

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
APRIL 20, 2023

2147 SAN PABLO AVENUE PRELIMINARY DESIGN REVIEW

Design Review #DRCP2022-0011 to demolish a one-story automotive commercial building and construct a 6-story mixed-use building with 1,873 square feet of retail, 128 Group Living Accommodation (GLA) units including 12 Very Low-Income Units, and 23 ground-floor parking spaces.

I. Introduction

This project six-story mixed use project is located in the C-W West Berkeley Commercial District.

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 the June 8, 2023 meeting of the Zoning Adjustments Board. It is before the Design Review Committee this month for Preliminary Design Review.

II. Background

This six-story, 59,297 square foot mixed use residential project proposes Group Living Accommodations (GLA) with retail units at the ground floor. Typical floors have (27) GLA units, with the 6th floor providing (20) slightly larger units. Each GLA resident has a private bathroom, bedroom, and kitchenette within their unit and shares common laundry, trash, living, cooking, and dining spaces located on each floor. The project includes:

- 128 GLA Units;
- 2 ground floor retail spaces totaling 1,873 square feet;
- Residential lobby on San Pablo;

- 5,000 square feet of open space with a second floor courtyard and skybridge, roof deck, and community balconies connecting to internal amenity spaces;
- Vehicular parking for 23 vehicles, including an ADA space
- Bicycle storage for 92 bikes.
- Short term bicycle parking on San Pablo for 10 bicycles

III. Project Setting

A. Neighborhood/Area Description:

The subject site is located at the Southeast corner of San Pablo and Cowper in the C-W Commercial zone. Surrounding land uses are listed in Table 1 below. Surrounding building heights are typically one and two stories, except for recent built and permitted projects across San Pablo which are in line with this proposed project height.

B. Site Conditions:

The site is currently occupied by an autobody and auto glass shop. The existing 4,928 square foot structure is single story is set at the east of the property with a surface lot comprising the remainder of the lot. The site is located along a major public transit corridor and is less than a mile from the North Berkeley BART station.

Figure 1: Vicinity Map

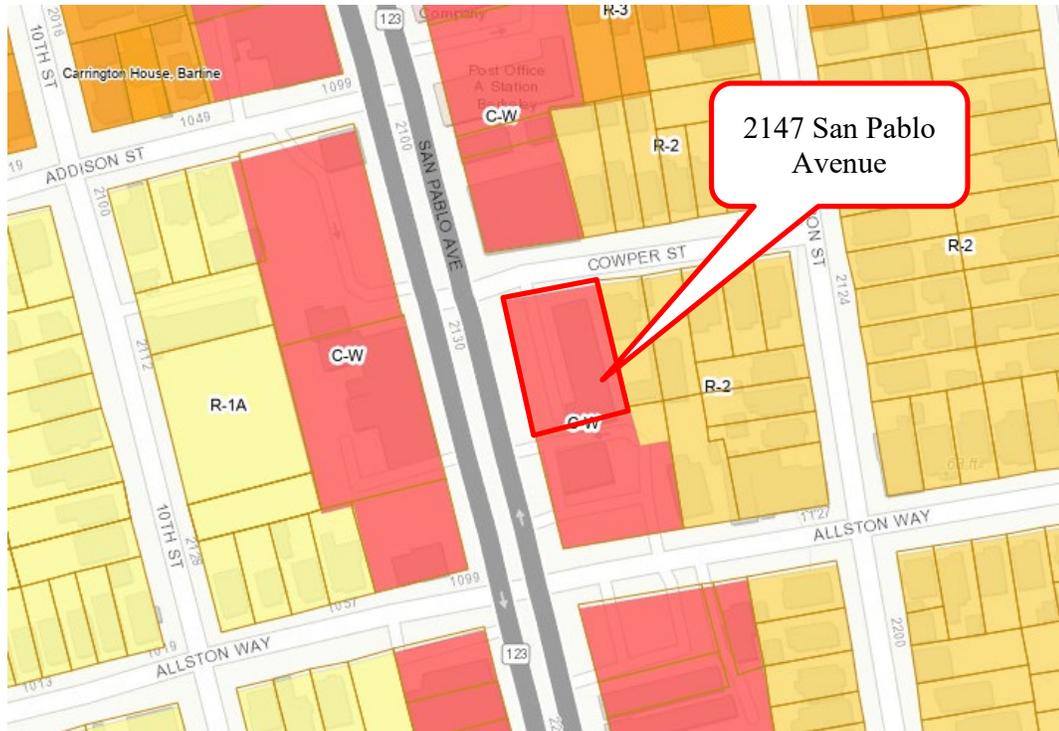


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Automotive Repair	C-W	Avenue Commercial (AC)
Surrounding Properties	North	Food Service Establishment	C-W	Avenue Commercial (AC)
	South	Food Service Establishment	C-W	Avenue Commercial (AC)
	East	Multi-family residential	R-2	Low Medium Density Residential (LMDR)
	West	Vacant one-story commercial building	C-W	Avenue Commercial (AC)

Table 2: Development Standards

West Berkeley Commercial (C-W) Standards BMC Sections 23.204.140(E), 23.322.030		Existing	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		14,571	14,571	N/A
Gross Floor Area (sq. ft.)		4,928	59,297	43,713
Floor Area Ratio		.34	4.07	3.0
Dwelling Units	Total	0	128 GLA	N/A
	Affordable	0	12 GLA	N/A
Building Height				
	Maximum (ft.)	20'	70'	50' ¹
	Stories	1	6	4 ¹
Building Setbacks (ft.)	Front (Cowper St.)	N/A	2' min.	0'
	Rear	N/A	3'	0
	Left Side	N/A	5'	5'
	Right Side (San Pablo Av)	N/A	3' min.	0'
Lot Coverage (%)		34	88	100
Usable Open Space (sq. ft.)		0	5,229	No minimum for GLA's
Parking	Automobile	16	23	6
	Bicycle (includes short-term and long-term)	0	102	60
¹ Waiver, pursuant to State Density Bonus Law, requested to modify the district standard. ¹ 50 feet/4 stories allowed for mixed-use projects. The 4th floor must be used for residential or live/work purposes.				

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(A) for Group Living Accommodations.
- Use Permit pursuant to BMC Section 23.204.030(A) to construct 5,000 square feet or more of new floor area.
- Use Permit pursuant to BMC Section 23.204.140(B)(2) to construct a mixed-use residential development that is more than 9,000 square feet.
- Administrative Use Permit under BMC Section 23.304.050(A), to construct rooftop projections which exceed the maximum height limit for the district.

B. CEQA Determination

Staff's recommendation is that this project is eligible for a **Class 32 Infill Exemption** (CEQA Guidelines Section 15332). However, the final determination is made by the ZAB.

C. Density Bonus Information

- Concession to allow for an exemption from the Public Art Allocation requirement, under BMC Section 23.316.
- Waiver to reduce the commercial parking requirement from 6 spaces to 0 under BMC Section 23.322.030(B)(1).
- Waiver to allow for an increase in building height up to 70', where 50' is the limit and up to 6 stories, where 4 stories is the limit.
- Waiver to allow for an increase in the floor area ratio (FAR) up to 4.07 where 3.0 is the maximum under BMC Section 23.204.140(E)(1).

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 proposed project is located on San Pablo Avenue at the intersection of Cowper in the C-W Commercial District. Neighboring uses on San Pablo are primarily single-story retail and commercial. Across the street to the North is a recently constructed 4 story senior living facility. Neighboring parcels to the East on Cowper are primarily single-family residences.

