DWG

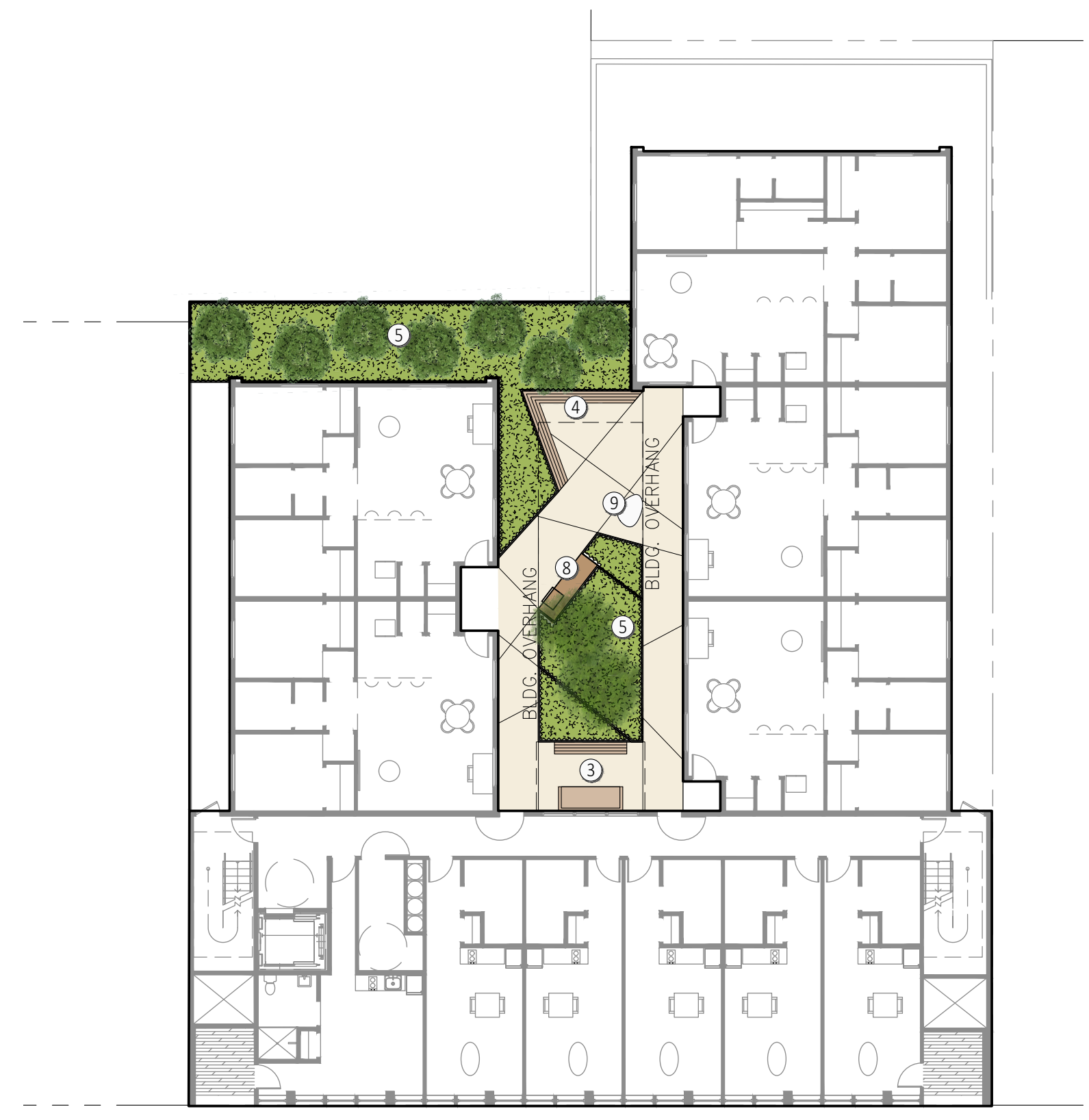
CANDIDATE PLANT LEGEND

SYMBOL	BOTANICAL NAME (COMMON NAME)	MIN. SIZE	WUCOLS	NATIVE/WILDLIFE PLANT.
STREET LEVEL ACCENT TREES (SUCH AS):				
	ROBINIA P. 'PURPLE ROBE' (PURPLE ROBE LOCUST)	24" BOX	LOW	
	CERCIS CANADENSIS (EASTERN REDBUD)	24" BOX	MOD	
	ERIOBOTRYA DEFLEXA (BRONZE LOQUAT)	24" BOX	MOD	
PODIUM COURTYARD TREES (SUCH AS):				
	CERCIS OCCIDENTALIS (WESTERN REDBUD)	24" BOX	V. LOW	YES
	ARBUTUS 'MARINA' (MARINA STRAWBERRY TREE)	24" BOX	LOW	
	ACER PALMATUM (JAPANESE MAPLE)	24" BOX	MOD	
PERIMETER TREES @ PODIUM (SUCH AS):				
	PRUNUS ILICIFOLIA SSP. LYONII (CATALINA CHERRY)	24" BOX	LOW	YES
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' (MANZANITA)	24" BOX	LOW	YES
DROUGHT-TOLERANT PLANTING (SUCH AS):				
	CAREX PANSA (DUNE SEDGE)	1 GAL	MOD	YES
	HELICTOTRICHON SEMPERVIRENS (BLUE OAT GRASS)	1 GAL	LOW	
	JUNCUS PATENS (CALIFORNIA GREY RUSH)	1 GAL	LOW	YES
	CHONDROPETALUM TECTORUM (SMALL CAPE RUSH)	1 GAL	LOW	
	RHAMNUS C. 'EVE CASE' (DWF COFFEEBERRY)	5 GAL	LOW	YES
	RHAMNUS C. 'LITTLE SUR' (DWF COFFEEBERRY)	5 GAL	LOW	YES
	FESTUCA CALIFORNICA (CALIFORNIA FESCUE)	1 GAL	LOW	YES
	MUHLENBERGIA RIGENS (DEER GRASS)	1 GAL	LOW	YES
	DIANELLA TASMANICA (FLAX LILY)	1 GAL	MOD	
	ASPARAGUS D. 'MYERS' (MYER'S FERN)	1 GAL	MOD	
	DIETES BICOLOR (FORTNIGHT LILY)	1 GAL	LOW	
	ASPIDISTRA ELATIOR (CAST-IRON PLANT)	1 GAL	LOW	
	POLYSTICHUM MUNITUM (WESTERN SWORD FERN)	1 GAL	MOD	YES
	LOMANDRA CONFERTIFOLIA 'LITTLE CON' (SMALL MAT RUSH)	1 GAL	LOW	
	POLYSTICHUM CALIFORNICUM (CALIFORNIA SWORD FERN)	1 GAL	MOD	YES
	GREVILLEA 'NOELLI' (NOEL'S GREVILLEA)	5 GAL	LOW	
	LANTANA SELLOMANA (TRAILING LANTANA)	1 GAL	LOW	
	WESTRINGIA FRUITICOSA (COAST ROSEMARY)	1 GAL	LOW	
	ROSEMARINUS O. (ROSEMARY CULTIVARS)	1 GAL	LOW	
	IRIS DOUGLASIANA (DOUGLAS IRIS)	1 GAL	LOW	YES

SYMBOL	BOTANICAL NAME (COMMON NAME)	MIN. SIZE	WUCOLS	NATIVE/WILDLIFE PLANT.
VINES (SUCH AS):				
	LONICERA CILIOSA (ORANGE HONEYSUCKLE)	1 GAL	MOD	YES
	CLEMATIS LASIANTHA (CHAPARRAL CLEMATIS)	1 GAL	LOW	YES



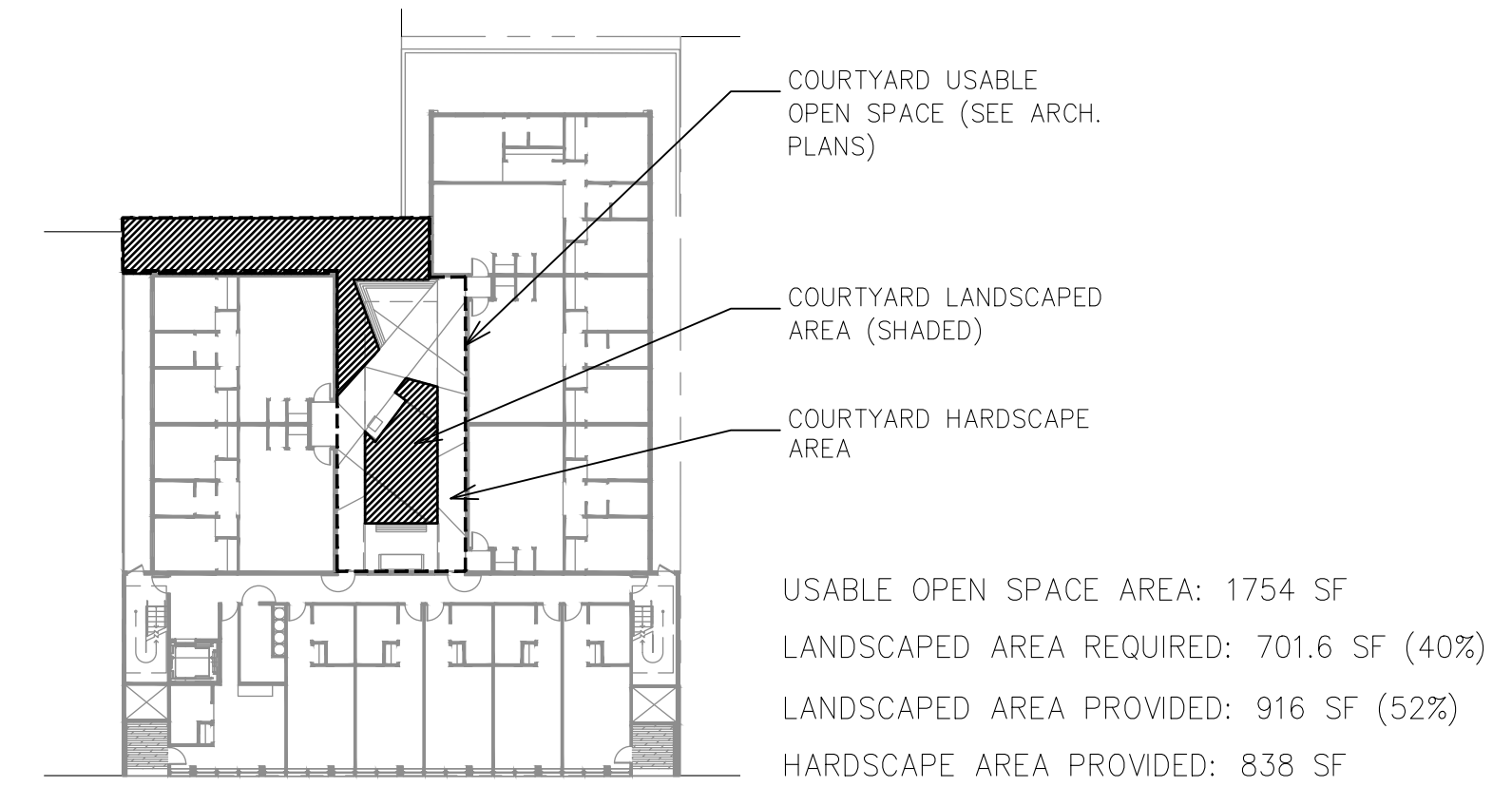
D DESIGN IMAGERY



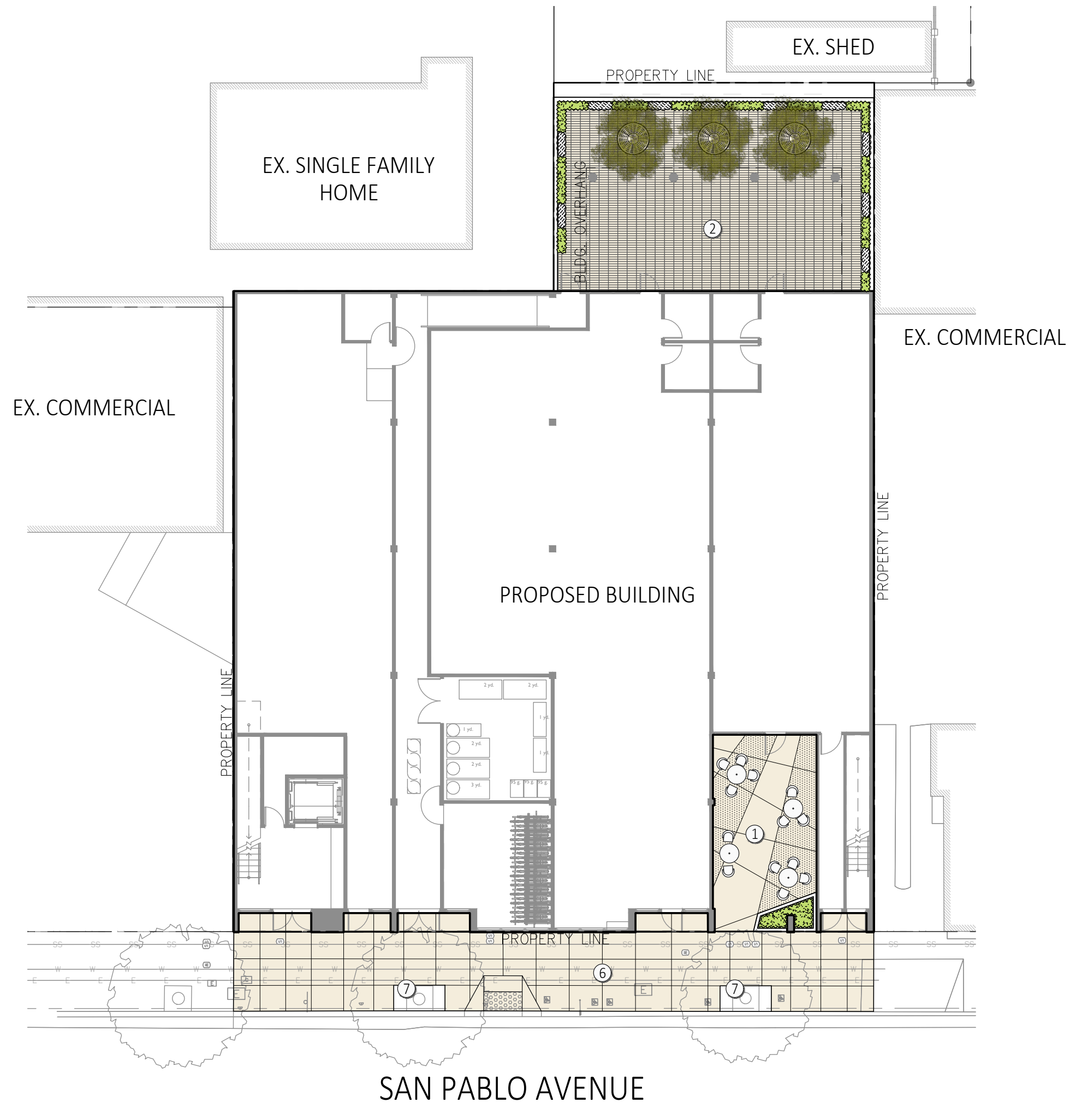
B CONCEPTUAL LANDSCAPE PLAN: PODIUM COURTYARD
 1/16"=1'-0" NORTH

LANDSCAPE ELEMENTS LEGEND

- ① INSIDE COURTYARD WITH COLORED CONCRETE PAVING, SEATING AND PLANTER.
- ② COURTYARD WITH PERMEABLE LINEAR UNIT PAVERS, NEW TREE GRATES AND VINE PLANTING AT THE PERIMETER.
- ③ BUILT-IN & LOUNGE SEATING AREA.
- ④ BUILT-IN SEATING.
- ⑤ PLANTERS WITH WATER-WISE LANDSCAPING.
- ⑥ NEW CONCRETE CITY SIDEWALK.
- ⑦ EXISTING TREE TO REMAIN.
- ⑧ BBQ COUNTER.
- ⑨ SEATING AREA WITH SOMA STONE.



