

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**
FEBRUARY 16, 2023

2996 Telegraph Avenue

PRELIMINARY DESIGN REVIEW

Design Review #DRCP2020-0005 to construct a new 960-square-foot self-service, single-bay, roll-over automated car wash with two electronic vehicle charging stalls, new landscaping, revisions to parking stripping, and a new trash enclosure.

I. Introduction

This project is located on the Northwest corner of Telegraph and Ashby in the C-C Corridor Commercial District.

The project is scheduled for the March 30th meeting of the Zoning Adjustments Board. It is before the Design Review Committee this month for Preliminary Design Review.

II. Background

The project proposes the construction of a new 960-square-foot self-service, single-bay, roll-over automated car wash, installation of three vacuum stations, and site improvements. Site improvements include new landscaping, revisions to parking stripping, and a new trash enclosure. The site has an existing gas station, convenience store, and car wash.

III. Project Setting

A. Neighborhood/Area Description:

The project is located in the C-C Corridor Commercial District that is bordered by R-2 and R-2A residential districts to the West. A Whole Foods and surface lot occupies the parcel at the Southwest corner of the intersection, which a three story commercial building at the Southeast corner and a single story commercial structure at the Northeast corner. There is a 2-story medical office building located on the adjacent parcel to the North surrounded by primarily

one- to two- story commercial structures along Telegraph. Parcels to the South are single family homes.

B. Site Conditions:

The subject site is an “L” shaped lot at the Northwest corner of the intersection of Ashby and Telegraph that currently houses a gas station, convenience store and large surface lot. The site is located within the General Commercial (C-1) zone, which permits automotive and neighborhood related commercial uses.

Figure 1: Vicinity Map

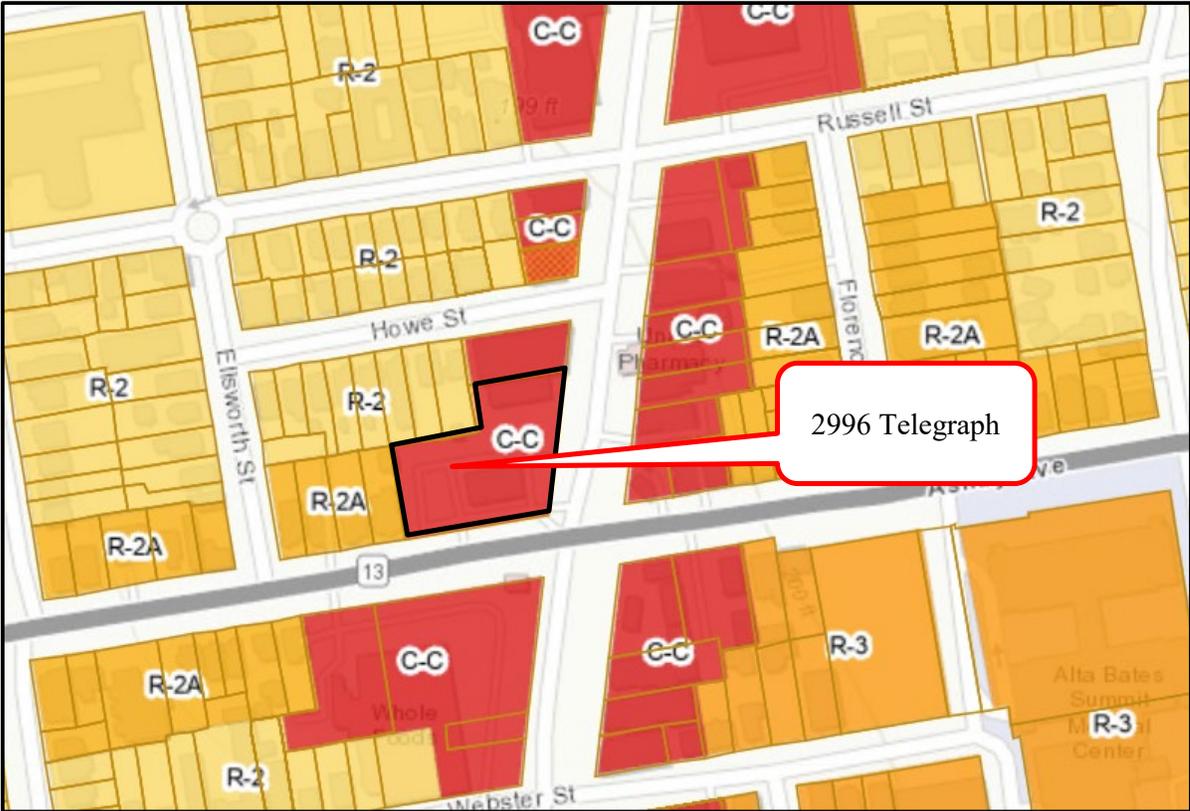


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Gas station and convenience store	C-C	C-1
Surrounding Properties	North	Two-story medical office building		
	South	Single-story grocery store		
	East	Single-story retail building		
	West	Single-story residential building	R-2A	

Table 2: Development Standards

Tabulation form submitted with Use Permit application has been attached for your reference. Use Permit Planner is still reviewing this tabulation form for preparation for the Use Permit Public Hearing at ZAB.

IV. Project Description

A. Requested Use Permits

- Use Permit (UP) under Berkeley Municipal Code (BMC) Section 23E.36.030 to construct an Automobile Wash.

- B. CEQA Recommendation:** An Initial Study was prepared to evaluate the potentially significant impacts of the proposed project, pursuant to Article 6 of the California Environmental Quality Act (CEQA) Guidelines. The Notice of Intent to Adopt an Initial Study/Negative Declaration (IS/ND) was published by the City, as the lead agency. The IS/ND and all related analysis are available on the City's website at:

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

To view the document, click on Zoning tab; enter permit number ZP2020-0055; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials. A physical copy of the IS/ND will also be available for in person review at the 1947 Center Street, 2nd Floor, Berkeley, CA 94704.

V. Design Review Guidelines

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

Building and Parking Siting

Setbacks

- The street facade of commercial streets should be respected, in order to create or maintain the sense of urban space. No new building line facing a street should be significantly in front of, or behind adjacent building facades unless such a variation complements or enhances the immediate urban space.