Massing This 6-story mass has street frontages on both San Pablo and Cowper and is arranged around a podium courtyard that faces East. A recessed ground floor provides a base for the 5 residential floors above. The Northwest and Southwest corners overlooking San Pablo are accentuated by communal balconies that extend common areas provided for each floor. The East elevation is broken up by the podium level courtyard at the center of the building. The massing is further reduced by a stormwater planter at the East edge of the second floor, and by private and communal deck spaces at the 6th floor. A sky bridge at the third through sixth floors connects the two wings of the building at the center of the mass over the courtyard. The North and West facades are articulated in a zigzag configuration that extends to the property line on San Pablo, and encroaches 3' 3" beyond the property line on Cowper.

Ground Floor Design The project's main frontage is on San Pablo with vehicular access proposed on Cowper. The recessed residential lobby entrance is proposed at the Southwest corner on San Pablo and includes a lounge space, office, and package room. Retail space is proposed at the Northwest corner. The parking garage is designed along the East half the floor, with mechanical rooms located near the street on Cowper. Bike storage and trash room are located at the Southeast corner of the garage.

Setbacks The undulating West façade meets the property line at San Pablo on the upper floors, but the whole ground floor façade is recessed at varying dimensions. There is a 2'-1" setback from the North property line on Cowper that expands as the building steps back at the garage entrance. There is 5'-0" setback from the East property line abutting an R-2 residential district and a 5'-0" setback from the South property line with some limited reduction.

Encroachment There is a 3'-3" encroachment at the Northeast corner on Cowper. The applicant will work with Public Works to obtain an Encroachment Permit.

Open Space Open space for the project is provided by a podium level courtyard, as well as communal and private balconies at the sixth floor, and a communal roof deck. The podium level courtyard is designed with perimeter planters creating a border between the adjacent units and the central gathering space. A stormwater planter is

proposed at the east edge of the podium courtyard to create a buffer for the adjacent residential district to the East. At the Southeast corner of the 6th floor, a roof deck is provided adjacent to a common room, with raised planters and a trellis feature. The three existing street trees on San Pablo are to remain with two new street trees proposed on Cowper.

Colors and Materials The project proposes board formed concrete with Cement Plaster for the base with upper floors in alternating colors of Hardie Cement siding. Trespa panels and metal siding are proposed as accents with galvanized metal windows, wood trellis, and anodized aluminum storefronts also included in the material palette.

B. Issues for Discussion:

- Neighborhood Context
- Massing/ Building Design
- Ground Floor Design
- Open Space Design
- 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:

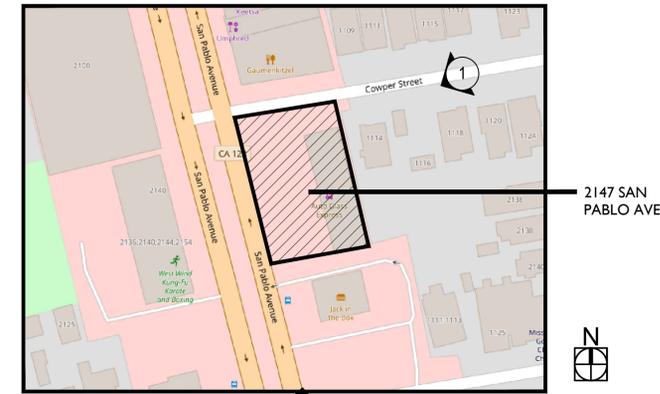
1. Project Plans, received April 11, 2023
2. Applicant Statement, received December 2, 2022

Staff Planner: Anne Burns, aburns@cityofberkeley.info, (510) 981-7410



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2147 SAN PABLO AVENUE
BERKELEY, CALIFORNIA 94702



KEY MAP



2 STREET VIEW FROM THE CORNER OF SAN PABLO AVE AND COWPER STREET - EXISTING
 N.T.S.



1 STREET VIEW FROM SAN PABLO AVENUE - EXISTING
 N.T.S.



2 STREET VIEW FROM THE CORNER OF SAN PABLO AVE AND COWPER STREET - PROPOSED
 N.T.S.



1 STREET VIEW FROM SAN PABLO AVENUE - PROPOSED
 N.T.S.

PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

03/11/2022	ENTITLEMENT SET
07/15/2022	RESUBMITTAL
11/28/2022	RESUBMITTAL

PROJECT:

KW066

TITLE:

PERSPECTIVE CONTEXT PHOTO-RENDERINGS

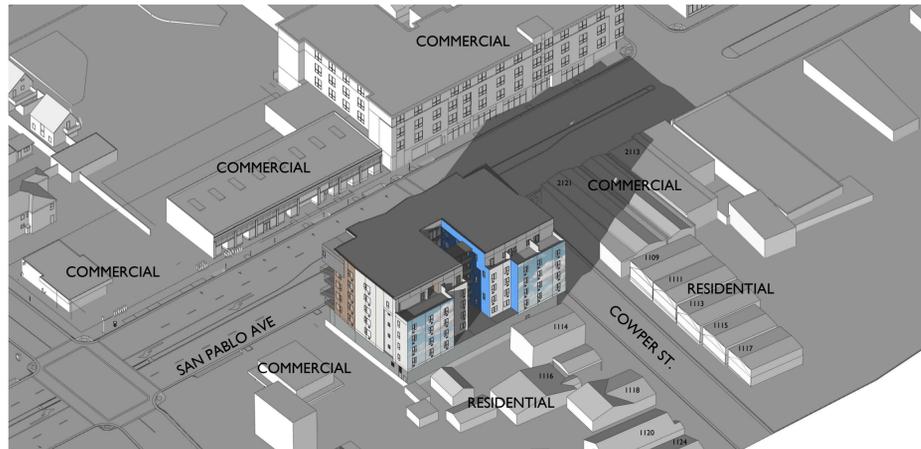
SHEET:

G012



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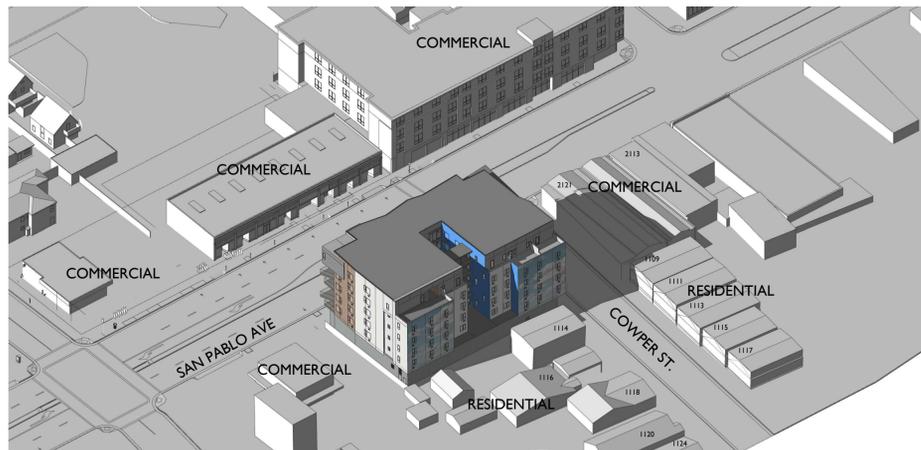
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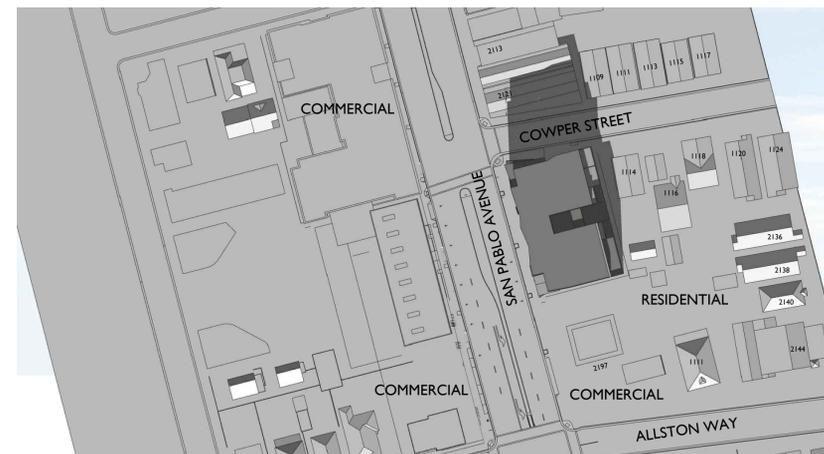
6 SHADOW STUDY: DECEMBER 21, 9:21 AM - PERSPECTIVE



