



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 Decision
SEPTEMBER 15, 2022

1752 Shattuck Avenue

PRELIMINARY DESIGN REVIEW

Design Review #DRCP2022-0001 to demolish existing non-residential building, and construct a new 7-story mixed use residential development containing 68 residential apartments over 1,210 square foot commercial space, 6 commercial parking spaces, and 28 bicycle spaces.

I. Introduction

This four-story mixed-use development is located in the C-C District. It is on the Southwest corner of Shattuck and Francisco. The project would involve demolition of a former gas station building and shelter structure on the site.

The demolition referral went before the Landmarks Preservation Commission (LPC) on September 1, 2022 where the Commission took no action. The project will go before the Zoning Adjustments Board at a future hearing date.

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 and limiting the number of public meetings. 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 is before the Design Review Committee this month for Preliminary Design Review.

II. Background

The proposed 77 foot-tall mixed-used project would provide a total of 68 new infill housing units. The 68 units consist of 11 studio units, 29 two-bedroom units, and 28 three-bedroom units, 7 of which would be reserved for very low-income individuals.

Project amenities include:

- Residential lobby;
- Community lounge room on the first floor
- Property management and leasing offices
- 1,210-sf ground floor commercial floor area
- Roof top open space
- Laundry room on each floor
- 6 vehicular parking space
- 28 bicycle parking spaces

The project plans have a primary trash collection area on the ground floor. The parking spaces would be accessed by vehicles from a driveway along Francisco Street. Residents would also be able to enter the building on foot from Shattuck Avenue.

The existing street trees on Shattuck would remain and two new street trees are proposed along the Francisco frontage. A landscaped buffer area in the southwest corner would be planted with two 25-foot evergreen trees and low-water-usage understory plants.

III. Project Setting

A. Neighborhood/Area Description:

The project site located in the C-C Commercial Corridor zoning district and is designated as Avenue Commercial (AC) in the General Plan Land Use Element. The General Plan characterizes the AC areas a “pedestrian oriented commercial development and multi-family residential structures”. East of the site (across Shattuck Avenue) are commercial facilities and apartments. The Berkeley School Early Childhood Center and single-family residential homes are located on the west side immediately adjacent to the site. To the north (across Francisco Street) are commercial facilities and single-family residential homes, and commercial facilities are immediately adjacent to the site on the south side.

B. Site Conditions:

The project site encompasses 10,454 square feet and one parcel at 1752 Shattuck Avenue in the City of Berkeley. The site is located on the Southwest corner of Shattuck Avenue and Francisco Street. The project site is situated in an area of mixed land uses, including commercial and residential properties.

Figure 1: Vicinity Map

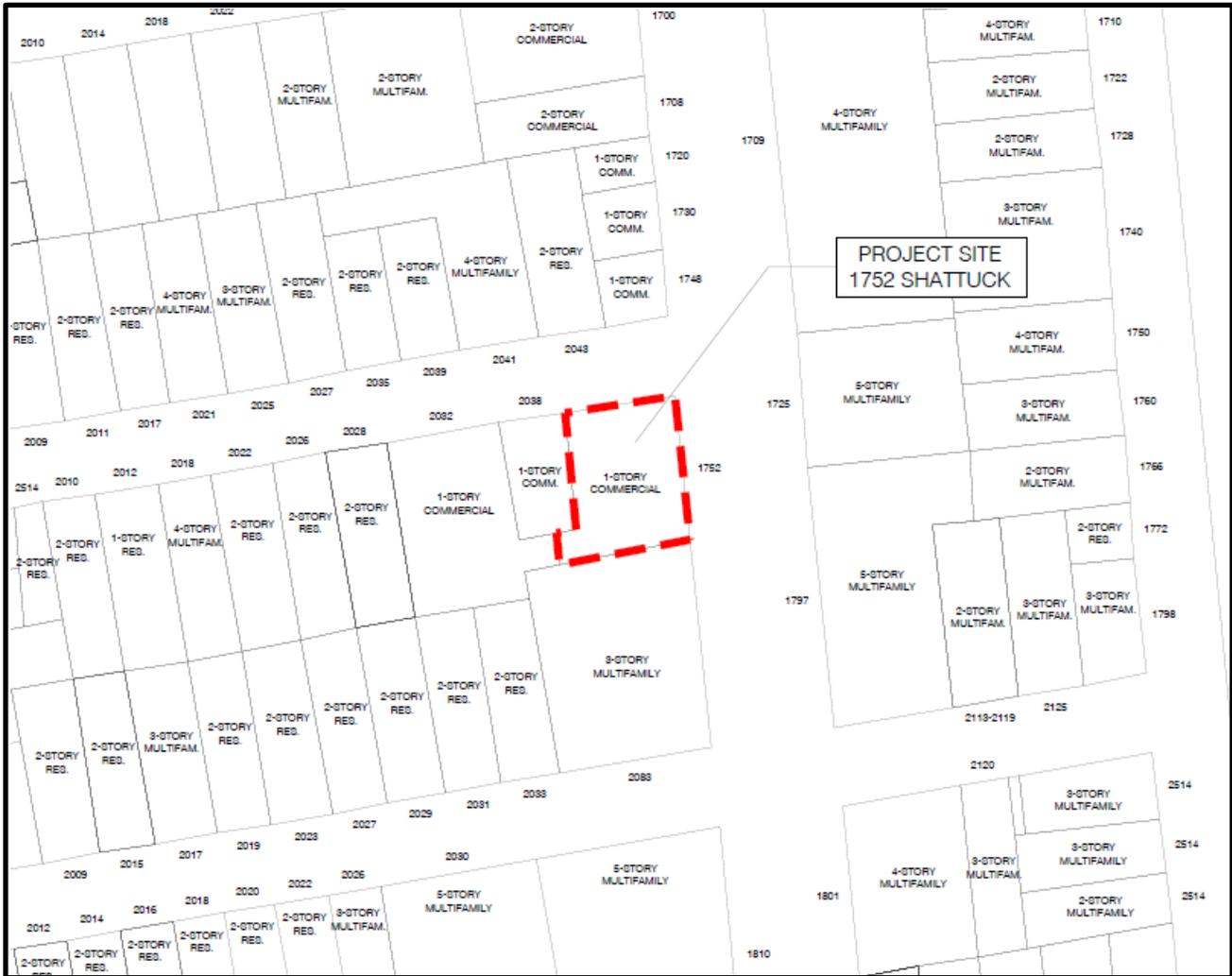


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Auto Repair Garage	C-C Corridor Commercial	AC Avenue Commercial
Surrounding Properties	North	Copy Shop/Retail		
	South	Restaurant/Retail/Personal Services		
	East	Multi-family Residential/ Mixed-Use (commercial/residential)		
	West	Private Preschool		

Table 2: Development Standards

C-C Standards		Existing	Addition/ (Reduction)	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		7,902 + 2,620	0 (2-lot merge)	10,522	n/a
Gross Floor Area (sq. ft.)		1,117 (+1,182 for carport)	0	47,137	n/a
Floor Area Ratio		0.62	+3.9	4.5	3.0 max.
Dwelling Units	Total	0	+68	68	n/a
	Affordable	0	+7 VLI	7 VLI	n/a
Building Height	Average (ft.)	16'-0"	+62'-9"	78'-9"	40' max.
	Maximum (ft.)	17'-0"	+61'-9"	78'-9"	n/a
	Stories	1	+6	7	3 max.
Building Setbacks (ft.)	Front (Francisco)	Varies 56'- 3" to 58'-0"		0'-0"	0'-0" min.
	Rear	Varies 14'- 1" - 15'-11"		5'-0"	0'-0" min.
	Left Side (Shattuck)	60'		0'-0"	0'-0" min.
	Right Side	1'-4"		4'-6"	0'-0" min.
Lot Coverage (%)		62	+20	82	100 max.
Usable Open Space (sq. ft.)		n/a	+2,102	2,102	13,600 min. (200 s.f./du)

Parking	Commercial (1,210 sq. ft.)	~16	-12	4	2 min. (2 space/1,000 s.f.)
	Residential	0	+2	2	0 min./34 max. (0.5 spaces/du max.)
	Total	16	-10	6	2 min./34 max.
Bicycle Parking	Commercial - Short Term (1,210 sq. ft.)	0	+1	1	1 min. (1 spc/2,000 s.f. commercial)
	Residential - Long Term	n/a	+18	18	51 min. (1 space/3 bedrooms)
	Residential - Short Term	n/a	+11	11	4 min. (1 space/40 bedrooms, or 2)
	Total	0	18/12 (long term/short term)	18/12 (long term/short term)	51/5 min. (long term/short term)
<div style="background-color: #cccccc; width: 20px; height: 10px; display: inline-block;"></div> = Waiver requested to modify the district standard.					
<div style="background-color: #cccccc; width: 20px; height: 10px; display: inline-block;"></div> = Concession, pursuant to State Density Bonus Law, requested to modify the district standard.					

IV. Project Description

A. Requested Use Permits

- Use Permit pursuant to BMC Section 23.326.070 to demolish a non-residential main building.
- Use Permit pursuant to BMC Section 23.204.020 to construct a mixed-use residential development.
- Use Permit pursuant to BMC Section 23.204.030.B to construct 5,000 sq. ft. or more of new floor area.
- Use Permit pursuant to BMC Section 23.204.050.D to increase the maximum average height limit to 50 feet and 4 stories.
- Administrative Use Permit pursuant of BMC Section 23.304.050(A) to exceed building height limits with rooftop architectural elements which exceed the maximum height limit for the district

Concessions and Waivers and Pursuant to State Density Bonus Law (CA Gov't. Code Section 65915):

- Concession to reduce the usable open space requirement – to provide 13,600 square feet where 2,102 square feet is required
- Concession to reduce the bicycle parking requirement – to provide 18 spaces where 51 spaces is required
- Waiver of BMC Section 23.204.050(D) to exceed building height limits – to be 78'-9" and 7 stories where 40 feet and 3 stories is the limit
- Waiver of BMC Section 23.204.050(D) to exceed the FAR limit limits – to be 4.5 where 3.0 is the maximum

B. CEQA Determination

An Initial Study was prepared to evaluate the potentially significant environmental impacts of the proposed project, pursuant to CEQA. The Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (NOI) was published on September 1, 2022. That document can be found here:

<https://permits.cityofberkeley.info/CitizenAccess/Default.aspx>

C. Density Bonus Information

- The project requests a cost-reduction concession by reducing the open space requirement from 13,600 sf to 2,102 sf to eliminate the costs of constructing an additional roof deck.
- The project requests a cost-reduction concession by reducing the long-term bicycle parking requirement from 51 to 18 spaces to eliminate the costs of enlarging the overall ground-floor footprint to provide for a larger bike room.
- The project requests a waive to increase the maximum building height from 40 feet to 80 feet to accommodate the density bonus units.
- The project requests a waive to increase the maximum floor/area ratio to 4.48 to accommodate the density bonus units.

V. Design Review Guidelines

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

Setbacks: The street façade of commercial streets should be respected, in order to create or maintain the sense of urban space.

Parking and Driveways: Conflict with pedestrian circulation should be prevented by the proper location and design of auto entrances.

Harmony with Surroundings: The proposed design should be in harmony with its surroundings through the coordination of such design elements as cornice lines, eaves, and setbacks with those of existing neighborhood buildings.

Articulation: Street facades in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.

Lighting: Lighting for circulation, security, building/sign identification should be non-obtrusive, except for lighting fixtures which are themselves decorative additions to the streetscape.

Walls and Fences: Large, unarticulated expanses of any particular wall material that deaden the pedestrian environment should be avoided. The use of clear windows for ground floor retail projects is encouraged. Walls designed to allow sitting areas for pedestrian or space for landscaping and artwork are encouraged, especially in areas of heavy pedestrian use. Landscaping and/or art work should be maximized if large expanses of wall must be left devoid of openings.

Landscape and Open Space: Sidewalk areas should include landscaping that is coordinated with the neighborhood design.

Building Entrances: Entrance points should be clearly defined and easily identifiable by pedestrians by appropriate locations and by elements such as awnings, signage, artwork or changes in paving material to define the entry point.

VI. Issues and Analysis

A. Design Review Issues:

Neighborhood Context The project is located on the Southwest corner of Shattuck and Francisco in the C-C Corridor Commercial zoning district and is designated as Avenue Commercial (AC) in the General Plan Land Use Element. The General Plan characterizes the AC areas as “pedestrian oriented commercial development and multi-family residential structures”. The parcels to the East across Shattuck are occupied by mixed-use developments. The adjacent parcel to the South houses commercial and mixed use structures, as well as across Francisco to the north. The adjacent parcel to the West houses a private preschool.

Massing The proposed seven story-structure fronts to the East onto Shattuck Avenue. A recessed concrete base supports 6 residential floors, which step to meet the angled East property line. A vertical recess extends up from the residential lobby with balconies proposed on alternate floors, further breaking down the massing on the east façade. The North façade on Francisco features a single bay which projects over the public right of way. The West façade steps back from the property line at the Northwest corner of the second floor to allow for a landscaped buffer zone which extends the length of the building on the West and wraps the South edge of the property. A West facing rooftop deck is proposed at the seventh floor, pulling the massing back from the single story structures to the West and the multi-family development to the south.

Ground Floor Design A ground floor commercial space is proposed at the Northeast corner of the project at Francisco and Shattuck. The residential lobby, lounge, office, bike storage and mail room are organized along the East edge on Shattuck. Mechanical spaces are located at the Southeast corner of the project, with a parking garage proposed along the West edge of the building. The parking garage is accessed from Francisco and a trash room is located at the Northwest corner of the garage directly adjacent to the vehicular access ramp. New street trees are proposed on Francisco and the existing street trees on Shattuck are to remain.

Setbacks The design meets the property line at the North and East sides of the parcel, but the ground floor is stepped back along the East façade in response to the angled property line. There is a 5’ setback proposed at the South and a 6’ setback proposed at the West.

Encroachments A single bay on the North façade at Francisco is proposed over the public right of way. Approval from Public Works will be required.

Landscape/ Open Space Open space is proposed at the second floor and at the seventh floor. A ground level landscaped buffer at the Southwest corner features medium evergreen trees and low water plants. Screening hedges are proposed along the West edge and a permeable path is proposed along the South edge. The 7th floor roof deck is designed with raised modular planters, moveable tables and chairs, and a modular pergola at the center. A raised planter is proposed at the second level balcony overlooking Shattuck Avenue.

Materials The project proposes cast in place concrete at the base, parklex wood panels and integral color stucco for the residential floors, aluminum windows with metal infill panels, and vinyl windows on some of the West and South facades. A decorative railing is proposed at the landscaped buffer at the second floor and at the outdoor balconies above it on the East façade.

B. Issues for Discussion:

- Neighborhood Context
- Building Design
- Open Space Design
- Colors and Materials

VII. Recommendation

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

Attachments:

1. Project Plans, received March 4, 2022
2. Applicant Statement, received January 11, 2022

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

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Berkeley, CA

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JOB: 2120

SHEET:

GENERAL
 INFORMATION

A0.0



VICINITY MAP

N.T.S.



PROJECT DIRECTORY

OWNER/APPLICANT:
 Patrick Kennedy
PANORAMIC INTERESTS
 1521 Mission Street
 San Francisco, CA 94103

ARCHITECT:
 David Trachtenberg, Principal
TRACHTENBERG ARCHITECTS
 2421 Fourth Street
 Berkeley, CA 94710
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PROJECT DESCRIPTION

PROJECT ADDRESS: 1752 Shattuck Ave.
 Berkeley, CA 94709 (APN: 059 217600101)

SCOPE OF WORK:
 REMOVAL OF EXISTING 1 STORY COMMERCIAL STRUCTURE & CONSTRUCTION OF A
 NEW 7-STORY MIXED-USE BUILDING WITH 68-DWELLING UNITS, GROUND LEVEL
 LOBBIES, COMMERCIAL SPACE, AND PARKING GARAGE WITH STATE OF CALIFORNIA
 DENSITY BONUS.