C LANDSCAPE CALCULATION DIAGRAM: PODIUM COURTYARD
 1/32"=1'-0" NORTH



A CONCEPTUAL LANDSCAPE PLAN: STREET LEVEL
 1/16"=1'-0" NORTH

WELO CALCULATIONS

IRRIGATION FIGURES
 IRRIGATED AREA: 916 SF
 LOW WATER-USE AREAS (80%): 733 SF
 MOD WATER-USE AREAS (20%): 183 SF

MAWA
 $(45.3)(0.62)(0.7 \times 916 \text{ SF}) = 18009 \text{ GAL/YR}$

ETWU
 $(45.3)(0.62)(0.3 \times 733 \text{ SF})/0.9 = 6862 \text{ GAL/YR}$
 $(45.3)(0.62)(0.5 \times 183 \text{ SF})/0.9 = 2855 \text{ GAL/YR}$

TOTAL = 9717 GAL/YR

WELO REQUIREMENTS

1. COMPLY W/ ALL MEASURES OF WELO PRESCRIPTIVE CHECKLIST.
2. DRIP IRRIGATION SYSTEM TO BE INSTALLED TO PROVIDE WATER FOR (N) TREES & SHRUBS AS INDICATED ON SITE PLAN. AIRBORNE ACCEPTABLE ONLY AT TURF AREAS > 10' WIDE.
 - 2.1. PRESSURE REGULATORS ARE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE COMPONENTS ARE WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
 - 2.2. MANUAL SHUTOFF VALVES (SUCH AS GATE, BALL, OR BUTTERFLY VALVES) ARE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
 - 2.3. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQ'S SET IN THE ANSI STANDARD ASABE/ICC 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD". ALL SPRINKLER HEADS INSTALLED MUST HAVE A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
 - 2.4. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE DATA AND UTILIZE A RAIN SENSOR.
3. (4) YD³ COMPOST PER 1,000 SF LANDSCAPE AREA TO DEPTH OF 6". ALL OTHER LANDSCAPE AREAS EXCEPT TURF TO RECEIVE MIN 3" LAYER OF RECYCLED MULCH.
4. ANY PLANT SUBSTITUTION MUST MEET WUCOL LOW (PH<.3) STANDARD. NO INVASIVE SPECIES MAY BE USED. SEE CALIFORNIA INVASIVE PLANTS COUNCIL "DON'T PLANT A PEST" BROCHURE FOR SF BAY AREA.
5. INCORPORATE COMPOST AT A RATE OF AT LEAST 4 YD³ PER 1,000 FT² TO A DEPTH OF 6" INTO THE LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOIL TEST). THIS PROJECT WILL APPLY MIN 8.2 YD³ OF COMPOST.
6. A MIN 3" LAYER OF RECYCLED MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
7. TURF, HIGH WATER USE PLANTS, AND WATER FEATURES SHALL COMBINED NOT EXCEED 25% OF THE LANDSCAPE AREA. TURF SHALL NOT BE PLANTED ON SLOPES WHICH EXCEED A SLOPE OF 1' VERTICAL ELEVATION CHANGE FOR EVERY 4' OR HORIZONTAL LENGTH. TURF IS PROHIBITED IN PARKWAYS LESS THAN 10' WIDE. EXCEPTION: PARKWAY IS ADJACENT TO A PARKING STRIP AND USED TO EXIT AND ENTER VEHICLES AND TURF IS IRRIGATED W/ SUBSURFACE IRRIGATION.

GUNKEL ARCHITECTURE
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NOT FOR CONSTRUCTION

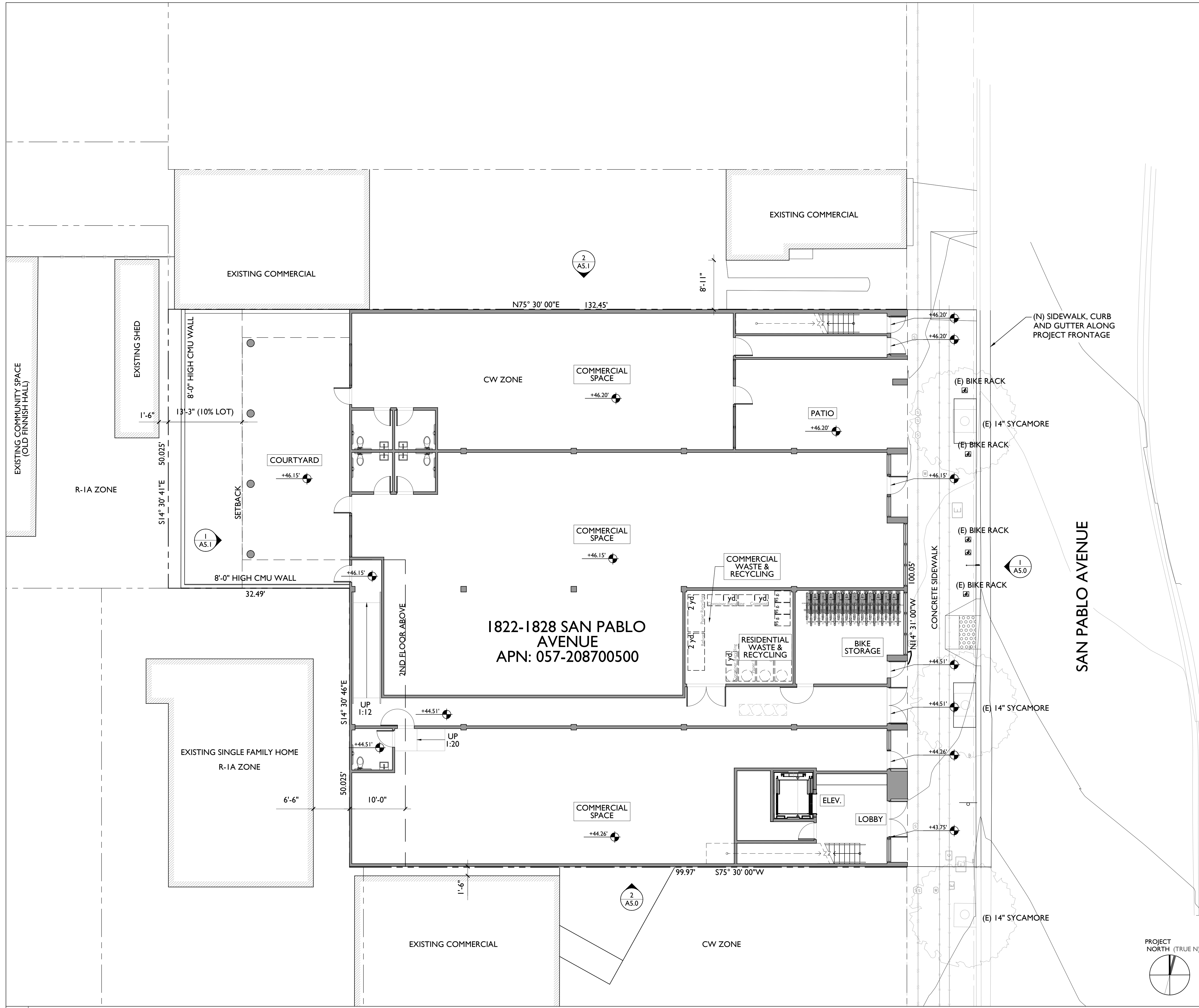
form/work
 2585 UNIVERSITY AVE.
 SAN DIEGO, CA 92104
 T: 619.269.4423
 f/w
 LANDSCAPE ARCHITECTURE

MIXED USE DEVELOPMENT
 1822 - 1828 SAN PABLO AVE
 BERKELEY, CA 94702

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ZONING APPLICATION RE-SUBMITTAL 02	03/22/22

CONCEPTUAL LANDSCAPE PLAN

L1.0



WELO CALCULATIONS
 TOTAL LANDSCAPE AREA: 2,436 SF, 21%
 4 YD³ / 1000 SF LANDSCAPE
 9.7 YD³ COMPOST REQ'D

WELO REQUIREMENTS

- COMPLY W/ ALL MEASURES OF WELO PRESCRIPTIVE CHECKLIST
- DRIP IRRIGATION SYSTEM TO BE INSTALLED TO PROVIDE WATER FOR (N) TREES & SHRUBS AS INDICATED ON SITE PLAN. AIRBORNE ACCEPTABLE ONLY AT TURF AREAS > 10' WIDE
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- MANUAL SHUT OFF VALVES (SUCH AS GATE, BALL, OR BUTTERFLY VALVES) ARE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY
- ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQ'S SET IN THE ANSI STANDARD ASABE/ICC 803-2014 "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD". ALL SPRINKLER HEADS INSTALLED MUST HAVE A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 803-2014
- AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE DATA AND UTILIZE A RAIN SENSOR
- (4) YD³ COMPOST PER 1,000 SF LANDSCAPE AREA TO DEPTH OF 6". ALL OTHER LANDSCAPE AREAS EXCEPT TURF TO RECEIVE MIN 3" LAYER OF RECYCLED MULCH
- ANY PLANT SUBSTITUTION MUST MEET WUCOL LOW (PF=3) STANDARD. NO INVASIVE SPECIES MAY BE USED. SEE CALIFORNIA INVASIVE PLANTS COUNCIL "DON'T PLANT A PEST" BROCHURE FOR SF BAY AREA
- INCORPORATE COMPOST AT A RATE OF AT LEAST 4 YD³ PER 1,000 FT² TO A DEPTH OF 6" INTO THE LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOIL TEST). THIS PROJECT WILL APPLY MIN 8.2 YD³ OF COMPOST
- A MIN 3" LAYER OF RECYCLED MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRA-INDICATED
- TURF, HIGH WATER USE PLANTS, AND WATER FEATURES SHALL COMBINED NOT EXCEED 25% OF THE LANDSCAPE AREA. TURF SHALL NOT BE PLANTED ON SLOPES WHICH EXCEED A SLOPE OF 1" VERTICAL ELEVATION CHANGE FOR EVERY 4' OR HORIZONTAL LENGTH. TURF IS PROHIBITED IN PARKWAYS LESS THAN 10' WIDE. EXCEPTION: PARKWAY IS ADJACENT TO A PARKING STRIP AND USED TO EXIT AND ENTER VEHICLES AND TURF IS IRRIGATED W/ SUBSURFACE IRRIGATION

DERO | Dero Decker

CAPACITY 4 Bikes per unit

MATERIALS Uprights: 4" 11g square tube
 Upright base: 1/4" plate
 Cantilevers: 1g plate
 Cantilever base: 1/4" plate
 Trays: 11g plate

FINISHES Galvanized
 An other fabrication hot dipped galvanized finish is our standard option.
 Powder Coat
 Our powder coat finish ensures a high level of adhesion and durability by following these steps:
 1. Sandblast
 2. Epoxy primer electrostatically applied
 3. Final thick TGIC polyester powder coat.

MOUNT OPTIONS Surface only
 Each upright has one 1/4" plate feet that accept 1/2" wedge anchors

2 LONG-TERM BIKE PARKING

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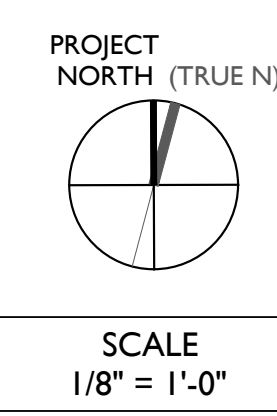


MIXED USE DEVELOPMENT
 1822 - 1828 SAN PABLO AVE
 BERKELEY, CA 94702

SET TYPE AND DATE	
NAME	DATE
SB 330 PRE-APP	3/8/21
SB 330 PRE-APP RE-SUBMITTAL	6/11/21
ZONING APPLICATION	10/7/21
ZONING APPLICATION RE-SUBMITTAL	12/21/21
ZONING APPLICATION RE-SUBMITTAL 02	3/29/22

PROPOSED SITE PLAN

A1.0



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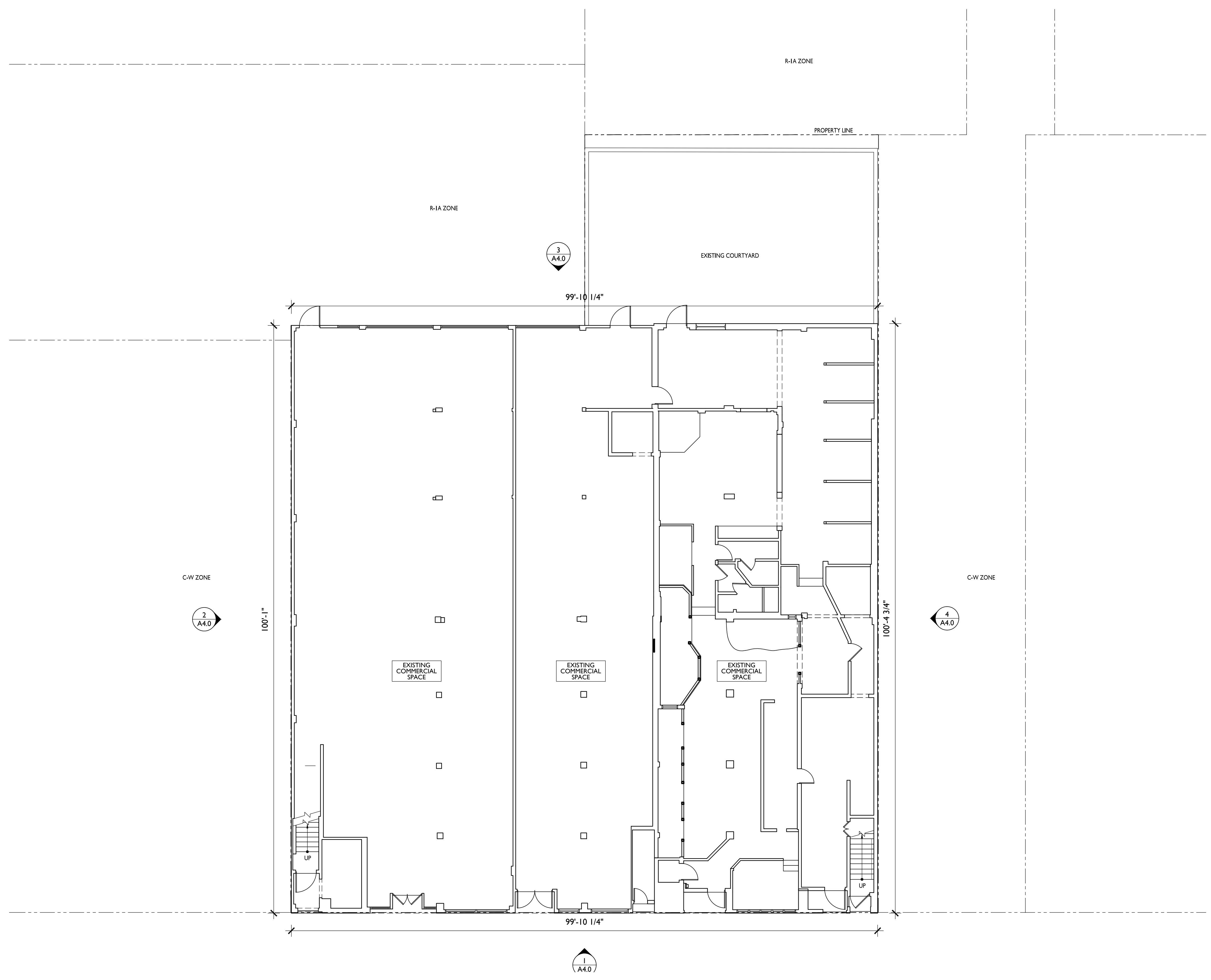