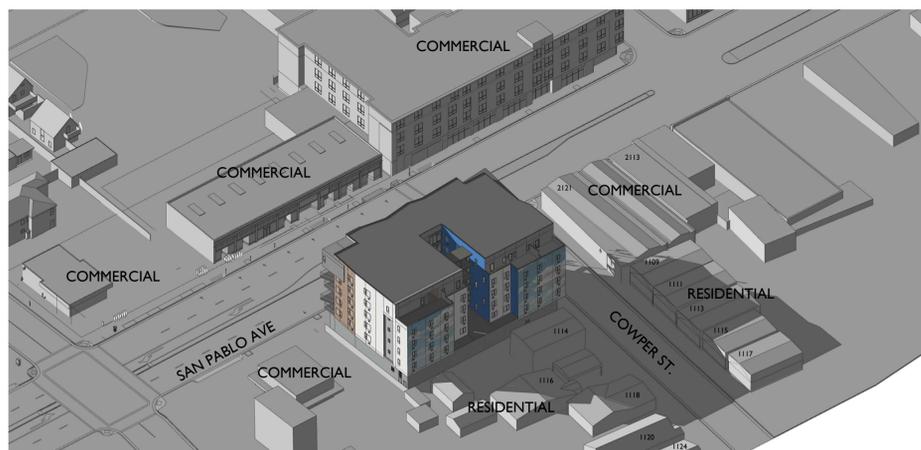
3 SHADOW STUDY: DECEMBER 21, 9:21 AM - PLAN VIEW



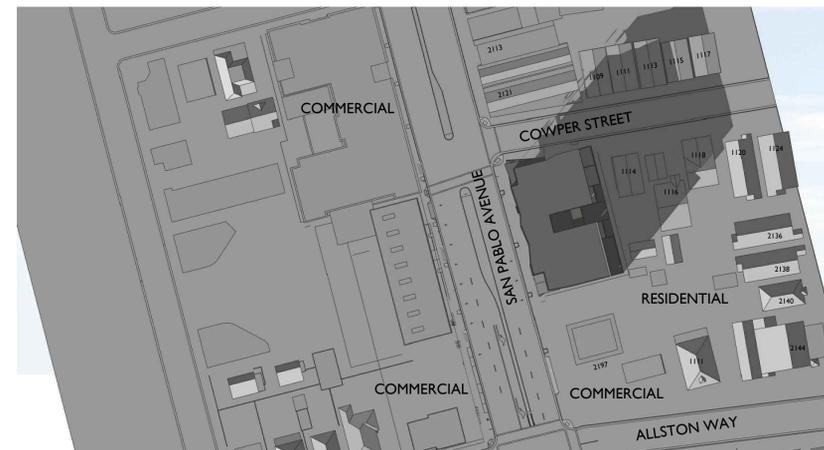
5 SHADOW STUDY: DECEMBER 21, 12:00 PM - PERSPECTIVE



2 SHADOW STUDY: DECEMBER 21, 12:00 PM - PLAN VIEW



4 SHADOW STUDY: DECEMBER 21, 2:54 PM - PERSPECTIVE



1 SHADOW STUDY: DECEMBER 21, 2:54 PM - PLAN VIEW

PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

03/11/2022	ENTITLEMENT SET
07/15/2022	RESUBMITTAL
11/28/2022	RESUBMITTAL

PROJECT:

KWP06

TITLE:

SHADOW STUDIES - DECEMBER 21

SHEET:

G020



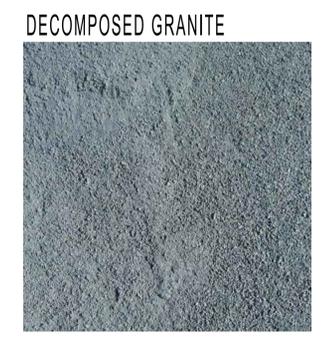
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STREETSCAPE - PLANT SCHEDULE

SYMBOL	LOCATION	SPECIES	NOTES
	SAN PABLO AVENUE	LONDON PLANE TREE (EXISTING)	- ALL EXISTING STREET TREES TO BE EVALUATED FOR PRUNING AND SOIL AMENDMENTS PRIOR TO CONSTRUCTION BY A CERTIFIED ARBORIST.
	COWPER STREET	ISLAND OAK - <i>Quercus tomentella</i> *	- 24" BOX SIZE - PROPOSED LOCATIONS PER PLAN, - 7' MINIMUM BRANCHING HEIGHT
	COWPER STREET	DEERGRASS <i>Muhlenbergia rigens</i> *	- #5 GAL - PROPOSED LOCATIONS PER PLAN

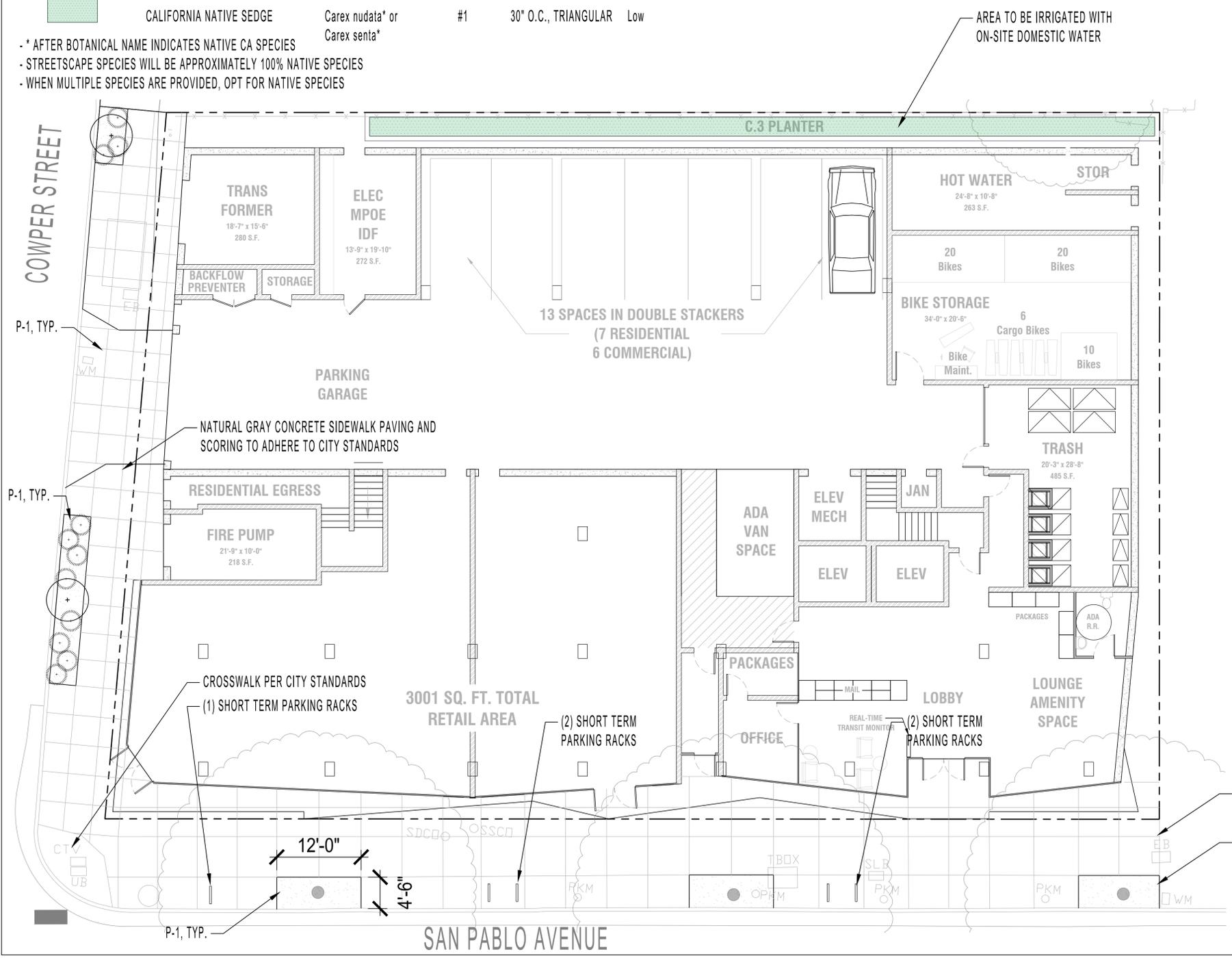
PAVING	DESCRIPTION	COLOR	MANUFACTURER
P-1	DECOMPOSED GRANITE	MEDIUM GRAY	AMERICAN SOIL & STONE