Orientation and Protection of Sunlight and Views

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

Parking and Driveways

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

Signs and Other Building Accessories

- Secondary building accessories such as garbage receptacles, utility meters and mechanical and electrical equipment should be screened from the view of pedestrians. Screening of such accessories should be done in a way that is harmonious with the building design, or as integrated artwork in the building design.

Lighting

- Lighting for circulation, security, building/sign identification should be non-obtrusive, except for light fixtures which are themselves decorative additions to the streetscape. Large visible expanses of fluorescent lights should be avoided. If necessary, structural screening or window shades should be incorporated into the building design to minimize nighttime glare.

Neighborhood Pattern

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

Location of Driveways

- Shared parking facilities are encouraged whenever possible to minimize the number of curb cuts. Driveways should be designed to have minimum interference with pedestrian traffic flow. Whenever possible, driving and loading access should be to and from side streets rather than main thoroughfares.

The complete city-wide Design Review Guidelines are located within the Design Review Submittal Application, which can be accessed online at:

https://berkeleyca.gov/sites/default/files/2022-02/DR_Basic_Submittal_Packet.pdf

VI. Issues and Analysis

A. Design Review Issues:

Neighborhood Context The project site is located in the C-C commercial district, however borders an R-2A residential district to the west. The subject parcel is a corner lot at the intersection of Telegraph and Ashby. Uses along Telegraph are primarily retail and auto uses while uses on Ashby are primarily residential. The applicant has removed the vacuums from the project scope, so this will not be an added noise impact on the neighbors.

Project Design The proposed scope locates the carwash at the Southwest edge of the site adjacent to the neighboring R-2A residential district. The car wash would be setback 8'-5" from the West property line, where it was originally submitted closer, but did relocate as far away from that west property line as possible while still maintaining vehicular access and safety. The applicant has been asked to present more information on any bird safety and dark sky measures proposed.

Landscaping A planting strip is proposed along the West property line between the subject parcel and the adjacent single-family residence where several existing trees will be removed. The planting strip will wrap the Southwest corner and two new streets are proposed at the exit of the carwash. Low bushy plantings are proposed along the whole western edge of the parcel. A new 6'-0" CMU wall is proposed at the property line. The applicant has been asked to present more information on any native plants proposed.

B. Issues for Discussion:

- Neighborhood context
- Car Wash Design
- Landscaping

VII. Recommendation

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

Attachments:

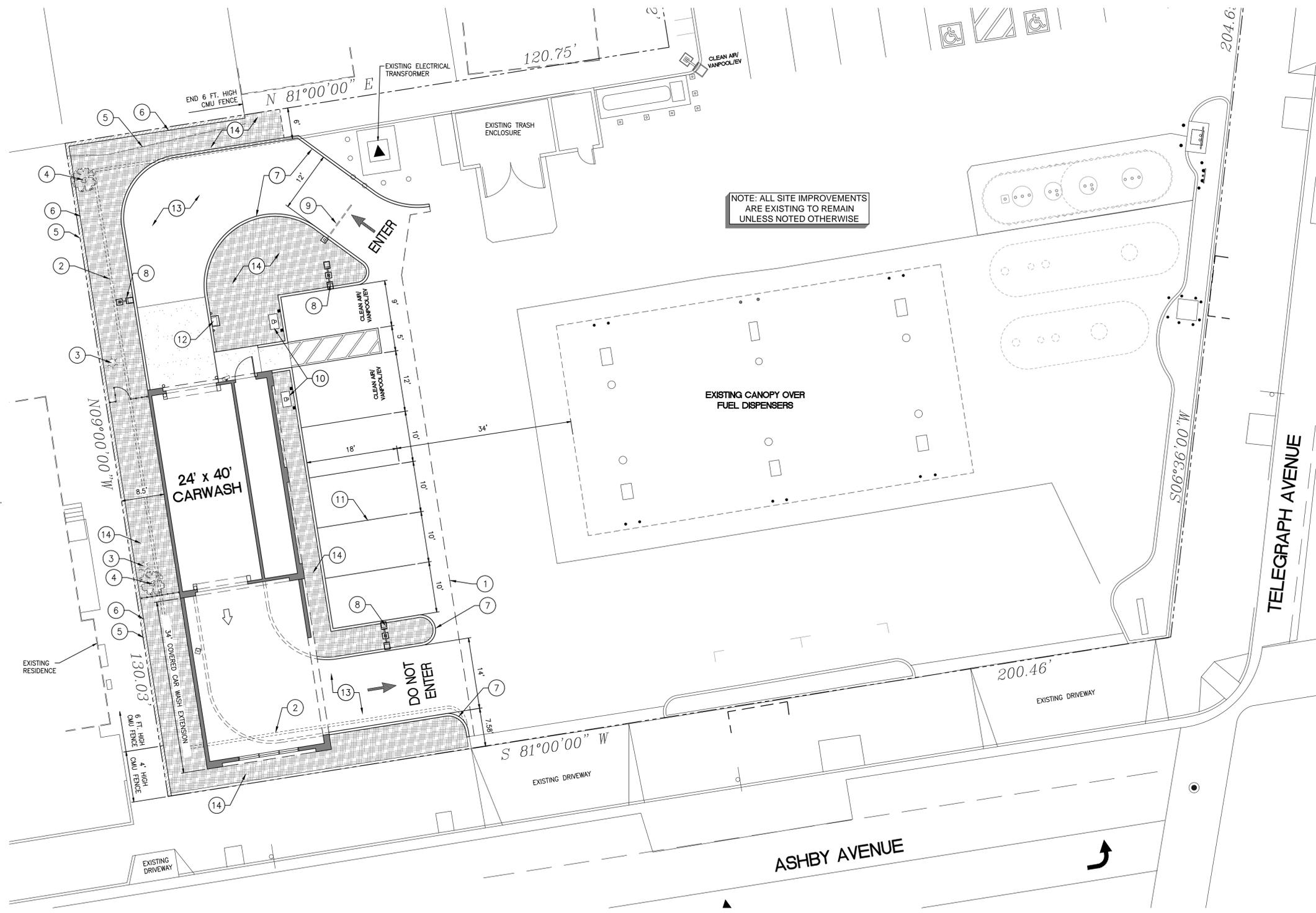
1. Project Plans, received November 5, 2021
2. Renderings, received September 8, 2021
3. Applicant's Tabulation Form, received June 12, 2020
4. Correspondence

