

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
MARCH 16, 2023

2920 Shattuck Avenue

PRELIMINARY DESIGN REVIEW

Design Review #DRCP2022-0013 to demolish two existing commercial buildings and construct a bonus project: a ten-story mixed-use building with 221 dwelling units (22 VLI units), 4,090 square feet of commercial space, and nine parking spaces.

I. Introduction

This project is located in the South Area Commercial District (C-SA) on the Southwest corner of Shattuck and Russell.

The proposed demolition was brought before the Landmarks Preservation Commission (LPC) for review on February 2, 2023 where no action was taken.

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.

The project is tentatively scheduled for a public hearing on the April 27th ZAB agenda and is before the Design Review Committee this month for Preliminary Design Review.

II. Background

This project proposed the demolition of existing structures on the corner of Shattuck and Russel and the construction of a 10-story mixed use building with 221 residential apartments, ground floor garden, roof level open space, and 4,090 square feet of commercial space.

III. Project Setting

A. Neighborhood/Area Description:

The proposed project is located in the C-SA district in South Berkeley with an R-4 district bordering the parcel to the West. The surrounding parcels are primarily single- and two-story commercial structures with some residential mixed in. One of South Shattuck's main anchor stores, Berkeley Bowl South, is located across Russell. According to the South Shattuck Area Plan, "*This section of Shattuck between Ward and Ashby has more pedestrian activity than anywhere else in the Plan area, particularly at its two ends. This existing activity, along with the narrow street width and the fact that most buildings are built to the property line make this the street with the most potential to become truly pedestrian-friendly.*"

B. Site Conditions:

The subject parcel is located at the southwest corner of Russell Street and Shattuck Avenue. There is a commercial building at the north end of the parcel, and a surface parking lot at the south end.

Figure 1: Vicinity Map

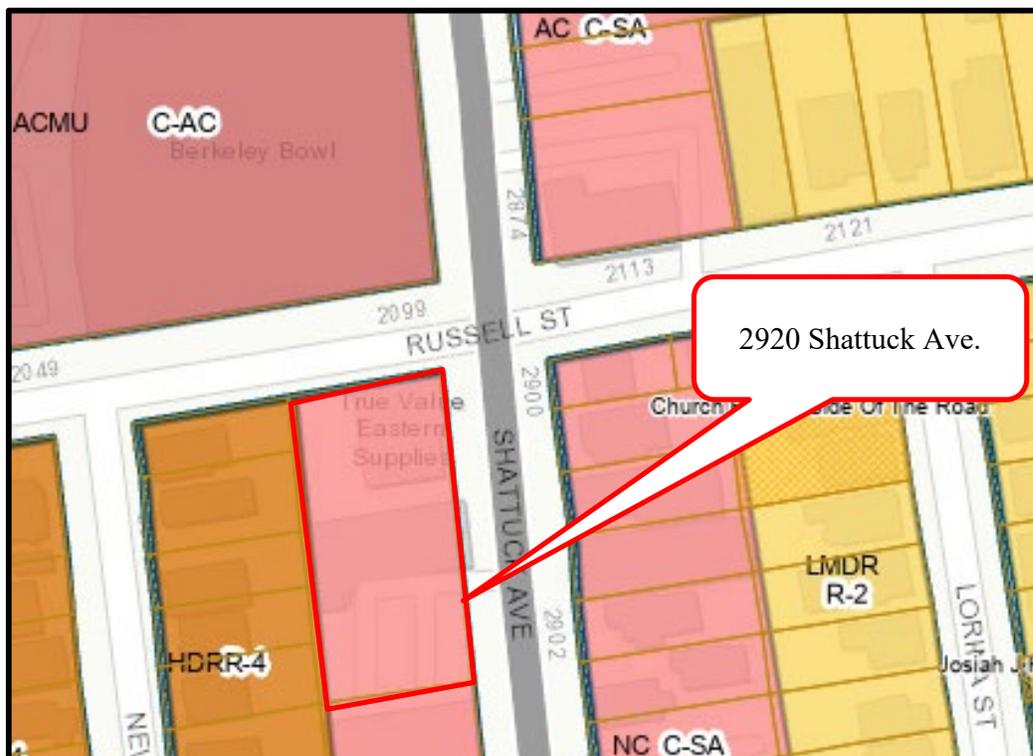


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Retail/Auto Repair	C-SA	Neighborhood Commercial (NC)
Surrounding Properties	North	Retail (Berkeley Bowl)		
	South	Retail/Office		
	East	Office/Medical Office/Retail/Residential		
	West	Single-Family/Duplex Residential	R-4	High-density Residential (HDR)

Table 2: Development Standards

C-SA Standards		Existing	Change	Proposed	Permitted/Required
Lot Area (sq. ft.)		19,586	--	19,586	n/a
Gross Floor Area (sq. ft.)		7,561	+107,643	115,204	78,344
Commercial Floor Area (sq. ft.)		7,561	-3,471	4,090	n/a
Floor Area Ratio		0.4	+5.48	5.88 ¹	4 max.
Dwelling Units	Total	0	+221	221	n/a
	Affordable	n/a	+22	22 VLI	n/a
Building Height	Average (ft.)	14'-0"	+96'-4"	110'-4" ¹	36' max. ³
	Stories	1	+9	10 ¹	3 max. ³
Building Setbacks (ft.)	Front (Russell)	4'-2"	+4'-2"	0'-0" ¹	15' min. ³
	Rear	70'	-68'-6"	1'-6" ¹	15' min. ³
	Left Side (Shattuck)	1'-10"	-1'-4"	0'-6" ¹	6'/8'/10'/12'/14'/15' min. ³
	Right Side	3'-3"	+29'-5"	32'-8"	4'/4'/6'/8'/10'/12' min. ³
Lot Coverage (%)		39	+18	57	40 max. ³
Usable Open Space (sq. ft.)		n/a	+7,617	7,617 ²	8,840 min. (40 s.f./d.u.)
Parking	Automobile	17	-8	9	8 min./119 max. (2 space/1,000 s.f. comm.; 0.5 spaces/du max.)
	Bicycle (short term/long term)	n/a	+8/64	8/64 ²	8/76

¹ Waiver requested
² Concession requested
³ A Use Permit to allow modifications to the standard requirements for mixed-use buildings for height, setbacks, and lot coverage are include in the base project.

IV. Project Description

A. Requested Use Permits

- Use Permit under BMC Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC 23.204.020(A) to construct dwelling units
- Use Permit under BMC Section 23.204.030(A) to create new floor area of 3,000 square feet or more
- Use Permit under BMC 23.204.100(D)(2) to modify height, setback, and lot coverage requirements
- Administrative Use Permit under BMC 23.304.050(A) to allow architectural elements to exceed the district height limit

- B. **CEQA Recommendation:** It is staff's recommendation that the project is categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects"). The determination is made by ZAB.

C. Density Bonus Information

Density Bonus with the following requested reductions, waivers and concessions:

Waivers

- Waiver of BMC Section 23.204.100(D) to exceed building height limits – to be 110'-4", and 10 stories (no maximum in Base with UP)
- Waiver of BMC Section 23.204.100(D) to reduce front and street side setbacks to 0', and rear setback to 1'-6" (no minimum in Base with UP)
- Waiver of BMC Section 23.204.100(D) to increase lot coverage to 57% (no maximum in Base with UP)
- Waiver of BMC Section 23.204.100(D) to increase FAR to 5.88, where 4.0 is the limit

Concessions [Two concessions permitted, per Government Code §65915(d)(2)]:

- Concession to reduce the open space requirement – to provide 7,617 square feet where 8,840 square feet is required to eliminate the costs of constructing a larger roof deck

- Concession to reduce the long-term bicycle parking requirement – to provide 72 spaces where 84 spaces is required to eliminate the costs of enlarging the bike room and providing additional racks

V. Design Review Guidelines

The City's South Shattuck Strategic Plan (1998) is applicable for this project. Included below are the Plan's Urban Design and Transportation Objectives and Strategies:

Urban Design

Create and enhance the identity of the South Shattuck commercial corridor as a unique and pleasant district that complements adjacent residential neighborhoods.

1. Enhance the pedestrian orientation of the commercial corridor through upgraded and expanded streetscape improvements and the reduction of automobile impacts.
2. Enhance the sense of place and district identity through careful building design and improved relationships between buildings, activities, residents, and shoppers in the South Shattuck corridor.
3. Enhance the visual quality of the corridor by creating an overall district identity, using features appropriate to each of the target areas.

Transportation

Make traffic improvements which complement economic development and urban design goals, encourage the use of alternatives to the automobile, and preserve the quality of life in residential neighborhoods.

1. Make capital improvements in the public right-of-way which increase pedestrian access and safety on commercial streets.
2. Support the location of new businesses in the South Shattuck corridor by identifying acceptable parking configurations for both anchor businesses and small tenants.
3. Make circulation system improvements which direct non-local traffic away from residential neighborhoods, minimize spillover effects from one neighborhood street to another, and allow resident access to major arterials.
4. Support alternatives to the automobile (transit, shuttles, bicycling, and walking) by developing and implementing policies which encourage non-automobile travel, including a plan for targeted street improvements.

For a complete set of the South Shattuck Strategic Plan, please refer to the following link: <https://berkeleyca.gov/your-government/our-work/adopted-plans/south-shattuck-strategic-plan>

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

- **Setbacks**
Street façade: the street façade of commercial streets should be respected, in order to create or maintain the sense of urban space.
- **Parking and Driveways**
Garage entrance: Conflict with pedestrian circulation should be prevented by the proper location and design of auto entrances.
- **Facades**
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 faces in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.
- **Heights:** In general, the height of adjacent buildings especially historic structures should be respected in the design of new buildings. Abrupt changes in height may be appropriate, even desirable in certain situations.
- **Walls and Fences:** Large, unarticulated expanses of any particular wall material that deaden the pedestrian environment should be avoided.
- **Landscape**
Sidewalk Areas should include landscaping that is coordinated with the neighborhood design. The consistent use of one species of tree along a street or block is encouraged.
- **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 entry point.

- **Bicycle Parking**

New developments should provide usable bicycle racks that are visible from a public way and that do not impede pedestrian or auto circulation.

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 This project is located in the C-SA South Area Commercial District at the corner of Shattuck and Russell. Surrounding structures are primarily single- and two-story buildings with commercial and residential uses. The project borders an R-4 Residential district and parcels to the West containing single family homes and multi-family units. Berkeley Bowl South is located across Russell to the North. Adjacent parcels to the South, as well as to the East across Shattuck, contain commercial structures.

Massing/ Building Design This ten-story mass fronts on Shattuck Avenue with a secondary frontage on Russell. The design features a two-story base supporting light-colored framed facades on the East and West elevations that extend from the third floor to the roof level. The façade design gives the illusion of multiple towers facing Russell (north), as well as on the south facade. The scale of the East and West facades is organized by a grid of windows that are framed vertically in two- and three-story groupings. The project steps back 32'-9" from the West property line at the second floor and an additional 40'-6" at the tenth floor to accommodate a West facing roof deck.

Setbacks The project meets the property line on Shattuck Avenue with recessed entries are provided at both the lobby and retail entrances. The setback proposed on the west is 32'9".

Encroachments Ground floor canopies encroach over the public right of way on Shattuck and Russell. The applicant is working with Public Works to obtain Encroachment Permits for those conditions.

Ground Floor Design The ground floor design is oriented along Shattuck Avenue. The residential lobby entrance is located at the Southwest corner of the project with an office, storage room, and bike storage accessible from the main lobby space. An outdoor patio and garden space in the Southeast corner of the project is accessed from the rear of the lobby. Retail space is proposed at the Northeast corner at the intersection of Russell and Shattuck. A parking garage is located along the West edge of the property with vehicular access to the garage provided on Russell Street.

Mechanical rooms are proposed at the center of the ground floor, with the trash room provided just off of the lobby space. A loading zone is proposed in front of the lobby entrance.

Landscape/ Open Space Open space is provided by a ground floor garden space and a roof level deck. The ground level garden is proposed with a water feature, flagstone patio, wood screen and patio seating. The roof level deck is proposed with a movie screen, outdoor kitchen with countertop seating, turf area, and moveable seating areas.

Streetscape Improvements Two new street trees are proposed, one on Shattuck and one on Russell, to supplement the existing seven street trees.

Colors and Materials The project proposes a light and dark insulated metal panel with aluminum windows.

B. Issues for Discussion:

- Neighborhood Context
- Massing/Building Design
- Open space
- Colors and Materials

VII. Recommendation

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

Attachments:

1. Project Plans, received March 2, 2023
2. Correspondence Received

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

VIEW ALONG SHATTUCK AVE. LOOKING SOUTH



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**2920
SHATTUCK**

Berkeley, CA

- 12.14.2021 DRAFT CONCEPT PLANS
- 12.15.2021 DRAFT CONCEPT PLANS
- 02.17.2022 SB-330 APPLICATION
- 09.05.2022 ZONING APPLICATION
- 12.01.2022 ZONING RESUBMISSION
- 03.16.2023 DRC HEARING SET

VICINITY MAP



PROJECT DIRECTORY

OWNER/APPLICANT:
2900 Shattuck Ave, LLC
NX VENTURES
1958A University Ave
Berkeley, CA 94705

ARCHITECT:
David Trachtenberg, Principal
TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.TrachtenbergArch.com

PROJECT DESCRIPTION

PROJECT ADDRESS: 2920 Shattuck Ave.
Berkeley, CA 94705 (APN: 053 159000501)

SCOPE OF WORK:
REMOVAL OF EXISTING COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 10-STORY MIXED-USE BUILDING WITH 221 DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL SPACE, AND PARKING WITH STATE OF CALIFORNIA DENSITY BONUS.

ZONING CODE SUMMARY
(BASED ON THE BERKELEY MUNICIPAL ZONING CODE)

ZONING: C-SA
SEE SHEET A0.1 FOR COMPLETE ZONING DATA

DRAWING LIST

SHEET NO. & TITLE	
ARCHITECTURAL	
A0.0 GENERAL INFORMATION	A3.5 STREETScape ELEVATIONS
A0.1 ZONING CODE	A3.6 PHOTO CONTEXT VIEWS
A0.3A DENSITY BONUS DIAGRAMS	A3.7 CONCEPTUAL RENDERING
A0.4A SHADOW STUDIES	A3.8 CONCEPTUAL RENDERING
A0.4B SHADOW STUDIES	A3.9 CONCEPTUAL RENDERING
A0.4C SHADOW STUDIES	A3.10 CONCEPTUAL RENDERING
A0.5 SITE CONTEXT PHOTOS	A3.11 CONCEPTUAL RENDERING
A0.6 VICINITY MAP	A4.1 SECTION
A1.0 SURVEY	A4.2 SECTION
A2.0 EXISTING SITE PLAN	MAT MATERIAL BOARD
A2.1 FLOOR PLANS	LANDSCAPE
A2.2 FLOOR PLANS	L0.0 LANDSCAPE PLAN AT STREETScape
A2.3 FLOOR PLANS	L0.1 PLANTING PALETTE IMAGERY
A2.4 ROOF PLAN	L1.0 LANDSCAPE PLAN, ELEVATION AND IMAGERY AT GROUND LEVEL
A3.1 BUILDING ELEVATIONS	L1.0 LANDSCAPE PLAN, ELEVATION AND IMAGERY AT GROUND LEVEL
A3.2 BUILDING ELEVATIONS	L2.0 LANDSCAPE PLAN AND IMAGERY AT ROOF DECK
A3.3 BUILDING ELEVATIONS	H1.0 HYDROZONE PLAN AT GROUND LEVEL
A3.4 BUILDING ELEVATIONS	H1.1 HYDROZONE PLAN AT ROOF LEVEL

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GENERAL
INFORMATION

A0.0

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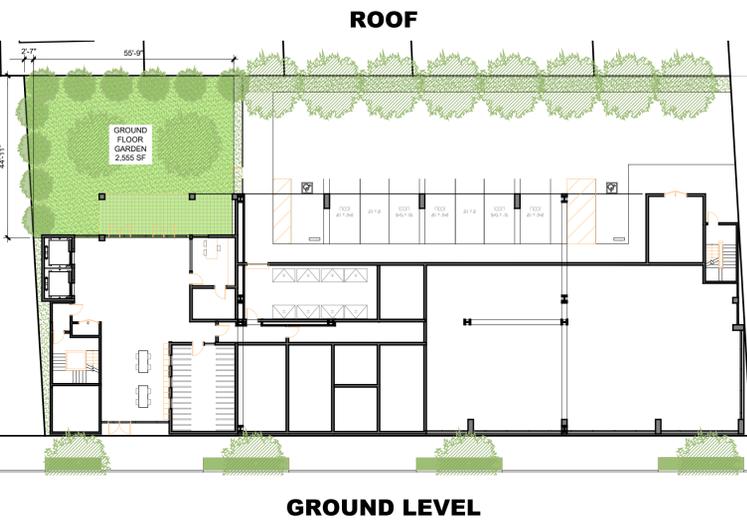
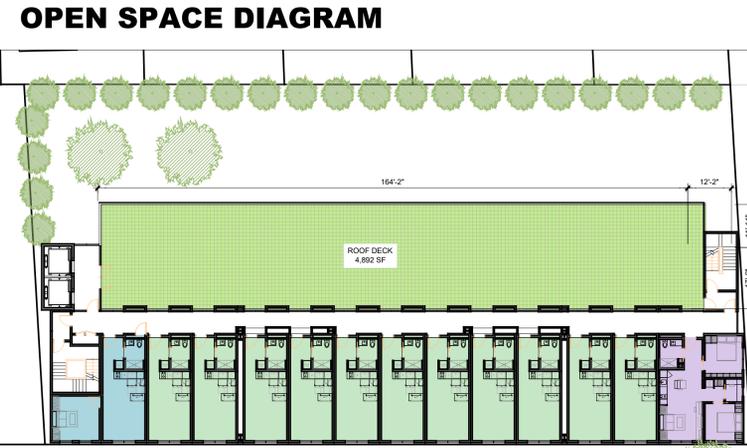
SHEET:

ZONING DATA

A0.1

REFUSE

Waste and Recycling Calculation									
# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3	Waste (40%)	Recycling (40%)	Organics (20%)			
230	1.00	230	19.17 cy	3,833 gal	7.67 cuft	1,533 gal	1,533 gal	767 gal	
Space Calculation		Container Quantities		Space Required	Space/ Container	Required	Provided	150% Additional	
3 cy bin (606 gal)	3	3	2	28 sf	224 sf				
96 gallon cart				7 sf					
64 gallon cart				6 sf					
Total capacity	1818 gal	1818 gal	1212 gal		224 sf	336 sf	348 SF		



ZONING CODE DATA

CITY OF BERKELEY ZONING TABULATIONS

ZONING - C-SA	ALLOWABLE BASE PROJECT	PROPOSED W/ DENSITY BONUS	COMPLIANCE
NUMBER OF DWELLING UNITS	N/A	N/A	221
COMMERCIAL AREA	N/A	N/A	4,090
PARKING	SEE TABLE	SEE TABLE	SEE TABLE
BIKE PARKING	SEE TABLE	SEE TABLE	SEE TABLE
FRONT YARD SETBACK (RUSSELL)	15'	0' COMPLIES W/UP BMC 23.204.100.D.2	VARIES; 0" TO 2'
STREET SIDE YARD SETBACK (SHATTUCK)	VARIES; 6' TO 15'	0' COMPLIES W/UP BMC 23.204.100.D.2	6"
SIDE YARD SETBACK	VARIES; 4 TO 12'	0' COMPLIES W/UP BMC 23.204.100.D.2	VARIES; 32'-8" TO 51'- 9"
REAR YARD SETBACK	15'	0' COMPLIES W/UP BMC 23.204.100.D.2	1'-6"
BUILDING HEIGHT	36'	Not Limited COMPLIES W/UP BMC 23.204.100.D.3	110'-4"
BUILDING STORIES	3	Not Limited COMPLIES W/UP BMC 23.204.100.D.2	10
LOT AREA	19,586	19,586	19,586
LOT AREA (ACRES)	0.45	0.45	0.45
GROSS FLOOR AREA	78,344	78,344	115,204
BUILDING FOOTPRINT	13,648	NOT LIMITED COMPLIES W/UP BMC 23.204.100.D.2	11,171
LOT COVERAGE	45%	NOT LIMITED COMPLIES W/UP BMC 23.204.100.D.2	57%
USABLE OPEN SPACE (SEE TABLE)	SEE TABLE	SEE TABLE	SEE TABLE
PROJECT FAR	4.0	4.0	5.88

FAR CALCULATIONS

	BASE PROJECT ALLOWABLE	ALLOWABLE W/ UP'S	PROPOSED W/ DENSITY BONUS
SITE AREA	19,586	19,586	19,586
FAR	4.00	4.00	5.88
FLOOR AREA	78,344	78,344	115,204

PROPOSED FLOOR AREA WITH DENSITY BONUS

	COMMERCIAL	RESIDENTIAL	MECH.	TOTAL
LEVEL 10		7,225		7,225
LEVEL 9		12,101		12,101
LEVEL 8		12,101		12,101
LEVEL 7		12,101		12,101
LEVEL 6		12,101		12,101
LEVEL 5		12,101		12,101
LEVEL 4		12,101		12,101
LEVEL 3		12,101		12,101
LEVEL 2		12,101		12,101
GROUND LEVEL	4,090	5,825	1,256	11,171
TOTAL FLOOR AREA W/ DENSITY BONUS	4,090	109,858	7,081	115,204
FAR (FLOOR AREA RATIO)				5.88

UNIT COUNTS

UNIT TYPE	STUDIO	1-BED	2-BED	TOTAL
LEVEL 10	11	1	1	13
LEVEL 9	24	1	1	26
LEVEL 8	24	1	1	26
LEVEL 7	24	1	1	26
LEVEL 6	24	1	1	26
LEVEL 5	24	1	1	26
LEVEL 4	24	1	1	26
LEVEL 3	24	1	1	26
LEVEL 2	24	1	1	26
GROUND LEVEL	0	0	0	0
TOTAL	203	9	9	221
PERCENT OF TOTAL	92%	9%	4%	
TOTAL BEDROOM COUNT	203	9	18	230

OPEN SPACE TABLE

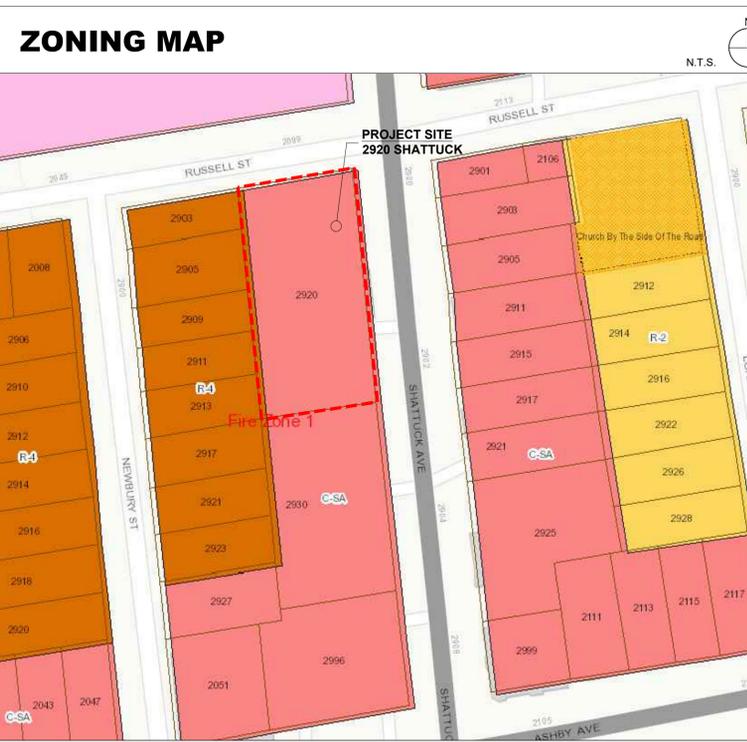
	UNITS	RATIO	TOTAL	LANDSCAPE AREA
TOTAL UNITS	221	40	8,840	
TOTAL REQUIRED			8,840	
TOTAL CONCESSION REQUESTED			704	
TOTAL AREA PROVIDED			8,136	4,545
GROUND LEVEL GARDEN			3,244	
ROOF DECK			4,892	

BIKE PARKING CALCULATIONS

	UNITS/SF	SPACES PER BEDROOM/SF	TOTAL REQ	PROVIDED
NEW COMMERCIAL	4,090	1/2000	2	2
RESIDENTIAL (LONG TERM)	230	0.33	76	64
RESIDENTIAL (SHORT TERM)	230	0.025	6	6
TOTAL BIKE PARKING			84	72
TOTAL CONCESSION REQUESTED				12

PARKING TABLE

	UNITS/SF	MIN.	MAX (.5/UNIT)	PROPOSED
RESIDENTIAL	221	0	110.5	1
COMMERCIAL	4,090	2/1000 SF	N/A	8



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DENSITY BONUS CALCULATIONS

A0.3A

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	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)
74,822	150.52	151	14%	21.14	22.00	46.25%	69.8375	70	221

Base Project Res. Area	Floor	Proposed Project Res. Area	#VLI	%VLI	%DB	#DB	#Concessions
	Tenth	7,225	8	5%	20.0%	182	1
	Ninth	12,101	10	6%	22.5%	185	1
	Eighth	12,101	11	7%	25.0%	189	1
	Seventh	12,101	13	8%	27.5%	193	1
	Sixth	12,101	14	9%	30.0%	197	1
13,604	Fifth	12,101	16	10%	32.5%	201	2
13,604	Fourth	12,101	17	11%	35.0%	204	2
13,604	Third	12,101	19	12%	38.75%	210	2
13,604	Second	12,101	20	13%	42.5%	216	2
6,802	Ground	5,825	22	14%	46.25%	221	2
74,822		109,858	23	15%	50.0%	227	3

Total Floor Area:

Base Project # of Units	Floor	Proposed Project # of Units
	Tenth	13
	Ninth	26
	Eighth	26
	Seventh	26
30	Sixth	26
30	Fifth	26
30	Fourth	26
30	Third	26
30	Second	26
1	Ground	26
151		221

Total Units:

Proposed Area: **109,858**

Proposed Units: **221**

Average Unit Size: **497**

#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	151	40	6040
Provided Open Space (Roof Deck)			7548

Base Project - FAR

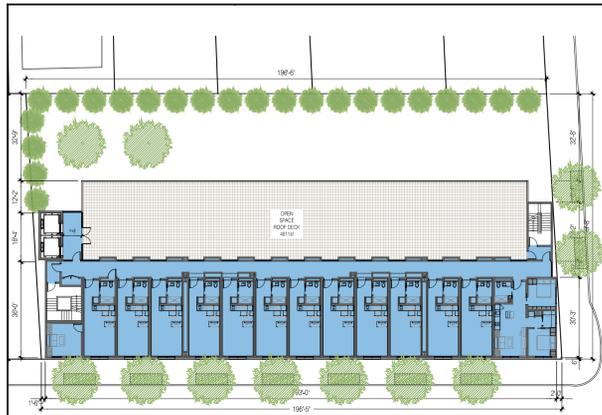
	Res. Area	Commercial	Total GFA
GFA	74,822	3820	78,642
Site Area			19,586
FAR			4

Base Project - Parking

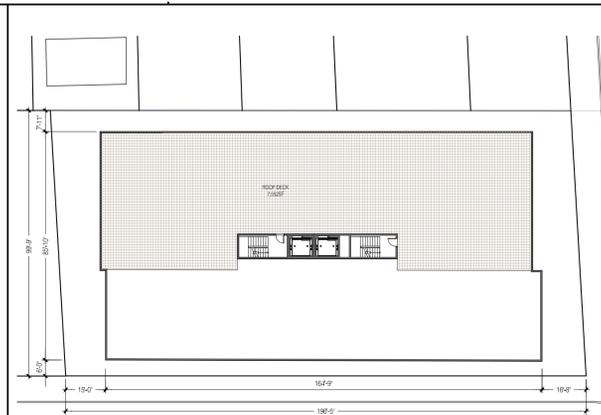
	Units/SF	Bedrooms	Ratio	Total Req.	Provided
Residential				0	0
Commercial	3,820	N/A	2/1000 SF	4	4

Base Project -Bicycle Parking

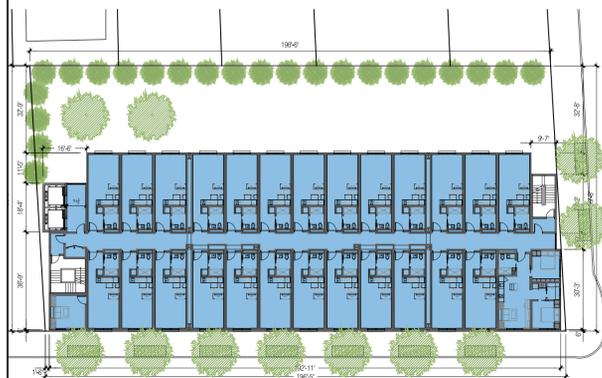
	Units/SF	Bedrooms	Ratio	Total Req.	Provided
New Comm.	3,820		1/2000	2	2
Res. (Long)		151	0.33	50	50
Res (Short)		151	0.025	4	4
Total					56



PLAN AT LEVEL 10



PLAN AT ROOF LEVEL



PLAN AT LEVELS 2-9



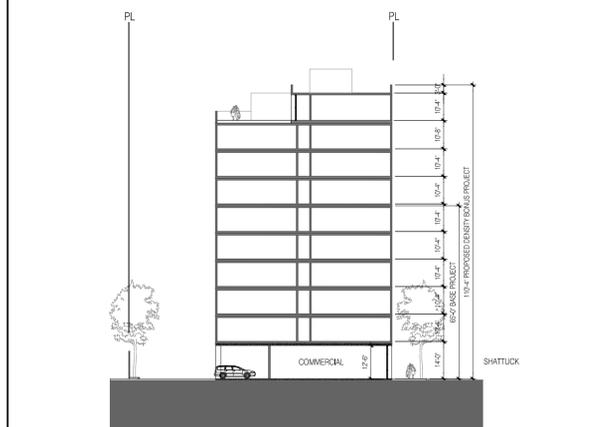
PLAN AT LEVELS 2-6



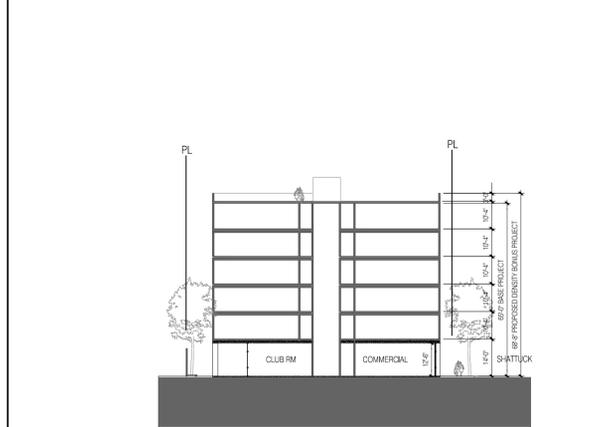
PLAN AT GROUND



PLAN AT GROUND



PROPOSED DENSITY BONUS PROJECT



BASE PROJECT



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2920 SHATTUCK

Berkeley, CA

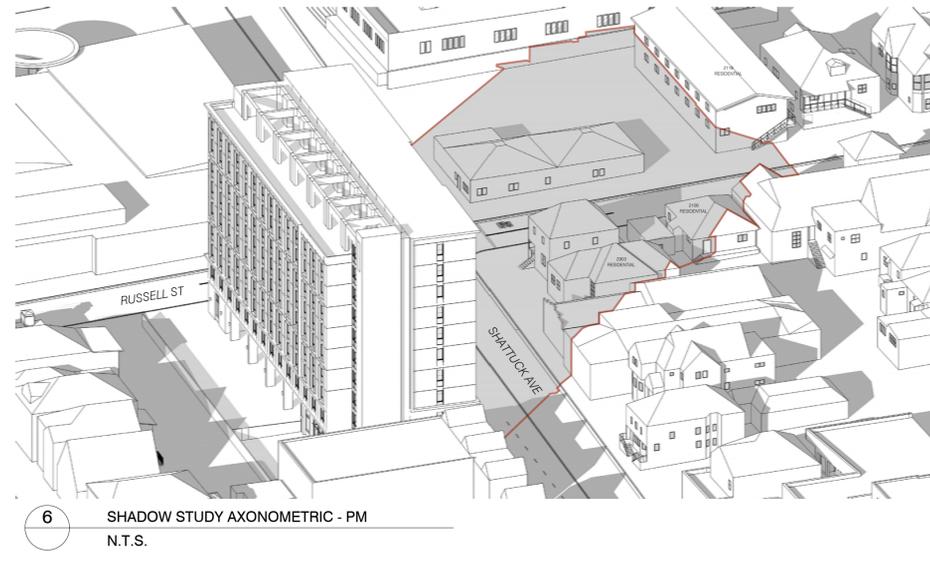
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- 12.15.2021 DRAFT CONCEPT PLANS
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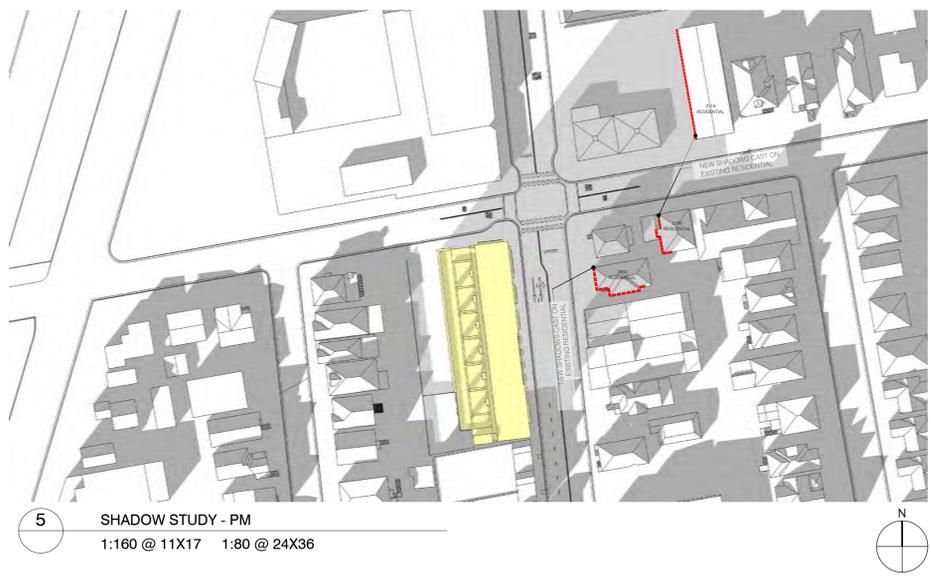
JOB: 2134

SHEET:
SHADOW STUDIES
DECEMBER 21ST

A0.4A



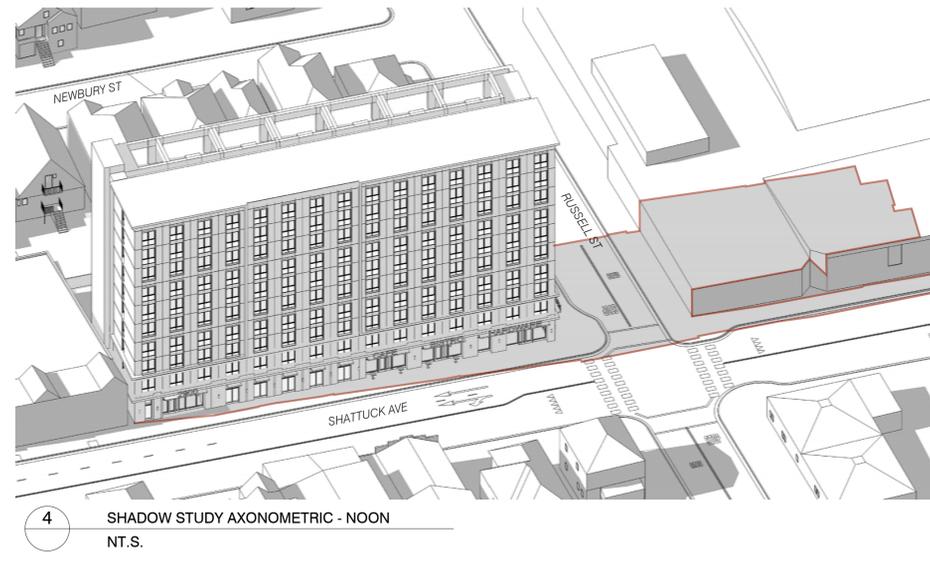
6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.