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 DEVELOPMENT**
 1822 - 1828 SAN PABLO AVE
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EXISTING -
 FIRST FLOOR
 PLAN

A2.0



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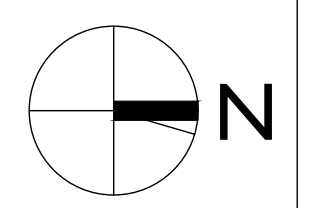
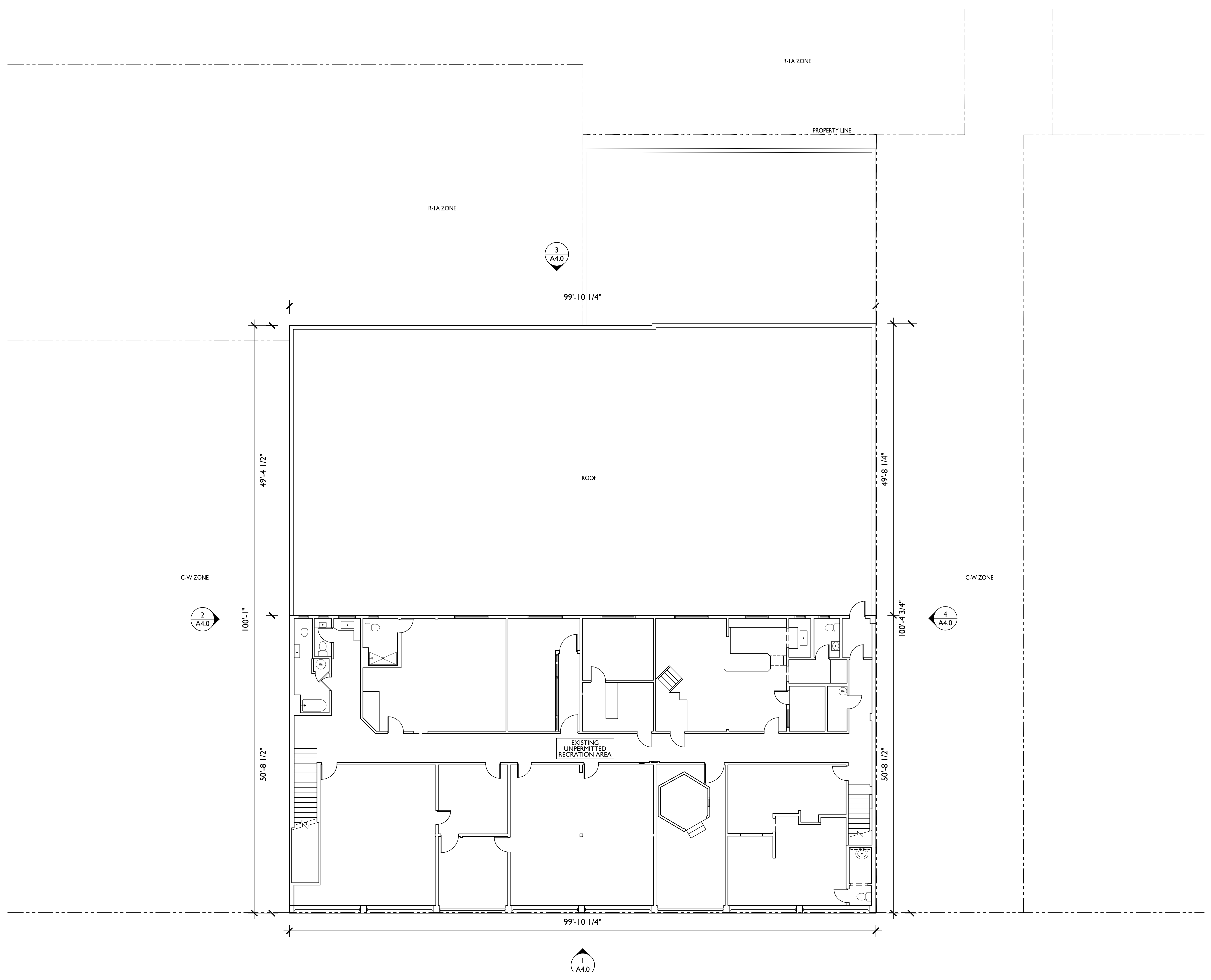


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ZONING APPLICATION RE-SUBMITTAL	12/21/21
ZONING APPLICATION RE-SUBMITTAL 02	3/29/22

EXISTING -
 SECOND
 FLOOR PLAN

A2.1



SCALE
 1/8" = 1'-0"

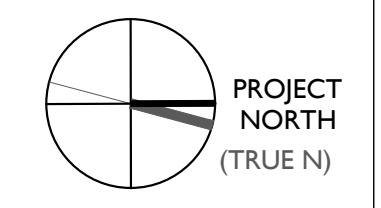
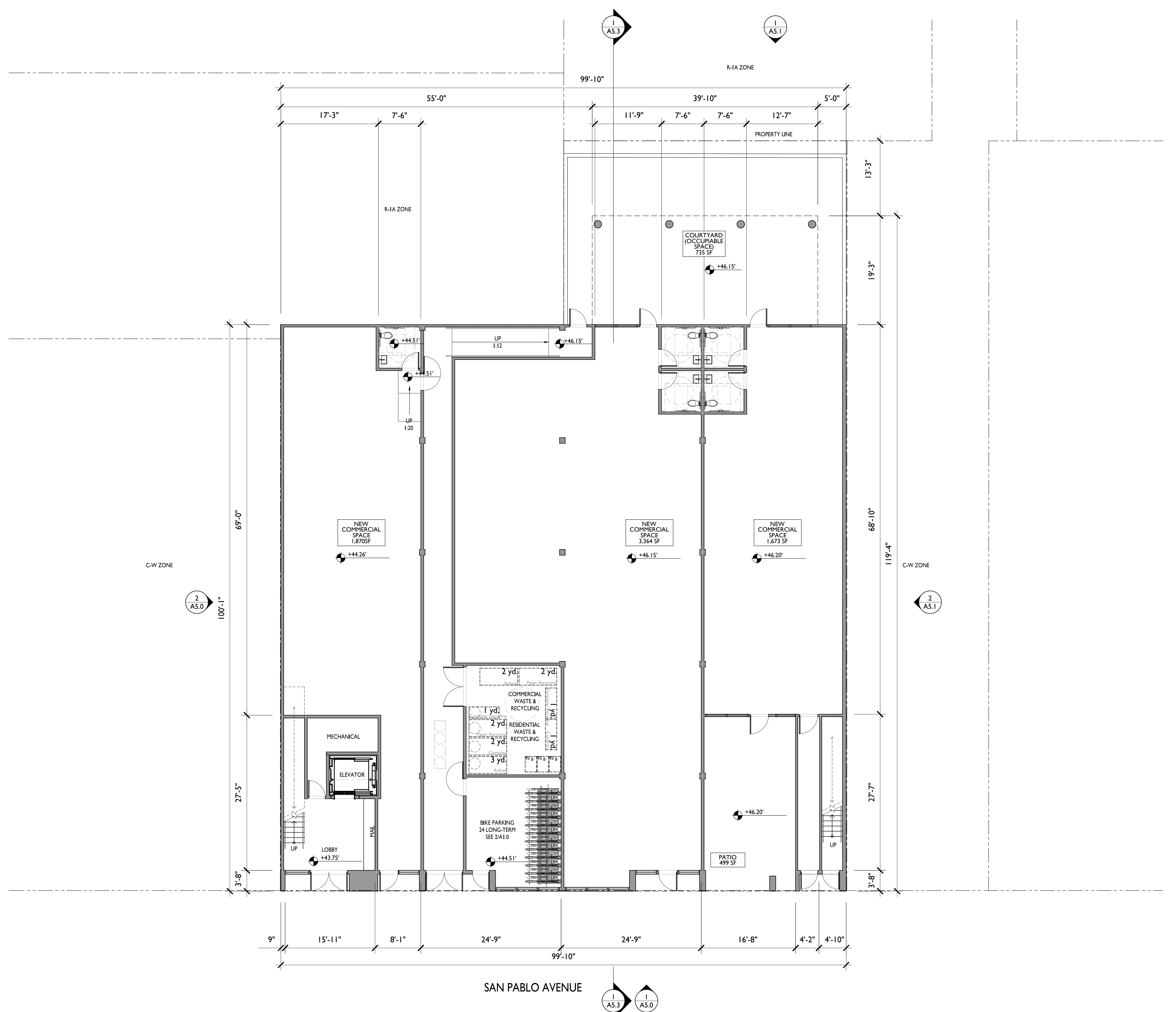
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ZONING APPLICATION RE-SUBMITTAL 02	3/29/22	

PROPOSED -
 FIRST FLOOR
 PLAN



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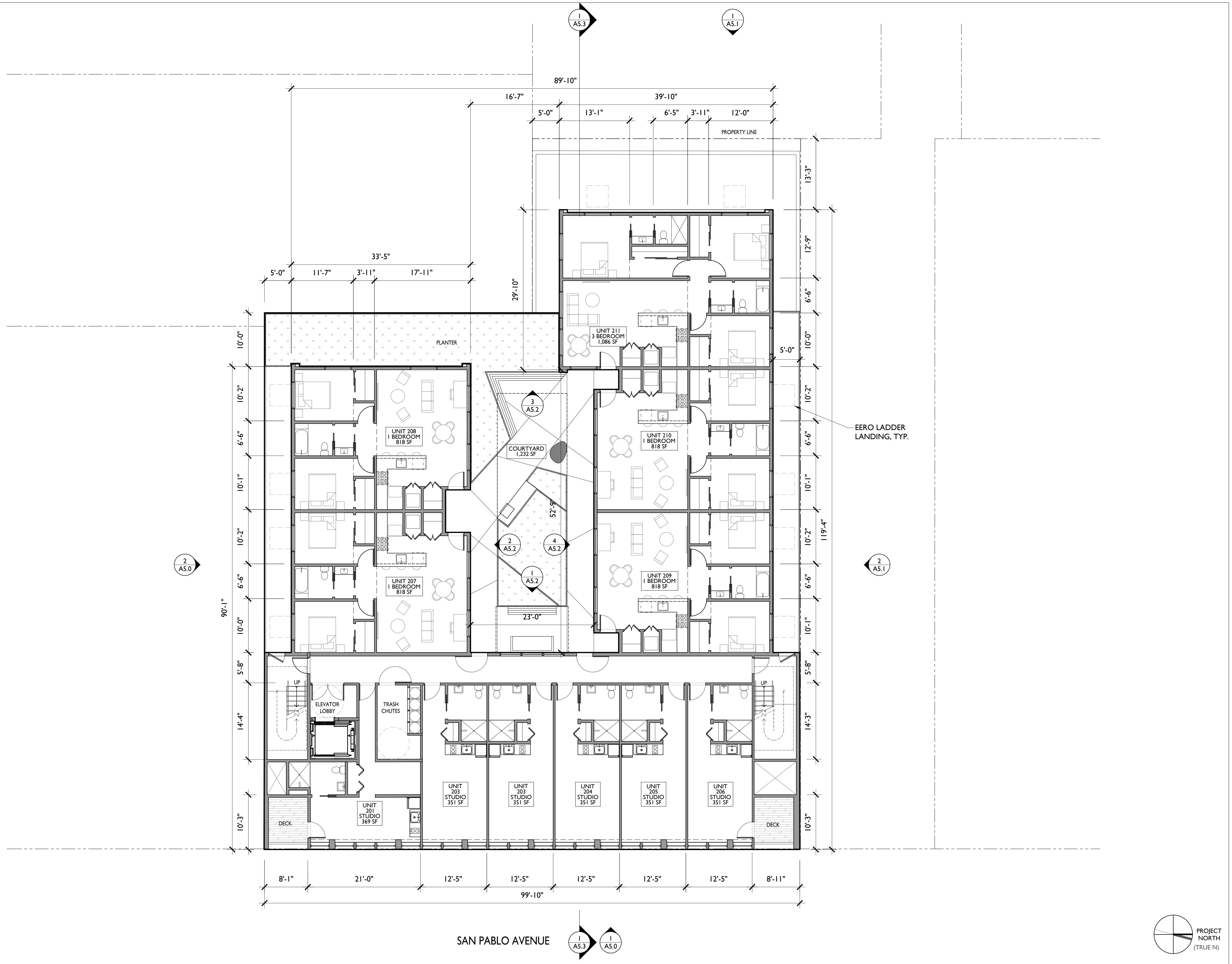


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 DEVELOPMENT**
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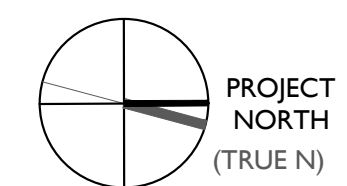
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SB 330 PRE-APP	3/8/21
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ZONING APPLICATION	10/7/21
ZONING APPLICATION RE-SUBMITTAL	12/21/21
ZONING APPLICATION RE-SUBMITTAL 02	3/29/22

PROPOSED -
 SECOND
 FLOOR PLAN

A3.1



SAN PABLO AVENUE



SCALE
 1/8" = 1'-0"

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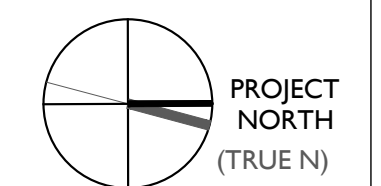
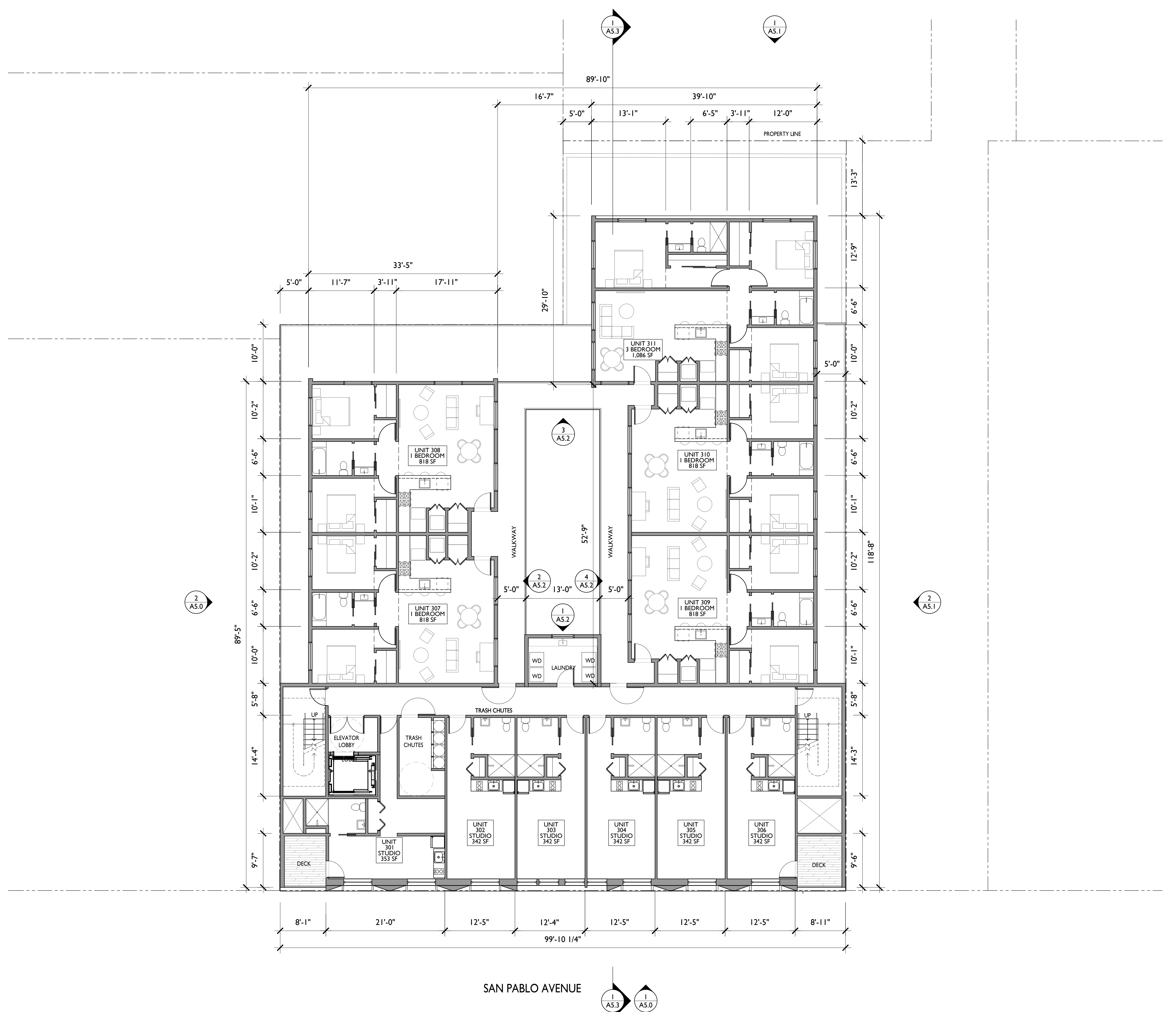