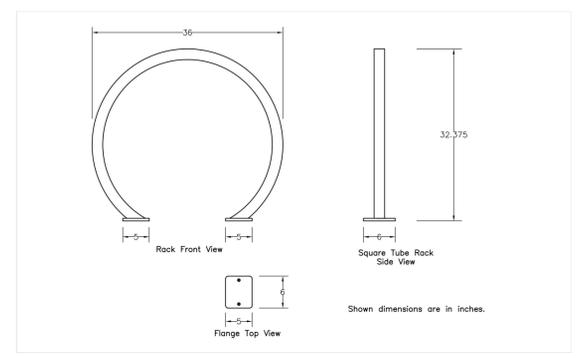
FLOW-THROUGH PLANTERS

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	WUCOLS
CALIFORNIA GRAY RUSH	<i>Juncus patens</i> *	#1	30" O.C., TRIANGULAR	Low
DOUGLAS IRIS	<i>Iris douglasiana</i> *	#5 Min.	30" O.C., TRIANGULAR	Low
CALIFORNIA NATIVE SEDGE	<i>Carex nudata</i> * or <i>Carex senta</i> *	#1	30" O.C., TRIANGULAR	Low

- * AFTER BOTANICAL NAME INDICATES NATIVE CA SPECIES
- STREETSCAPE SPECIES WILL BE APPROXIMATELY 100% NATIVE SPECIES
- WHEN MULTIPLE SPECIES ARE PROVIDED, OPT FOR NATIVE SPECIES



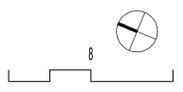
CITY APPROVED SHORT TERM BIKE RACK
CITY OF BERKELEY SURFACE MOUNTED SINGULAR CIRCULAR RACK SPECIFICATIONS



Surface Mounted Single Circular Rack

Height: 32.375"
Width: 36"
Flanges: 5" x 6" x 3/8"
Mounting Holes: (4) 9/16" dia.
Mounting Bolts: 1/2" x 3.75" Wedge Anchor Bolt, or 1/2" x 3.75" Anchor Rawl Spike
Hoop: 2" x 2" x 0.188" Square tube
Finish: Hot-dipped Galvanized (-G), Powder-coated (-P), Stainless #4 Brush Finish (-SS)

NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS DATED 11/14/2022.



SAN PABLO AVENUE GROUP LIVING ACCOMMODATION
LANDSCAPE PLANS
2147 SAN PABLO AVE, BERKELEY, CA

PHASE AGENCY REVIEW
DATE 11/28/2022
REVISIONS

No.	Description	Date

**LANDSCAPE PLAN
STREETSCAPE**



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PHASE AGENCY REVIEW
 DATE 11/28/2022
 REVISIONS

No.	Description	Date

LANDSCAPE PLAN
 COURTYARD

IRIS DOUGLASIANA - C3 FLOW THROUGH PLANTER



COURTYARD - PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SPACING / MIX PERCENTAGE	WUCOLS
	WEAVER'S BAMBOO	Bambusa textilis	#20 Min.	Per Plan	Low
	TASMANIAN TREE FERN	Dicksonia antarctica	#20 Min.	Per Plan	High
	PHILODENDRON	Monstera deliciosa	#20 Min.	Per Plan	High
	BAMBOO PALM	Chamaedorea seifrizii	#20 Min.	Per Plan	High
	WOODLAND STRAWBERRY	Fragaria vesca*	#1	15%	Low
	CAST IRON PLANT	Aspidistra elatior	#1, #5	15%	Low
	STAR JASMINE	Trachelospermum jasminoides	#1	10%	Moderate
	GIANT CHAIN FERN	Woodwardia fimbriata*	#1, #5	15%	Moderate
	TURF LILY	Liriope gigantea	#1	10%	Moderate
	WESTERN SWORD FERN	Polystichum munitum*	#1, #5	15%	Moderate
	CREeping RASPBERRY	Rubus calycinoide*s	#5	20%	Moderate

- * AFTER BOTANICAL NAME INDICATES NATIVE CA SPECIES
- STREETSCAPE SPECIES WILL BE APPROXIMATELY 37% NATIVE SPECIES
- WHEN MULTIPLE SPECIES ARE PROVIDED, OPT FOR NATIVE SPECIES

FLOW-THROUGH PLANTERS (See Sheet L-1)

COMMON NAME	BOTANICAL NAME	SIZE	SPACING	WUCOLS
CALIFORNIA GRAY RUSH	Juncus patens*	#1	30" O.C., TRIANGULAR	Low
DOUGLAS IRIS	Iris douglasiana*	#5 Min.	30" O.C., TRIANGULAR	Low
CALIFORNIA NATIVE SEDGE	Carex nudata* or Carex senta*	#1	30" O.C., TRIANGULAR	Low

LANDSCAPE MATERIALS SCHEDULE

PAVING

DESCRIPTION	MANUFACTURER	COLOR	NOTES
P-2 PRECAST CONCRETE PAVERS - PORTERO	QCP	MIX: 75% BUNGALOW / 25% NATURAL	MORTARED ON CONCRETE SLAB. SLAB DRAINAGE BY ARCHITECT.

MOVABLE SITE FURNISHINGS

DESCRIPTION	MANUFACTURER	COLOR	NOTES
SF-1 METAL BISTRO TABLE & CHAIR SET	FERMOB	TBD	COLOR PENDING FINAL MATERIALS SELECTION
SF-2 WOVEN LOUNGE CHAIR	INNIT DESIGNS	WEAVE: TBD FRAME: TBD	COLOR PENDING FINAL MATERIALS SELECTION

PLANTERS

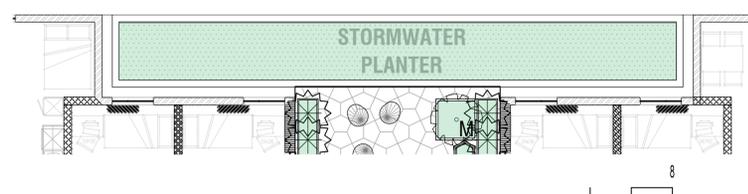
DESCRIPTION	MATERIAL	MANUFACTURER	MODEL	COLOR, FINISH
FTP FLOW-THROUGH PLANTER	CAST-IN-PLACE CONCRETE	-	-	NATURAL GRAY, BOARDFORM FINISH
PT-C1 PERIMETER PLANTER	FRP	TOURNESOL	WILSHIRE COLLECTION #WR-962430	PUDDLE / T-2
PT-C2 36" SQUARE PLANTER	FRP	TOURNESOL	WILSHIRE COLLECTION #WR-3600	PUDDLE / T-2
PT-C3 48" SQUARE PLANTER	FRP	TOURNESOL	WILSHIRE COLLECTION #WR-4824	PUDDLE / T-2
PT-C4 ACCENT PLANTER	FRP	HARLIE COLLECTION	TBD	TBD

- NOTES:
 1. ALL PLANTERS TO BE PLUMBED FOR IRRIGATION AND DRAINAGE FROM BELOW.