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



KEY NOTES

1. LIMIT OF PROPOSED CAR WASH SITE IMPROVEMENTS. REMOVE ALL EXISTING SURFACE IMPROVEMENTS WITHIN AREA OF WORK.
2. REMOVE EXISTING CONCRETE PLANTER CURB.
3. REMOVE YARD LIGHT & FOOTING.
4. REMOVE EXISTING TREE.
5. REMOVE EXISTING WOOD FENCE AT PROPERTY LINE.
6. NEW 6 FT HIGH SPLIT FACE CMU WALL AT PROPERTY LINE.
7. NEW 6" HIGH CONCRETE CURB.
8. NEW YARD LIGHT FIXTURE.
9. NEW OVER-HEIGHT WARNING BAR.
10. NEW ELECTRIC VEHICLE CHARGING UNIT.
11. NEW PARKING STALL STRIPING.
12. NEW CUSTOMER PAY-POINT.
13. NEW PAVING WITHIN AREA OF WORK.
14. NEW LANDSCAPING. SEE LANDSCAPE PLAN.



DEVELOPMENT SITE PLAN

SCALE: 1"=10'-0"

FileP:\17000s\17422\preliminary\Carwash\17422_CW01 SITE PLAN.dwg Date/Time:7/6/2021 12:05 PM Scale:1"=10' SKATTNER Xref:-----

Title:
 SITE PLAN
 AUTOMATIC CARWASH
 2996 TELEGRAPH AVENUE
 BERKELEY, CALIFORNIA

For:
 SALKHI PETROLEUM
 2145 MENDOCINO AVENUE
 SANTA ROSA, CALIFORNIA 95401

Not for Construction

Designed	SK
Drawn	SK
Checked	
Approved	
Date	10.12.20



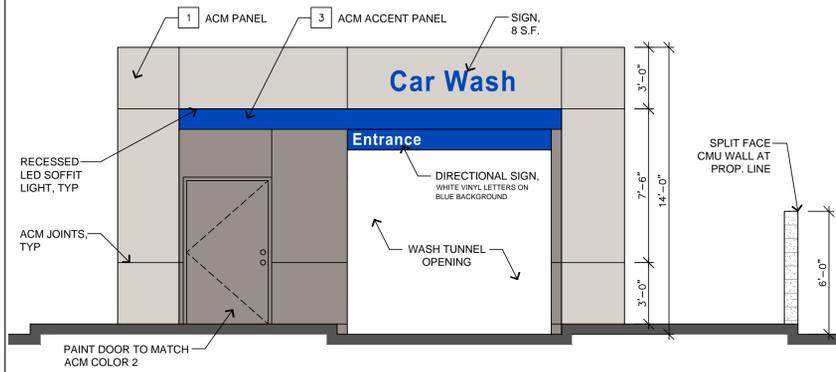
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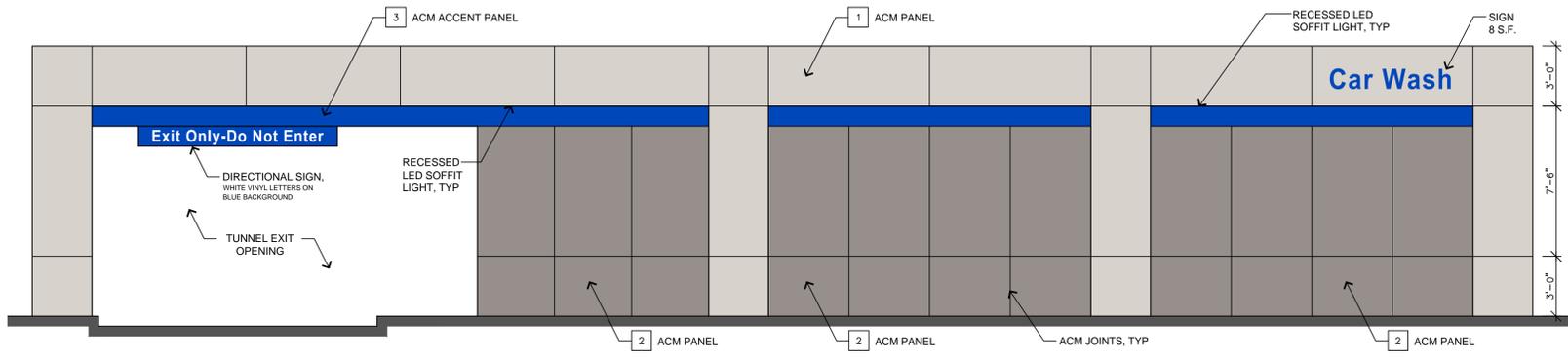
No.	Date	By	Chd.	Appr.	Revision

NOTE:
 EXTERIOR SIGNS SHALL BE SPOT LIT OR HALO LIT AS DELINEATED IN THE CITY'S SIGN CODE. SIGNAGE TO BE APPROVED UNDER SEPARATE PERMITS

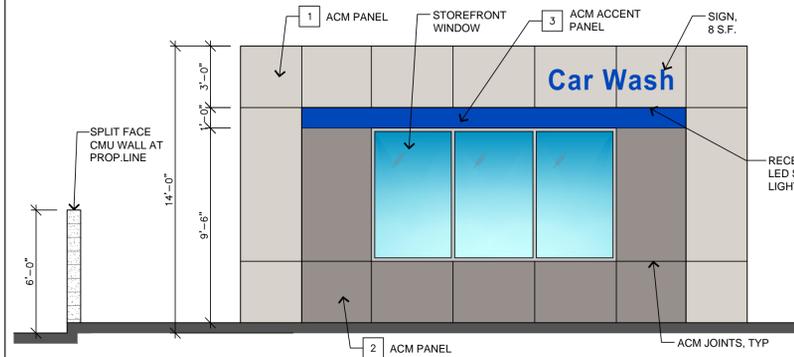
MARK	DESCRIPTION	PANTONE COLOR CODE
1	LIGHT GRAY	WARM GRAY 1
2	MEDIUM GRAY	WARM GRAY 7
3	CHEVRON BLUE	PMS 293