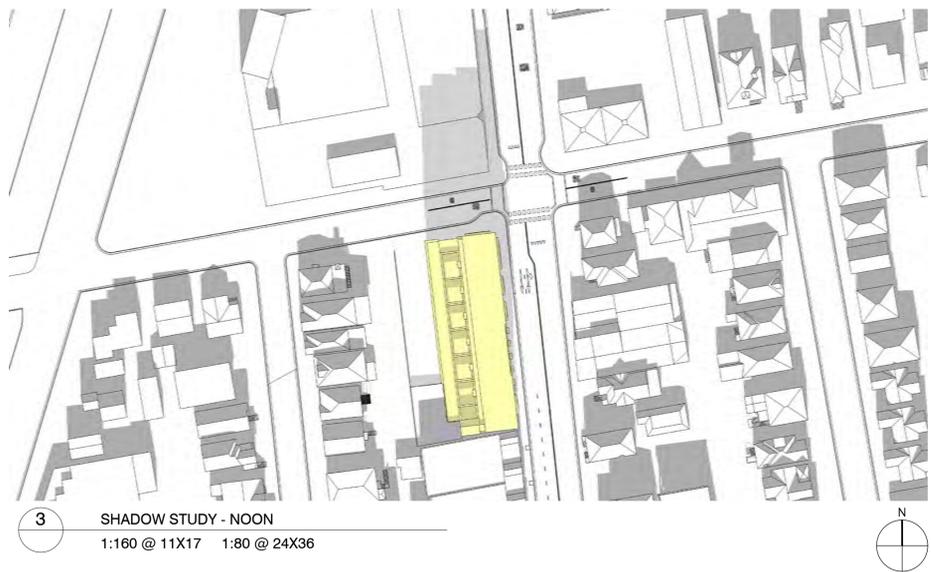
5 SHADOW STUDY - PM
1:160 @ 11X17 1:80 @ 24X36

WINTER SOLSTICE DEC 21ST: 2-HRS BEFORE SUNSET (PM)

- PROPOSED BUILDING
 - 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



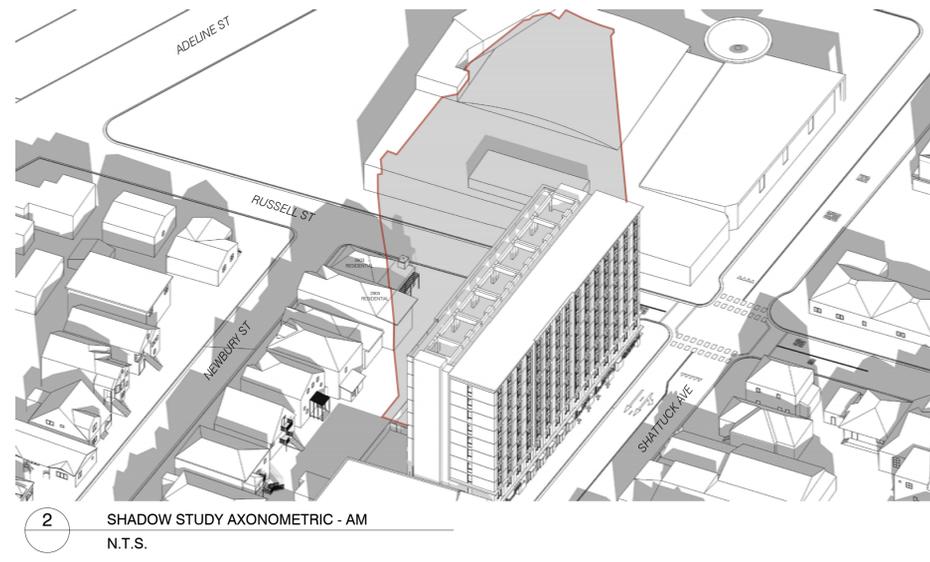
4 SHADOW STUDY AXONOMETRIC - NOON
N.T.S.



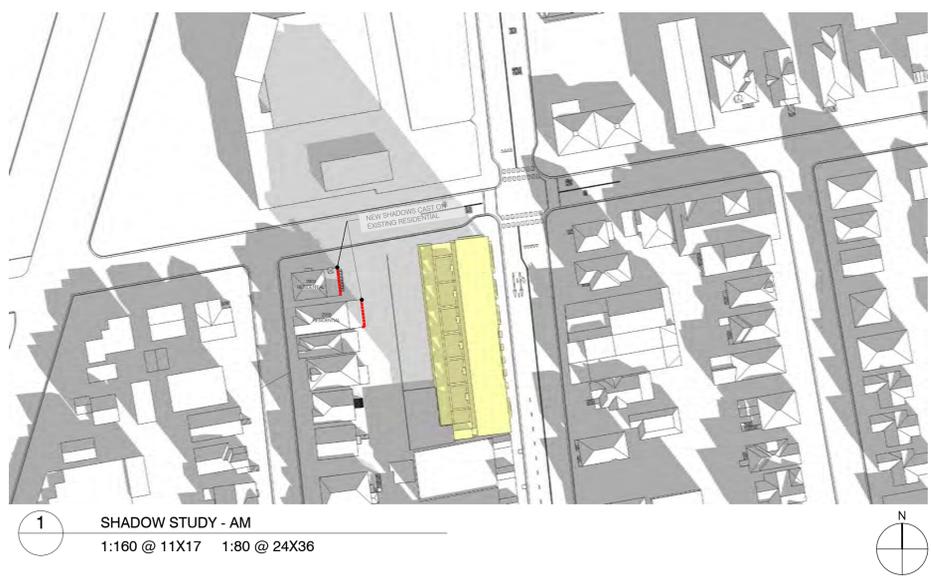
3 SHADOW STUDY - NOON
1:160 @ 11X17 1:80 @ 24X36

WINTER SOLSTICE DEC 21ST: 2-HRS AFTER SUNRISE (AM)

- PROPOSED BUILDING
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2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:160 @ 11X17 1:80 @ 24X36



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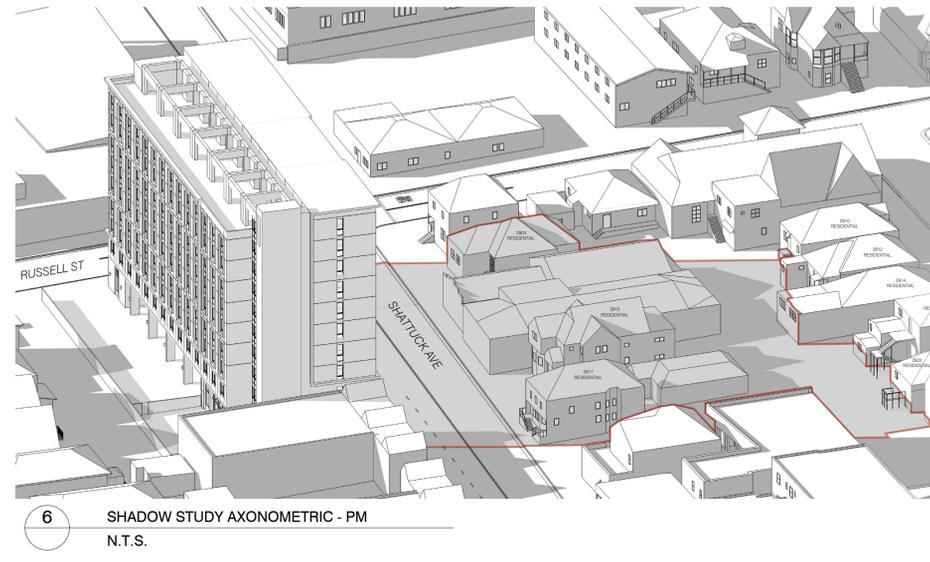
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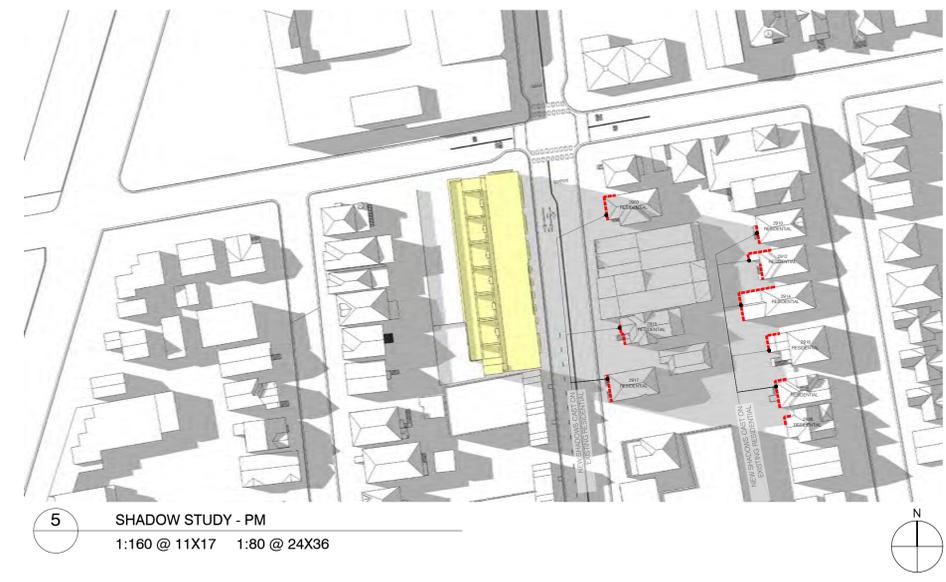
JOB: 2134

SHEET:
SHADOW STUDIES
JUNE 21ST

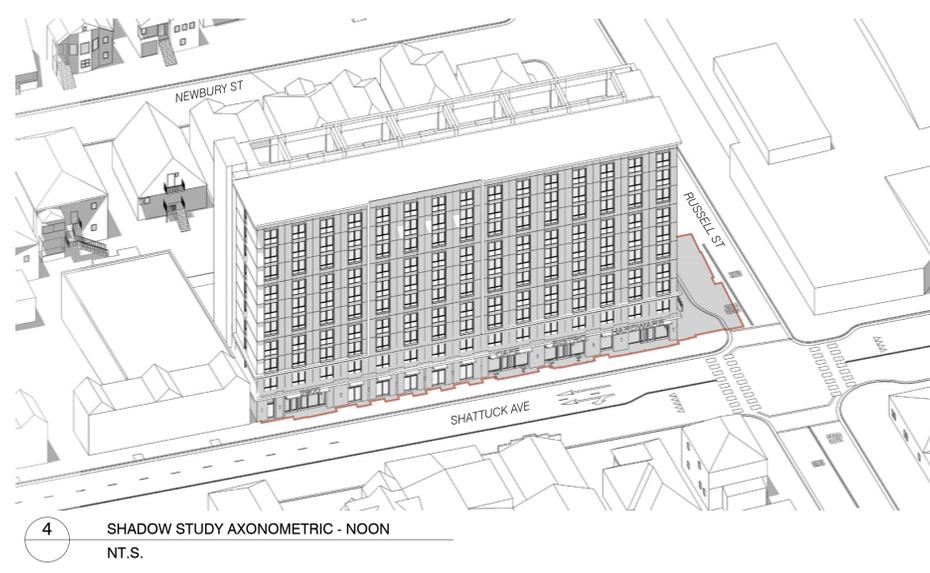
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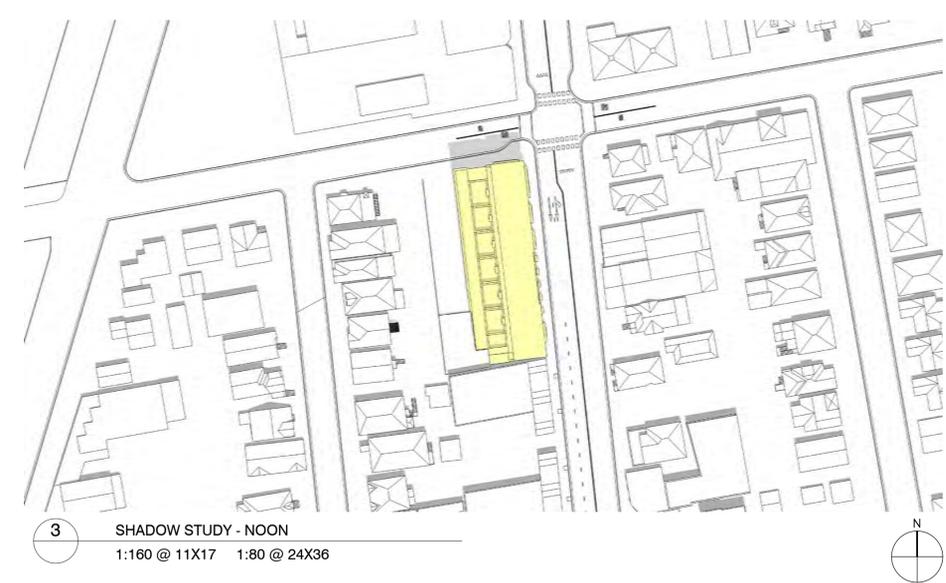
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N.T.S.