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 DEVELOPMENT**
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 BERKELEY, CA 94702

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ZONING APPLICATION RE-SUBMITTAL 02	3/29/22

PROPOSED -
 THIRD FLOOR
 PLAN

A3.2



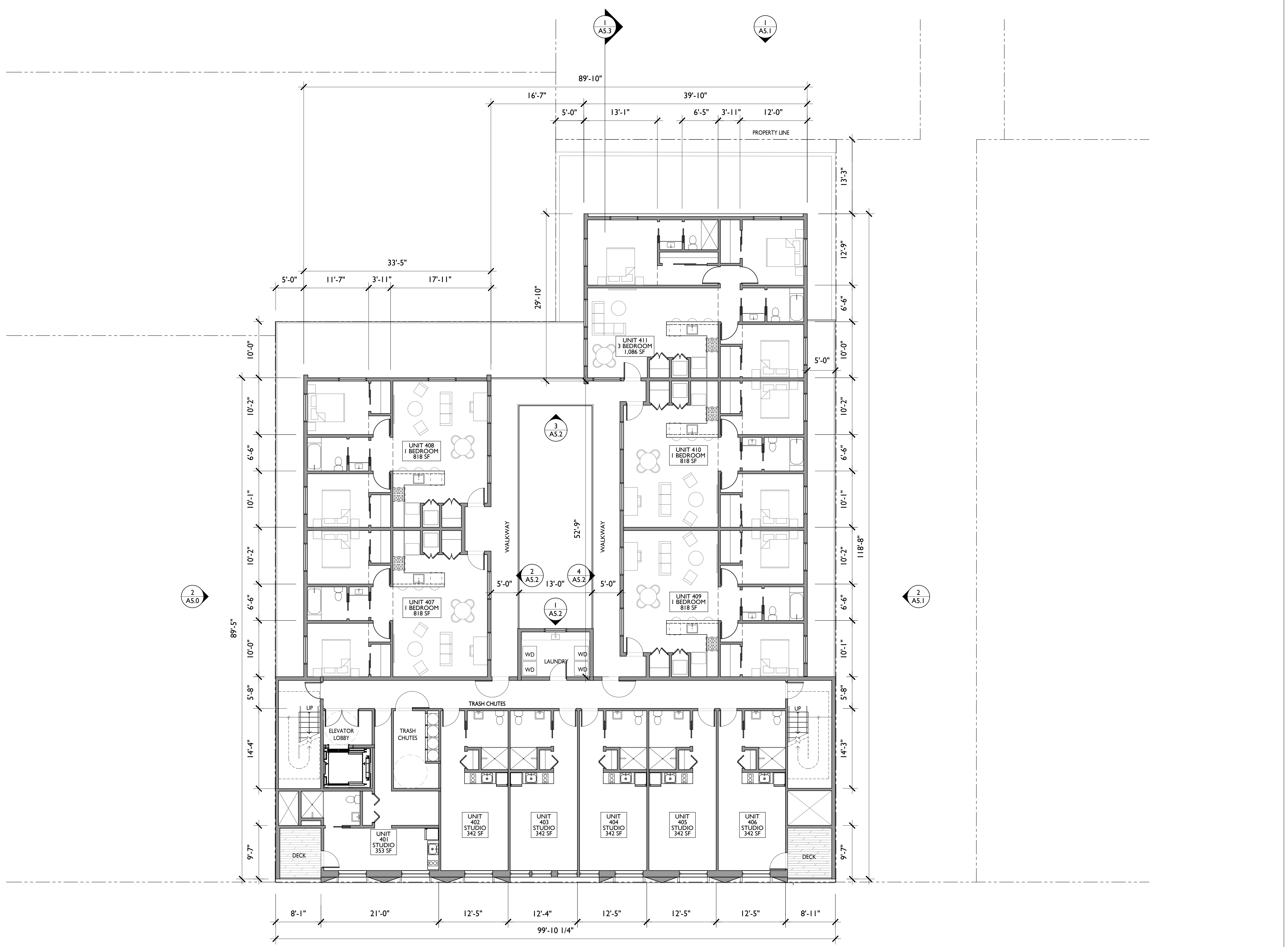
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PROPOSED -
 FOURTH
 FLOOR PLAN



SAN PABLO AVENUE



SCALE
 1/8" = 1'-0"

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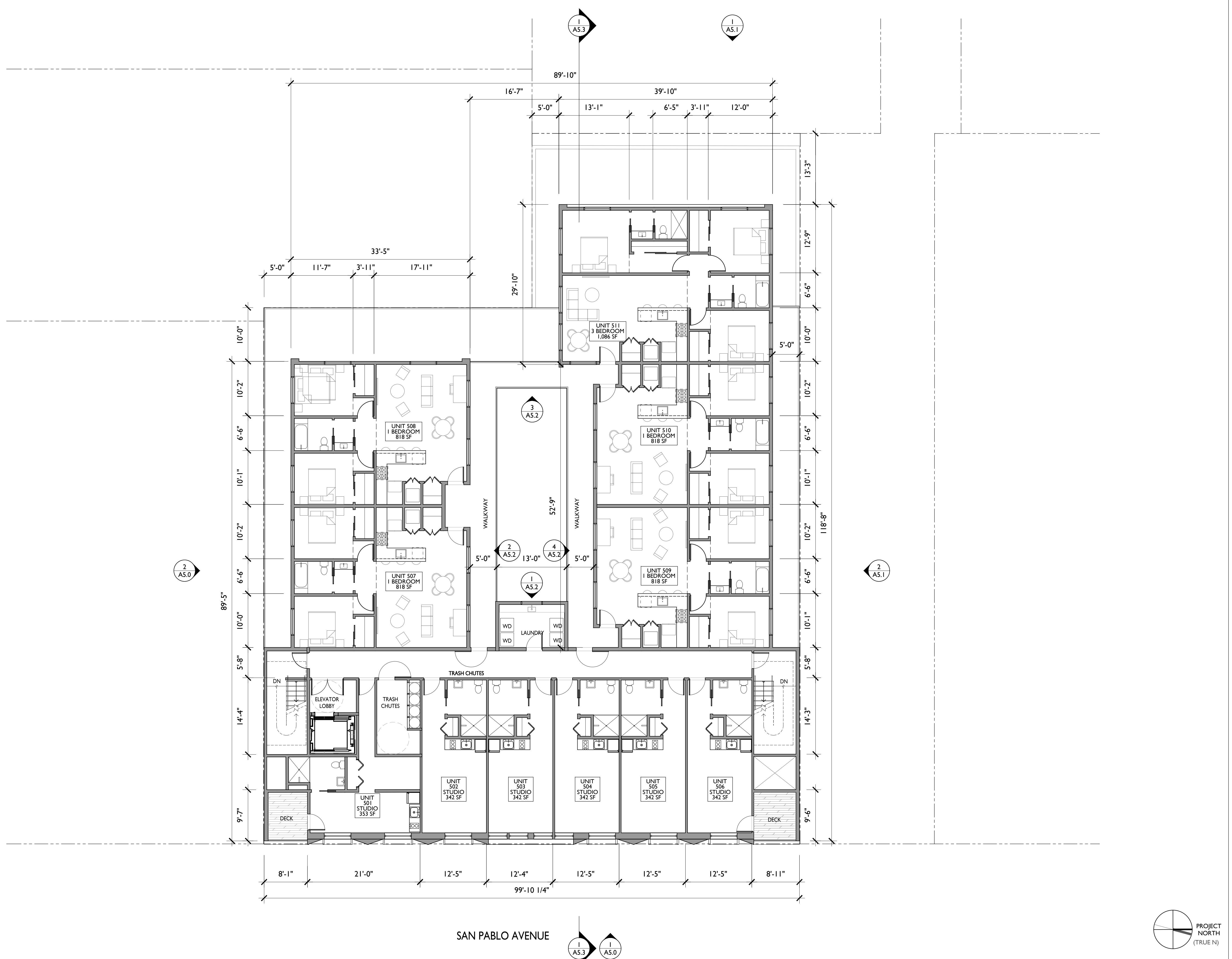


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 DEVELOPMENT**
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 BERKELEY, CA 94702

SET TYPE AND DATE	
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SB 330 PRE-APP	3/8/21
SB 330 PRE-APP RE-SUBMITTAL	6/11/21
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ZONING APPLICATION RE-SUBMITTAL 02	3/29/22

PROPOSED -
 FIFTH FLOOR
 PLAN

A3.4



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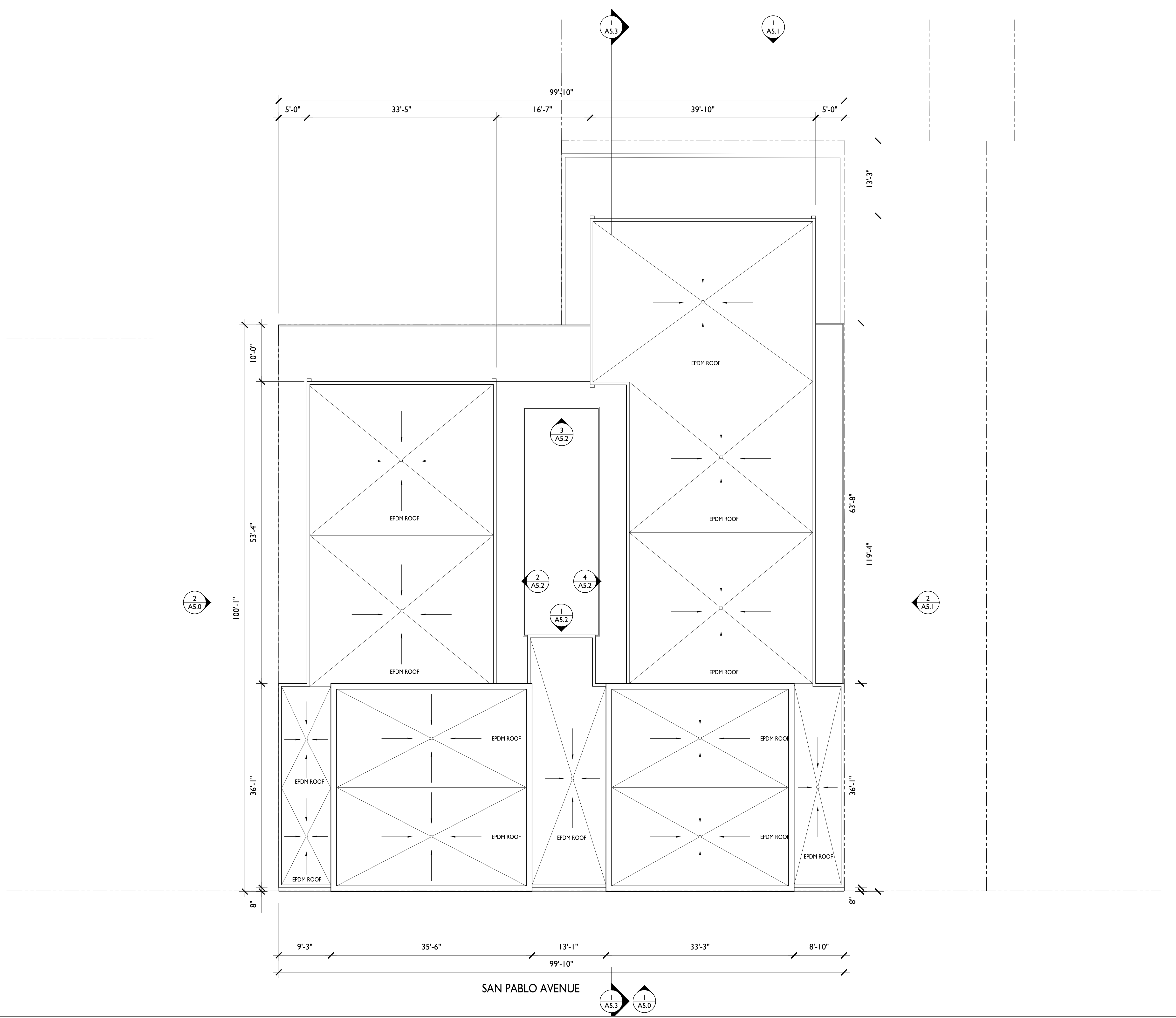
**MIXED USE
 DEVELOPMENT**
 1822 - 1828 SAN PABLO AVE
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SET TYPE AND DATE

NAME	DATE
SB 330 PRE-APP	3/8/21
SB 330 PRE-APP RE-SUBMITTAL	6/11/21
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PROPOSED -
 ROOF PLAN

A3.5



SCALE
 1/8" = 1'-0"