ZONING CODE SUMMARY

(BASED ON THE BERKELEY MUNICIPAL ZONING CODE)

ZONING: C-1

SEE SHEET A0.1 FOR COMPLETE ZONING DATA

DRAWING LIST

ARCHITECTURAL		LANDSCAPE	
A0.0 GENERAL INFORMATION	A2.2 FLOOR PLANS	L.1 LANDSCAPE CONCEPT	
A0.1 ZONING INFORMATION & DIAGRAMS	A2.3 FLOOR PLANS	L.2 LANDSCAPE PALETTE & IMAGES	
A0.3A DENSITY BONUS DIAGRAMS	A2.4 FLOOR PLANS		
A0.3B DENSITY BONUS CALCULATIONS	A3.1 BUILDING ELEVATIONS		
A0.4A SHADOW STUDIES	A3.2 BUILDING ELEVATIONS		
A0.4B SHADOW STUDIES	A3.3 BUILDING ELEVATIONS		
A0.4C SHADOW STUDIES	A3.4 BUILDING ELEVATIONS		
A0.4D SHADOW STUDIES	A3.5 STREETSCAPE ELEVATIONS		
A0.4E SHADOW STUDIES	A3.6 PHOTO MATCH PERSPECTIVES		
A0.4F SHADOW STUDIES	A3.7 PHOTO MATCH PERSPECTIVES		
A0.5 SITE CONTEXT PHOTOS	A4.1 BUILDING SECTIONS		
A0.6 VICINITY MAP	A4.2 BUILDING SECTIONS		
A1.1 SITE SURVEY	A4.3 BUILDING SECTIONS		
A1.2 SITE SURVEY	MAT MATERIAL BOARD		
A2.1 FLOOR PLANS			

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SHEET:

ZONING DATA

A0.1

OPEN SPACE DIAGRAMS



ZONING CODE DATA

CITY OF BERKELEY ZONING TABULATIONS

	PROPOSED	PERMITTED/ REQUIRED	ALLOWABLE W/ 50% DENSITY BONUS
NUMBER OF DWELLING UNITS	68	45	N/A
COMMERCIAL AREA	1,210	N/A	N/A
PARKING	SEE TABLE	SEE TABLE	SEE TABLE
BIKE PARKING	30	55	N/A
FRONT YARD SETBACK (FRANCISCO)	0'	0'	N/A
STREET SIDE YARD SETBACK (SHATTUCK)	0'	0'	N/A
SIDE YARD SETBACK	VARIES; 4'-6' TO 25'-6"	0'	N/A
REAR YARD SETBACK	5'-0"	0'	N/A
BUILDING HEIGHT	78'-9" **	50'	80' **
BUILDING STORIES	7	4	7 **
LOT AREA	10,522	10,522	10,522
LOT AREA (ACRES)	0.24	0.24	0.24
GROSS FLOOR AREA (SEE TABLE)	47,137	N/A	47,349
BUILDING FOOTPRINT	8,605	10,522	N/A
LOT COVERAGE	82%	100%	N/A
USABLE OPEN SPACE (SEE TABLE)	SEE TABLE	SEE TABLE	SEE TABLE
PROJECT FAR	4.48 **	3.0	4.5 **

** Via Density Bonus Waiver

FAR CALCULATIONS

	BASE PROJECT ALLOWABLE	ALLOWABLE W/ 50% DENSITY BONUS	PROPOSED W/ DENSITY BONUS
SITE AREA	10,522	10,522	10,522
FAR	3.00	4.50	4.48
FLOOR AREA	31,566	47,349	47,137

PROPOSED FLOOR AREA WITH DENSITY BONUS

	COMMERCIAL	RESIDENTIAL	MECH.	TOTAL
LEVEL 7		5,347		5,347
LEVEL 6		7,502		7,502
LEVEL 5		7,502		7,502
LEVEL 4		7,502		7,502
LEVEL 3		7,502		7,502
LEVEL 2		7,502		7,502
GROUND LEVEL (EXCLUDES PARKING)	1,210	2,554	516	4,280
TOTAL FLOOR AREA W/ DENSITY BONUS	1,210	45,411		47,137
FAR (FLOOR AREA RATIO)				4.48
PARKING				4,026
TOTAL WITH PARKING				51,163

UNIT COUNTS

UNIT TYPE	STUDIO	2-BED	3-BED	TOTAL
LEVEL 7	1	4	3	8
LEVEL 6	2	5	5	12
LEVEL 5	2	5	5	12
LEVEL 4	2	5	5	12
LEVEL 3	2	5	5	12
LEVEL 2	2	5	5	12
GROUND LEVEL				
TOTAL	11	29	28	68
PERCENT OF TOTAL	16%	43%	41%	
TOTAL BEDROOM COUNT	11	58	84	153

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	LANDSCAPE AREA
TOTAL UNITS	68	200	13,600	
TOTAL REQUIRED			13,600	
TOTAL CONCESSION REQUESTED			10,860	
TOTAL AREA PROVIDED			2,102	848
LEVEL 7 ROOF DECKS			2,102	

BICYCLE PARKING CALCULATIONS

	UNITS/SF	SPACES PER BEDROOM/SF	TOTAL REQ	PROVIDED
NEW COMMERCIAL	1,210	1/2000	0	0
RESIDENTIAL (LONG TERM)	153	0.33	51	18
RESIDENTIAL (SHORT TERM)	153	0.025	4	12
TOTAL PARKING			55	30
TOTAL CONCESSION REQUESTED			33 LONG TERM SPACES	

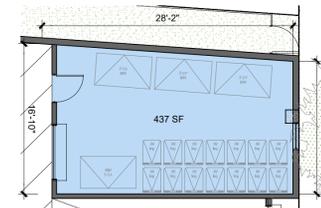
PARKING TABLE

	UNITS/SF	MIN.	REQUIRED	PROPOSED
RESIDENTIAL	68	0	0	2
COMMERCIAL	1210	2/1000 SF	2	4

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA	7686
TOTAL AREA OF ROOFTOP ELEMENTS	384
% AREA OF ROOFTOP ARCH. FEATURES	5.0%
ALLOWABLE % (PER 23.304.050A)	15.0%

REFUSE AND RECYCLING



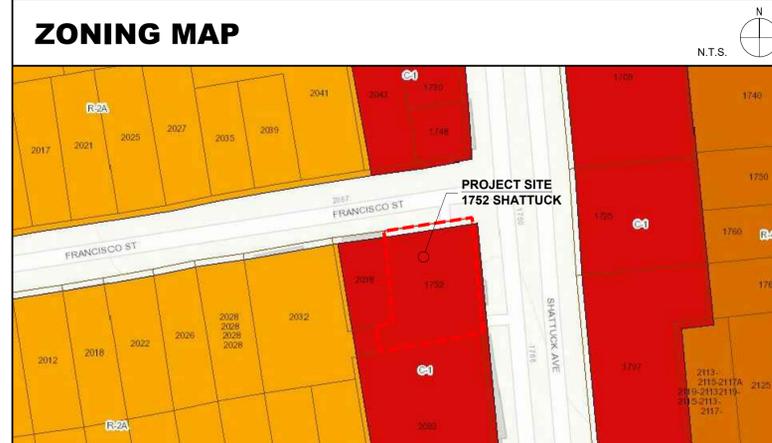
Waste and Recycling Calculation

# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3)	Waste (40%)	Recycling (40%)	Organics (20%)
153	1.00	153	12.75 cy 2,550 gal	5.10 cuft 1,020 gal	1,020 gal	510 gal

Space Calculation

Container Quantities	Space Required	150% Additional
Waste	Factor/container	Space/Container
2 cy bin (404 gal)	28 sf	112 sf
96 gallon cart	7 sf	98 sf
64 gallon cart	6 sf	sf
Total capacity	1192 gal	1192 gal
	576 gal	210 sf
		315 sf
		500

ZONING MAP



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JOB: 2120

SHEET:

DENSITY BONUS
 DIAGRAMS

A0.3A



PLAN AT LEVEL 7

PLAN AT GROUND



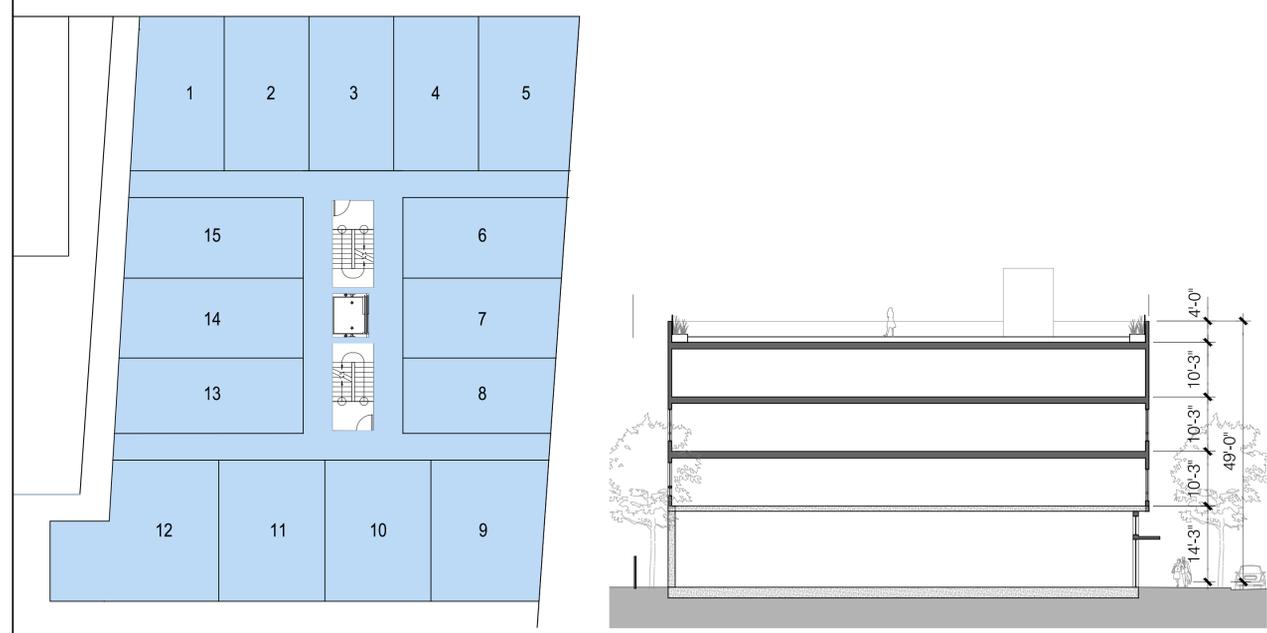
PLAN AT ROOF

PLAN AT GROUND



PLAN AT LEVELS 2-6

PROPOSED DENSITY BONUS PROJECT



PLAN AT LEVELS 2-4

BASE PROJECT

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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 calculation 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)
30,356	44.95	45	15%	6.75	7.00	50.0%	22.5000	23	68

Base Project Res. Area	Floor	Proposed Project Res. Area
	Seventh	5,347
	Sixth	7,502
	Fifth	7,502
8,904	Fourth	7,502
8,904	Third	7,502
8,904	Second	7,502
3,644	Ground	3,070
Total Floor Area:		45,927

Base Project # of Units	Floor	Proposed Project # of Units
	Seventh	8
	Sixth	12
	Fifth	12
15	Fourth	12
15	Third	12
15	Second	12
	Ground	
Total Units:		68

#VLI	%VLI	%DB	#DB	#Concessions
3	5%	20.0%	54	1
3	6%	22.5%	56	1
4	7%	25.0%	57	1
4	8%	27.5%	58	1
5	9%	30.0%	59	1
5	10%	32.5%	60	2
5	11%	35.0%	61	2
6	12%	38.75%	63	2
6	13%	42.5%	65	2
7	14%	46.3%	66	2
7	15%	50.0%	68	3

Proposed Area: **45,927**
Proposed Units: **68**
Average Unit Size: **675**

#Concessions
1. Reduce open space requirement
2. Reduce bicycle parking requirement

BASE PROJECT ZONING COMPLIANCE CHECKS

Base Project - Open Space

	Units	Ratio	Total Area
Base Units	45	200	9000
Provided Open Space (Roof Deck)			9012

Base Project - FAR

	Res. Area	Commercial	Total GFA
GFA	30,356	1210	31,566
Site Area			10,522
FAR			3.000

Base Project - Parking

	Units/SF	Bedrooms	Ratio	Total Req.	Provided
Residential				0	2
Commercial	1,210	N/A	2/1000 SF	2	4

Base Project -Bicycle Parking

	Units/SF	Bedrooms	Ratio	Total Req.	Provided
New Comm.	1,210		1/2000	0	0
Res. (Long)		39	0.33	13	16
Res (Short)		39	0.025	2	12

Base Project - Stormwater

	Roof Area	%	Required	Provided
Base Units	9115	4%	365	949

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JOB: 2120

SHEET:

DENSITY BONUS
CALCULATIONS

A0.3B

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

TRACHTENBERG ARCHITECTS

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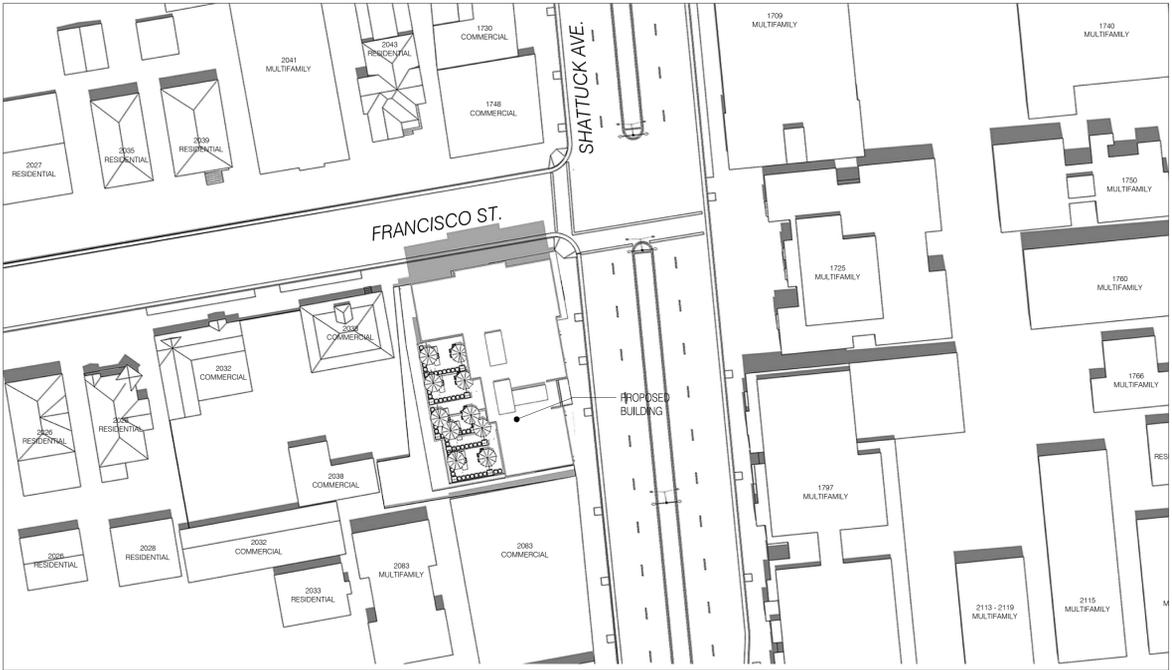
PANORAMIC @ 1752 SHATTUCK AVENUE

Berkeley, CA

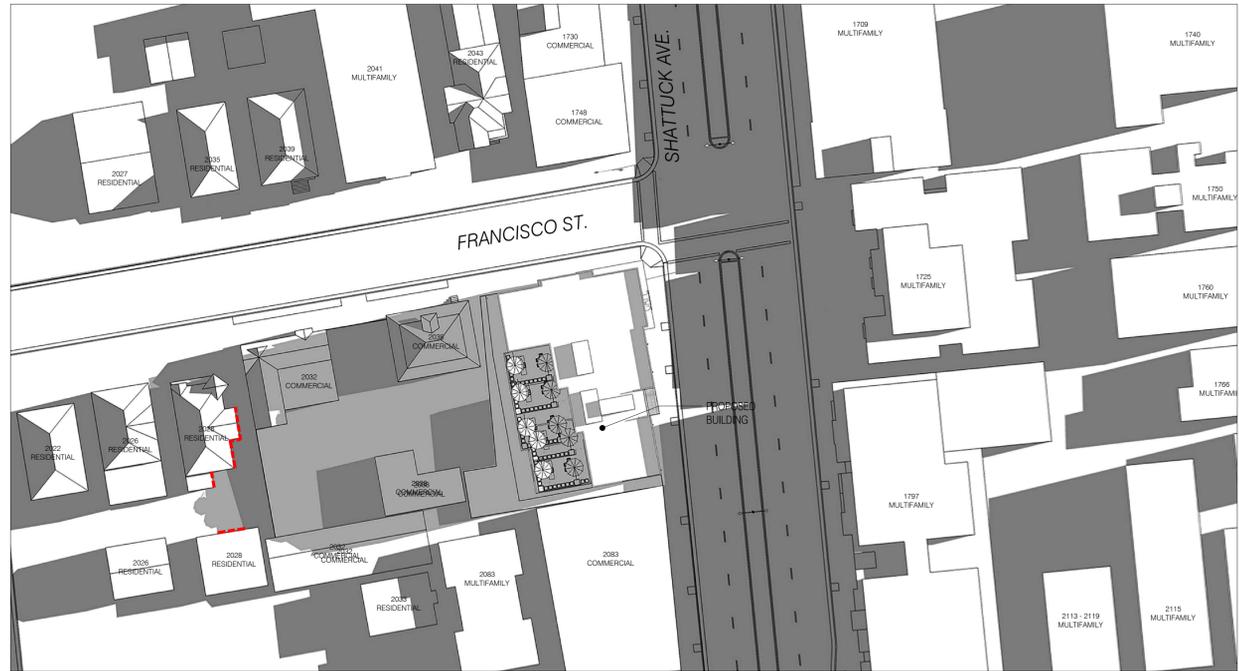
2 SHADOW STUDY - JUNE 21: 2-HRS BEFORE SUNSET
 1:100 @ 11X17 1:50 @ 24X36