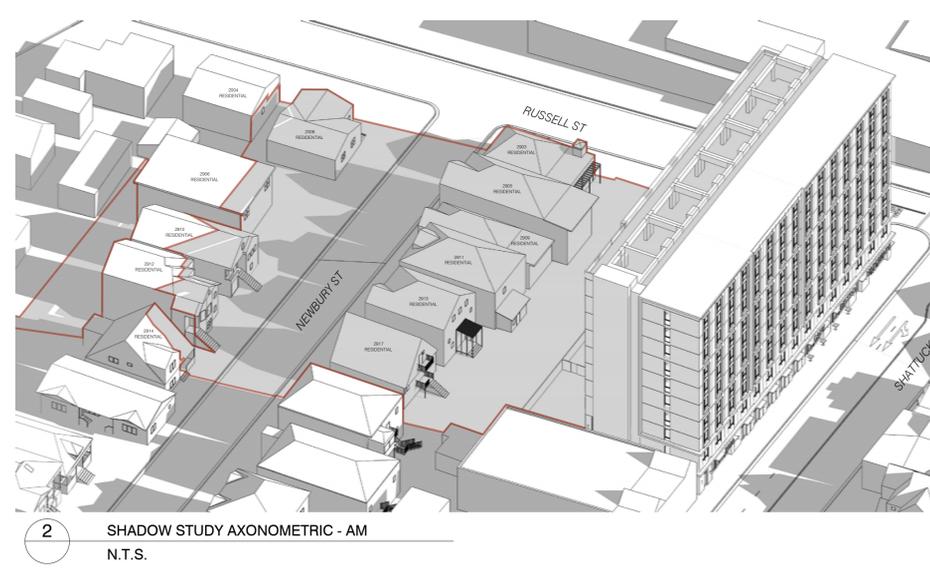
5 SHADOW STUDY - PM
1:160 @ 11X17 1:80 @ 24X36



4 SHADOW STUDY AXONOMETRIC - NOON
N.T.S.



3 SHADOW STUDY - NOON
1:160 @ 11X17 1:80 @ 24X36



2 SHADOW STUDY AXONOMETRIC - AM
N.T.S.



1 SHADOW STUDY - AM
1:160 @ 11X17 1:80 @ 24X36

SUMMER SOLSTICE JUN 21ST: 2-HRS BEFORE SUNSET (PM)

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SUMMER SOLSTICE JUN 21ST: NOON

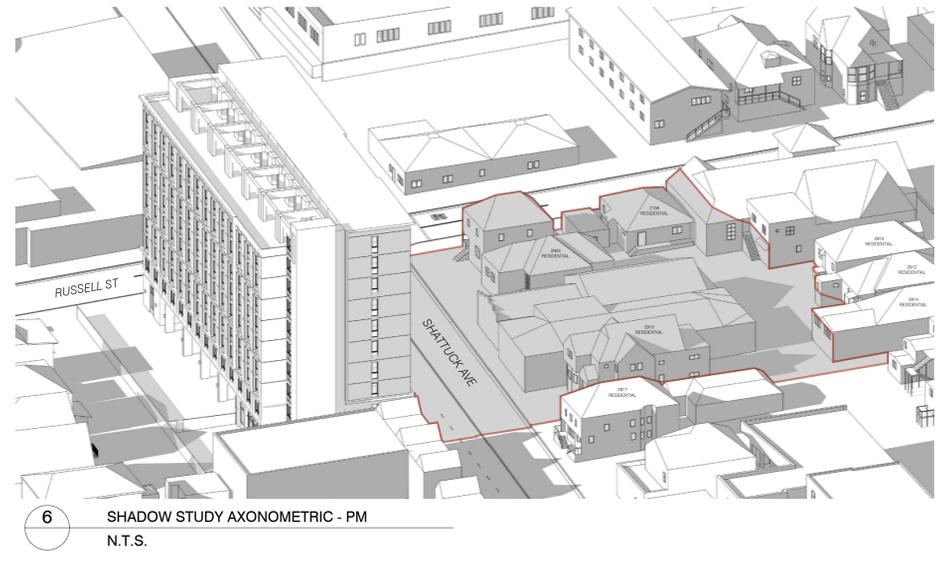
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SUMMER SOLSTICE JUN 21ST: 2-HRS AFTER SUNRISE (AM)

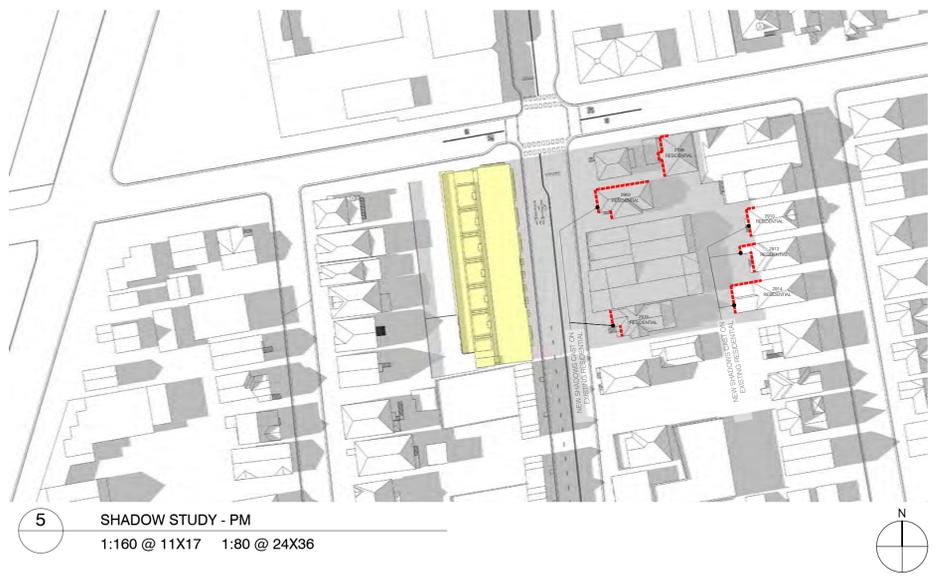
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6 SHADOW STUDY AXONOMETRIC - PM
 N.T.S.



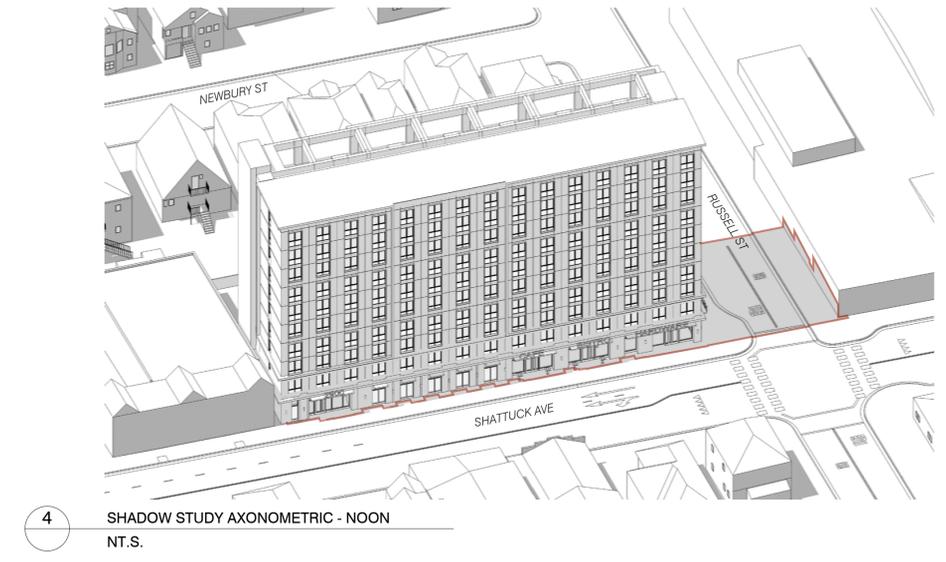
5 SHADOW STUDY - PM
 1:160 @ 11X17 1:80 @ 24X36

CURRENT
 SEPT 2ND:
 2-HRS BEFORE SUNSET (PM)

- PROPOSED BUILDING
 - DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
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CURRENT
 SEPT 2ND:
 NOON

- PROPOSED BUILDING
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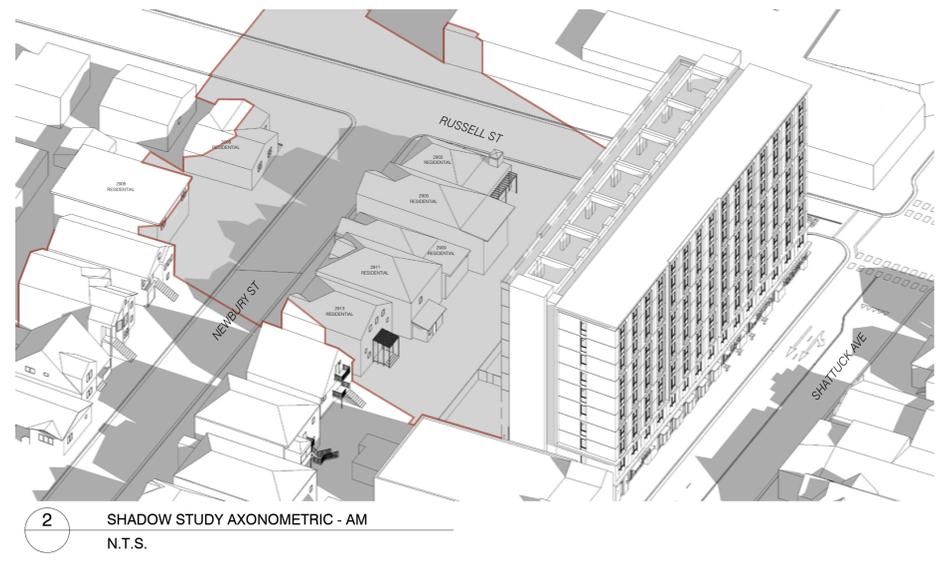
4 SHADOW STUDY AXONOMETRIC - NOON
 N.T.S.



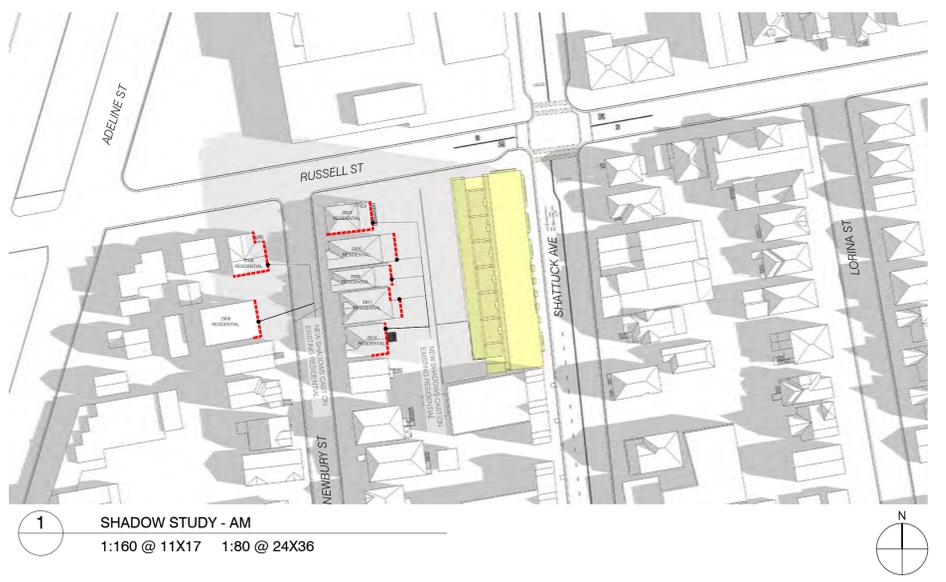
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 SEPT 2ND:
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2 SHADOW STUDY AXONOMETRIC - AM
 N.T.S.



1 SHADOW STUDY - AM
 1:160 @ 11X17 1:80 @ 24X36

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SHEET:
 SHADOW STUDIES
 SEPTEMBER 2ND

A0.4C



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SHEET:

SITE CONTEXT
PHOTOS

A0.5



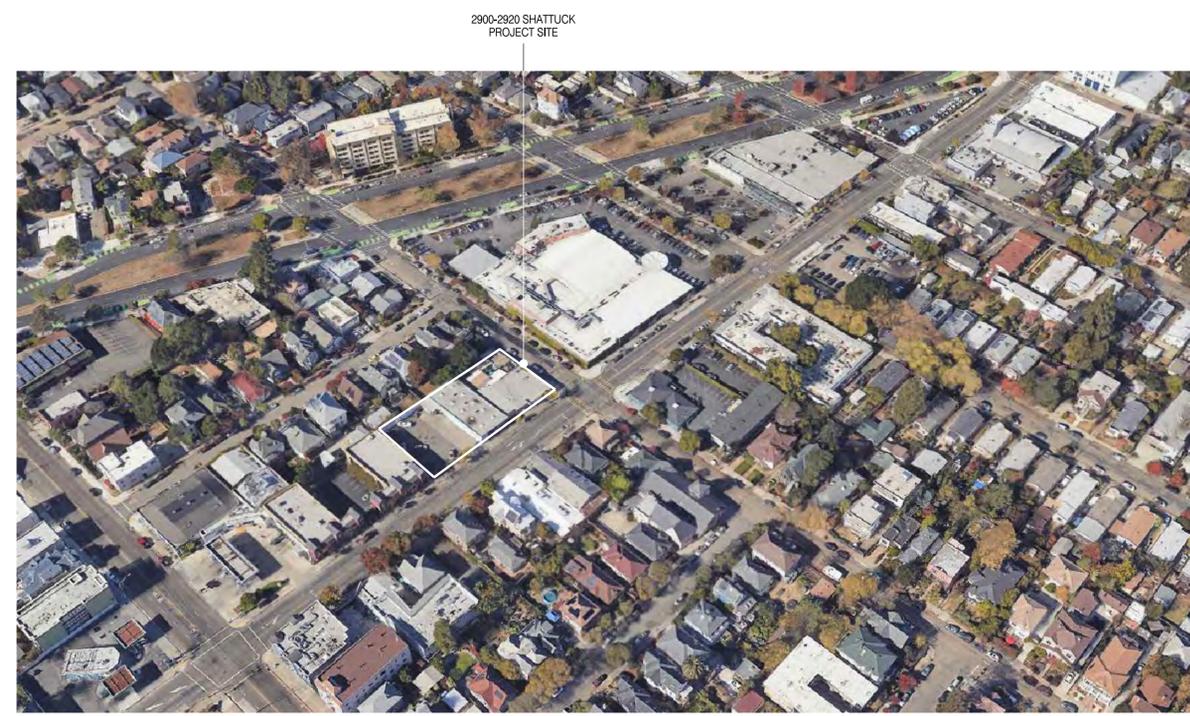
4 VIEW FROM RUSSELL LOOKING WEST
A0.5



2 VIEW FROM RUSSELL LOOKING EAST
A0.5



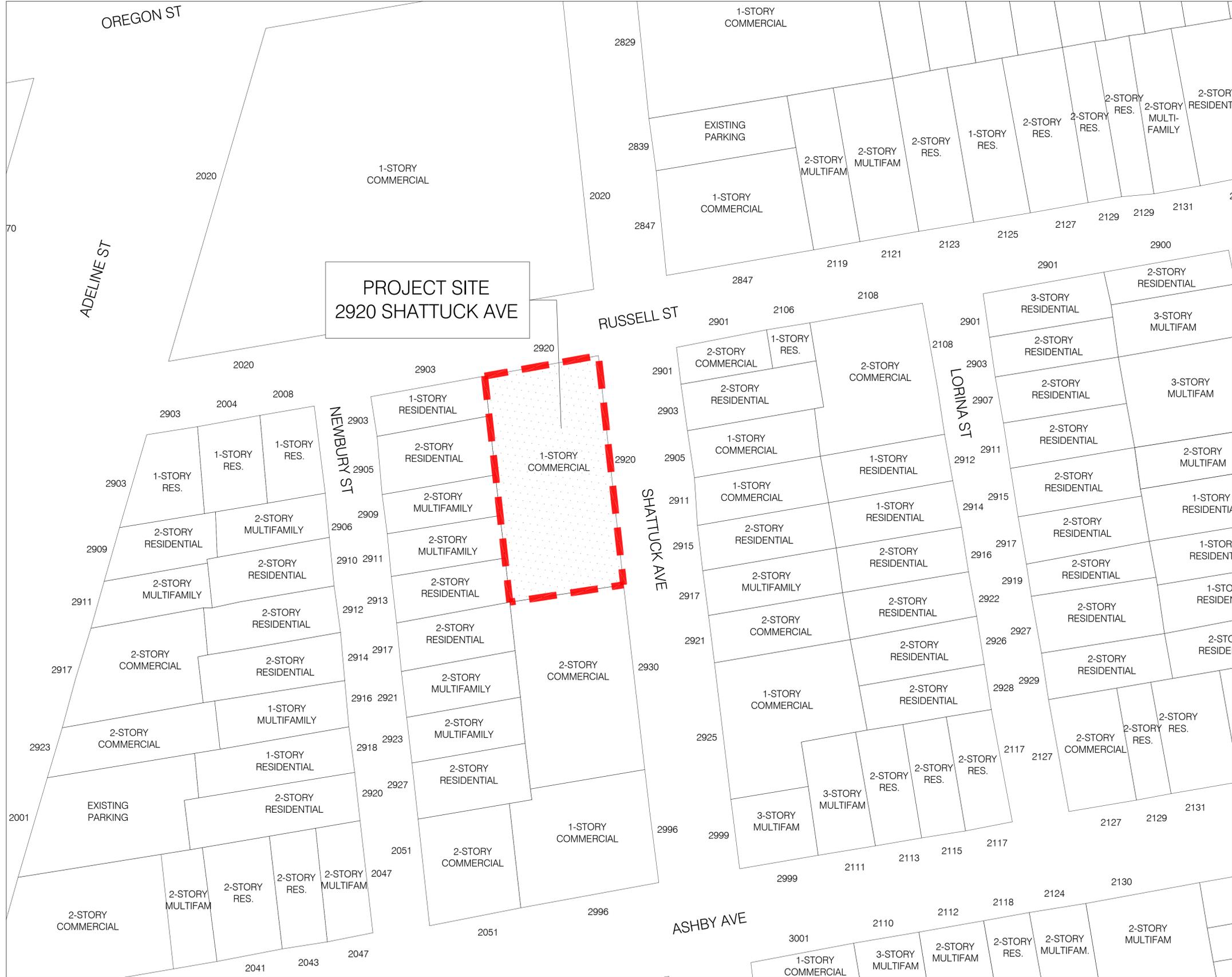
3 VIEW FROM SHATTUCK LOOKING NORTH
A0.5



1 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW
A0.5



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SHEET:
VICINITY MAP

A0.6



1
 -
 NTS
VICINITY MAP



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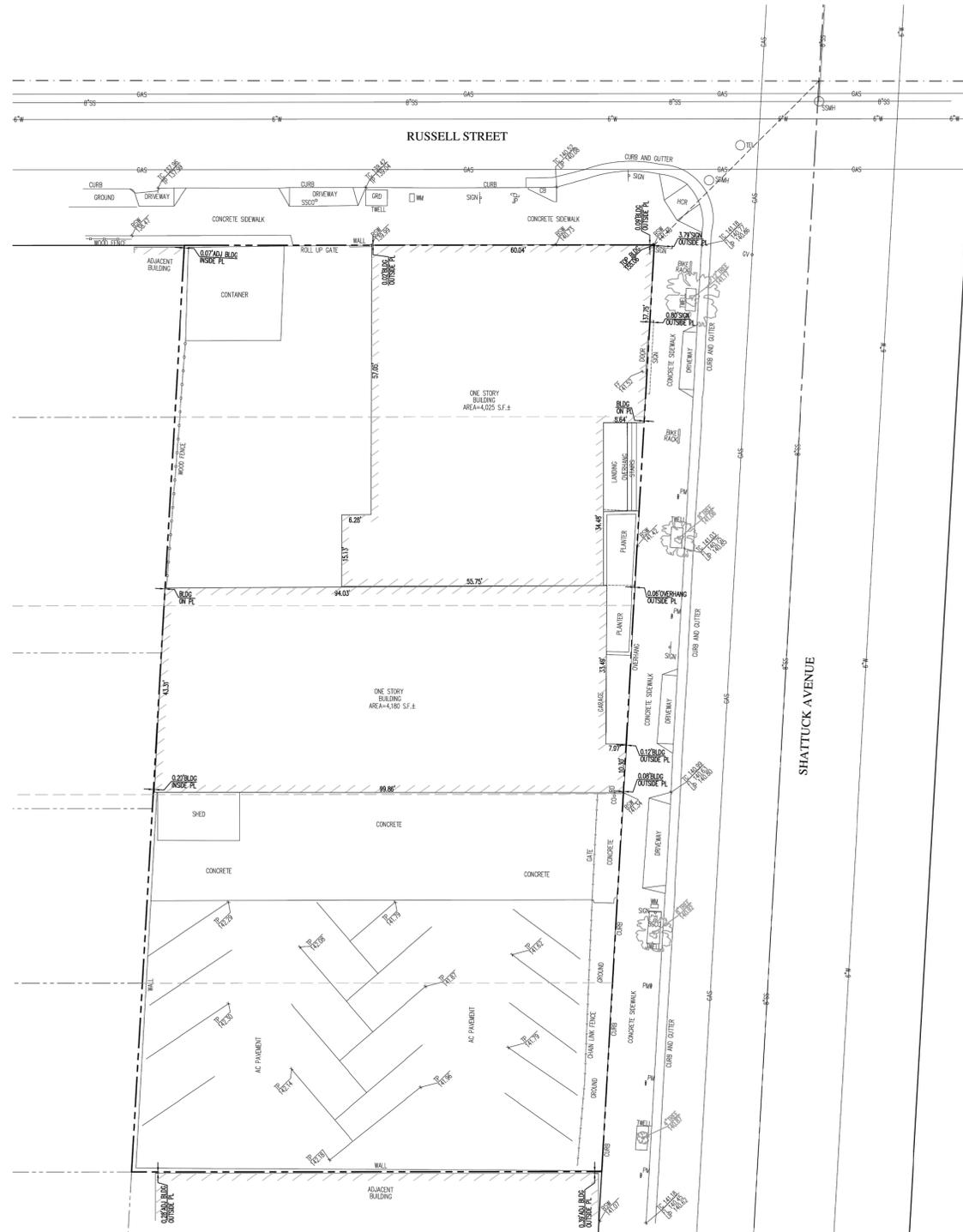
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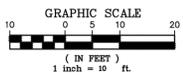
SURVEY

A1.0



LEGEND

SYMBOLS	DESCRIPTION
---	BOUNDARY - SUBJECT PROPERTY
---	RIGHT-OF-WAY LINE
---	OLD LOT LINE
---	INTERIOR PROPERTY LINE
---	MONUMENT LINE
---	TE LINE
---	CENTERLINE
---	BUILDING LINE
SS	SANITARY SEWER LINE
GA	GAS LINE
W	WATER LINE
JP	JOINT POLE
AC PAVEMENT	ASPHALT CONCRETE
SL	STREET LIGHT
HCR	HANDICAP RAMP
PM	PARKING METER
GRD	GROUND
TWELL	TREE WELL
CB	CATCH BASIN
TEL	TELECOMMUNICATION BOX
WM	WATER METER
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER MANHOLE
TELMH	TELEPHONE MAN HOLE
SSMH	SANITARY SEWER MAN HOLE
GV	GAS VALVE
FF	FINISHED FLOOR ELEVATION
X-BS	BACK OF SIDEWALK ELEVATION
X-TS	TOP OF CURB ELEVATION
X-TP	TOP OF PAVEMENT ELEVATION
X-TL	FLOW LINE ELEVATION
X-LP	LP ELEVATION
X-TOP BLDG	TOP OF BUILDING ELEVATION
(Tree Symbol)	TREE



**ALTA / NSPS
 LAND TITLE SURVEY**

OF
 2900 & 2920 SHATTUCK AVENUE
 CITY OF BERKELEY, ALAMEDA COUNTY, STATE OF CALIFORNIA
 OCTOBER 2022
 PREPARED BY
 LUK & ASSOCIATES
 CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS
 738 ALFRED NOBEL DRIVE
 HERCULES, CALIFORNIA 94547
 (510) 724-3388

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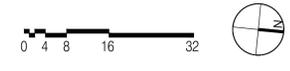
SHEET:

EXISTING
SITE PLAN

A2.0



1
A2.00
EXISTING SITE PLAN
1/32"=1'-0" @ 11x17 1/16"=1'-0" @ 24x36



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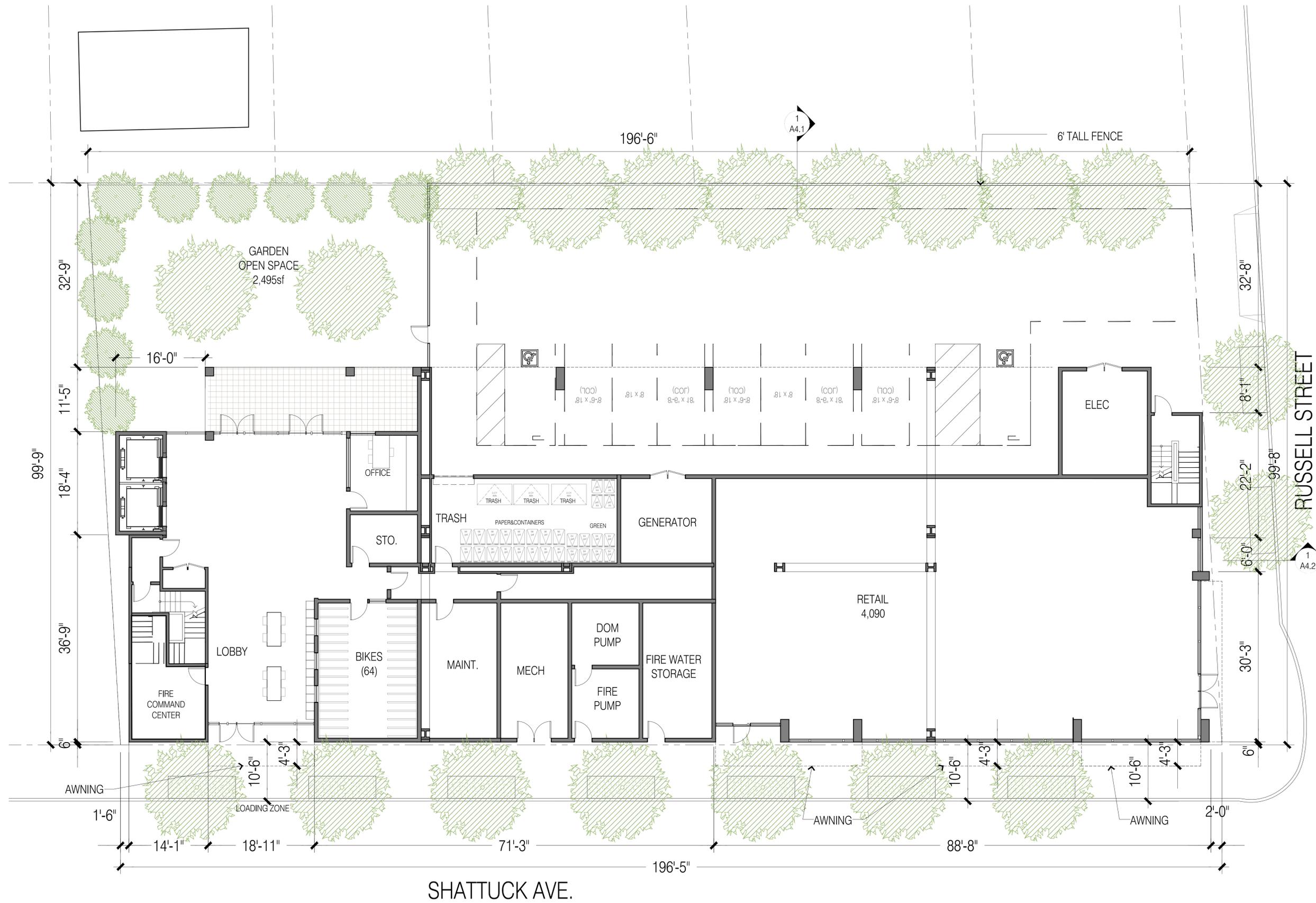
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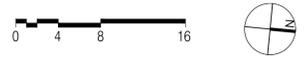
SHEET:

PLAN AT
GROUND LEVEL

A2.1



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





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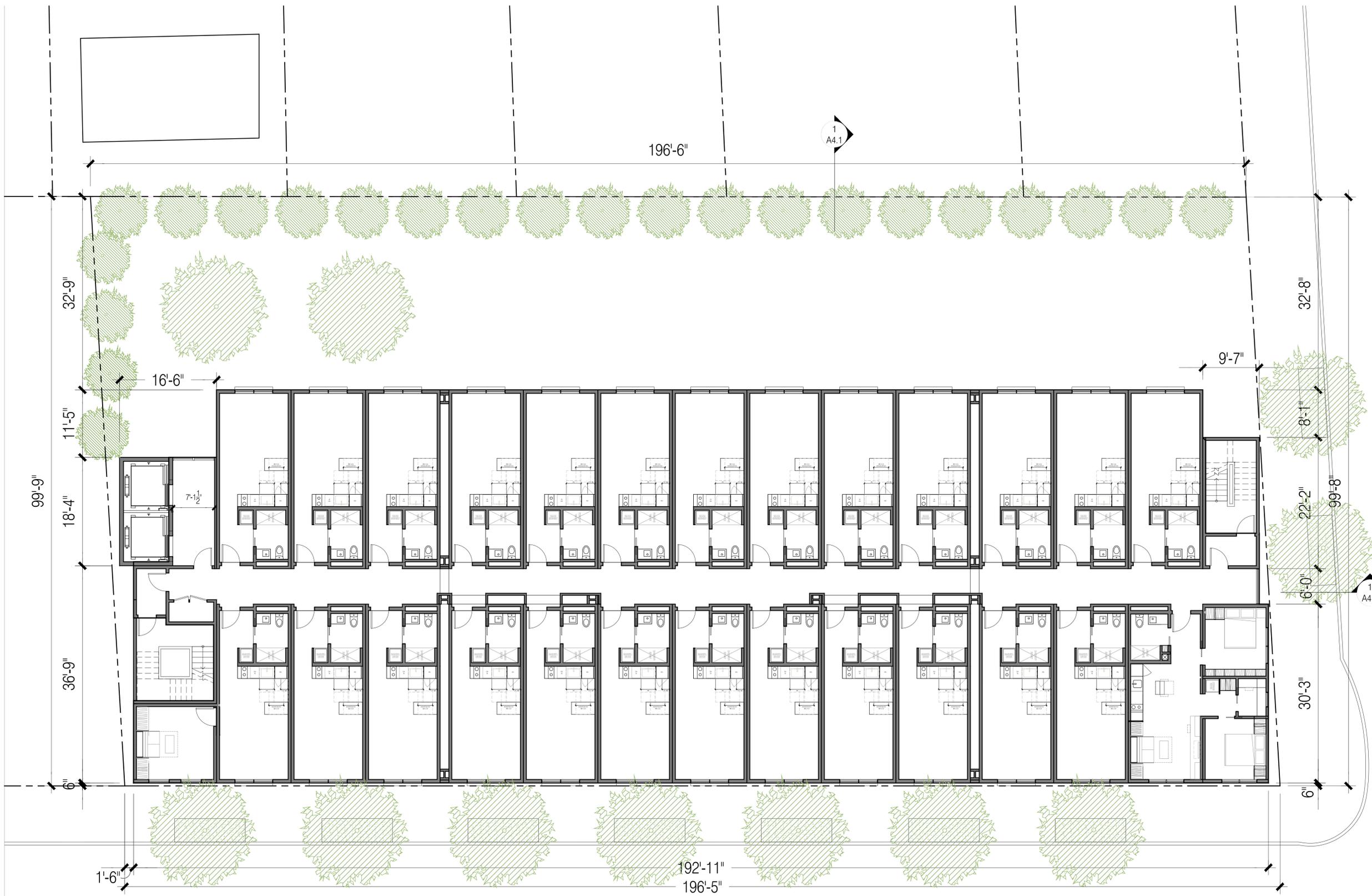
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JOB: 2134

SHEET:

PLAN AT
 LEVELS 2-9

A2.2



1
 A2.2

PLAN AT LEVELS 2-9

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



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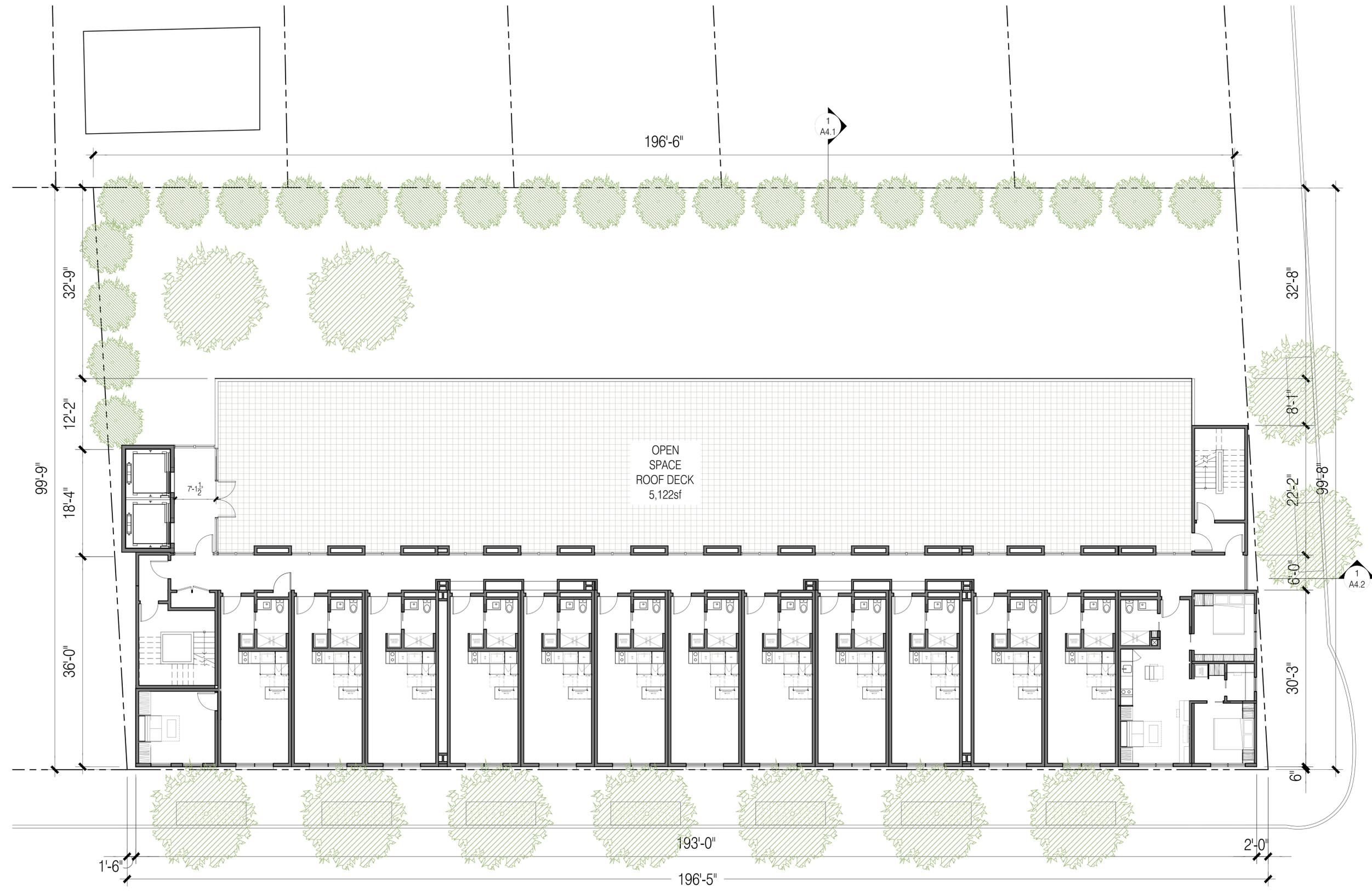
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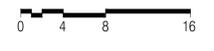
SHEET:

PLAN AT
 LEVEL 10

A2.3



1
A2.3 PLAN AT LEVEL 10
 1/16" = 1'-0" @ 11x17 1/8" = 1'-0" @ 24x36





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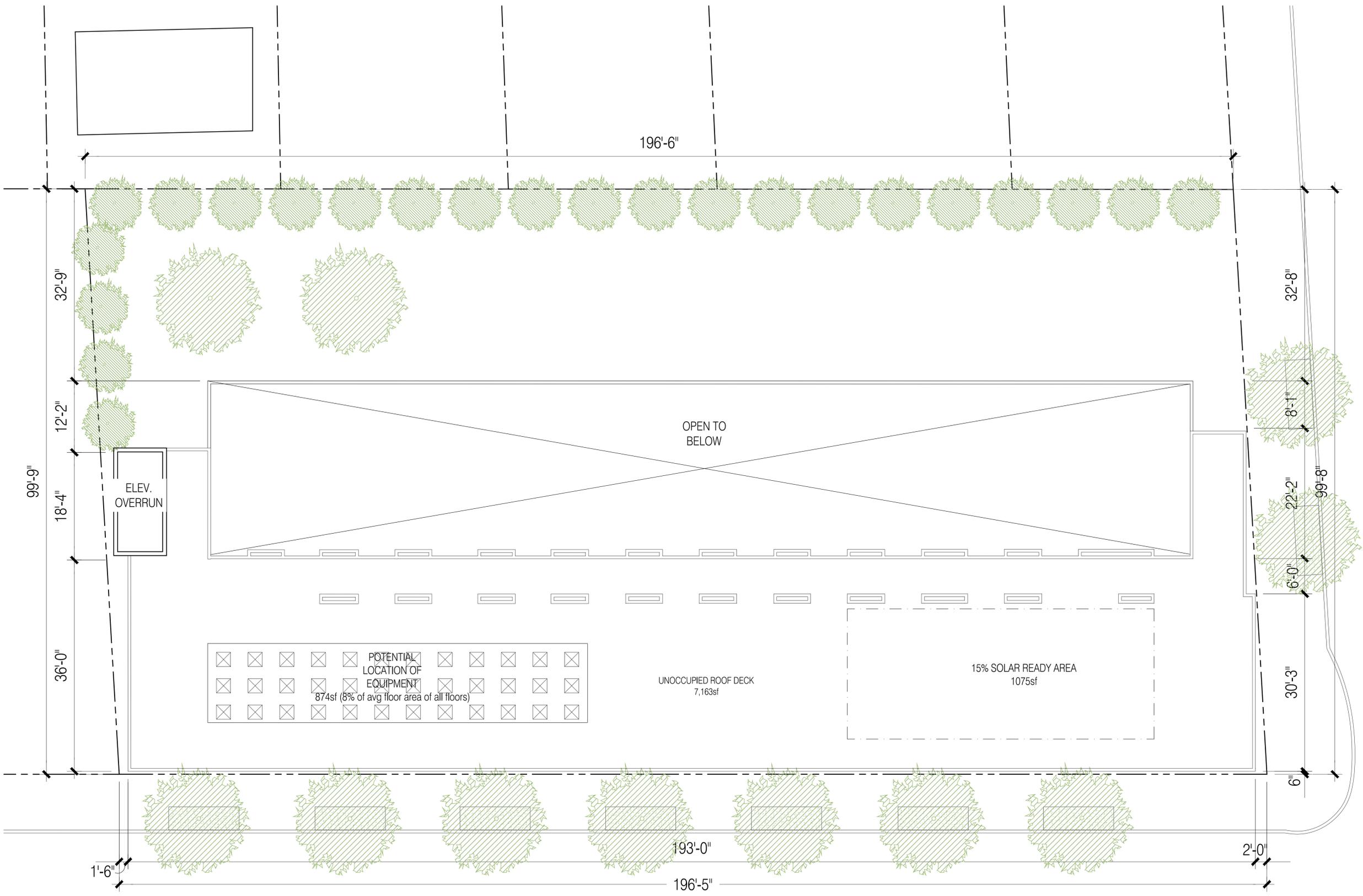
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JOB: 2134

SHEET:

ROOF PLAN

A2.4



1
 A2.3

ROOF PLAN

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



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JOB: 2134

SHEET:

BUILDING
 ELEVATIONS

A3.1



INSULATED METAL
 PANELS

ALUMINUM
 WINDOWS

INSULATED METAL
 PANELS

METAL INFILL
 PANEL

T.O. PARAPET
 110'-4"

3'-0"

ROOF
 107'-4"

10'-4"

LEVEL 10
 97'-0"

10'-8"

LEVEL 9
 86'-4"

10'-4"

LEVEL 8
 76'-0"

10'-4"

LEVEL 7
 65'-8"

10'-4"

LEVEL 6
 55'-4"

10'-4"

LEVEL 5
 45'-0"

10'-4"

LEVEL 4
 34'-8"

10'-4"

LEVEL 3
 24'-4"

10'-4"

LEVEL 2
 14'-0"

14'-0"

AVE. GRADE

LOBBY

RETAIL

RETAIL

RETAIL

1
 A3.10

EAST ELEVATION

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



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SHEET:

BUILDING
 ELEVATIONS

A3.2



1
A3.20 NORTH ELEVATION

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



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SHEET:

BUILDING
ELEVATIONS

A3.3



INSULATED METAL PANELS ALUMINUM WINDOWS METAL INFILL PANEL INSULATED METAL PANELS

T.O. PARAPET
110'-4"
3'-0"
ROOF
107'-4"
10'-4"
LEVEL 10
97'-0"
10'-8"
LEVEL 9
86'-4"
10'-4"
LEVEL 8
76'-0"
10'-4"
LEVEL 7
65'-8"
10'-4"
LEVEL 6
55'-4"
10'-4"
LEVEL 5
45'-0"
10'-4"
LEVEL 4
34'-8"
10'-4"
LEVEL 3
24'-4"
10'-4"
LEVEL 2
14'-0"
14'-0"
(RUSSELL ST)
AVE. GRADE

1 WEST ELEVATION
A3.30 1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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BUILDING
ELEVATIONS

A3.4



1 SOUTH ELEVATION
A3.40 1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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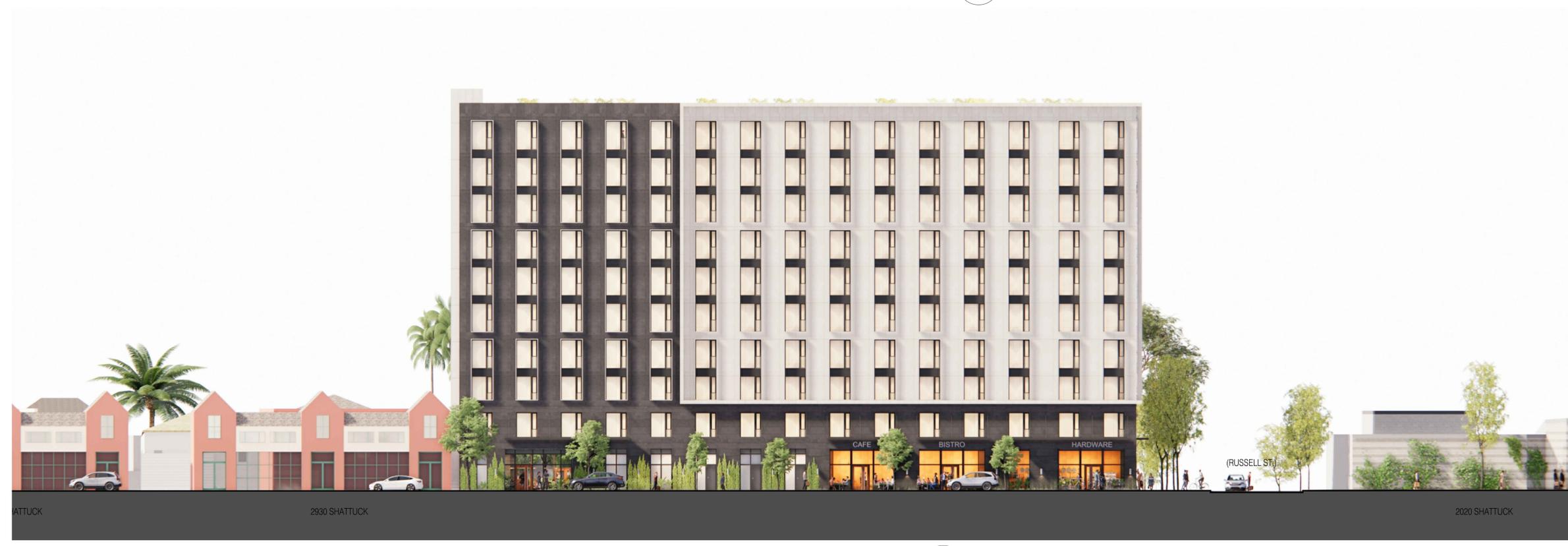
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SHEET:
STREET STRIP ELEVATIONS

A3.5



2 STREET STRIP ELEVATION @ RUSSELL STREET
1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36 0 4 8 16 32



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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SHEET:

PHOTO CONTEXT
VIEWS

A3.6



4 SHATTUCK LOOKING SOUTH - AFTER



2 SHATTUCK LOOKING NORTH - AFTER



3 SHATTUCK LOOKING SOUTH - BEFORE



1 SHATTUCK LOOKING NORTH - BEFORE

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SHEET:

CONCEPTUAL
RENDERING

A3.7



1 PERSPECTIVE VIEW - SHATTUCK LOOKING SOUTH

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SHEET:
CONCEPTUAL
RENDERING

A3.8



1 PERSPECTIVE VIEW - SHATTUCK LOOKING NORTH

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SHEET:

CONCEPTUAL
RENDERING

A3.9



1 PERSPECTIVE VIEW - SHATTUCK LOOKING SOUTHWEST

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SHEET:

CONCEPTUAL
RENDERING

A3.10



1 CLOSE-UP VIEW - LOBBY ENTRY

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SHEET:

CONCEPTUAL
RENDERING

A3.11



1 PERSPECTIVE VIEW - SHATTUCK LOOKING NORTHWEST

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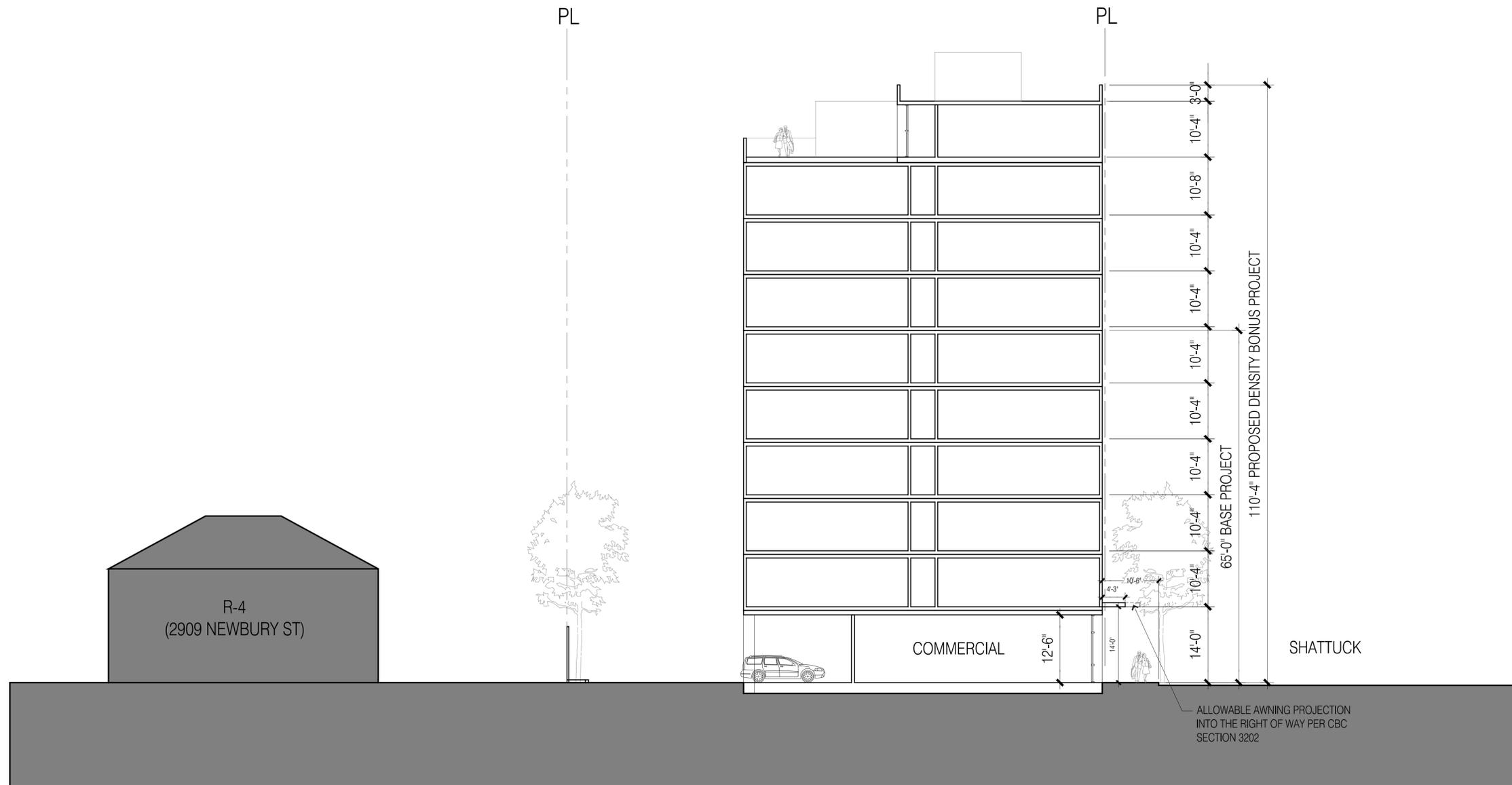
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SHEET:

SECTION

A4.1



1 EAST WEST SECTION
 3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36 0 4 8 16



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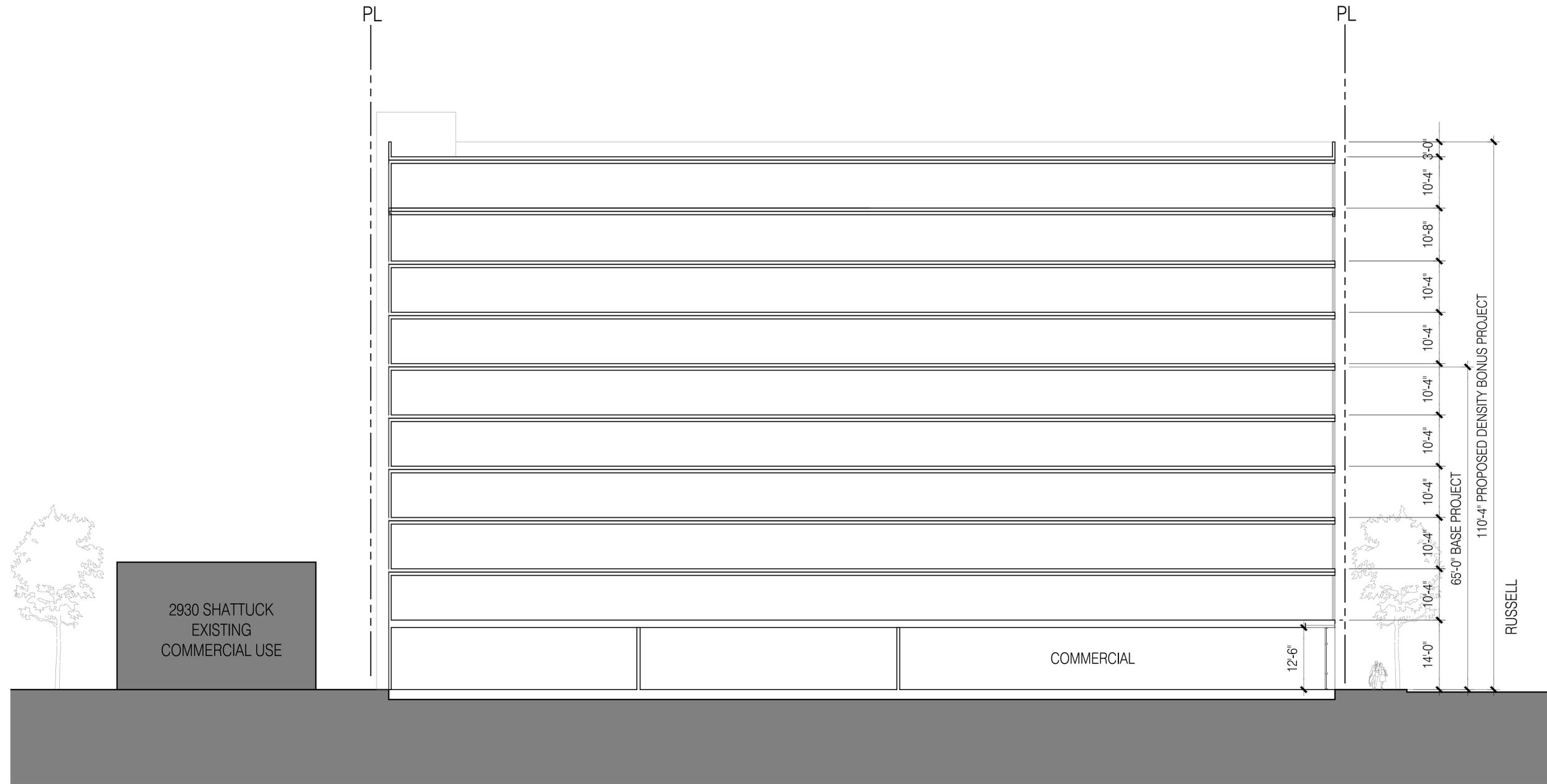
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SHEET:

SECTION

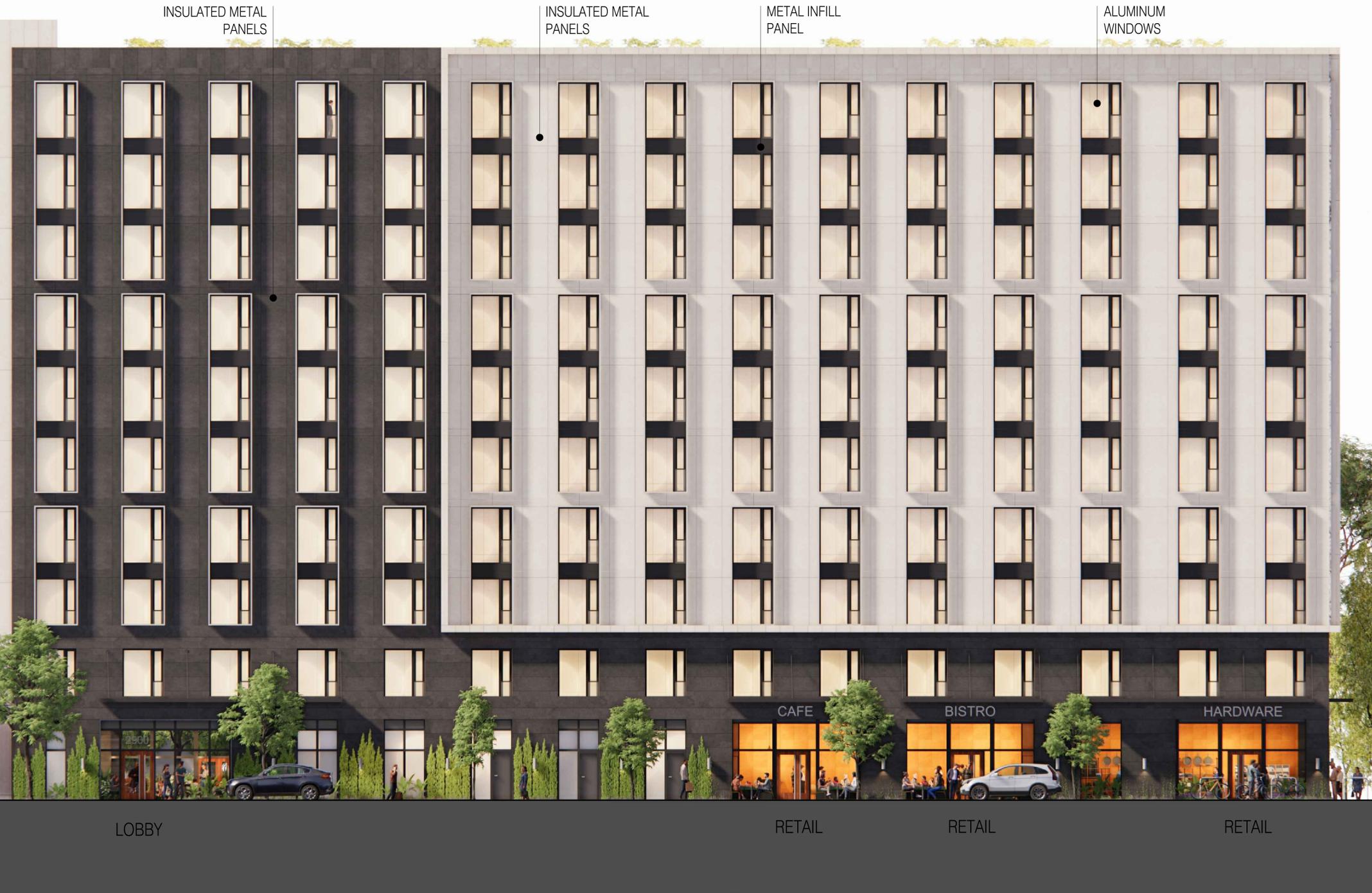
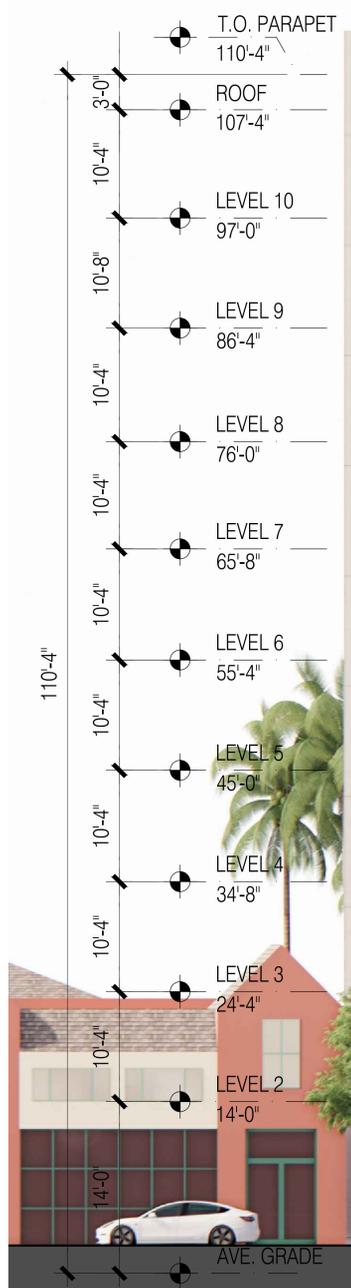
A4.2



1 NORTH SOUTH SECTION
 3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36
 0 4 8 16



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JOB: 2134

SHEET:
 BUILDING MATERIALS





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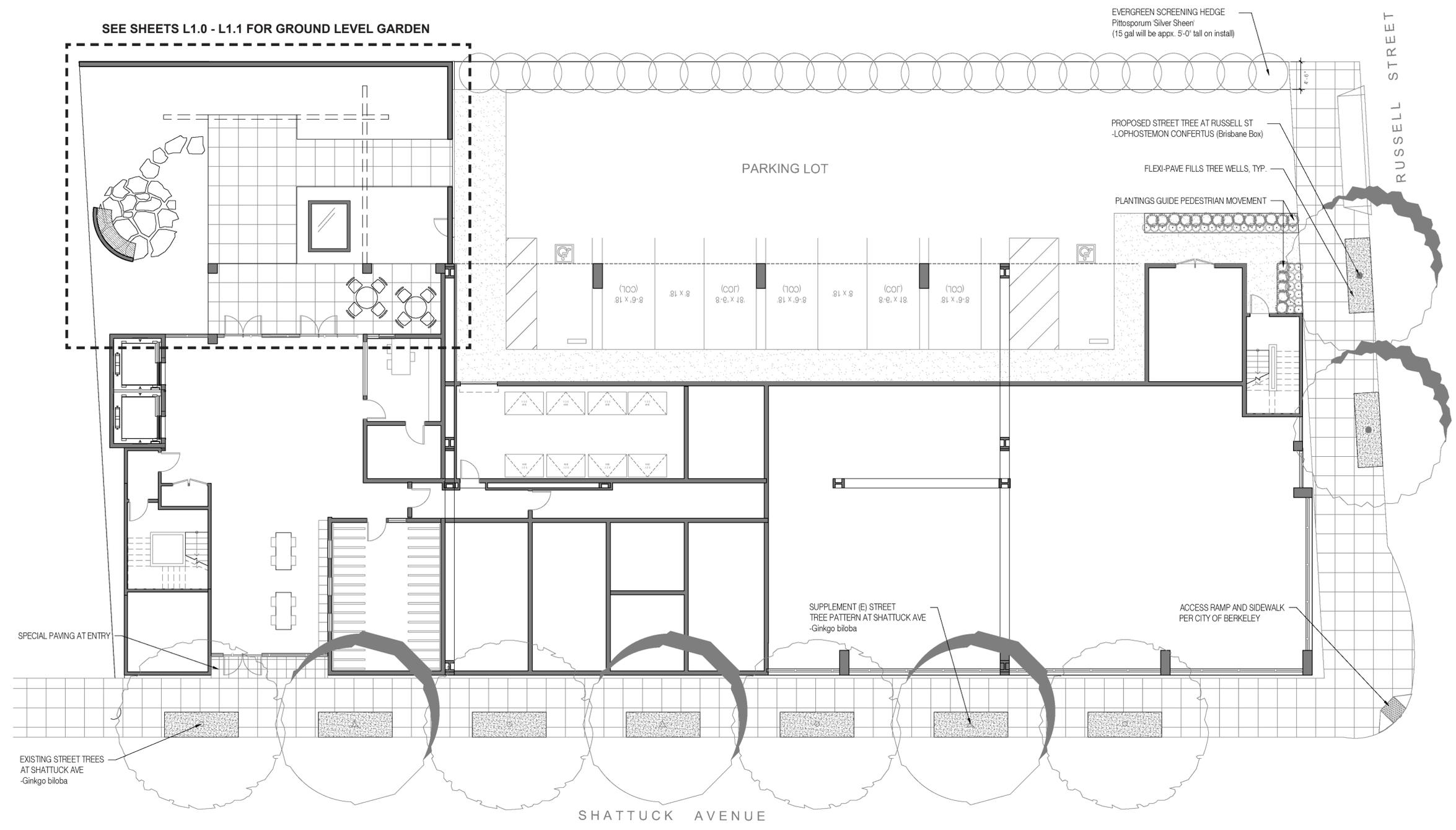
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JOB: xxxx

SHEET:

LANDSCAPE PLAN
 AT STREETSCAPE
 AND PARKING LOT

L0.0



LANDSCAPE SHEET INDEX

- | | | | | | |
|------|---|------|---|------|--------------------------------|
| L0.0 | LANDSCAPE PLAN AT STREETSCAPE/PARKING LOT | L1.0 | LANDSCAPE PLAN, ELEVATION, AND IMAGERY AT GROUND LEVEL GARDEN | I1.0 | HYDROZONE PLAN AT GROUND LEVEL |
| L0.1 | PLANTING PALETTE IMAGERY | L2.0 | LANDSCAPE PLAN AND IMAGERY AT ROOF DECK | I1.1 | HYDROZONE PLAN AT ROOF LEVEL |
| L0.2 | LANDSCAPED USABLE OPEN SPACE DIAGRAM | | | | |





Crepe Myrtle (*Lagerstroemia*), roof deck



Manzanita (*Arctostaphylos 'Dr. Hurd'*), roof deck



Tufted Hairgrass (*Deschampsia cespitosa*), roof deck



Canyon Prince Grass (*Leymus Condensatus*), roof deck



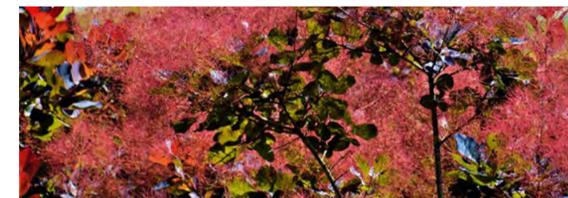
Ginkgo (*Ginkgo biloba*) (E) supplemented along Shattuck Ave.



Brisbane Box (*Lophostemon confertus*) street tree on Russell St.



Palo Verde (*Cercidium x 'Desert Museum'*), ground level garden



Smoke Tree (*Cotinus coggygria*), roof deck



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JOB: XXXX

SHEET:

PLANTING PALETTE
IMAGERY

L0.1

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JOB: XXXX

SHEET:

LANDSCAPE PLAN,
ELEVATION, AND
IMAGERY AT GROUND
LEVEL GARDEN

L1.0

Plant List

Index	Latin Name	Common Name	Size	Spacing	WELO	CA Native	Notes
Trees							
AM	Arctostaphylos manzanita 'Dr. Hurd'	Manzanita	15 gal	as shown	VL	X	
CC	Cotinus coggygria	Smoke tree	15 gal	as shown	L		
GB	Ginkgo biloba	Ginkgo	24" box	as shown	M		
LC	Lophstemon confertus	Brisbane box	24" box	as shown	L		
LM	Lagerstroemia x 'Muskogee'	Muskogee Crape Myrtle	15 gal	as shown	L		
PV	Palo verde 'Desert Museum'	Desert museum Palo verde	24" box	as shown	VL		
Shrubs							
AO	Anigozanthos 'Orange'	Orange kangaroo paw	1 gal	24" o.c.	L		
AP	Aloe plicatilis	Fan aloe	1 gal	as shown	L		
AR	Anigozanthos 'Kanga Red'	Kanga red kangaroo paw	1 gal	24" o.c.	L		
AS	Aloe polyphylla	Spiral Aloe	1 gal	as shown	L		
BG	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition	1 gal	30" o.c.	L	X	
DC	Deschampsia cespitosa	Tufted Hair Grass, Tussock Grass	1 gal	2'-0" o.c.	L	X	
EC	Elymus condensatus 'Canyon Prince'	Canyon Prince blue rye grass	1 gal	36" o.c.	L	X	
HQ	Hydrangea quercifolia	Oakleaf hydrangea	5 gal	4'-0" o.c.	M		
LB	Leucadendron 'Hawaii Magic'	Hawaii Magic cone bush	1 gal	48" o.c.	L		
MC	Muhlenbergia capillaris 'Lenca'	Pink Muhly grass	1 gal	36" o.c.	L		
MR	Muhlenbergia rigens	Deer grass	1 gal	2'-6" o.c.	L	X	
Groundcovers							
AP	Agrostis pallens	California native bentgrass	sod	sod	L	X	
FG	Festuca glauca 'Elijah Blue'	Elijah blue fescue	4" pots	12" o.c.	L		
HA	Heuchera americana 'Green Spice'	Green Spice Coral Bells	1 gal	18" o.c.	M	X	
NW	Nepeta 'Walkers Low'	Walkers catmint	1 gal	24" o.c.	L		
SK	Sempervivum 'Krebs 2'	Krebs Desert Bloom Hens and Chicks	1 gal	as shown	L		
SR	Sedum rupestre 'Angelina'	Angelina Stonecrop	trays	as shown	L		

Note: all plantings will be watered by an automated irrigation system compliant with the City of Berkeley code.

Note: approximately 20% of specified plants are California native and wildlife-supporting.