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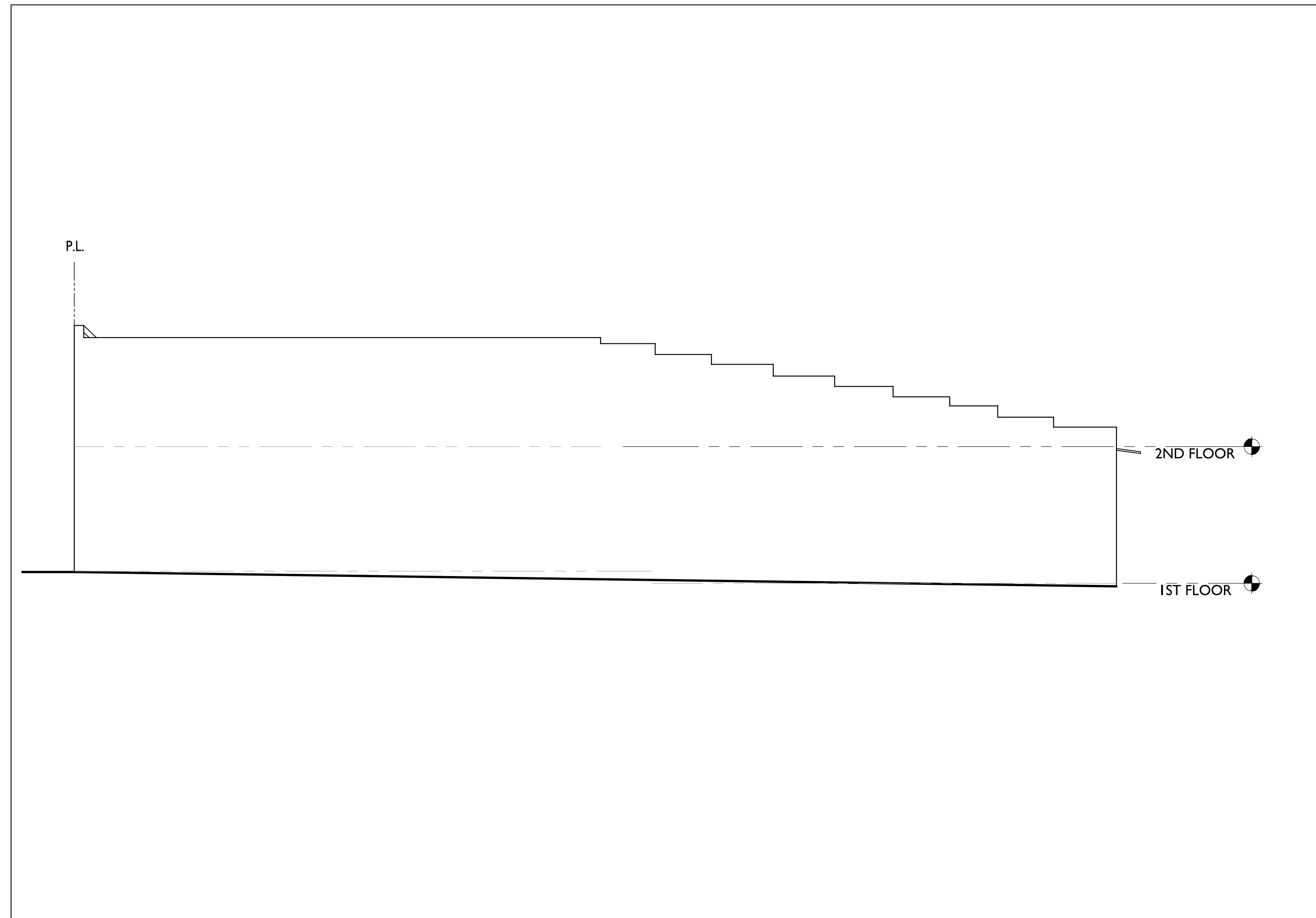


**MIXED USE
 DEVELOPMENT**
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 BERKELEY, CA 94702

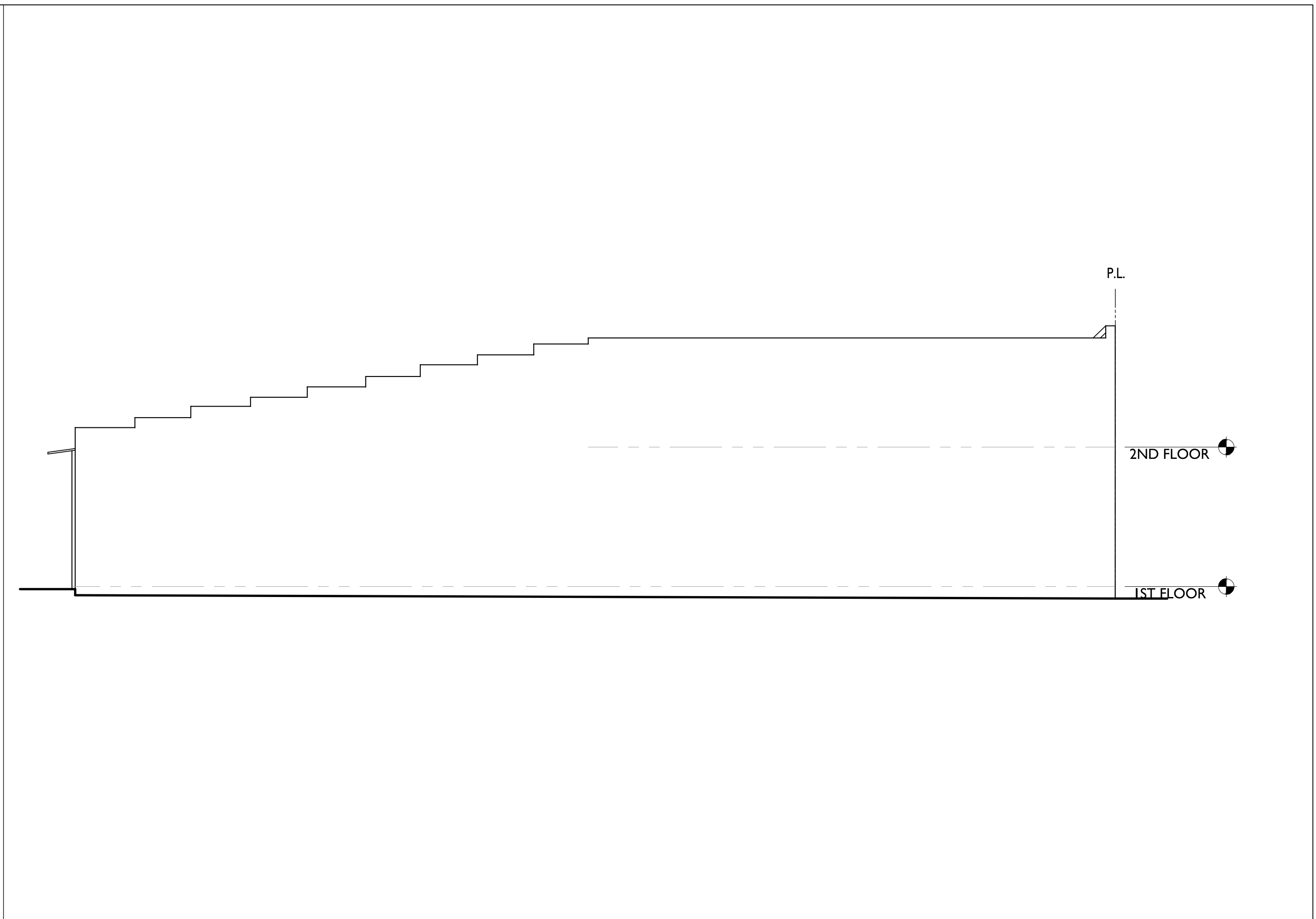
SET TYPE AND DATE	
NAME	DATE
SB 330 PRE-APP	3/8/21
SB 330 PRE-APP RE-SUBMITTAL	6/11/21
ZONING APPLICATION	10/7/21
ZONING APPLICATION RE-SUBMITTAL	12/21/21
ZONING APPLICATION RE-SUBMITTAL 02	3/29/22

EXISTING -
 ELEVATIONS

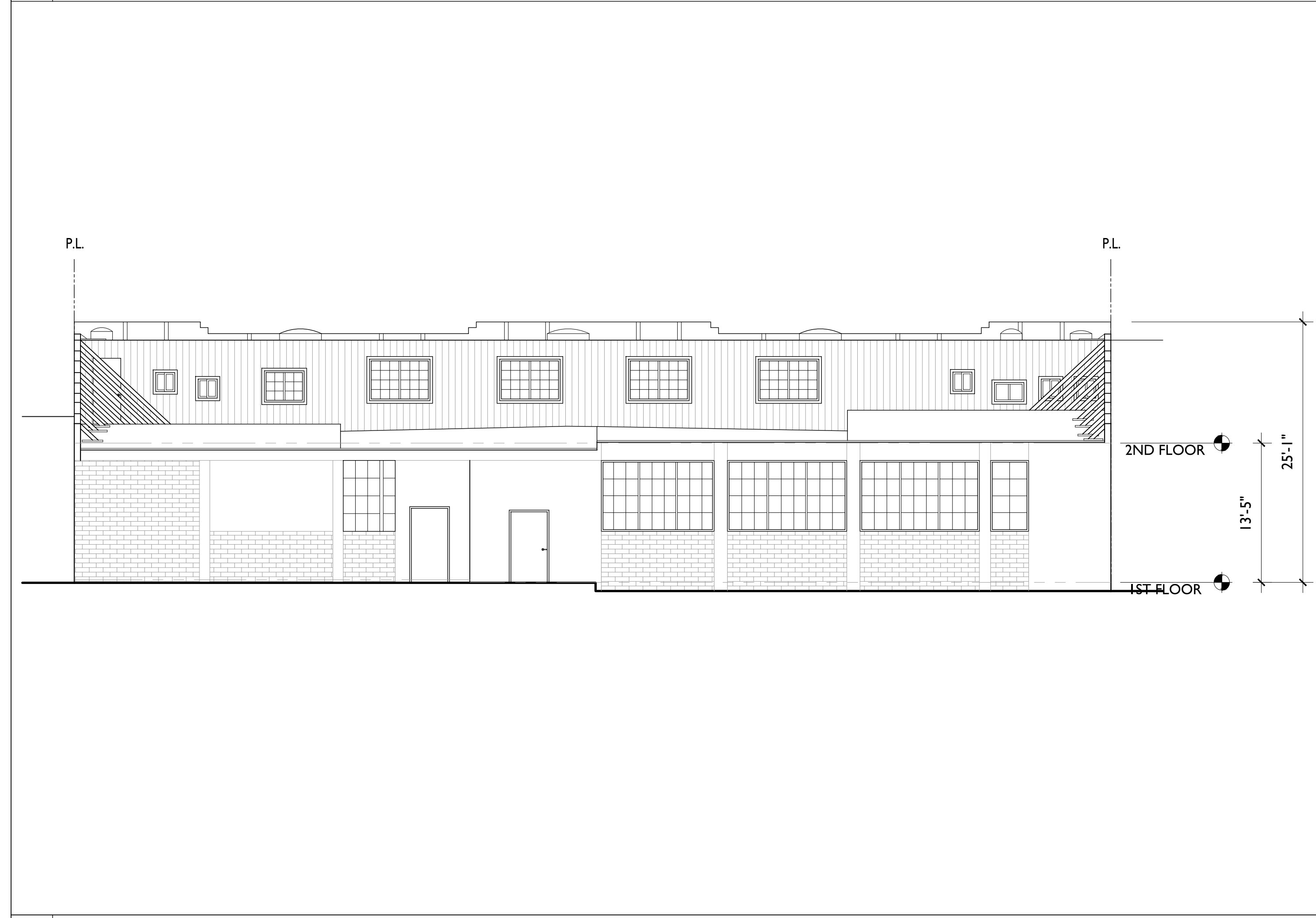
A4.0



4 NORTH EXISTING ELEVATION SCALE 1/8" = 1'-0"



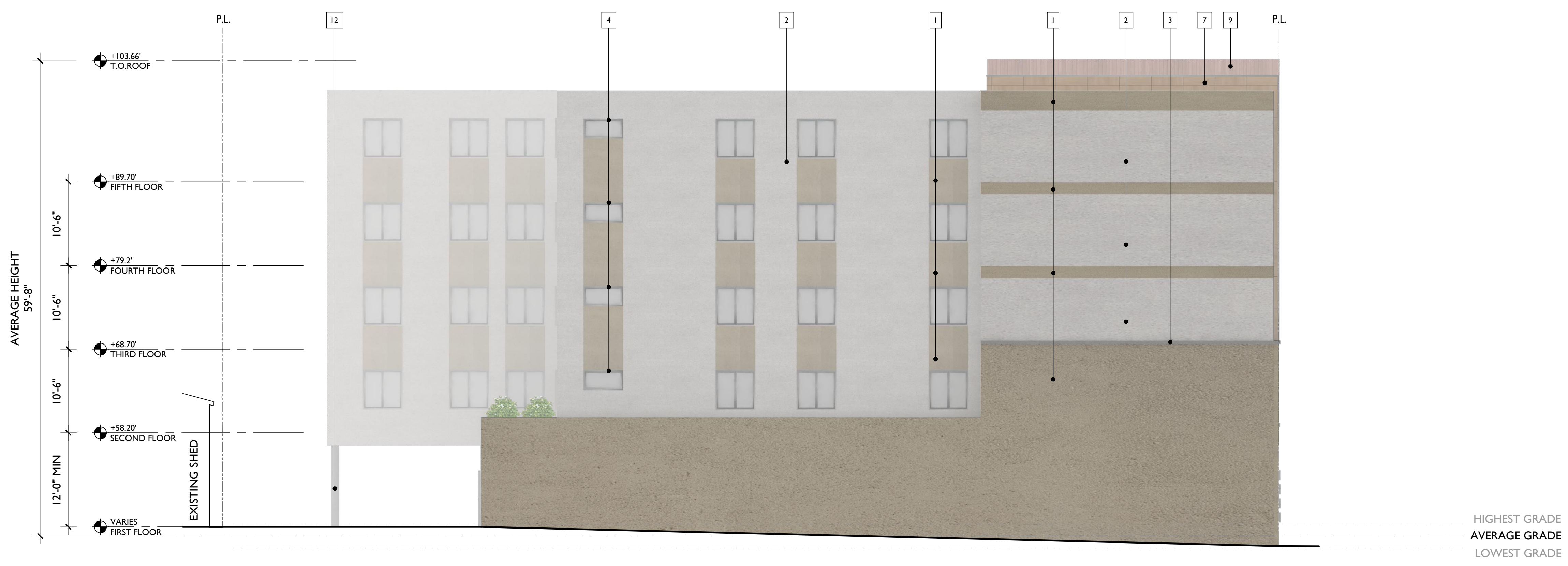
2 SOUTH EXISTING ELEVATION SCALE 1/8" = 1'-0"









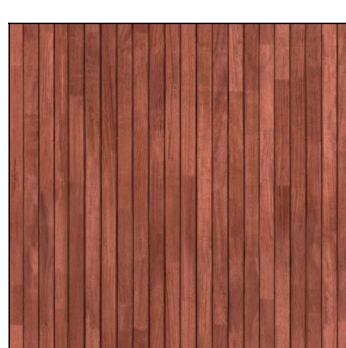
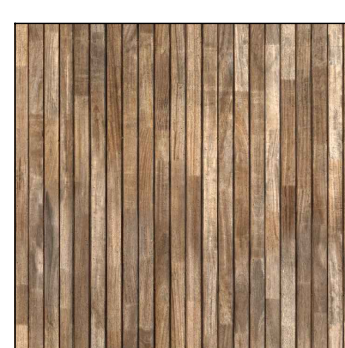
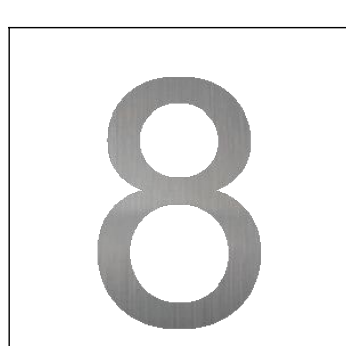
3 WEST EXISTING ELEVATION SCALE 1/8" = 1'-0"



1 EAST EXISTING ELEVATION SCALE 1/8" = 1'-0"



MATERIAL LEGEND

 1 BEIGE INTERGRAL COLOR CEMENT PLASTER	 2 MEDIUM WHITE INTERGRAL COLOR CEMENT PLASTER
 3 MEDIUM GRAY INTERGRAL COLOR CEMENT PLASTER	 4 CLEAR ANODIZED ALUMINUM DOORS, WINDOWS & TRIM
 5 GUARD RAIL: STAINLESS STEEL POSTS AND CABLES	 6 CLEAR ANODIZED ALUMINUM AWNING
 7 MEDIUM RED BROWN PARKLEX PANEL	 8 LIGHT BROWN PARKLEX PANEL
 9 NATURAL WOOD SIDING - LIGHT RED	 10 NATURAL WOOD SIDING - TAN
 11 HALO LIT CLEAR ANODIZED ALUMINUM NUMBERS	 12 CONCRETE

2 SOUTH PROPOSED ELEVATION

SCALE
1/8" = 1'-0"



1 EAST PROPOSED ELEVATION

SCALE
1/8" = 1'-0"