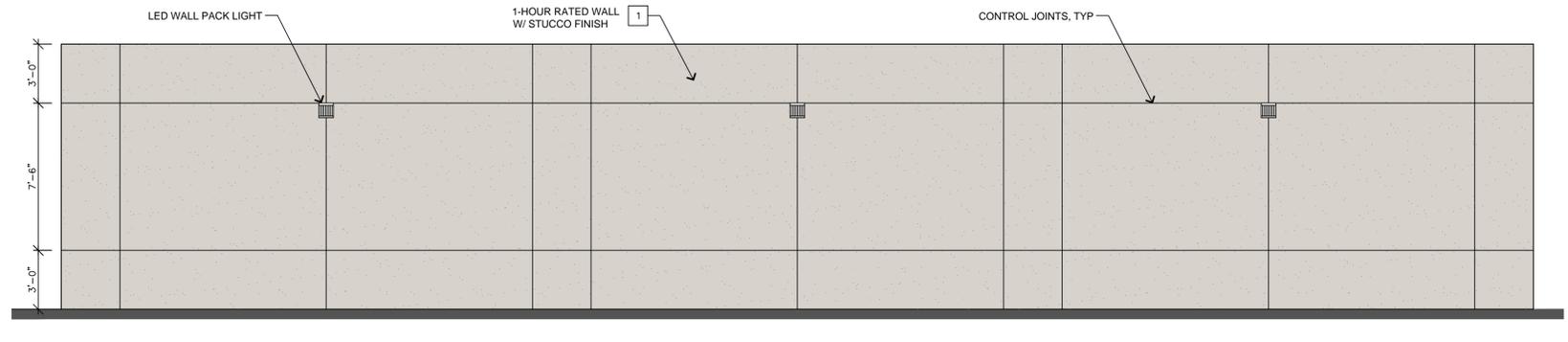
1 NORTH ELEVATION
 1/4"=1'-0"



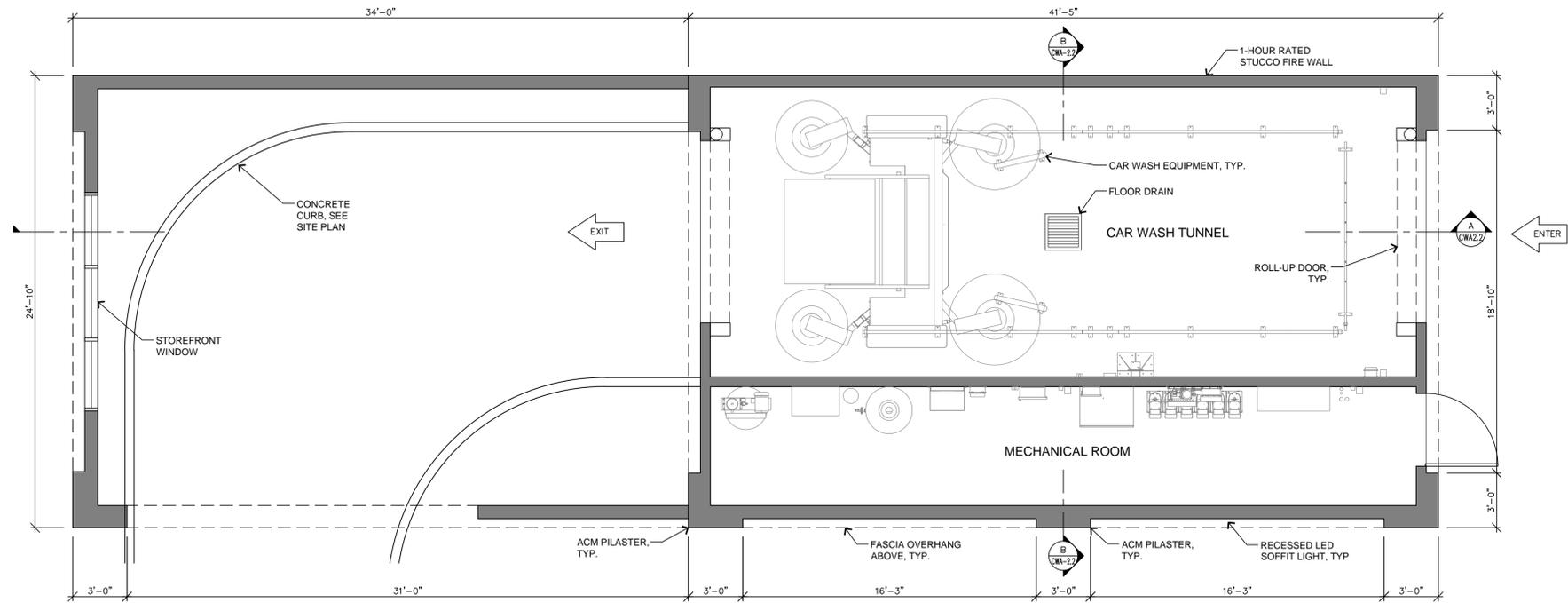
2 EAST ELEVATION
 1/4"=1'-0"



3 SOUTH ELEVATION
 1/4"=1'-0"



4 WEST ELEVATION
 1/4"=1'-0"



5 FLOOR PLAN
 1/4"=1'-0"

Revision
 No. Date By Ckd. Appr.

Title: ELEVATIONS, FLOOR PLAN & SECTIONS
 AUTOMATIC CARWASH
 2996 TELEGRAPH AVENUE
 BERKELEY, CALIFORNIA

For: SALKHI PETROLEUM
 2145 MENDOCINO AVENUE
 SANTA ROSA, CALIFORNIA 95401

Not for Construction

Scale:
 Horizontal AS NOTED
 Vertical AS NOTED

Designed: SK
 Drawn: SK
 Checked: SK
 Approved: SK
 Date: 10.12.20



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COLOR LEGEND



MARK	DESCRIPTION	PANTONE COLOR CODE	LOCATION
1	LIGHT GRAY	WARM GRAY 1	ACM PANELS, STUCCO WALL (WEST SIDE ONLY)
2	MEDIUM GRAY	WARM GRAY 7	ACM PANELS
3	CHEVRON BLUE	PMS 293	VINYL OVER ACM PANELS (ACCENT COLOR)