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



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



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JOB: 2120

SHEET: SHADOW STUDIES
 JUNE 21ST

A0.4A

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

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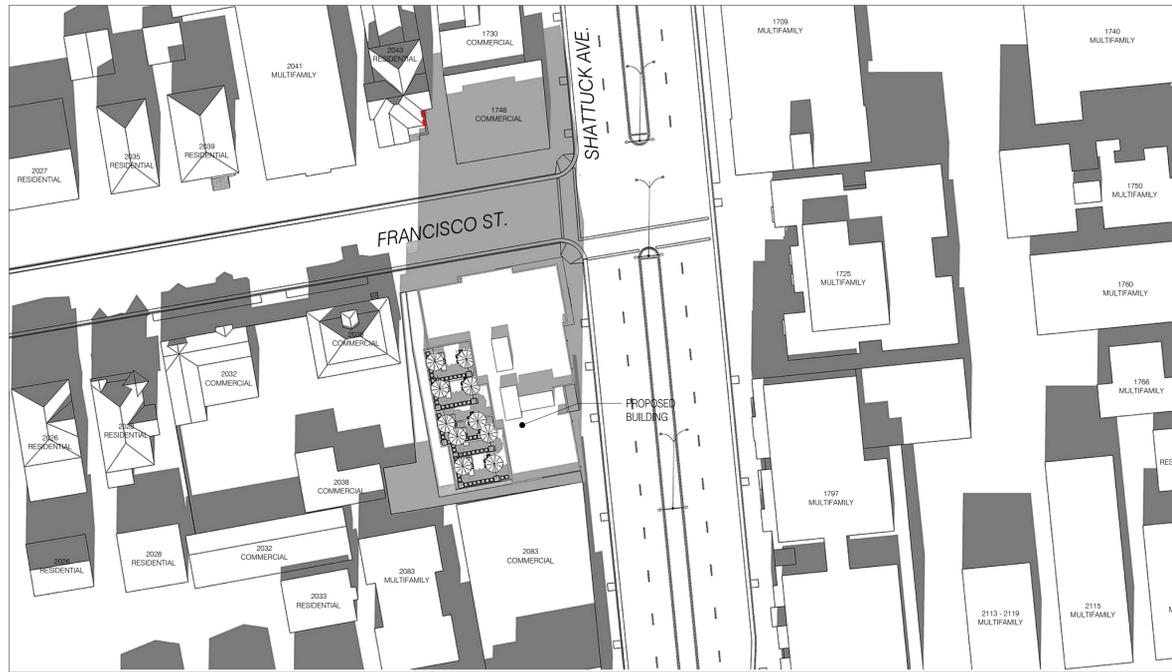
PANORAMIC @ 1752 SHATTUCK AVENUE

Berkeley, CA

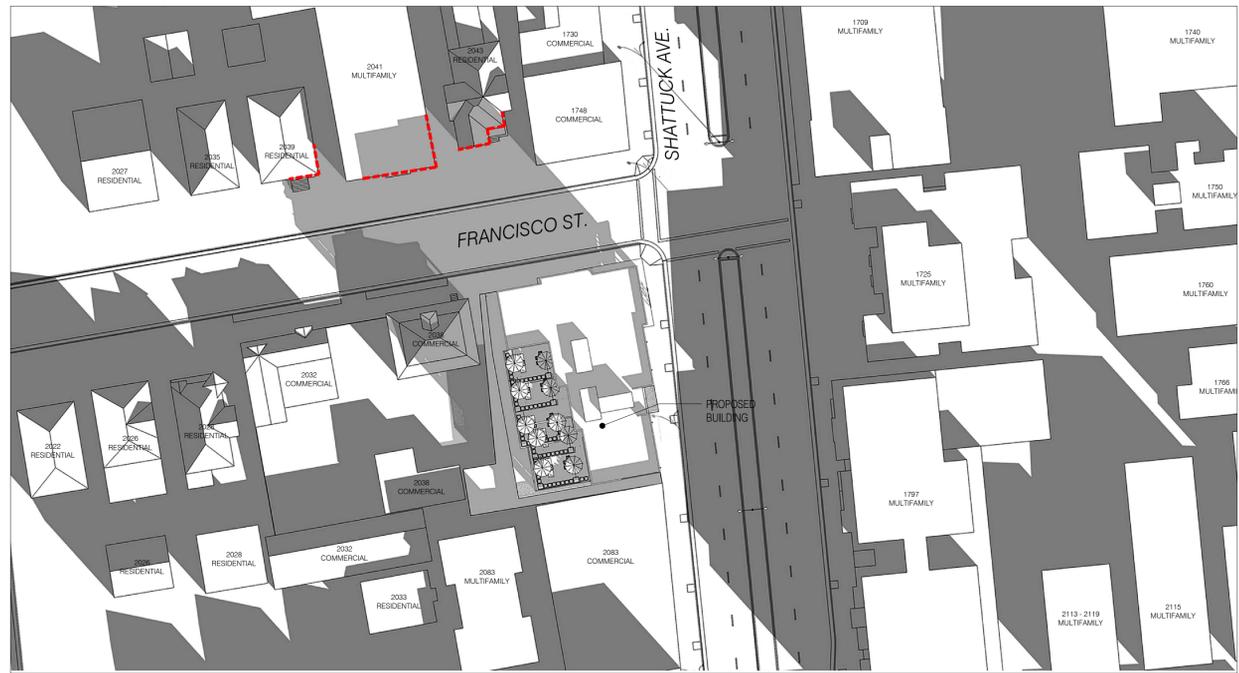
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1 SHADOW STUDY - NOV 26: 2-HRS BEFORE SUNSET
 1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY - NOV 26: NOON
 1:100 @ 11X17 1:50 @ 24X36



2 SHADOW STUDY - NOV 26: 2 HRS AFTER SUNRISE
 1:100 @ 11X17 1:50 @ 24X36



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SHEET: SHADOW STUDIES
 NOV. 26TH

A0.4C

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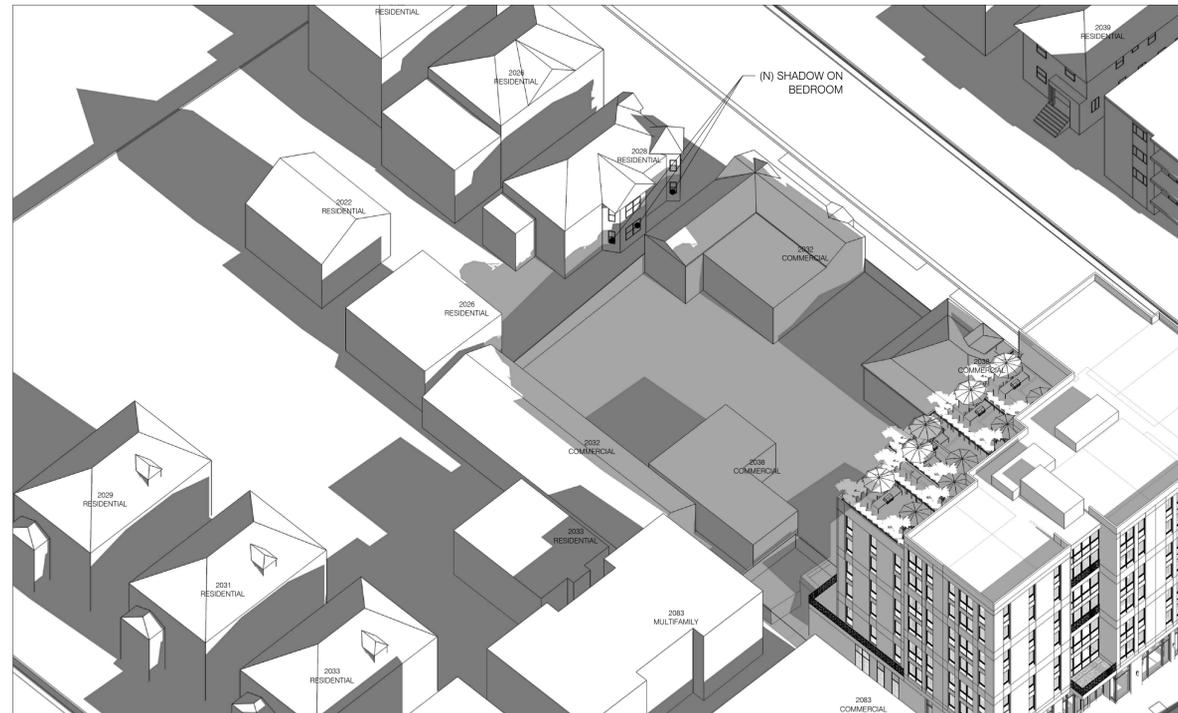


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 AVENUE**

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

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1 SHADOW STUDY AXONOMETRIC - JUN 21: 2-HRS AFTER SUNRISE
 NTS

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JOB: 2120

SHEET:

SHADOW STUDIES
 JUNE 21ST

A0.4D

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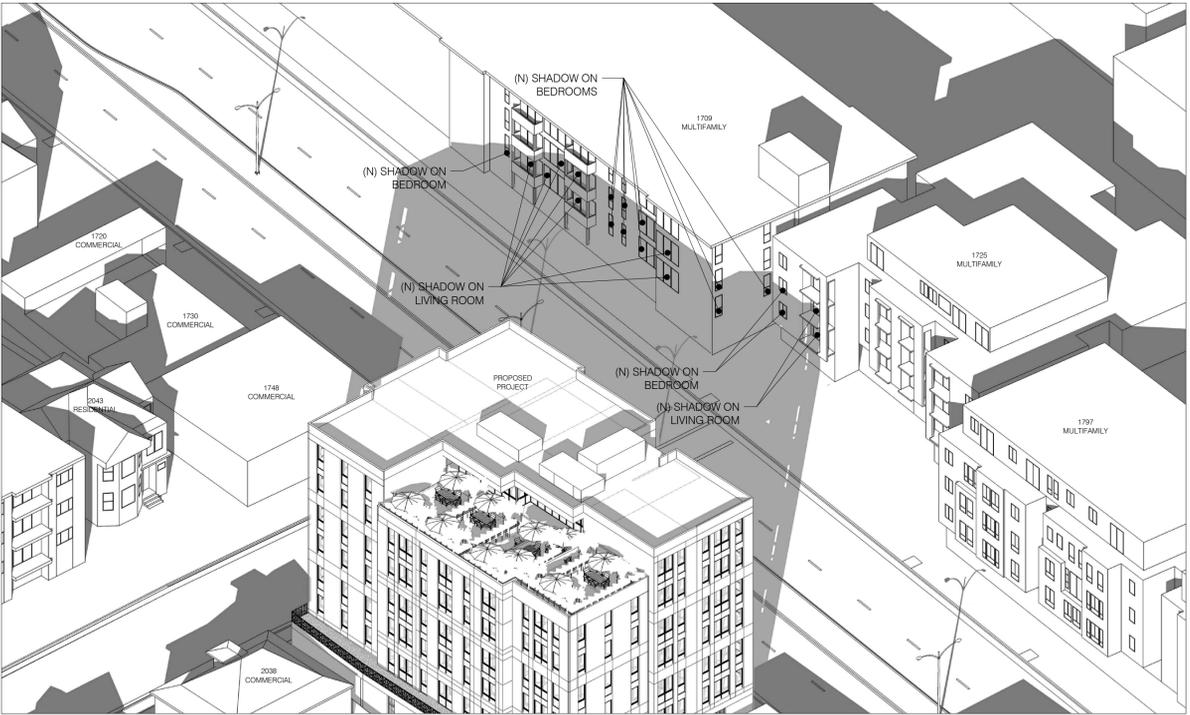
SHEET:

SHADOW STUDIES
 DECEMBER 21ST

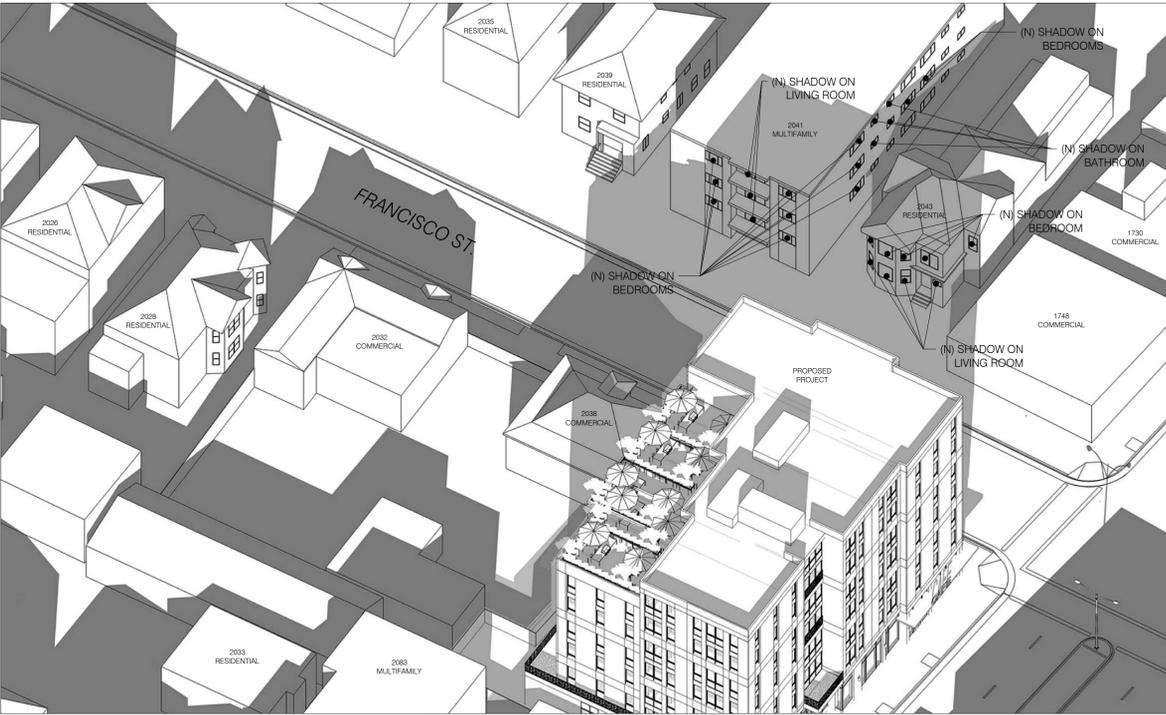
A0.4E



2 SHADOW STUDY - DEC 21: NOON
 1:100 @ 11X17 1:50 @ 24X36



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



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



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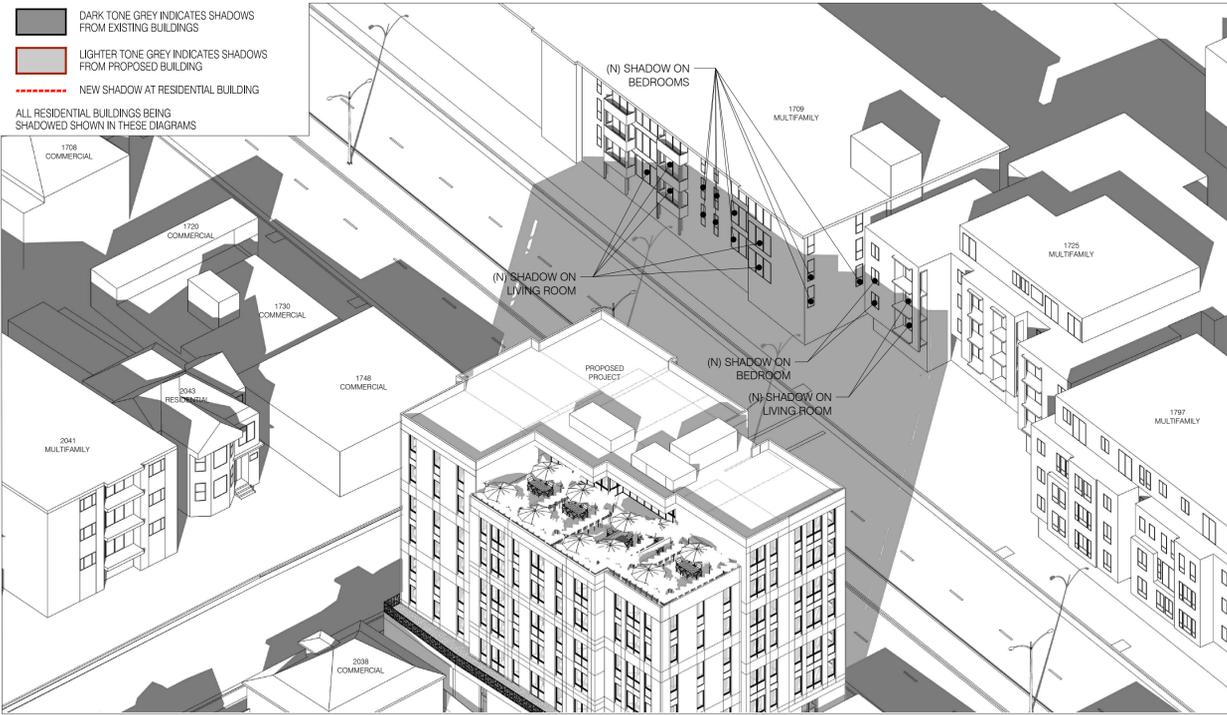
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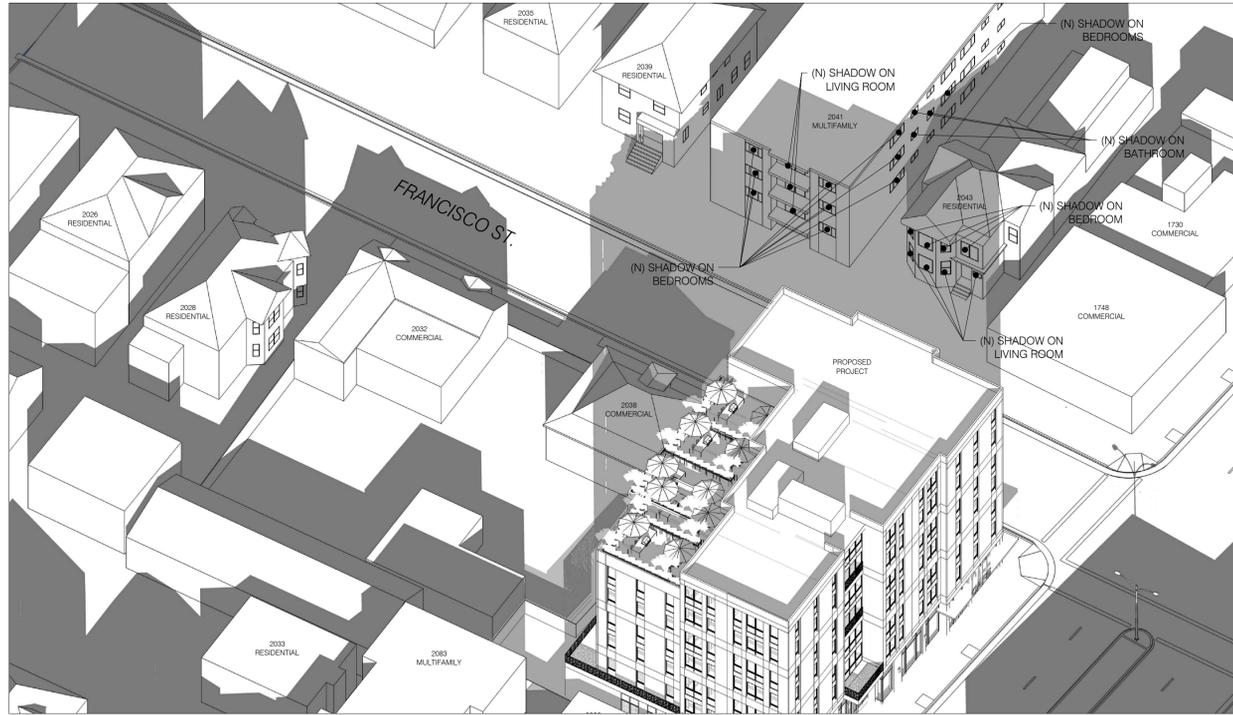
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1 SHADOW STUDY AXONOMETRIC - NOV 26: NOON
 NTS



3 SHADOW STUDY AXONOMETRIC - NOV 26: 2 HRS BEFORE SUNSET
 1:100 @ 11X17 1:50 @ 24X36



2 SHADOW STUDY AXONOMETRIC - NOV 26: 2 HRS AFTER SUNRISE
 1:100 @ 11X17 1:50 @ 24X36

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SHEET:
 SHADOW STUDIES
 NOV 26

A0.4F

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JOB: 2120

SHEET:
**SITE CONTEXT
 PHOTOS**

A0.5

1709 SHATTUCK (3-STORY MULTIFAMILY) 1752 SHATTUCK PROJECT SITE 1748 SHATTUCK (COMMERCIAL) 1730 SHATTUCK (COMMERCIAL) 2043 COLLEGE (4-STORY MULTIFAMILY)



4 VIEW FROM SHATTUCK LOOKING SOUTH

2088 DELAWARE (1-STORY COMMERCIAL) 1752 SHATTUCK PROJECT SITE 1709 SHATTUCK (3-STORY MULTIFAMILY) 1797 SHATTUCK (3-STORY MULTIFAMILY)



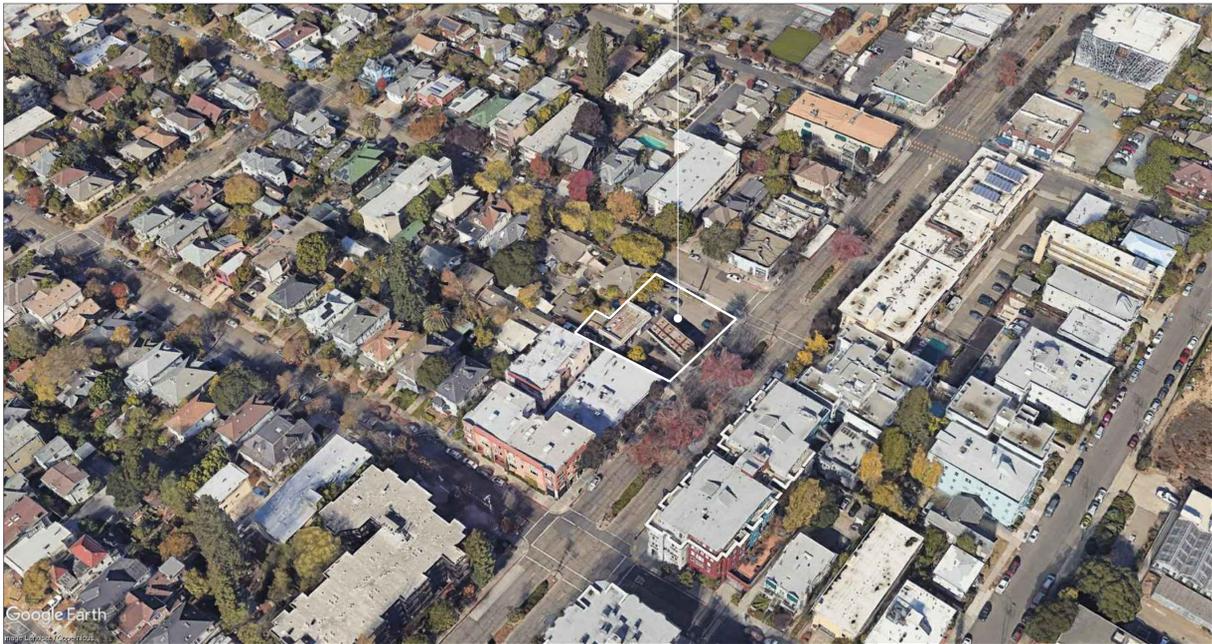
2 VIEW FROM SHATTUCK LOOKING NORTH

2041 FRANCISCO (4-STORY MULTIFAMILY) 1709 SHATTUCK (3-STORY MULTIFAMILY) 1725 SHATTUCK (3-STORY MULTIFAMILY) 1752 SHATTUCK PROJECT SITE 2038 COLLEGE (1-STORY COMMERCIAL)



3 VIEW FROM FRANCISCO LOOKING EAST

PROJECT SITE
 1752 SHATTUCK



1 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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PROJECT SITE
 1752 SHATTUCK

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SHEET:

VICINITY MAP

1
 -
 VICINITY MAP
 NTS



A0.6



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JOB: 2120

SHEET:

SITE SURVEY

**TOPOGRAPHIC &
BOUNDARY SURVEY**
OF
1752 SHATTUCK AVENUE
CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
SEPTEMBER 2021
PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

A1.1

REFERENCES

- (R1) MAP ENTITLED "M. 630", FILED FEBRUARY 28, 1995 IN BOOK 218 OF PARCEL MAPS, AT PAGES 3 TO 4, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
- (R2) MAP ENTITLED "M. 858", FILED JUNE 22, 2007 IN BOOK 294 OF PARCEL MAPS, AT PAGES 80, 10, 87, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
- (R3) MAP ENTITLED "MAP OF THE 'JAMES TRACT', BERKELEY", FILED OCTOBER 15, 1877 IN BOOK 1 OF MAPS, AT PAGE 135, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
- (R4) GRANT DEED RECORDED SEPTEMBER 22, 1992 AS DOCUMENT NUMBER 92-337067, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA.
- (R5) GRANT DEED RECORDED JUNE 25, 2013 AS DOCUMENT NUMBER 2013-221050, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA.

BENCHMARK

BENCHMARK B2160, BEING A 1/4" Ø BRASS PIN CITY WELL MONUMENT IN THE WEST SIDE OF THE FRANCISCO ST/SHATTUCK AVE INTERSECTION. ELEVATION = 217.22 FEET, CITY OF BERKELEY DATUM.

DATE OF FIELD SURVEY

SEPTEMBER 7, 2021 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS TAKEN BETWEEN THE TWO FOUND MONUMENTS ALONG FRANCISCO STREET BETWEEN MELBA STREET AND SHATTUCK AVENUE AS SHOWN ON THAT CERTAIN MAP ENTITLED "M. 858", FILED FEBRUARY 28, 1995 IN BOOK 218 OF PARCEL MAPS, AT PAGES 3 TO 4, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, STATE OF CALIFORNIA, TAKEN AS SOUTH 85°30' WEST.

SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT IN SEPTEMBER 2021.

J. Luk
JACQUELINE LUK P.L.S. 8934 DATE SEPTEMBER 30, 2021
FOR LUK & ASSOCIATES, INC.



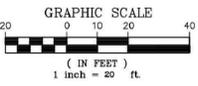
LEGEND

- BOUNDARY OF SUBJECT PROPERTY
- RIGHT OF WAY LINE
- INTERIOR PROPERTY LINE
- CENTERLINE
- OLD LOT LINE
- FOUND MONUMENT AS NOTED
- TOTAL
- (T) PRELIMINARY TITLE REPORT
- (M-W) MONUMENT TO MONUMENT
- PM PARCEL MAPS
- (45) RECORD DATA
- (R) REFERENCE
- DOC. NO. DOCUMENT NUMBER
- (M-W) MONUMENT TO MONUMENT LINE
- ± MORE OR LESS
- S.F. SQUARE FEET
- APN ASSESSOR'S PARCEL NUMBER



NOTES:

- 1) THE LEGAL DESCRIPTION OF PARCEL 2 OF THE VESTING DEED (DOCUMENT NUMBER 92-337067) IS DIFFERENT FROM PARCEL TWO OF THE PRELIMINARY TITLE REPORT (CORRE: MC 022702030-MN DATED AS OF JULY 27, 2021, AT 7:39 AM). THIS BOUNDARY SURVEY IS BASED ON PARCEL TWO OF SAID PRELIMINARY TITLE REPORT.
- 2) BASED ON THE CHAIN OF TITLE ANALYSIS, THE NORTHERLY 25 FEET OF LOT 4 WAS FIRST DESCRIBED BY THE MONUMENT RECORDED OCTOBER 11, 1919 IN BOOK 2810, AT PAGE 305, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA. THE SOUTHERLY 20 FEET OF LOT 4 WAS LATER DESCRIBED BY THE GRANT DEED RECORDED JUNE 1, 1971 IN REEL 2963, PAGE 17, OFFICIAL RECORDS OF ALAMEDA COUNTY, STATE OF CALIFORNIA. IT IS CONCLUDED THAT THE NORTHERLY 25 FEET OF LOT 4 KEEPS ITS FULL WIDTH AND THE SOUTHERLY 20 FEET OF LOT 4 KEEPS THE REMAINDER OF LOT 4.



BLOCK D
1 M 135

BLOCK B
1 M 135

1
BLOCK SURVEY
1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36

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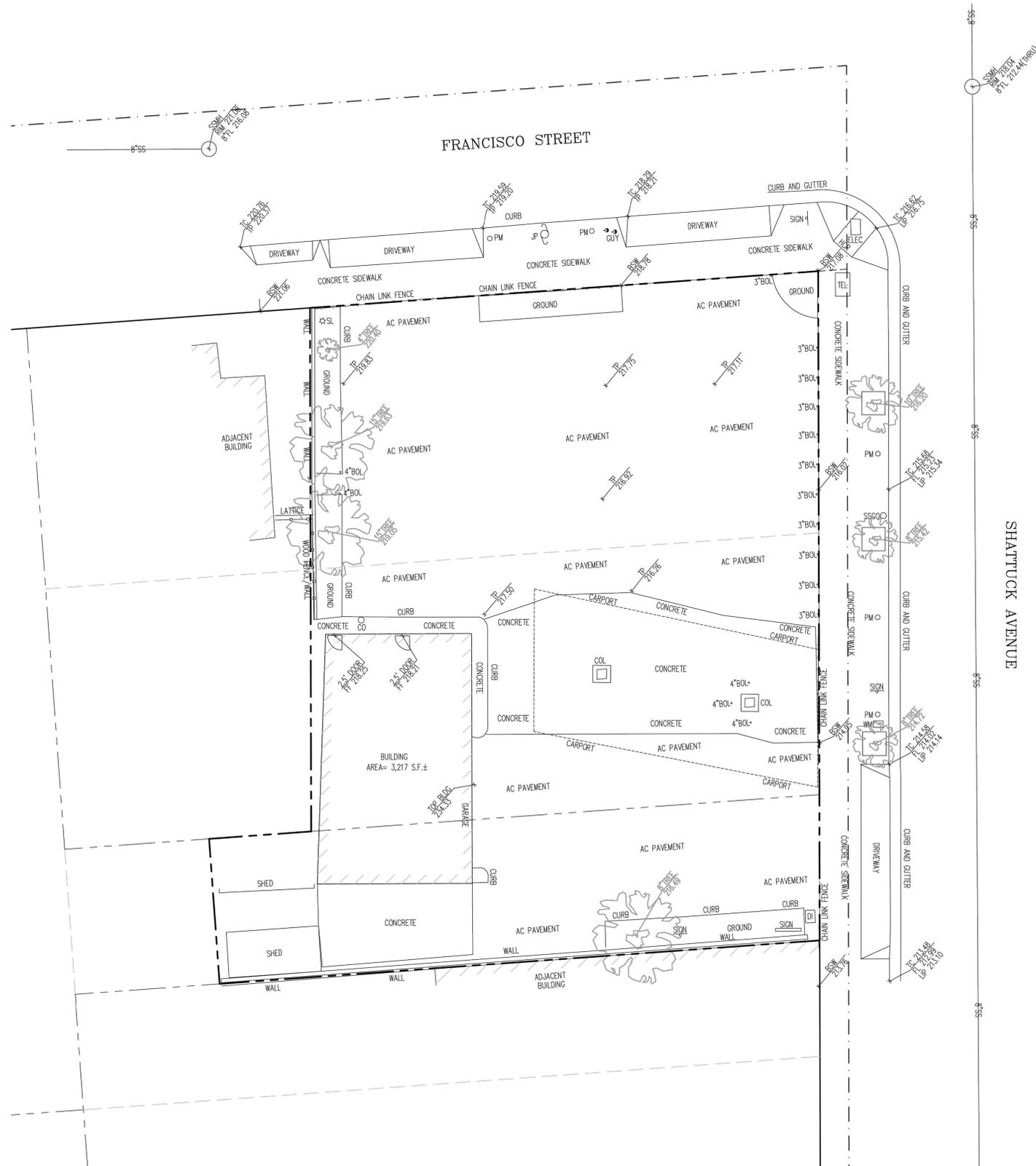
SHEET:

SITE SURVEY

A1.2

LEGEND

SYMBOLS	DESCRIPTION
———	BOUNDARY OF SUBJECT PROPERTY
- - - - -	RIGHT OF WAY LINE
- · - · -	INTERIOR PROPERTY LINE
- - - - -	CENTERLINE
- - - - -	TIE LINE
- - - - -	OLD LOT LINE
SSMH	SANITARY SEWER MANHOLE
CO	CLEANOUT
SL	STREET LIGHT
DI	DRAIN INLET
CO	CLEAN OUT
ELEC	ELECTRIC BOX
PM	PARKING METER
WM	WATER METER
COL	COLUMN
FF	FINISHED FLOOR
BOL	BOLLARD
HCR	HANDICAP RAMP
TC	TOP OF CURB ELEVATION
X FL	FLOW LINE ELEVATION
X LIP	LIP OF GUTTER ELEVATION
X TP	TOP OF PAVEMENT ELEVATION
X BSW	BACK OF SIDEWALK ELEVATION
(Tree Symbol)	TREE



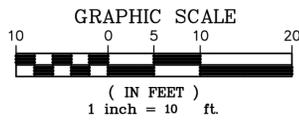
**TOPOGRAPHIC &
 BOUNDARY SURVEY**

OF
 1752 SHATTUCK AVENUE
 CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
 SEPTEMBER 2021

PREPARED BY
LUK AND ASSOCIATES
 CIVIL ENGINEER — LAND PLANNERS — LAND SURVEYORS
 738 ALFRED NOBEL DRIVE
 HERCULES, CALIFORNIA 94547
 (510) 724-3388