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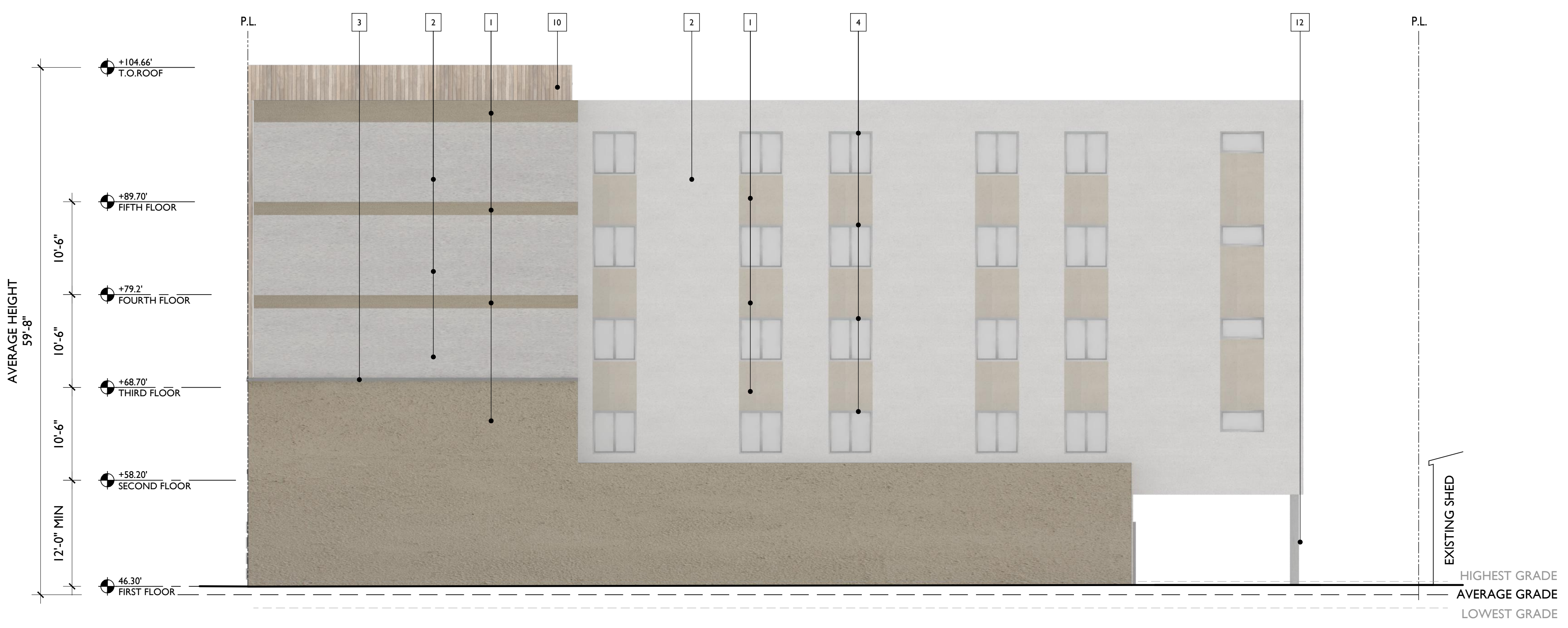


**MIXED USE
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 1822 - 1828 SAN PABLO AVE
 BERKELEY, CA 94702

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ZONING APPLICATION RE-SUBMITTAL 02	3/29/22

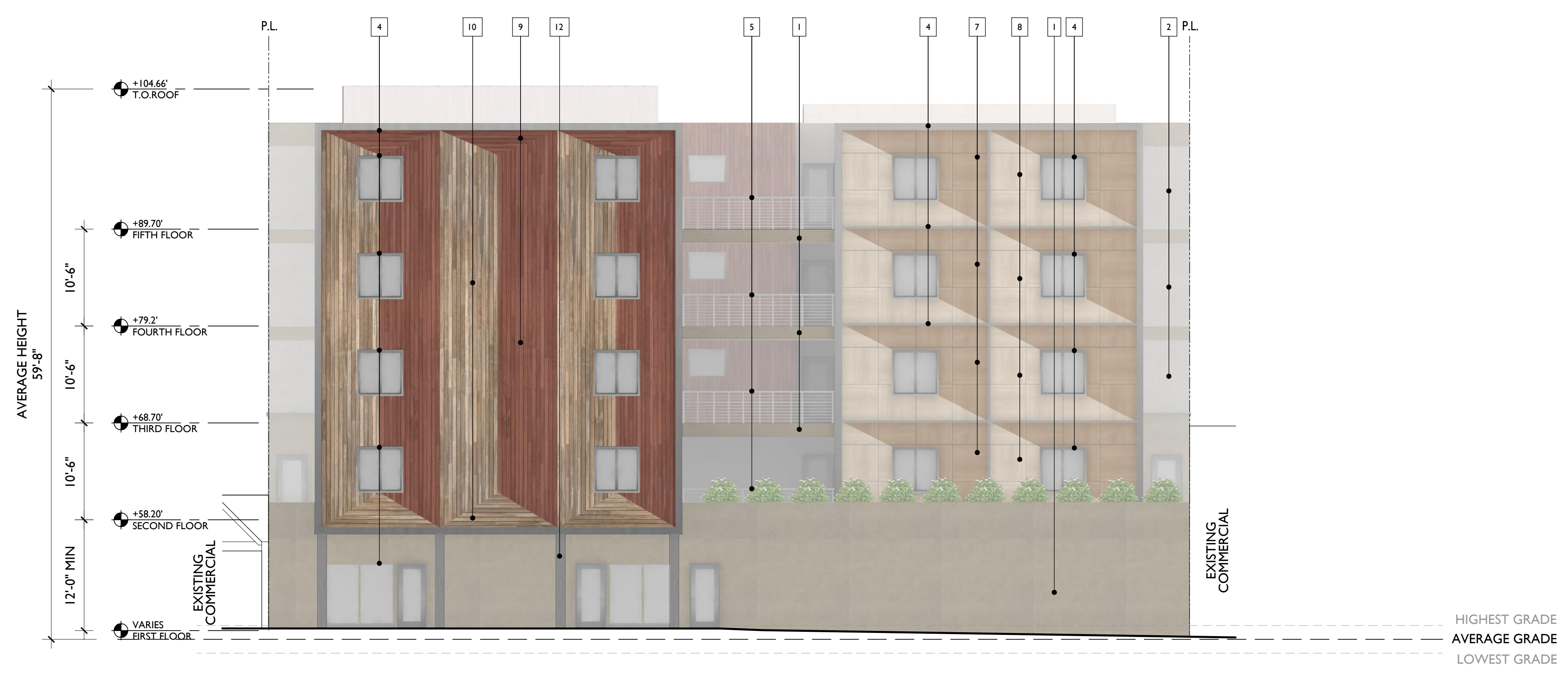
PROPOSED -
 ELEVATIONS

A5.0



2 NORTH PROPOSED ELEVATION

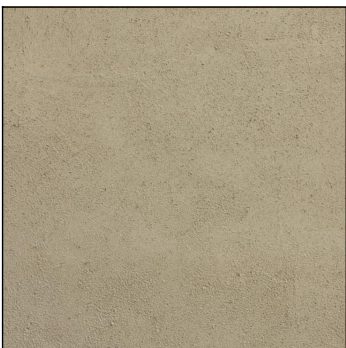




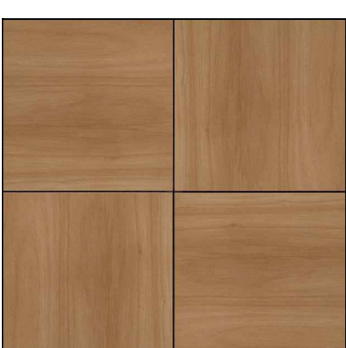
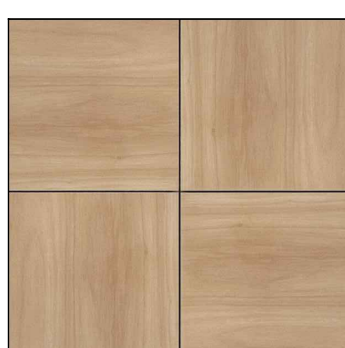
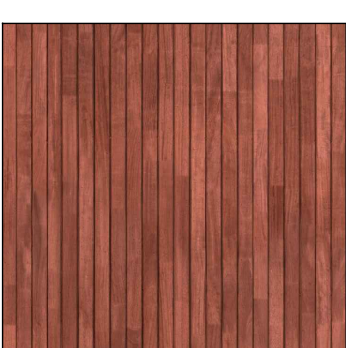
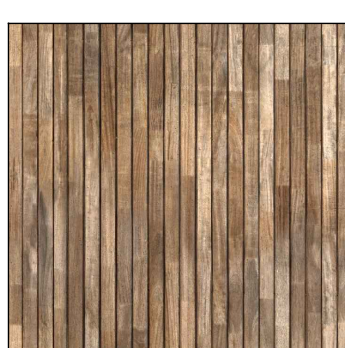
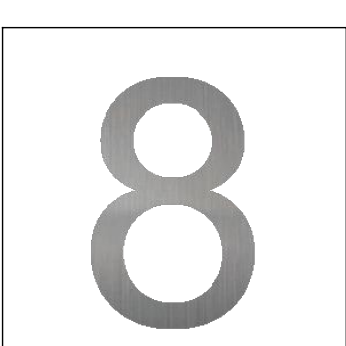

SCALE
 1/8" = 1'-0"



1 WEST PROPOSED ELEVATION

SCALE
 1/8" = 1'-0"

MATERIAL LEGEND

	
1 BEIGE INTERGRAL COLOR CEMENT PLASTER	2 MEDIUM WHITE INTERGRAL COLOR CEMENT PLASTER
	
3 MEDIUM GRAY INTERGRAL COLOR CEMENT PLASTER	4 CLEAR ANODIZED ALUMINUM DOORS, WINDOWS & TRIM
	
5 GUARD RAIL: STAINLESS STEEL POSTS AND CABLES	6 CLEAR ANODIZED ALUMINUM AWNING
	
7 MEDIUM RED BROWN PARKLEX PANEL	8 LIGHT BROWN PARKLEX PANEL
	
9 NATURAL WOOD SIDING - LIGHT RED	10 NATURAL WOOD SIDING - TAN
	
11 HALO LIT CLEAR ANODIZED ALUMINUM NUMBERS	12 CONCRETE

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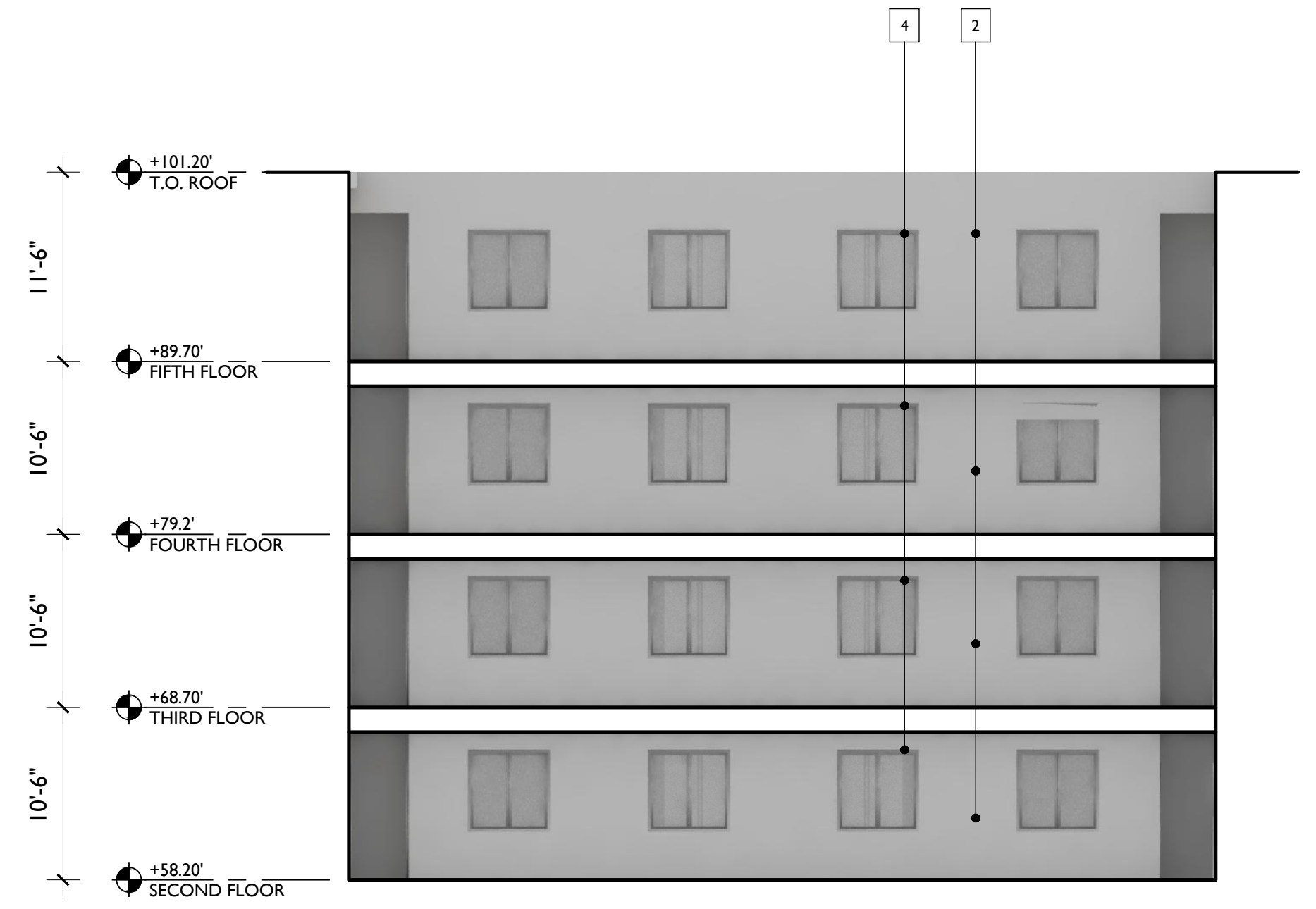