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Owner

SALKHI PETROLEUM
 2145 MENDOCINO AVENUE
 SANTA ROSA, CA 95401

Project

CAR WASH ADDITION
 CHEVRON C-STORE & FUELING FACILITY
 2996 TELEGRAPH AVENUE
 BERKELEY, CA

Title

COLOR BOARD

Job Number

17422.3

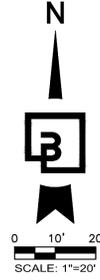
LANDSCAPE PLAN

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

 10-28-2021
 Signature and Date

LEGEND

-  EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION
-  EXISTING TREE TO BE REMOVED
-  EXISTING LANDSCAPING TO BE RETAINED. PROTECT DURING CONSTRUCTION



DESIGN STATEMENT:

A MIXTURE OF DECIDUOUS AND EVERGREEN PLANT MATERIAL THAT PROVIDES SEASONAL INTEREST THROUGHOUT THE YEAR WITH FOLIAGE, FLOWERS, TEXTURE, AND COLOR. ALL PLANT MATERIAL IS CATEGORIZED AS 'LOW' IN THE WUCOLS IV IRRIGATION LIST

LEGEND

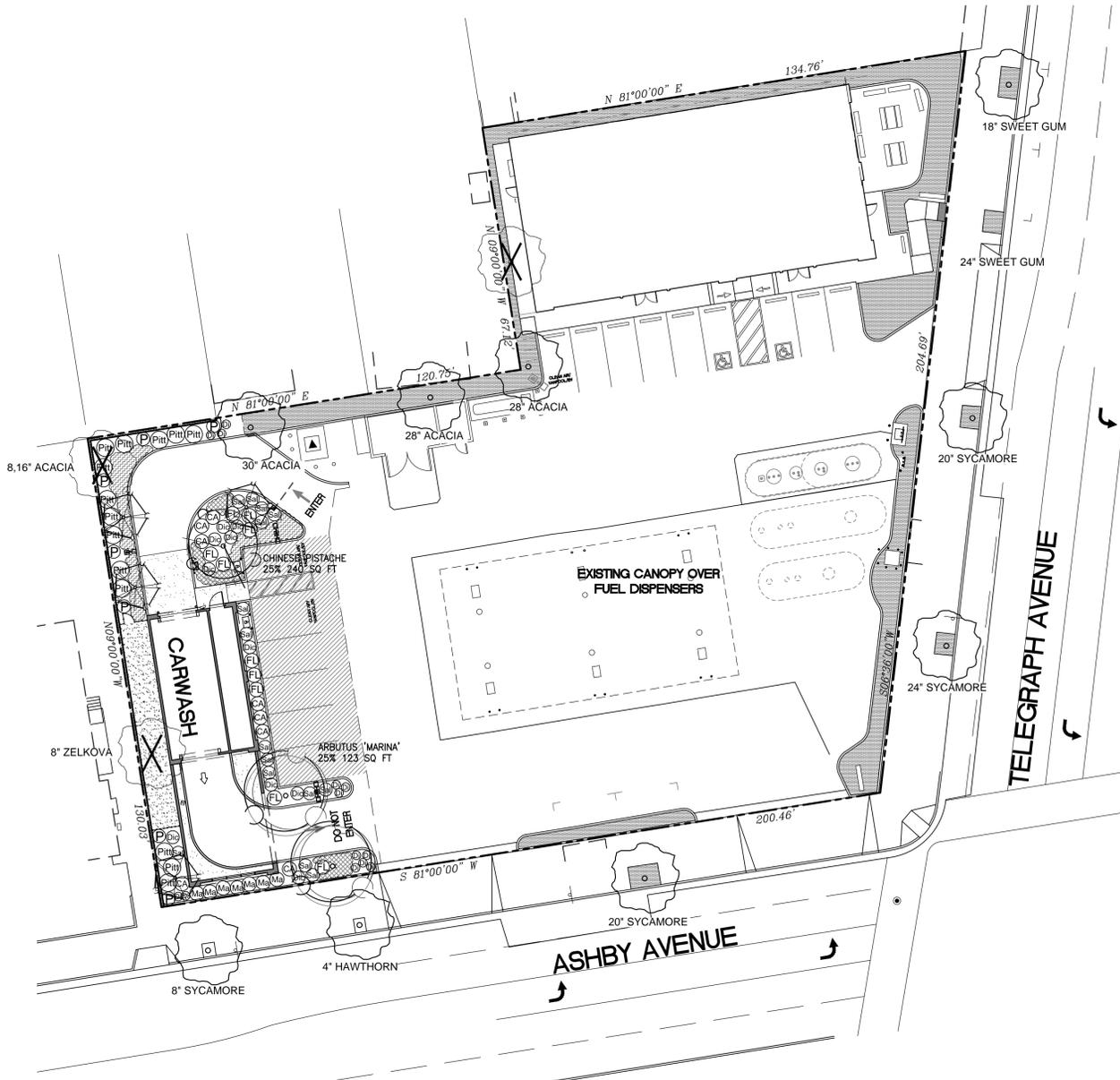
-  EXISTING TREE TO BE RETAINED. PROTECT DURING CONSTRUCTION
-  EXISTING TREE TO BE REMOVED
-  EXISTING LANDSCAPING TO BE RETAINED. PROTECT DURING CONSTRUCTION

PARKING LOT SHADING

-  PARKING LOT AREA FOR SHADING
- 1,601 SQUARE FEET OF PARKING LOT
 50% RECOMMENDED
 1,601 SQ FT x 50% = 800 SQ FT PARKING LOT SHADING RECOMMENDED
 363 SQUARE FEET PROVIDED.
 LIMITATIONS DUE TO PROXIMITY OF UTILITIES IN ADDITION TO LIMITED LANDSCAPE BED ADJACENT TO PARKING LOT