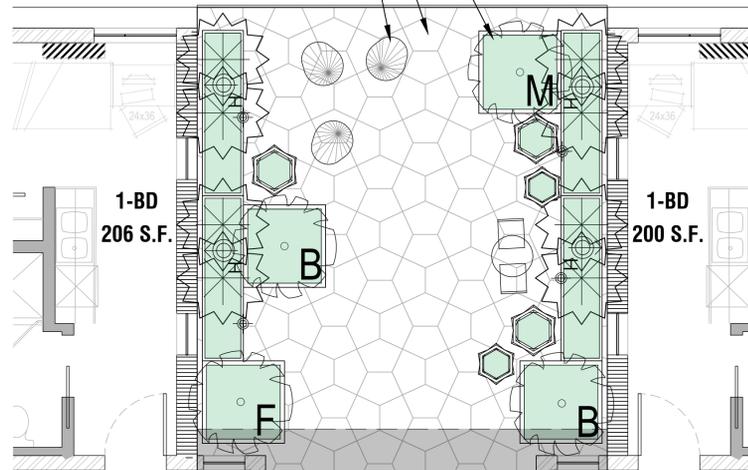
LANDSCAPE LIGHTING

DESCRIPTION	NOTES
PLANTER LIGHT	LED, LOUVERED STEP LIGHT RECESSED IN FACE OF PLANTER
HEDGE / WASH LIGHT	LED, 6" HIGH, LOW-VOLTAGE, METAL FIXTURE ON AUTOMATIC TIMER DIRECTED TO BLANK ARCHITECTURAL WALL

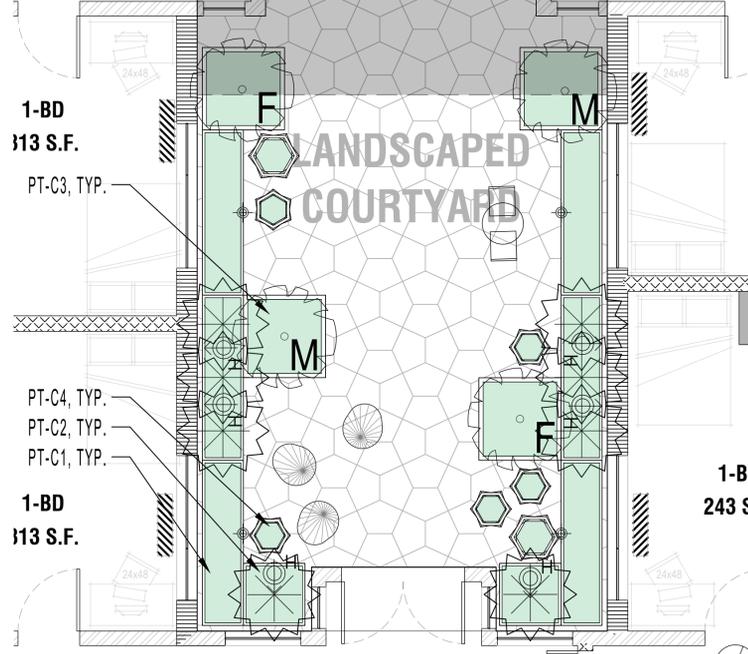
C3 FLOW-THROUGH PLANTERS PLAN



PT-C3, TYP.
 P-2
 MOVABLE SITE FURNISHINGS



SKYBRIDGE, ABOVE COURTYARD



COURTYARD PLAN



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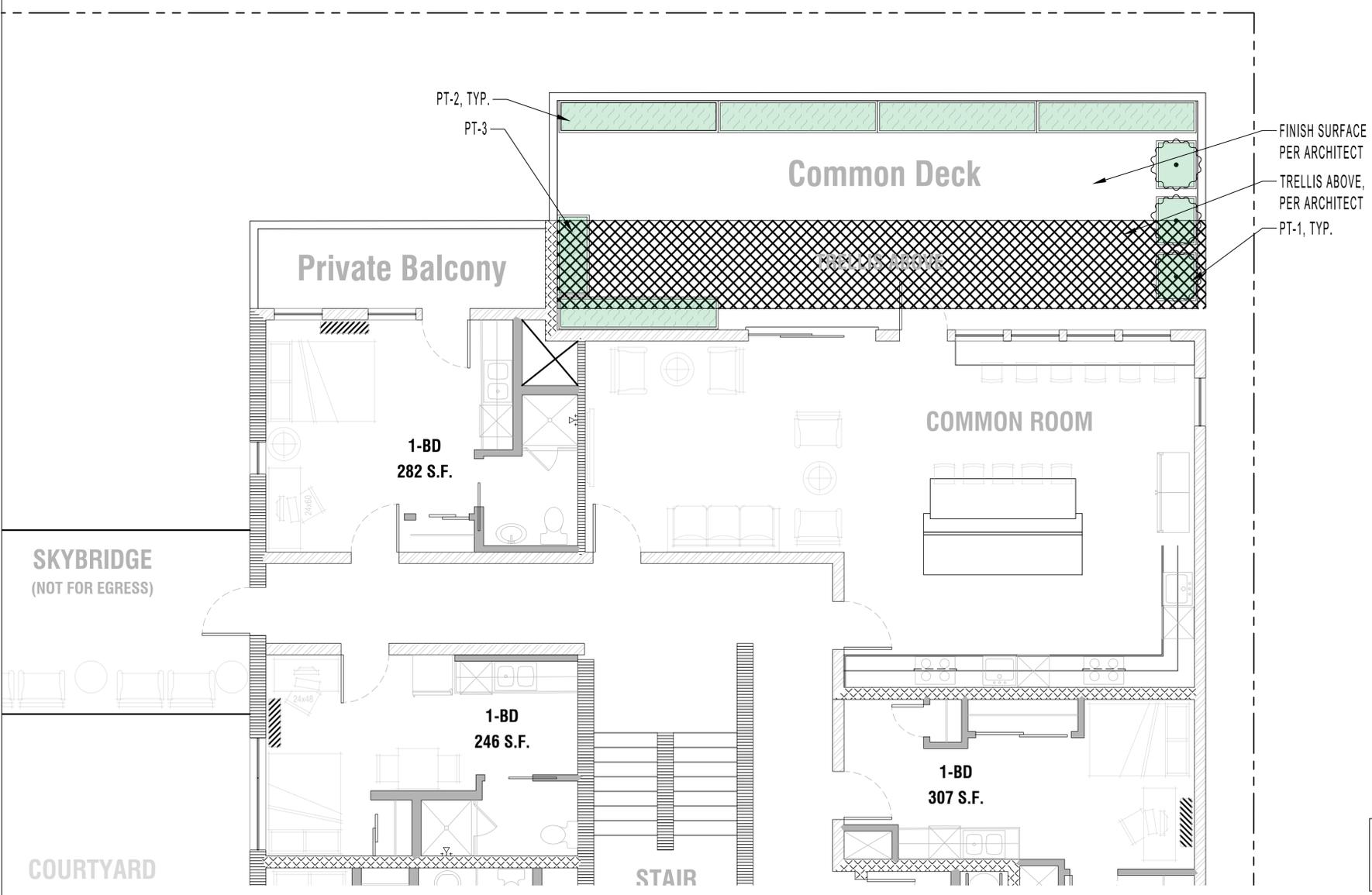
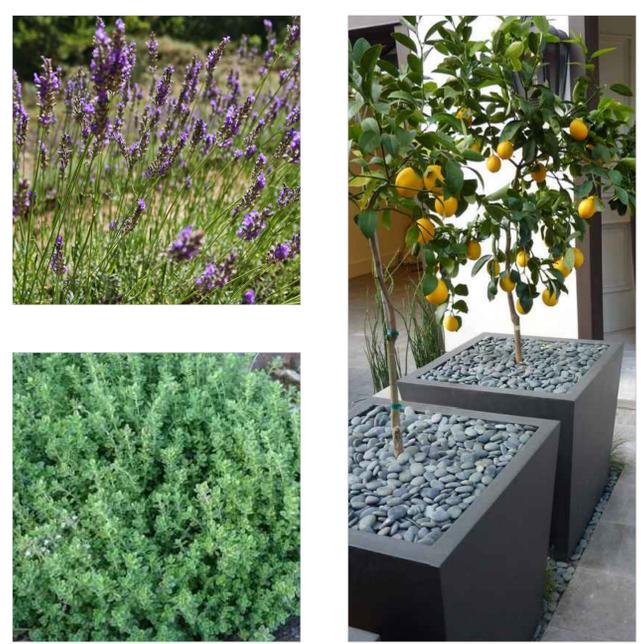
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COMMON DECK TOURNESOL PLANTERS		COMMON NAME / BOTANICAL NAME	SIZE	SPACING	WUCOLS
	NATIVE PERENNIALS AND CULINARY HERBS	Hyssop spp.* Lavender spp.* Mint spp. Oregano spp. Penstemon spp.* Rosemary spp. Salvia spp.* Strawberry spp. Thyme spp. Yarrow spp.*	#5 Min.	Per Plan	Moderate
	FRUIT TREE VARS.	Citrus aurantifolia 'Bearss' Citrus limon 'Meyer' Nagami Kumquat	#20/25 Min.	Per Plan	Moderate