MIXED USE DEVELOPMENT
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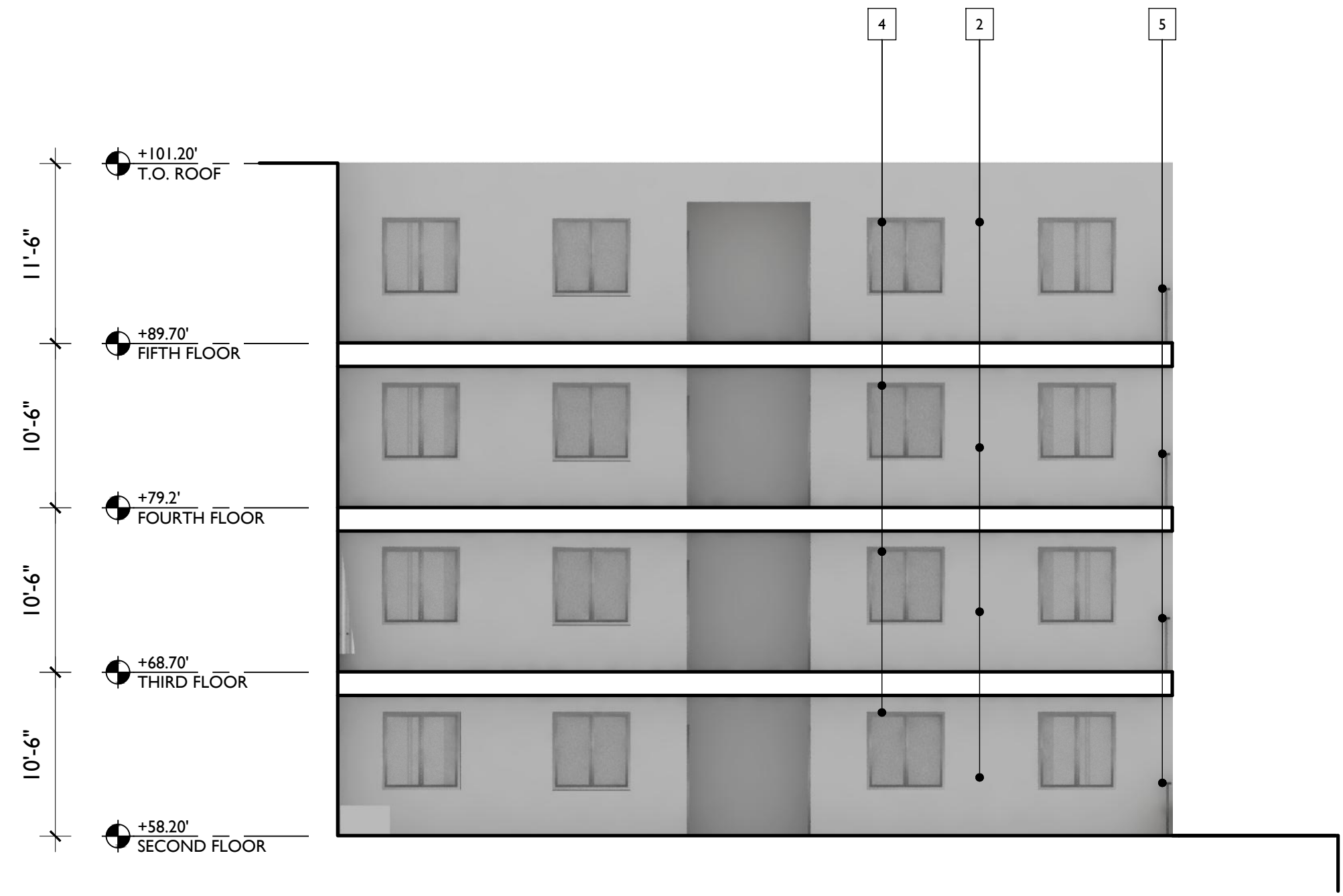
PROPOSED - ELEVATIONS

A5.1



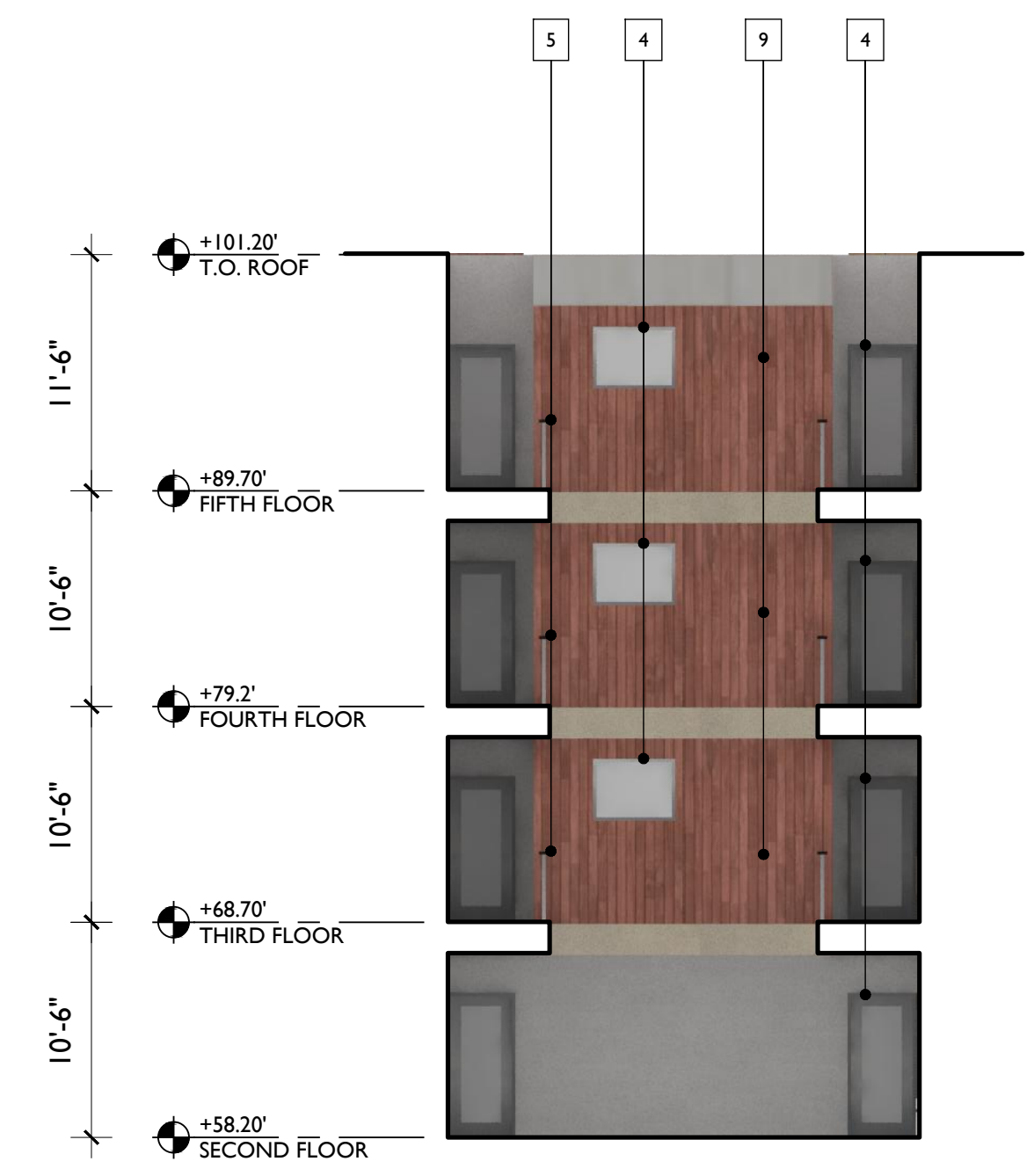
4 SOUTH PROPOSED ELEVATION

SCALE
 1/8" = 1'-0"



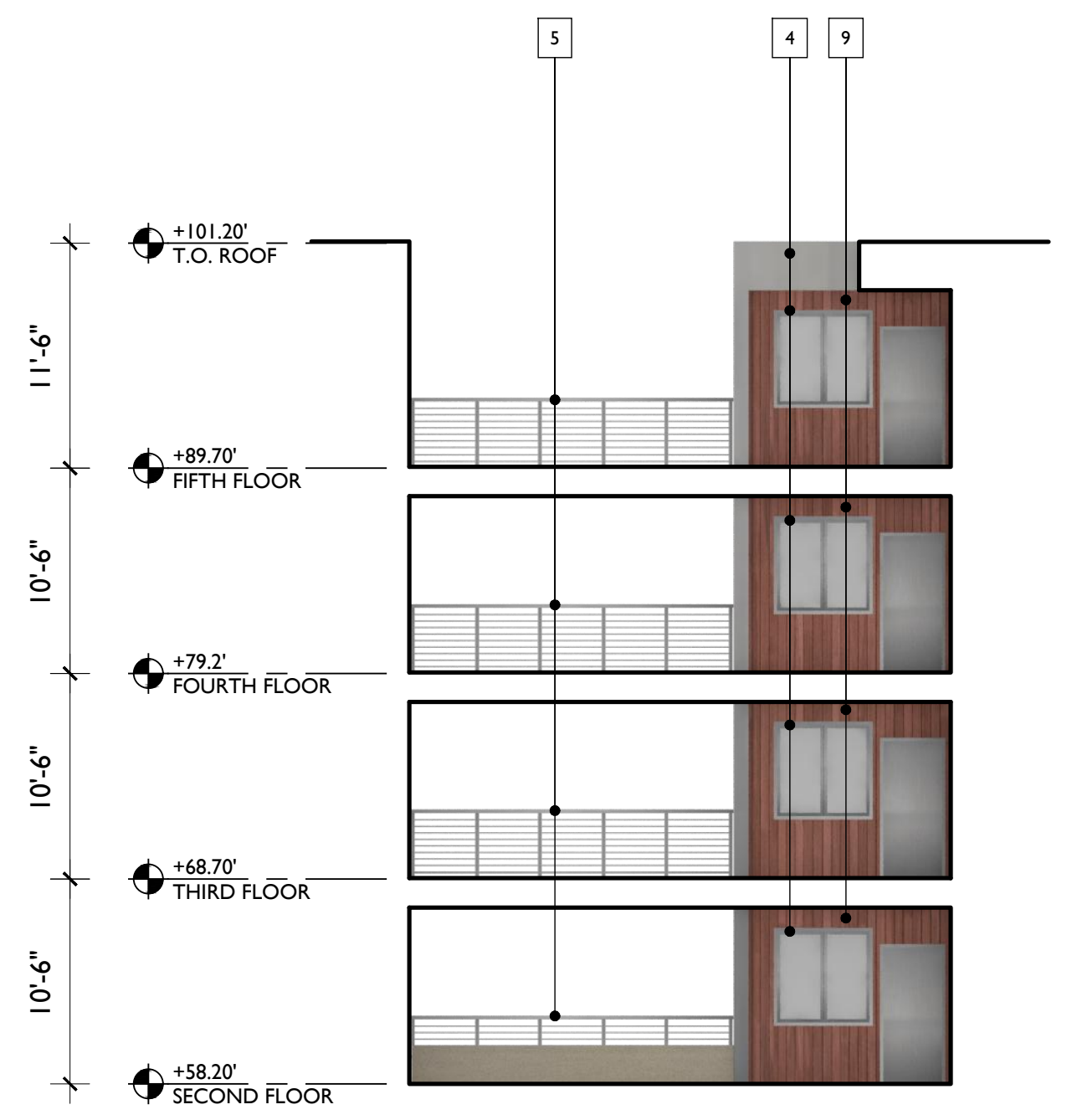
2 NORTH PROPOSED ELEVATION

SCALE
 1/8" = 1'-0"



3 WEST PROPOSED ELEVATION







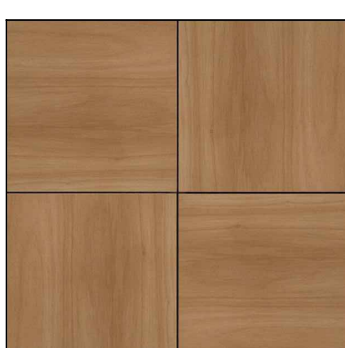
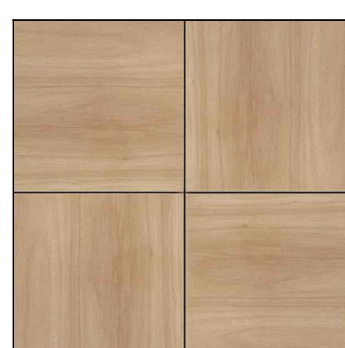
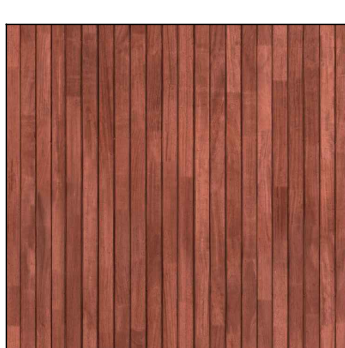

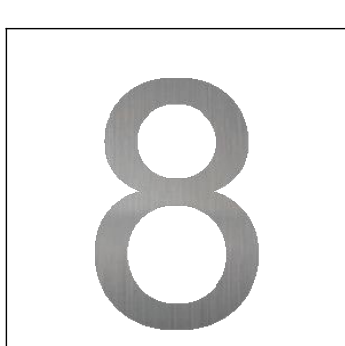

SCALE
 1/8" = 1'-0"



1 EAST PROPOSED ELEVATION

SCALE
 1/8" = 1'-0"

MATERIAL LEGEND

	
1 BEIGE INTERGRAL COLOR CEMENT PLASTER	2 MEDIUM WHITE INTERGRAL COLOR CEMENT PLASTER
	
3 MEDIUM GRAY INTERGRAL COLOR CEMENT PLASTER	4 CLEAR ANODIZED ALUMINUM DOORS, WINDOWS & TRIM
	
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11 HALO LIT CLEAR ANODIZED ALUMINUM NUMBERS	12 CONCRETE

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PROPOSED -
 COURTYARD
 ELEVATIONS

A5.2

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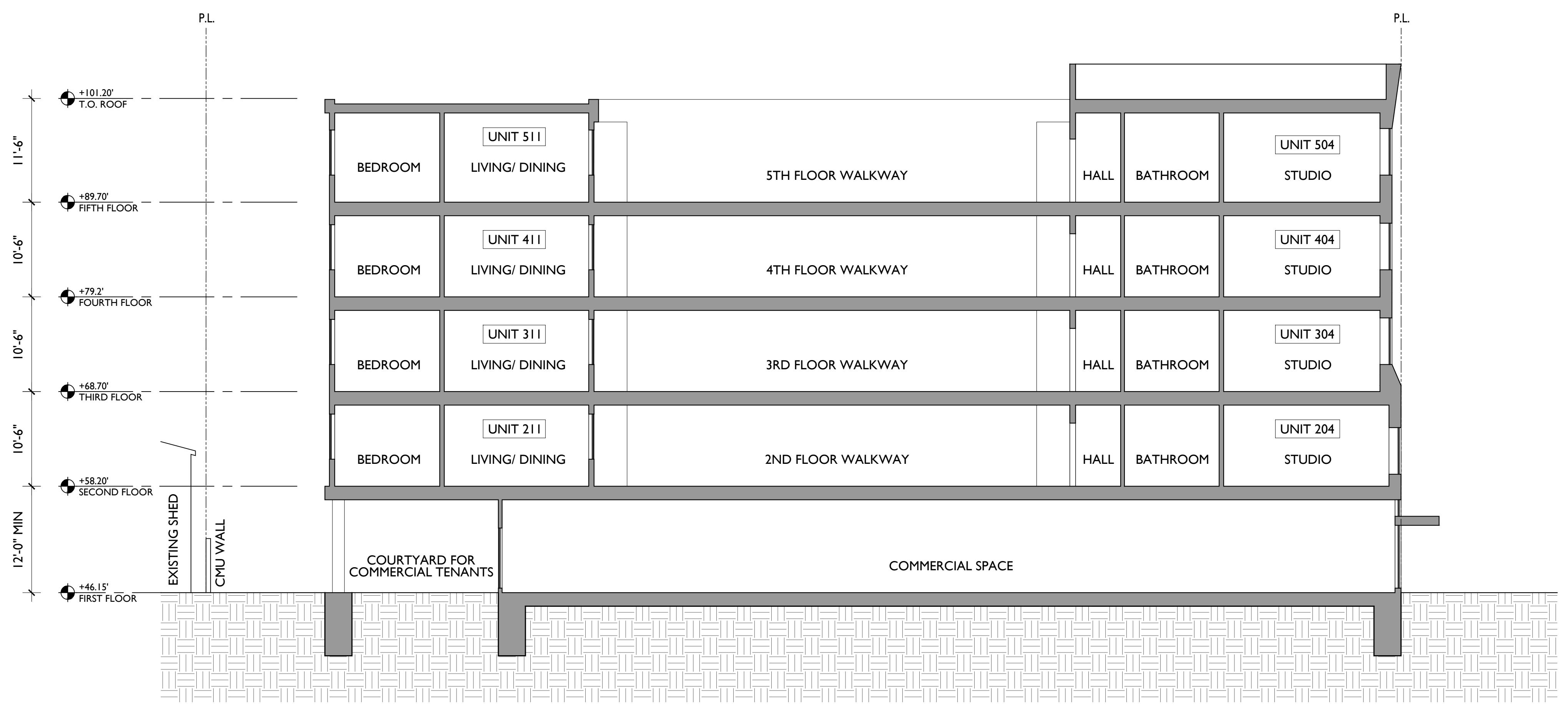