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAMES	SIZE	CONDITION	SPACING	QUANTITY	WUCOLS IV IRRIGATION CLASSIFICATION (ZONE 1)	REMARKS
TREES:							
	ARBUTUS 'MARINA' / ARBUTUS	15 GAL	AS SHOWN	2	2	LOW	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	PISTACHIA CHINENSIS / CHINESE PISTACHE	15 GAL	AS SHOWN	1	1	LOW	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	CELTIS OCCIDENTALIS 'JFS-KSU1' / 'PRAIRIE SENTINEL' COLUMNAR HACKBERRY	15 GAL	AS SHOWN	4	4	LOW	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
SHRUBS:							
	PHORMIUM TENAX 'MAORI MAIDEN' / NEW ZEALAND FLAX	5 GALLON	AS SHOWN	10	10	LOW	FULL & BUSHY
	DIETES IRIDIODES / FORTNIGHT LILY	1 GALLON	AS SHOWN	13	13	LOW	FULL & BUSHY
	CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON	5 GALLON	AS SHOWN	8	8	LOW	FULL & BUSHY
	PITTIOSPORUM TENUIF. 'ABBOTSBURY GOLD' / TAIHIHIHI	5 GALLON	AS SHOWN	14	14	LOW	FULL & BUSHY
	DICLIPTERA SUBERECTA / HUMMINGBIRD PLANT	5 GALLON	AS SHOWN	11	11	LOW	FULL & BUSHY
	SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE	5 GALLON	AS SHOWN	15	15	LOW	FULL & BUSHY
	MAHONIA NEVINII / NEVIN MAHONIA	5 GALLON	AS SHOWN	7	7	LOW	FULL & BUSHY
GROUNDCOVERS:							
	DYMONDIA MARGARETAE / DYMONDIA	1 GALLON	24" O.C.	AS REQ'D	AS REQ'D	LOW	HOLD BACK 16" FROM BORDERS, TREES, AND SHRUBS
	APTENIA 'RED APPLE' / BABY SUN ROSE	1 GALLON	24" O.C.	AS REQ'D	AS REQ'D	LOW	HOLD BACK 16" FROM BORDERS, TREES, AND SHRUBS
VINE:							
	PARTHENOCESSUS TRICUSPIDATA / BOSTON IVY	1 GALLON	20" O.C.	7	7	LOW	LEAN STAKE AGAINST PROPOSED SOUND WALL
MISC:							
	3" DEPTH DECOMPOSED GRANITE OVER WEED BARRIER FABRIC, OVERLAP ENDS AND SIDES OF FABRIC MINIMUM 8". INSTALL METAL STAKES 48" ON-CENTER, RAKE SUB-GRADE AWAY FROM BUILDING PRIOR TO INSTALLATION OF DECOMPOSED GRANITE						



LANDSCAPE PLAN
 AUTOMATIC CARWASH
 2996 TELEGRAPH AVENUE
 BERKELEY, CALIFORNIA

For:
 SALKHI PETROLEUM
 2145 MENDOCINO AVENUE
 SANTA ROSA, CALIFORNIA 95401



Scale:	Horizontal	1"=20'	Vertical	N/A
Designed	Drawn	Checked	Approved	Date



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PRELIMINARY LANDSCAPE PLAN

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH THE TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90-DAY MAINTENANCE.

QUALIFICATIONS:
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:
DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. AN IRRIGATION SYSTEM IS TO BE INSTALLED. DO NOT PLANT UNTIL THE SYSTEM HAS BEEN TESTED AND APPROVED. HANDLE PLANTS WITH CARE - DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST.

GUARANTEE:
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

90-DAY MAINTENANCE:
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 90 DAYS FOLLOWING COMPLETION OF PROJECT (ACCEPTANCE) OF FACILITY BY OWNER. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-1996). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "CAL" INDICATES CALIPER AT 6" ABOVE SOIL LINE; "GAL" INDICATES GALLON.

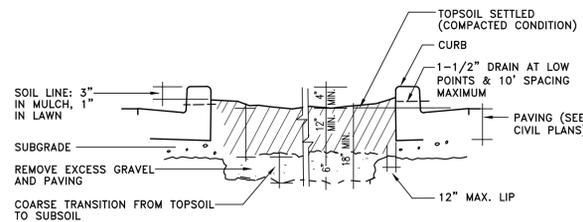
- A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
- B) QUALITY:
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION. PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION.
PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED.
PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
- C) SUBSTITUTION:
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED.

SOIL PREPARATION:
FOLLOW RECOMMENDATIONS SPECIFIED IN SOIL REPORT INCLUDED IN THIS DRAWING SET.

- A) SOIL PREPARATION
REMOVE FROM SITE ALL WEEDS AND DEBRIS WITHIN THE PROPOSED LANDSCAPE AREAS. VERIFY SUB-GRADES AT -5 INCHES BELOW FINISH ELEVATION IN ALL SHRUB AND GROUNDCOVER AREAS. DO NOT WORK SOIL WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESS COMPACTION WILL OCCUR NOR WHEN IT IS SO DRY THAT DUST WILL FORM IN THE AIR OR THAT CLOUDS WILL NOT BREAK READILY. APPLY WATER IF NECESSARY TO PROVIDE IDEAL MOISTURE CONTENT FOR FILLING AND FOR PLANTING AS SPECIFIED. THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE GRADES WHICH HAVE BECOME COMPACTED TO A DEPTH OF 12 INCHES WITH MULTIPLE PASSES, 90 DEGREES TO EACH OTHER. SCARIFY AREAS INACCESSIBLE TO MECHANIZED EQUIPMENT WITH HAND TOOLS.

REMOVE ALL SURFACE LUMPS, ROCKS, VEGETATION AND/OR DEBRIS LARGER THAN 1-INCH FROM ALL GRADES PRIOR TO ANY SOIL PREPARATION. THOROUGHLY ROTOTILL ALL LANDSCAPE AREAS TO A DEPTH OF 6 INCHES. PLACE ADDITIONAL AMENDED SOIL AS REQUIRED TO MEET FINISH ELEVATIONS. APPLY SOIL PREPARATION MATERIALS TO ALL PLANTING AREAS AND THOROUGHLY INCORPORATE INTO THE TOP 6 INCHES OF SOIL.

WET SOIL THOROUGHLY AND ALLOW TO SETTLE. REPEAT THIS COMPACTING PROCEDURE UNTIL SOIL IS STABLE ENOUGH TO PERMIT AERATION AND DRAINAGE FOR PLANT MATERIAL. FINISH GRADE ALL PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE DRAINING AWAY FROM BUILDINGS AND READY FOR PLANTING. FINISH GRADE TO BE 3 INCHES BELOW FINISH SURFACE OF ADJACENT PAVEMENT IN SHRUB AND GROUNDCOVER AREAS. FINISH GRADES TO BE APPROVED PRIOR TO PLACEMENT OF ANY PLANT MATERIAL. PARKING PLANTER ISLANDS SHALL BE OVER EXCAVATED. REMOVE ALL PAVING WASTE, GRAVEL BASE AND UNDERLYING SUBSOIL TO 18 INCHES BELOW TOP OF THE PAVING. SCARIFY AND OVER EXCAVATE PIT BOTTOM 12 INCHES TO MINIMIZE STRUCTURAL COMPACTION.