1 SITE SURVEY

3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36



SCALE: 1"=10'

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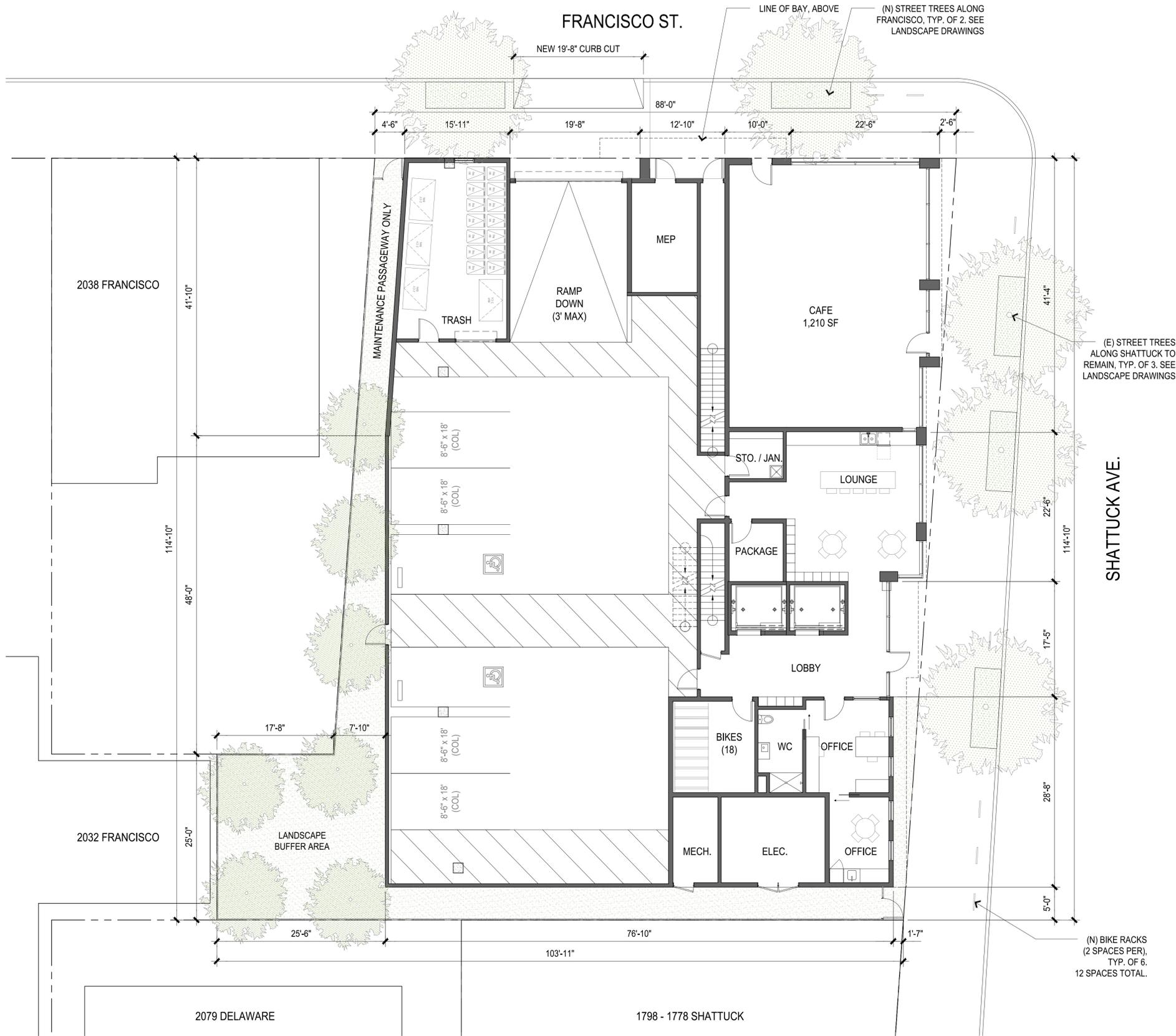
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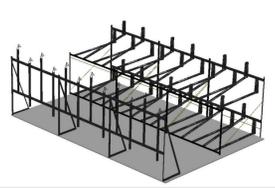
PLAN AT
GROUND LEVEL

A2.1



Stretch Rack OR EQUIVALENT

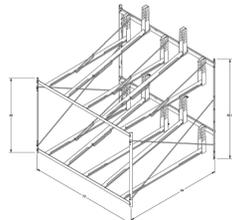
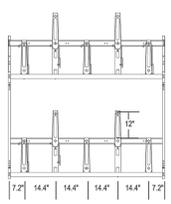
Recommended Spacing



Product Details

- Modular construction allows for easy expansion, side by side or back to back
- Staggered bike position saves space and eases clearance between bikes
- Can be combined with vertical racks for full bike room layout
- Does not require anchoring (wall or floor)
- Bolt together design

- Stretch Rack as manufactured by Saris
- 6, 8 or 10 bikes
- Powder coat black only
- Anchoring not required
- Units can be combined in a row. Can be freestanding or mounted into wall.
- 8 ft ceiling clearance required
- Anchors must be purchased separately



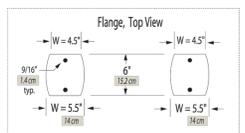
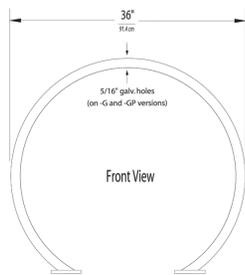
Downloadable product resources available online:



Saris Bicycle Parking & Storage Solutions 800.783.7257 x174 www.sarisparking.com

3 INT. BIKE RACK CUT SHEET

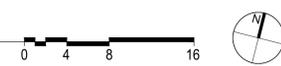
BIKEPARKING.COM [Welle® Circular Rack Surface Flange Round Pipe OR EQUIVALENT]



Welle® Circular Rack, Surface Flange Round Pipe						
Tubing	Model	Weight	Finish Options	Hoop	Surface Mount Flanges (Same material as Hoop)	Anchors (Not Provided)
Round Pipe	WC02-SF	32 lbs	<ul style="list-style-type: none"> • Hot Dipped Galvanized • Powder Coated (color) • Hot Dipped Galvanized with Powder Coat (color) Top Coat • Stainless #4 Brush Finish 	<ul style="list-style-type: none"> • G, P, GP 2.375" O.D. x 0.154" Wall • SS 2.375" O.D. x 0.154" Wall 	<ul style="list-style-type: none"> • Schedule 40 Pipe • Schedule 40 Pipe 	<ul style="list-style-type: none"> • (2) 5" x 6" x 3/8" Plates • each with (2) 3/16" Holes • (2) 1/2" x 3/16" Wedge Anchor Bolt

2 EXT. BIKE RACK CUT SHEET

1 GROUND LEVEL PLAN
1/16"=1'-0" @ 11x17 1/8"=1'-0" @ 24x36



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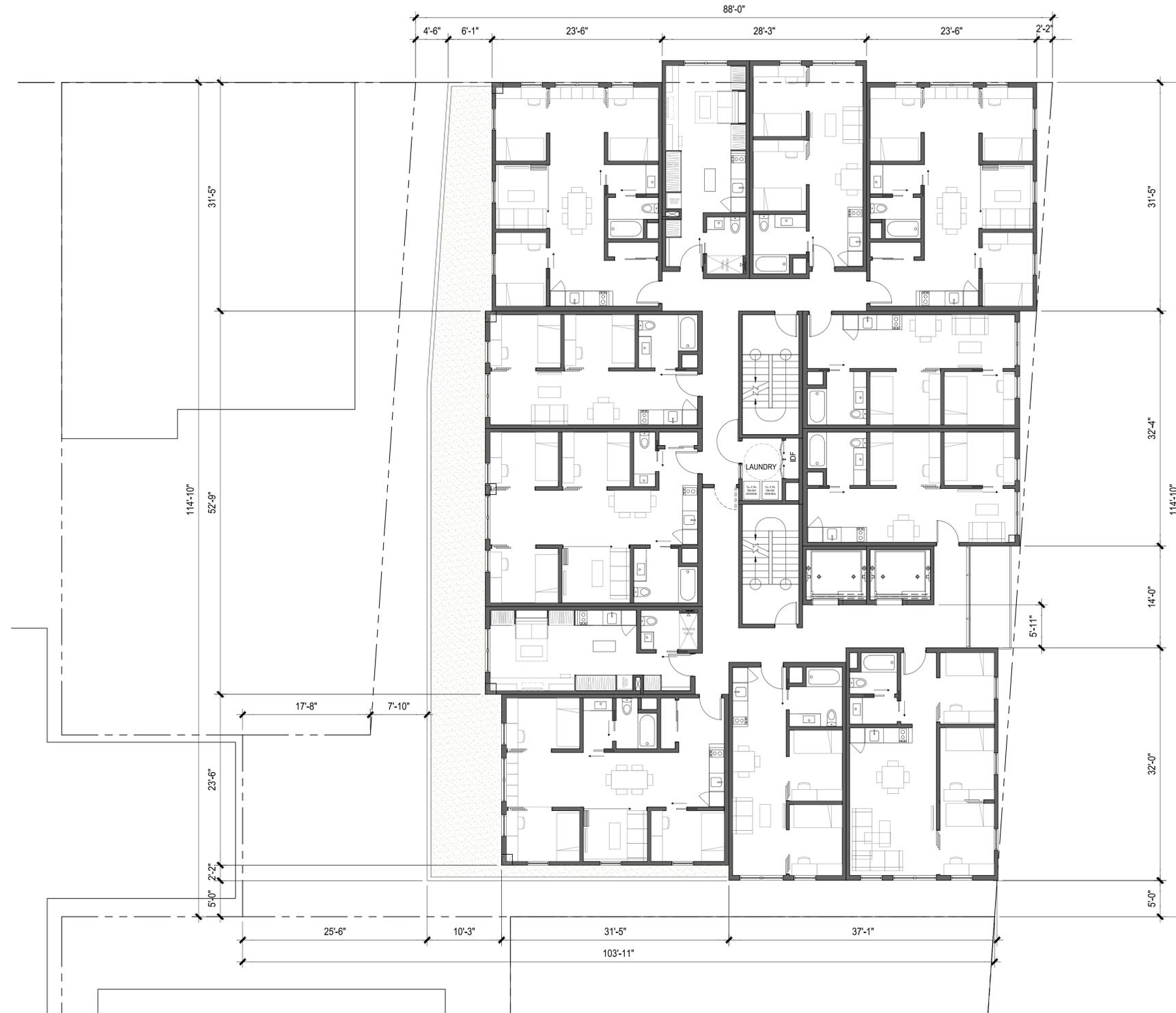
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SHEET:

PLAN AT
LEVELS 2-6

A2.2



1 PLAN AT LEVELS 2-6

1/16"=1'-0" @ 11x17 1/8"=1'-0" @ 24x36



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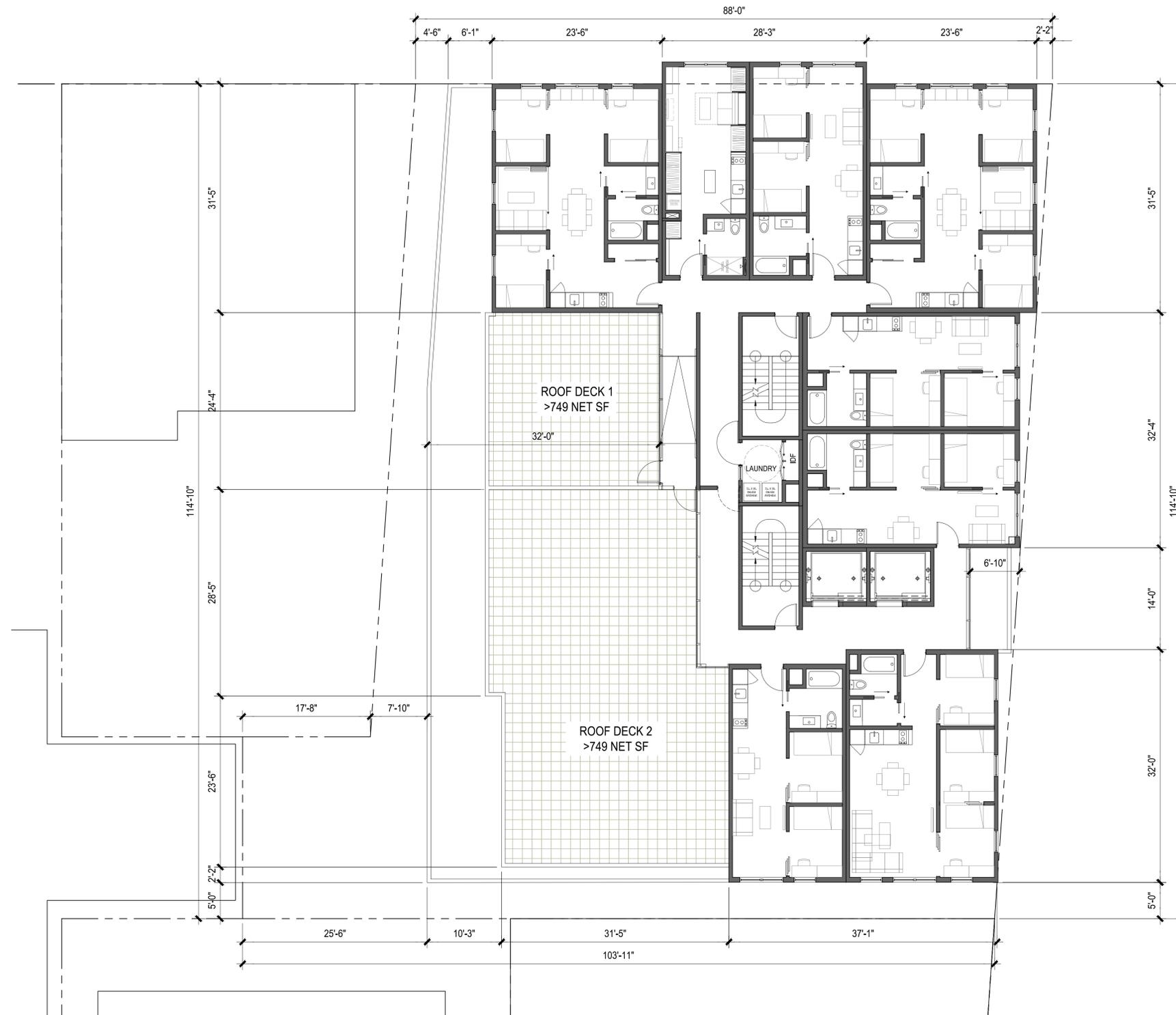
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JOB: 2120

SHEET:

PLAN AT
LEVELS 7

A2.3

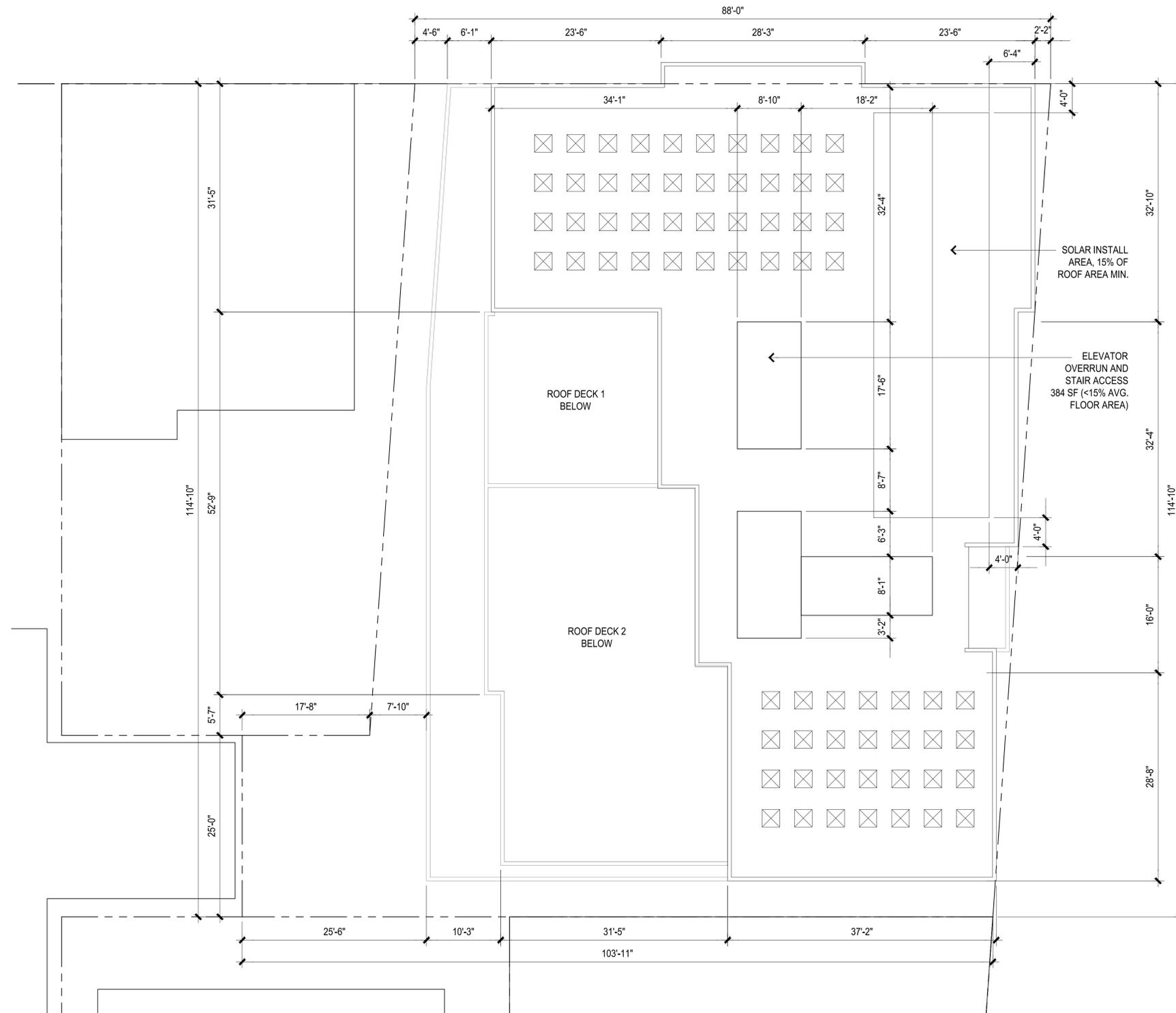


1 PLAN AT LEVEL 7
1/16"=1'-0" @ 11x17 1/8"=1'-0" @ 24x36



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JOB: 2120

SHEET:

PLAN AT
 ROOF



1 PLAN AT ROOF

1/16"=1'-0" @ 11x17 1/8"=1'-0" @ 24x36



A2.4

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SHEET:

BUILDING
 ELEVATIONS

A3.1



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



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JOB: 2120

SHEET:

BUILDING
 ELEVATIONS

A3.2



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

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 AVENUE**

Berkeley, CA

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JOB: 2120

SHEET:

BUILDING
 ELEVATIONS

A3.3



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

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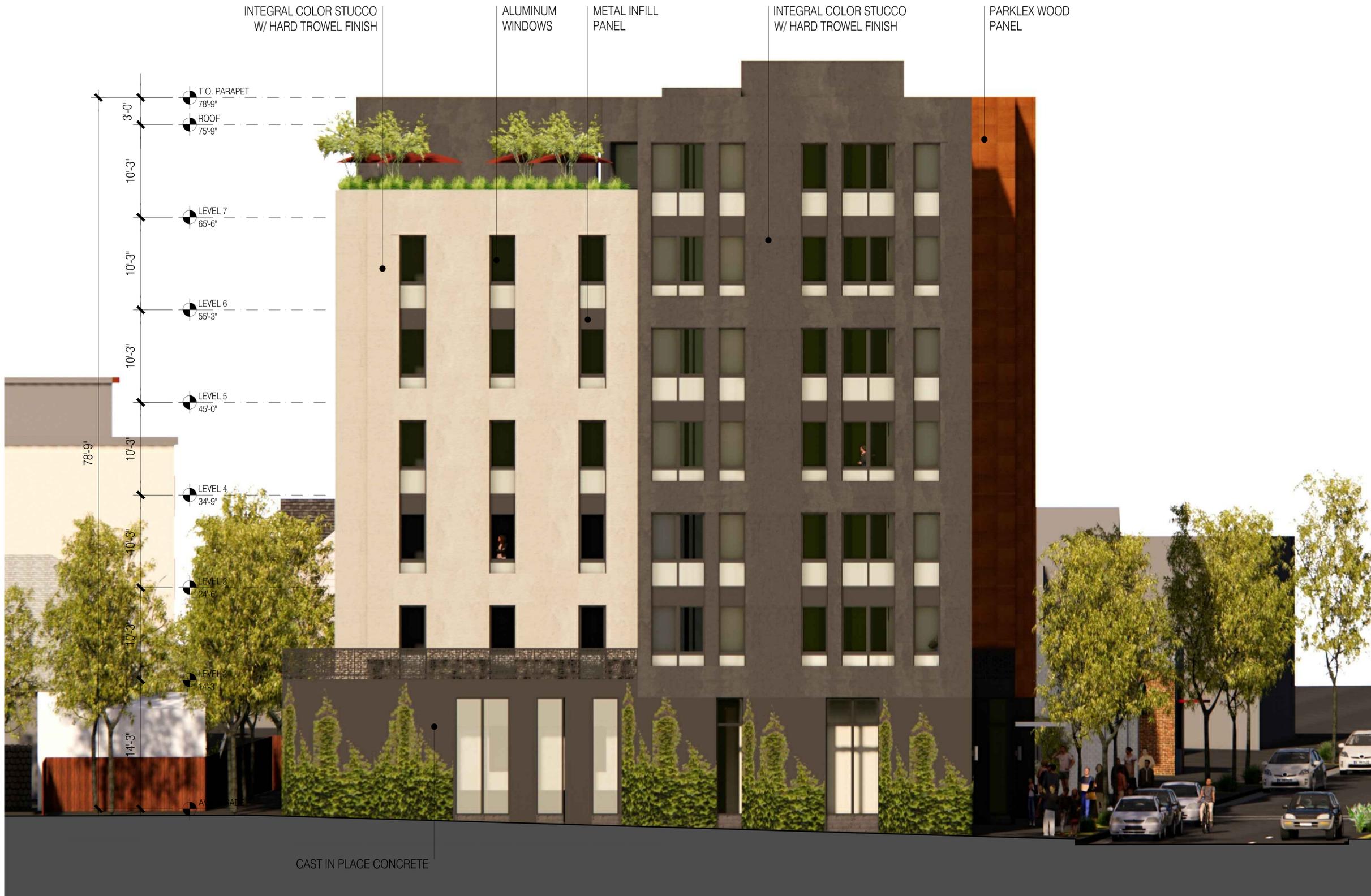
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JOB: 2120

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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2 STREET STRIP ELEVATION @ FRANCISCO STREET
 1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32

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SHEET:

STREET STRIP
 ELEVATIONS

A3.5



1 STREET STRIP ELEVATION @ SHATTUCK AVENUE
 1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32

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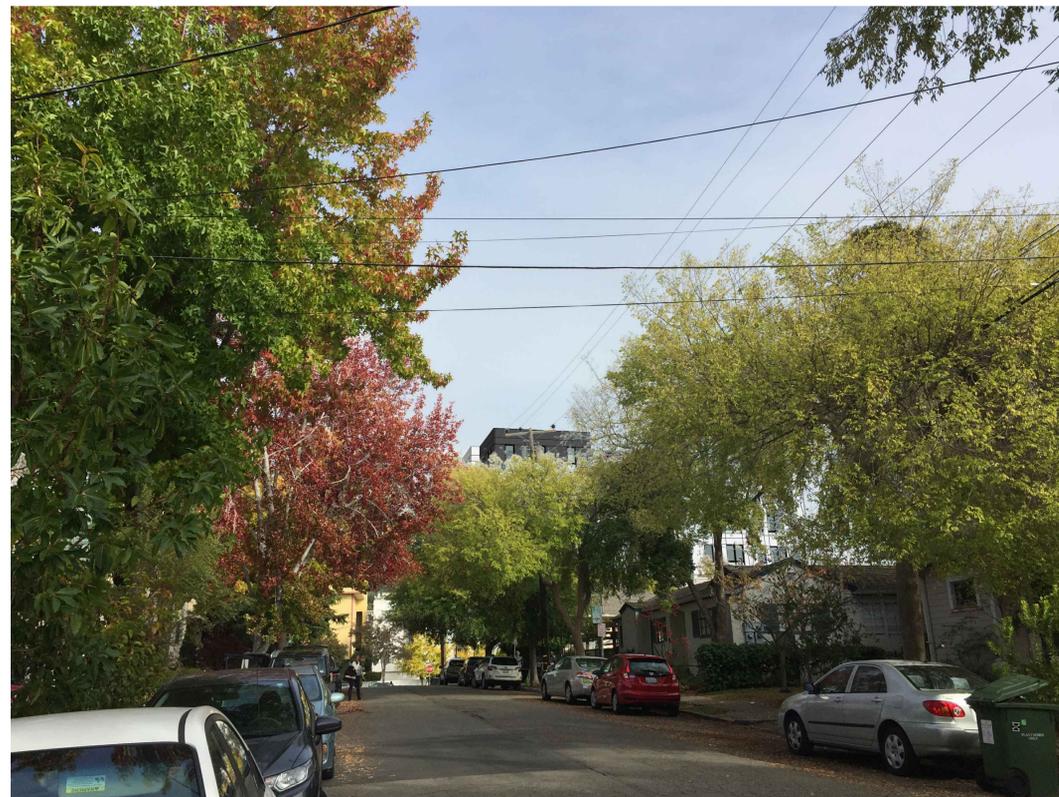
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JOB: 2120

SHEET:

PHOTO CONTEXT
VIEWS

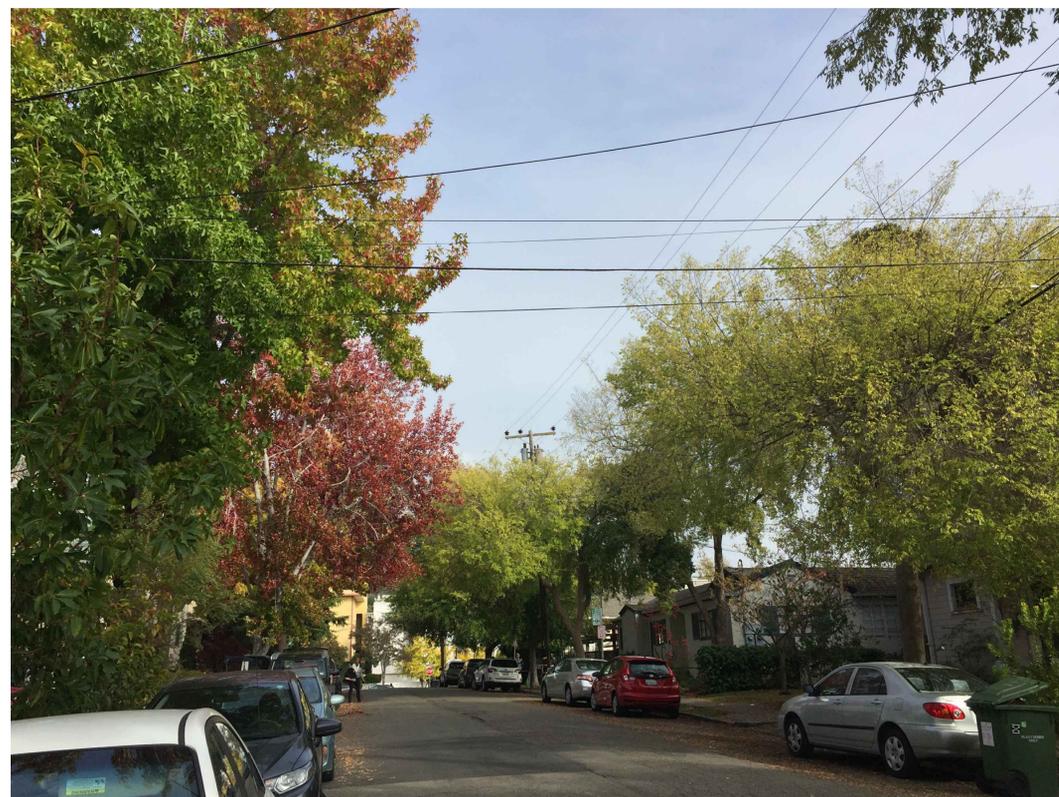
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4 FRANCISCO LOOKING EAST - AFTER



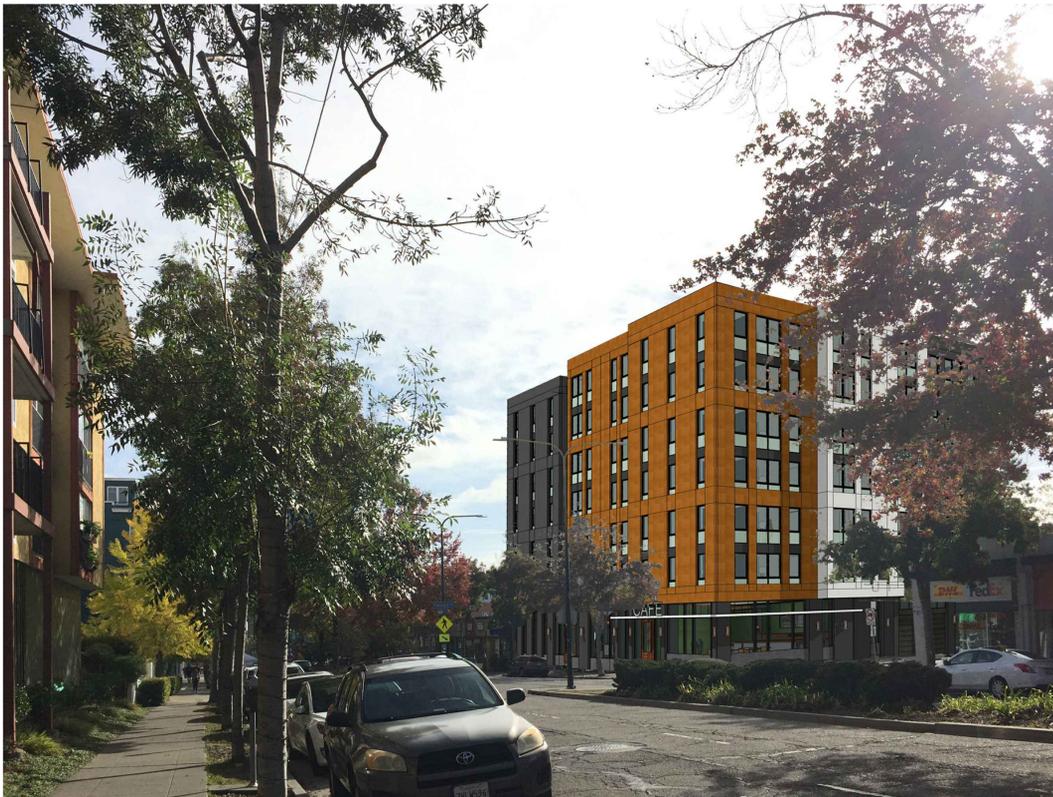
2 SHATTUCK LOOKING NORTH - AFTER



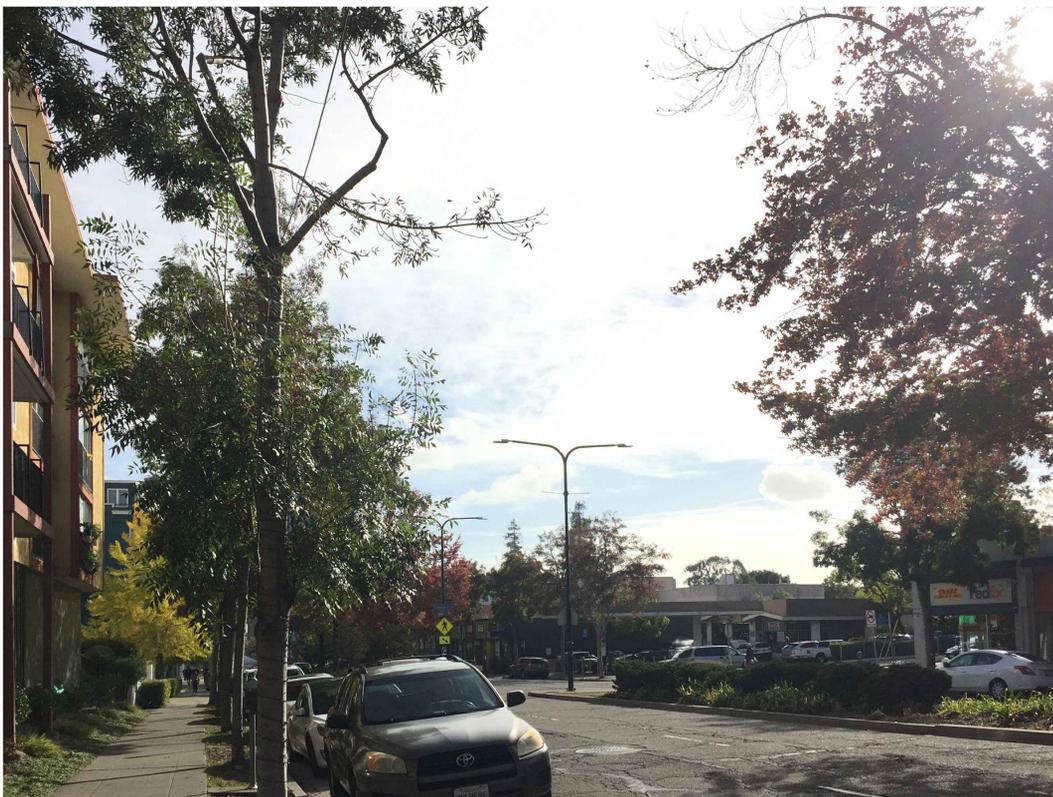
3 FRANCISCO LOOKING EAST - BEFORE



1 SHATTUCK LOOKING NORTH - BEFORE



2 SHATTUCK LOOKING SOUTH - AFTER



1 SHATTUCK LOOKING SOUTH - BEFORE

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SHEET:

PHOTO CONTEXT
VIEWS

A3.7

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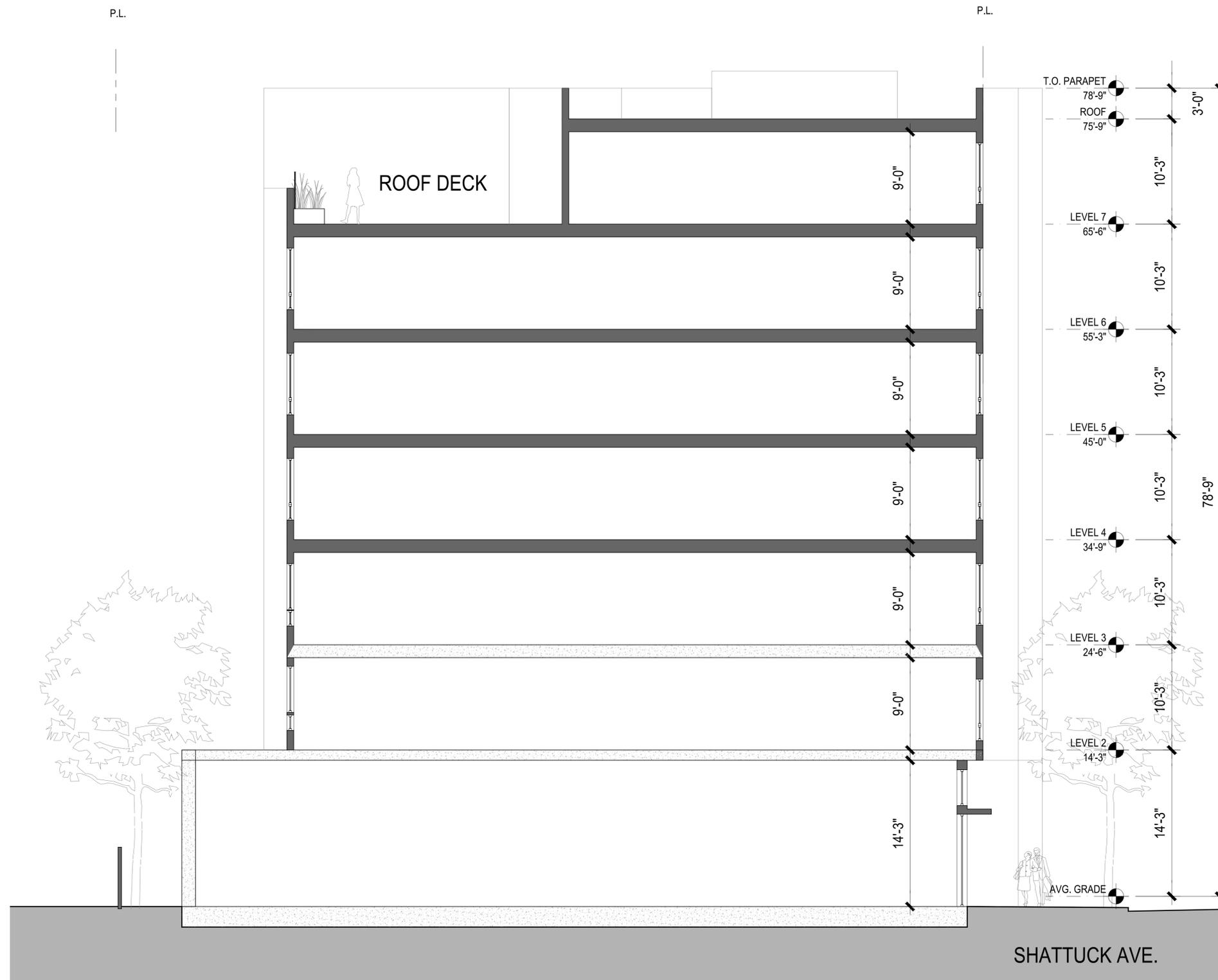
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SHEET:

SECTION

A4.1



1
 -
 E-W SECTION
 3/32"=1'-0" @ 11x17 3/16"=1'-0" @ 24x36

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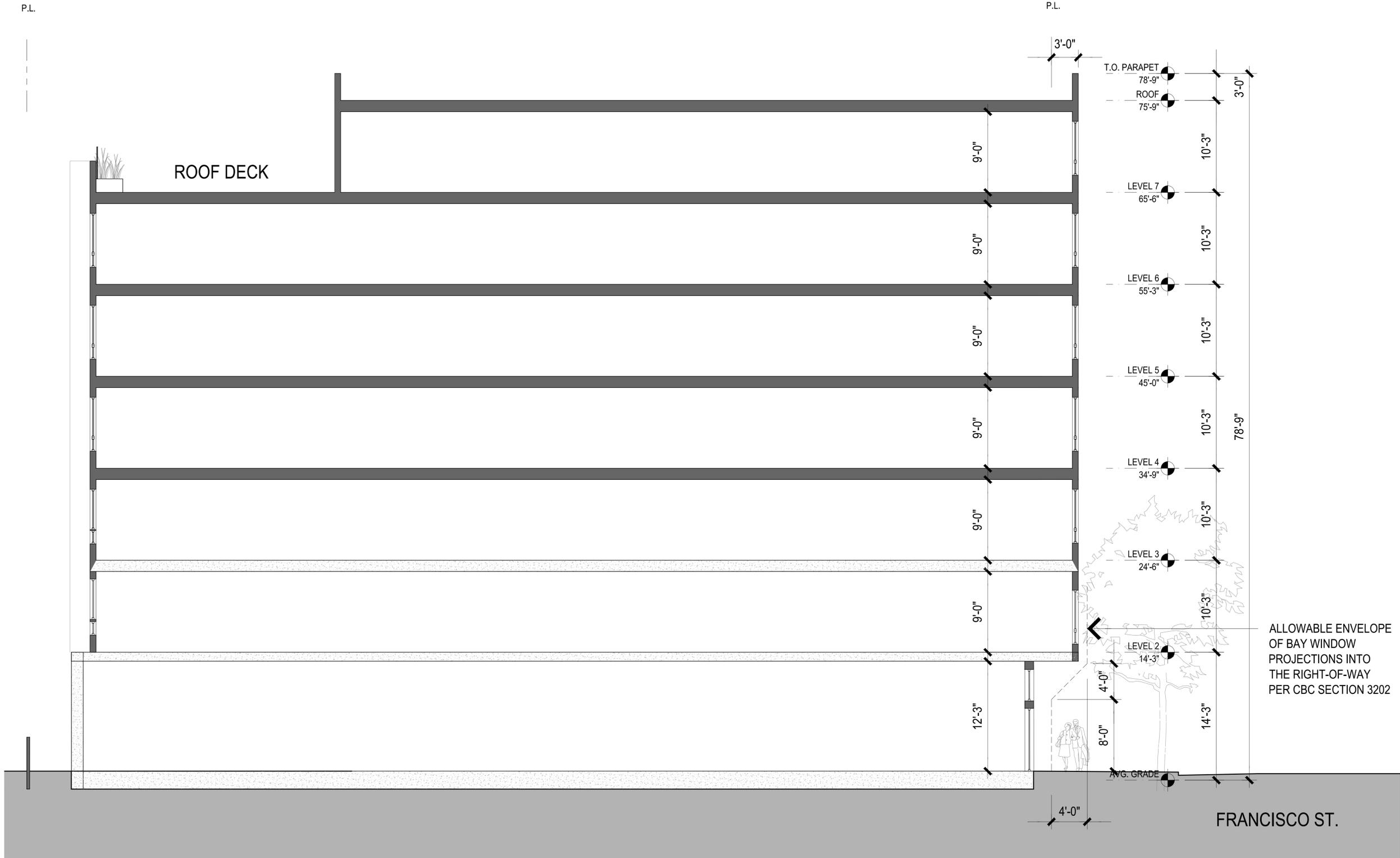
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SHEET:

SECTION

A4.2



1 N-S SECTION
 3/32"=1'-0" @ 11x17 3/16"=1'-0" @ 24x36

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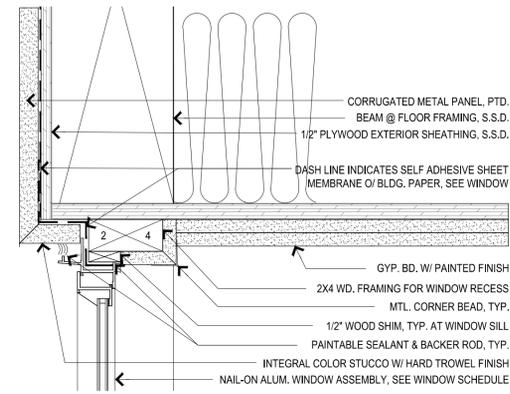
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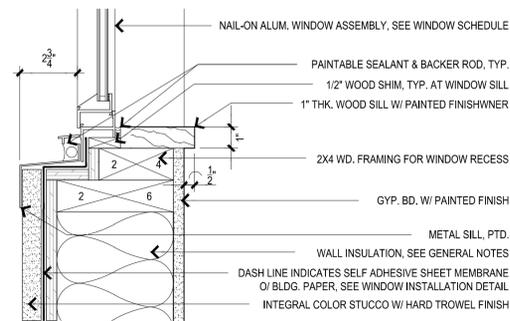
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WALL SECTIONS

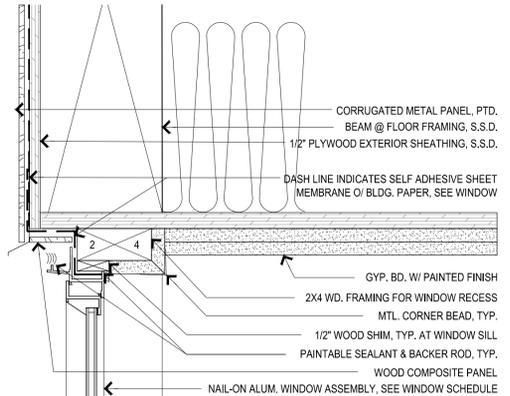
A4.3



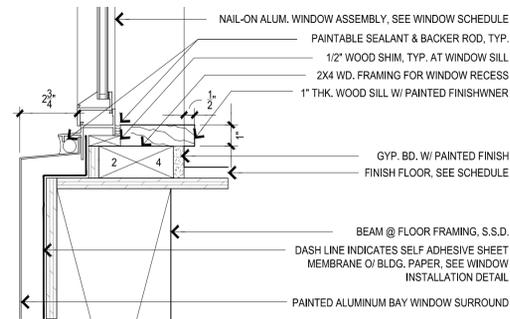
6 TYP. HEAD @ STUCCO
A4.3 6"=1'-0" @ 11X17 3"=1'-0" @ 24X36



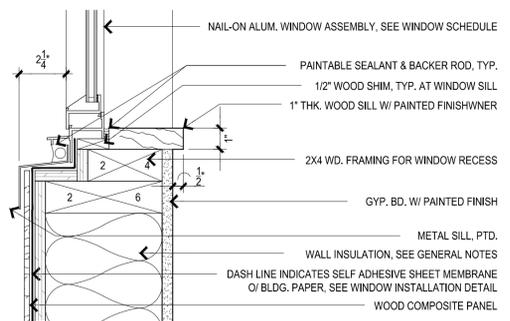
5 TYP. SILL @ STUCCO
A4.3 6"=1'-0" @ 11X17 3"=1'-0" @ 24X36



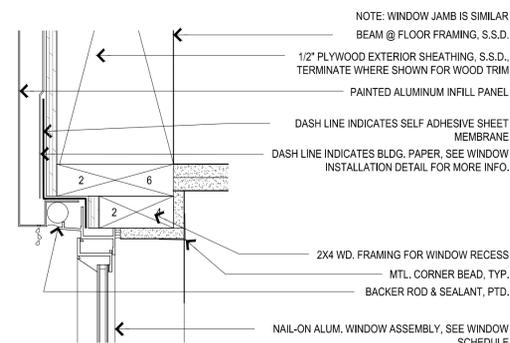
8 TYP. HEAD @ WD. COMP. PANEL
A4.3 6"=1'-0" @ 11X17 3"=1'-0" @ 24X36



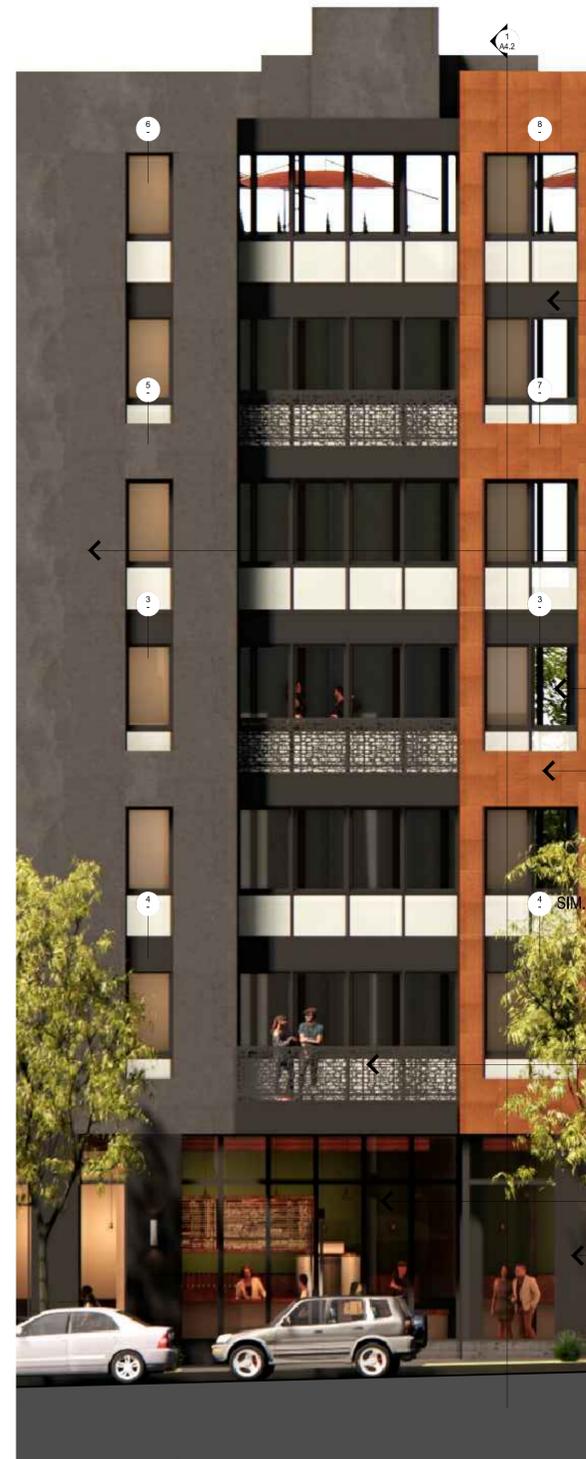
4 TYP. SILL AT FILL PANEL
A4.2 6"=1'-0" @ 11X17 3"=1'-0" @ 24X36



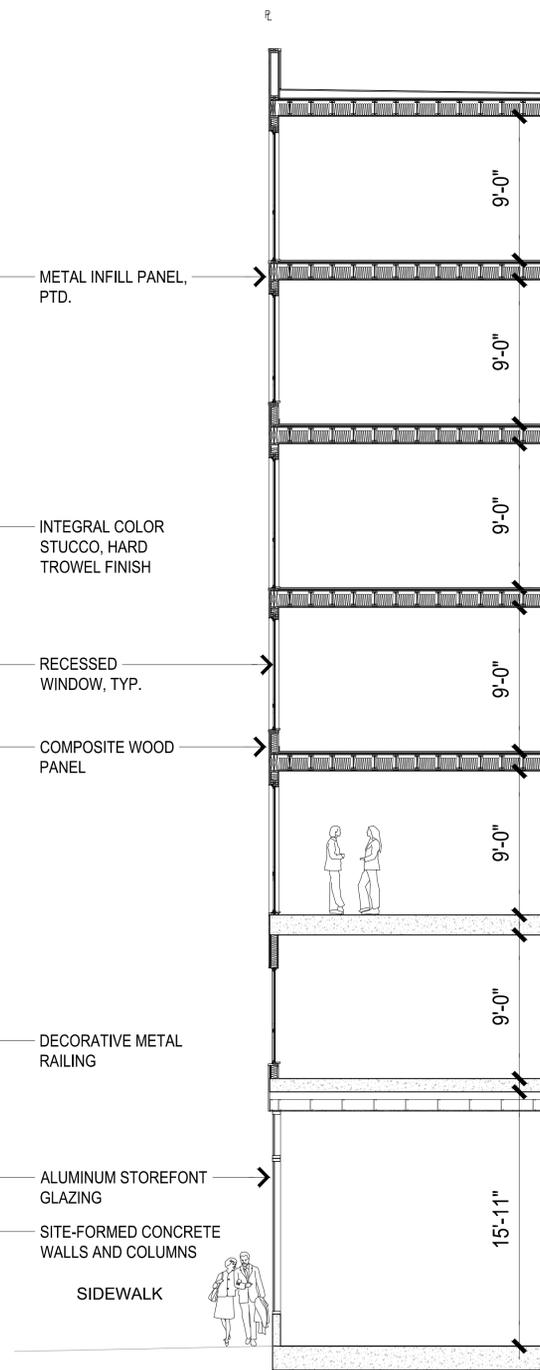
7 TYP. SILL @ WD. COMP. PANEL
A4.3 6"=1'-0" @ 11X17 3"=1'-0" @ 24X36