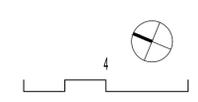
PLANTER POTS			
	DESCRIPTION	MANUFACTURER / MODEL	COLOR, FINISH
PT-1	FRP 36"x30"x42" PLANTER	TOURNESOL / MODEL #WR-363042	PUDDLE / T-2
PT-2	FRP 120"x24"x42" PLANTER	TOURNESOL / MODEL #WR-1202442	PUDDLE / T-2
PT-3	FRP 36"x30"x42" PLANTER	TOURNESOL / MODEL #WR-602442	PUDDLE / T-2

NOTES:
1. ALL PLANTERS TO BE PLUMBED FOR IRRIGATION AND DRAINAGE FROM BELOW.

- * AFTER BOTANICAL NAME INDICATES NATIVE CA SPECIES
- COMMON DECK SPECIES WILL BE APPROXIMATELY 38% NATIVE SPECIES
- WHEN MULTIPLE SPECIEES ARE PROVIDED, OPT FOR NATIVE SPECIES



NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS AND VISUAL OBSERVATION. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.



SAN PABLO AVENUE GROUP LIVING ACCOMMODATION
LANDSCAPE PLANS
2147 SAN PABLO AVE, BERKELEY, CA

PHASE AGENCY REVIEW
DATE 11/28/2022
REVISIONS

No.	Description	Date

LANDSCAPE PLAN
ROOFDECK



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 LANDSCAPE PLANS
 2147 SAN PABLO AVE, BERKELEY, CA

COMMERCIAL LANDSCAPE

2147 San Pablo Ave. Berkeley, CA

Estimated Applied Water Use (EAWU)

KI = Landscape Coefficient LA = Landscape Area (square feet) 0.62 = Conversion factor (gallons/ square foot) IE = Irrigation Efficiency = IME x DU	Kd = Density Factor (range = 0.5 to 1.3) (See WUCOLS for density ranges) Kmc = Microclimate Factor (range = 0.5 to 1.4) WUCOLS - www.owue.water.ca.gov/docs/wucols00.pdf
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EAWU Calculation: $ETo \times KI \times LA \text{ in SF} \times 0.62 = \text{Gallons per Year}$

	ETo	KI	LA	Conversion	IE	EAWU (Gallons Per Year)
Non-Irrigated Landscape	41.8	x 0.00	x 288	x 0.62	÷ 1	= 0
Water Feature	41.8	x 1.00	x 0	x 0.62	÷ 1	= 0
High Using Shrub (drip)	41.8	x 0.70	x 28	x 0.62	÷ 0.81	= 627
Moderate Using Shrub (drip)	41.8	x 0.30	x 376	x 0.62	÷ 0.81	= 3,609
Low Using Shrub (drip)	41.8	x 0.20	x 600	x 0.62	÷ 0.81	= 3,839
Total EAWU =			1,292 SF			8,076 Gallons per year 11 Billing units

The EAWU (12,005 gallons per year) is less than the MAWA (22,622 gallons per year).

The project's Landscape Estimate of Applied Water Use complies with the City's Water Efficient Landscape Ordinance

Sprinkler Head Types	Average Precipitation Rate	Distribution Uniformity of Irrigation Head
Drip	0.6"/Hr	1.00
Stream Bubbler	1.5"/Hr.	0.90
Spray Nozzle	1.0"/hr.	0.78

KI Resource Table

Special Landscape Area	0.30
Cool Season Turf (spray)	0.80
Warm Season Turf (spray)	0.60
High Using Shrub (drip)	0.70
Moderate Using Shrub (drip)	0.30
Low Using Shrub (drip)	0.20
Very-Low Using Shrub (drip)	0.10
Pool	1.00

ETo Table

Yearly	41.8
July	4.7

Water Efficient Landscape Worksheet

2147 San Pablo Ave. Berkeley, CA

Point-of-Connections: COMMERCIAL LANDSCAPE

Maximum Applied Water Allowance (MAWA)

Total MAWA = $(ETo \times 0.45 \times LA \text{ in SF} \times 0.62 + (ETo \times .3 \times SLA \text{ in SF} \times 0.62)) = \text{Gallons per Year for LA+SLA}$

Where:

MAWA = Maximum Applied Water Allowance (gallons per year)

ETo = Reference Evapotranspiration (54.6 inches per year)

0.45 = ET Adjustment Factor (ETAF) Non-Residential

1.0 = ET Adjustment Factor (ETAF) for Special Landscape Area

LA = Landscape Area (square feet)

0.62 = Conversion factor (to gallons per square foot)

SLA = Special Landscape Area (square feet)

Billing Unit = 1 Hundred Cubic feet (HCF) or 748 gallons

	ETo	ETAF	LA or SLA (SF)	Conversion	MAWA (Gallons per Year)
MAWA for LA =	42.9	x 0.45	x 1,292	x 0.62	15,464
MAWA for SLA =	42.9	x 0.3	x 0.0	x 0.62	0
Total Area (SF) =			1,292	Total MAWA =	15,464 Gal/Yr.
				=	21 Billing units

0.55 = ET Adjustment Factor (ETAF) Residential

0.45 = ET Adjustment Factor (ETAF) Non-Residential

PHASE AGENCY REVIEW

DATE 11/28/2022

REVISIONS

No.	Description	Date

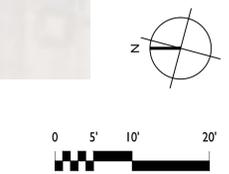
IRRIGATION CALCULATIONS



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2147 SAN PABLO AVENUE

BERKELEY, CALIFORNIA 94702



PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

03/11/2022	ENTITLEMENT SET
07/15/2022	RESUBMITTAL
11/28/2022	RESUBMITTAL

PROJECT:
KWPO6

TITLE:
SITE PLAN - EXISTING

SHEET:

A010

EXISTING SITE PLAN
 1/16" = 1'-0"



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2147 SAN PABLO AVENUE
BERKELEY, CALIFORNIA 94702



RESIDENTIAL	6,375 SF	20 UNITS
AMENITY	1,645 SF	2 ROOMS + LAUNDRY/TRASH
CIRCULATION	1,189 SF	
COVERED BALCONIES	534 SF	
<hr/>		
TOTAL	9,743 SF	GROSS BUILDING SQUARE FOOTAGE
<hr/>		
UNCOVERED BALCONIES	1,399 SF	CENTRAL COURTYARD
STAIRS/ELEVATORS	750 SF	(2) STAIRS AND (2) ELEVATORS



PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

03/11/2022	ENTITLEMENT SET
07/15/2022	RESUBMITTAL
11/28/2022	RESUBMITTAL

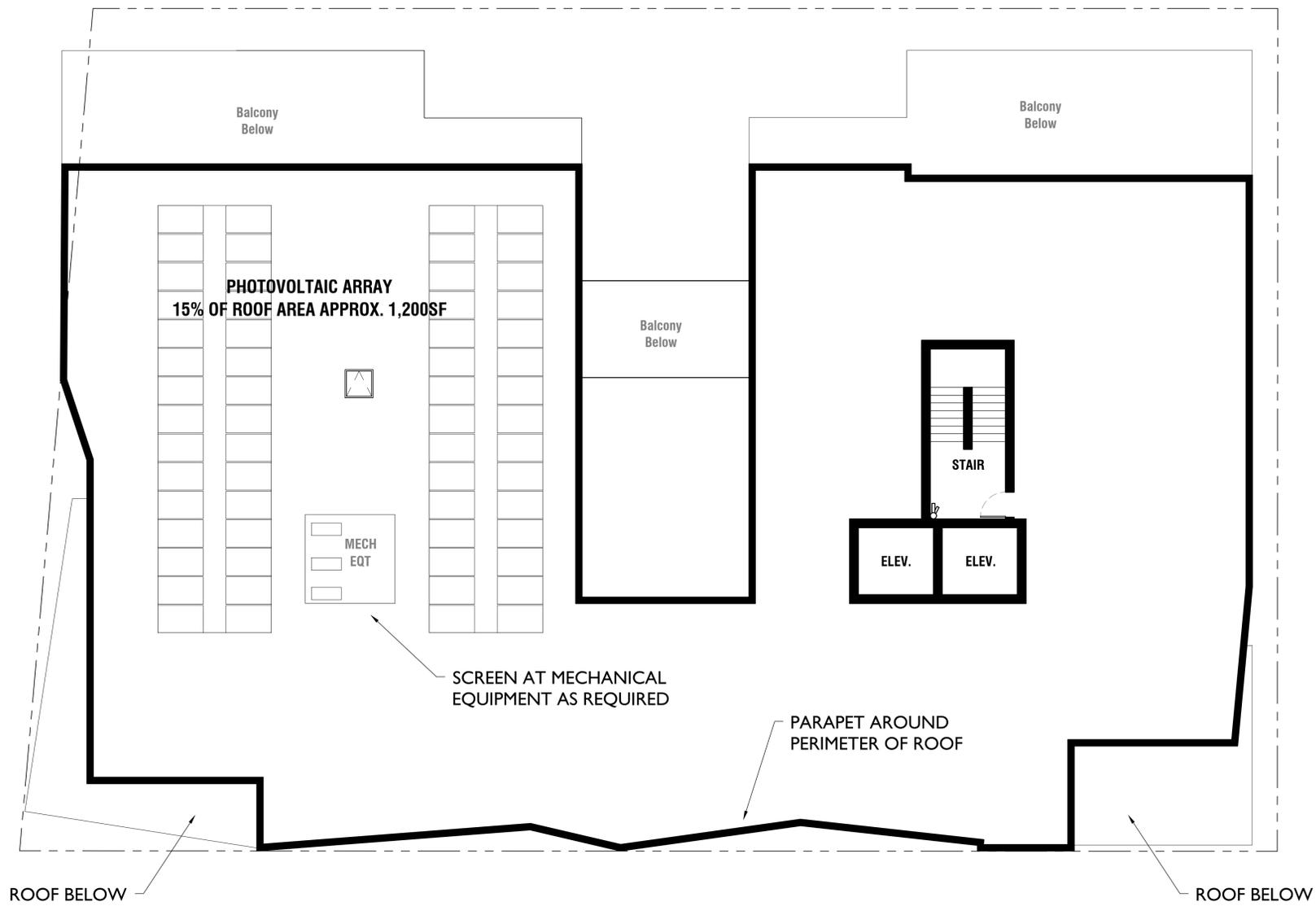
PROJECT: KWPO6
 TITLE: SIXTH FLOOR PLAN

SHEET:
A103



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2147 SAN PABLO AVENUE
BERKELEY, CALIFORNIA 94702



PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

03/11/2022	ENTITLEMENT SET
07/15/2022	RESUBMITTAL
11/28/2022	RESUBMITTAL

PROJECT:
 KW066
 TITLE:
 ROOF PLAN





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2147 SAN PABLO AVENUE
BERKELEY, CALIFORNIA 94702

- M-01** WINDOW AND STOREFRONT SYSTEM, ANODIZED ALUMINUM BLACK
- M-02** PAINTED GALVANIZED METAL BLACK
- M-03** METAL SIDING, AEP SPAN NU-WAVE CORRUGATED ZINC GRAY
- M-04** PAINTED GALVANIZED METAL VENT TO MATCH ADJACENT STUCCO
- M-05** PAINTED GALVANIZED METAL BM 1601 HEARTHSTONE
- M-06** PAINTED GALVANIZED METAL BM 1224 COYOTE TRAIL
- P-01** CEMENT PLASTER, 16/20 MEDIUM SAND FLOAT FINISH BM OC-19 SEAPEARL
- P-02** CEMENT PLASTER 16/20 MEDIUM SAND FLOAT FINISH BM 797 ATHENS BLUE
- H-01** CEMENT SIDING HARDIE ASPYRE ARTISAN LAP BM 1473 GRAY HUSKIE
- H-02** CEMENT SIDING HARDIE ASPYRE ARTISAN LAP BM 1484 ASHWOOD MOSS
- H-03** CEMENT SIDING HARDIE ASPYRE ARTISAN LAP BM AF-710 SECRET
- T-01** EXTERIOR CLADDING PANELS, TRESPA OR SIM. A04.1.7 GOLD YELLOW
- W-01** WOOD FENCE OR TRELLIS NATURAL CLEAR STAIN
- C-02** BOARD-FORMED CIP CONCRETE, VERTICAL ORIENTATION

- PAINTED METAL CAP
- CEMENT LAP SIDING
- WOOD LIKE CEILING
- PICKET GUARDRAIL
- PAINTED METAL COLUMN
- PAINTED METAL FASCIA



3 PERSPECTIVE DETAIL OF COMMON TERRACE
N.T.S.



2 NORTH ELEVATION - COWPER STREET
1/8" = 1'-0"



1 WEST ELEVATION - SAN PABLO AVENUE
1/8" = 1'-0"

4 MATERIAL KEY

PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

03/11/2022	ENTITLEMENT SET
07/15/2022	RESUBMITTAL
11/28/2022	RESUBMITTAL

PROJECT: KWPO6
TITLE: ELEVATIONS AND MATERIALS

SHEET: **A200**



Zoning Project Applicant Statement

Project Overview

Studio KDA is pleased to present this development application for a new 6-Story mixed-use residential building at 2147 San Pablo Avenue (APN 56-1983-42-1), at the corner of Cowper Street and San Pablo Ave. The project offers residential units in a Group Living Accomodation as well as Retail units at the ground floor.