NOTE:
OVER EXCAVATE PARKING LOT PLANTERS TO LOOSEN COMPACTED SUBBASE

GRADING • PARKING LOT PLANTERS DETAIL

NOT TO SCALE

MULCH:
ONE-QUARTER-INCH (1/4") TO ONE HALF-INCH (1/2") SIZE FINE TEXTURED NITROLIZED BARK MULCH. SHREDDED WOOD WILL NOT BE ALLOWED.

STAKES:
2-INCH DIAMETER, BY 10-FOOT MINIMUM TREATED LODGEPOLE PINE TREE STAKE.

GUY MATERIAL:
CINCH TYPE TIES. NO WIRE WILL BE ALLOWED.

HERBICIDE:
HERBICIDE IS NOT RECOMMENDED FOR THE FIRST YEAR AFTER INSTALLATION.

ANTI-DESICCANT:
"WILT-PROOF" 48 HOURS PRIOR TO SHIPMENT TO SITE FROM JUNE 1 THROUGH SEPTEMBER. THOROUGHLY ROOT WATER PLANTS PRIOR TO DELIVERY. PLANT MATERIAL DELIVERED TO SITE TO BE KEPT CONTINUALLY MOIST THROUGH INSTALLATION.

EXECUTION:

FINISH GRADES:
FINE GRADE AND REMOVE ROCKS AND FOREIGN OBJECTS OVER TWO INCHES (2") DIAMETER FROM TOP THREE INCHES (3") OF PREPARED PLANTING BED. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS.

TREES:
ARRANGE TREES ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES AND SUPPORTS TO STAND VERTICAL. TREES TO BE PLACED AS SHOWN ON THE PLANTING PLAN, LOCATED AS DETAILED AND AS CALLED OUT ON PLANT LIST. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

SHRUBS:
INSTALL SHRUBS AS SPECIFIED FOR TREES.

GROUNDCOVERS:
EXCAVATE PITS TO A MINIMUM OF THREE INCHES (3") BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

MULCH:
MULCH ALL LANDSCAPE AREAS WITH A THREE INCH (3") LAYER OF MULCH

UTILITY CLEARANCES:
FIELD ADJUST PLANT LOCATIONS FOR 8-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

PLANTING MAINTENANCE:
CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTling PLANTS TO PROPER GRADES OR POSITION, AND RE-ESTABLISHING SETTING GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.

FERTILIZATION FOR GROUNDCOVER AREAS: UNIFORMLY BROADCAST SULFUR COATED UREA AT THE RATE OF FIVE (5) LBS. PER 1,000 SQUARE FEET. THE FIRST APPLICATION TO OCCUR APPROXIMATELY FORTY-FIVE (45) DAYS AFTER PLANTING. IN EARLY FALL AND SPRING, SUBSTITUTE A COMPLETE FERTILIZER SUCH AS 16-6-8 OR EQUAL FOR THE SULFUR COATED UREA AT THE RATE OF SIX (6) LBS. PER 1,000 SQUARE FEET. FOLLOW EACH FERTILIZATION WITH A THOROUGH IRRIGATION APPLICATION.

IRRIGATION MAINTENANCE:
THE IRRIGATION SYSTEM TO BE MAINTAINED INCLUDING ADJUSTMENTS FOR BALANCED WATER DISTRIBUTION & PRECIPITATION. FAILED OR MALFUNCTIONING IRRIGATION EQUIPMENT SHALL BE REPLACED OR CORRECTED. PLANT AND IRRIGATION MAINTENANCE TO INCLUDE THOSE OPERATIONS NECESSARY TO THE PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR TO PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.

PRUNE DAMAGED TWIGS AFTER PLANTING

PLACE IN VERT. POSITION: DOUBLE LEADERS WILL BE REJECTED

NOTE:
KEEP ROOTBALL MOIST AND PROTECTED AT ALL TIMES. HOLD CROWN OF ROOTBALL AT OR JUST ABOVE FINISH GRADE. PROTECT TRUNK AND LIMBS FROM INJURY. BACKFILL TO BE SETTLED USING WATER ONLY - NO MECHANICAL COMPACTION. REMOVE ALL WRAP, TIES & CONTAINERS, REGARDLESS OF MATERIAL.

(2) LODGEPOLE STAKES, PLUMB WITH ELASTIC CHAIN-LOCK TYPE OR RUBBER GUYS TIED IN FIGURE EIGHT; REMOVE AFTER ONE GROWING SEASON

PROTECTIVE WRAPPING DURING SHIPMENT TO SITE AND INSTALLATION REMOVE AT COMPLETION OF PLANTING

LAWN PLANTING; PROVIDE 3" # "NO GRASS" TREE RING AND 2" DEEP MULCH LAYER IN WELL. HOLD BACK FROM TRUNK 8" TO 10"

FINISH GRADE

PREPARE PLANTING BED PER SPEC'S; AT MIN., LOOSEN AND MIX SOIL TO 18" OR DEPTH OF ROOTBALL AND 2 TIMES BALL DIAMETER

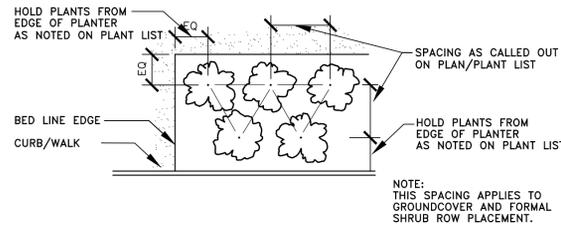
REMOVE ALL WRAP, TIES, AND CONTAINERS SCORE ROOTBALL AND WORK NURSERY SOIL AWAY FROM PERIMETER ROOTS

SET BALL ON UNDISTURBED BASE OR COMPACTED MOUND UNDER BALL

PENETRATION TO SUBBASE (+) 24"