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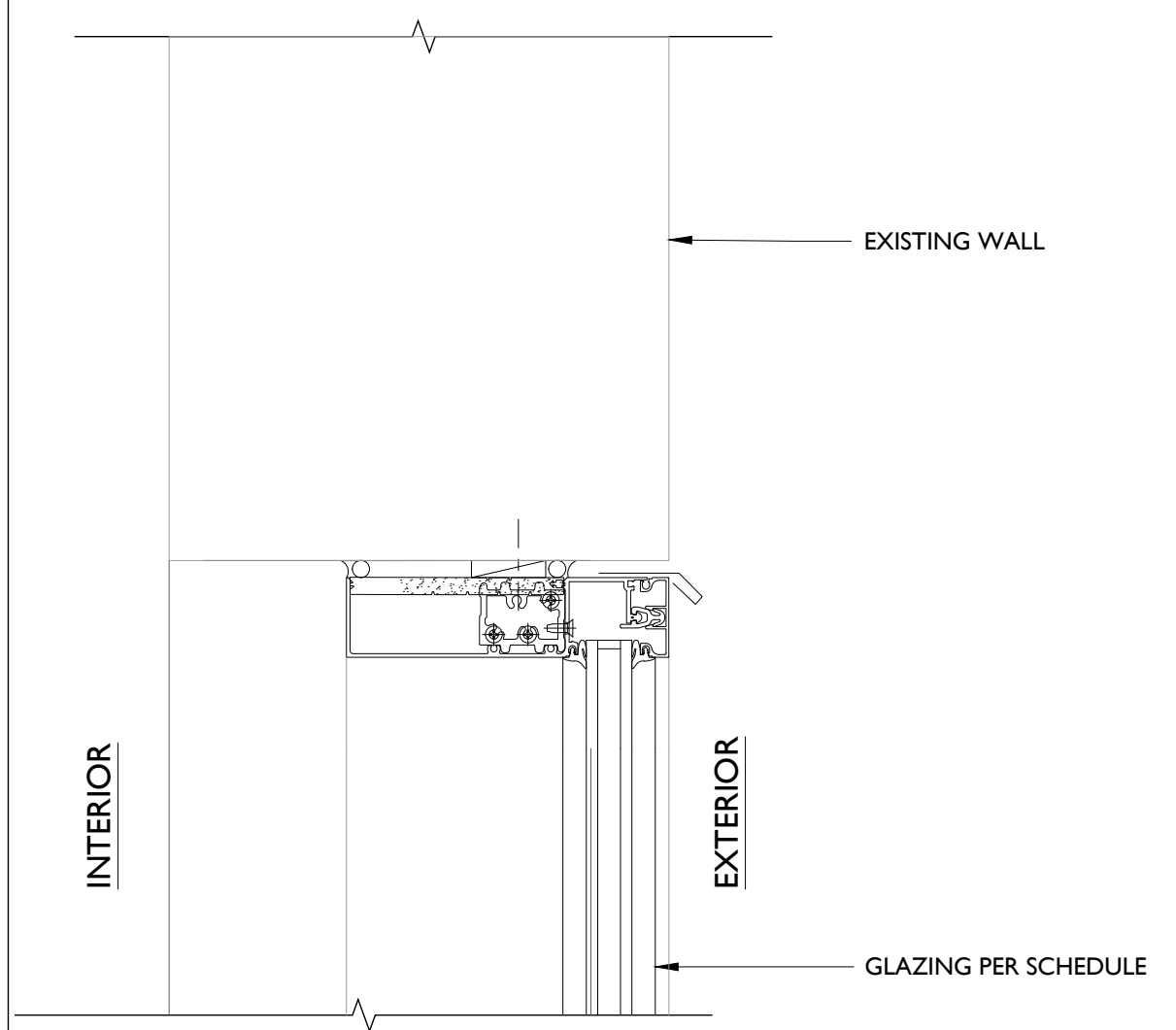
PROPOSED -
 SECTION

A5.3

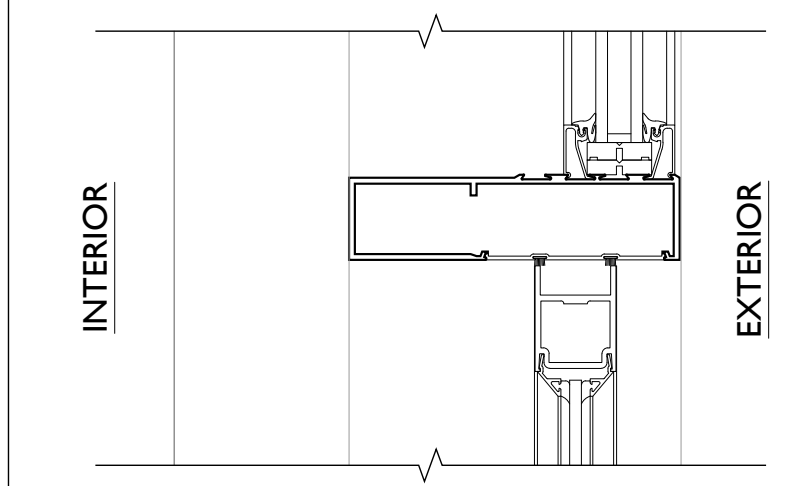


SHEET NOTES

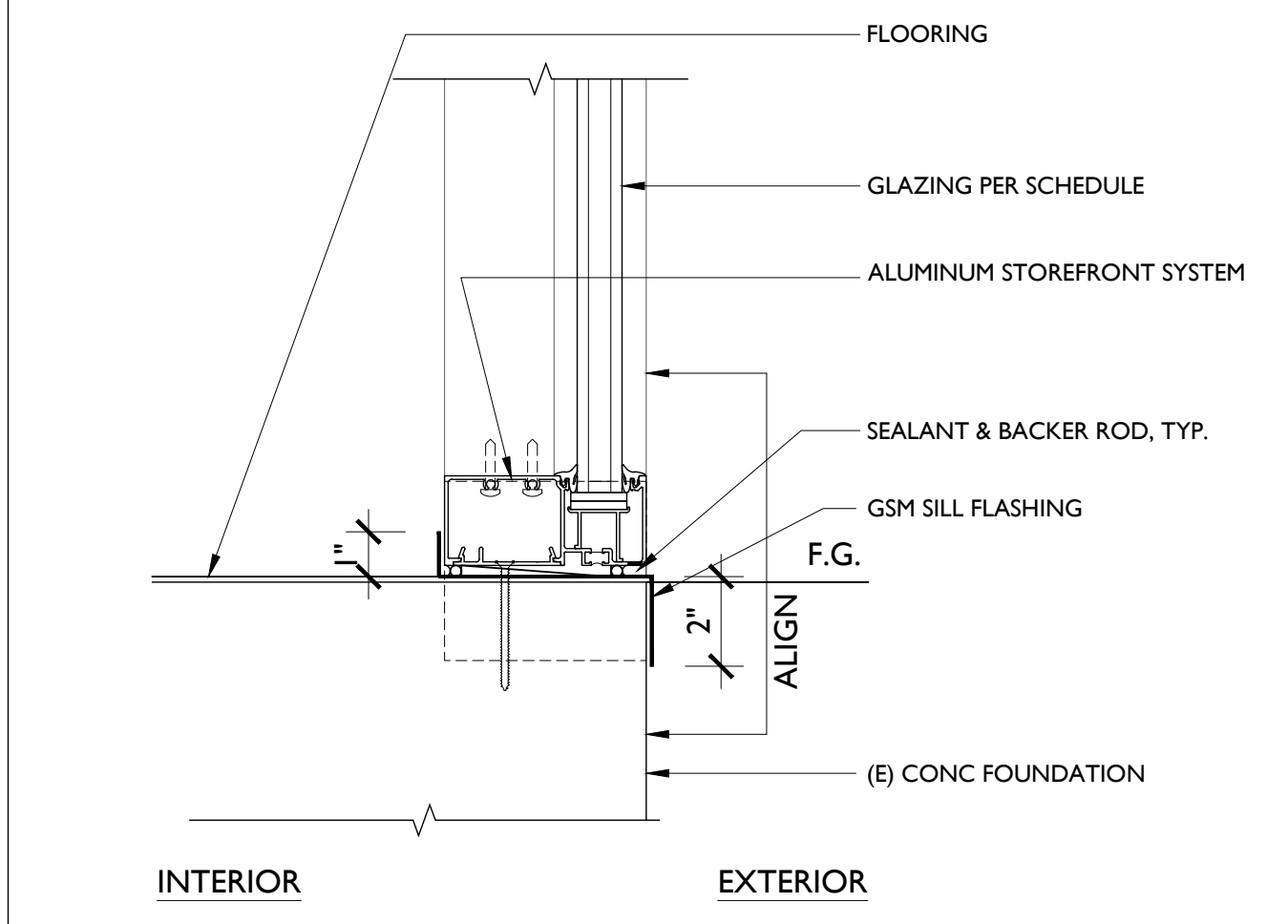
- I. WINDOWS AND STOREFRONT TO RECEIVE "BIRD SAFE" GLAZING THROUGHOUT.



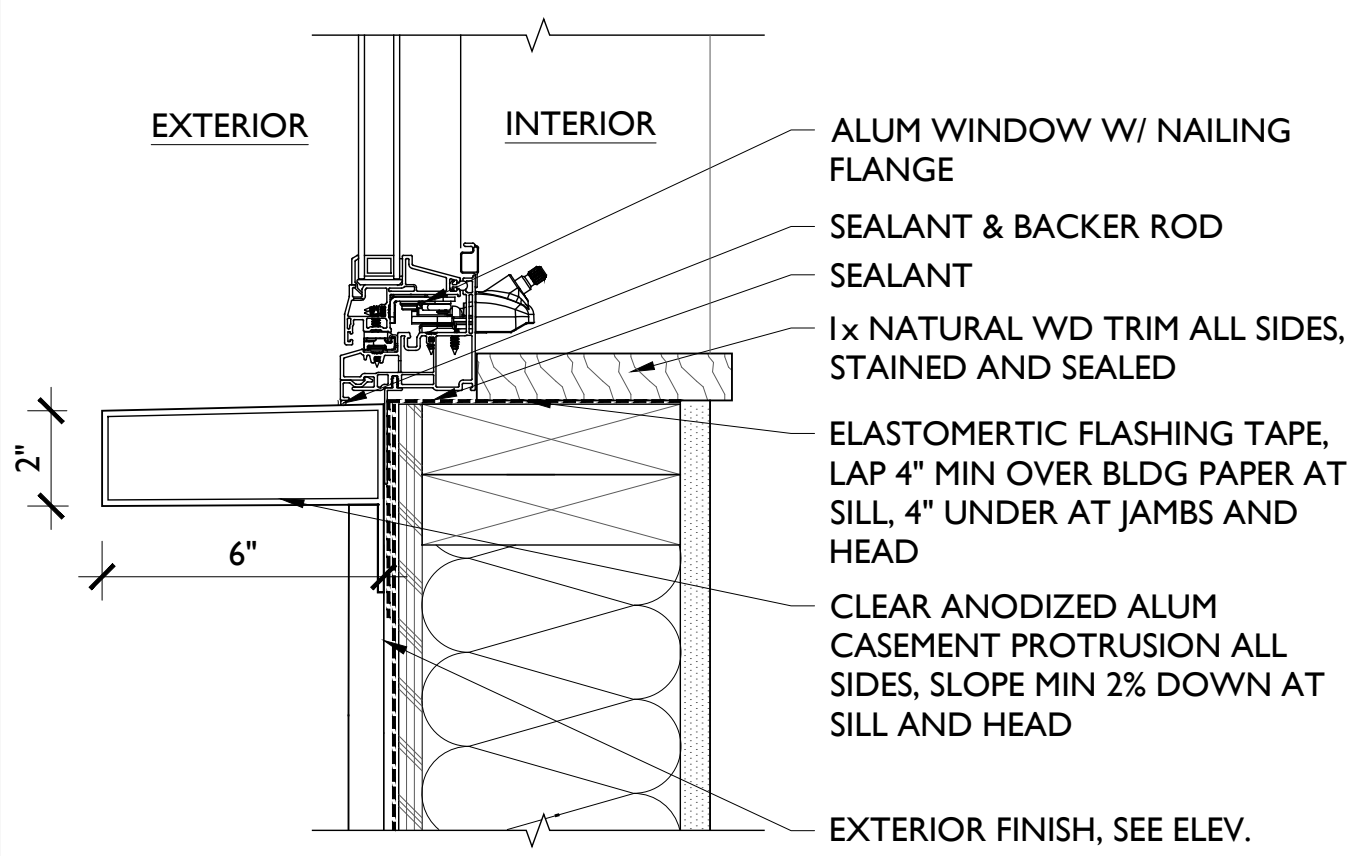
6 ALUMINIUM WINDOW / STOREFRONT HEAD SCALE 3" = 1'-0"



5 STOREFRONT DOOR HEAD AT TRANSOM SCALE 3" = 1'-0"



4 STOREFRONT SILL SCALE 3" = 1'-0"



I WINDOW W/ ALUM. FRAME SURROUND SCALE 3" = 1'-0"

GUNKEL ARCHITECTURE
 1295 59TH STREET
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 GUNKELARCHITECTURE.COM
 PHONE: (510) 984 - 1112



MIXED USE DEVELOPMENT
 1822 - 1828 SAN PABLO AVE
 BERKELEY, CA 94702

SET TYPE AND DATE

NAME	DATE
SB 330 PRE-APP	3/8/21
SB 330 PRE-APP RE-SUBMITTAL	6/11/21
ZONING APPLICATION	10/7/21
ZONING APPLICATION RE-SUBMITTAL	12/21/21
ZONING APPLICATION RE-SUBMITTAL 02	3/29/22

WINDOW AND STOREFRONT DETAILS





Dear Sharon Gong,

Thank you very much for your consideration of our proposal to create 44 new residential units (including 4 affordable units) over commercial space at 1820-1828 San Pablo Avenue in Berkeley. Below is a brief description of how the project satisfies the findings required by the Zoning Ordinance.

Demolition of an existing non-residential building - 23C.08.050.D:

We are proposing the preservation of the existing front façade and maintenance of ground-floor commercial space in this vibrant commercial hub. The current commercial tenants of the building have expressed interest in returning to the new building once it has been completed. The existing structure, however, is not structurally sound-enough to support the addition of housing above. As a result, we are proposing the construction of a new structural wall behind the existing façade and the reconstruction of the side and rear walls in order to support the structure above.

Construction of a new mixed-use development, dwelling units, and new gross floor area of 5,000 square feet or more – 23E.64.090:

The proposed project will maintain (and improve upon) the ground-floor commercial space in this vibrant commercial hub. As the commercial space is already maxed-out on site, we will not be increasing the commercial space and, thus, will not be increasing traffic or parking demands in the area. Similar to our proposed project, the surrounding buildings in the area are primarily commercial and mixed-use with residential above. Addressing the currently under-developed nature of the site, the addition of four stories of housing over the ground floor commercial will add much needed residential density to the area, supporting the surrounding commercial interests.

Construct a fence above six feet in height – 23B.28.050:

We will not be constructing a new fence over six feet in height. We will be maintaining the existing brick courtyard walls at the rear of the property. These walls are attractive and provide excellent sound and privacy separation between the commercial courtyard and the surrounding buildings. We will utilize a density bonus concession to keep these existing 8'-0" tall CMU walls without an AUP, where an AUP is required for a fence / wall more than 6'-0" in height.

We look forward to creating 44 much-needed units of housing over ground floor commercial and raising the bar of design in this transit-oriented, mixed-use neighborhood. We thank you for your time and are happy to answer any questions you might have or provide any additional information or documentation that will assist you in your review of our proposal.

Sincerely,
Brad Gunkel, Principal
Gunkel Architecture