The site is currently occupied by a combined auto-body and auto-glass shop, a 4,928 SF 1-story commercial building. The site's redevelopment will include the demolition of the existing building and associated site improvements to allow for the development of a new 59,297 SF mixed-use residential building.

Zoning Information

The site is in the C-W zone and falls within the bounds of the West Berkeley Plan area. Mixed-Use Residential buildings in this zone are limited to 50 feet, 4-stories and an FAR of 3.0. A density bonus is being requested for this project. Please refer to the Housing Affordability and Density Bonus Applicant Statement, and Sheet G-030 additional information and statistics.

We propose (2) retail units at the ground floor totalling ~3,001 SF. The ground floor also contains, in addition to various building support and utility spaces, a Residential Lobby at the south end of the San Pablo frontage,



and a covered garage. (14) Auto Parking spaces are provided, including an ADA space. GLAs do not require any parking and the 3,000 SF of retail requires just (6) spaces. All spaces will be unbundled. A secure bicycle storage room provides (56) bicycle parking spaces (exceeding the 51 required for the GLAs) accessed from the garage. Short term bicycle parking is provided in (5) bicycle racks (10 spaces) located along the San Pablo Avenue street frontage.

Zoning Code Information				
Site Information				
Address 2147 San Pablo Avenue, Berkeley CA 94702				
APN 56-1983-42-1				
Zoning District C-W				
Overlay/Special District N/A				
Seismic Safety				
Eearthquake Fault Rupture Zone No		Landslide Zone		No
Liquefaction Zone No		Unreinforced Masonry Building Inventory		No
Historic				
Landmark/Structure of Merit No		Building Age	39 Years (Completed 1/5/83)	Historic Report only required for >40 Years of Age
Environmental Safety				
Creek Buffer No		Fire Zone		1
Flood Zone No		Environmental Management Area		Yes
Additional Parcel Info				
Redevelopment Area No		Specific Plan (West Berkeley, SS, Etc...)		No
Building Data Per Planning Code				
	Existing	Proposed	Required/Allowed	Notes/Code
Parcel Conditions				
Occupancy Type (Per Planning)	S1, B	M, R2		See BMC 23E,64,030
Lot Area	14,571	14,571	N/A	
Building Footprint	4,928	12,867	N/A	
Lot Coverage	34%	88%	N/A	
Floor Area Ratio	0.34	4.07	See Density Bonus	
Areas				
Retail Floor Area	4,928	3,001		N/A
Residential Floor Area	0	56,296	See Density Bonus	
Usable Open Space	0	5,229	None Required	
Impervious Surface Area	12,760	14,571	See Civil SWCP	
Gross Floor Area	4,928	59,297	See Density Bonus	
Height				
Building Height - # of Stories	1	6		4
Building Height - Feet	20'	70'		50'
Setbacks				
Front Setback	~12'-0"	2'-0"		0'-0" Per BMC, the front of a corner lot is the side with the smaller street frontage - in this case along Cowper St. See BMC 23.304.020(A)(3)
Side Setbacks	43'-0", 10'-0"	3'-0", 5'-0"		0'-0" On the West and East sides, Respectively
Rear Setback	0'-0"	3'-0"		0'-0" Required only when Adjacent to Residential Use
Parking				
Bike Parking (Short Term)	0	7		10 (5) Residential and (2) Retail
Bike Parking (Long Term)	0	48		51
Auto Parking	40	23		6 (2) Spaces Required per 1000 s.f. Commercial

We propose (128) GLA units totalling ~56,296 SF on floors 2-6. Typical floors have (27) GLA units, with the 6th floor providing (20) slightly larger units. Each GLA resident has a private bathroom, bedroom, and kitchenette within their unit and shares common laundry, trash, living, cooking, and dining spaces located on each floor. In addition to shared indoor amenity spaces, all residents will have access to over 5,000 SF of shared Usable Open Space between Balconies attached to all common areas, a large 2nd floor courtyard & skybridge above with views of the east bay hills, and a 6th floor roof deck. No Usable Open Space is required for either GLAs or Retail space in this zone.

Building Design / Neighborhood Context

Setbacks along San Pablo and Cowper vary in an effort to create a lively, pedestrian oriented experience of the building from street-level. A 3'-0" (none required) setback is provided at the building's south (rear) adjacent to an existing fast-food restaurant. A 5'-0" (none required) setback is provided at the building's east (side) where it abuts a residential use.

Our building design contrasts the flat facades paralleling San Pablo Avenue in this neighborhood and create interest/texture by angling our building façade (both at the ground floor and in the large wall-planes above at differing angles), almost as if creating speed bumps to slow the visual pace of the corridor. On the east side we have stepped back the massing across the building at the 6th floor and also carved out a large lightwell/courtyard to present a softer transition from the low-density residential to the higher-density corridor development. We are providing a façade-wide blue-sky mural on the east side of the building to further reduce the impact of the taller development by helping it *fade* into the sky.



Project Benefits

The proposed project provides (128) new beds in Berkeley that will help to combat the present housing crisis facing not just Berkeley, but California as a state. Located along a major public transit corridor (San Pablo Avenue) and less than a mile from the nearest BART station (North Berkeley), this project is the exact sort of high-density, transit-oriented development the state needs to build more of to address this crisis. We believe this high-quality infill project will comply with and further the goals of the West Berkeley Plan. Specifically we believe that our project will increase “housing in commercial areas to support local retailing



and use of transit lines” and be a “mixed use project combining pedestrian-oriented neighborhood-serving uses with mixed income housing in locations abutting residential districts”.

Natural Gas Prohibition and Berkeley Energy Code

The proposed project will be all electric, with no reliance upon natural gas infrastructure in compliance with BMC Chapter 12.80. The project is designed to comply with the Berkeley Energy Code, BMC Chapter 19.36 with roof areas solar ready for solar PV systems and installed conduits from roof to electrical panels. Electrical Vehicle charging will be available in the stacked parking solution provided on the ground floor covered garage. The project will comply with Berkeley Green Code, BMC Chapter 19.37 as applicable for reduction in cement use and construction waste management.

Required Use Permit Findings

To approve an AUP or Use Permit for a project in the C-W district, the review authority must find that the proposed use or structure:

1. Is consistent with the purposes of the district;
2. Is compatible with the surrounding uses and buildings;
3. Complies with the adopted West Berkeley Plan;
4. Supports an increase in the continuity of retail and service facilities at the ground level to the degree feasible;
5. Does not substantially degrade the existing urban fabric of the street and area;
6. If the project includes the construction of new floor area, provides an intensity of development which does not underutilize the property;
7. Meets any applicable performance standards for off-site impacts; and
8. Does not exceed the amount and intensity of use that can be served by available traffic capacity and potential parking supply. (Ord. 7787-NS § 2 (Exh. A), 2021)

Response:

The construction, establishment, maintenance and operation of the proposed project will increase from the existing conditions the variety of retail and services available at the ground floor in a manner compatible with surrounding buildings and the West Berkeley Plan. The project is appropriately sized to assist in alleviating the current housing shortage, we are applying to make use of state sponsored density bonuses in order to increase the intensity of development on the property and provide more units than would otherwise be available based on the current zoning. The project is a transit-oriented development placed on San Pablo Avenue in close proximity to bus, Bart stations and bike boulevards, as such it will not significantly contribute to traffic capacity. The design works to minimize our off-site impacts by including on-site stormwater treatment and including renewable solar energy systems in accordance with CoB requirements.

Thank You,

Austin Springer
Studio KDA