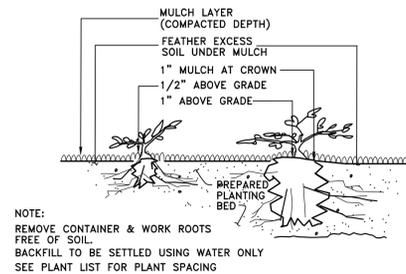
DECIDUOUS TREE PLANTING/STAKING DETAIL

NOT TO SCALE



PLANT MATERIAL SPACING DETAIL

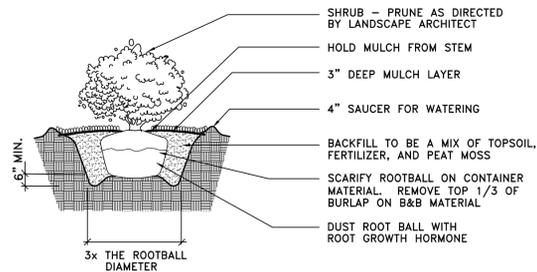
NOT TO SCALE



LESS THAN 1 GAL (PLANTED BEFORE MULCH) 1 GAL CONTAINER and LARGER (PLANTED BEFORE MULCH)

GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

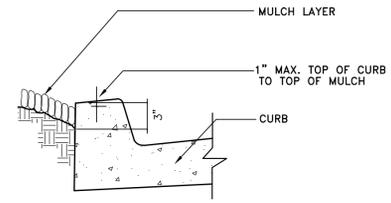


NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.

PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT. CUT AND REMOVE BURLAP FROM ROOT BALL

SHRUB PLANTING DETAIL

NOT TO SCALE



MULCH AT CURB DETAIL

NOT TO SCALE

Revision

No. Date By Cnd. Appr.

Title: **LANDSCAPE NOTES and DETAILS**
AUTOMATIC CARWASH
2996 TELEGRAPH AVENUE
BERKELEY, CALIFORNIA

For: **SALKHI PETROLEUM**
2145 MENDOCINO AVENUE
SANTA ROSA, CALIFORNIA 95401



Scale: Horizontal N/A, Vertical N/A

Designed: _____, Drawn: _____, Checked: _____, Approved: _____, Date: _____



Barghausen Consulting Engineers, Inc

18215 72nd Avenue South
KENT, WA 98032
(425)251-6222
KENT, WA 98032
barghausen.com

Job Number: **17422.3**
Sheet: **L-2** of **2**







PLANNING & DEVELOPMENT

Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: **2996 Telegraph Avenue** Date: **6/8/2020**
Applicant's Name: **Barghausen Consulting Engineers, Inc. c/o Caitlin Hepworth**
Zoning District: **C-1**

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

	<i>Existing</i>	<i>Proposed</i>	<i>Permitted/Required¹</i>
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)	0	0	0
Number of Parking Spaces (#)	27	15	11
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	0	0	0
Yards and Height			
Front Yard Setback (Feet)	0	37	15
Side Yard Setbacks: (facing property) Left: (Feet)	NA	6	5
Right: (Feet)	0	183	6
Rear Yard Setback (Feet)	NA	50	10
Building Height* (# Stories)	0	1	2
Average* (Feet)			
Maximum* (Feet)	0	14	40
Areas			
Lot Area (Square-Feet)	36,812	NA	NA
Gross Floor Area* (Square-Feet) Total Area Covered by All Floors	4,500	5,460	
Building Footprint* (Square-Feet) Total of All Structures	7,700	8,660	
Lot Coverage* (%) Residential only (Building Footprint/Lot Area)	NA	NA	NA
Useable Open Space* (Square-Feet)	0	0	
Floor Area Ratio* Non-Residential only (Except ES-R)	.13	.15	

*See Definitions – Zoning Ordinance Title 23F.

Revised: 11/19

¹ See development standards for your Zoning District, per the Berkeley Municipal Code, Sub-Titles 23D and 23E
g:\landuse\forms & instructions\land use planning forms\word files\forms_zoning project application\zoning project application_tabulation form.docx

Armour, Nicholas

From: Ronald Kowalski <rkowal3245@aol.com>
Sent: Thursday, June 25, 2020 5:51 PM
To: Armour, Nicholas
Cc: caitlinhepworth@barghausen.com
Subject: Zoning comment ZP2020-0055

Follow Up Flag: Flag for follow up
Flag Status: Completed

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Sir;

This regards the above mentioned zoning request for construction of a 960 sq.ft.self-service car wash at an existing gas station at 2996 Telegraph Ave:

The application materials are not listed on the web site www.cityofberkeley.info/zoning applications as of today, 6-25-20 although the application was submitted on 6-12-20 therefore at this time my wife and I don't have the particulars although we are witnessing electrical work being done to this property where it will most likely be built. The structure will be about 30feet from our property and the height will probably block our view of the Berkeley hills. For these reasons, without actually viewing the application, we would strongly object to this zoning change.

My wife Virginia, age 65, and I, Ron Kowalski, age 79, have lived in our home since 1999, when we purchased it and would like to remain here without major changes to our quality of life. Please advise if there will be meetings to attend to voice our objections.

Thank you

Very sincerely yours
Ronald A and Virginia Q. Kowalski
2309 Ashby Ave.
Berkeley, California 94705
510-355-6094
510-883-1222
rkowal3245@aol.com

Armour, Nicholas

From: Diane ERWIN <dmerwin@berkeley.edu>
Sent: Monday, July 6, 2020 11:35 AM
To: Armour, Nicholas
Subject: UP #ZP2020-0055 -- Neighborhood BLIGHT

Follow Up Flag: Flag for follow up
Flag Status: Flagged

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Nicholas,

I've just learned that the owner of the Chevron gas station, which is directly borders my residence, is planning to build a self-serve car wash. This facility would be literally right next to my house. It was bad enough that the city permitted the building of the fast food restaurant/convenience store with a liquor license and now this. There is no need for a car wash at this location in Berkeley and it would be a BLIGHT on the neighborhood. The thought of having to hear power washing hoses going 24 hours of the day, homeless people helping themselves to showers, and will there vacuum stations be part of this too!!!! This by no means a "site improvement". It is a nightmare!!! Please do not permit this to be built next to my residence or my neighbors. The gas station has proved in the past prior to all the new construction and pre-Covid to be a horrible neighbor. Failing to keep the area free of trash, unwanted transients and late night gatherings of two truck drivers and others.

Sincerely,
Diane M. Erwin
2315A Ashby Avenue