2920 Shattuck Hardscape / Softscape Breakdown

Total Usable Area: 8136 SF

Surface	Area	Percentage
Hardscape	3591 SF	44%
Softscape	4545 SF	56%



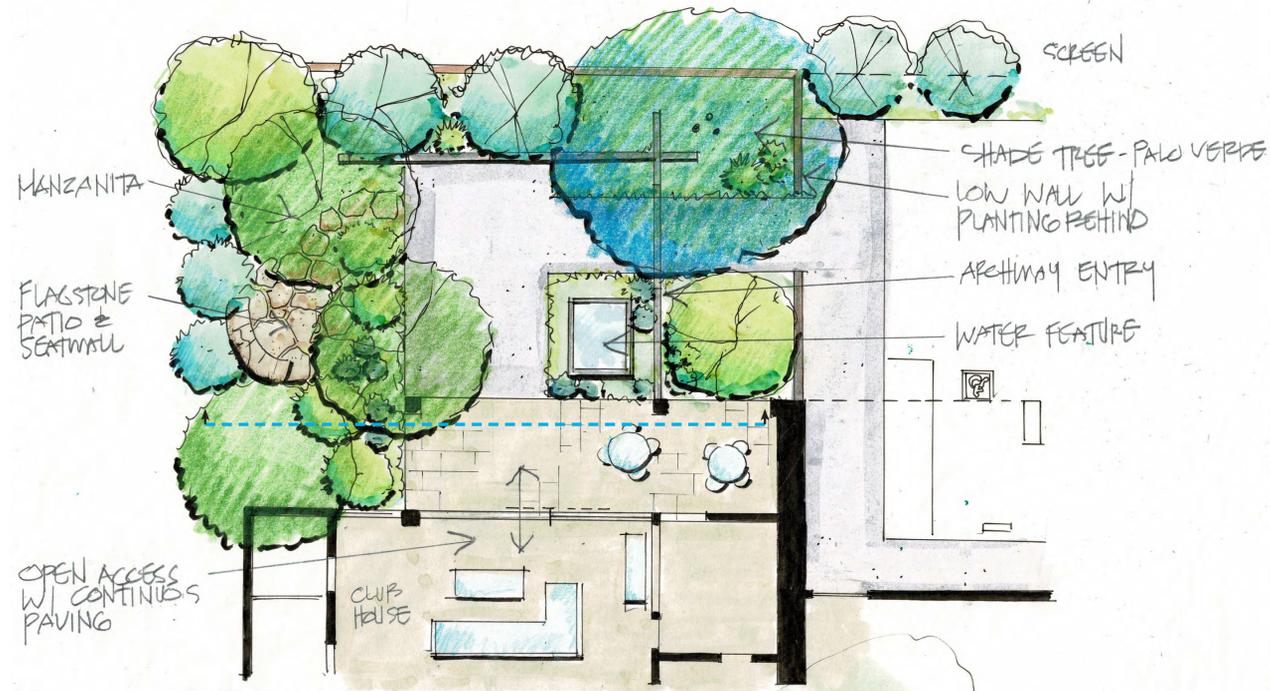
Pergola and outdoor dining



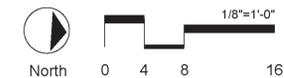
Accent and border plantings



Water feature with standard or infinity edge



VIEW FROM CLUB HOUSE



North 0 4 8 16

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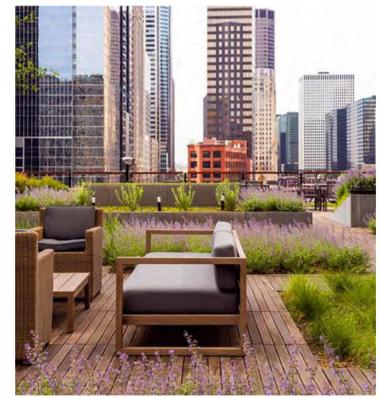
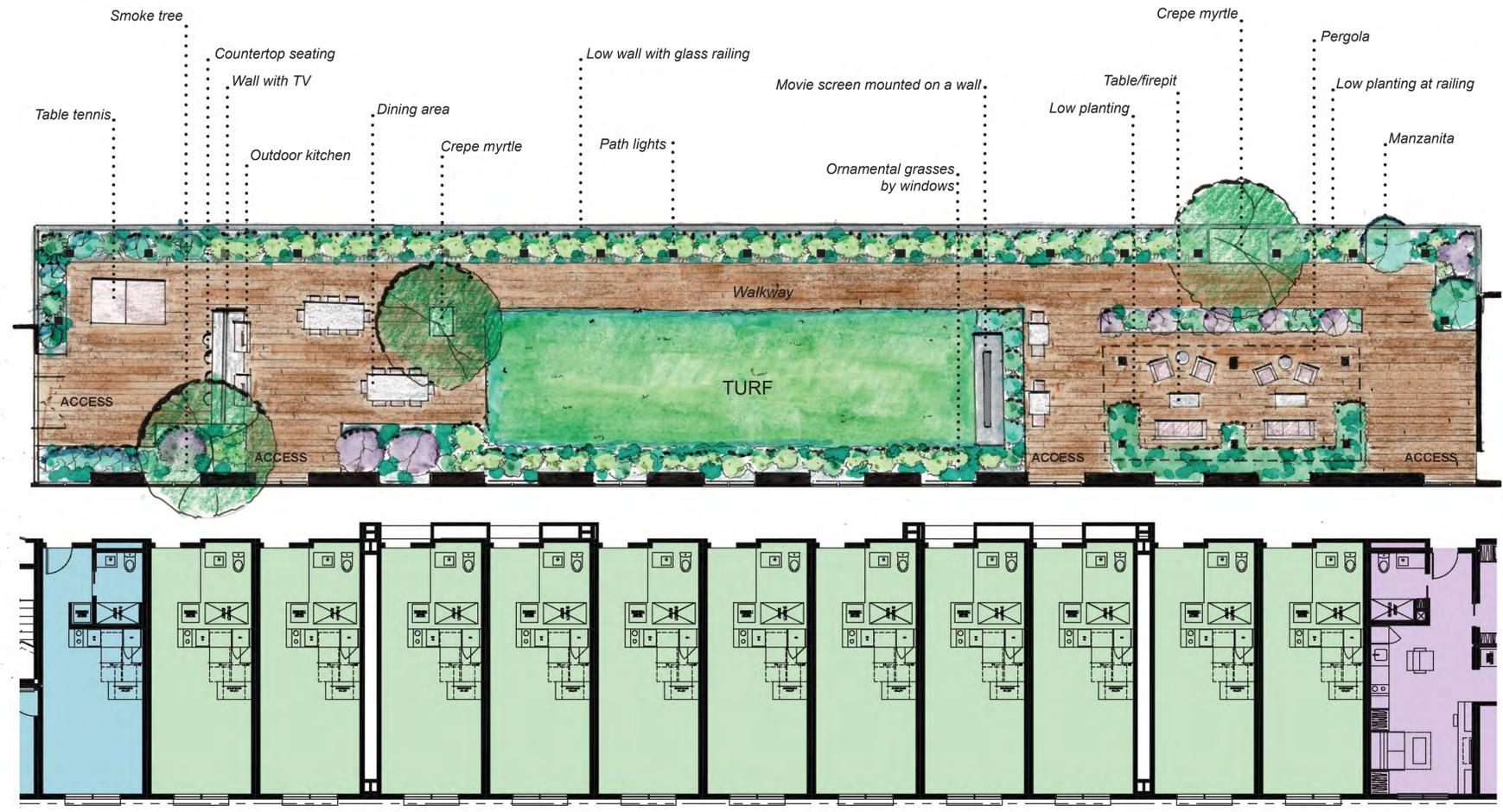
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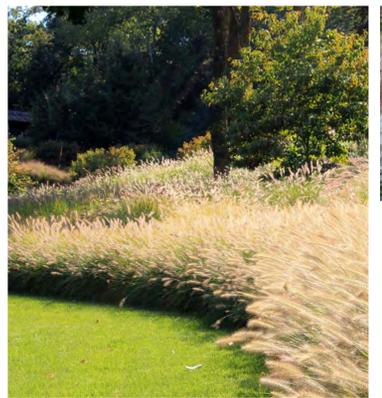
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Seating bordered by plantings



Central turf with pergola and movie screen



Ornamantal grasses



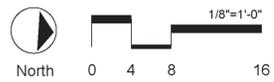
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JOB: XXXX

SHEET:

LANDSCAPE PLAN
 AND IMAGERY
 AT ROOF DECK

L2.0



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SHEET:

HYDROZONE PLAN
AT GROUND LEVEL

I1.0

Hydrozone Legend

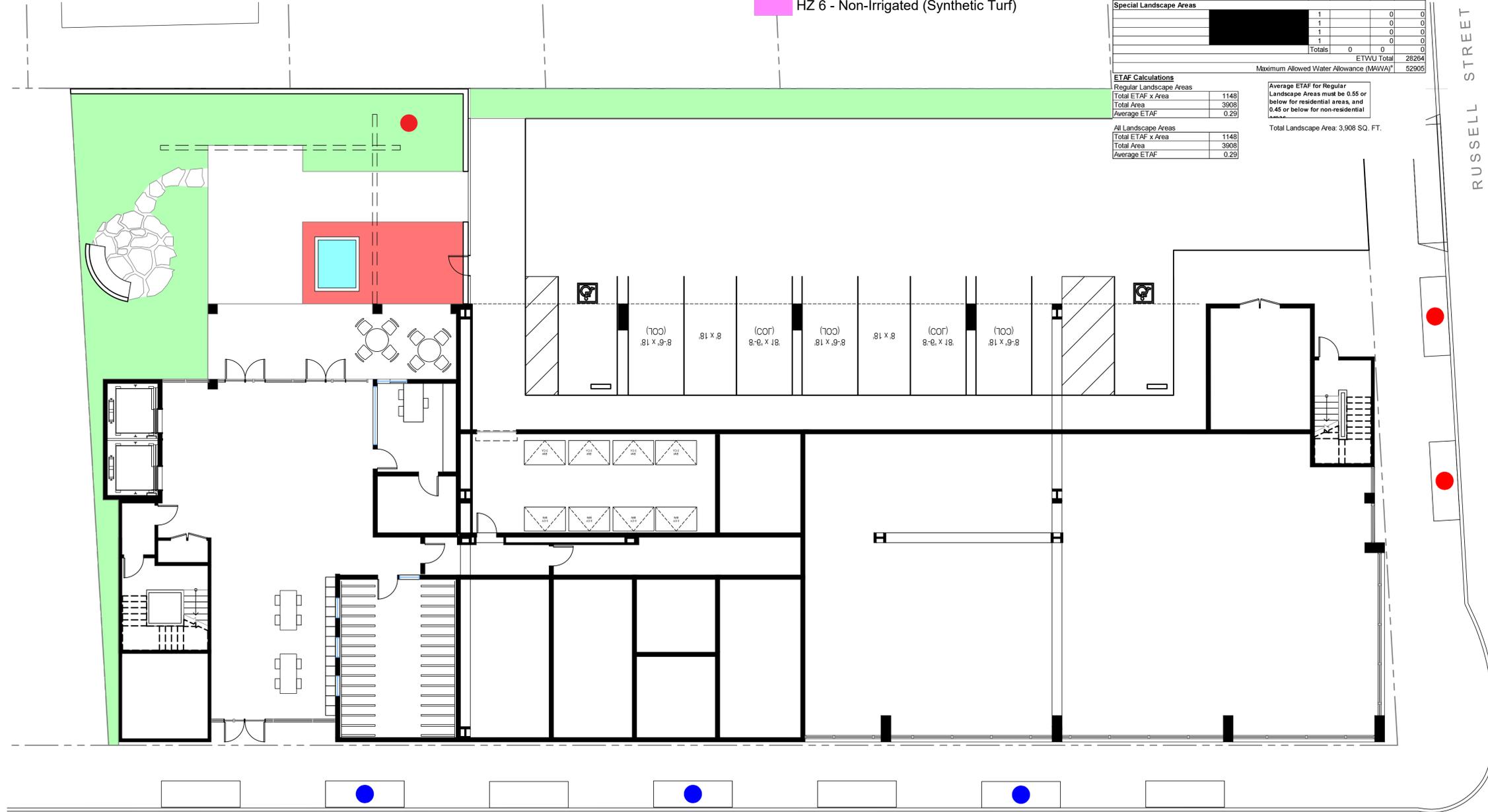
- HZ 1 - Shrub/GC - Sunny - Low
- HZ 2 - Shrub/GC - Sunny - Moderate
- HZ 3 - Tree - Shade - Low
- HZ 4 - Tree - Shade - Moderate
- HZ 5 - Water Feature
- HZ 6 - Non-Irrigated (Synthetic Turf)

Water Efficient Landscape Worksheet

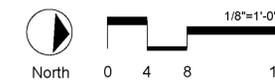
California Water Efficient Landscape Worksheet - 2920 Shattuck										
Reference Evapotranspiration (ET _r)	39.7			Project Type		Residential		0.55		
Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method†	Irrigation Efficiency (IE)‡	ETAF (PFIE)§	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)¶			
Regular Landscape Areas										
HZ 1 - Shrub/GC - Sunny - L	0.2	Drip	0.81	0.25	1,935	478	11760			
HZ 2 - Shrub/GC - Sunny - M	0.5	Drip	0.81	0.62	1,015	627	15422			
HZ 3 - Tree - Shade - L	0.2	Drip	0.81	0.25	3	1	18			
HZ 4 - Tree - Shade - M	0.5	Drip	0.81	0.62	2	1	30			
HZ 5 - Water Feature	1		1	1.00	42	42	1034			
HZ 6 - Non-Irrigated (Syn. Turf)			0.75	0.00	911	0	0			
			0.75	0.00		0	0			
					Totals	3908	1148	28264		
Special Landscape Areas										
					1	0	0			
					1	0	0			
					1	0	0			
					1	0	0			
					Totals	0	0			
					ETWU Total		28264			
					Maximum Allowed Water Allowance (MAWA)**		52905			

ETAF Calculations		
Regular Landscape Areas		
Total ETAF x Area	1148	
Total Area	3908	
Average ETAF	0.29	
All Landscape Areas		
Total ETAF x Area	1148	
Total Area	3908	
Average ETAF	0.29	

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.
Total Landscape Area: 3,908 SQ. FT.



SHATTUCK AVENUE



TRACHTENBERG
ARCHITECTS

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

INSIDEOUT

landscape architecture
6000 Harwood Ave
Oakland CA 94618
www.aboutinsideout.com

**2920
SHATTUCK**

Berkeley, CA

09.02.2022 CITY SUBMITTAL

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JOB: XXXX

SHEET:

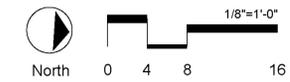
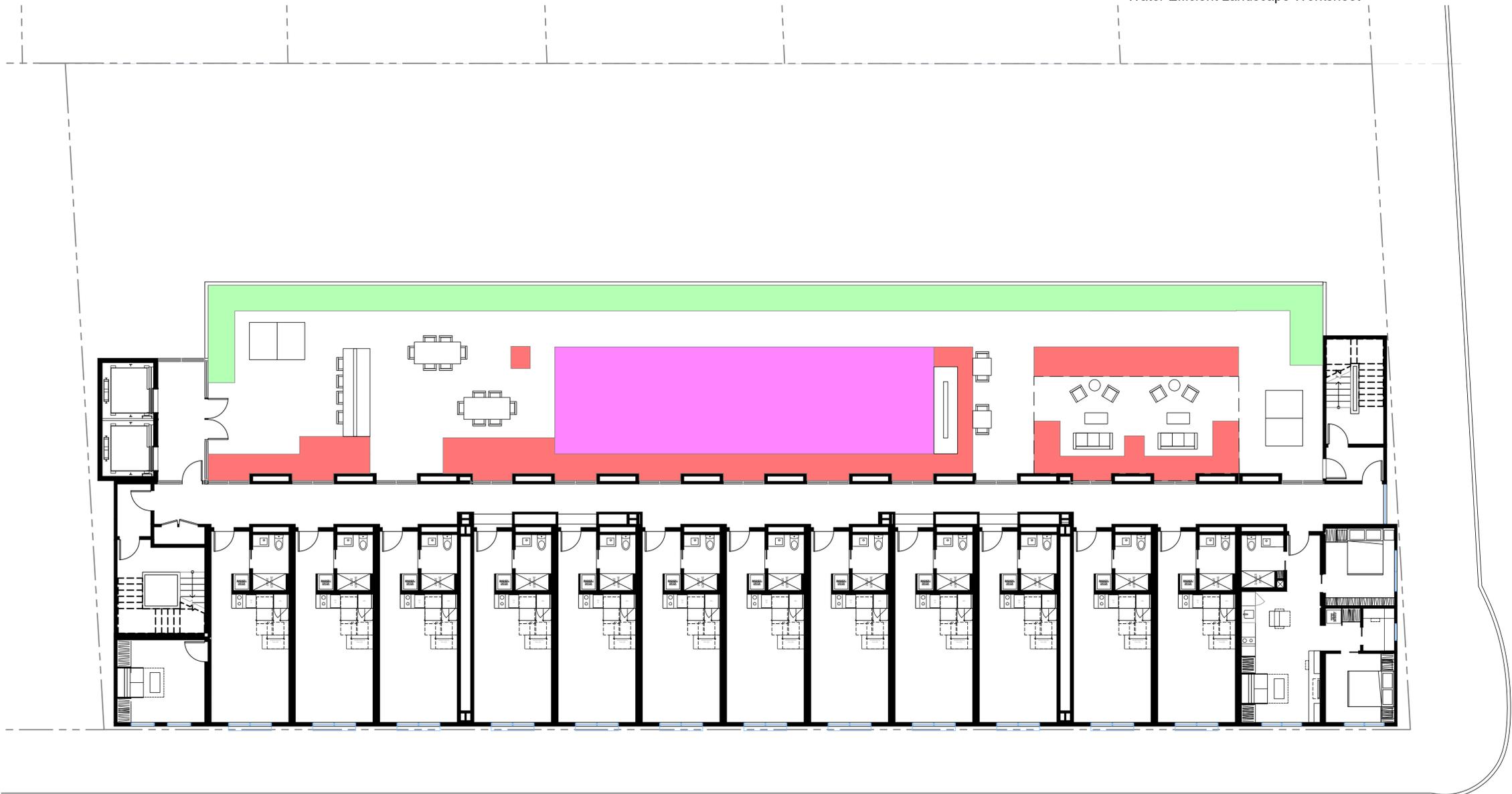
**HYDROZONE PLAN
AT ROOF LEVEL**

11.1

Hydrozone Legend

- HZ 1 - Shrub/GC - Sunny - Low
- HZ 2 - Shrub/GC - Sunny - Moderate
- HZ 3 - Tree - Shade - Low
- HZ 4 - Tree - Shade - Moderate
- HZ 5 - Water Feature
- HZ 6 - Non-Irrigated (Synthetic Turf)

* See "Hydrozone Plan - Ground Leve" for
Water Efficient Landscape Worksheet



Gong, Sharon

From: Gong, Sharon
Sent: Tuesday, January 10, 2023 12:25 PM
To: Gong, Sharon
Subject: RE: comments on proposed project at 2920 Shattuck Avenue

Internal

-----Original Message-----

From: Dan Grassetto <dan.grassetto@icloud.com>
Sent: Monday, January 9, 2023 11:43 AM
To: Planning Dept. Mailbox <planning@cityofberkeley.info>
Subject: comments on proposed project at 2920 Shattuck Avenue

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

I'm writing to voice my opposition to the proposed 10 story residential/commercial building at this address. Berkeley already has way more than enough apartment/condo buildings, with many not occupied, and with limited success with ground floor businesses. We don't need another one.

If this project is allowed to go through, yet another essential and valued business will be gone forever, and Berkeley will be worse for it. Eastern Hardware is a very popular and essential part of the community. Things break all the time, and Eastern Hardware has been the go-to place for the things required to fix these things. Additionally, Eastern Hardware is a minority-owned business that will be forced to close if this project goes ahead as planned.

I ask that the City consider the unique value that Eastern Hardware brings to the community and not allow yet another cookie cutter high-rise be built at this location. We don't need another shi-shi high-rise, but we do need a frigging hardware store.

Dan Grassetto
510-590-1292