3 HEAD @ FILL PANEL
A4.2 3"=1'-0"



2 NORTH ELEVATION DETAIL
A4.2 3/32"=1'-0" @ 11X17 3/16"=1'-0" @ 24X36



1 SECTION @ EAST FACADE
A4.2 3/32"=1'-0" @ 11X17 3/16"=1'-0" @ 24X36



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SHEET:

BUILDING
 MAT

MAT



PARKLEX WOOD
 PANELS

METAL INFILL
 PANEL

INTEGRAL COLOR
 STUCCO W/ HARD
 TROWEL FINISH

INTEGRAL COLOR
 STUCCO W/ HARD
 TROWEL FINISH

CAST-IN-PLACE
 CONCRETE

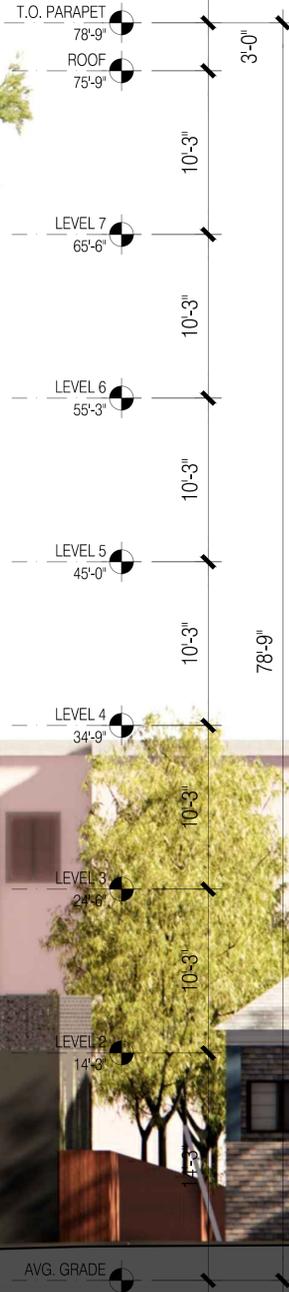
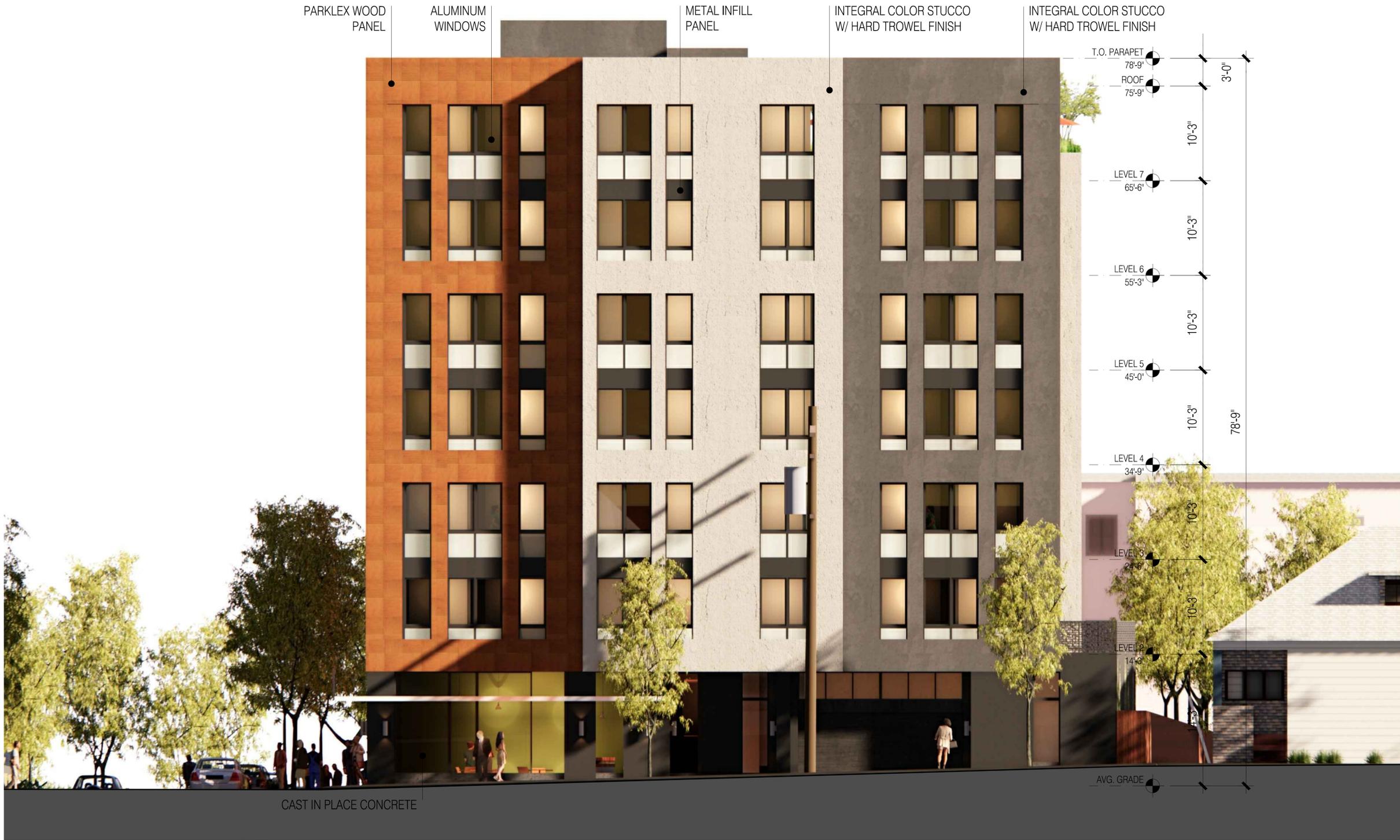
PARKLEX WOOD
 PANEL

ALUMINUM
 WINDOWS

METAL INFILL
 PANEL

INTEGRAL COLOR STUCCO
 W/ HARD TROWEL FINISH

INTEGRAL COLOR STUCCO
 W/ HARD TROWEL FINISH



CAST IN PLACE CONCRETE

1 NORTH ELEVATION
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 BERKELEY, CA



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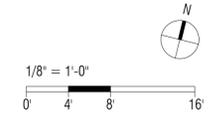
No.	Date	Title
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Registration and Signature

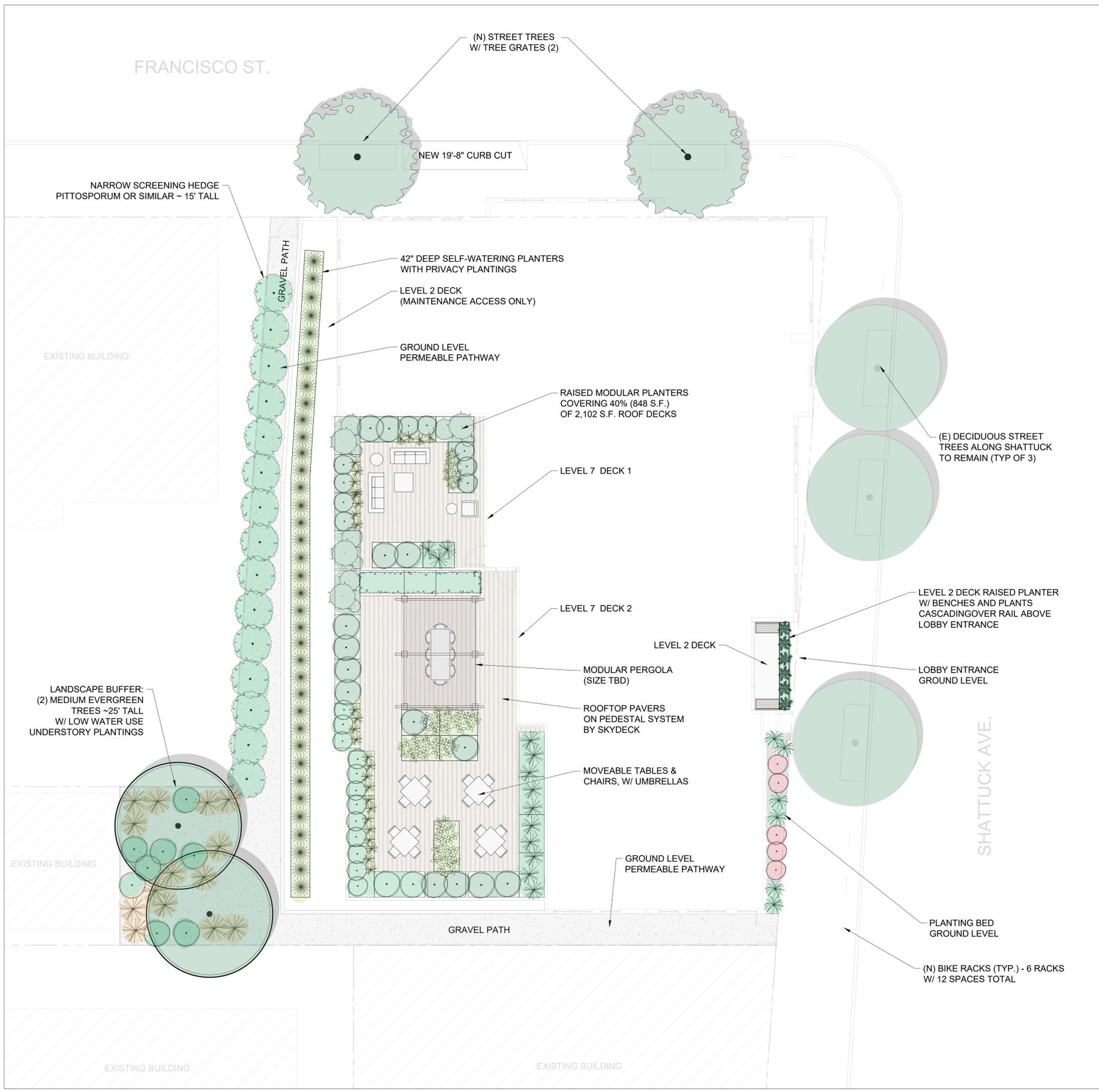
LANDSCAPE CONCEPT

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Lead Associate: J. Mathers
 Principal: R. Radford
 Job Name: 1752 Shattuck
 APN: 058 217600101



SHEET NO.
L.1



TOURNESOL SELF-WATERING PLANTERS
(WILSHIRE COLLECTION)



PRELIMINARY PLANT PALETTE

BOTANICAL NAME	COMMON NAME	TYPE	WATER USE	HEIGHT	WIDTH	NATIVE
STREET TREES						
Arbutus X 'Marina'	strawberry tree	T	L	25 - 40'	10 - 30'	
SCREENING HEDGE (GROUND LEVEL)						
Pittosporum tenuifolium 'Silver Sheen'	Silver Sheen kohuhu	S	M	15 - 20'	6 - 8'	
SCREENING CONTAINER ALTERNATIVES (LEVEL 2)						
Acacia cognata 'Cousin Itt'	Cousin Itt bower wattle	S	L	2 - 3'	4 - 6'	
Bambusa multiplex	hedge bamboo	Ba	L	15 - 20'	5 - 10'	
Dodonaea viscosa 'Purpurea' or 'Saratoga'	hopseed bush	S	L	10 - 18'	6 - 12'	
Myrtus communis	common myrtle	S	L	3 - 15'	5 - 15'	
Phoenix roebelenii	pygmy date palm	T	L	6 - 15'	6 - 8'	
SAMPLE PLANTS FOR STREETScape & CONTAINERS (GROUND LEVEL & LEVEL 7)						
Agave x 'Blue Flame'	Blue Flame agave	Su	L	2 - 5'	2 - 5'	
Aloe striata	coral aloe	Su	L	1 - 3'	1 - 2'	
Artemisia californica 'Canyon Grey'	Canyon Grey sagebrush	S	L	1 - 2'	6"	Y
Echeveria x imbricata	hen and chicks	Su	L	1'	1'	
Epilobium canum	California fuschia	P	L	1 - 3'	3 - 6"	Y
Eriogonum latifolium	coast buckwheat	P	L	1'	3 - 4"	Y
Festuca californica	California fescue	G	L	1 - 3'	2"	Y
Frangula californica ssp. californica	California coffeeberry	S	L	5 - 15'	5 - 15"	Y
Heteromeles arbutifolia	toyon	S	L	6 - 30'	10 - 15"	Y
Juncus effusus	soft rush	P	M	3 - 6'	3 - 6"	Y
Olea europaea 'Little Ollie'	Little Ollie dwarf olive	S	L	4 - 6'	4 - 6"	
Prostanthera ovalifolia 'Variegata'	variegated mint bush	S	L	4 - 6'	3 - 5"	
Ribes sanguineum var. glutinosum	pink-flowering currant	S	L	5 - 12'	5 - 12"	Y
PLANT TYPES: Ba - BAMBOO G - GRASS P - PERENNIAL S - SHRUB Su - SUCCULENT T - TREE V - VINE						



CALIFORNIA FUSCHIA
Epilobium canum



AGAVE 'BLUE GLOW' & 'BLUE FLAME'



DROUGHT-TOLERANT MEDITERRANEAN
PERENNIAL GARDEN



PYGMY DATE PALM
Phoenix roebelenii

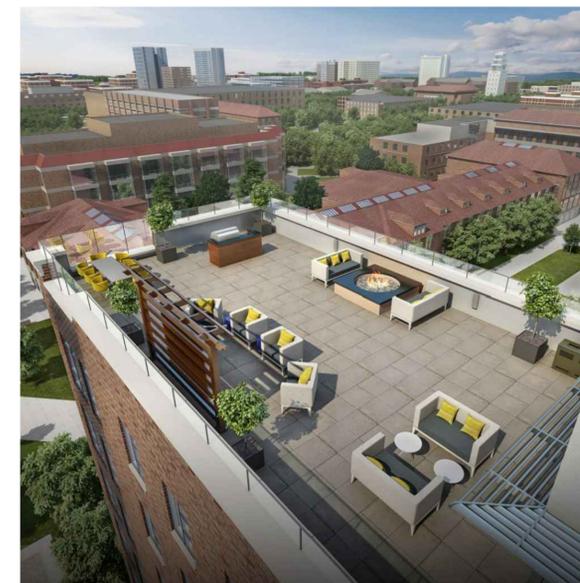


SILVER SHEEN PITTOSPORUM HEDGE
Pittosporum tenuifolium 'Silver Sheen'



STRAWBERRY TREE
Arbutus X 'Marina'

SKYDECK PEDESTAL PAVING SYSTEM



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BERKELEY, CA



REVISIONS

No.	Date	Title
1	2022.03.02	ZONING RESUBMITTAL

Registration and Signature

LANDSCAPE PALETTE & IMAGES

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Lead Associate: J. Mathers
Principal: R. Radford
Job Name: 1752 Shattuck
APN: 058 217600101

SHEET NO.

L.2

TRACHTENBERG ARCHITECTS
2421 Fourth Street Berkeley, CA 94710
phone: 510.649.1414
www.TrachtenbergArch.com

**1752 Shattuck Mixed Use
Applicant's Statement**

10 January 2022

Dear Sir/Madam:

We propose to construct a new 7-story mixed-use building at 1752 Shattuck Ave in Berkeley. The project, as generally described our "Zoning Submittal" drawings dated 06 January 2022, consists of 68 residential apartments over a 1,210 square foot commercial space. The project seeks to utilize a State of California Density Bonus and to provide Below Market Rate units. Please refer to the attached *Statement Regarding the Use of the California Density Bonus*

Zoning

The 10,600 sq. ft. lot is within the C-1 Zone.

Parking

The project will provide 6 parking spaces to support the on-site commercial café and 28 bicycle parking spaces on-site. The project is requesting a cost-reduction concession to reduce the required bicycle parking spaces.

Building Height

The building height base limit in the C-1 zone is 50'. This project proposes a maximum height of 78-9" using a Density Bonus waiver.

Setbacks/Yards

Setbacks are as follows in the C-1 Zone:

Front		Interior Side		Street Side		Rear	
Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
0'	0'	0'	Varies; 4'-6" to 25'-6"	0'	0'	0'	5'-0"

Project Benefits

The proposed project is sited, massed and articulated so as to continue the urban building fabric along Shattuck Avenue. The project is ideally located for a high-density development as UCB is only blocks away and the site is near many public transit options.

The project will create needed housing, especially additional affordable housing. The project will benefit Downtown Berkeley by providing a high-quality infill development in keeping with the scale, texture and quality of the existing context.

Thank you for your consideration of this application.

Sincerely,



Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS