



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
MAY 18, 2023

3030 TELEGRAPH AVENUE PRELIMINARY DESIGN REVIEW

Design Review #DRCP2022-0020 to demolish an existing one-story 10,000 square-foot medical office building, and two duplexes and construct a new five-story mixed-use building with approximately 1,550 square feet of commercial area and 144 dwelling units, including eight-below market rate units.

I. Introduction

This five-story mixed use project is located in the C-C Corridor Commercial district on the Southwest corner of Telegraph and Webster.

The demolition referral went before the Landmarks Preservation Commission (LPC) on March 30, 2023 where the Commission took no action. The project is scheduled for the June 8, 2023 meeting of the Zoning Adjustments Board (ZAB).

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 before the Design Review Committee this month for Preliminary Design Review.

II. Background

The project would involve demolition of the existing one-story medical office building, two duplexes (four residential units), and surface level parking lot, and removal of the access easement along Halcyon Court and the curb cuts and driveways on both Webster Street and Telegraph Avenue, and construction of a new mixed-use building with the following primary components:

- 144 dwelling units (95 studios, 34 two-bedroom, 15 four-bedroom) for a total of 223 bedrooms;

- Commercial space, 1,550 square feet in area, for one to two retail tenants on the ground floor at the northeast corner of the property with access from Telegraph Avenue (Note: tenants have not yet been selected for these spaces);
- A bicycle storage room for approximately 40 bicycles on the ground floor and an additional bicycle shed for another 40 bicycles located within the courtyard towards the rear of the site. A total of four off-site short-term bicycle racks would be located along Webster Street and Telegraph Avenue;
- A residential lobby with recessed entry, with access from Telegraph Avenue;
- Residential amenities on the ground floor including community lounge room, fitness center, property mail room, and commercial floor area;
- Laundry rooms on each floor;
- A total of seven new replacement street trees would be planted along Webster Street and Telegraph Avenue along with new landscape screening to be planted along the western (rear) site boundary;
- Useable open space totaling 5,226 square feet consisting of a “U” shaped ground floor courtyard facing west toward the rear of the site;
- Mini plaza with planter and seating located off Telegraph Avenue adjacent to the commercial tenant space.

III. Project Setting

A. Neighborhood/Area Description:

The project site is located on the southwest corner of Telegraph Avenue and Webster Street. The surrounding area consists of a mix of both commercial and residential uses ranging from two-story single and multi-family residences, a full-service grocery store, hospital and medical offices. Directly north of the project site is Whole Foods Market and to the east is the Berkley Central Medical Building. The Ashby BART station located along Adeline Street between Ashby Avenue and Woolsey Street is located to the west within walking distance from the project site (0.7 miles). In addition, bus service is available via AC Transit routes 6 and 800 at stops along Telegraph Avenue and Ashby Avenue.

B. Site Conditions:

The project site is located on the west side of the 3000 block of Telegraph Avenue. The approximately 27,000-square foot parcel is relatively flat and is developed with a one-story medical office building and two duplexes (four units total) that have been vacant for more than five years. A surface parking lot is located at the northeast corner of the site. There are three driveways located on Telegraph Avenue, Webster Street and Halcyon Court, respectively, with access to the parking lot. The project site currently has an access easement located off Halcyon Court which allows for commercial traffic access directly from Telegraph Avenue through the parking lot to the Halcyon Court neighborhood.

Figure 1: Vicinity Map

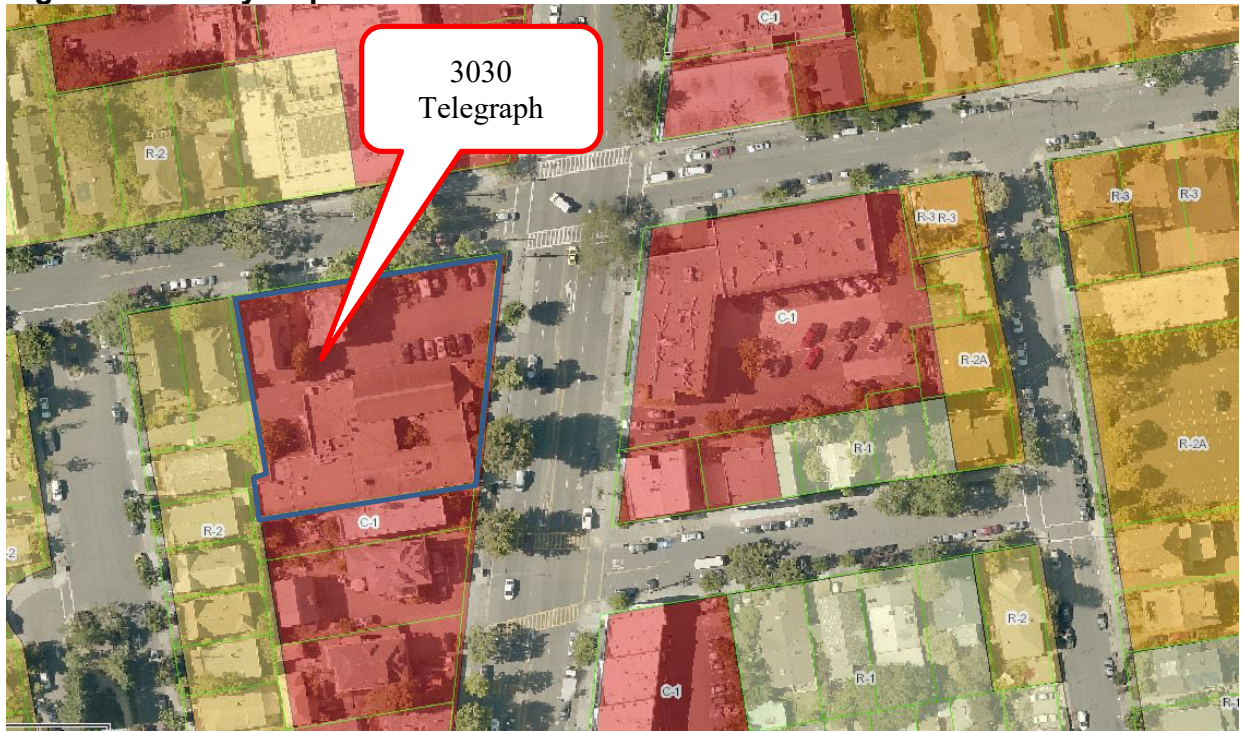


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Medical Offices and two duplexes	C-C	Avenue Commercial (AC)
Surrounding Properties	North	Commercial/Retail (Whole Foods) Single-family Residential	C-C and R-2	Avenue Commercial (AC) and Low-Medium Density Residential (MDR)
	South	Multi-family Residential		
	East	Medical office (Berkeley Central Medical Building)	C-C	Avenue Commercial (AC)
	West	Single family multi-family residential	R-2	Low-Medium Density Residential (LMDR)

Table 2: Development Standards

Commercial Corridor (C-C) Standards BMC Sections 23.204050(D), 23.322.030		Existing	Proposed	Permitted/ Required
Lot Area (sq. ft.)		27,042	27,042	N/A
Gross Floor Area (sq. ft.)		14,910	94,664	N/A
Floor Area Ratio		0.55	3.5	3.0
Dwelling Units	Total	4	144	N/A
	Affordable	0	8	N/A
Building Height	Maximum (ft.)	23	63 ¹	40' max 50' max with Use Permit
	Stories	1	5 ¹	3-stories max 4-stories max with Use Permit
Building Setbacks (ft.)	Front (Telegraph Ave.)	N/A	Varies 0'-4.5"	0' min
	Rear	N/A	Varies 6'-10' (Use Permit required)	10' min
	Left Side	N/A	8'	0' min
	Right Side (Webster St.)	N/A	Varies 0'-3.5"	10' min
Lot Coverage (%)		49	73	100
Usable Open Space (sq. ft.) per Dwelling Unit		N/A	5,226 (Use Permit required)	28,800 Min. (200 min/unit)
Bicycle Parking	Commercial (1,550 sq. ft.)	N/A	1	1 (1 space/2,000 sq. ft.)
	Residential (long-term)	N/A	75	74 (223 Bedrooms) (1 space/3 bedrooms)
	Residential (short-term)	N/A	7	6 (223 Bedrooms) (1 space/40 bedrooms, or 2)
	Total	N/A	82	81
<p>¹ = Waiver, pursuant to State Density Bonus Law, requested to modify the district standard.</p> <p>¹ The use permit to allow height up to 50 feet/4 stories is included in the Base Project for the calculation of the density bonus and is not a requested waiver. Additional height beyond 50 feet/ 4 stories is being requested as a waiver.</p>				

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 23.326.030(A)(3) to demolish a building containing two or more units.
- Use Permit pursuant to BMC Section 23.204.020 to establish multi-family dwelling units.
- Use Permit pursuant to BMC Section 23.204.020 to construct a mixed-use residential development.
- Use Permit pursuant to BMC Section 23.204.030(A)(1) to construct 5,000 square feet or more of gross floor area.
- Use Permit pursuant to BMC Section 23.204.050(D)(1) to increase the maximum height and number of stories of a mixed-use project.
- Use Permit pursuant to BMC Section 23.304.030(C)(2)(b) to reduce the rear setback on a commercially zoned lot that confronts a Residential District.
- Use Permit pursuant to BMC Section 23.204.050 (D)(3)(a) to reduce minimum open space for mixed use projects.
- Administrative Use Permit pursuant to BMC Section 23.304.050 to allow for rooftop equipment projections above the height limit.

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

- Waiver to reduce street side setback to 3.5 inches along Webster Street, where 10 feet is required under BMC Section 23.304.030(C)(2)(a).
- Waiver to allow for an increase in building height- up to 63 feet, where 50 feet is the limit, under BMC Section 23.204.050(D)(1).
- Waiver to allow for an increase in the floor area ratio (FAR) up to 3.5 where 3.0 is the maximum under BMC Section 23.204.050(D)(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 subject parcel is located in the C-C Commercial District on Telegraph but there are parcels to the West on Webster and Halcyon that are zoned as R-2 residential and are predominantly one and two-story single family homes.

Building Design This five-story mass is oriented towards Telegraph and is organized around a West-facing ground floor courtyard. This courtyard pulls the massing back from the adjacent residential district. On the East side, the massing steps out to meet the angled property line along Telegraph, breaking the massing down into three distinct volumes. The center volume is detailed with a recessed band running the length of the fourth floor. The volume at the Northeast corner features a regular window grid while the volume at the Southeast corner features more variation in pattern. The stepped returns provide the opportunity for public art display for pedestrian and vehicular traffic on Telegraph. A single-story base at the ground floor visually supports the four residential floors above. Awnings are proposed at windows at the West that overlook neighboring residences for added privacy.

Setbacks The project has a 0'-0" setback from the North property line at Webster. The project meets the property line at the East on Telegraph, but steps back from the angled property line to allow for an entry court at the lobby and landscaped areas adjacent to the retail space at the Northeast corner, as well at the Southeast corner. The building is setback 8'-0" from the South property line and a minimum setback of 6'-0" from the West property line where the property abuts a residential district.

Encroachments A canopy element is proposed at the corner retail space that would extend over the public right of way. Applicant is working with Public Works on an encroachment permit.

Ground Floor Design The residential lobby is located at the center of the East façade adjacent to a lounge space overlooking Telegraph and a fitness room opening out to the courtyard. A retail space is proposed at the Northeast corner. The trash room, bike room and utility space all open out to Webster. The remainder of the floor is occupied by residential units.

Streetscape Seven street trees on Telegraph and Webster will be removed and replaced. One new street tree is proposed on Telegraph and one new street tree is proposed on Webster. A mini-plaza is proposed at the main residential entrance includes a concrete planter and seating area. In-ground planting areas are featured along Webster, as well as in front of the ground floor units at the South end on Telegraph.

Landscape/ Open Space The project proposes open space in a ground floor courtyard that is accessed through the main lobby, as well as the adjacent fitness room. An outdoor fitness zone is provided near the fitness room. The design features a bike storage area at the West end of the courtyard. Landscaped planters at the North and South edges provide a buffer for the ground floor units and a trellis element is proposed over the seating area at the center of the space. Permeable pavers are proposed throughout. A stormwater planter is provided at the South end of the project in the setback and a 6'-0" fence is proposed at the West end of the project where the adjacent parcels are primarily single family residences.

Colors and Materials The project features a stucco siding system, aluminum storefront system, and commercial grade vinyl windows on the residential units. See Sheet A3.1 for details.

B. Issues for Discussion:

- Massing
- Building Design
- Ground Floor Design
- Open Space Design
- Colors and Materials

VII. Recommendation

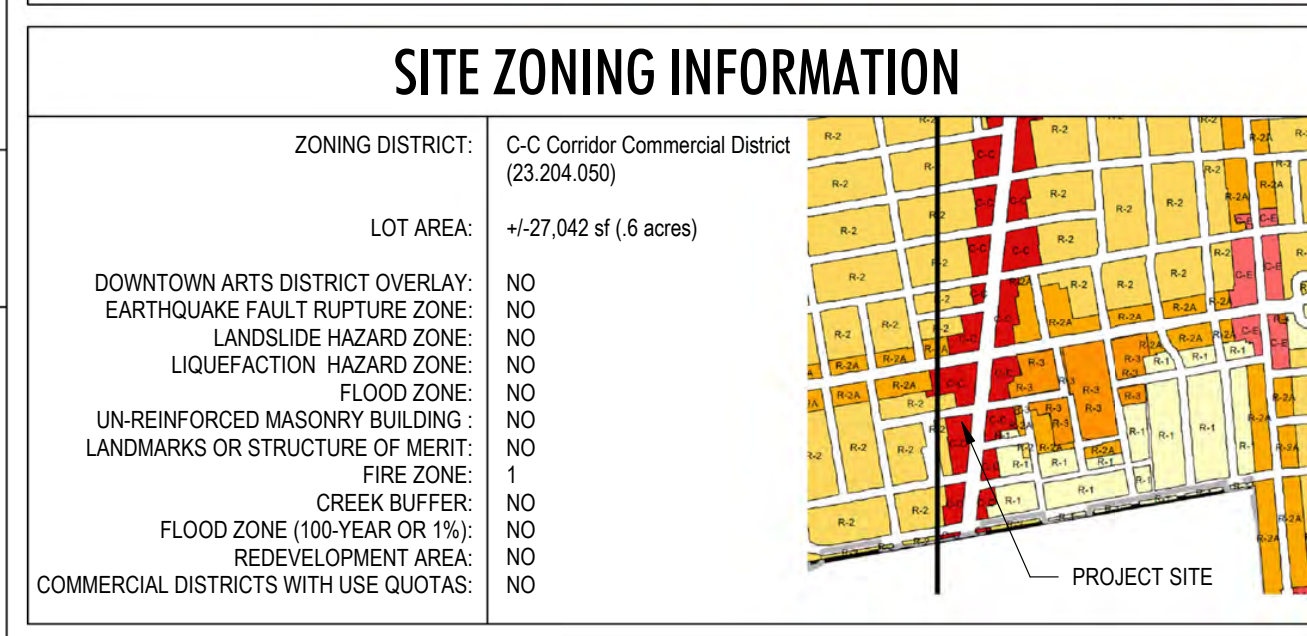
Staff recommends that the DRC discuss the above issues and forward a favorable recommendation to ZAB with any conditions and specific direction for Final Design Review.

Attachments:

1. Project Plans, received January 31, 2023
2. Applicant Statement, received January 31, 2023
3. Correspondence Received

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

PROJECT DATA						
CITY OF BERKELEY ZONING						
	PERMITTED / REQUIRED	PERMITTED WITH A USE PERMIT	CODE REFERENCE	PROVIDED IN BASE PROJECT	PROPOSED (W/20% DENSITY BONUS)	COMMENTS
BUILDING INFO.	NUMBER OF DWELLING UNITS: NUMBER OF BEDROOMS: COMMERCIAL AREA:	N/A N/A N/A		126 201 804 SF	144 223 +/-1,550 SF***	*** PROPOSED COMMERCIAL AREA = 1,550 SF EXISTING COMMERCIAL AREA = 11,245 SF NET NEW COMMERCIAL AREA = -9,645 SF
FLOOR AREA & COVERAGE	LOT AREA: GROSS FLOOR AREA: RESIDENTIAL FLOOR AREA: BUILDING FOOTPRINT: LOT COVERAGE: PROJECT FAR:	27,042 SF (6 acres) N/A N/A 27,024 SF 100% MAXIMUM 3 : 1		27,042 SF (6 acres) 81,126 SF 77,835 SF 19,626 SF 72% 3 : 1	27,042 SF (6 acres) 94,664 SF 90,387 SF 19,811 SF 73% 3.5 : 1**	** DENSITY BONUS WAIVER / CONCESSION
SETBACKS & OPEN SPACE	FRONT YARD SETBACK (TELEGRAPH AVENUE): STREET SIDE YARD SETBACK (WEBSTER STREET): INTERIOR SIDE YARD SETBACK: REAR YARD SETBACK: BUILDING SEPARATION: USABLE OPEN SPACE:	0 FT 10 FT (SAME AS R-2) 0 FT 10 FT OR 10% OF LOT DEPTH (WHICHEVER IS LOWER) N/A 200 SF / UNIT	TABLE 23.204-3 & TABLE 23.204.020 (FRONT LINE DETERMINATION) TABLE 23.204-3 TABLE 23.204-3 TABLE 23.204-3 TABLE 23.204-8 TABLE 23.204-8	0 FT 10 FT 5 FT 10 FT 22'-3" FT 25,200 SF (200 SF X 126 UNITS = 25,200 SF MIN)	4.5" 3.5" 8 FT 6 FT 39'-1" FT 5,226 SF (200 SF X 144 UNITS = 28,800 SF MIN)	
HEIGHT	BUILDING HEIGHT: BUILDING STORIES:	40 FT 3	TABLE 23.204-8 TABLE 23.204-8	49 FT 4	63.0 FT** 5	* PER THE AUGUST 21, 2021 MEMORANDUM FROM STEVE BUCKLEY, CITY PLANNING MANAGER, APPROVAL OF THE UP (PH) MAXIMUM HEIGHT OF 50 FT IS ASSUMED UNDER THE "BASE PROJECT" DENSITY. ** DENSITY BONUS WAIVER / CONCESSION
PARKING	RESIDENTIAL VEHICULAR NO MINIMUM: NON-RESIDENTIAL VEHICULAR: RESIDENTIAL BIKE LONG TERM (1 SPACE PER 3 BEDROOMS): SHORT TERM (1 SPACE PER 40 BEDROOMS): COMMERCIAL BIKE SHORT TERM (1 SPACE PER 2,000SF):	0 SPACES MIN. PARKING SPACES 2 / 1000 SF X BEDROOMS / 3 = X SPACES X BEDROOMS / 40 = X SPACES X SF / 2,000 SF = X SPACES	TABLE 23.322-2 TABLE 23.322-2 TABLE 23.322-10 TABLE 23.322-10 TABLE 23.322-10	0 SPACES 2 SPACES 201 BEDROOMS / 3 = 67 SPACES 201 BEDROOMS / 40 = 5 SPACES 762 SF / 2,000 SF = 1 SPACE	0 SPACES **0 SPACES 223 BEDROOMS / 3 = 75 SPACES 223 BEDROOMS / 40 = 6 SPACES 1,550 SF / 2,000 SF = 1 SPACES	** DENSITY BONUS WAIVER / CONCESSION



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PROJECT INFORMATION

PROJECT SCOPE:
PROPOSED PROJECT INVOLVES DEMOLITION OF EXISTING 9,993 SQUARE FOOT MEDICAL OFFICE BUILDING AND 2 RESIDENTIAL BUILDINGS EACH WITH 2 VACANT APARTMENTS (4 UNITS TOTAL).
NEW CONSTRUCTION OF A 5-STORY, 94,664 SQUARE FOOT RESIDENTIAL APARTMENT BUILDING WITH 144 UNITS. THE PROJECT WILL UTILIZE THE STATE DENSITY BONUS AND INCLUDE 7 UNITS AT VERY LOW INCOME. THE PROJECT WILL INCLUDE 4 RESTRICTED UNITS AS REPLACEMENT OF THE EXISTING. PER SB330 GUIDELINES, THE PROJECT SEEKS ASSOCIATED WAIVERS AND CONCESSIONS FOR NON-RESIDENTIAL PARKING, OPEN SPACE, AND SETBACKS.

SITE LOCATION:
3030 TELEGRAPH AVENUE, 2330, 2334 AND 2336 WEBSTER STREET
BERKELEY, CA

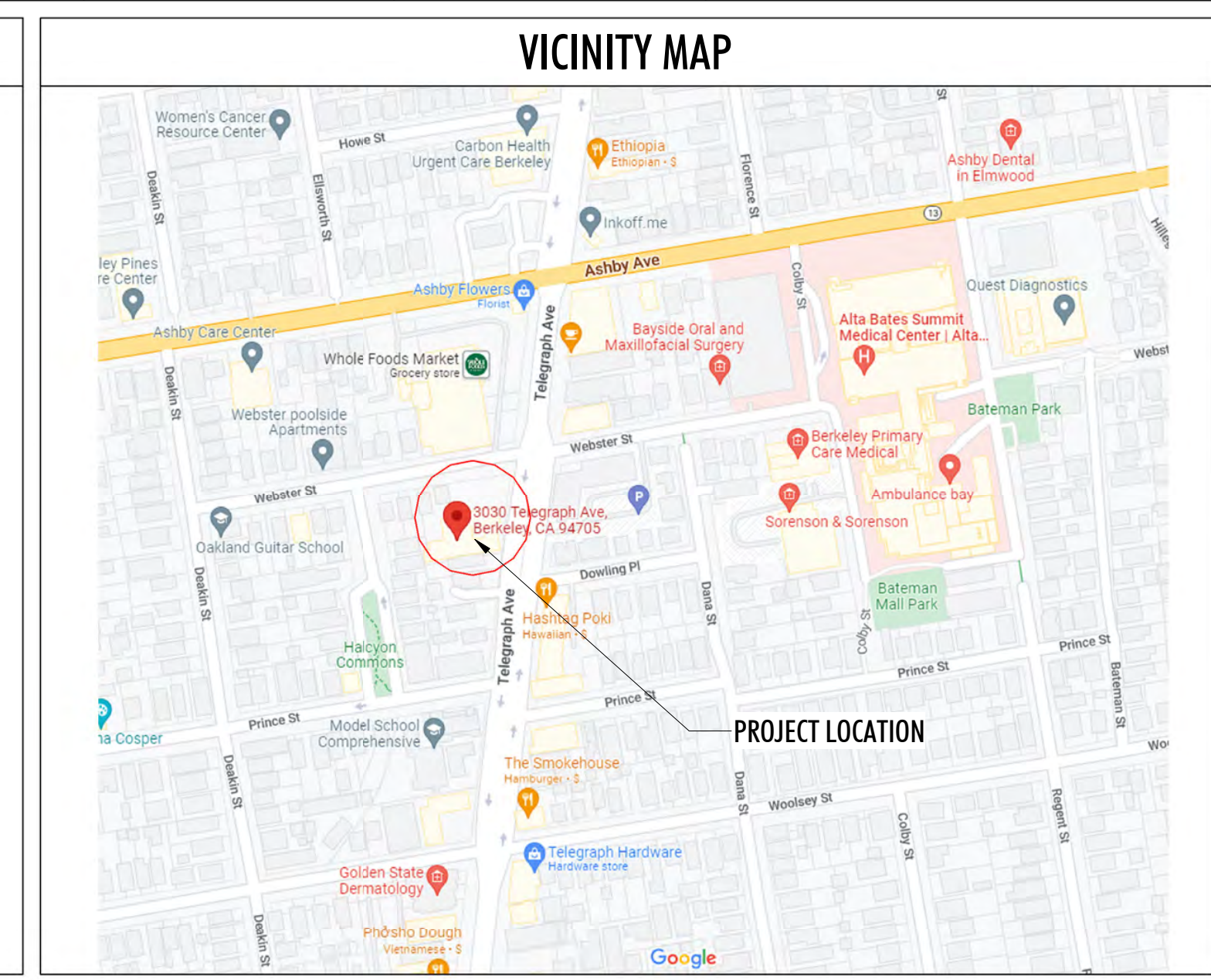
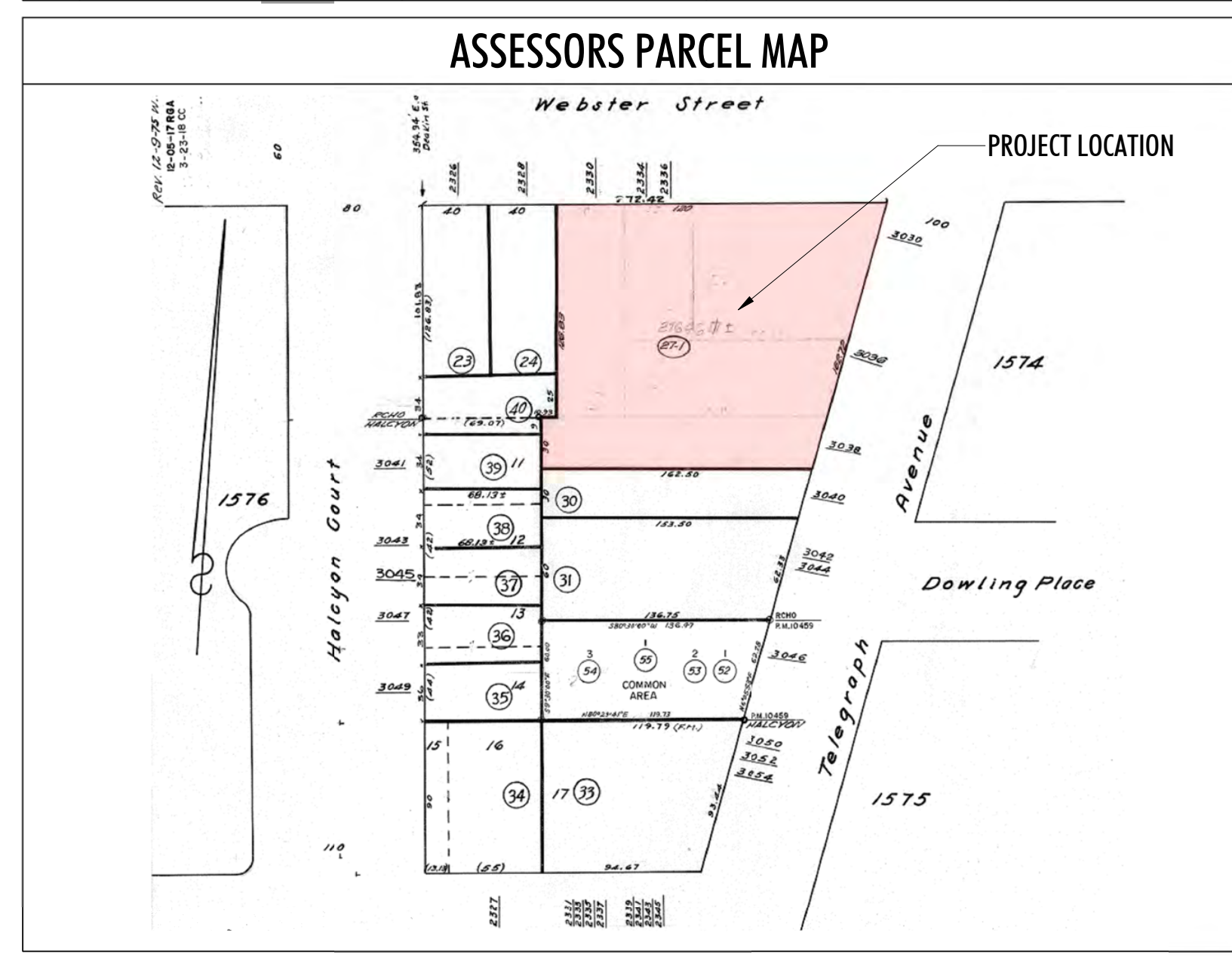
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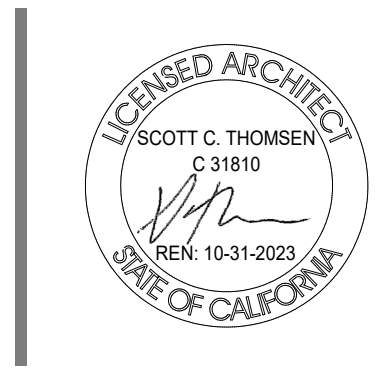
BUILDING INFORMATION:
OCCUPANCY: R-2 / A-2 / S-2
CONSTRUCTION TYPE: TYPE III-A
EXTERIOR WALLS: 2-HR
SPRINKLERED: YES
ELEVATOR: YES

PROJECT DIRECTORY

OWNER / DEVELOPER: RIAZ CAPITAL 2744 11TH STREET OAKLAND, CA 94601	CIVIL: CARLSON, BARBEE & GIBSON, INC. 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583
CONTACT: LISA VILHAUER PHONE: (925) 858-4724 EMAIL: lvilhauer@riazcapital.com	CONTACT: ANGELO OBERTELLO, P.E. PHONE: (925) 866-0322 x268 EMAIL: aobertello@cbandg.com
ARCHITECT: LEFT COAST ARCHITECTURE INC. 3800 MOUNT DIABLO BLVD., SUITE 200 LAFAYETTE, CA 94549	LANDSCAPE ARCHITECT: JETT LANDSCAPE ARCHITECTURE + DESIGN 2 THEATRE SQUARE, SUITE 218 ORINDA, CA 94563
CONTACT: SCOTT THOMSEN PHONE: (925) 297-5688 EMAIL: scott@leftcoastarch.com	CONTACT: JESSE MARKMAN PHONE: (925) 254-5422 EMAIL: jesse@jett.land



3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

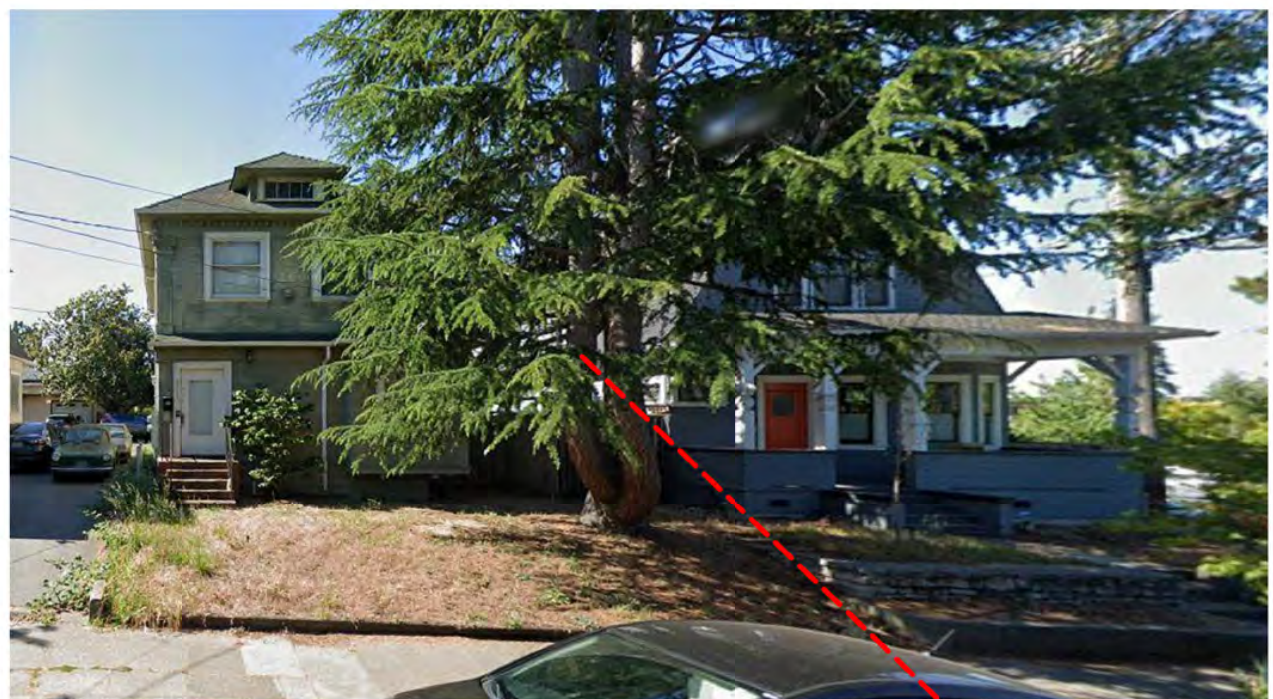


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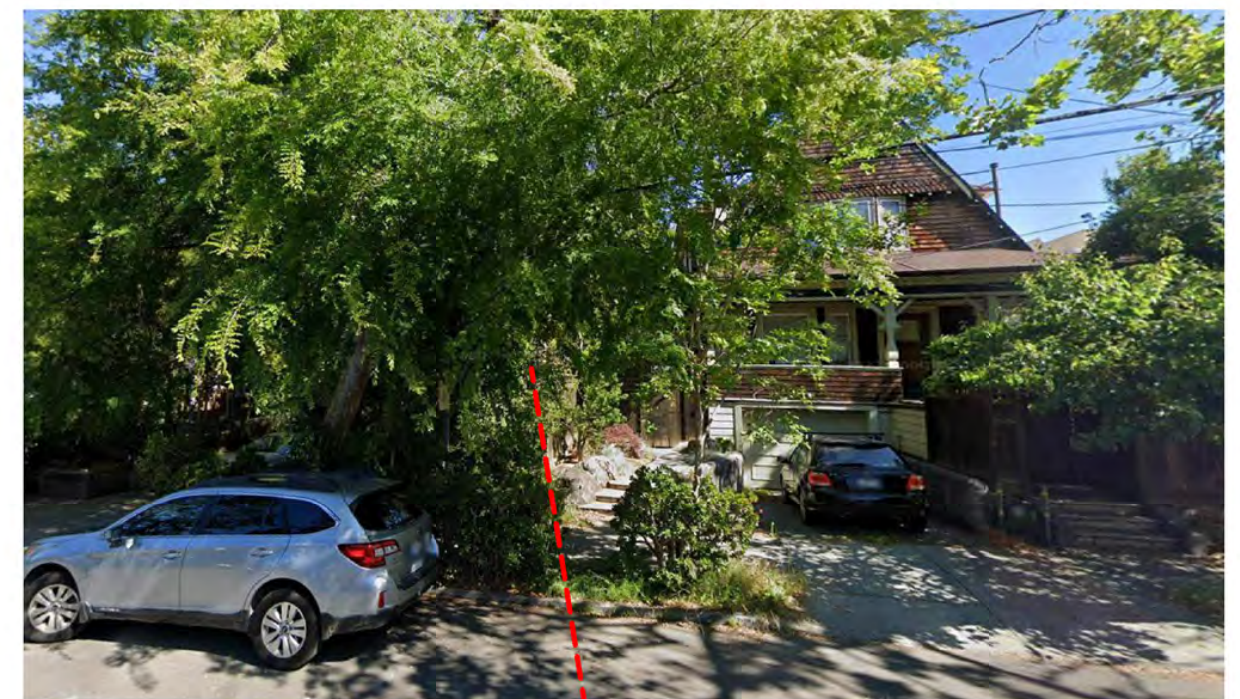
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2328 & 2326 WEBSTER ST. - RESIDENTIAL BUILDINGS



2329 & 2333 WEBSTER STREET - RESIDENTIAL BUILDINGS



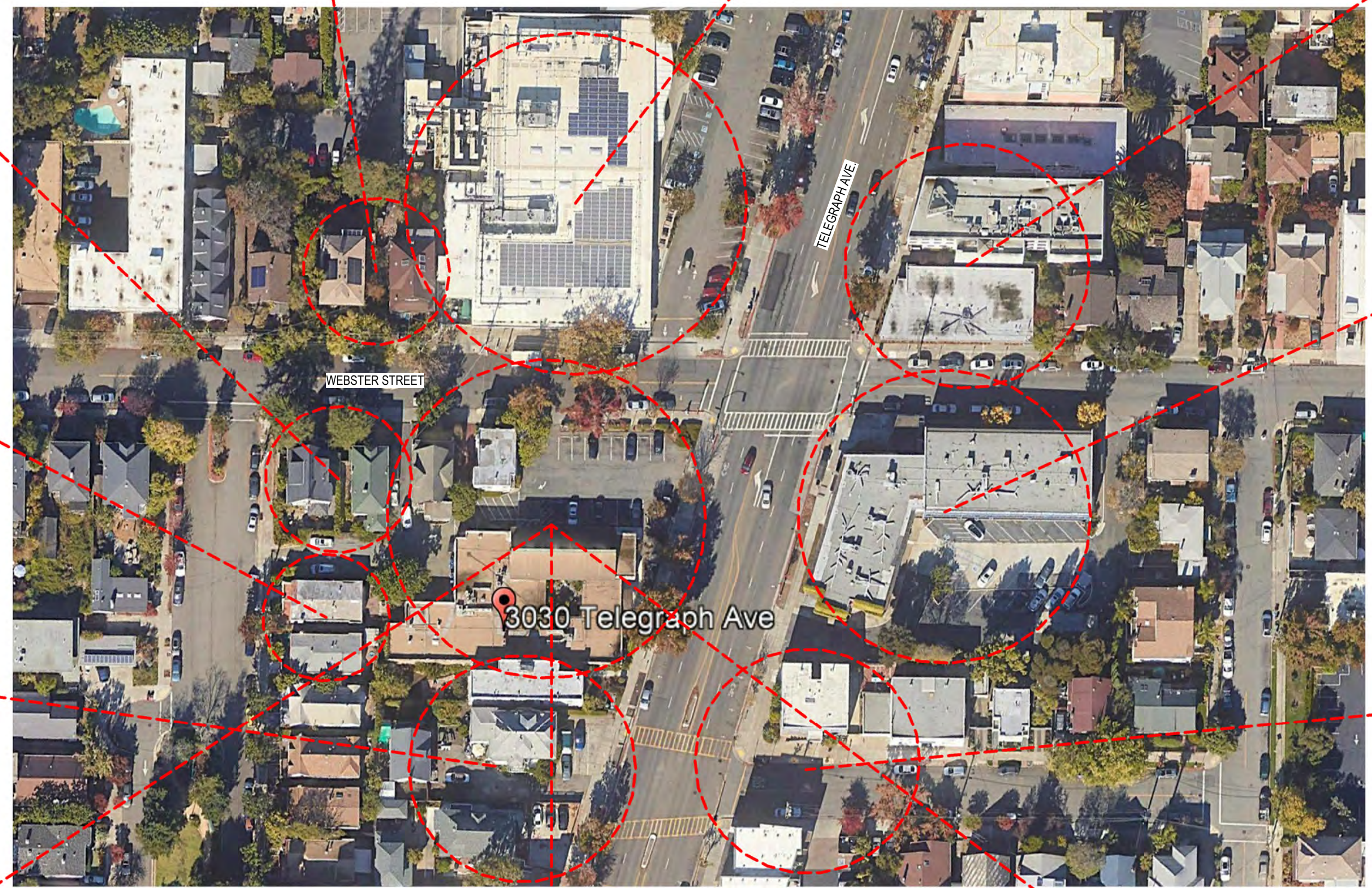
3000 TELEGRAPH AVE. - COMMERCIAL BUILDING



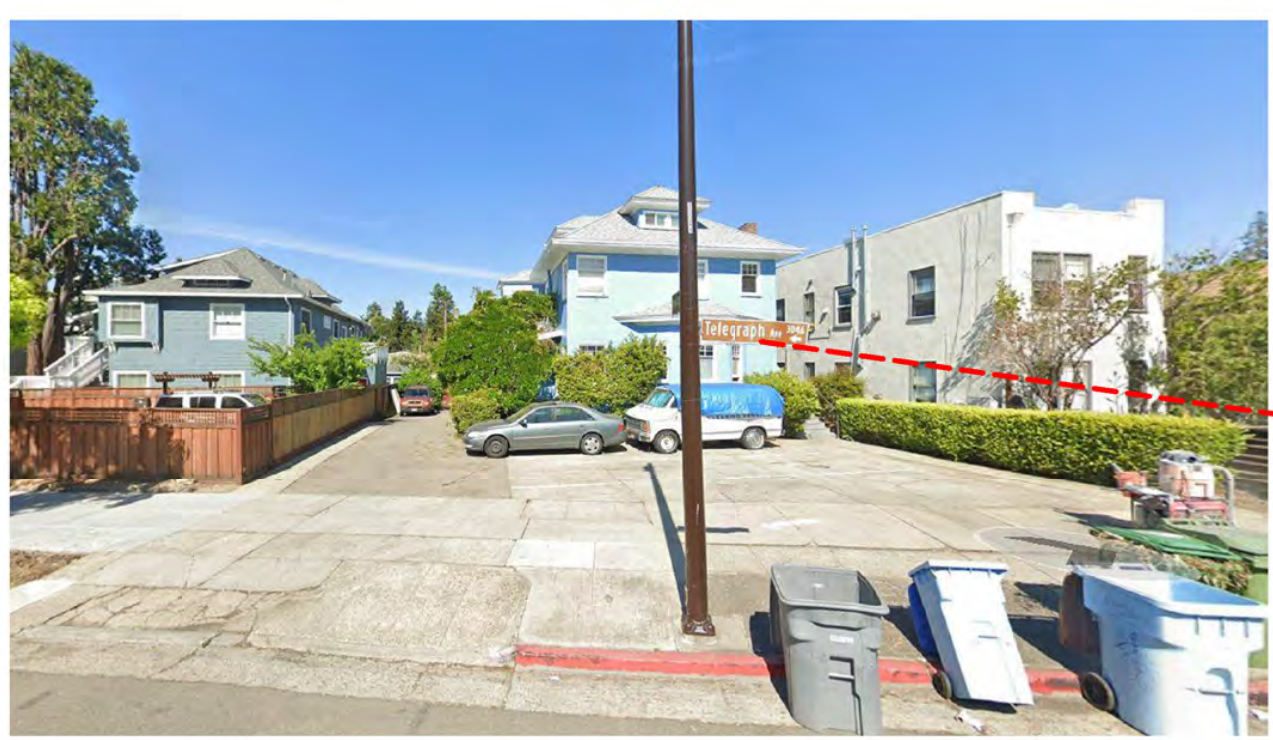
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3039 & 3041 HALCYON COURT - RESIDENTIAL BUILDINGS



3031 TELEGRAPH AVE. - COMMERCIAL BUILDING



3040, 3042, & 3046 TELEGRAPH AVE. - RESIDENTIAL BUILDING



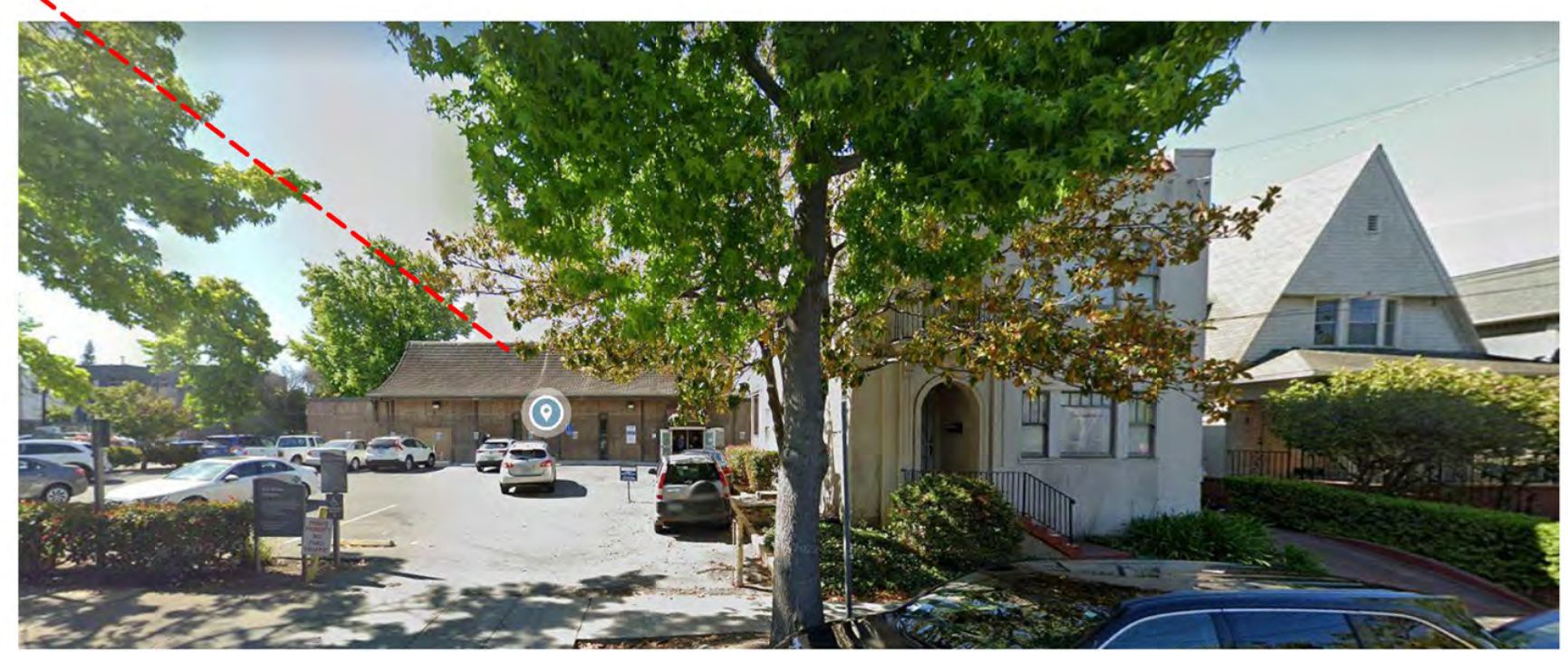
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3030 TELEGRAPH AVE. - PROJECT SITE - VIEW FROM TELEGRAPH AVE.

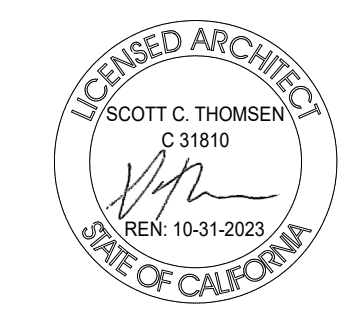


3030 TELEGRAPH AVE. - PROJECT SITE - VIEW FROM CORNER OF WEBSTER

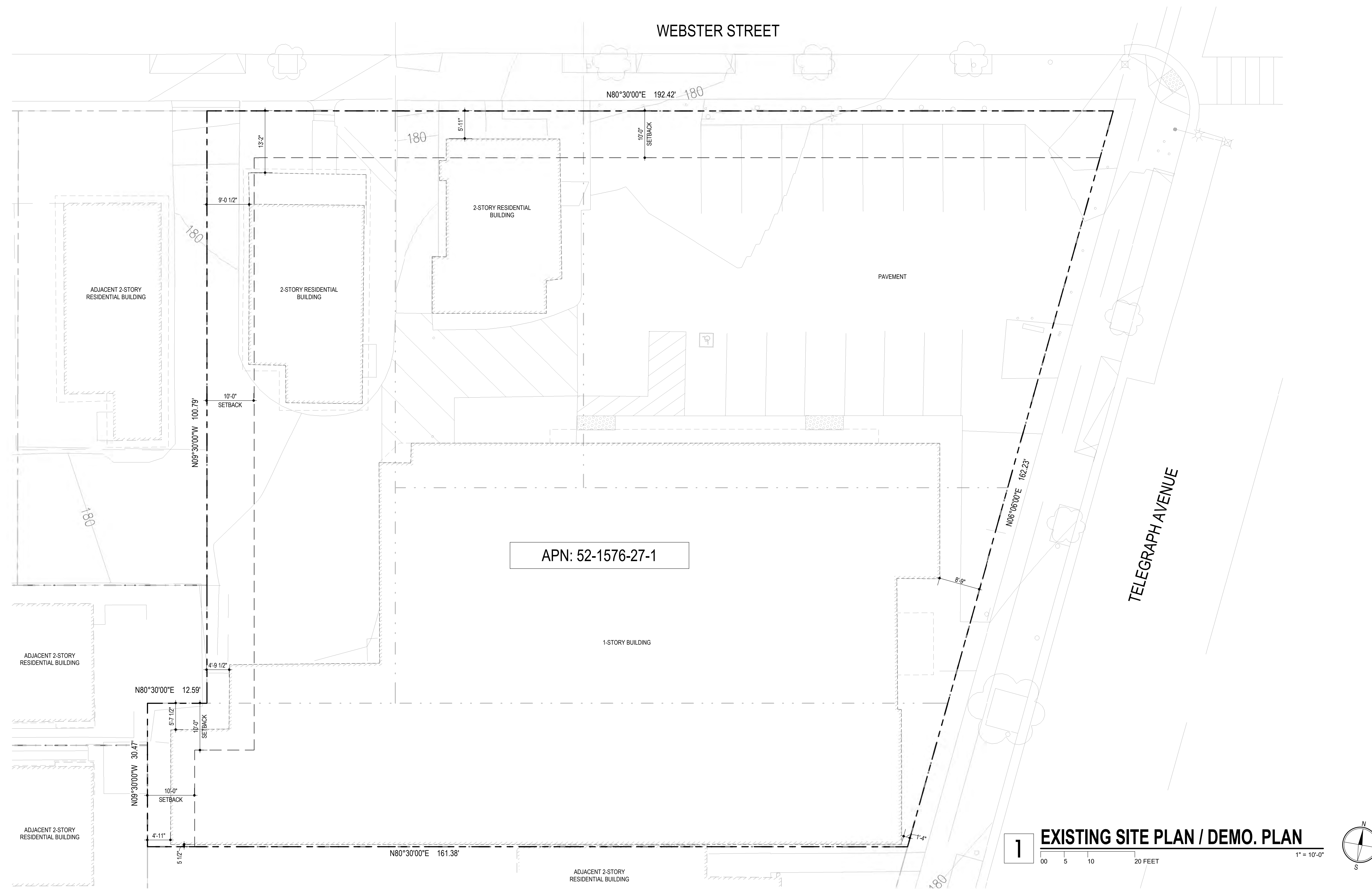


3030 TELEGRAPH AVE. - PROJECT SITE - VIEW FROM WEBSTER STREET

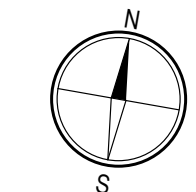
3030 TELEGRAPH AVE.
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 ZONING DISTRICT: C-C



SHEET TITLE
VICINITY MAP AND CONTEXT
 DATE: JANUARY 20, 2023
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1 EXISTING SITE PLAN / DEMO. PLAN
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 1" = 10'-0"



3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C



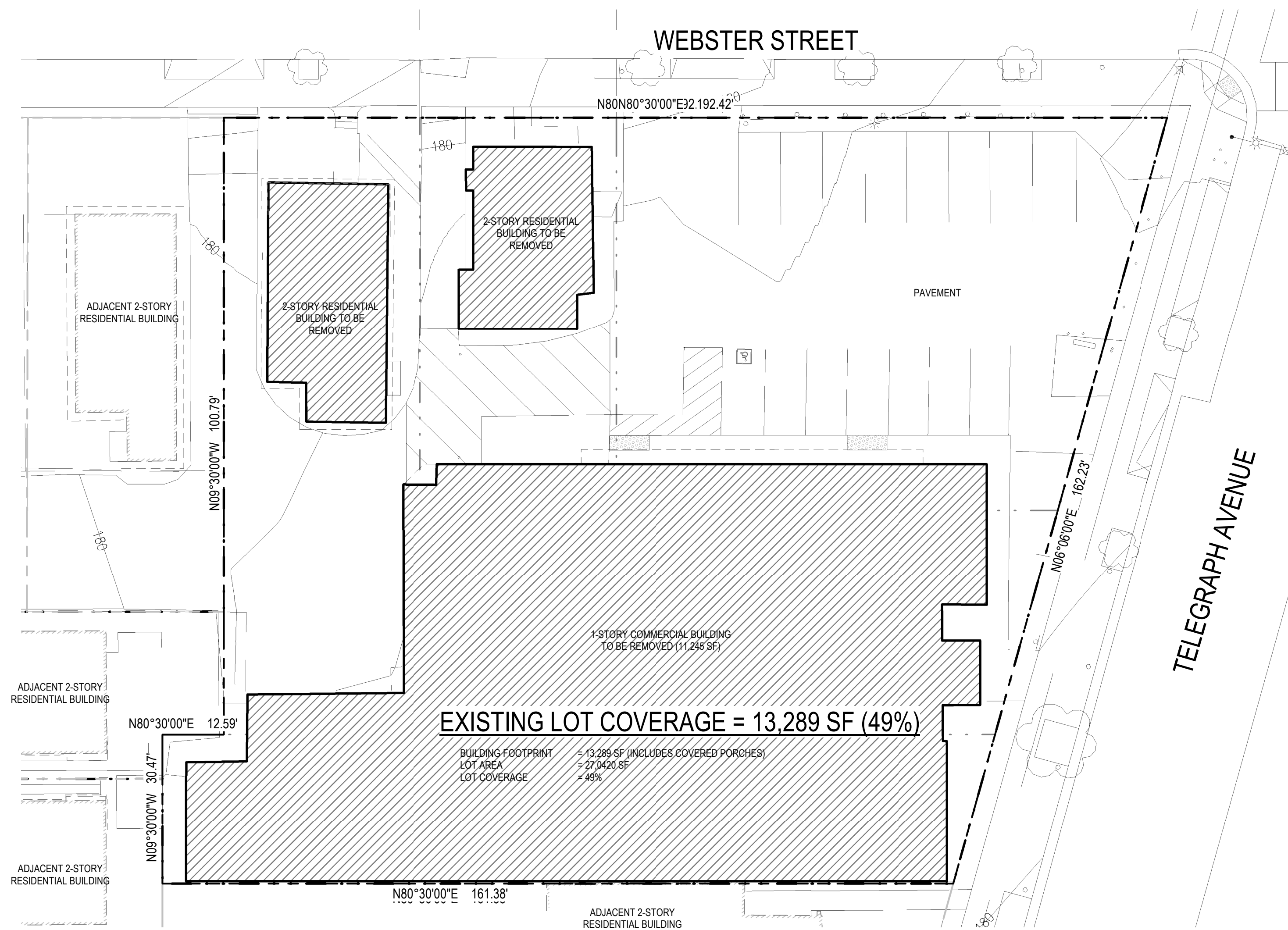
LEFT COAST ARCHITECTURE
 3800 MT. DIABLO BLVD. SUITE 200
 LAYFAYETTE, CA 94549
 (925) 297-5688 leftcoastarch.com

cbg
 2633 CAMINO RAMON, SUITE 350
 SAN RAMON, CA 94583
 (925) 866-0322 cbandg.com

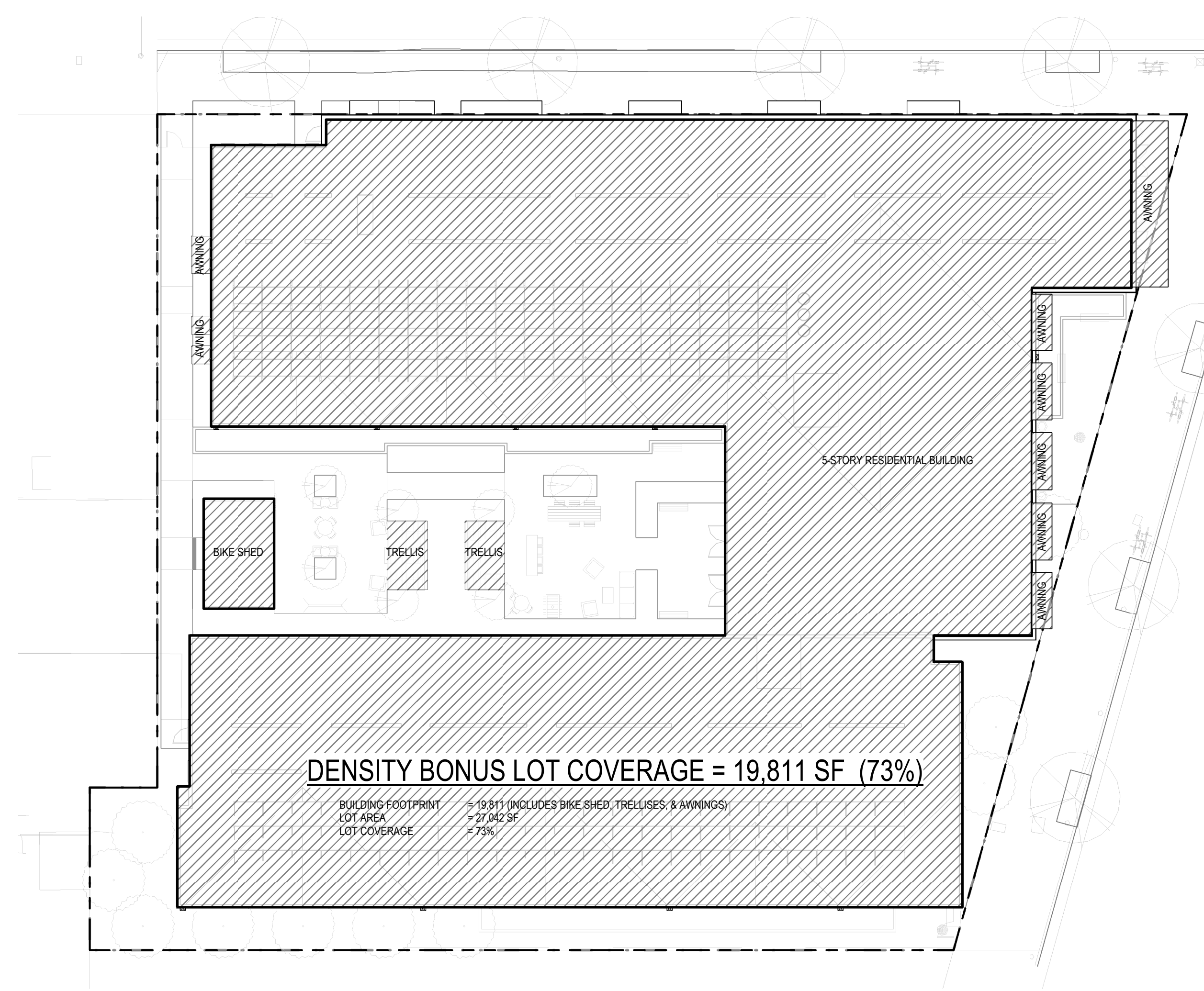
JETT
 LANDSCAPE ARCHITECTURE + DESIGN
 2 THEATRE SQUARE, SUITE 218
 ORINDA, CA 94563
 (925) 254-5422 jett.land.com

RIAZ CAPITAL
 2744 E 11TH ST. OAKLAND, CA 94601
 (510) 925-1908 riazcapital.com

SHEET TITLE
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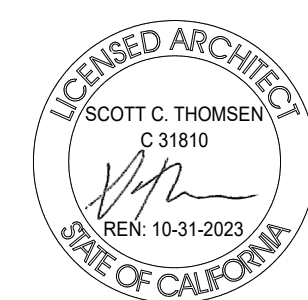
2 EXISTING LOT COVERAGE DIAGRAM
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1 DENSITY BONUS LOT COVERAGE DIAGRAM
 00 08 16 32 FEET 1/16" = 1'-0"

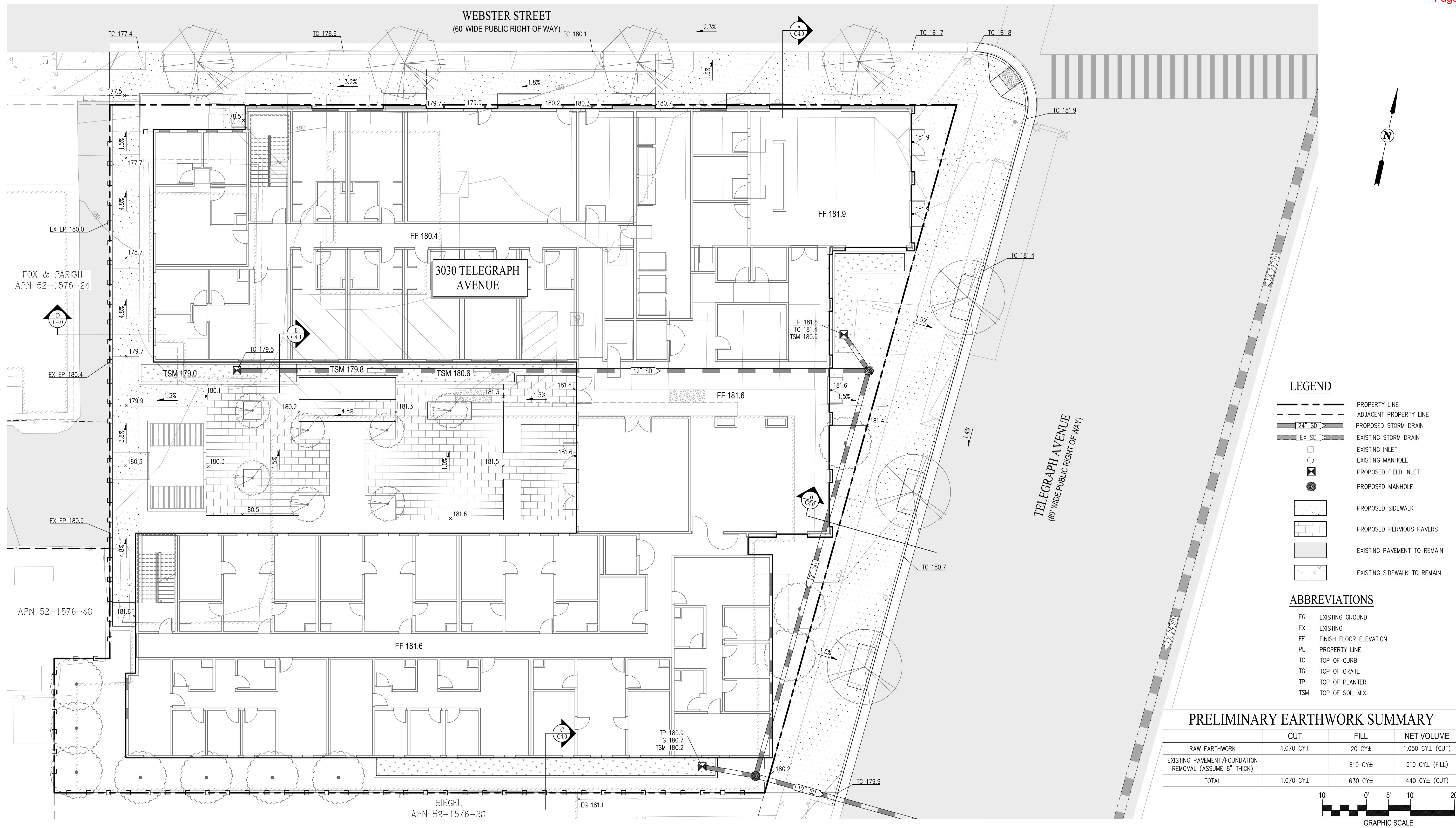
3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



SHEET TITLE
LOT COVERAGE CALCS
 DATE: JANUARY 20, 2023
 PLANNING SUBMITTAL
 SCALE: 1/16" = 1'-0"

A-0.3



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
-
-
- EXISTING INLET
- EXISTING MANHOLE
- PROPOSED FIELD INLET
- PROPOSED MANHOLE
- PROPOSED SIDEWALK
- PROPOSED PERVIOUS PAVERS
- EXISTING PAVEMENT TO REMAIN
- EXISTING SIDEWALK TO REMAIN

ABBREVIATIONS

- EG EXISTING GROUND
- EX EXISTING
- FF FINISH FLOOR ELEVATION
- PL PROPERTY LINE
- TC TOP OF CURB
- TG TOP OF GRATE
- TP TOP OF PLANTER
- TSM TOP OF SOIL MIX

PRELIMINARY EARTHWORK SUMMARY

	CUT	FILL	NET VOLUME
RAW EARTHWORK	1,070 CY±	20 CY±	1,050 CY± (CUT)
EXISTING PAVEMENT/FOUNDATION REMOVAL (ASSUME 8" THICK)		610 CY±	610 CY± (FILL)
TOTAL	1,070 CY±	630 CY±	440 CY± (CUT)

10' 0' 5' 10' 20'
GRAPHIC SCALE

3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C **DENSITY BONUS PROJECT**



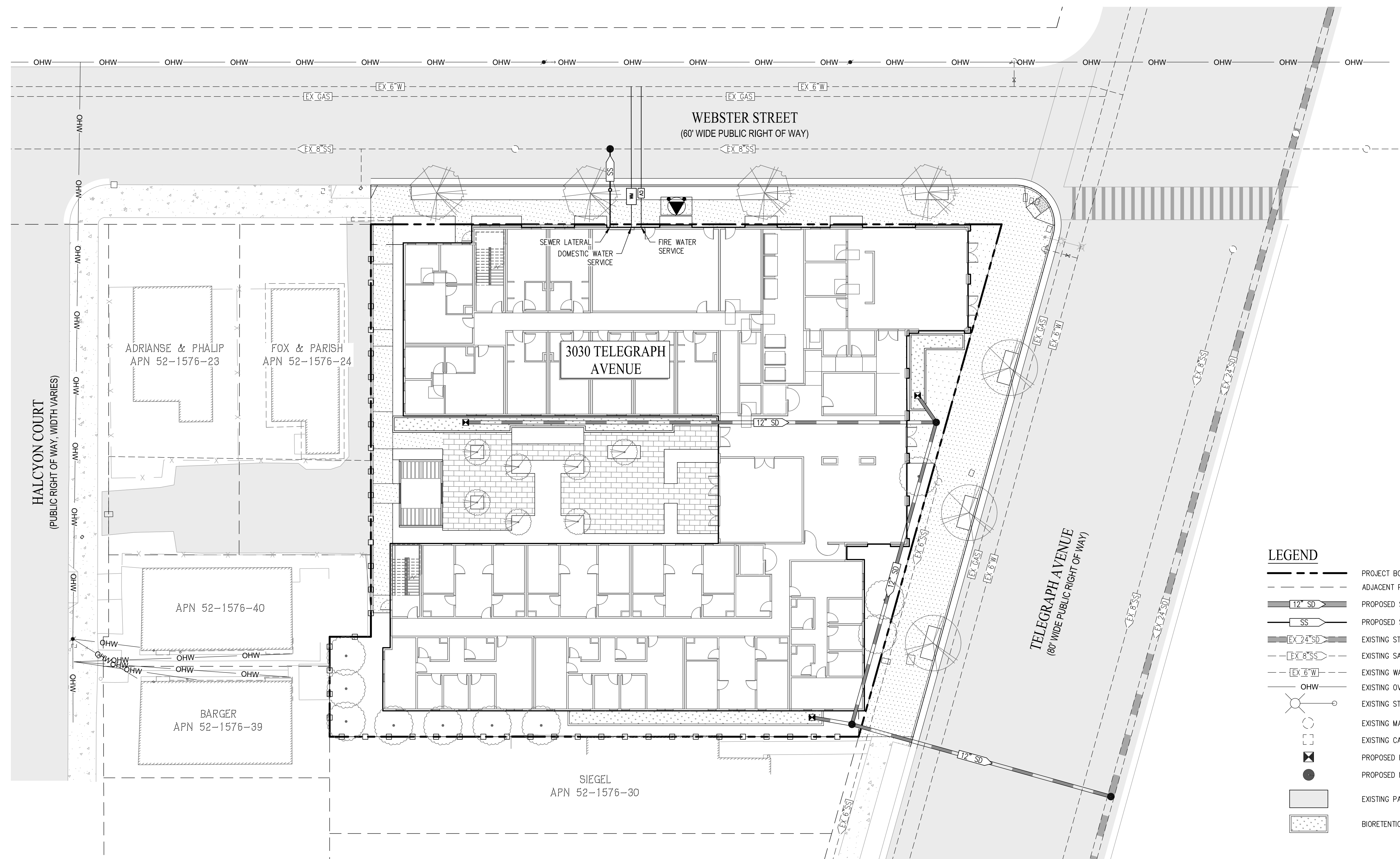
LEFT COAST ARCHITECTURE
3800 MT. DIABLO BLVD. SUITE 200
LAFAYETTE, CA 94549
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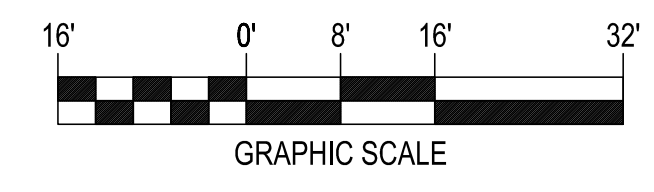
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(510) 925-1908 riazcapital.com

SHEET TITLE
GRADING & DRAINAGE PLAN
DATE: JANUARY 19, 2023 SCALE: 1"=10'
PLANNING SUBMITTAL
C1.0



LEGEND

	PROJECT BOUNDARY
	ADJACENT PROPERTY LINE
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING WATER
	EXISTING OVERHEAD WIRE
	EXISTING STREET LIGHT
	EXISTING MANHOLE
	EXISTING CATCH BASIN
	PROPOSED FIELD INLET
	PROPOSED MANHOLE
	EXISTING PAVEMENT TO REMAIN
	BIORETENTION PLANTER



3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



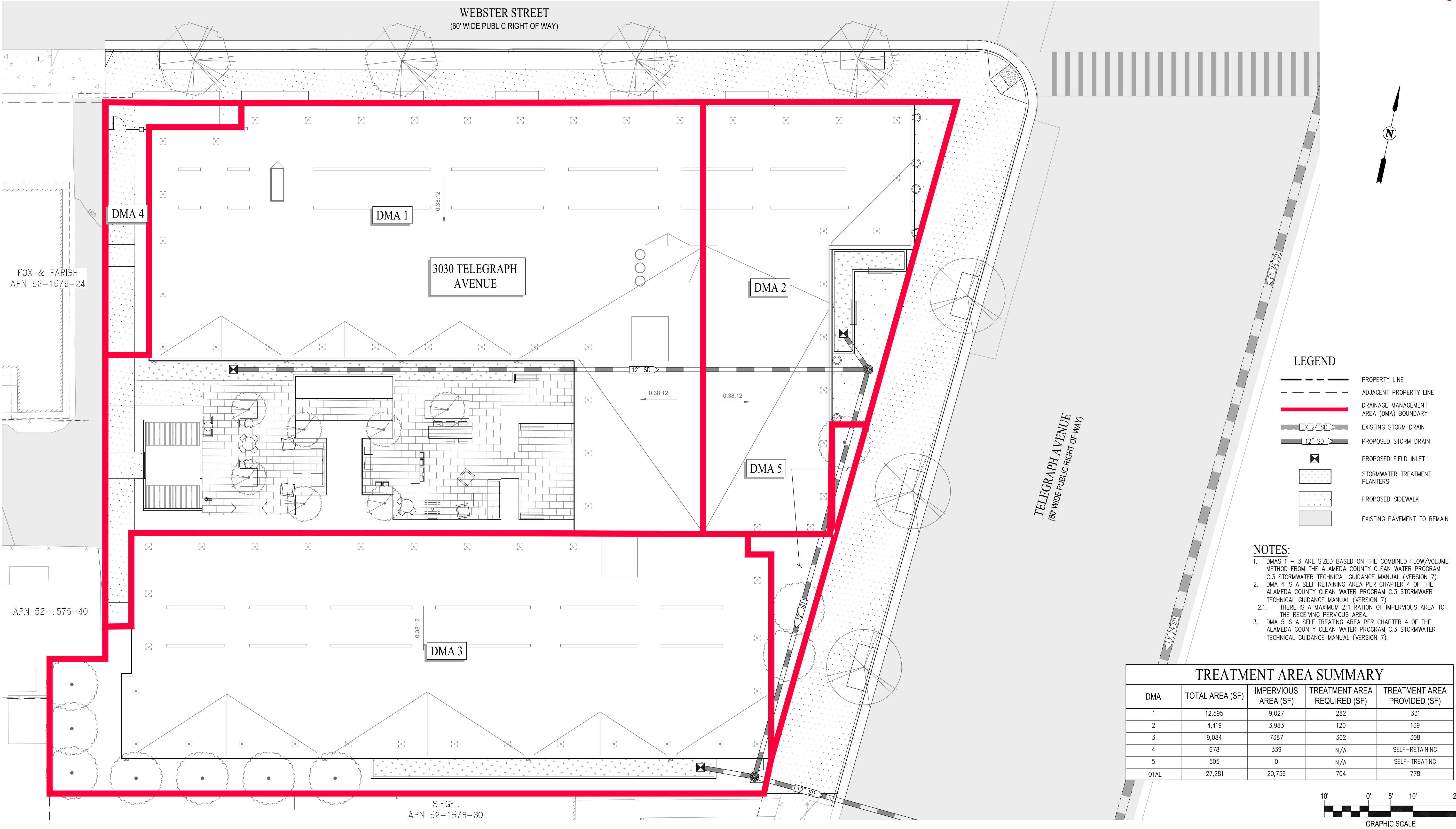
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(925) 254-5422 jett.land.com

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SHEET TITLE
UTILITY PLAN
DATE: JANUARY 19, 2023 SCALE: 1"=16'
PLANNING SUBMITTAL
C2.0



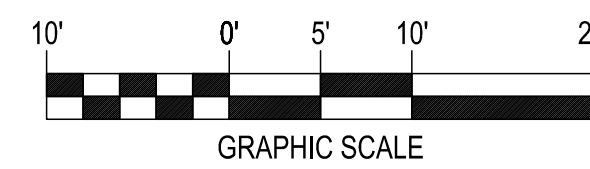
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED FIELD INLET
- STORMWATER TREATMENT PLANTERS
- PROPOSED SIDEWALK
- EXISTING PAVEMENT TO REMAIN

- NOTES:**
1. DMAS 1 - 3 ARE SIZED BASED ON THE COMBINED FLOW/VOLUME METHOD FROM THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE MANUAL (VERSION 7). DMA 4 IS A SELF RETAINING AREA PER CHAPTER 4 OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE MANUAL (VERSION 7).
 - 2.1. THERE IS A MAXIMUM 2:1 RATION OF IMPERVIOUS AREA TO THE RECEIVING PERVIOUS AREA.
 3. DMA 5 IS A SELF TREATING AREA PER CHAPTER 4 OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE MANUAL (VERSION 7).

TREATMENT AREA SUMMARY

DMA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	12,595	9,027	282	331
2	4,419	3,983	120	139
3	9,084	7,387	302	308
4	678	339	N/A	SELF-RETAINING
5	505	0	N/A	SELF-TREATING
TOTAL	27,281	20,736	704	778

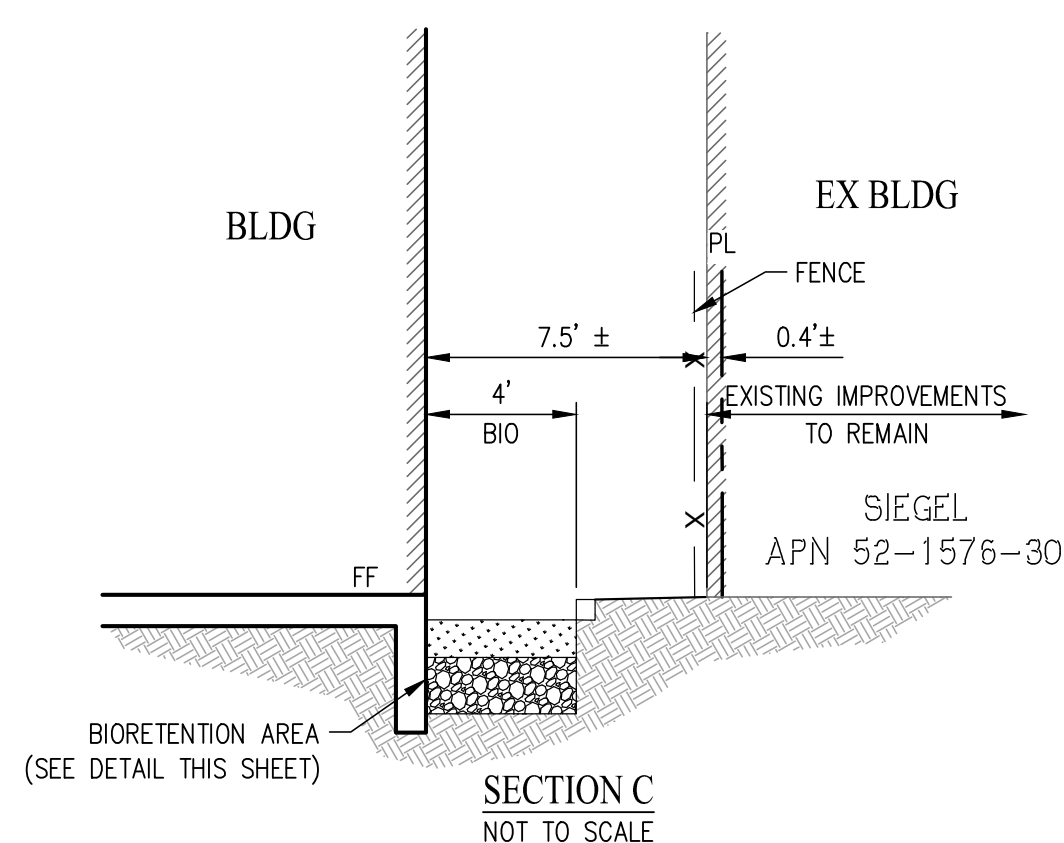
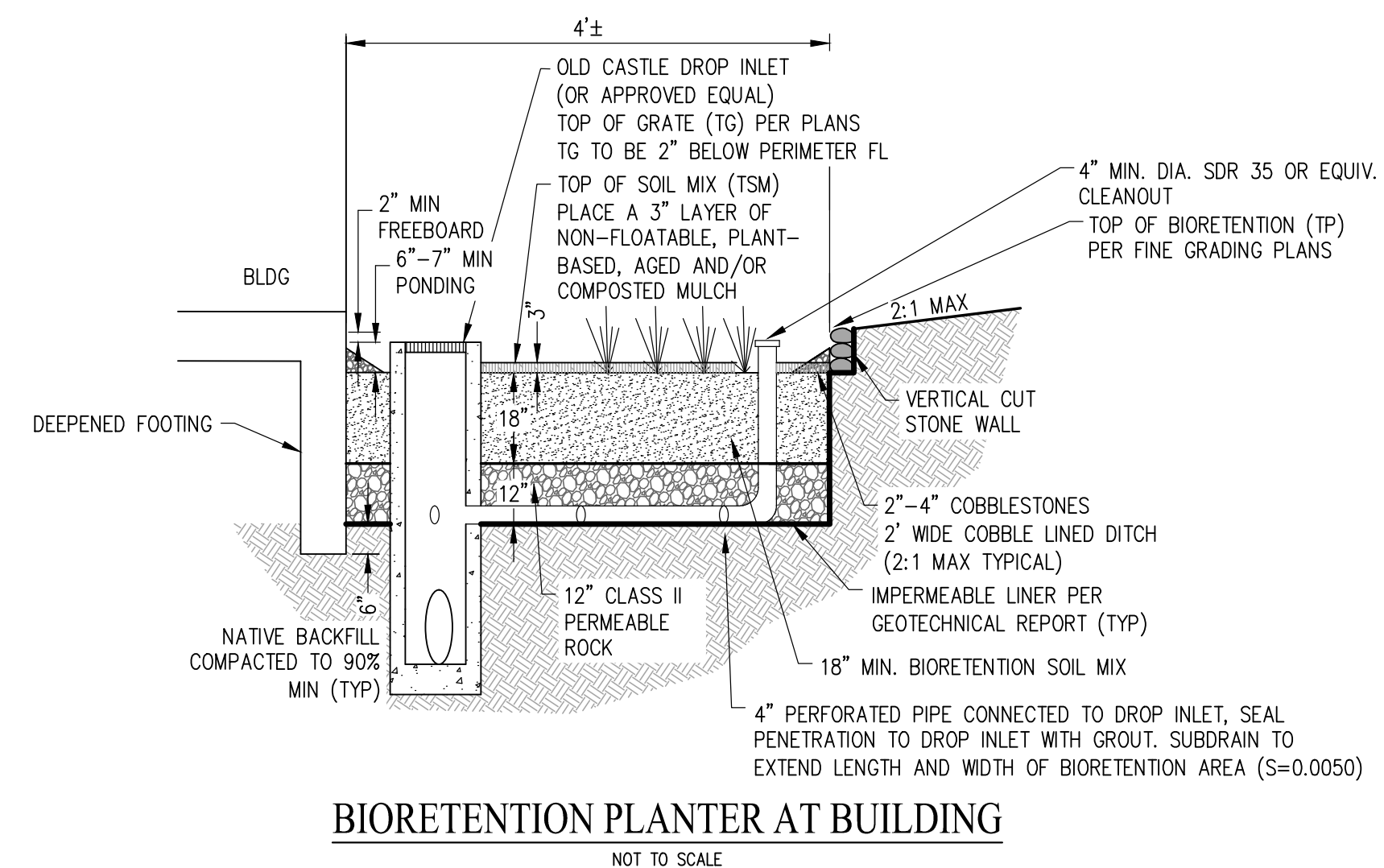
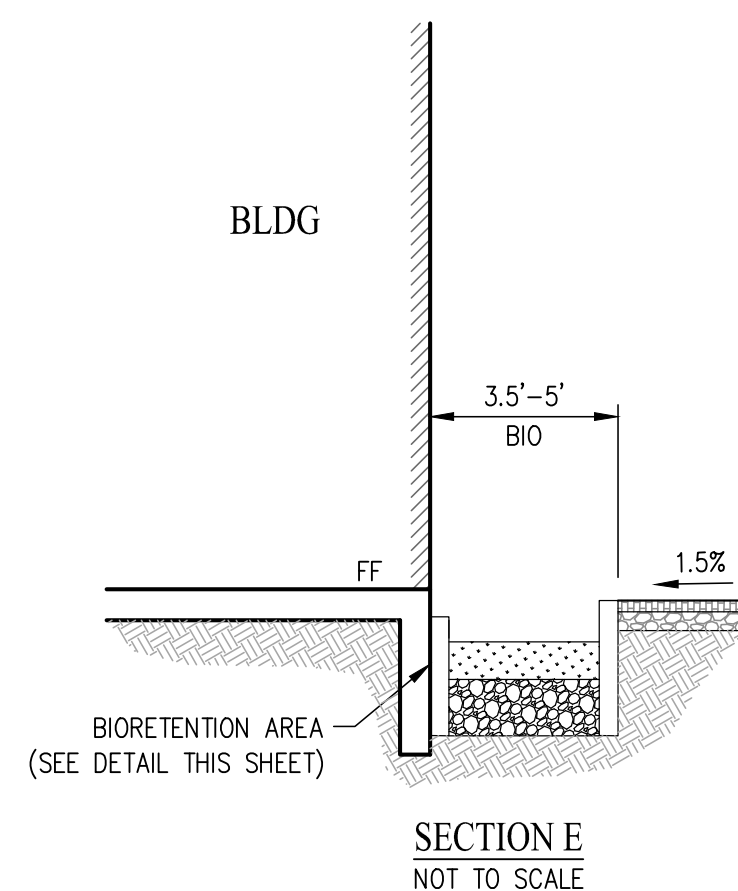
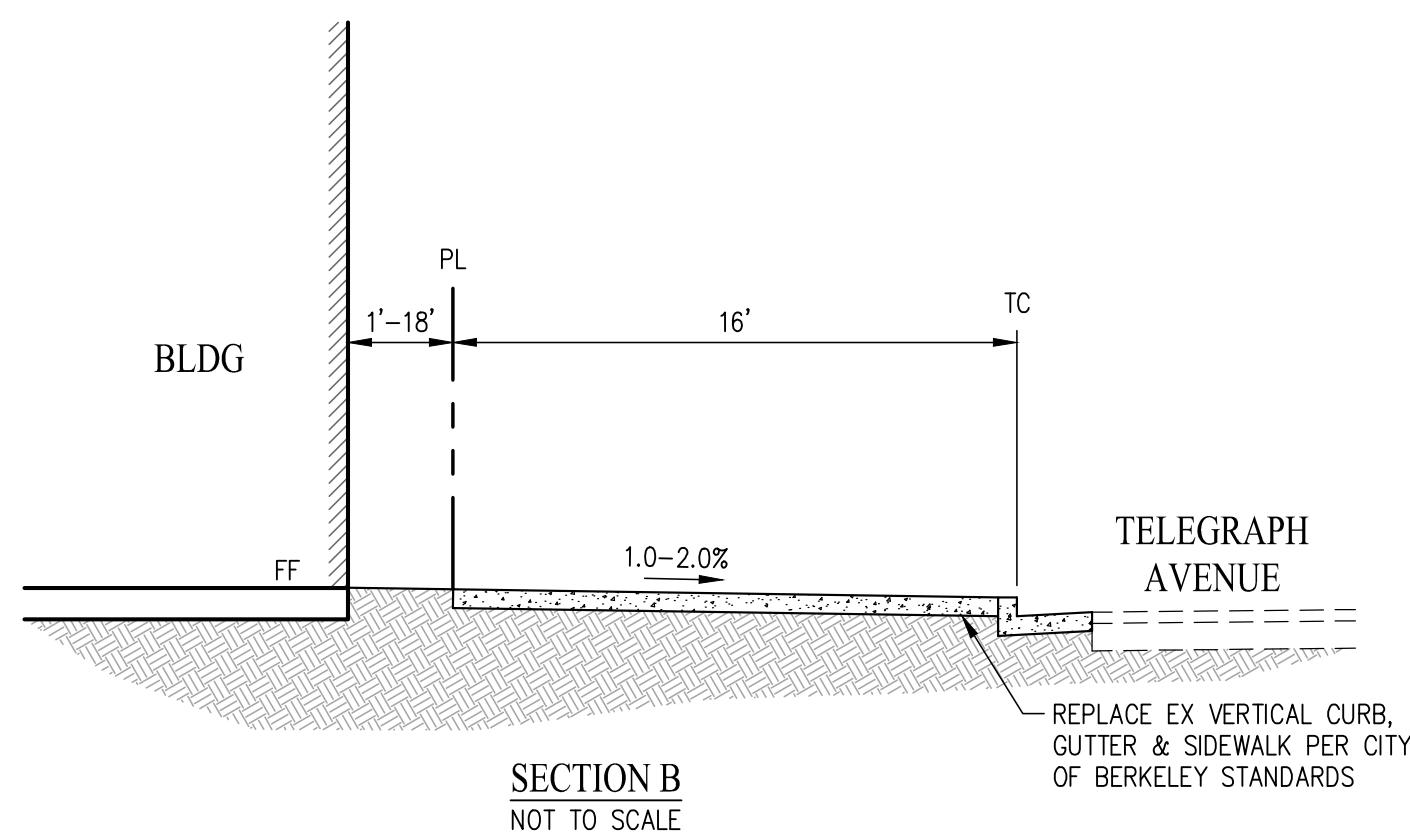
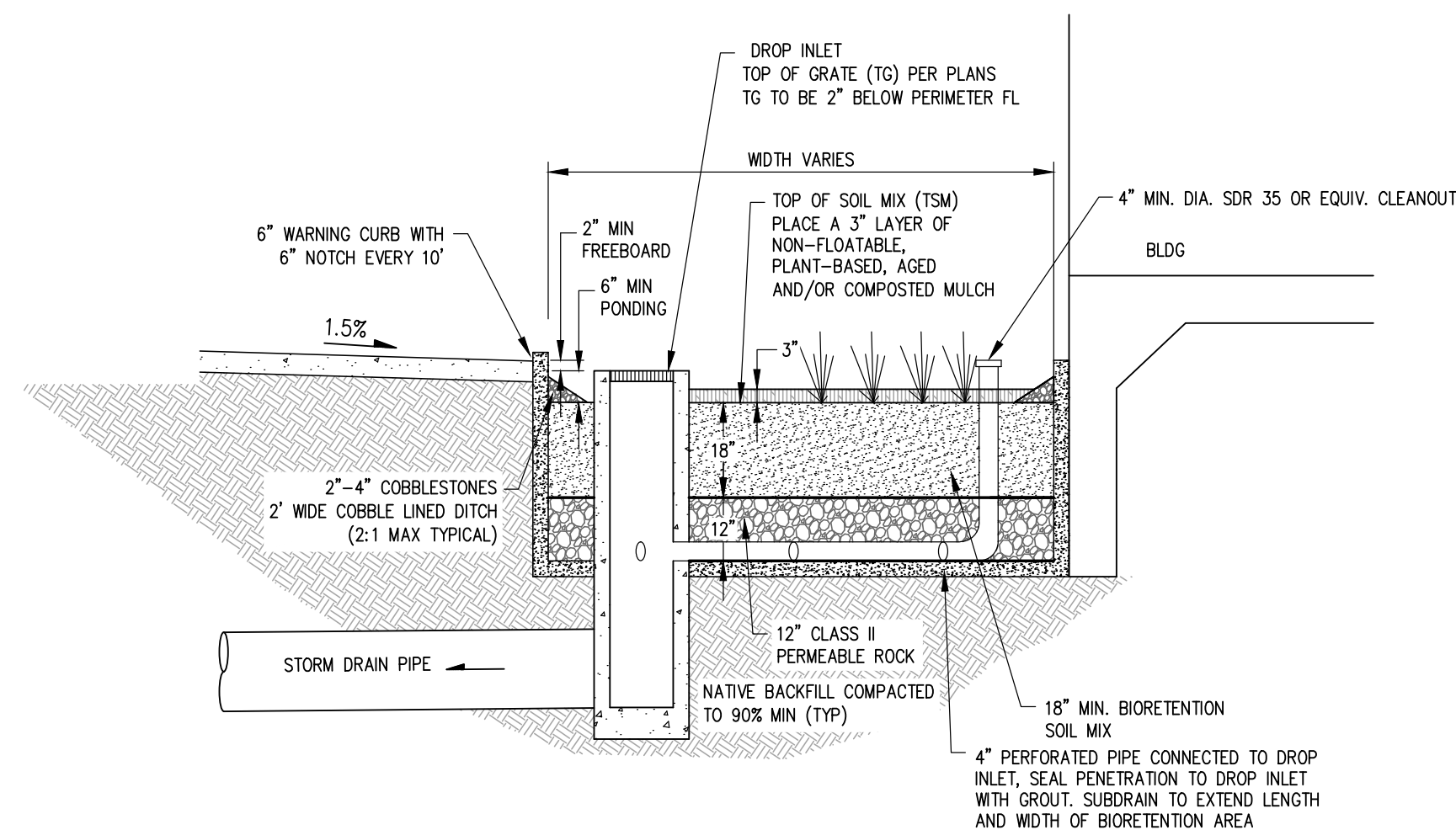
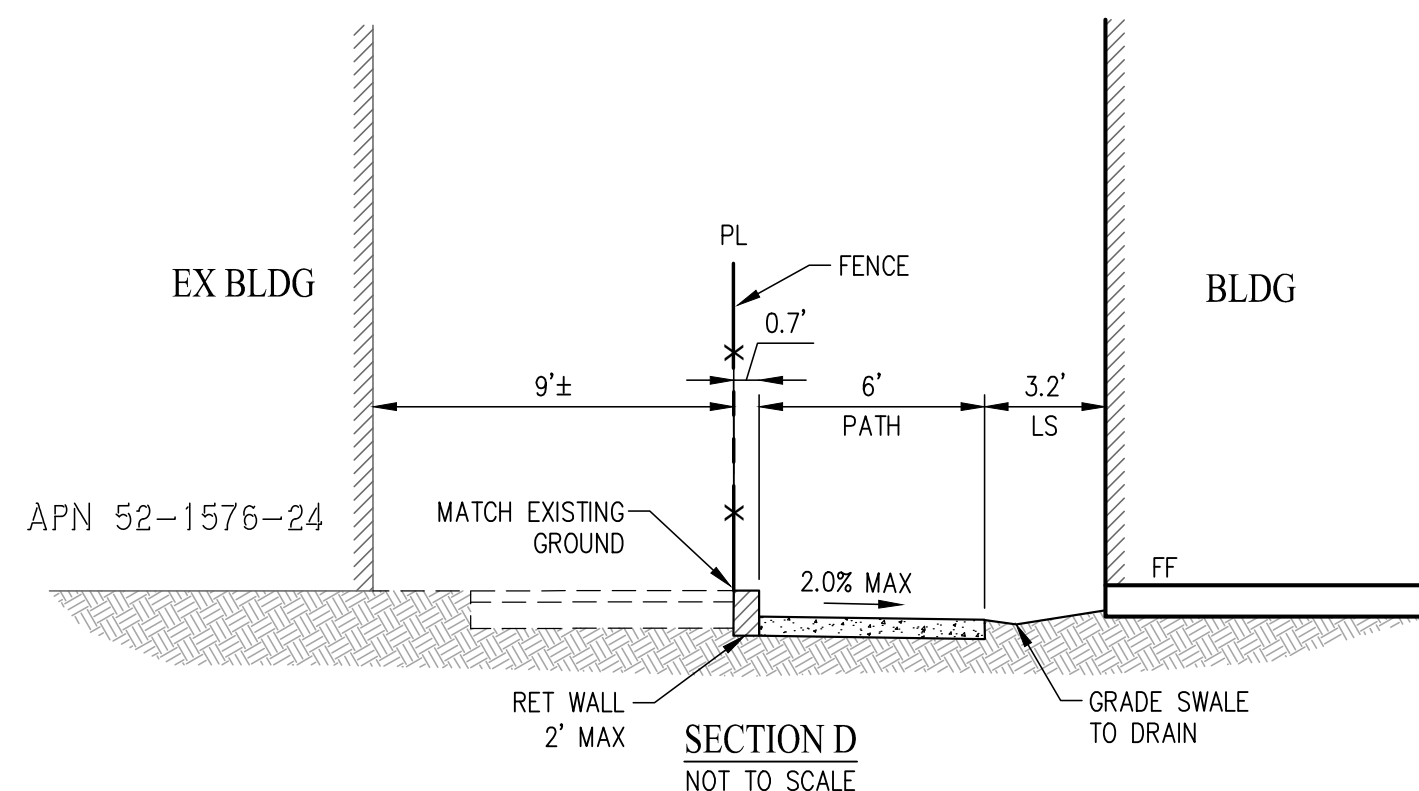
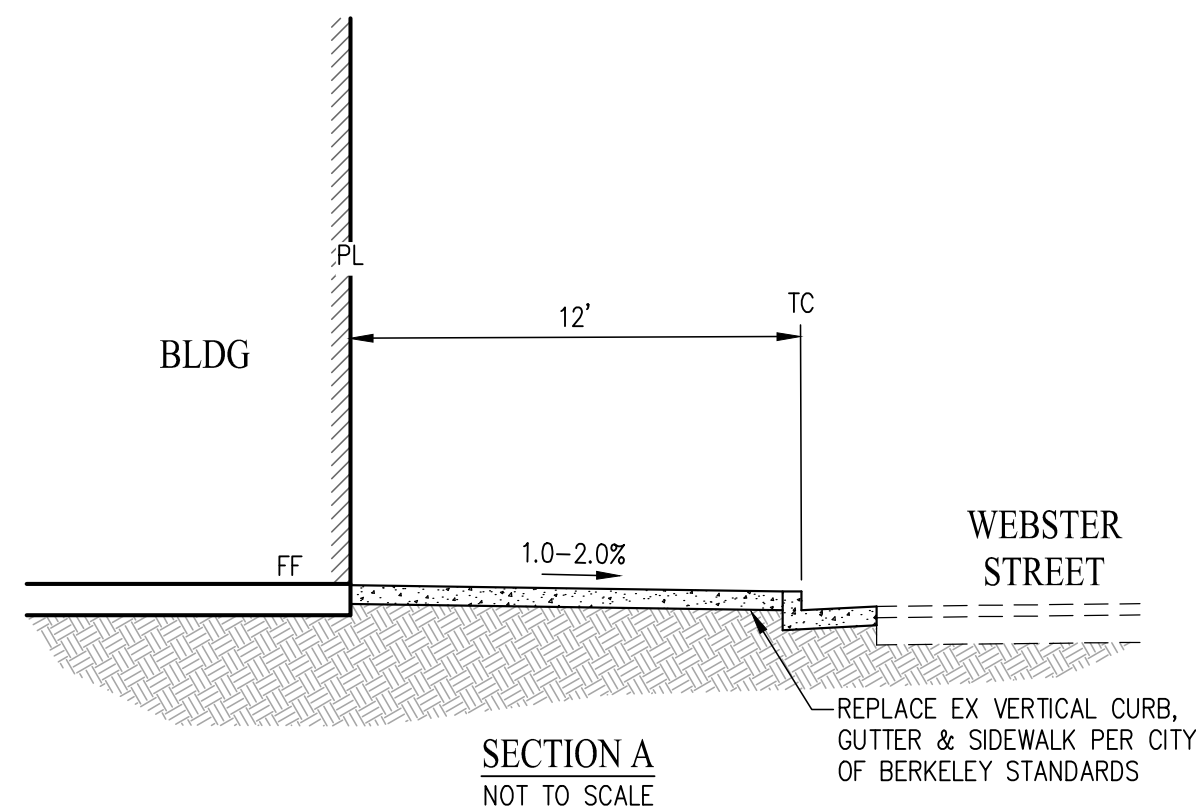


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 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



SHEET TITLE
 STORMWATER CONTROL PLAN
 DATE: JANUARY 19, 2023
 SCALE: 1"=10'
 PLANNING SUBMITTAL
C3.0



3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



SHEET TITLE
SECTIONS & DETAILS
DATE: JANUARY 19, 2023
SCALE: NOT TO SCALE
PLANNING SUBMITTAL
C4.0

LEGEND

- ① EXISTING STREET TREES, 7 TOTAL, REPLACE WITH (N) STREET TREES. SPECIES SELECTION TO BE APPROVED BY CITY URBAN FORESTRY UNIT, TYP. SEE SHEET L4 FOR ALL EXISTING TREES
- ② BIKE RACK PER CITY STANDARDS, TYP 4 TOTAL (8 BIKE PARKING SPACES)
- ③ (N) STREET TREE IN 4'X10' PLANTER, TYP, 4 TOTAL
- ④ (N) STREET TREE IN 4' WIDE PLANTER STRIP ALONG WEBSTER STREET, TYP, 3 TOTAL
- ⑤ MINI-PLAZA WITH PLANTER AND SEATING
- ⑥ ENHANCED CONCRETE AT BUILDING ENTRIES ALONG TELEGRAPH AVENUE
- ⑦ POTTED PLANTS, 6 TOTAL, TYP
- ⑧ MAINTENANCE GATE
- ⑨ STORMWATER PLANTER, TYP
- ⑩ 6-FOOT HIGH RESIDENT ACCESS & EGRESS GATE
- ⑪ 6-FOOT HIGH WOOD GOOD NEIGHBOR FENCE WITH 2-FOOT LATTICE, TYP
- ⑫ SCREEN PLANTING, TYP
- ⑬ OVERHEAD TRELLIS WITH COUCH, COFFEE TABLE, & LOUNGE CHAIRS
- ⑭ OVERHEAD TRELLIS WITH BBQ/KITCHEN AND BAR HEIGHT COUNTER
- ⑮ BIKE STORAGE, 40 BIKE PARKING SPACES
- ⑯ BIKE REPAIR STATION
- ⑰ PALM GROVE
- ⑱ PERMEABLE PAVERS IN COURTYARDS
- ⑲ GATHERING AREA WITH TABLES, COUCHES, & GAMES
- ⑳ OUTDOOR FITNESS ZONE
- ㉑ NEW SIDEWALK



3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

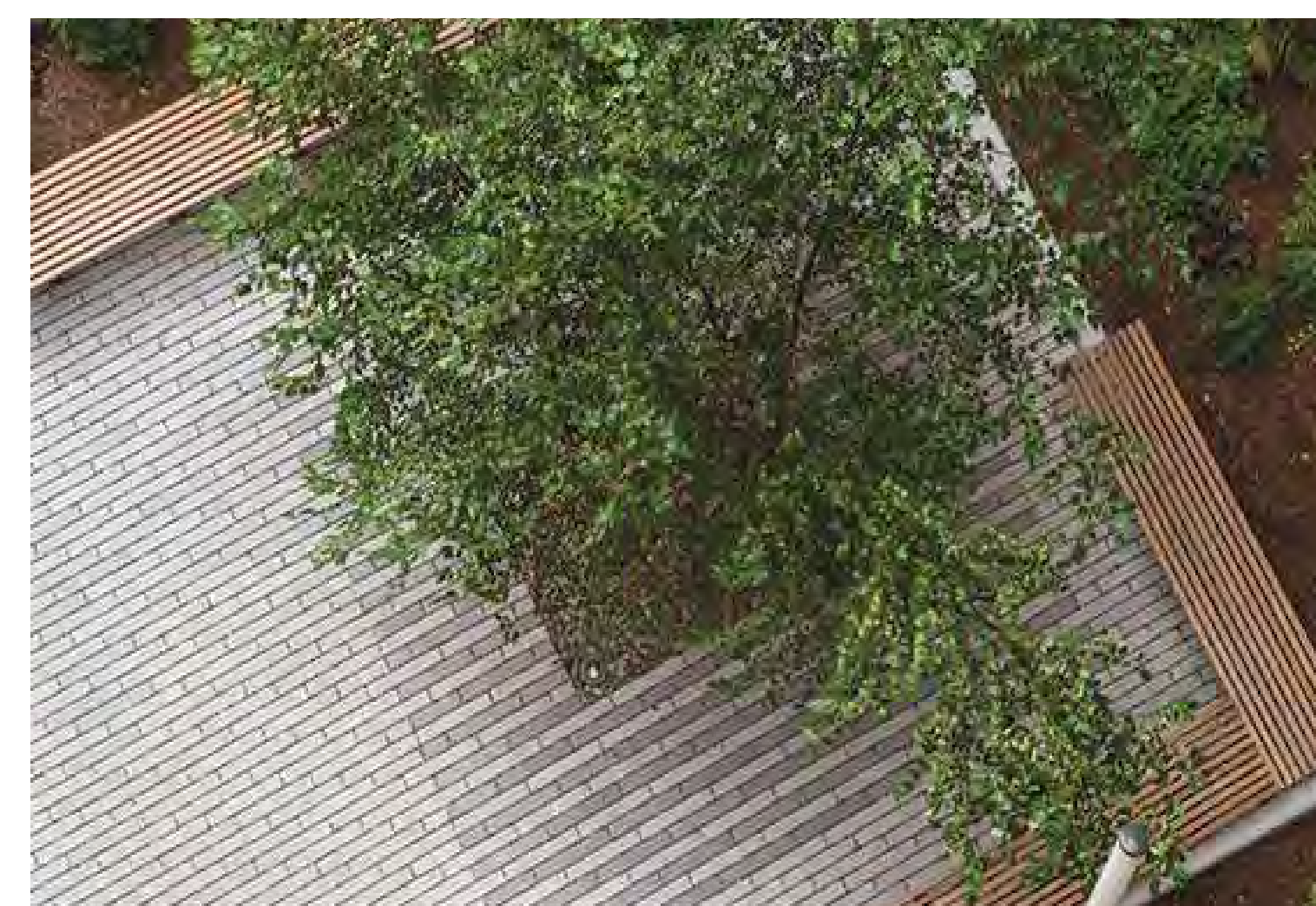
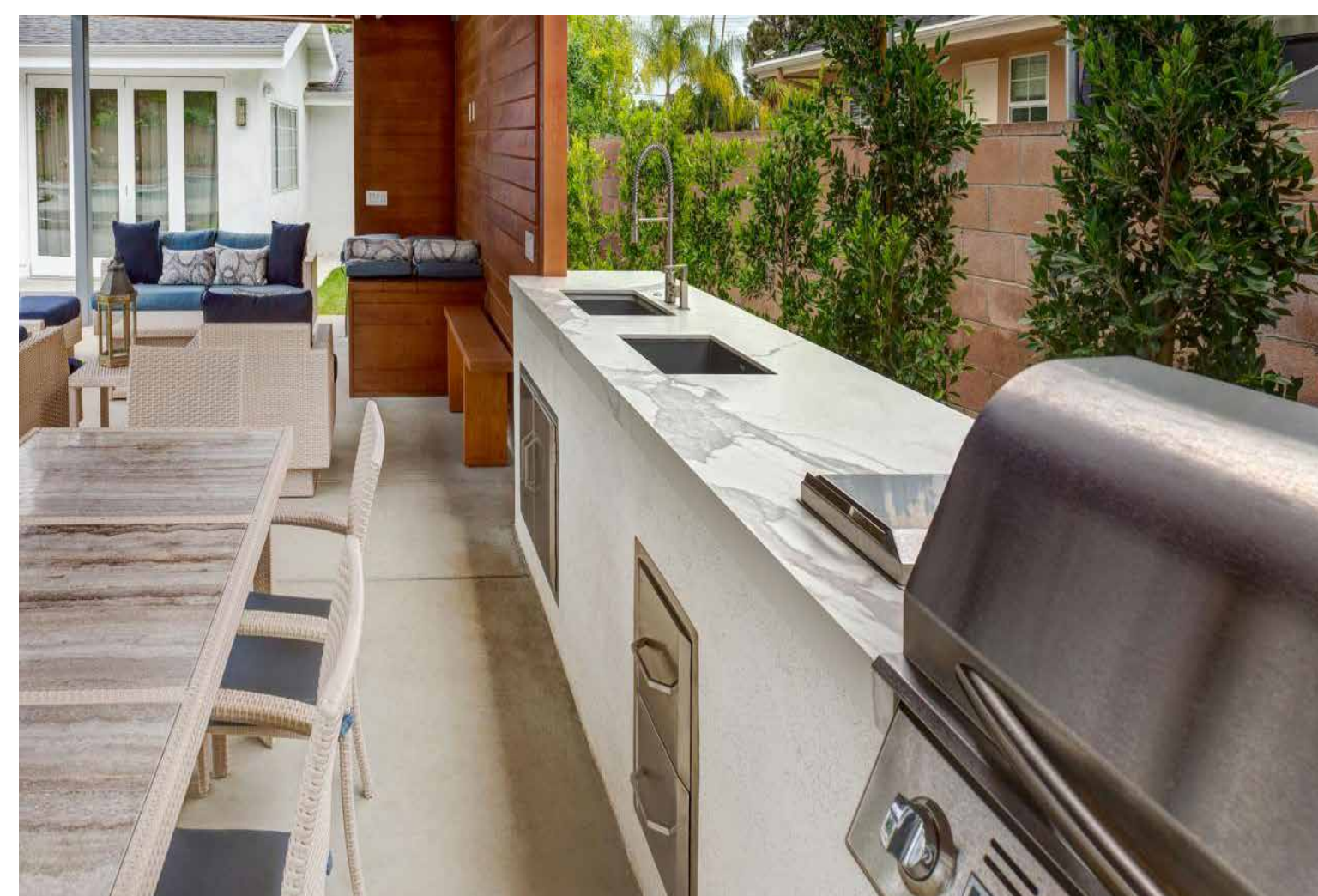
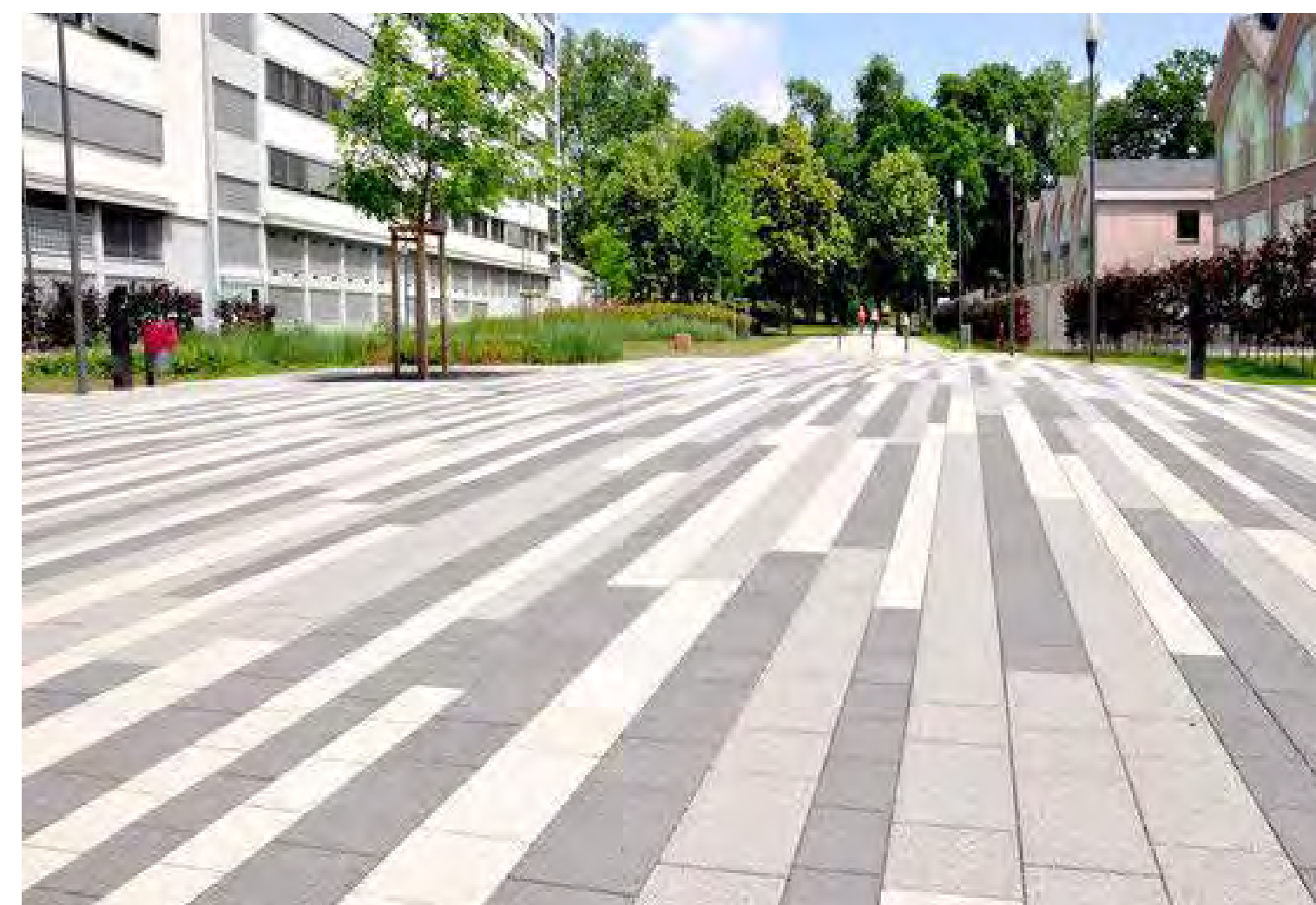
LEFT COAST ARCHITECTURE
3800 MT. DIABLO BLVD. SUITE 200
LA FAYETTE, CA 94549
(925) 297-5688 leftcoastarch.com

cbg
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SAN RAMON, CA 94583
(925) 866-0322 cbandg.com

JETT
LANDSCAPE ARCHITECTURE + DESIGN
2 THEATRE SQUARE, SUITE 218
ORINDA, CA 94563
(925) 254-5422 jett.land.com

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2744 E 11TH ST. OAKLAND, CA 94601
(510) 925-1908 riazcapital.com

SHEET TITLE
SCHEMATIC LANDSCAPE PLAN
DATE
JANUARY 20, 2023
PLANNING SUBMITTAL
SCALE
L1



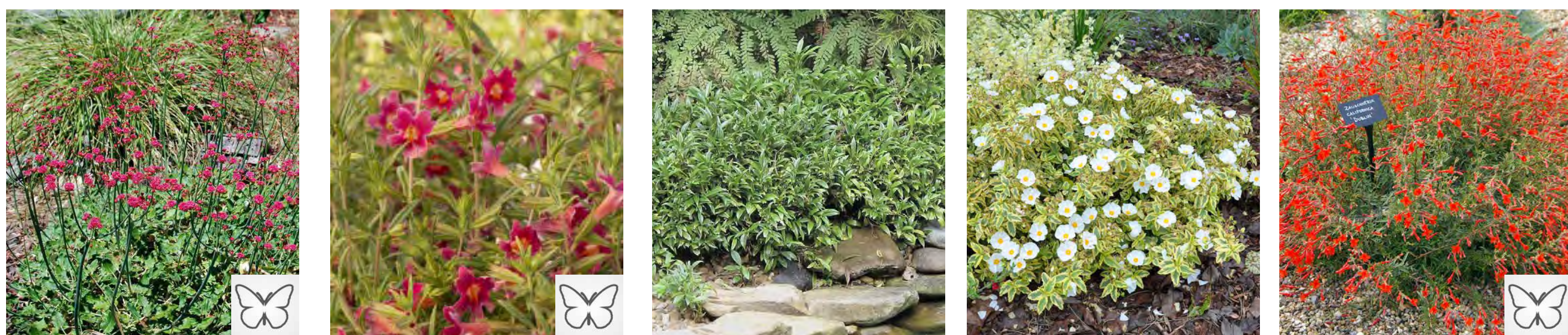
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 BERKELEY, CA
 ZONING DISTRICT: C-C DENSITY BONUS PROJECT



SHEET TITLE
 LANDSCAPE PRECEDENT IMAGES
 DATE
 JANUARY 20, 2023
 PLANNING SUBMITTAL
 SCALE
 L2



TREES



SHRUBS




GROUNDCOVER

VINES

STORMWATER

GENERAL PLANTING AND IRRIGATION NOTES:

1. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
2. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ORDINANCES.
3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC, UN-DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE.
4. 50% OF ALL SHRUBS AND GROUNDCOVER SHALL BE A MINIMUM OF 5-GALLON SIZE OR LARGER.
5. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER SYSTEM.
6. STREET TREES SHALL BE TIED INTO IRRIGATION SYSTEM.
7. 85% OF ALL PLANTS PROPOSED ARE NATIVE AND WILD LIFE SUPPORTING

 DENOTES BUTTERFLY POLLINATED SPECIES

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BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

 **LEFT COAST**
ARCHITECTURE
3800 MT. DIABLO BLVD, SUITE 200
L A Y F A Y E T T E , C A 9 4 5 4 9
(925) 297-5688 leftcoastarch.com

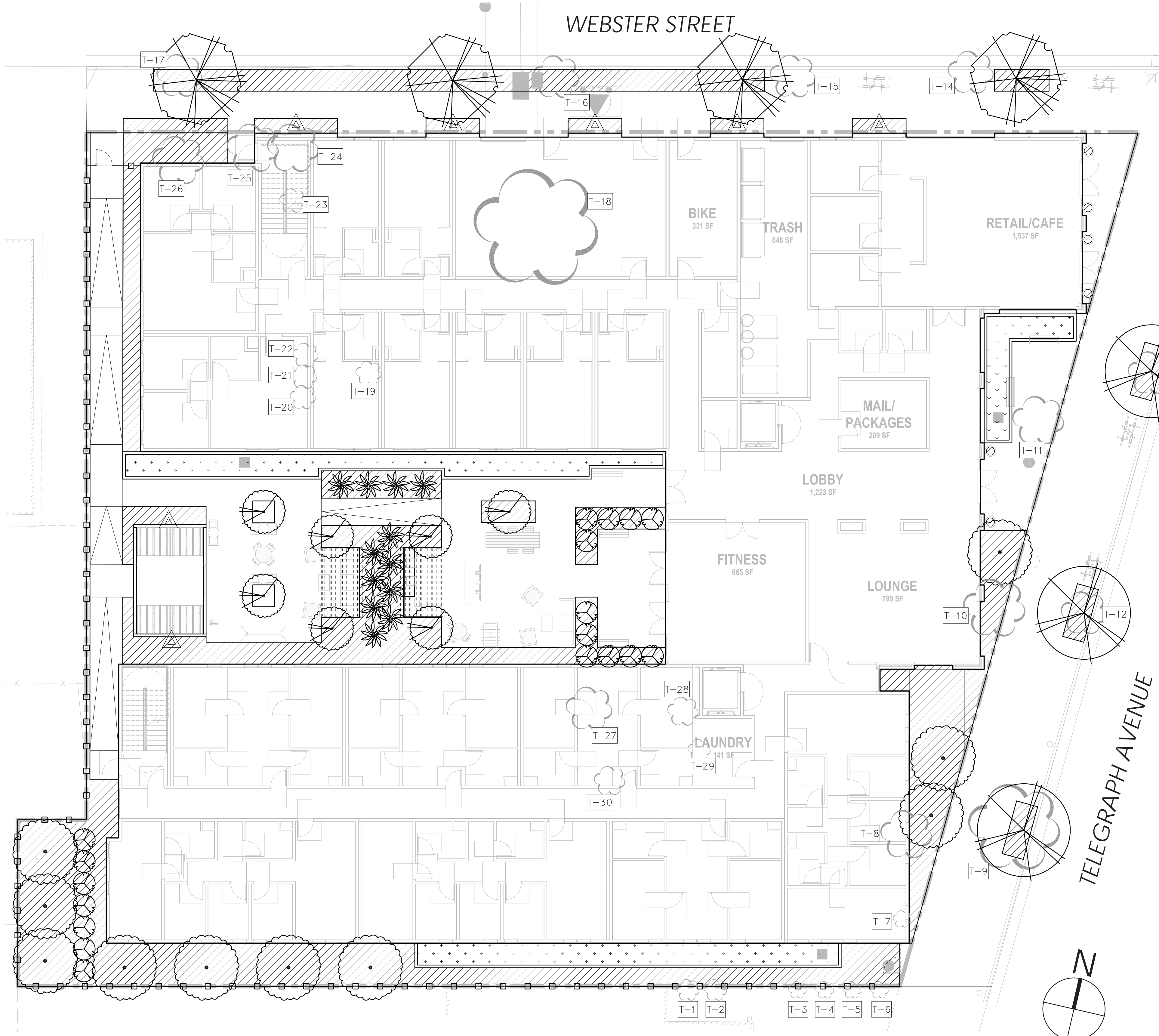

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(925) 866-0322 cbandg.com


LANDSCAPE ARCHITECTURE + DESIGN
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(925) 254-5422 jett.land.com


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2744 E 11TH ST. OAKLAND, CA 94601
(510) 925-1908 riazcapital.com

SHEET TITLE
PRELIMINARY PLANT IMAGES,
PLANTING & IRRIGATION NOTES
DATE
JANUARY 20, 2023
PLANNING SUBMITTAL

L3



EXISTING TREE LIST

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIA.	CANOPY DIA.
T-1	FICUS	FICUS	4"	4'
T-2	FICUS	FICUS	4"	4'
T-3	PODOCARPUS	FERN PINE	4"	3'
T-4	PODOCARPUS	FERN PINE	4"	3'
T-5	PODOCARPUS	FERN PINE	4"	3'
T-6	PODOCARPUS	FERN PINE	19"	3'
T-7	CUPRESSUS	CYPRESS	3"	3'
T-8	ILEX OPACA	HOLLY	6"	8'
T-9	LIQUIDAMBAR	SWEETGUM	21"	20'
T-10	ACER	MAPLE	20"	10'
T-11	ACER	APPLE	12"	8'
T-12	LIQUIDAMBAR	SWEETGUM	14"	8'
T-13	ULMUS	ELM	9"	8'
T-14	ULMUS	ELM	6"	8'
T-15	LIQUIDAMBAR	SWEETGUM	15"	20'
T-16	LIQUIDAMBAR	SWEETGUM	18"	15'
T-17	PYRUS	CALLERY PEAR	12"	20'
T-18	MAGNOLIA	MAGNOLIA	31"	30'
T-19	PODOCARPUS	FERN PINE	23"	6'
T-20	FICUS	FICUS	20"	10'
T-21	FICUS	FICUS	6"	1'
T-22	FICUS	FICUS	14"	6'
T-23	FICUS	FICUS	8"	3'
T-24	LYCIANTHES	NIGHTSHADE	24"	8'
T-25	CAMELLIA	CAMELLIA	18"	8'
T-26	CAMELLIA	CAMELLIA	12"	8'
T-27	SCHIEFLERA		18"	5'
T-28	JUNIPERUS	JUNIPER	6"	5'
T-29	JUNIPERUS	JUNIPER	3"	3'
T-30	JUNIPERUS	JUNIPER	10"	5'

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE
TREES						
(Symbol)	ACER BUERGERIANUM	TRIDENT MAPLE	24" BOX	PER PLAN		M
(Symbol)	ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN		L
(Symbol)	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	24" BOX	PER PLAN		L
(Symbol)	HOWEA FORSTERIANA	KENTIA PALM	24" BOX	PER PLAN		M
(Symbol)	LAURUS 'SARATOGA'	SARATOGA LAUREL	24" BOX	PER PLAN		L
(Symbol)	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24" BOX	PER PLAN		M
SHRUBS						
(Symbol)	ACHILLEA MILLEFOLIUM 'LA LUNA'	WHITE YARROW	1 GAL	2'-0" OC		L
(Symbol)	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'-0" OC		L
(Symbol)	ACHILLEA MILLEFOLIUM 'PAPRIKA'	PAPRIKA YARROW	1 GAL	2'-0" OC		L
(Symbol)	AGASTACHE BARBERI	HUMMINGBIRD MINT	1 GAL	2'-0" OC		L
(Symbol)	AGAVE ATTENUATA	FOXTAIL AGAVE	1 GAL	3'-0" OC		L
(Symbol)	CARYOPTERIS CLANDONENSIS 'BLUE MIST'	BLUEBEARD	5 GAL	3'-0" OC		M
(Symbol)	CYCUS REVOLUTA	SAGO PALM	5 GAL	3'-0" OC		M
(Symbol)	DIETES 'ORANGE DROP'	FORTNIGHT LILY	1 GAL	3'-0" OC		L
(Symbol)	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'-0" OC		L
(Symbol)	IRIS PSEUDACORUS	YELLOW IRIS	1 GAL	2'-0" OC		L
(Symbol)	LOMANDRA LONGIFOLIA	MAT RUSH	5 GAL	3'-0" OC		L
(Symbol)	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'-0" OC		L
(Symbol)	SALVIA 'MAY NIGHT'	SALVIA	1 GAL	2'-0" OC		L
(Symbol)	SALVIA ULIGINOSA	BLUE SPIKE SAGE	1 GAL	2'-0" OC		L
(Symbol)	SARCOCOCCA HOOKERIA	SWEETBOX	1 GAL	2'-0" OC		L
(Symbol)	CISTUS 'LITTLE MISS SUNSHINE'	ROCK ROSE	1 GAL	3'-0" OC		M
(Symbol)	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'-0" OC		L
GROUNDCOVERS						
(Symbol)	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	4'-0" OC		L
(Symbol)	LEYMUS TRITICOIDES 'LAGUNITA'	CREeping WILD RYE	1 GAL	2'-6" OC		L
VINES						
(Symbol)	HARDENBERGIA 'HAPPY WANDERER'	PURPLE VINE LILAC	1 GAL	-		L
STORMWATER						
(Symbol)	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC		L
(Symbol)	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	3'-0" OC		L
(Symbol)	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2'-0" OC		L

3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C DENSITY BONUS PROJECT

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LA FAYETTE, CA 94549
(925) 297-5688 leftcoastarch.com

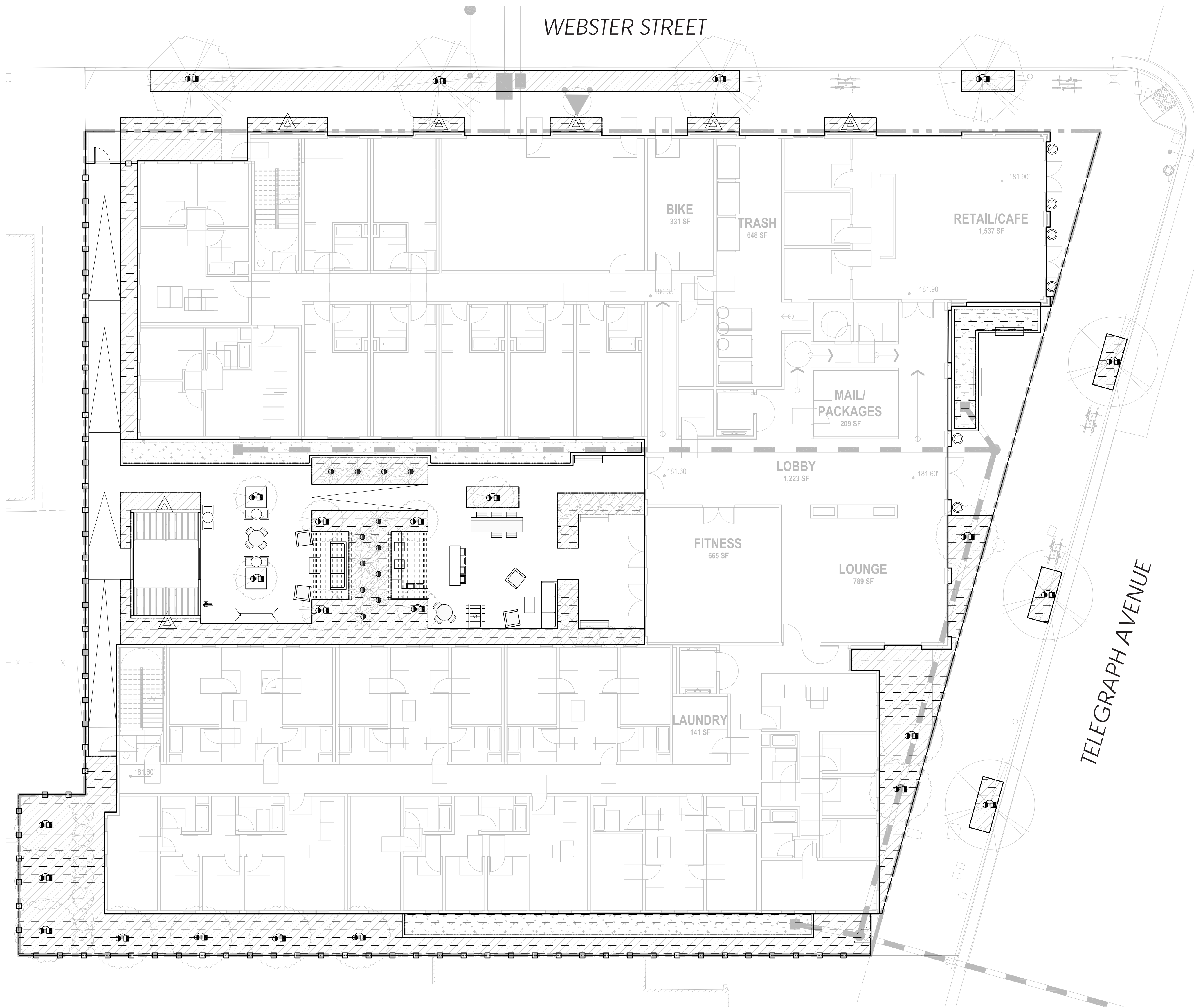
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SAN RAMON, CA 94583
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LANDSCAPE ARCHITECTURE + DESIGN
2 THEATRE SQUARE, SUITE 218
ORINDA, CA 94563
(925) 254-5422 jett.land.com

RIAZ CAPITAL
2744 E 11TH ST. OAKLAND, CA 94601
(510) 925-1908 riazcapital.com

SHEET TITLE: PRELIMINARY PLANTING PLAN & EXISTING TREE MAP
DATE: JANUARY 20, 2023 SCALE:
PLANNING SUBMITTAL
L4

WEBSTER STREET



IRRIGATION DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF BERKELEY, AND EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD) WATER DISTRICT.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

HYDROZONE INFORMATION TABLE							
REFERENCE ANNUAL ET ₀ FOR:	BERKELEY (OAKLAND; MWELO REF. ET TABLE)			41.8			
ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWELO & CALGREEN: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL	SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)	0.45			
HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	IRR METHOD DRIP & BUBB.: 0.81 SPRAY & ROTOR: 0.75	IRRIGATION EFFICIENCY (IE)	ETAF ₂ (PF/IE)	LANDSCAPE AREA (SQ FT)	ETAF ₂ x AREA	ESTIMATED TOTAL WATER USE (ETWU)
1	0.3	D	0.81	0.37	4700	1740.74	45113.04
2	0.3	B	0.81	0.37	64	23.70	614.31
3	0.3	D	0.81	0.37	76	28.15	729.49
-	0	-	0.00	0.00	0	0.00	0.00
-	0	-	0.00	0.00	0	0.00	0.00
-	0	-	0.00	0.00	0	0.00	0.00
TOTAL					4840.00	1792.59	46,456.83
SPECIAL LANDSCAPE AREAS							
-				1	0	0.00	0.00
-				1	0	0.00	0.00
TOTAL					0	0.00	0.00
TOTAL LANDSCAPE AREA (LA + SLA)					4,840.00		
TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)			TOTAL ETWU	46,456.83		
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA]]			MAWA	68,988.39		
AVERAGE ETAF	SUM(ETAF ₂ X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA ₂)				0.37		
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA ₂)				0.37		

HYDROZONE LEGEND

SYMBOL	ZONE	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	AREA (SF)	TOTAL (SF)	% LANDSCAPE
	1	LOW WATER USE	SHRUB/G.COVER	DRIP	4,700	4,764.0	98%
	2	LOW WATER USE	TREES	BUBBLER	64		
	3	MODERATE WATER USE	TREES	BUBBLER	76	76	2%
TOTAL					4,840.0		100%



3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



3800 MT. DIABLO BLVD, SUITE 200
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(925) 297-5688 leftcoastarch.com



2633 CAMINO RAMON, SUITE 350
S A N R A M O N, C A 9 4 5 8 3
(925) 866-0322 cbandg.com



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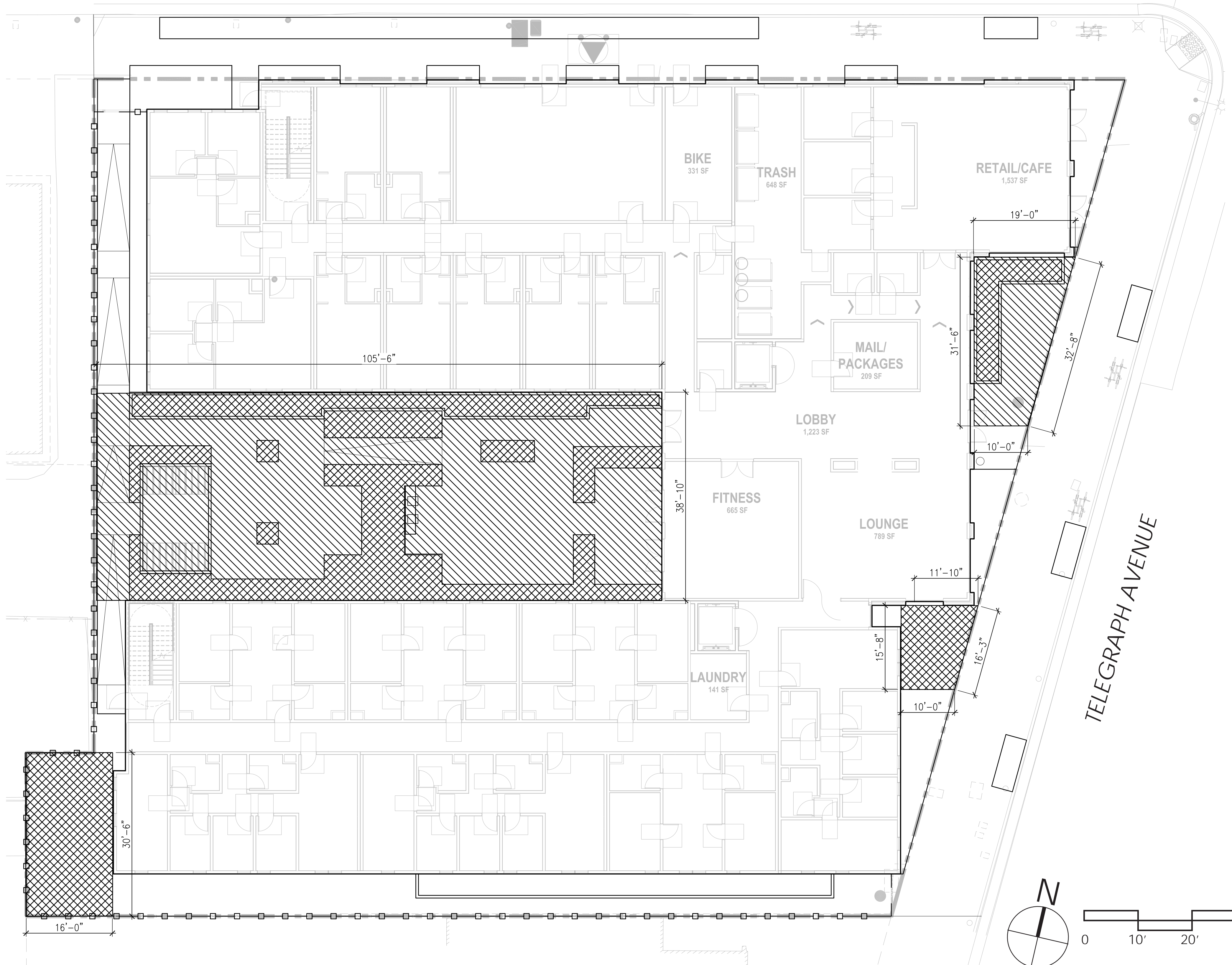


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(510) 925-1908 riazcapital.com

SHEET TITLE
PRELIMINARY IRRIGATION PLAN &
CALCULATIONS
DATE: JANUARY 20, 2023
PLANNING SUBMITTAL

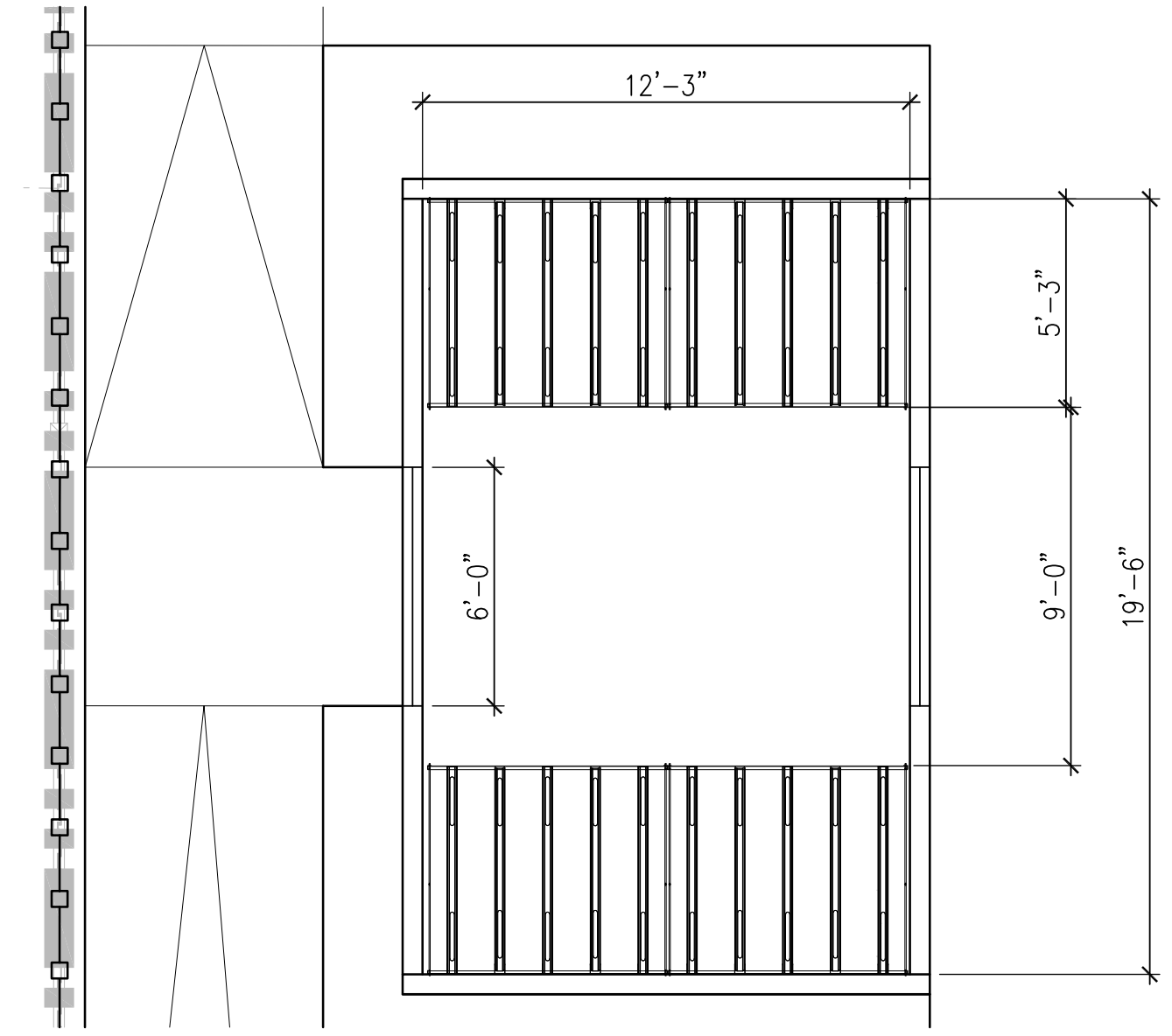
L5

WEBSTER STREET



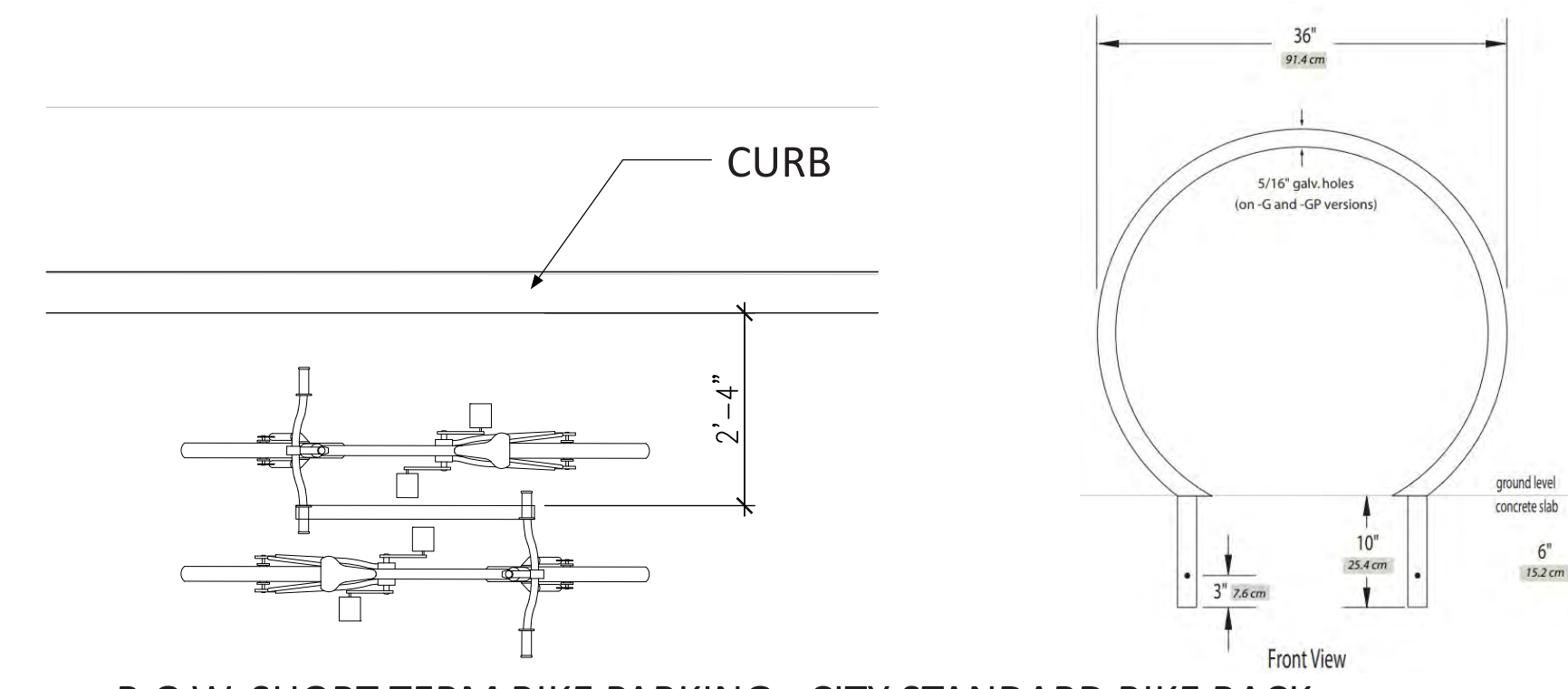
LANDSCAPE OPEN SPACE CALCULATIONS				
SYMBOL	TITLE	REQUIRED	PROVIDED	TOTAL %
	USABLE OPEN SPACE	28,800 SF	5,226 SF	-
	LANDSCAPED USABLE OPEN SPACE	40% OF USABLE OPEN SPACE	2,171 SF	42%

AT LEAST 40 PERCENT OF THE TOTAL REQUIRED USABLE OPEN SPACE AREA, EXCLUSIVE OF BALCONIES ABOVE THE GROUND FLOOR, SHALL BE LANDSCAPED PER CODE 23.304.090



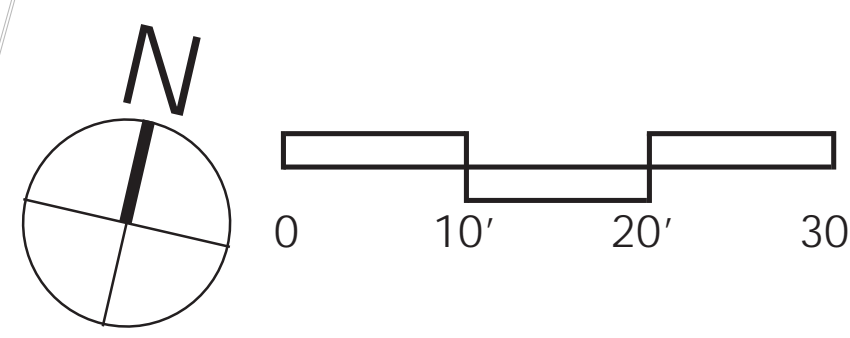
BIKE STORAGE - 40 LONG-TERM BIKE PARKING SPACES
SCALE: 1/4"=1'-0"

NOTE:
BIKE STORAGE TO HOLD HORIZONTAL, TWO TIERED PARKING RACKS, NON-LIFT ASSISTED. BIKE STORAGE SHALL CONFORM TO CITY'S BICYCLE FACILITY DESIGN TOOLBOX, APPENDIX F-120.



R.O.W. SHORT-TERM BIKE PARKING - CITY STANDARD BIKE RACK
SCALE: 1/2"=1'-0"

NOTE: BIKE RACKS AT CURB SHOULD BE LOCATED A MINIMUM OF 24" FROM THE CURB



3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C DENSITY BONUS PROJECT

LEFT COAST ARCHITECTURE
3800 MT. DIABLO BLVD. SUITE 200
LAFAYETTE, CA 94549
(925) 297-5688 leftcoastarch.com

cbg
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322 cbandg.com

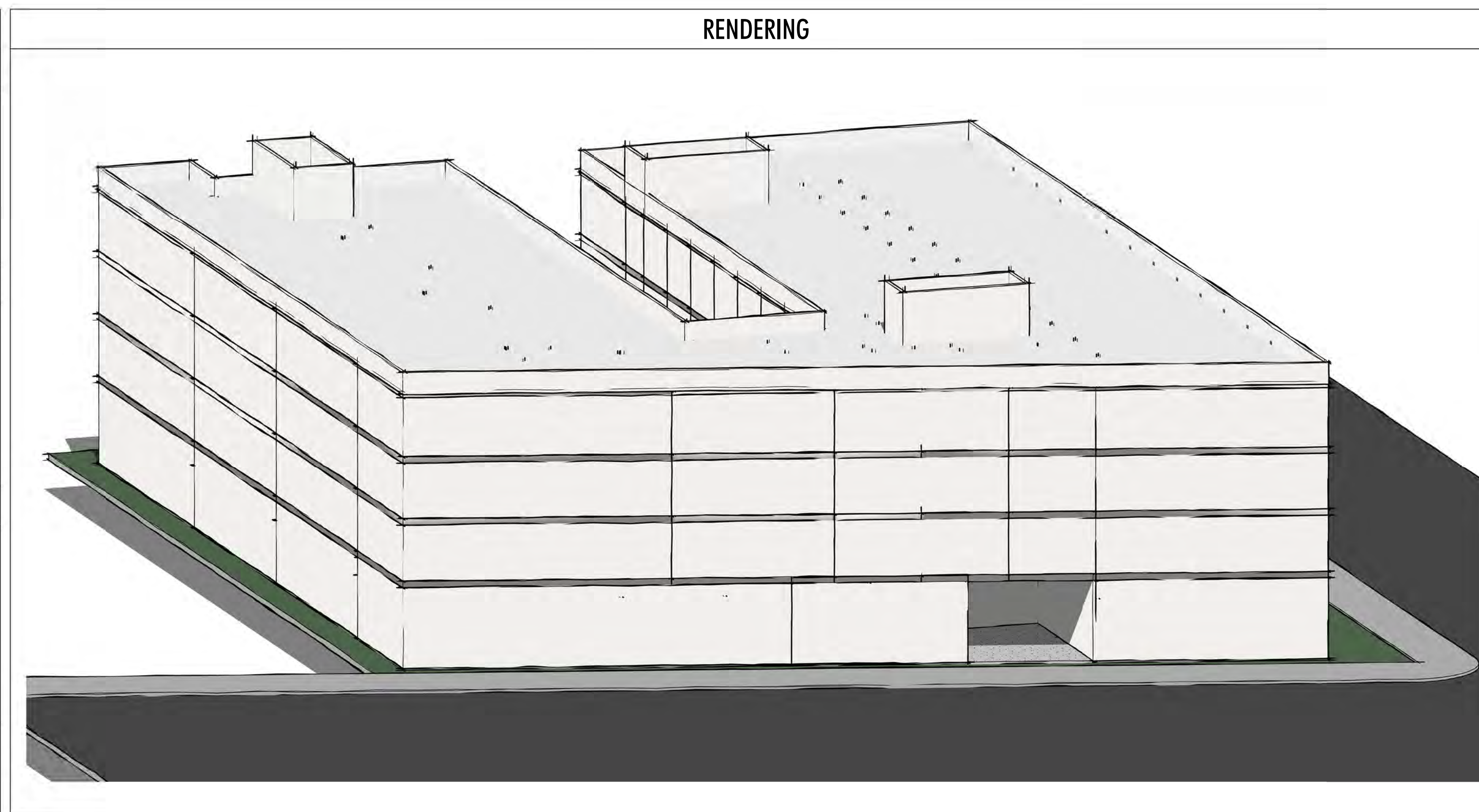
JETT
LANDSCAPE ARCHITECTURE + DESIGN
2 THEATRE SQUARE, SUITE 218
ORINDA, CA 94563
(925) 254-5422 jett.land.com

RIAZ CAPITAL
2744 E 11TH ST. OAKLAND, CA 94601
(510) 925-1908 riazcapital.com

SHEET TITLE
LANDSCAPE OPEN SPACE PLAN & CALCULATIONS
DATE
JANUARY 20, 2023
PLANNING SUBMITTAL

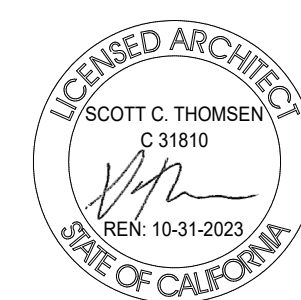
L6

BASE PROJECT DATA						
BASE PROJECT CALCULATIONS						
FLOOR AREA & COVERAGE	SITE AREA:	27,042 SF (6 acres)				
	GROSS FLOOR AREA:	81,126 SF				
PROPOSED FLOOR AREA	RESIDENTIAL FLOOR AREA:	77,835 SF				
	COMMERCIAL AREA:	804 SF				
	BUILDING FOOTPRINT:	19,626 SF				
	LOT COVERAGE:	72% SF				
	PROJECT FAR:	3:1				
			RESIDENTIAL SF	GROSS SF		
DWELLING UNIT COUNTS	LEVEL 1:	18,600SF*	19,626 SF			
	LEVEL 2:	19,745 SF**	20,500 SF			
	LEVEL 3:	19,745 SF**	20,500 SF			
	LEVEL 4:	19,745 SF**	20,500 SF			
	TOTAL FLOOR AREA:	77,835 SF	81,126 SF			
	* DOES NOT INCL. BIKE STORAGE, PARKING OR RETAIL SPACE ** DOES NOT INCLUDE STAIRS OR ELEVATOR					
OPEN SPACE		STUDIO	2 BEDROOM (TYPE A)	2 BEDROOM (TYPE B)	4 BEDROOM	TOTAL
	LEVEL 1:	18	2	4	3	25
	LEVEL 2:	21	3	5	4	31
	LEVEL 3:	21	3	5	4	31
	LEVEL 4:	21	3	5	4	31
	TOTAL UNIT TYPE:	81	11	19	15	126
PERCENTAGE OF TOTAL:	64%	9%	15%	12%	100%	
TOTAL UNITS (200 SF / UNIT)	TOTAL UNITS	126 x 200 SF = 25,200 SF				
	TOTAL OPEN SPACE	25,200 SF (2,869 SF COURTYARD, 15,330 SF ROOF DECK, AND 3,999 SF REAR / SIDE YARDS)				



3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

BASE PROJECT



3800 MT. DIABLO BLVD. SUITE 200
LA Y F A Y E T T E, C A 9 4 5 4 9
(925) 297-5688 leftcoastarch.com



2633 CAMINO RAMON, SUITE 350
S A N R A M O N, C A 9 4 5 8 3
(925) 866-0322 cbandg.com



2 THEATRE SQUARE, SUITE 218
O R I N D A, C A 9 4 5 6 3
(925) 254-5422 jett.land.com



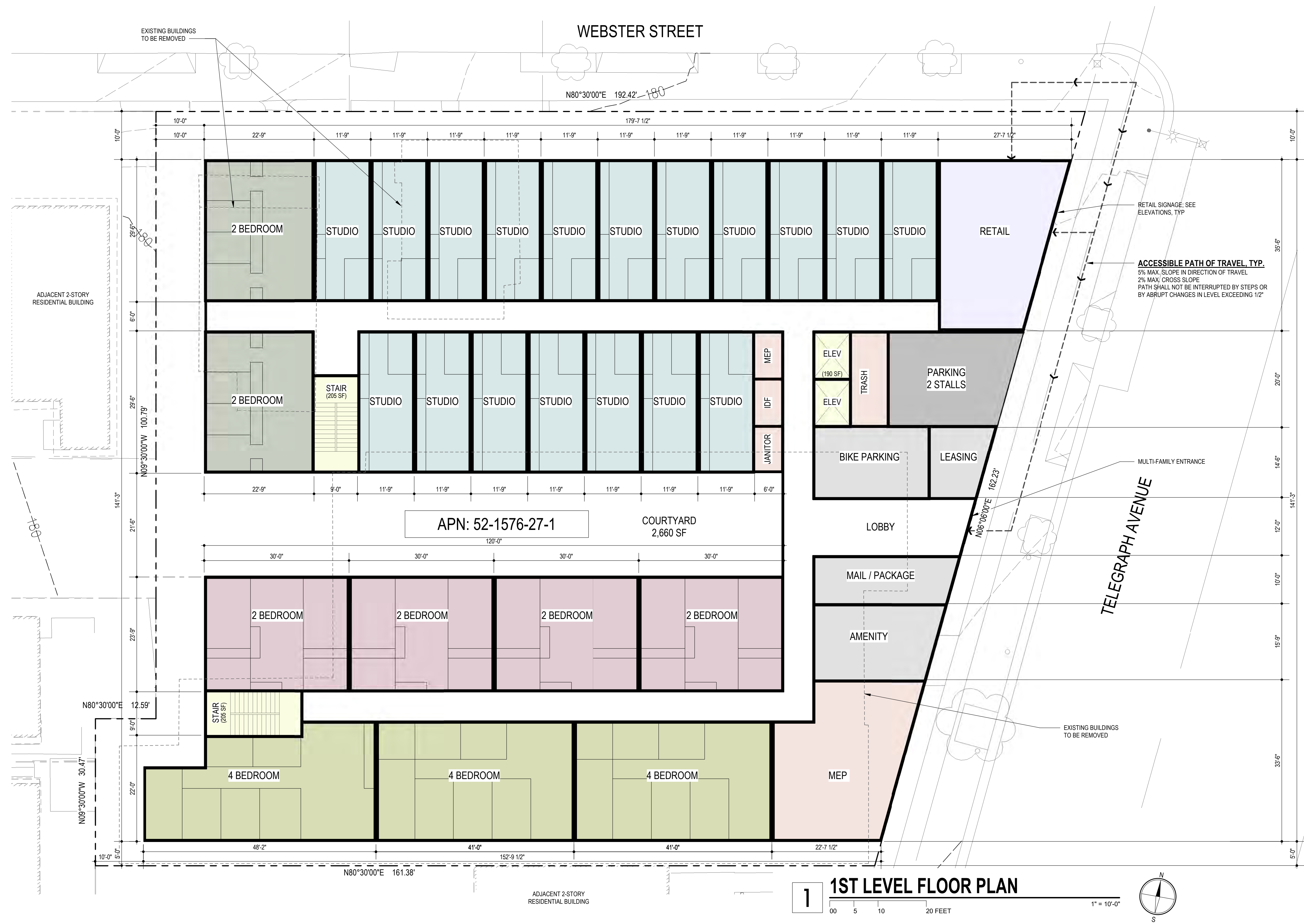
2744 E 11TH ST. OAKLAND, CA 94601
(510) 925-1908 riazcapital.com

SHEET TITLE
BASE PROJECT INFO.

DATE: JANUARY 20, 2023
PLANNING SUBMITTAL

SCALE: 12" = 1'-0"

A-1.0



1 1ST LEVEL FLOOR PLAN

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

BASE PROJECT



SHEET TITLE
1ST LEVEL FLOOR PLAN

DATE: JANUARY 20, 2023
 PLANNING SUBMITTAL

SCALE: 1" = 10'-0"

A-1.1



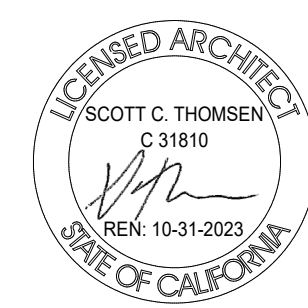
1 2ND LEVEL T.O. PLYWD.

00 5 10 20 FEET

1" = 10'-0"

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

BASE PROJECT



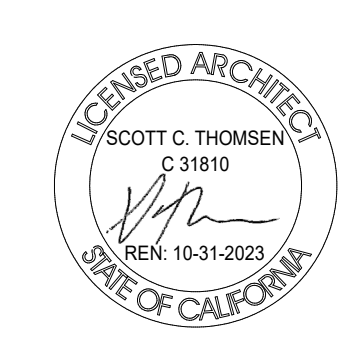
SHEET TITLE	
2ND LEVEL FLOOR PLAN	
DATE	SCALE
JANUARY 20, 2023	1" = 10'-0"
PLANNING SUBMITTAL	
A-1.2	



1 3RD LEVEL T.O. PLYWD.
 00 5 10 20 FEET
 1" = 10'-0"

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

BASE PROJECT



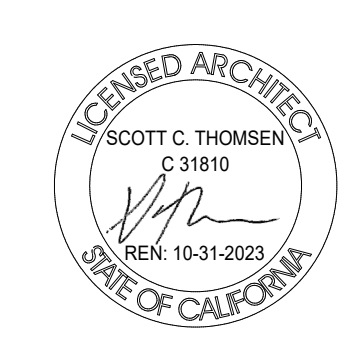
SHEET TITLE	
3RD LEVEL FLOOR PLAN	
DATE	SCALE
JANUARY 20, 2023	1" = 10'-0"
PLANNING SUBMITTAL	
A-1.3	



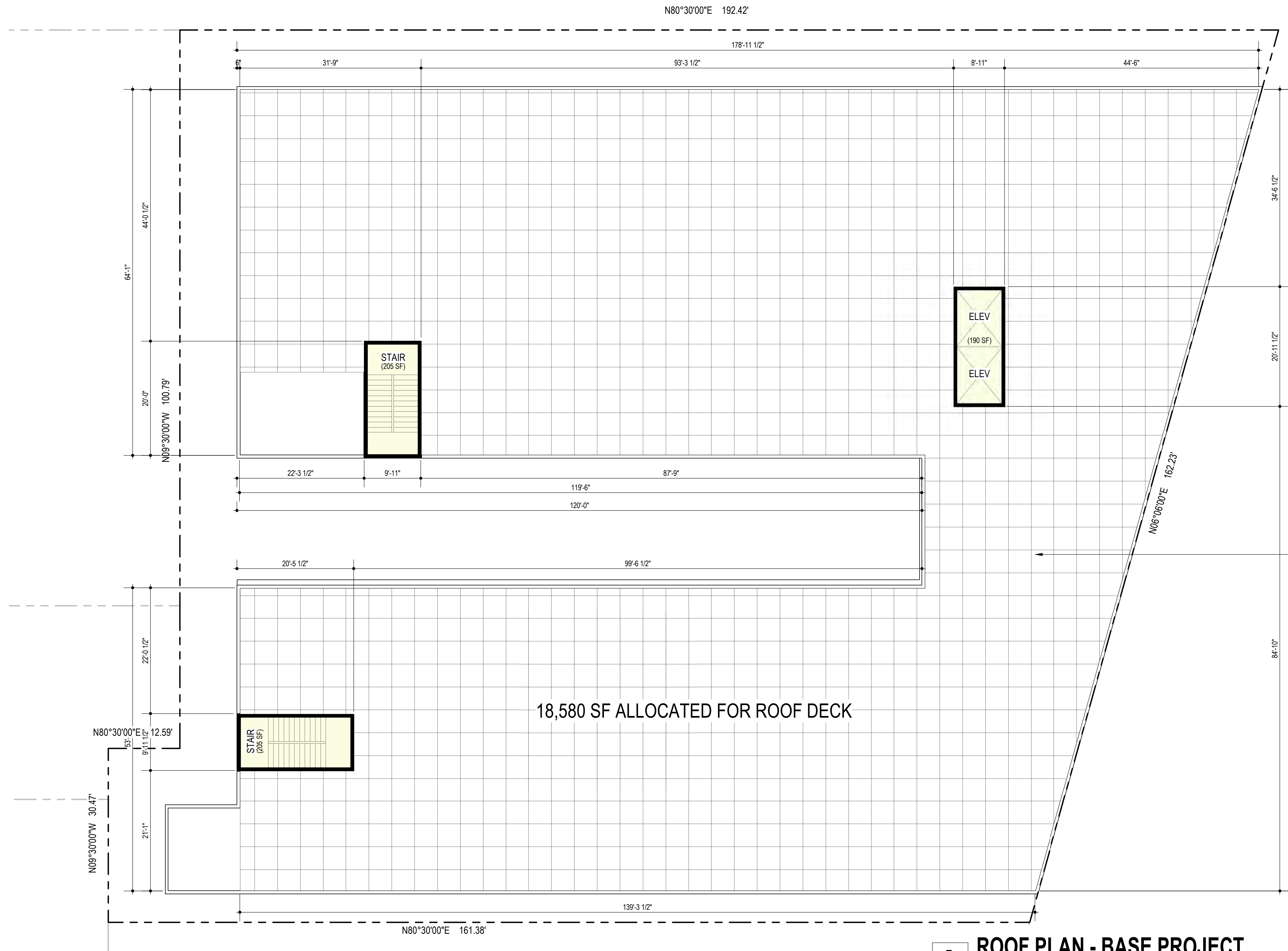
1 4TH LEVEL T.O. PLYWD.
 00 5 10 20 FEET
 1" = 10'-0"
 N
 S

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

BASE PROJECT



SHEET TITLE
4TH LEVEL FLOOR PLAN
 DATE: JANUARY 20, 2023
 SCALE: 1" = 10'-0"
 PLANNING SUBMITTAL
A-1.4

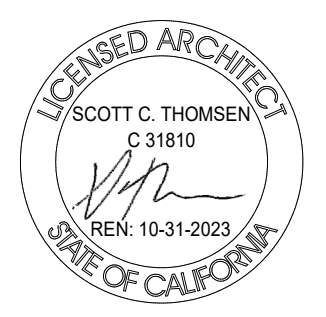


ROOF PROJECTIONS OVER HEIGHT LIMIT CALCULATION (MAX 15%):
 PROJECTIONS OVER HEIGHT LIMIT = 600 SF (ELEVATOR PENTHOUSE & STAIR SHAFTS)
 AVERAGE FLOOR AREA = 20,281 SF
 PERCENTAGE OF PROJECTIONS = 2.9% (COMPLIES)

1 ROOF PLAN - BASE PROJECT
 00 5 10 20 FEET
 1" = 10'-0"

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

BASE PROJECT



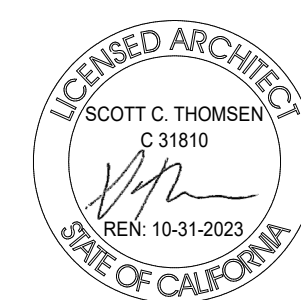
SHEET TITLE
ROOF PLAN
 DATE: JANUARY 20, 2023
 PLANNING SUBMITTAL
 SCALE: 1" = 10'-0"
A-1.5

20% DENSITY BONUS PROJECT DATA						
DENSITY BONUS PROJECT CALCULATIONS						
FLOOR AREA & COVERAGE	SITE AREA:	27,042 SF (6 acres)				
	GROSS FLOOR AREA:	94,664SF (includes exterior bike shed)				
PROPOSED FLOOR AREA	RESIDENTIAL FLOOR AREA:	90,387 SF				
	COMMERCIAL FLOOR AREA:	+/-1,550 SF				
	BUILDING FOOTPRINT:	19,811 SF (see sheet A-0.3)				
	LOT COVERAGE:	73% (see sheet A-0.3)				
	PROJECT FAR:	3.5 : 1				
		RESIDENTIAL SF		GROSS SF		
		LEVEL 1:	17,007 SQ FT*	19,152 SQ FT (includes exterior bike shed)		
	LEVEL 2:	18,345 SQ FT**	18,878 SQ FT			
	LEVEL 3:	18,345 SQ FT**	18,878 SQ FT			
	LEVEL 4:	18,345 SQ FT**	18,878 SQ FT			
	LEVEL 5:	18,345 SQ FT**	18,878 SQ FT			
	TOTAL FLOOR AREA:	90,387 SQ FT	94,664 SQ FT			
		* DOES NOT INCL. BIKE STORAGE, PARKING OR RETAIL SPACE. INCLUDES STAIR & ELEVATOR. ** DOES NOT INCLUDE STAIRS OR ELEVATOR				
UNIT COUNTS		A1: STUDIO	B1 & B2: 2 BEDROOM	C1: 2 BEDROOM	D1 & D2: 4 BEDROOM	TOTAL
	LEVEL 1:	7	2	4	3	16
	LEVEL 2:	22	3	4	3	32
	LEVEL 3:	22	3	4	3	32
	LEVEL 4:	22	3	4	3	32
	LEVEL 5:	22	3	4	3	32
	TOTAL UNIT TYPE:	95	14	20	15	144
PERCENTAGE OF TOTAL:	66%	10%	14%	10%	100%	
OPEN SPACE	TOTAL UNITS (200 SF / UNIT)	144 x 200 SF = 28,800 SF (REQUIRED)				
	TOTAL OPEN SPACE	5,226 SQ FT (COURTYARD)				



3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

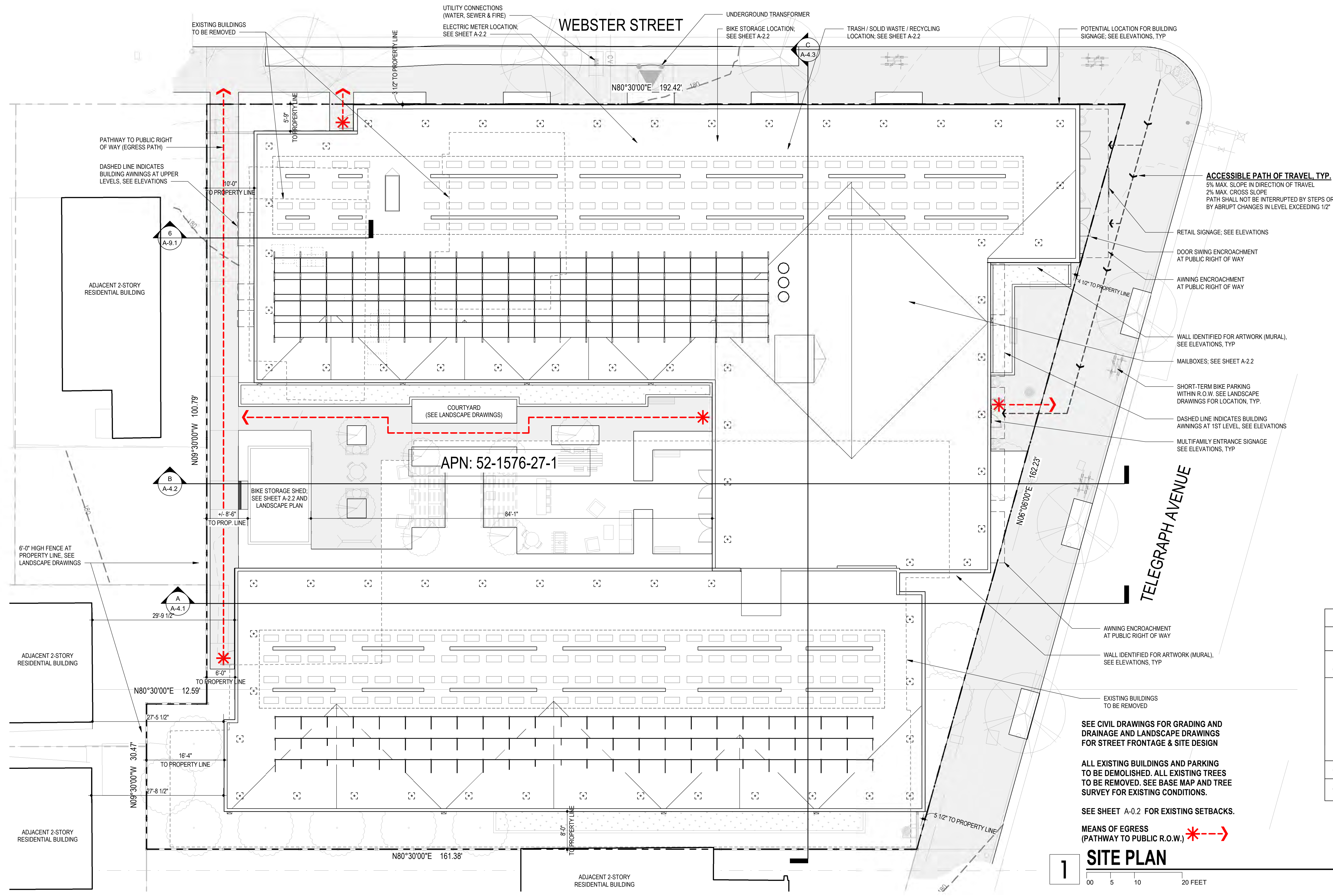


SHEET TITLE
DENSITY BONUS INFO.

DATE: JANUARY 20, 2023
PLANNING SUBMITTAL

SCALE: 12" = 1'-0"

A-2.0



ACCESSIBLE PATH OF TRAVEL, TYP.
5% MAX. SLOPE IN DIRECTION OF TRAVEL
2% MAX. CROSS SLOPE
PATH SHALL NOT BE INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2"

BERKELEY ZONING DISTRICT
C-C CORRIDOR COMMERCIAL DISTRICT (23.204.050)
NATURAL GAS PROHIBITION, BERKELEY ENERGY CODE, AND BERKELEY GREEN CODE:
THE PROPOSED PROJECT WILL NOT INCLUDE ANY NATURAL GAS INFRASTRUCTURE IN COMPLIANCE WITH BMC CHAPTER 12.80.
THE PROPOSED PROJECT IS DESIGNED TO COMPLY WITH THE BERKELEY ENERGY CODE (BMC CHAPTER 19.36) AND BERKELEY GREEN CODE (BMC CHAPTER 19.37), ADOPTED BY CITY COUNCIL ON DECEMBER 3RD, 2019, INCLUDING SOLAR PV SYSTEM, AND LOW-CARBON CONCRETE REQUIREMENTS. BUILDING DESIGN WILL INCORPORATE ALL-ELECTRIC SYSTEMS.
GREEN BUILDING REQUIREMENTS
GREEN POINT RATED (GPR) CHECKLIST: N/A

SEE CIVIL DRAWINGS FOR GRADING AND DRAINAGE AND LANDSCAPE DRAWINGS FOR STREET FRONTAGE & SITE DESIGN

ALL EXISTING BUILDINGS AND PARKING TO BE DEMOLISHED. ALL EXISTING TREES TO BE REMOVED. SEE BASE MAP AND TREE SURVEY FOR EXISTING CONDITIONS.

SEE SHEET A-0.2 FOR EXISTING SETBACKS.

MEANS OF EGRESS (PATHWAY TO PUBLIC R.O.W.) *--->

1 SITE PLAN

00 5 10 20 FEET

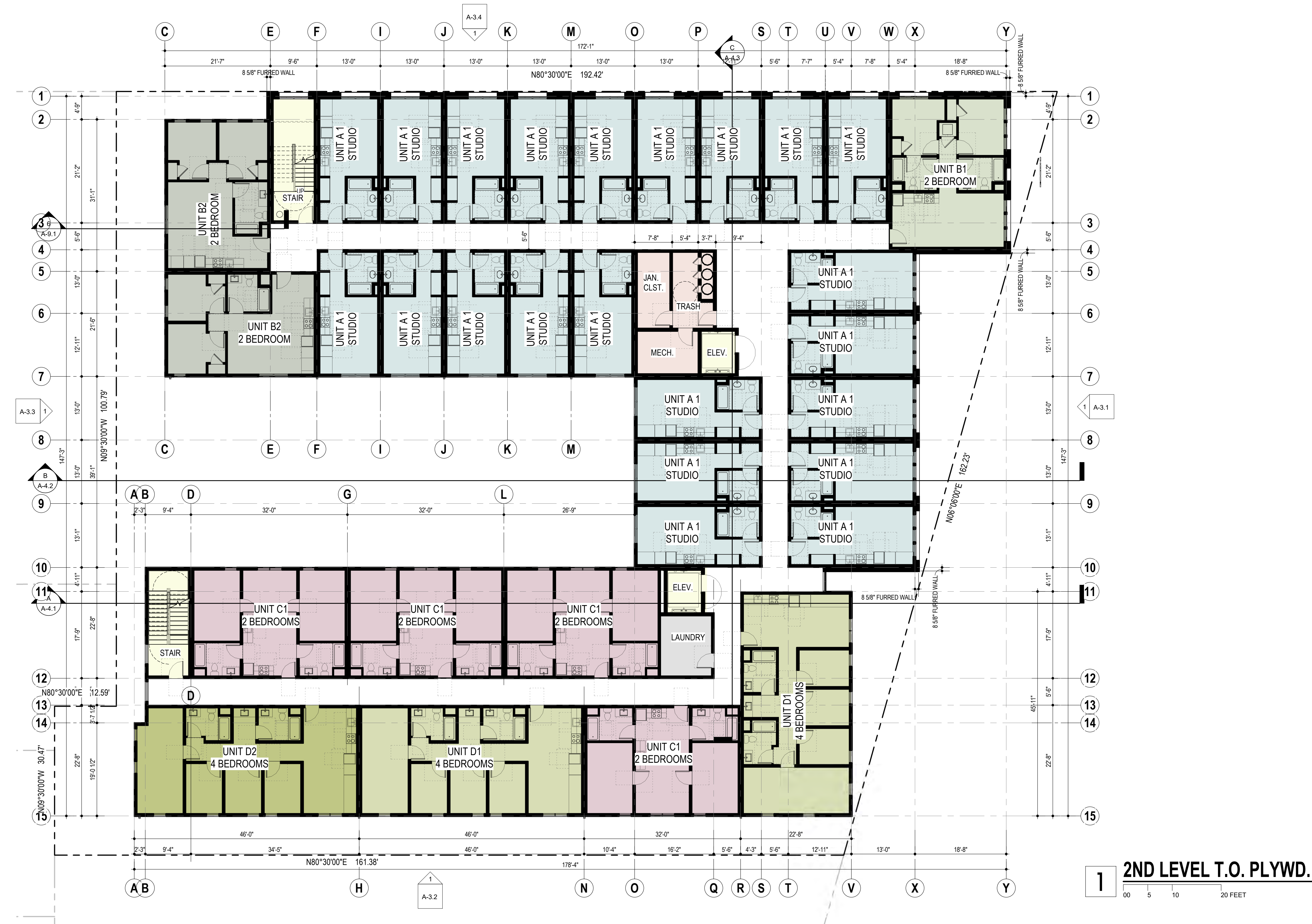
1" = 10'-0"

3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



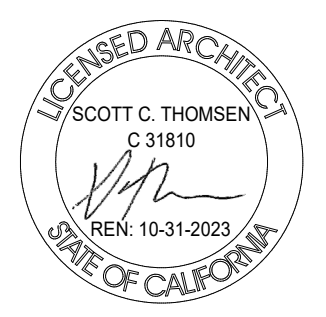
SHEET TITLE SITE PLAN	
DATE JANUARY 20, 2023	SCALE As indicated
PLANNING SUBMITTAL	
A-2.1	



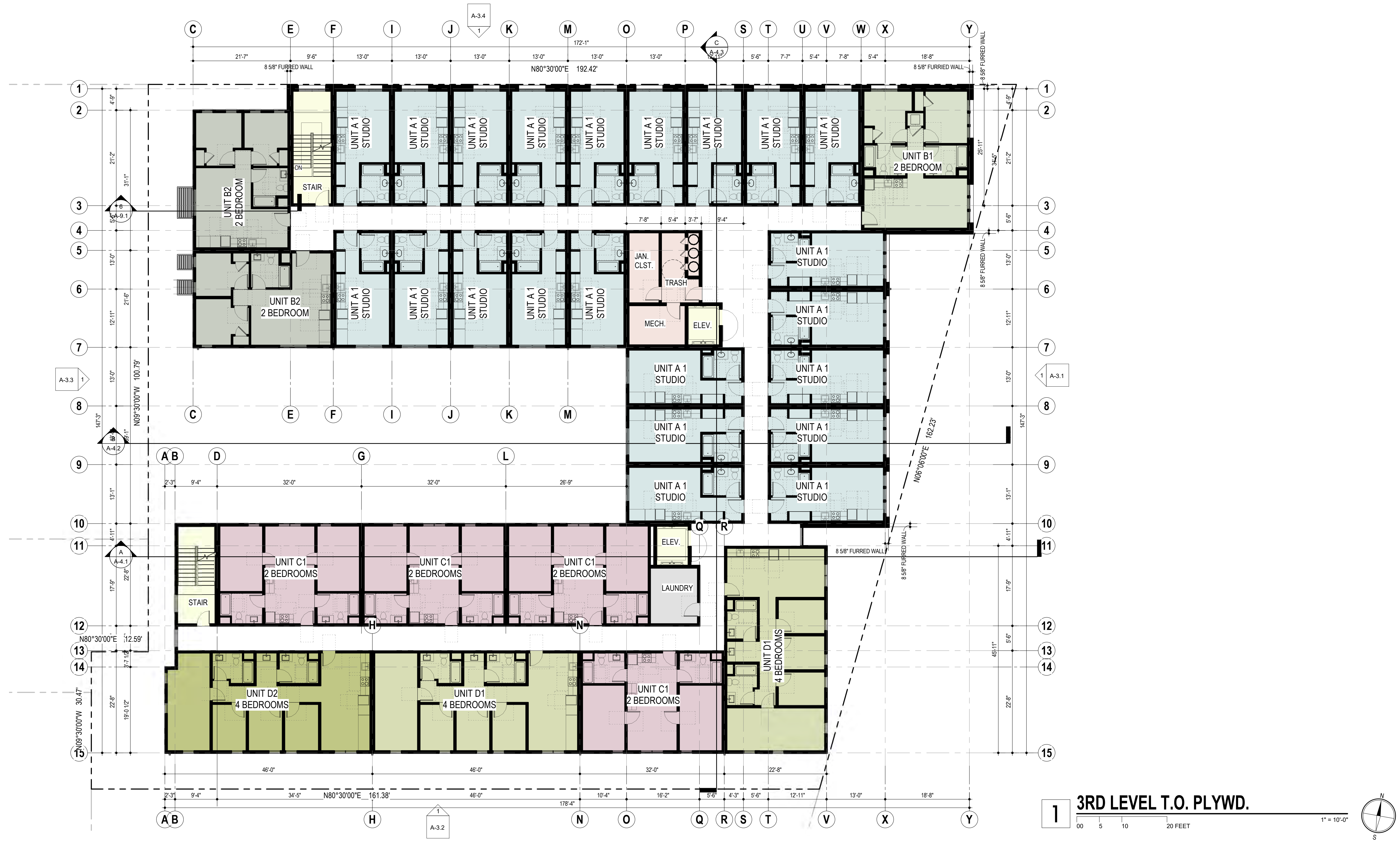
1 2ND LEVEL T.O. PLYWD.
 00 5 10 20 FEET
 1" = 10'-0"
 N
 S

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



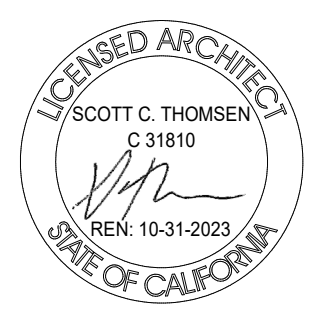
SHEET TITLE
2ND LEVEL FLOOR PLAN
 DATE: JANUARY 20, 2023
 PLANNING SUBMITTAL
 SCALE: 1" = 10'-0"
A-2.3



1 3RD LEVEL T.O. PLYWD.
 00 5 10 20 FEET
 1" = 10'-0"
 N
 S

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



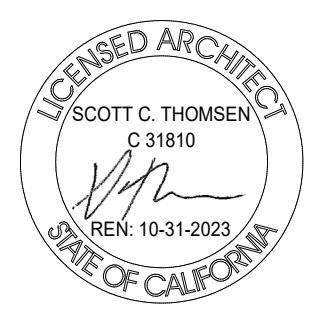
SHEET TITLE
3RD LEVEL FLOOR PLAN
 DATE: JANUARY 20, 2023
 SCALE: 1" = 10'-0"
A-2.4



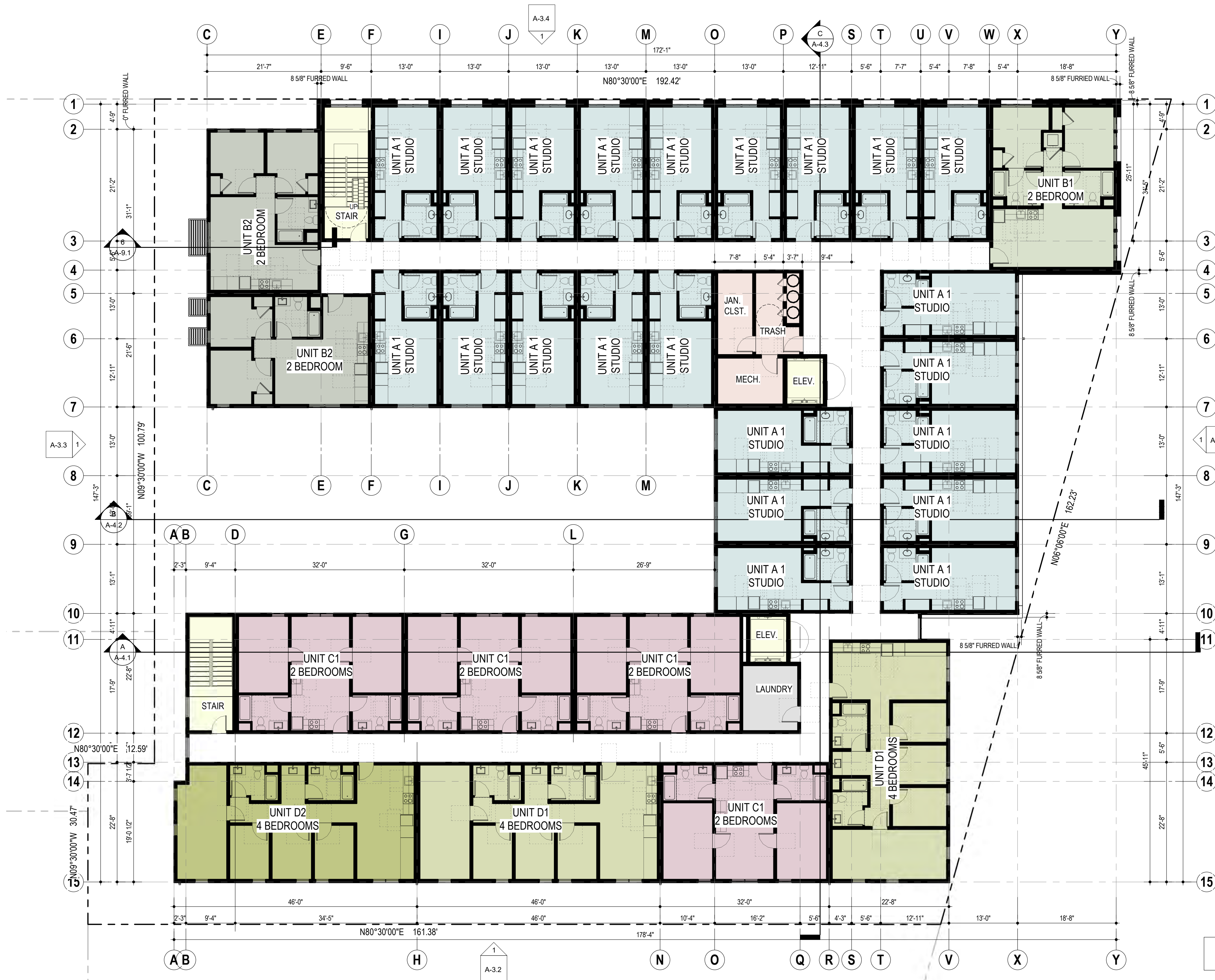
1 4TH LEVEL T.O. PLYWD.
 00 5 10 20 FEET
 1" = 10'-0"
 N
 S

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



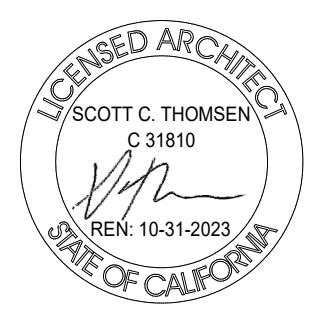
SHEET TITLE
4TH LEVEL FLOOR PLAN
 DATE: JANUARY 20, 2023
 PLANNING SUBMITTAL
 SCALE: 1" = 10'-0"
A-2.5



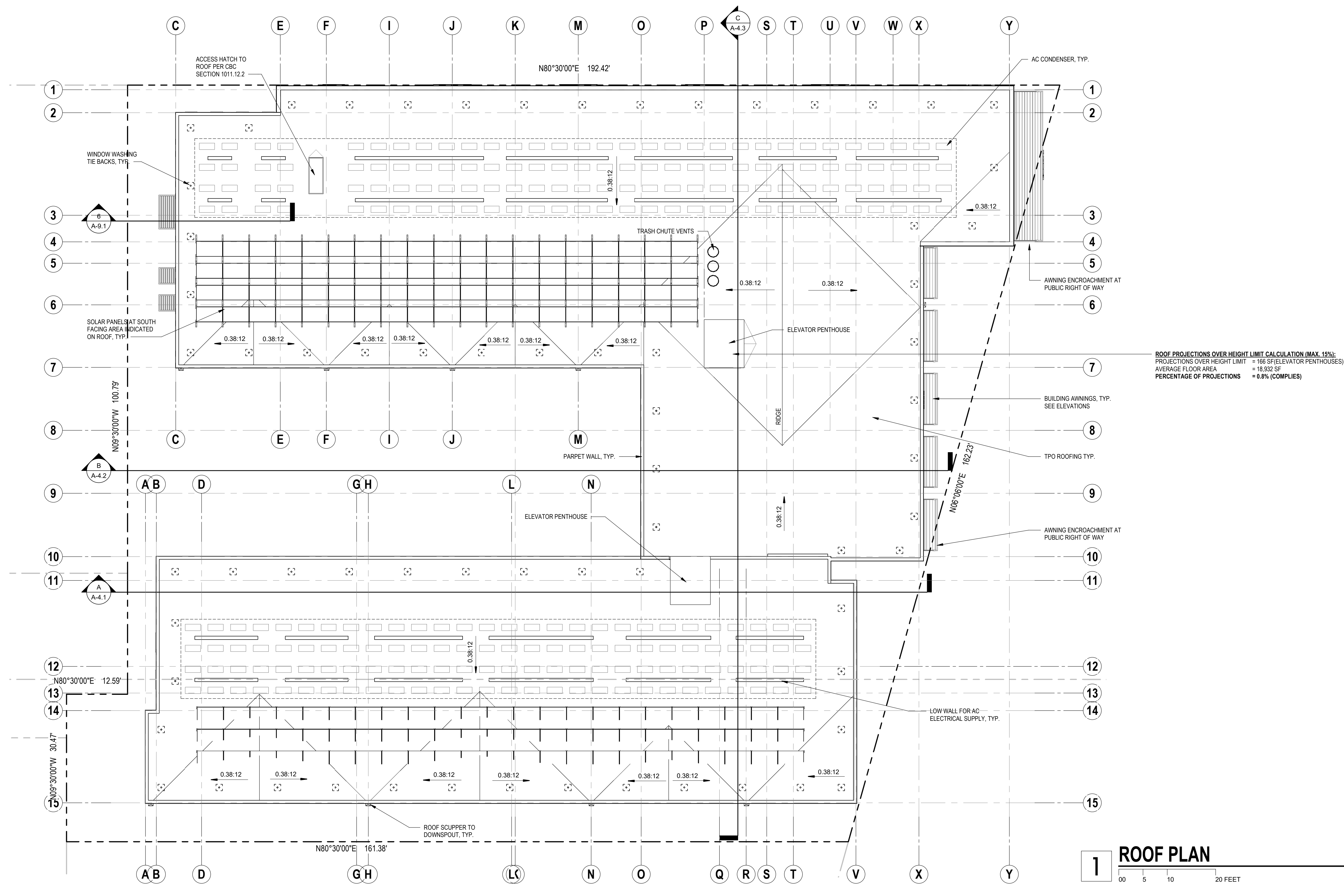
1 5TH LEVEL T.O. PLYWD.
 00 5 10 20 FEET
 1" = 10'-0"
 N
 S

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



SHEET TITLE
5TH LEVEL FLOOR PLAN
 DATE: JANUARY 20, 2023
 PLANNING SUBMITTAL
 SCALE: 1" = 10'-0"
A-2.6










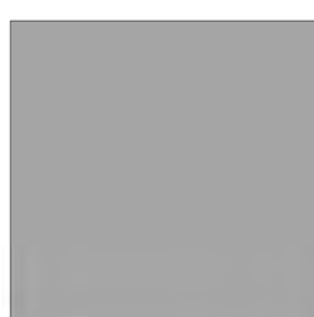


1 ROOF PLAN
 00 5 10 20 FEET
 1" = 10'-0"
 N
 S

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

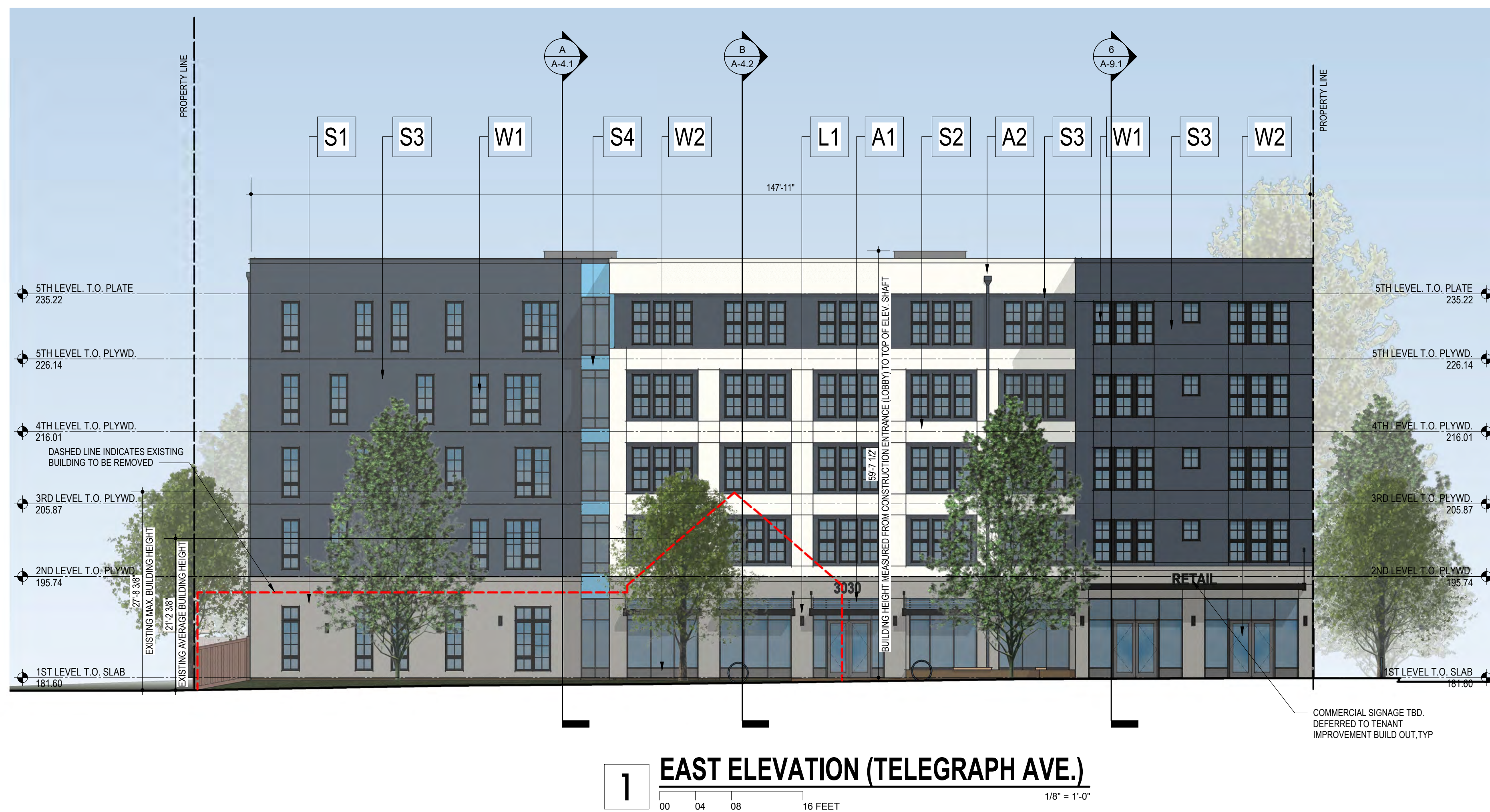


SHEET TITLE
ROOF PLAN
 DATE: JANUARY 20, 2023
 PLANNING SUBMITTAL
 SCALE: 1" = 10'-0"
A-2.7

<p>S1 SIDING 1 STUCCO SIDING SYSTEM PAINT: BENJAMIN MOORE COLOR: SECRET (AF-710)</p> 	<p>S2 SIDING 2 STUCCO SIDING SYSTEM PAINT: BENJAMIN MOORE COLOR: WHITE DOVE (OC-17)</p> 
<p>S3 SIDING 3 STUCCO SIDING SYSTEM PAINT: BENJAMIN MOORE COLOR: POLO BLUE (2062-10)</p> 	<p>S4 SIDING 4 STUCCO SIDING SYSTEM PAINT: BENJAMIN MOORE COLOR: BLUE BELL ISLAND (782)</p> 
<p>A1 ARCHITECTURAL ELEMENTS COLOR: BM BLUE BELL ISLAND (782)</p> 	<p>A2 DOWNSPOUT PAINTED METAL COLOR: POLO BLUE (2062-10)</p> 
<p>W1 WINDOWS & DOORS 1 VPI QUALITY WINDOWS COLOR: BLACK</p> 	<p>W2 WINDOWS & DOORS 2 STOREFRONT SYSTEM COLOR: ALUMINUM</p> 
<p>L1 LIGHTING HINKLEY ATLANTIS WALL SCENE 36" TALL COLOR: BLACK</p> 	<p>L2 LIGHTING PHILIPS GARDCO LIGHTING 104 LED WALL SCENCE COLOR: BLACK</p> 

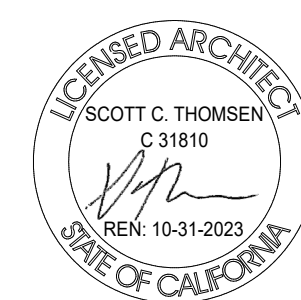
COLORS AND MATERIAL LEGEND

N.T.S.



3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT






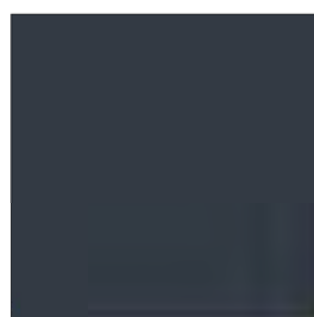

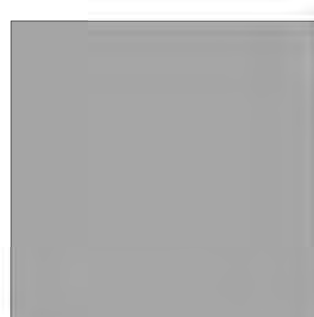




SHEET TITLE
EXTERIOR ELEVATIONS

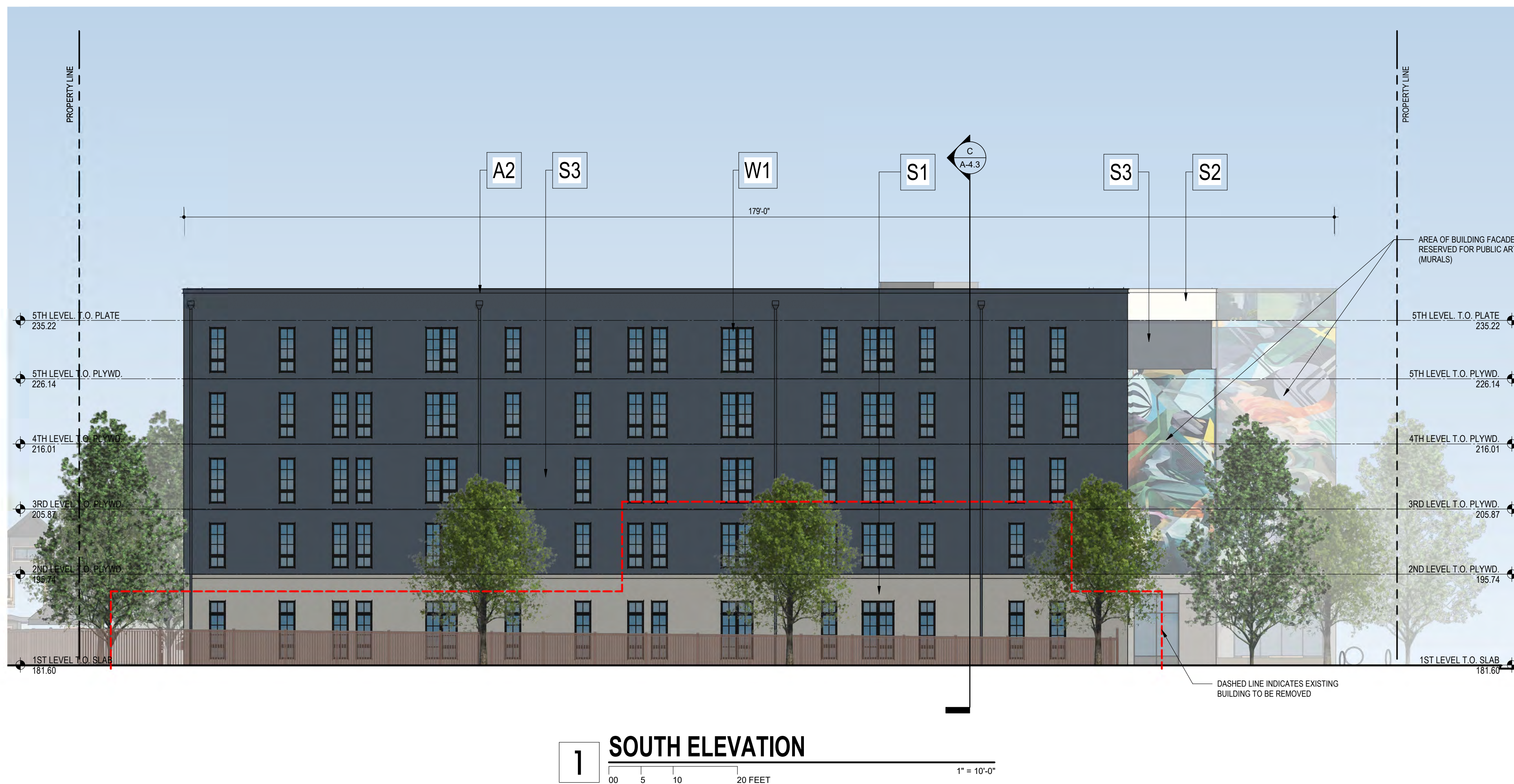
DATE: JANUARY 20, 2023
PLANNING SUBMITTAL

SCALE: As indicated

A-3.1

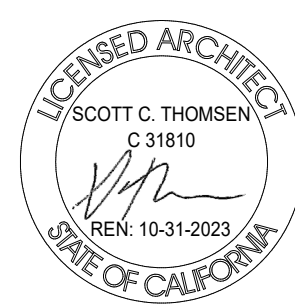
<p>S1 SIDING 1 STUCCO SIDING SYSTEM PAINT: BENJAMIN MOORE COLOR: SECRET (AF-710)</p> 	<p>S2 SIDING 2 STUCCO SIDING SYSTEM PAINT: BENJAMIN MOORE COLOR: WHITE DOVE (OC-17)</p> 
<p>S3 SIDING 3 STUCCO SIDING SYSTEM PAINT: BENJAMIN MOORE COLOR: POLO BLUE (2062-10)</p> 	<p>S4 SIDING 4 STUCCO SIDING SYSTEM PAINT: BENJAMIN MOORE COLOR: BLUE BELL ISLAND (782)</p> 
<p>A1 ARCHITECTURAL ELEMENTS COLOR: BM BLUE BELL ISLAND (782)</p> 	<p>A2 DOWNSPOUT PAINTED METAL COLOR: POLO BLUE (2062-10)</p> 
<p>W1 WINDOWS & DOORS 1 VPI QUALITY WINDOWS COLOR: BLACK</p> 	<p>W2 WINDOWS & DOORS 2 STOREFRONT SYSTEM COLOR: ALUMINUM</p> 
<p>L1 LIGHTING HINKLEY ATLANTIS WALL SCONE 36" TALL COLOR: BLACK</p> 	<p>L2 LIGHTING PHILIPS GARDCO LIGHTING 104 LED WALL SCONE COLOR: BLACK</p> 

COLORS AND MATERIAL LEGEND
N.T.S.



3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



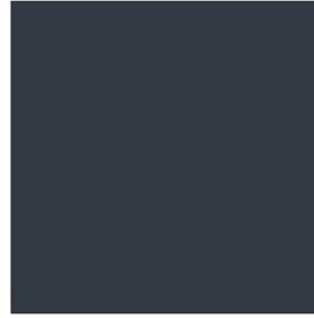


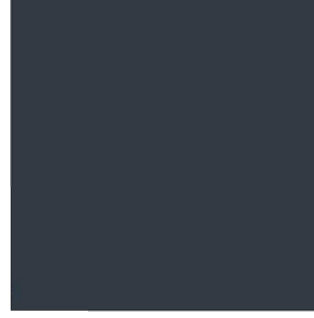






SHEET TITLE
EXTERIOR ELEVATIONS

DATE: JANUARY 20, 2023
PLANNING SUBMITTAL

SCALE: As indicated

A-3.2

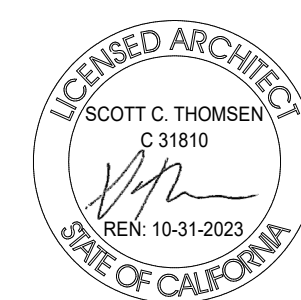
<p>S1 SIDING 1 STUCCO SIDING SYSTEM PAINT: BENJAMIN MOORE COLOR: SECRET (AF-710)</p> 	<p>S2 SIDING 2 STUCCO SIDING SYSTEM PAINT: BENJAMIN MOORE COLOR: WHITE DOVE (OC-17)</p> 
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<p>W1 WINDOWS & DOORS 1 VPI QUALITY WINDOWS COLOR: BLACK</p> 	<p>W2 WINDOWS & DOORS 2 STOREFRONT SYSTEM COLOR: ALUMINUM</p> 
<p>L1 LIGHTING HINKLEY ATLANTIS WALL SCONCE 36" TALL COLOR: BLACK</p> 	<p>L2 LIGHTING PHILIPS GARDCO LIGHTING 104 LED WALL SCONCE COLOR: BLACK</p> 

COLORS AND MATERIAL LEGEND
N.T.S.




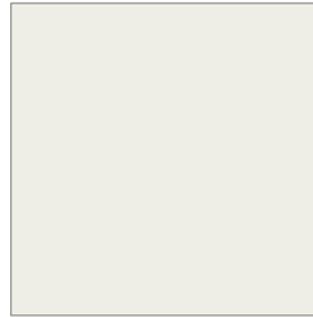



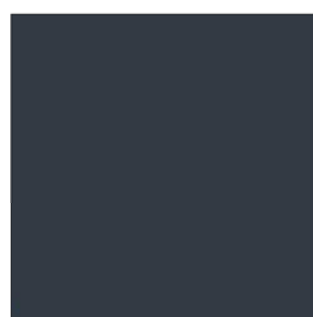




3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

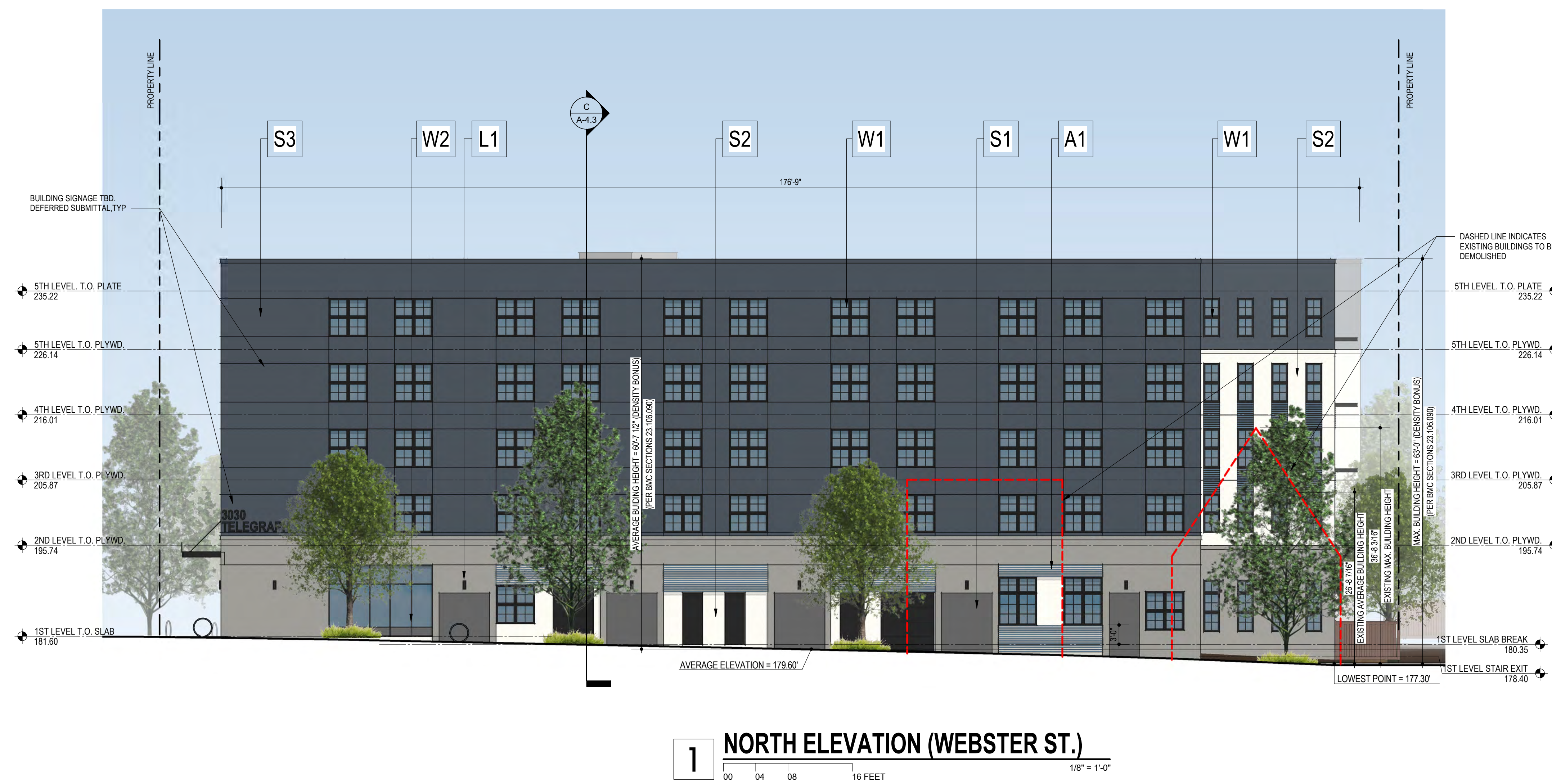


SHEET TITLE
EXTERIOR ELEVATIONS
DATE: JANUARY 20, 2023
PLANNING SUBMITTAL
SCALE: As indicated

A-3.3

<p>S1 SIDING 1 STUCCO SIDING SYSTEM PAINT: BENJAMIN MOORE COLOR: SECRET (AF-710)</p> 	<p>S2 SIDING 2 STUCCO SIDING SYSTEM PAINT: BENJAMIN MOORE COLOR: WHITE DOVE (OC-17)</p> 
<p>S3 SIDING 3 STUCCO SIDING SYSTEM PAINT: BENJAMIN MOORE COLOR: POLO BLUE (2062-10)</p> 	<p>S4 SIDING 4 STUCCO SIDING SYSTEM PAINT: BENJAMIN MOORE COLOR: BLUE BELL ISLAND (782)</p> 
<p>A1 ARCHITECTURAL ELEMENTS COLOR: BM BLUE BELL ISLAND (782)</p> 	<p>A2 DOWNSPOUT PAINTED METAL COLOR: POLO BLUE (2062-10)</p> 
<p>W1 WINDOWS & DOORS 1 VPI QUALITY WINDOWS COLOR: BLACK</p> 	<p>W2 WINDOWS & DOORS 2 STOREFRONT SYSTEM COLOR: ALUMINUM</p> 
<p>L1 LIGHTING HINKLEY ATLANTIS WALL SCONCE 36" TALL COLOR: BLACK</p> 	<p>L2 LIGHTING PHILIPS GARDCO LIGHTING 104 LED WALL SCONCE COLOR: BLACK</p> 

COLORS AND MATERIAL LEGEND
N.T.S.



3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



SHEET TITLE
EXTERIOR ELEVATIONS

DATE: JANUARY 20, 2023
PLANNING SUBMITTAL

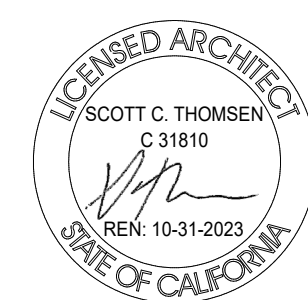
SCALE: As indicated

A-3.4



3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



SHEET TITLE
RENDERINGS
 DATE: JANUARY 20, 2023
 SCALE: PLANNING SUBMITTAL
A-3.5

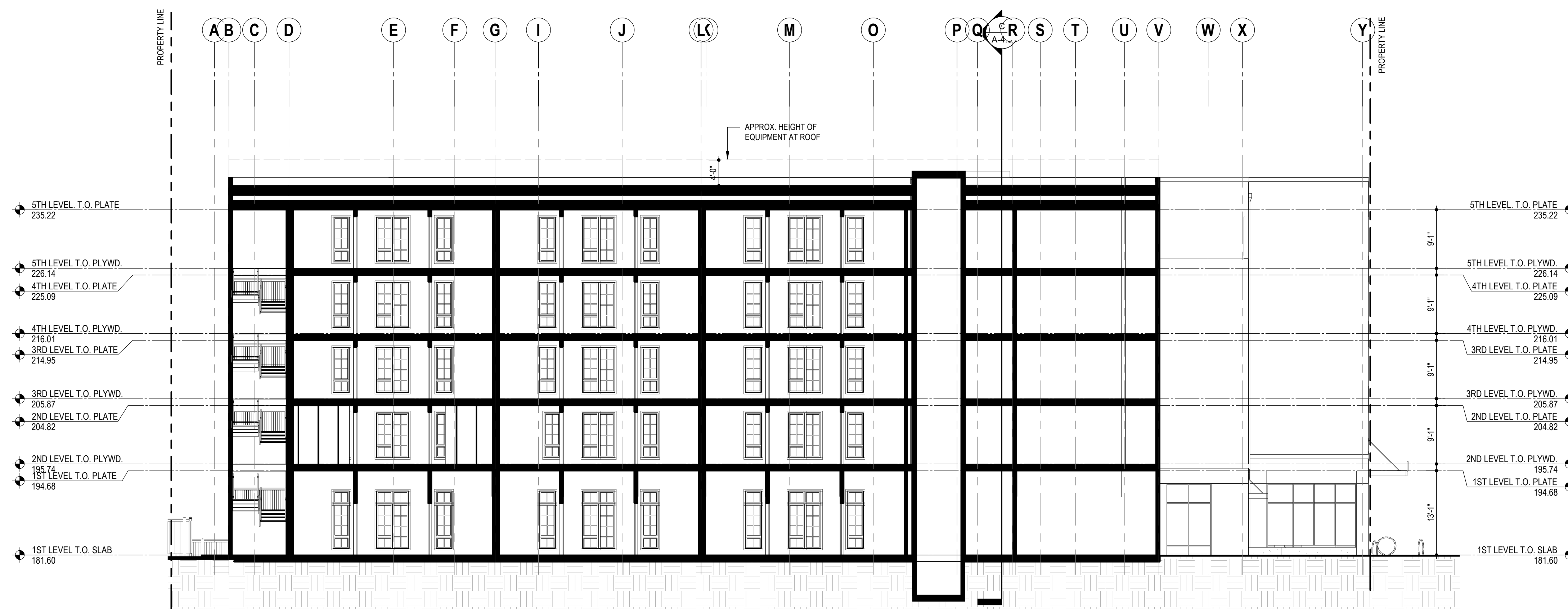


3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



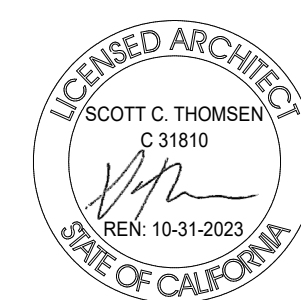
SHEET TITLE	
RENDERINGS	SCALE
DATE	SCALE
JANUARY 20, 2023	
PLANNING SUBMITTAL	
A-3.6	



A SECTION A
 00 05 10 20 FEET

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



3800 MT. DIABLO BLVD. SUITE 200
 L A Y F A Y E T T E, C A 9 4 5 4 9
 (925) 297-5688 leftcoastarch.com



2633 CAMINO RAMON, SUITE 350
 S A N R A M O N, C A 9 4 5 8 3
 (925) 866-0322 cbandg.com



2 THEATRE SQUARE, SUITE 218
 O R I N D A, C A 9 4 5 6 3
 (925) 254-5422 jett.land.com

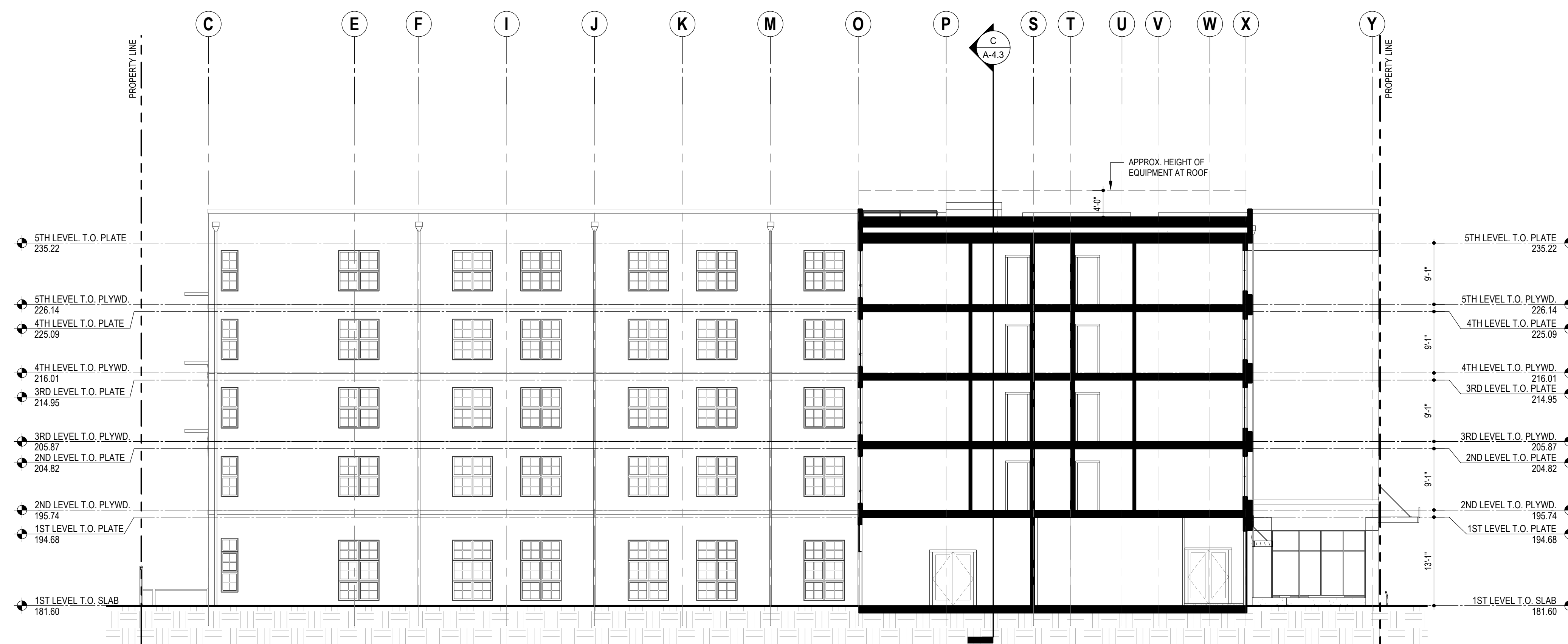


2744 E 11TH ST. OAKLAND, CA 94601
 (510) 925-1908 riazcapital.com

SHEET TITLE
 BUILDING SECTION

DATE: JANUARY 20, 2023
 PLANNING SUBMITTAL
 SCALE: 1" = 10'-0"

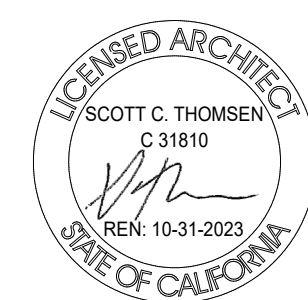
A-4.1



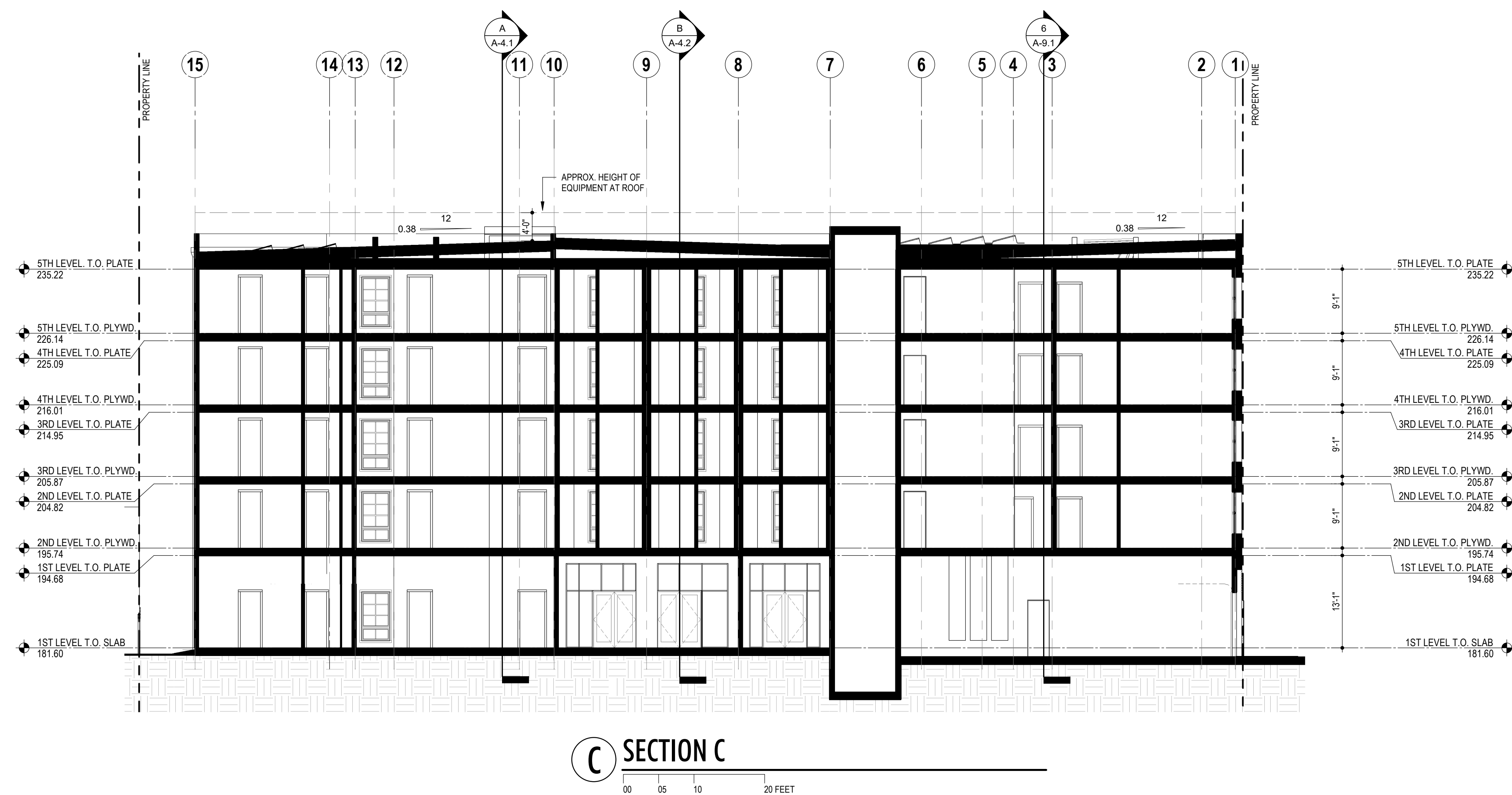
B SECTION B
 00 05 10 20 FEET

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

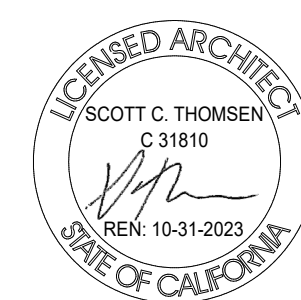


SHEET TITLE
BUILDING SECTION
 DATE: JANUARY 20, 2023
 PLANNING SUBMITTAL
 SCALE: 1" = 10'-0"
A-4.2

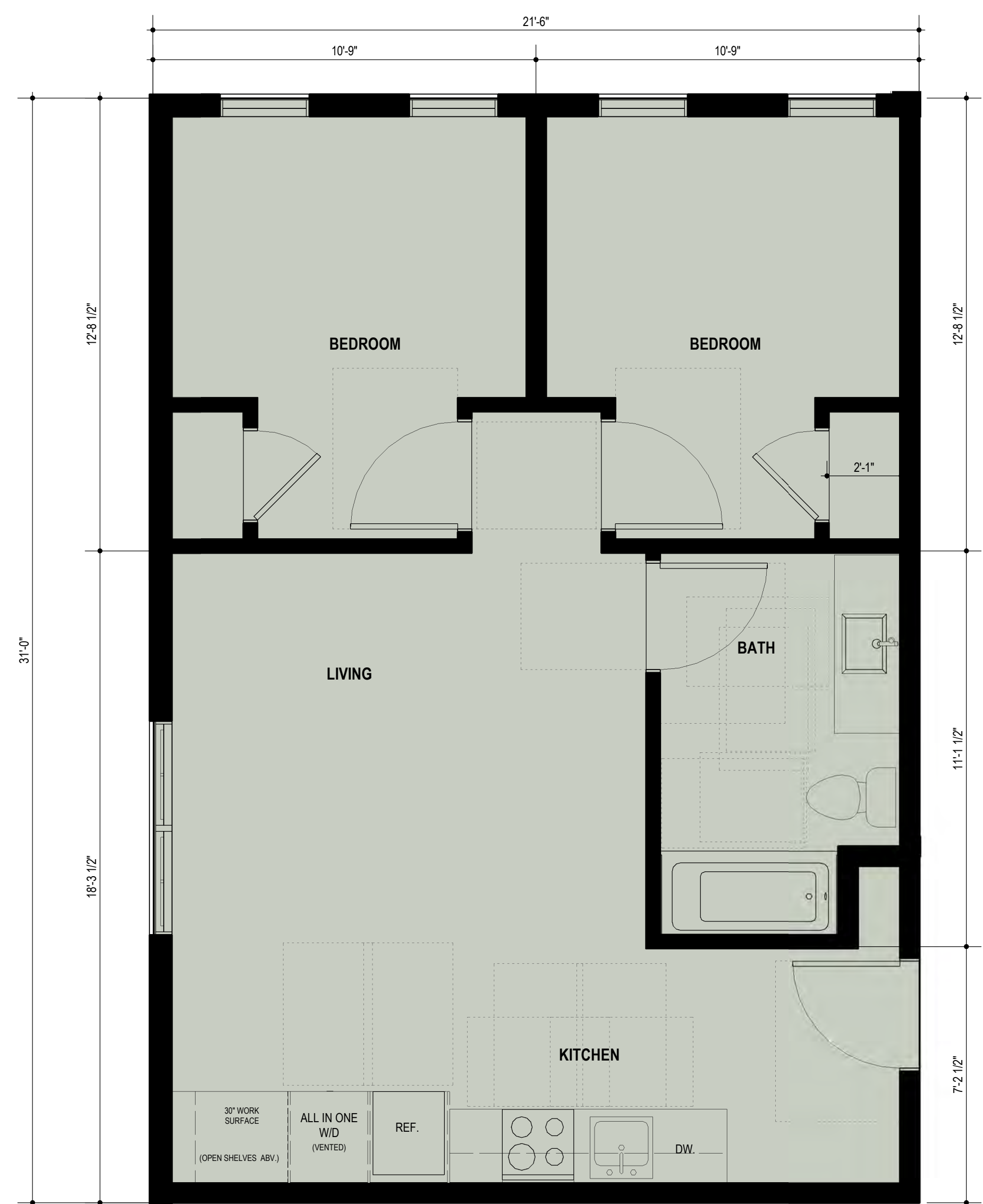


3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

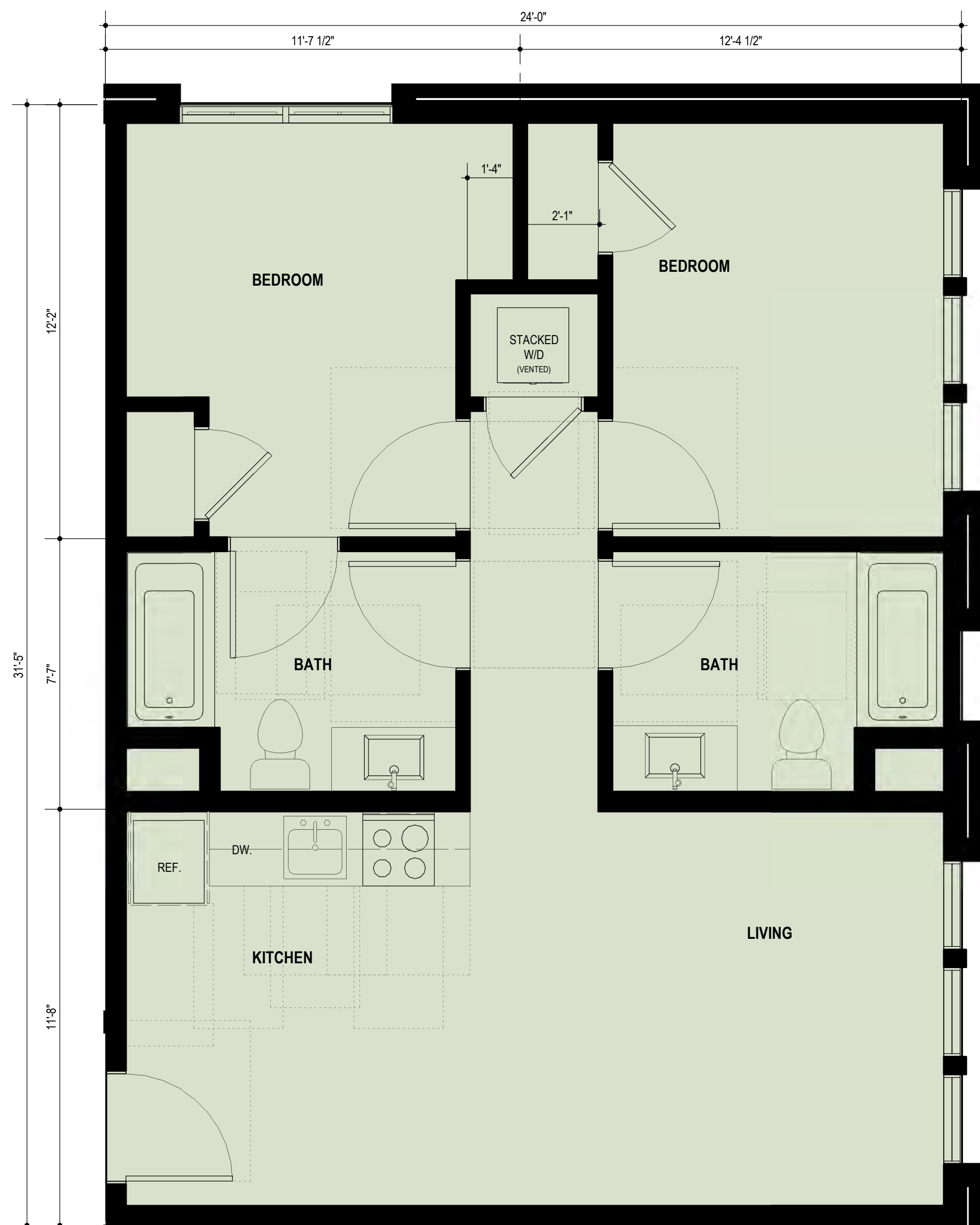
DENSITY BONUS PROJECT



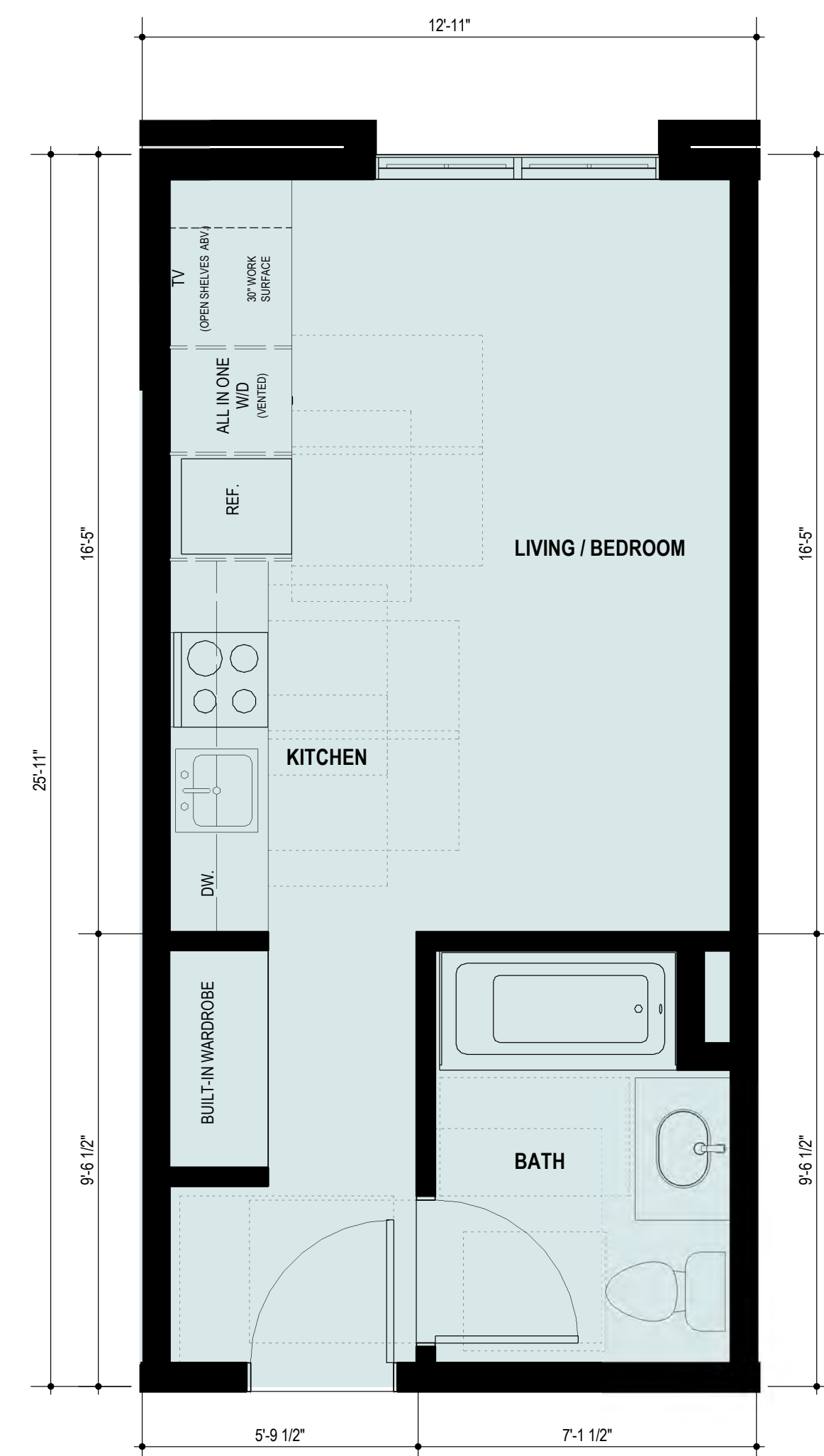
SHEET TITLE
BUILDING SECTION
 DATE: JANUARY 20, 2023
 PLANNING SUBMITTAL
 SCALE: 1" = 10'-0"
A-4.3



B2 ENLARGED PLAN B2 - 2 BDRM.
 00 01 02 04 8 FEET 3/8" = 1'-0"



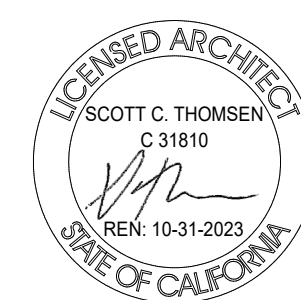
B1 ENLARGED PLAN B1- 2 BDRM.
 00 01 02 04 8 FEET 3/8" = 1'-0"



A1 ENLARGED PLAN A1- STUDIO
 00 01 02 04 8 FEET 3/8" = 1'-0"

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



3800 MT. DIABLO BLVD. SUITE 200
 L A Y F A Y E T T E , C A 9 4 5 4 9
 (925) 297-5688 leftcoastarch.com



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 S A N R A M O N , C A 9 4 5 8 3
 (925) 866-0322 cbandg.com



2 THEATRE SQUARE, SUITE 218
 O R I N D A , C A 9 4 5 6 3
 (925) 254-5422 jett.land.com



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 (510) 925-1908 riazcapital.com

SHEET TITLE
 ENLARGED UNIT PLANS
 DATE JANUARY 20, 2023
 PLANNING SUBMITTAL
 SCALE 3/8" = 1'-0"

A-5.1



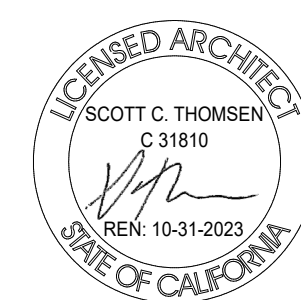
D1 ENLARGED PLAN D1- 4 BDRM.
 00 01 02 04 8 FEET 3/8" = 1'-0"



C1 ENLARGED PLAN C1 - 2 BDRM.
 00 01 02 04 8 FEET 3/8" = 1'-0"

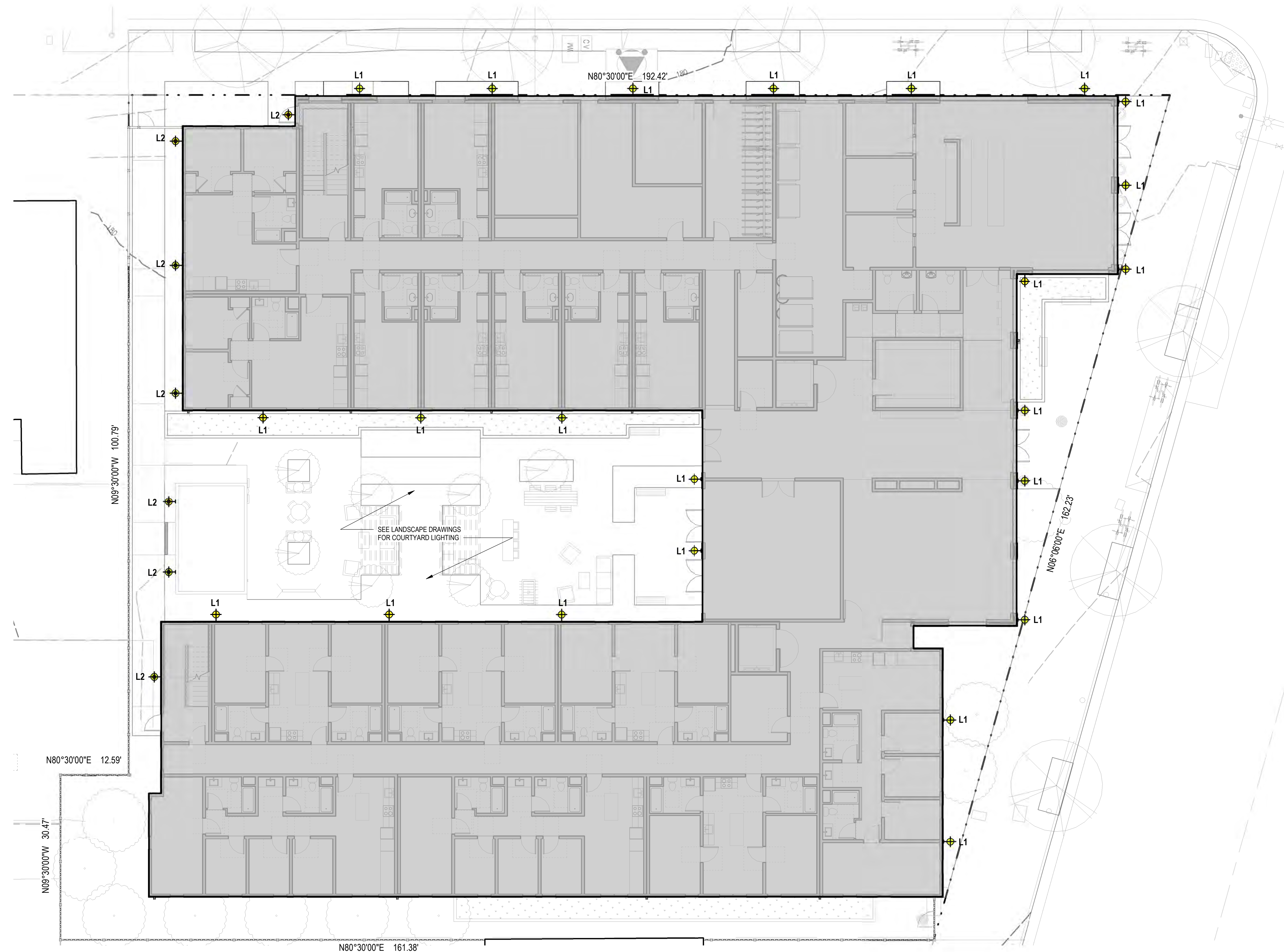
3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



SHEET TITLE
 ENLARGED UNIT PLANS
 DATE: JANUARY 20, 2023
 PLANNING SUBMITTAL
 SCALE: 3/8" = 1'-0"

A-5.2



1 LIGHTING PLAN
00 04 08 16 FEET
1/8" = 1'-0"

#	SYMBOL	DESCRIPTION
L1		WALL MOUNTED (TYPICAL) Manufacture: Hinkley Model: Atlantis Shade Size: 12"W X 36"H Color: Satin Black Lamp Type: LED Listing: ETL & cETL listed for wet locations
L2		WALL MOUNTED (AT EGRESS COURT) Manufacture: Philips Gardco Lighting Model: 104 LED Wall Sconce Shade Size: 18.25"x9"x7.25" Color: Black Lamp Type: LED Wet Listed: Yes

ATLANTIS
EXTRA LARGE WALL MOUNT LANTERN
1200K-LL
Black fixture is intended for use in the interior or exterior applications. Constructed of solid aluminum and black sky resistant powder coated finish. Available in various finishes.

FINISH: Satin Black
GLASS: Etched Lens
WIDTH: 12"
HEIGHT: 36"
DEPTH: 3"
LIGHT SOURCE: LED (LAMP)
WATTAGE: 34.5W GU10 LED (included)

HINKLEY
15001 1st. Oak Parkway, San Luis Obispo, CA 93426
PHONE: 805.855.5555 FAX: 805.855.5559 Hinkley.com

PHILIPS GARDCO
Wall Mount
LED Wall Sconce 104L

Philips Gardco 104 LED wall sconces feature a low-profile design that provides wide floodlight in high over-illumination exterior wall applications. Full-cutoff performance, adjustable illumination patterns, and powerful wattage combine into a compact and architecturally pleasing design. 104L sconces are available in Types 2, 3, and 4. Distributors, and provide output of up to 9500 lumens. Energy saving control options increase energy savings and offer Customers Title 24 compliance. Emergency Battery Backup option available for path of egress.

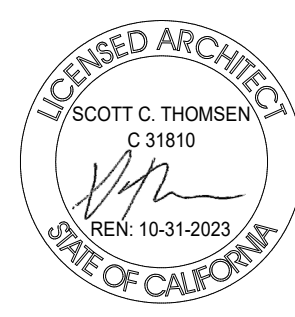
Ordering guide: www.led.com/104-LED-100-9500-95-5-100-9500-02

Order	Part No.	Part Name	Quantity	Notes
104L	104L-02	104 LED Wall Sconce Type 2	1	
104L	104L-03	104 LED Wall Sconce Type 3	1	
104L	104L-04	104 LED Wall Sconce Type 4	1	

1. 104L-02 is available with Emergency Battery Backup. 2. 104L-03 is available with Emergency Battery Backup. 3. 104L-04 is available with Emergency Battery Backup. 4. 104L-02, 104L-03, and 104L-04 are available with Emergency Battery Backup. 5. 104L-02, 104L-03, and 104L-04 are available with Emergency Battery Backup. 6. 104L-02, 104L-03, and 104L-04 are available with Emergency Battery Backup. 7. 104L-02, 104L-03, and 104L-04 are available with Emergency Battery Backup. 8. 104L-02, 104L-03, and 104L-04 are available with Emergency Battery Backup. 9. 104L-02, 104L-03, and 104L-04 are available with Emergency Battery Backup. 10. 104L-02, 104L-03, and 104L-04 are available with Emergency Battery Backup.

3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



LEFT COAST ARCHITECTURE
3800 MT. DIABLO BLVD. SUITE 200
LAYFAYETTE, CA 94549
(925) 297-5688 leftcoastarch.com

cbg
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322 cbandg.com

JETT
LANDSCAPE ARCHITECTURE + DESIGN
2 THEATRE SQUARE, SUITE 218
ORINDA, CA 94563
(925) 254-5422 jett.land.com

RIAZ CAPITAL
2744 E 11TH ST. OAKLAND, CA 94601
(510) 925-1908 riazcapital.com

SHEET TITLE
LIGHTING PLAN
DATE: JANUARY 20, 2023
PLANNING SUBMITTAL
SCALE: As Indicated
A-6.1



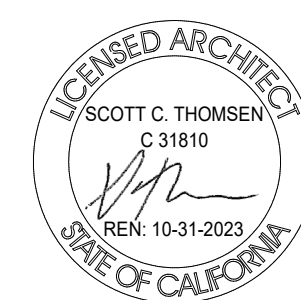
1 EXISTING EAST ELEVATION (TELEGRAPH)
 00 08 16 32 FEET 1/16" = 1'-0"



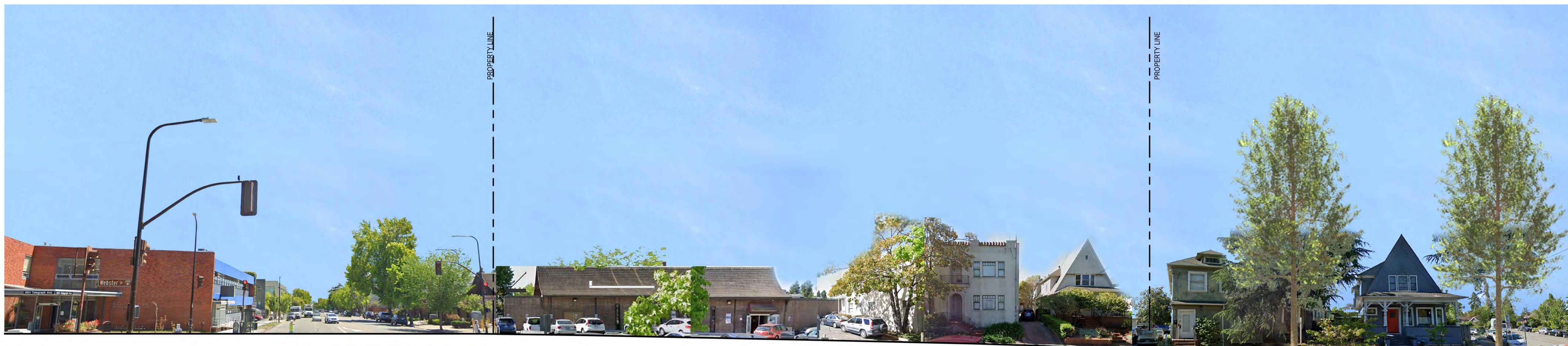
2 PROPOSED EAST ELEVATION (TELEGRAPH)
 00 08 16 32 FEET 1/16" = 1'-0"

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



SHEET TITLE
 STREET STRIP ELEVATIONS
 DATE: JANUARY 20, 2023
 PLANNING SUBMITTAL
 SCALE: 1/16" = 1'-0"
A-7.1



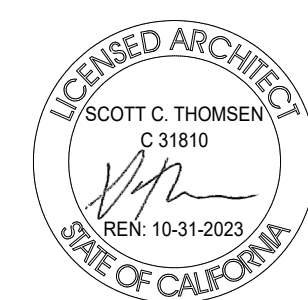
1 EXISTING NORTH ELEVATION (WEBSTER)
 00 08 16 32 FEET 1/16" = 1'-0"



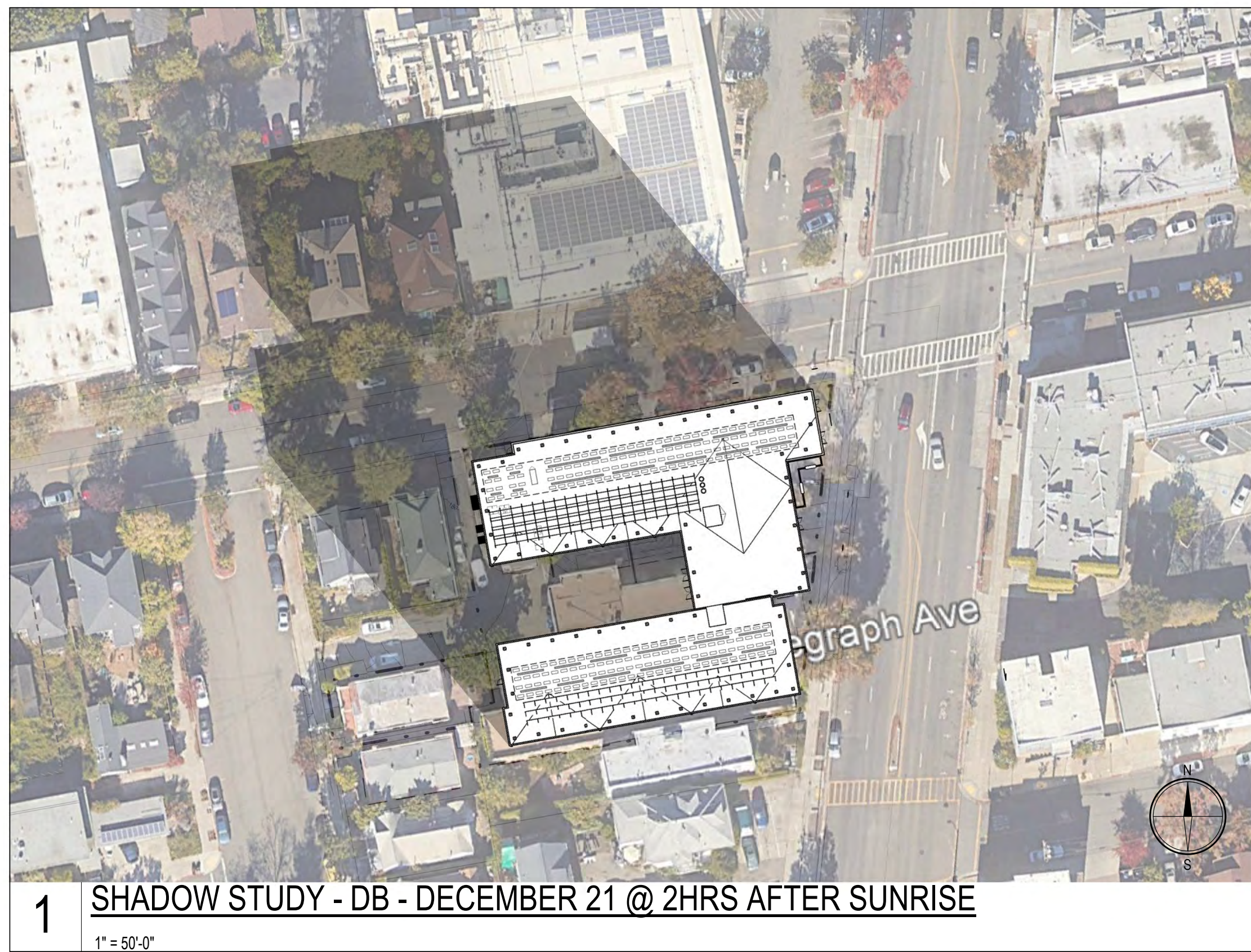
2 PROPOSED NORTH ELEVATION (WEBSTER)
 00 08 16 32 FEET 1/16" = 1'-0"

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



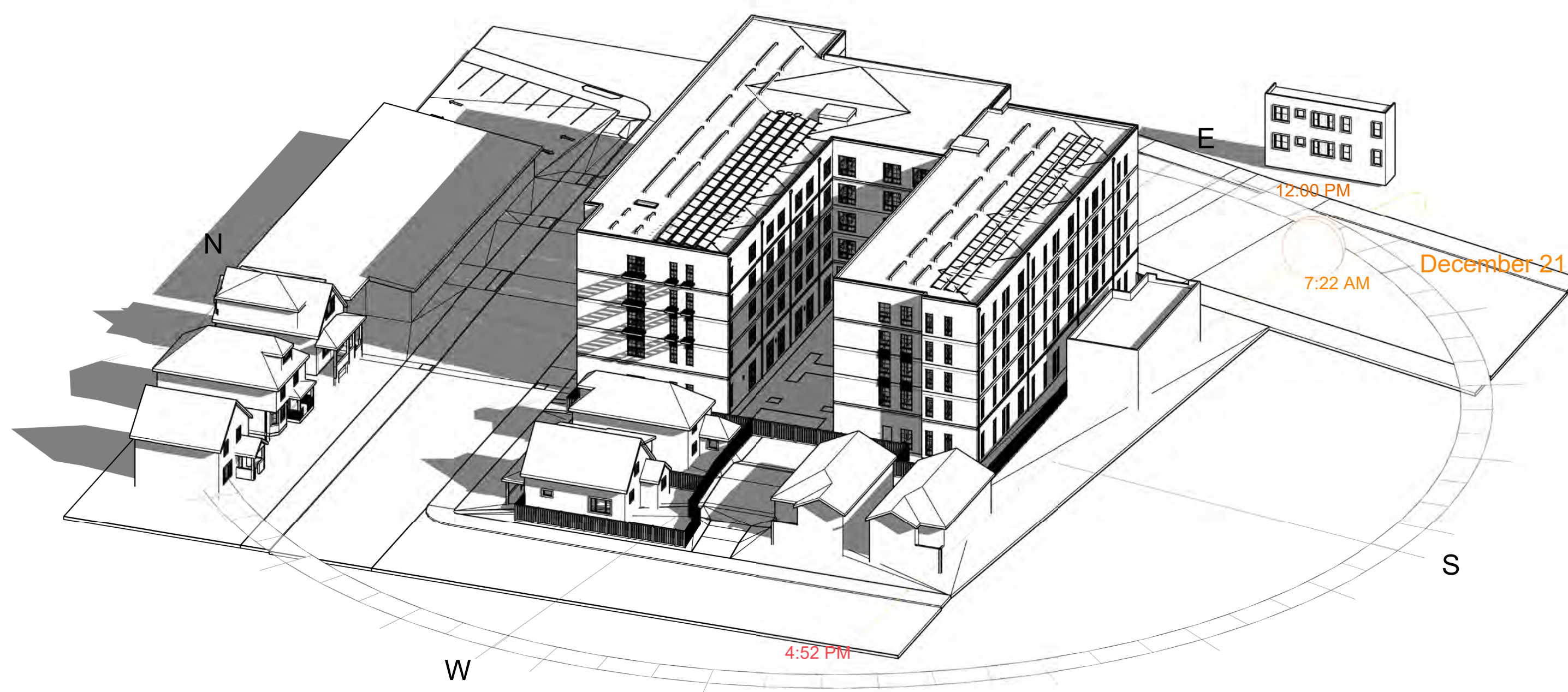
SHEET TITLE
 STREET STRIP ELEVATIONS
 DATE: JANUARY 20, 2023
 PLANNING SUBMITTAL
 SCALE: 1/16" = 1'-0"
A-7.2



1 SHADOW STUDY - DB - DECEMBER 21 @ 2HRS AFTER SUNRISE
 1" = 50'-0"



2 SHADOW STUDY - DB - DECEMBER 21 @ 2HRS BEFORE SUNSET
 1" = 50'-0"



3D - SHADOW STUDY - 12/21 12PM



3 SHADOW STUDY - DB - DECEMBER 21 @ 12PM
 1" = 50'-0"

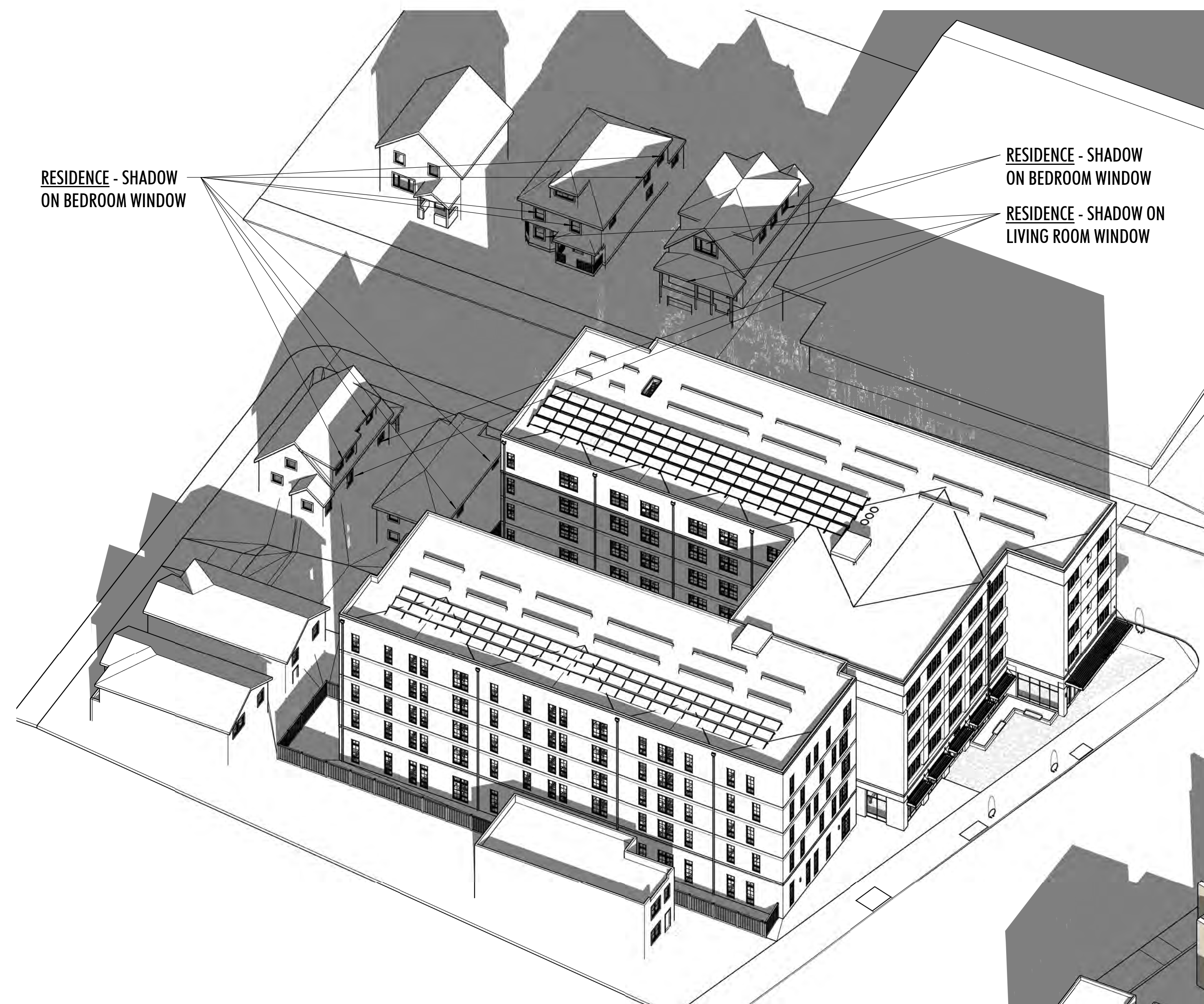
3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

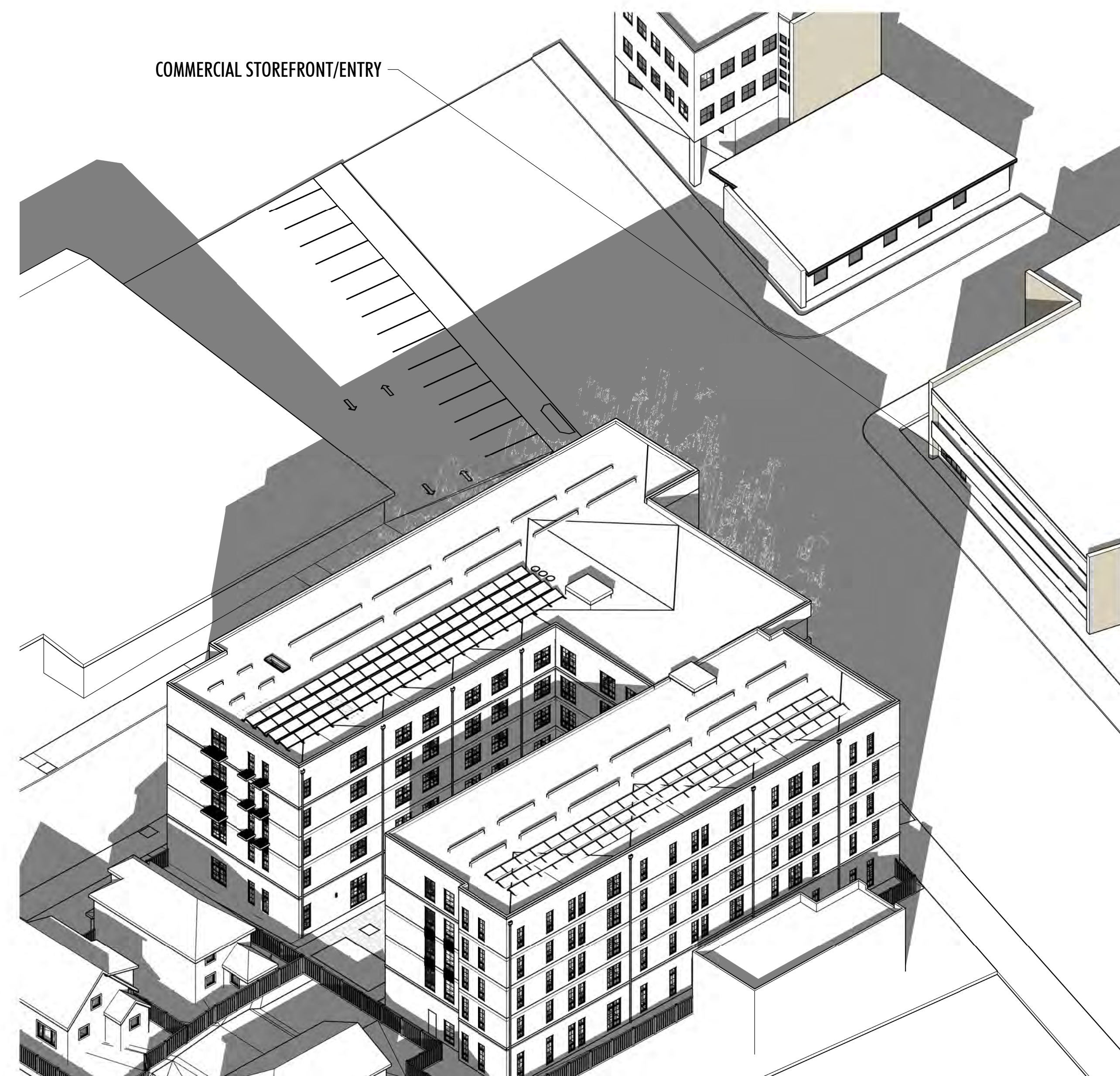


SHEET TITLE
SHADOW STUDY (12/21)
 DATE: JANUARY 20, 2023
 PLANNING SUBMITTAL
 SCALE: 1" = 50'-0"

A-8.1



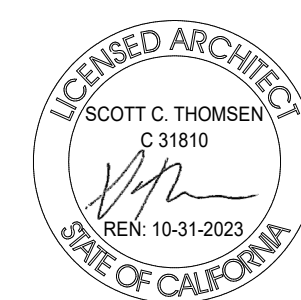
3D - SHADOW STUDY - 12/21
2HRS AFTER SUNRISE



3D - SHADOW STUDY - 12/21
2HRS BEFORE SUNSET

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



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 (925) 297-5688 leftcoastarch.com



2633 CAMINO RAMON, SUITE 350
 SAN RAMON, CA 94583
 (925) 866-0322 cbandg.com



2 THEATRE SQUARE, SUITE 218
 ORINDA, CA 94563
 (925) 254-5422 jett.land.com

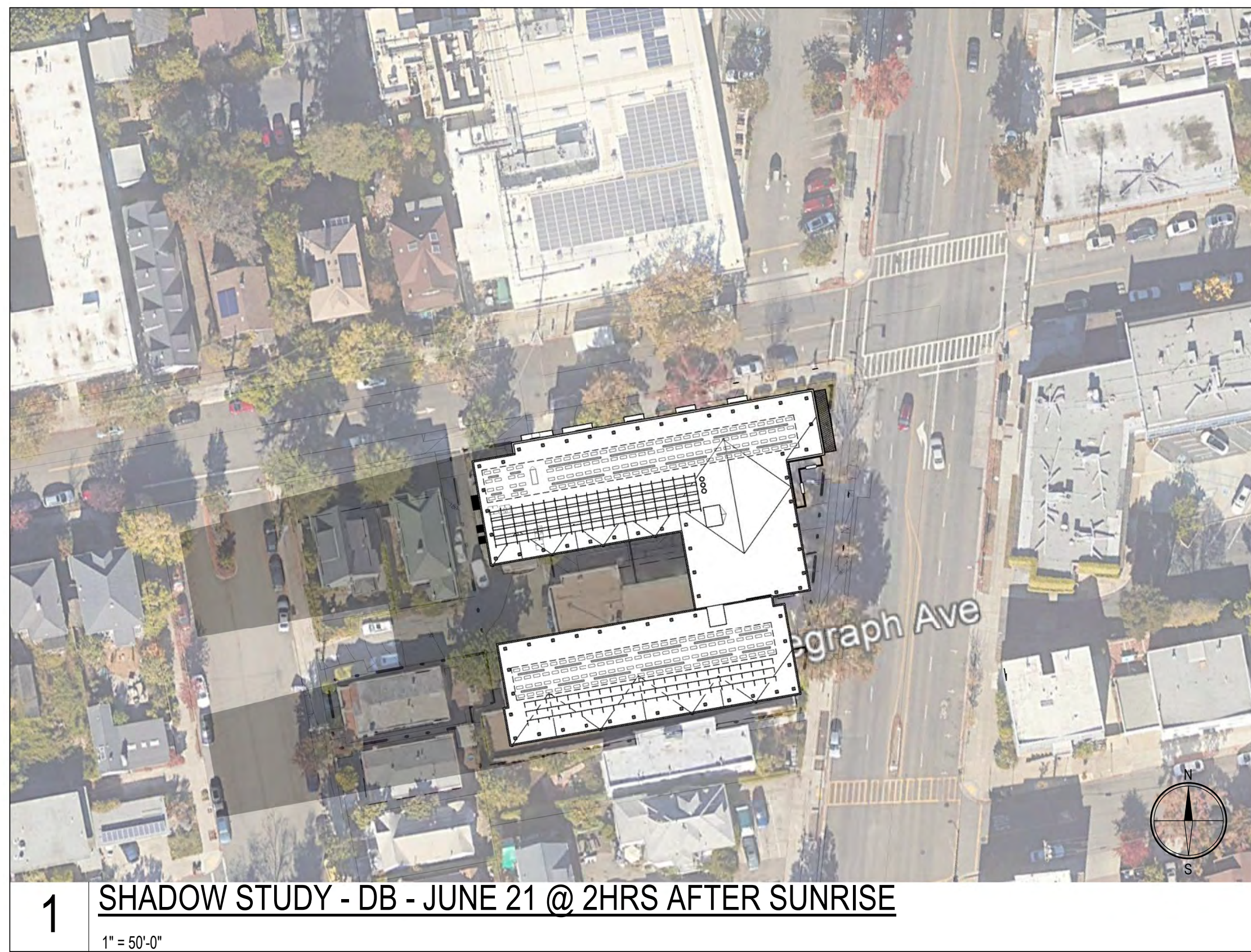


2744 E 11TH ST. OAKLAND, CA 94601
 (510) 925-1908 riazcapital.com

SHEET TITLE
3D SHADOW STUDY 12/21

DATE: JANUARY 20, 2023
 PLANNING SUBMITTAL

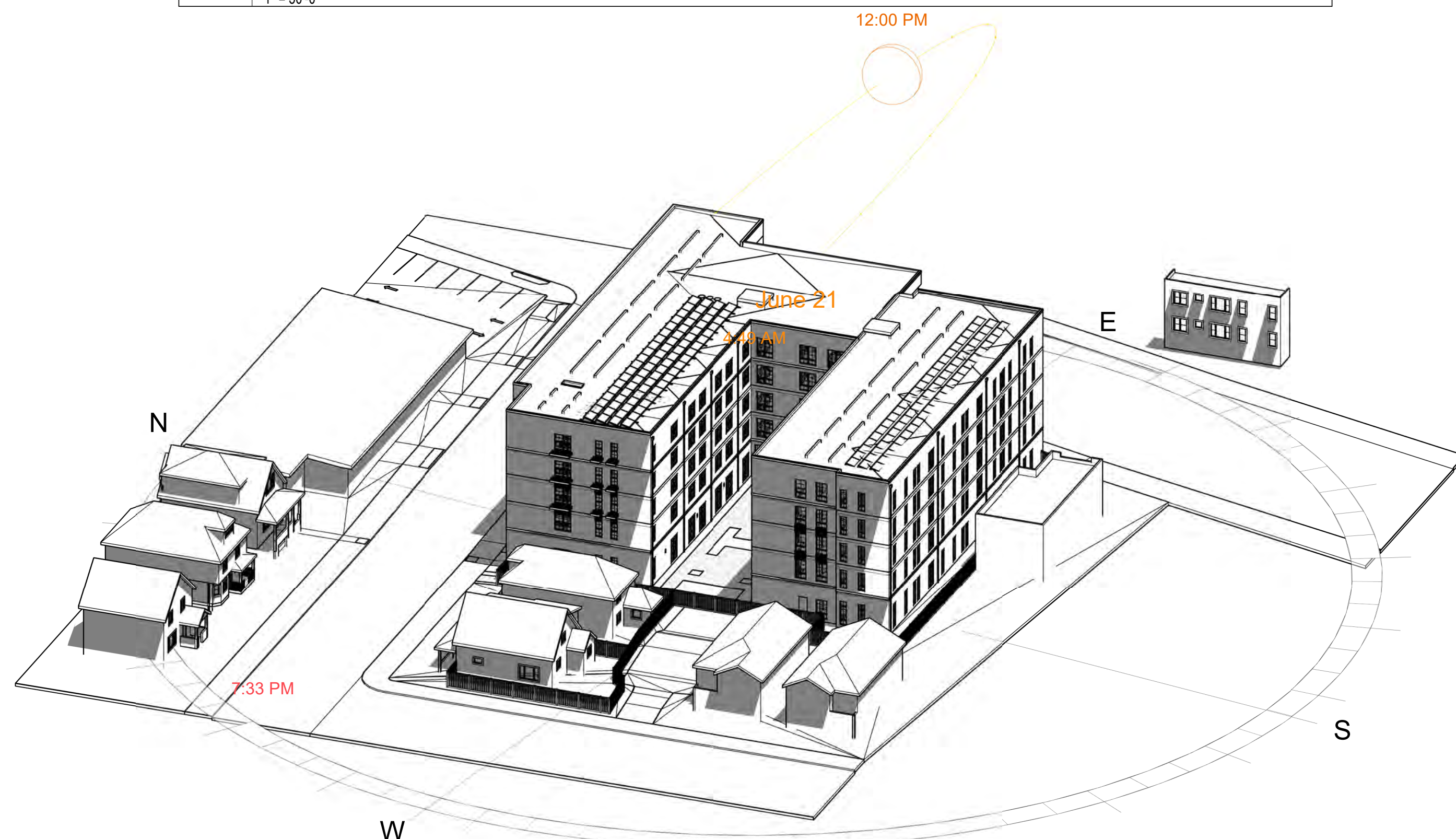
A-8.2



1 SHADOW STUDY - DB - JUNE 21 @ 2HRS AFTER SUNRISE
 1" = 50'-0"



2 SHADOW STUDY - JUNE 21 @ 2HRS BEFORE SUNSET
 1" = 50'-0"



3D - SHADOW STUDY - 6/21 12PM



3 SHADOW STUDY - JUNE 21 @ 12PM
 1" = 50'-0"

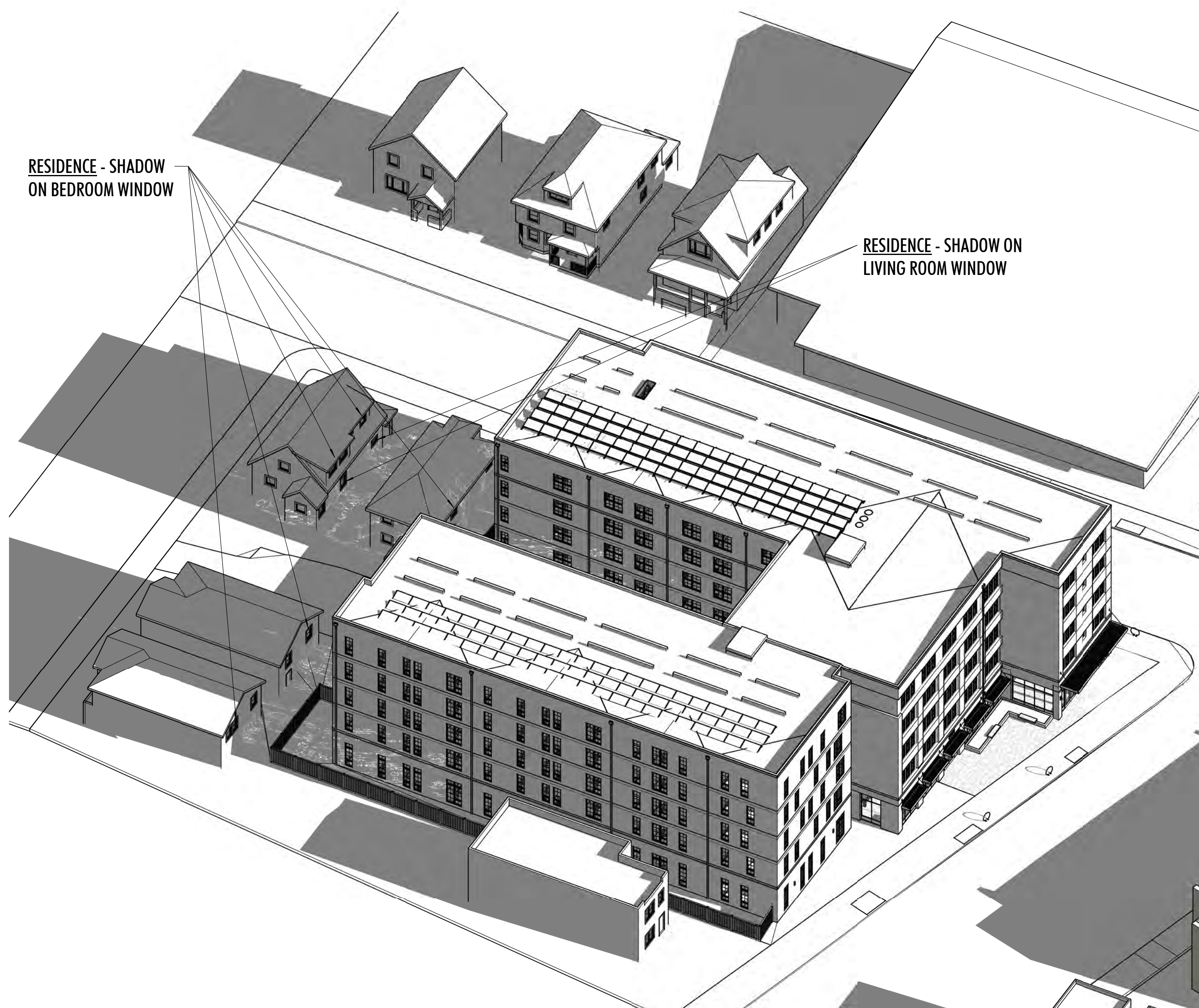
3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT

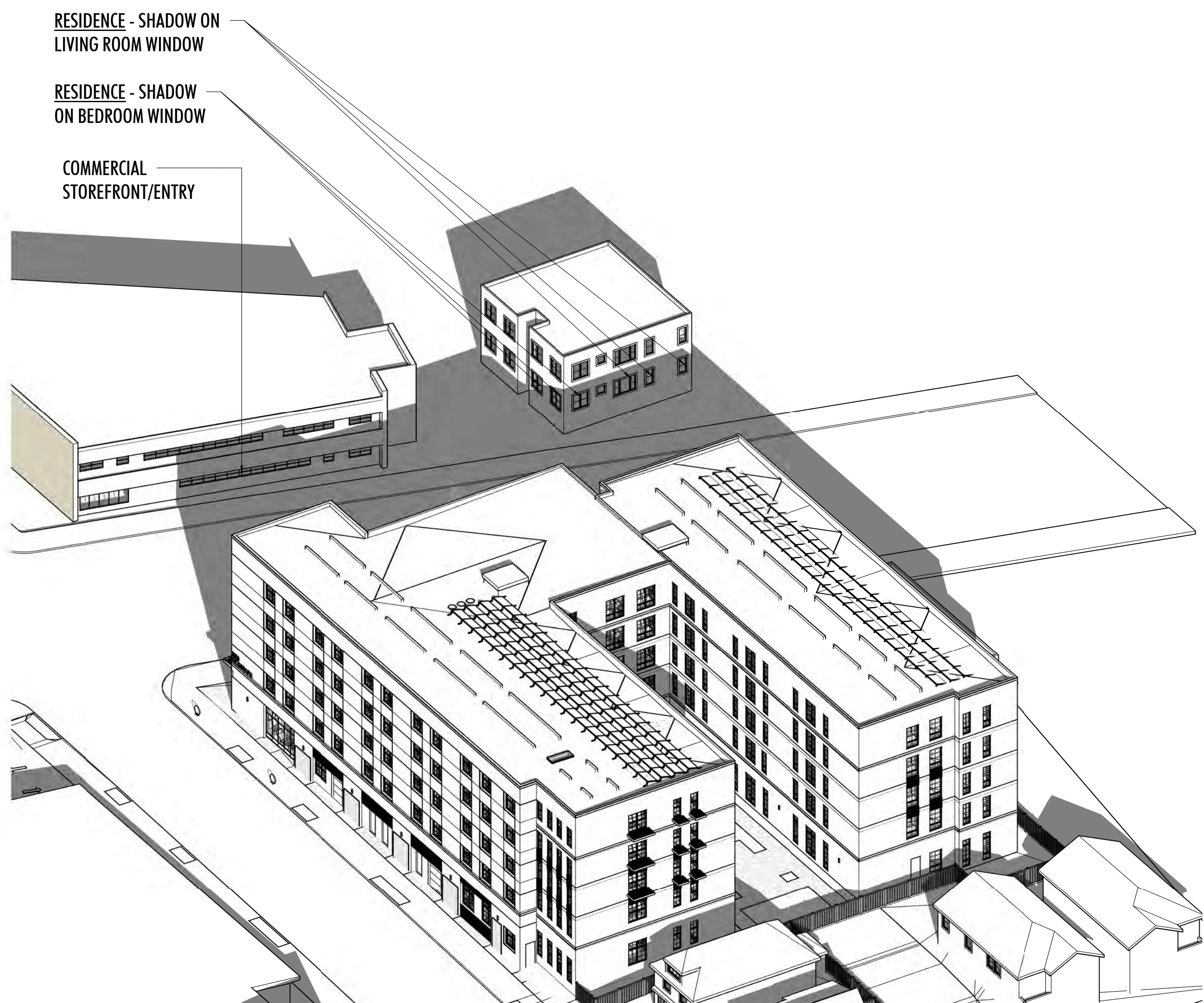


SHEET TITLE
 SHADOW STUDY (6/21)
 DATE: JANUARY 20, 2023
 PLANNING SUBMITTAL
 SCALE: 1" = 50'-0"

A-8.3



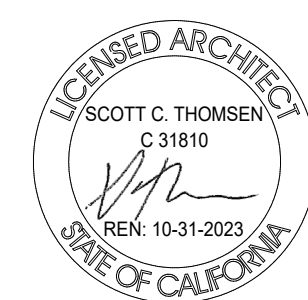
**3D - SHADOW STUDY - 6/21
 2HRS AFTER SUNRISE**



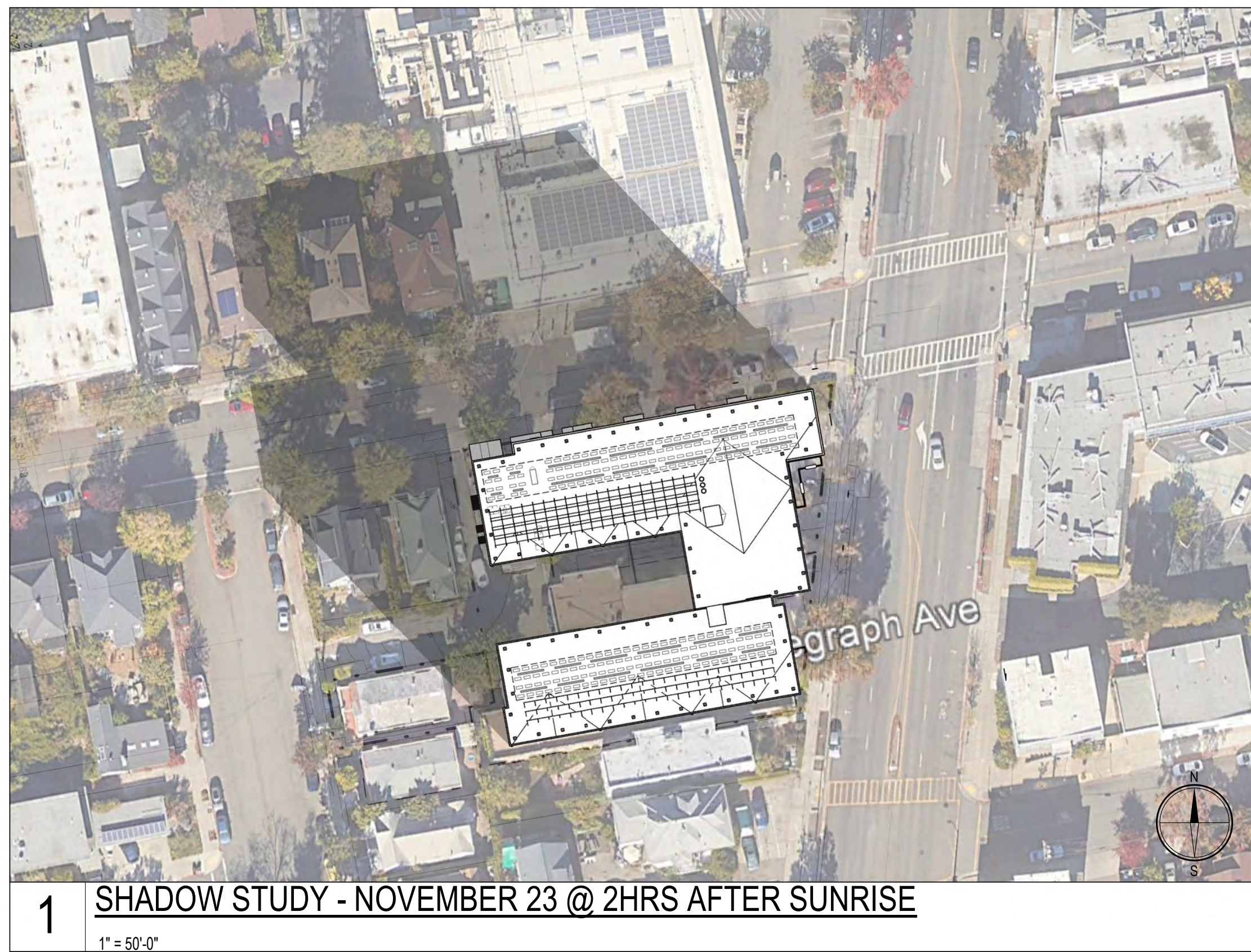
**3D - SHADOW STUDY - 6/21
 2HRS BEFORE SUNSET**

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



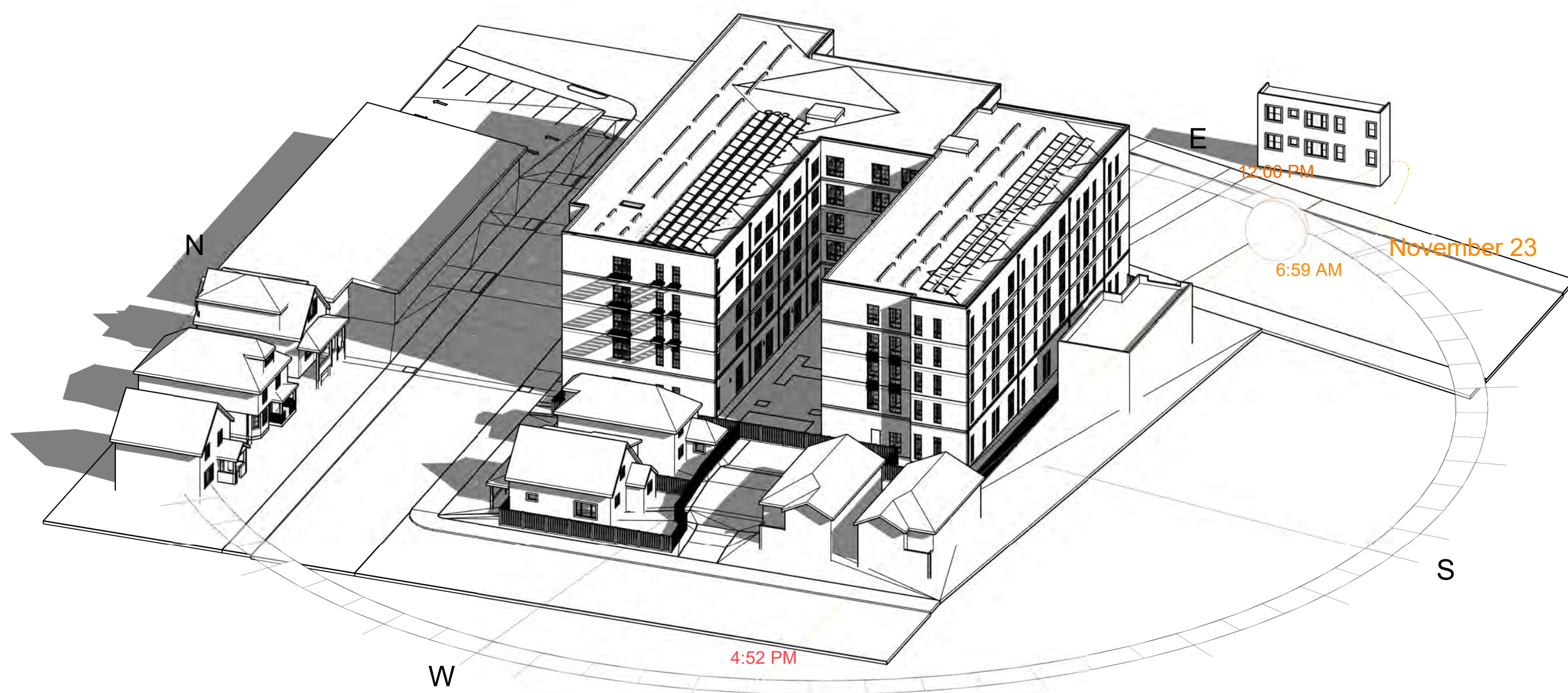
SHEET TITLE
3D SHADOW STUDY 6/21
 DATE: JANUARY 20, 2023
 SCALE: PLANNING SUBMITTAL
A-8.4



1 SHADOW STUDY - NOVEMBER 23 @ 2HRS AFTER SUNRISE
 1" = 50'-0"



2 SHADOW STUDY - NOVEMBER 23 @ 2HRS BEFORE SUNSET
 1" = 50'-0"



3D - SHADOW STUDY - 11/23 12PM



3 SHADOW STUDY - NOVEMBER 23 @ 12PM
 1" = 50'-0"

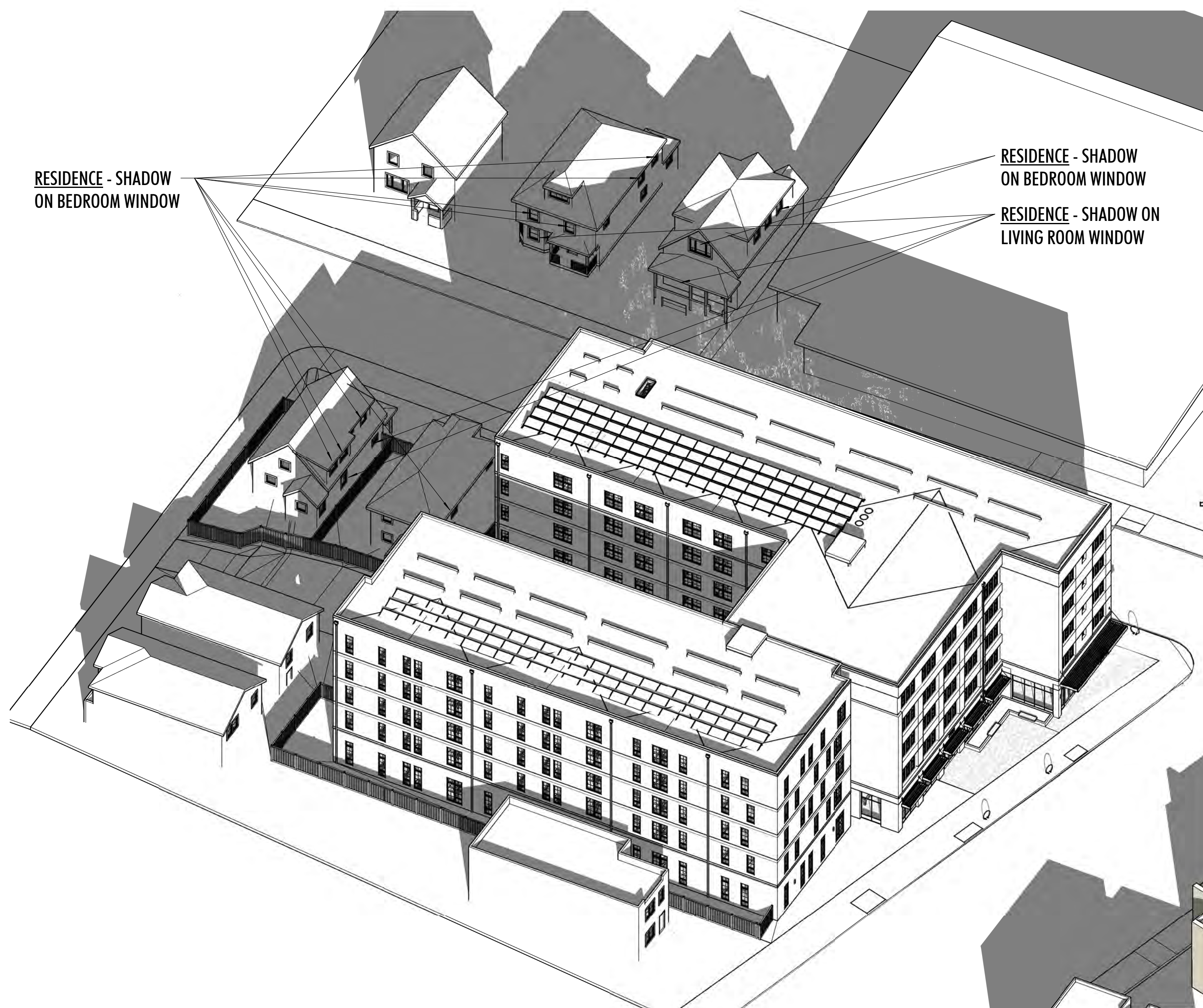
3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



SHEET TITLE
SHADOW STUDY (11/23)
 DATE: JANUARY 20, 2023
 SCALE: 1" = 50'-0"
 PLANNING SUBMITTAL

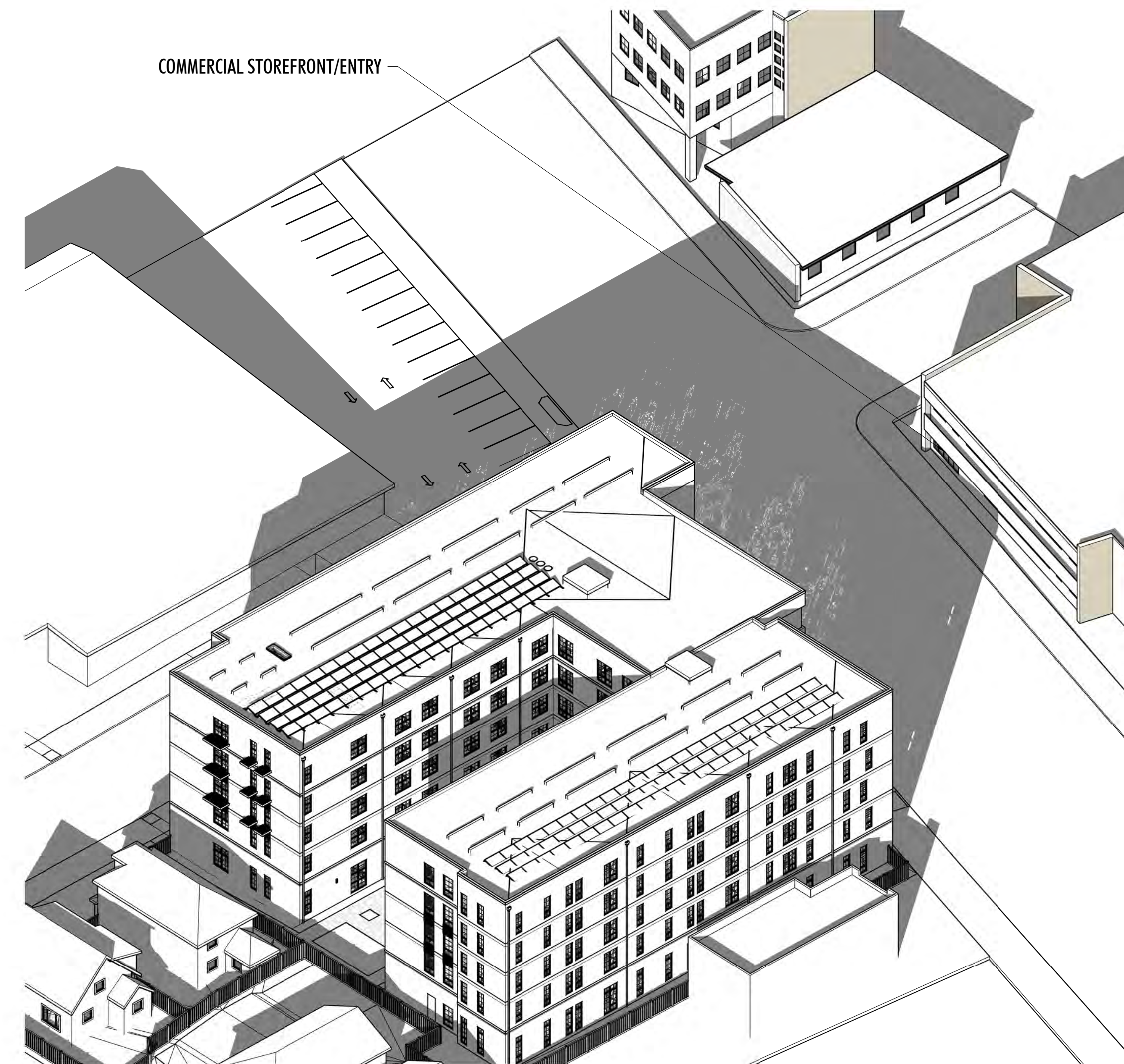
A-8.5



RESIDENCE - SHADOW
ON BEDROOM WINDOW

RESIDENCE - SHADOW
ON BEDROOM WINDOW
RESIDENCE - SHADOW ON
LIVING ROOM WINDOW

3D - SHADOW STUDY - 11/23
 2HRS AFTER SUNRISE

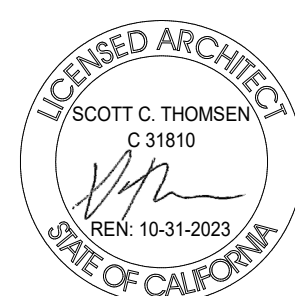


COMMERCIAL STOREFRONT/ENTRY

3D - SHADOW STUDY - 11/23
 2HRS BEFORE SUNSET

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

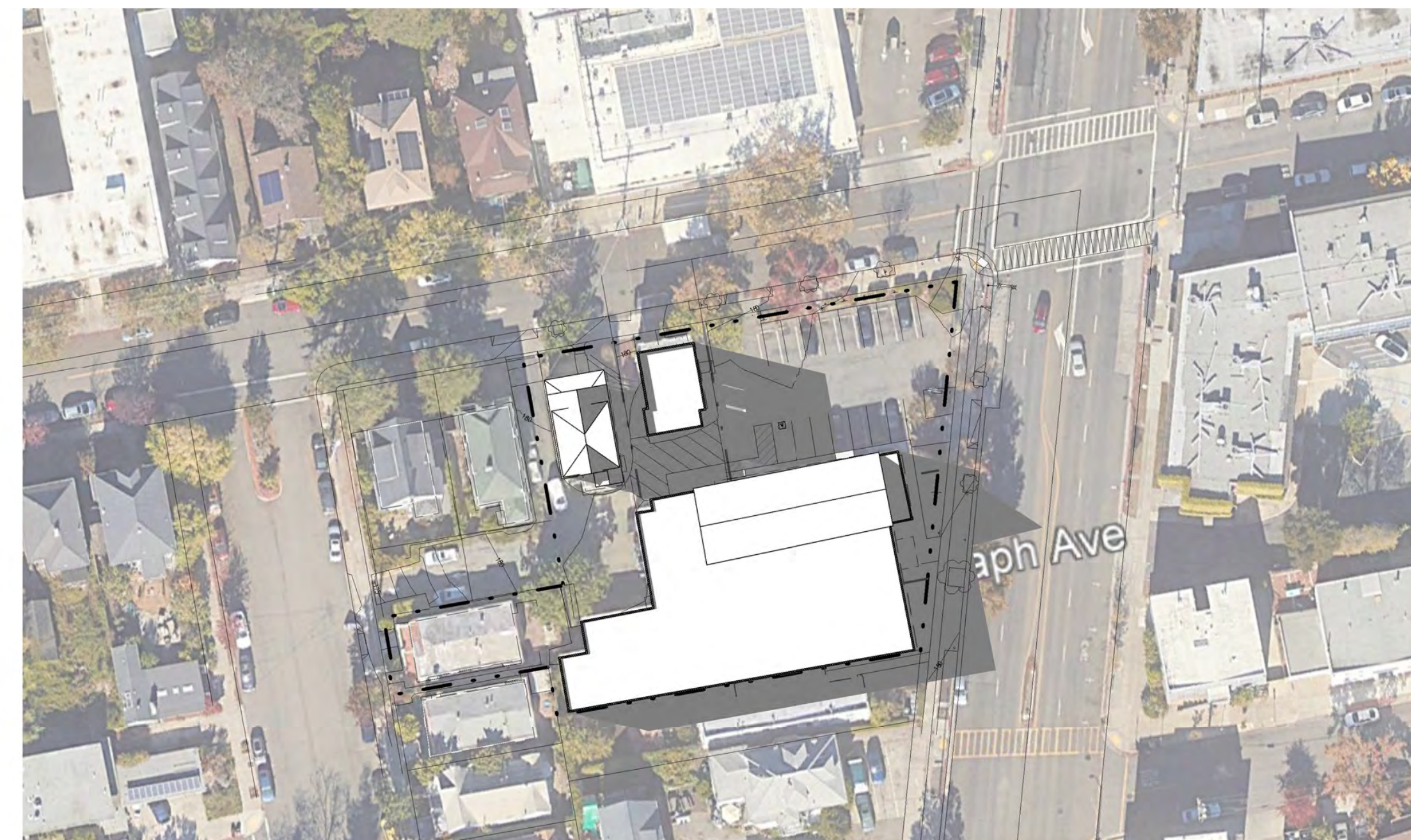
DENSITY BONUS PROJECT



SHEET TITLE
 3D SHADOW STUDY 11/23
 DATE: JANUARY 20, 2023
 SCALE: PLANNING SUBMITTAL
A-8.6



**SHADOW STUDY - EXISTING - JUNE 21
 2HRS AFTER SUNRISE**



**SHADOW STUDY - EXISTING - JUNE 21
 2HRS BEFORE SUNSET**



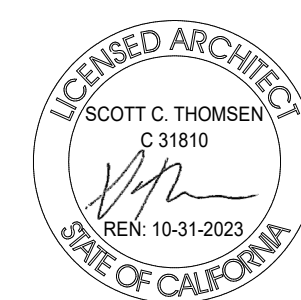
**SHADOW STUDY - EXISTING - DECEMBER 21
 2HRS AFTER SUNRISE**



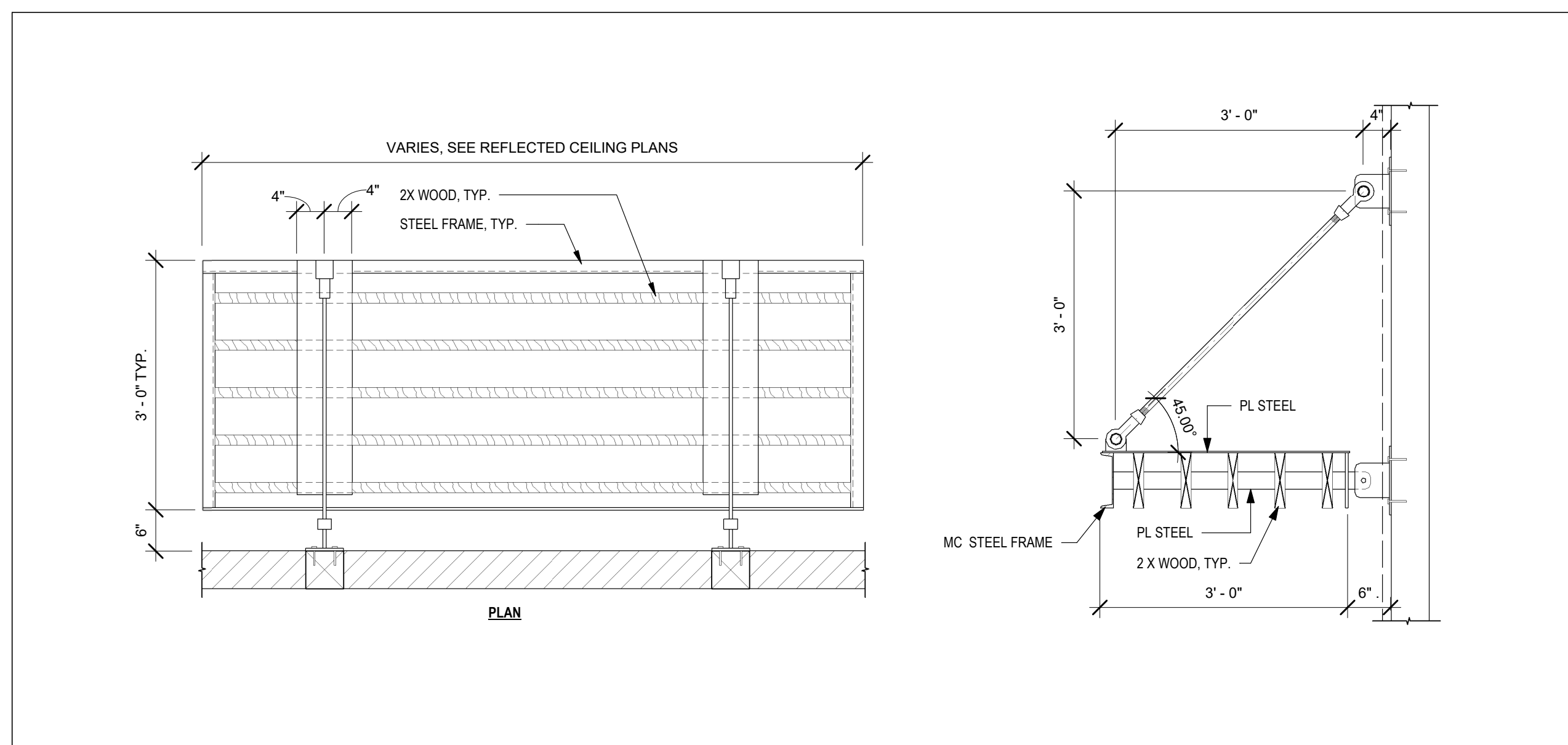
**SHADOW STUDY - EXISTING - DECEMBER 21
 2HRS BEFORE SUNSET**

3030 TELEGRAPH AVE.
 BERKELEY, CA
 ZONING DISTRICT: C-C

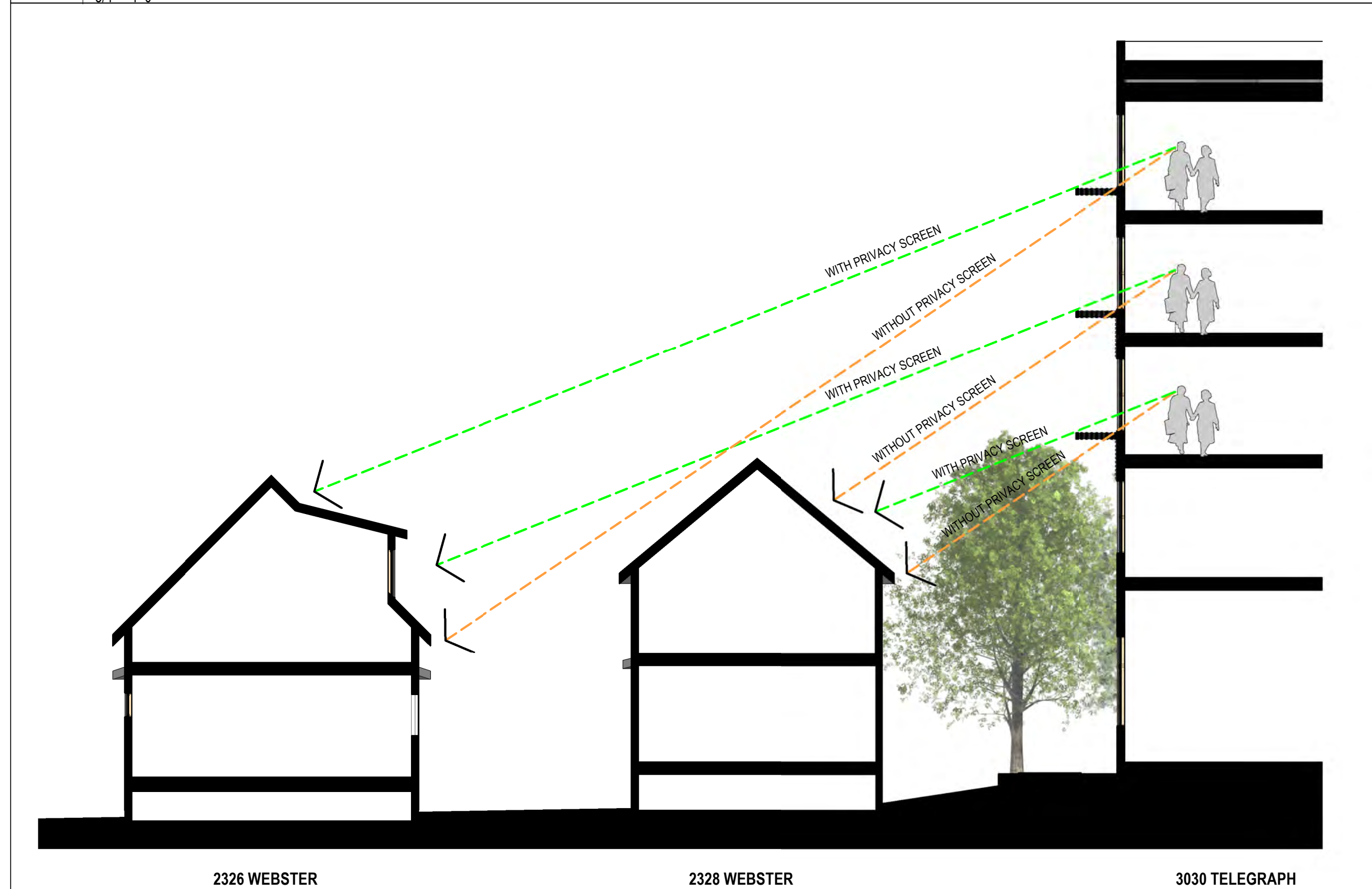
DENSITY BONUS PROJECT



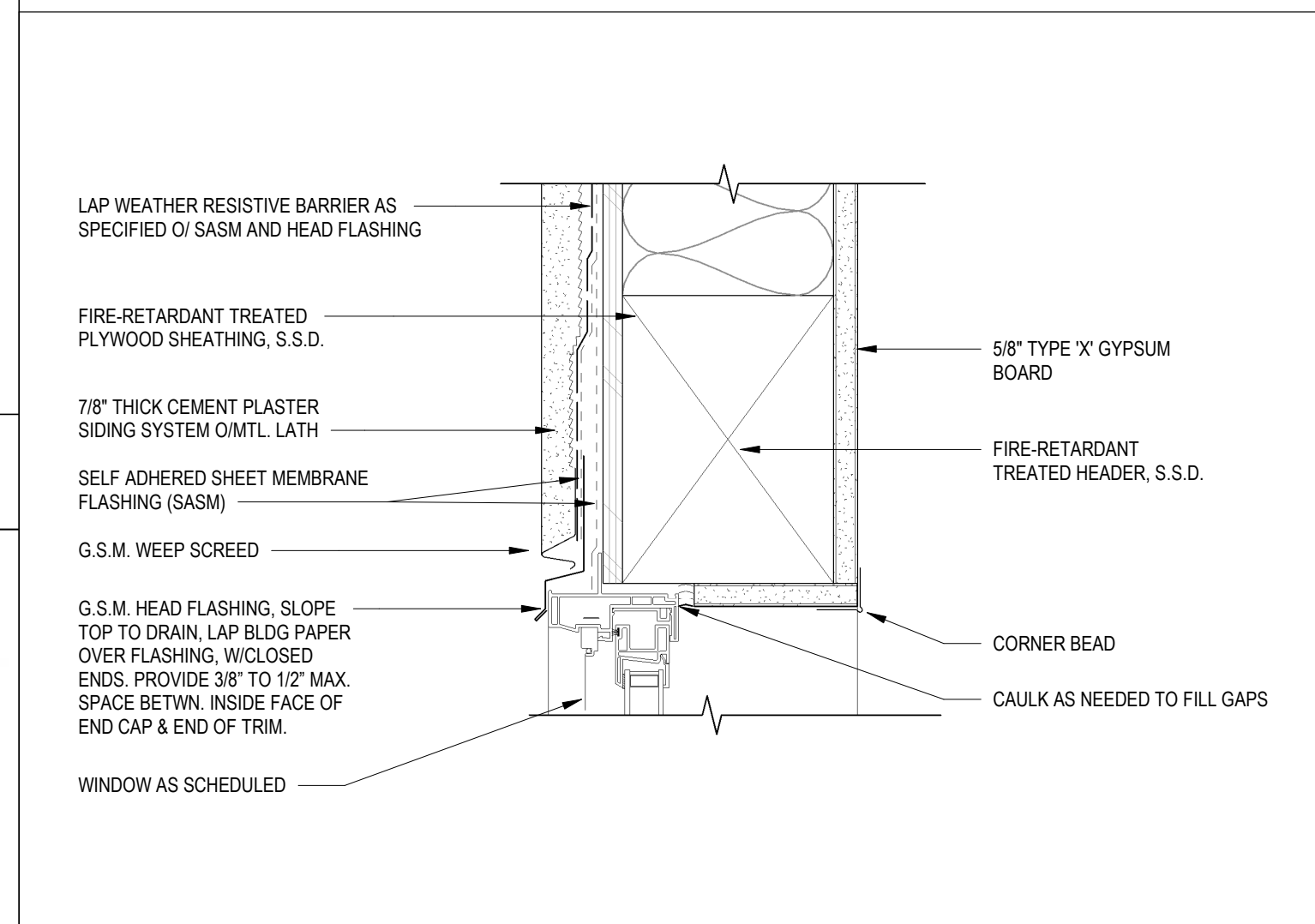
SHEET TITLE
EXISTING SHADOW STUDY
 DATE: JANUARY 20, 2023
 PLANNING SUBMITTAL
 SCALE: 1" = 50'-0"
A-8.7



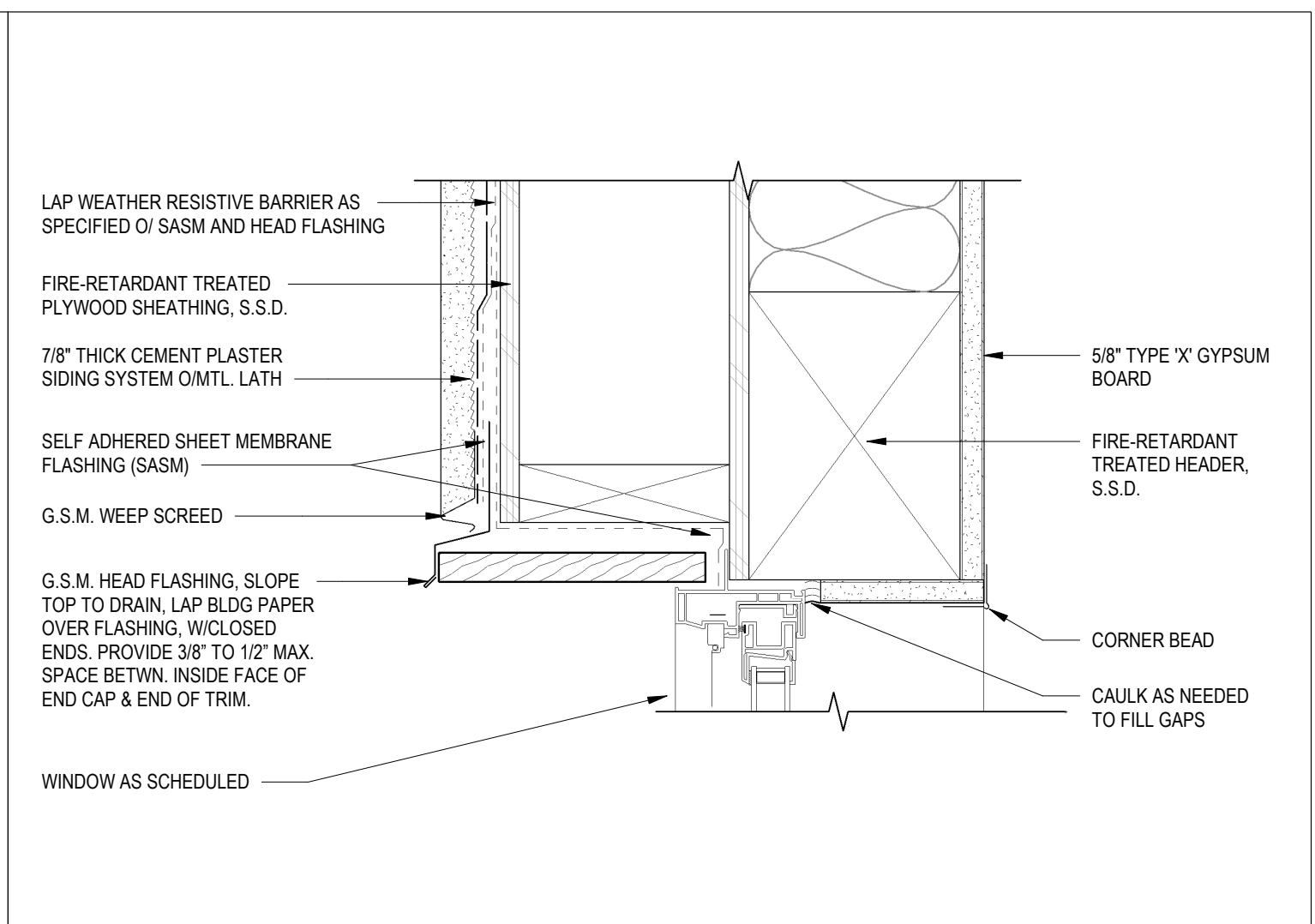
5 TYP. TRELLIS DETAIL
3/4" = 1'-0"



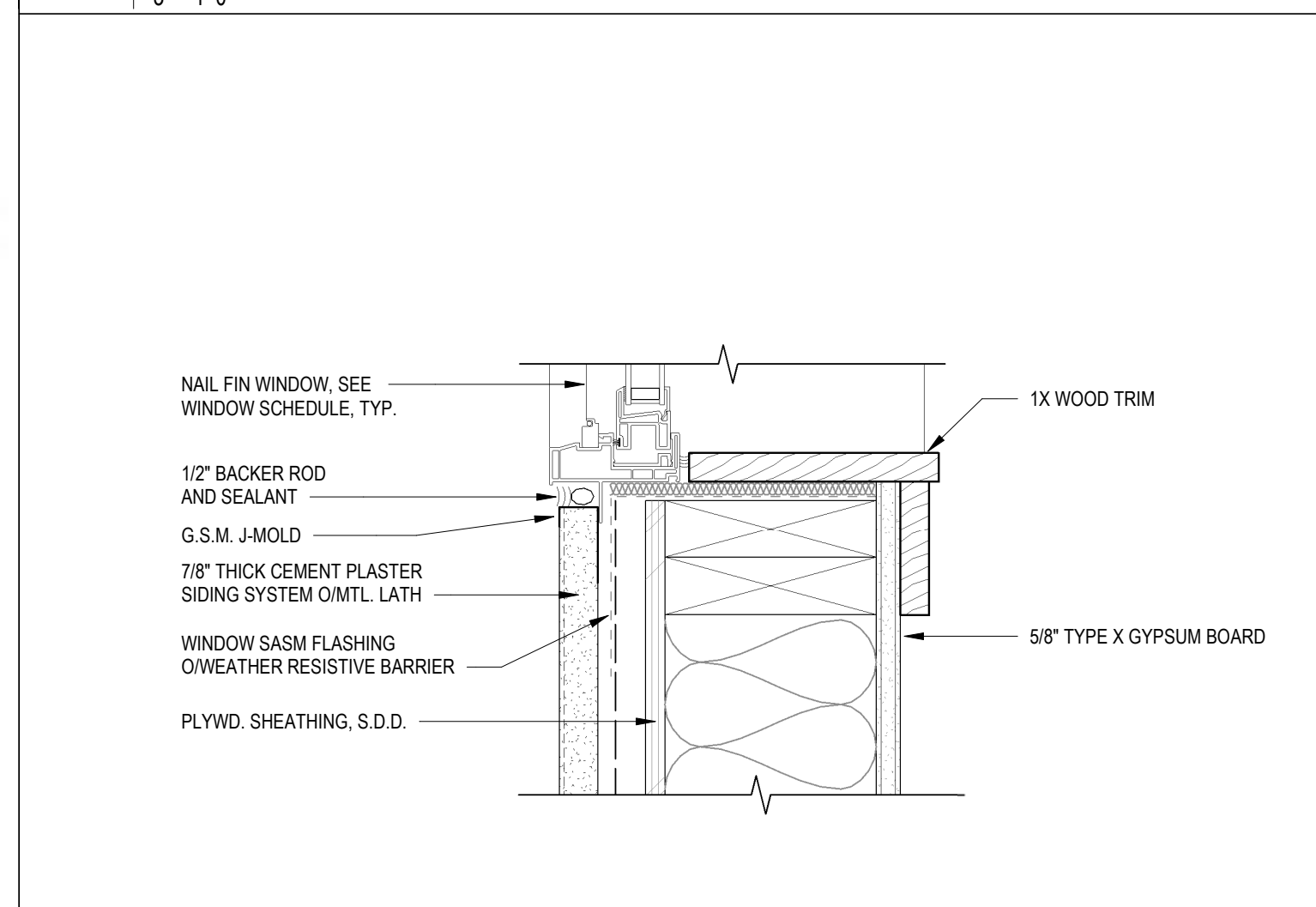
6 SECTION B
1/8" = 1'-0"



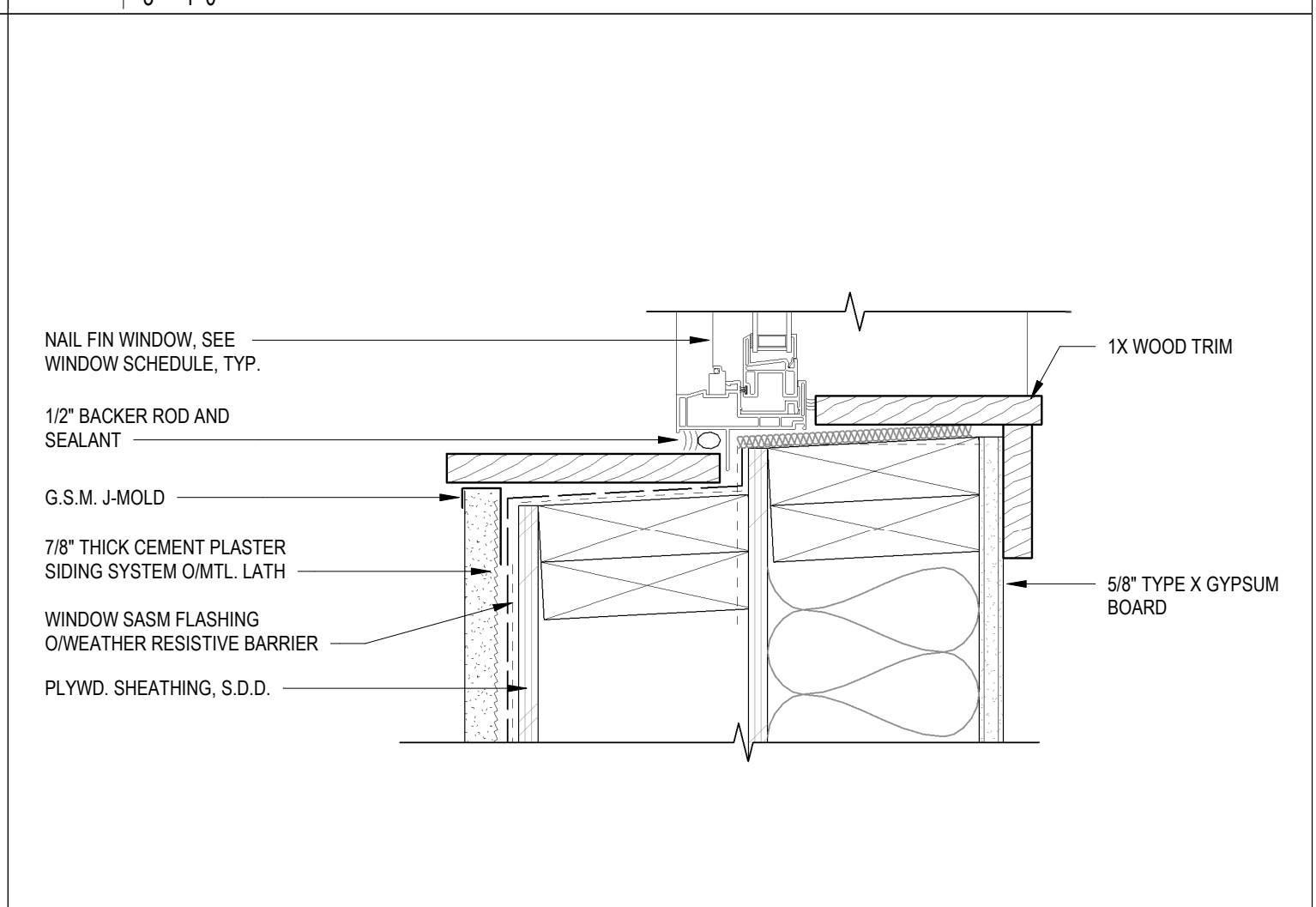
4 TYP. WINDOW HEAD DETAIL
3" = 1'-0"



2 TYP. WINDOW HEAD DETAIL - DBL WALL
3" = 1'-0"



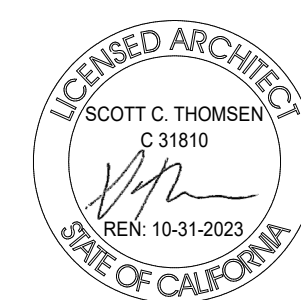
3 TYP. WINDOW SILL DETAIL
3" = 1'-0"



1 TYP. WINDOW SILL DETAIL - DBL WALL
3" = 1'-0"

3030 TELEGRAPH AVE.
BERKELEY, CA
ZONING DISTRICT: C-C

DENSITY BONUS PROJECT



SHEET TITLE
ARCHITECTURAL DETAILS
DATE: JANUARY 20, 2023
PLANNING SUBMITTAL
SCALE: As indicated

A-9.1

3030 Telegraph Avenue

Zoning Project Application – Applicant Statement

Submitted by Riaz Capital on January 26, 2023

PROJECT OVERVIEW

3030 Telegraph Avenue is an SB330 formal application for a residential mixed-use community in an area of Telegraph Avenue that is primed for new housing to support local businesses and neighborhood vitality. The project is also subject to the Housing Accountability Act and State Density Bonus Law. The project sponsor, Riaz Capital, endeavors to provide convenient, premium-quality, workforce and student housing. Core to Riaz Capital’s solution to the Bay Area housing crisis is the micro-living model--a synthesis of years-long experience in micro-units, student housing, traditional multi-family, and co-living. Each project places an emphasis on architectural creativity, thoughtful design, walkability, utilization of open space, and personal privacy.

Located just south of the Telegraph and Ashby Avenue intersection, the project creates new housing units and corner retail in a transit- and amenity-rich location. It provides future residents with the opportunity to enjoy easy access to everyday shopping, services, work, and school needs on foot, by bike, micro-mobility device, or on transit. The project aims to build on the neighborhood character by maintaining a vibrant and fine-grained ground-floor experience, improving the public realm and streetscape with new street trees, retail business, and residential life. Key elements of the project include:

- 144 dwelling units in 5 stories, including 8 below-market rate units (plus, approximately \$4.8 million to the Affordable Housing Trust Fund)
- 1,550 sq. ft. of ground-floor retail space
- Zero parking spaces, taking advantage of local transit, bicycle, micro-mobility and walking access, thereby reducing construction costs and overall project rents
- Over 80 bicycle parking spaces, including two bicycle rooms with access from the street



Rendering of Telegraph Frontage



Aerial View of Site Location (in yellow)

3030 Telegraph Ave.
Applicant Statement

BUILDING & SITE DESIGN

Neighborhood Context

The project site is at the southwest corner of Telegraph Avenue and Webster Street and is surrounded by a diversity of uses including traditional two-story single-family homes, a full-service grocery store, multi-family residential buildings with ground floor commercial uses, hospital and medical offices, and commercial and office buildings. The site enjoys direct access to two AC Transit bus lines as well as the Ashby BART station, just a 15-minute walk away.

Architectural Form

The building's architecture is a direct response to the surrounding evolving neighborhood that embodies elements of industry, commerce, and residential living.

The overall architectural design is inspired by the simplicity and functionality of classic industrial architecture. It features simple forms and massing, rational and repetitive fenestration, as well as a mixture of complimentary high contrasting colors and details. Based on comments received during our neighborhood outreach meeting, we added more color variation and architectural detail on the West side of the project. We have also incorporated a traditional "base, middle, and top" to break down the scale of the building and connect it to the residential neighborhood. Louvres and privacy screens have also been added to create a more residential feel, as well as provide additional privacy for the houses to the West.

The building form is intentionally organized into three distinct masses, each having slightly different characteristics to reflect this eclectic neighborhood. The massing steps along Telegraph Avenue are meant to create courtyards and landscape pockets. This provides relief along the front façade and blurs the line between the street frontage/sidewalk and the project. The main floor was designed as a base for the project, grounding it visually to match the contextual retail feel along Telegraph Avenue. Large mural walls provide an opportunity for art.



Webster Street frontage setback and architectural detail.



The building as seen from the Telegraph Ave and Webster St intersection.

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The “U” shape design opens to establish a large usable courtyard for the residence. At the same time this breaks up the mass and scale of the project for the neighborhood to the west. Along Webster Street, the façade steps back to facilitate the building’s transition from a commercial corridor along Telegraph Avenue to the residential neighborhood to the West.



Landscape Plan with new street trees, courtyard, and landscape buffer

The residential entrance located along Telegraph Avenue provides a view through the building to the landscaped courtyard beyond, creating visual interest from the street. Large windows face Telegraph Avenue, connecting and activating the interior spaces and the street frontage. Recessed windows and divided lites create shadows and texture: eliminating large expanses of glass and minimizing potential bird strikes.

A retail space has been situated at the corner of the building, engaging the intersection of Telegraph and Webster, to create an amenity for the residence as well as the surrounding neighborhood.

Landscape and Open Space

The project proposes to provide a vibrant residential experience and active pedestrian environment, greatly improving upon the current site. Current site conditions include Liquidambar and London Plane Street trees which are damaging sidewalks and creating ADA hazards. Additional trees on site consist primarily of small to medium sized non-native species which are not thriving due to neglect, poor planting conditions, and lack of irrigation. Most of the existing planter areas are bare or poorly maintained and are of limited ornamental value.



Existing conditions lack landscaping and an attractive sidewalk presence

The proposed landscape plan aims to remove all existing trees and replace them with new trees, offering a drastic improvement to the character of the site and the City’s urban forest. New tree plantings will be drought tolerant and regionally appropriate; however, a small grouping of palms is proposed for the residential courtyard to provide a focal feature and unique character to the heart of the project. Shrub and ground plantings were selected to provide color and texture to the site while nurturing native wildlife and pollinators: 85% of all proposed plants are native and wild life supporting.

Along Telegraph Avenue a small public plaza serves to activate the streetscape with plantings and seating, providing a sense of arrival at residential and retail entries. New sidewalks and curbs are proposed with new street trees and planter strips to provide shade, pedestrian scale, and to break up the sidewalk expanse. Pollinator friendly plant species will complement a contemporary plant palette that will provide visual interest throughout the seasons. Utility connections, trash, and bike room are

3030 Telegraph Ave.
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proposed for the Webster Street frontage; additionally, a direct courtyard access path is provided. Class II bike racks for short term bike parking are dispersed along Telegraph Avenue and Webster Street.

The heart of the project is a private residential courtyard, offering a range of active and passive amenities to enhance the resident experience. A fitness patio with indoor-outdoor connection would support an outdoor fitness program. Ample seating is provided in the BBQ area with electric grills and ADA accessible counter. Lounge seating for socializing, working, or reading are nestled under a grove of palm trees, in addition to bicycle parking and amenities, described in detail below.

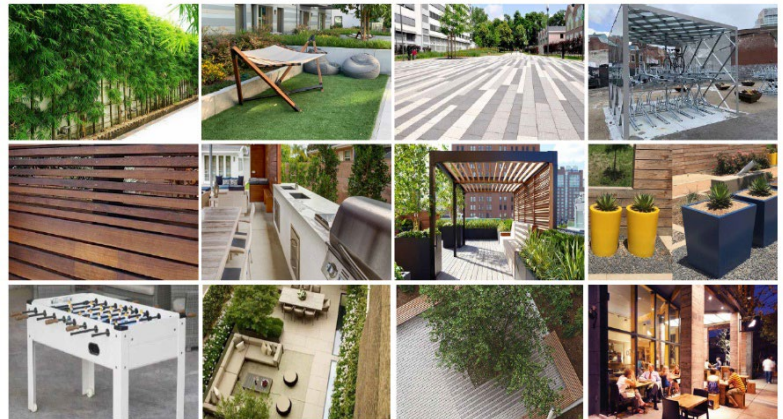
SUSTAINABILITY

Green Building

One of the key priorities of Berkeley's Climate Action Plan is to support housing density in transit-oriented locations close to AC Transit buses and BART. This project fulfills that central priority and, in that way, will substantially reduce per capita greenhouse gas emissions and increase quality of life and livability in the neighborhood.

Additionally, the project includes efficient all-electric building systems, rooftop photovoltaic (PV) solar panels, on-site stormwater management, where none exists today, along with low-flow fixtures that reduce per capita water use.

Sustainable design within the landscape is a guiding principle throughout the project: the use of native and appropriate plant species, rain gardens, sustainable materials, permeable paving, maximizing water conservation with a smart weather-based irrigation controller, and designing structures and landscapes that are resource efficient and environmentally responsible over their entire life cycle.



Proposed Courtyard Elements

Statement Regarding Natural Gas Prohibition, Berkeley Energy Code and Berkeley Green Code

The proposed new main building will not include any natural gas infrastructure in compliance with BMC Chapter 12.80. The proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by the City Council on December 3, 2019, including solar PV system and low-carbon concrete requirements.

Transportation Demand Management

Most trips from the project site are expected to be walking, biking, micro-mobility or transit trips. Capitalizing on local transit access, the project will provide an unlimited local bus transit pass or equivalent to each bedroom and employee. Additionally, over 80 bike parking spaces are proposed within the project and on-street for guests and retail customers. The back of the courtyard, closest to the direct connection to Webster Street, is dedicated to a biking lifestyle. With no vehicular parking

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provided in this development, the project is designed for an active bicycling community. In addition to an indoor bike room, 40 long term Class I bike stalls are provided in a bike “shed.” This will be secure, well-lit, and will meld with the building’s architecture and the courtyard’s landscaping. There is a bike fix-it station nearby to provide residents with a functional and social space to work on their bikes and support a bike-centric lifestyle.

SITE CONTEXT

Property Information

Addresses: 3030 Telegraph Avenue, 2330, 2334 and 2336 Webster Street

APN: 52-1576-27-1

Parcel Area: 27,042 SF (.6 acres)

General Plan Designation: Avenue Commercial (AC)

Zoning District: Corridor Commercial (C-C)

Parcel Conditions

The project site currently has benefits to an easement west of the lot. This easement includes a project driveway accessed from Halcyon Court. There is currently unlimited commercial traffic access directly from the Telegraph Ave commercial parking lot to the low scale and narrow street Halcyon Court neighborhood. The project design eliminates access, pedestrian or vehicular through this easement. This is expected to substantially reduce cut-through traffic into the Halcyon Court neighborhood.



Halcyon Ct. and view of Driveway Easement

Existing Conditions

The site contains a one-story building with medical offices and two duplexes (four units total) that have been vacant for more than five years. The Required Findings section below explains how the project meets all required findings and objective standards from the Demolition Ordinance. A surface parking lot is located at the corner of the site. Driveways are located on Telegraph Avenue, Webster Street, and Halcyon Court to access parking.



Existing surface parking and medical office

The project sponsor submitted an SB330 preliminary application, pursuant to Government Code Section 65589.5(o), on September 29, 2022. In accordance with State law, this preliminary application “froze” zoning regulations in place as of that application date. The September 29, 2022 preliminary application proposed 174 dwelling units, with a base density bonus project of 118 units. This formal application proposes 144 dwelling units, with a base density

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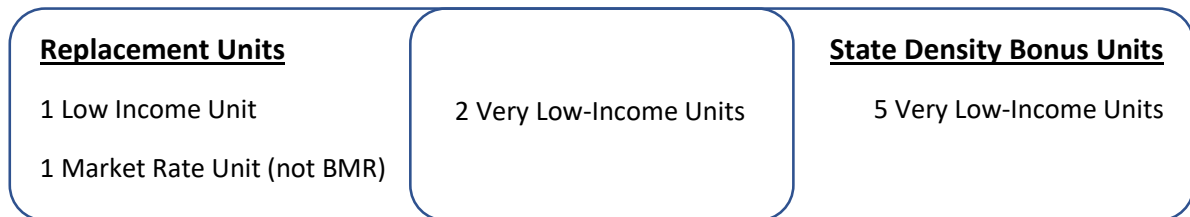
bonus project of 126, which represents a 7% increase in the base project—a permissible change pursuant to Government Code Section 65589.5(o)(2)(E).

State Density Bonus Law and Housing Affordability Statement

There are three related State and local requirements for below-market rate housing provided at this project site: SB330, State Density Bonus Law, and the City’s Inclusionary Housing Requirement. In summary, the project proposes 8 on-site below-market rate units and a payment of approximately \$4.8 million as an in-lieu fee toward Berkeley’s Affordable Housing Trust Fund. Three of the eight proposed BMR units are replacement units, and seven of the eight units are used to meet State Density Bonus Law requirements, as described below.

The specific below-market rate requirements of SB330, State Density Bonus Law, and the City’s Inclusionary Housing Requirement—and how they overlap—are detailed in the following section and illustrated in Figure 1.

Figure 1: Proposed Affordable Housing, by Requirement and Type



SB330: SB330 requires replacement of the existing four dwelling units (three 2-bedroom and one 1-bedroom unit) with units of equivalent size, which is the bedroom count pursuant to state density bonus law. The existing units are currently unoccupied and have been for more than 5 years; prior incomes are unknown. Based on previous projects, the City refers to Comprehensive Housing Affordability Strategy (CHAS) data where previous tenants’ incomes are unknown. Therefore, Table 1 below outlines maximum allowable income levels for these replacement units, distributed across CHAS income levels for the City of Berkeley.

Per California Government Code section 65915(c)(3)(B)(ii), if a building is fully vacant within the five-year period preceding a proposed housing development application and the income categories of the previous tenants are not available, then the demolished units need to be replaced at “the same proportion of low-income and very low income renter households to all renter households within the jurisdiction” as determined by HUD’s CHAS data.

To satisfy these replacement requirements, the project proposes that two of the four replacement apartments be available at Very Low-Income rents (which could accommodate households between 0% and 50% of AMI), one replacement unit at Low Income rents (accommodating households between 50% and 80% AMI), and one replacement unit at Market Rate rent. Additional below-market rate units are provided to satisfy State Density Bonus requirements. Those units are described in the next section.

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Table 1: Replacement Unit Requirements, by Income Level

<i>CHAS Income Levels</i>	<i>CHAS Renters, by Income</i>	<i>% Distribution</i>	<i>Required Units, Distribution</i>	<i>Units Proposed</i>	<i>Corresponding HCD Income Level</i>
Household Income <= 30% HAMFI	8,670	34%	1.4		Extremely Low <30% AMI
Household Income >30% to <=50% HAMFI	3,835	15%	0.6	2	Very Low <50% AMI
Household Income >50% to <=80% HAMFI	3,605	14%	0.6	1	Low <80% AMI
Household Income >80% to <=100% HAMFI	2,125	8%	0.3		Moderate <100% AMI
Household Income >100% HAMFI	7,645	30%	1.2	1	Moderate <120% AMI
Total	25,880	100%	4	4	

Source: CHAS (Comprehensive Housing Affordability Strategy), Berkeley, CA, 2015-2019.
<https://www.huduser.gov/portal/datasets/cp.html>

State Density Bonus Law: State Density Bonus Law (Government Code Section 65915-65918) is proposed to develop the project. The “base” project that meets all use permit-allowed development standards would allow for 126 units, as shown in the plan set and Table 2. To obtain a Density Bonus, the project is required to provide at least 5% of the base project units (7 units) affordable to Very Low-Income households. The project then qualifies for a 20% density bonus under State law, which allows the project to achieve the proposed 144 units.

These unit type/bedroom counts must be proportional to the project as a whole and therefore will cover a range of unit types from studios to 4-bedroom units, as shown in Table 3.



The existing four units will be replaced within the project

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Table 2: City of Berkeley Density Bonus Table

Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	Maximum # DB Units	Maximum # DB Units	Maximum DB Project
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density	VLI = Very Low Income <50 AMI	% VLI x Base # Units	VLI Units ROUNDED UP	DENSITY EARNED	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)
77,835	618	126	5%	6.3	7	20.00%	25.2	26	152
							%VLI	%DB	
Base Project Residential Square Footage	Floor	Proposed Project Residential Square Footage					5%	20.0%	
18,600	1	17,007	Total Square Footage:		90,387		6%	22.5%	
19,745	2	18,345					7%	25.0%	
19,745	3	18,345	Proposed Units:		144		8%	27.5%	
19,745	4	18,345					9%	30.0%	
	5	18,345	Average Unit Size:		628		10%	32.5%	
							11%	35.0%	
							12%	38.75%	
							15%	50.0%	
77,835		90,387							

Table 3: State Density Bonus Law Required On-Site Units, by Bedroom Type

Unit Type	Units		
	Total	% Share	Very Low Income (Rounded)
Studios	95	66%	4
2-Bed	34	24%	2
4-Bed	15	10%	1
Total	144	100%	7

Note: State Density Bonus Law only requires 7 Very Low-Income units for the project. However, an 8th below market rate unit is provided at Low Income to satisfy replacement requirements, as shown in Table 1, and described above. The Low Income unit will be a 2-bedroom unit, in line with the distribution of existing units.

The replacement units described in the preceding SB330 section can be used to meet the State Density Bonus Law requirement. Specifically, the two Very-Low Income replacement units noted in Table 1 will be used to satisfy the two Very Low Income 2-bedroom units, shown in Table 3.

State Density Law allows for density bonuses and flexibility in development standards in exchange for providing affordable housing units on site. The project sponsor requests the following waivers. No concessions are requested. Each of these waivers is needed to physically accommodate the housing development project. Without these waivers, the project would be required to remove dwelling units.

- Reduce **street side setback** from 10 feet to 3.5 inches and **rear setback** from 10 feet to 6 feet; without this waiver, the project would need to remove dwelling units from the project to meet this standard.

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- Increase **floor area ratio** from 3.0 to 3.5; without this waiver, the project would need to remove dwelling units from the project to meet the standard.
- Increase **maximum building height** from 50 to 63 feet; without this waiver, the project would need to remove dwelling units from the project.

Berkeley Inclusionary Housing: This project is also subject to the City of Berkeley’s inclusionary housing requirement (BMC Section 23.328). This ordinance requires the project to provide at least 20% of the total number of dwelling units as inclusionary units with the option of paying fee in-lieu, per BMC Section 22.20.065. The mitigation fee may also be satisfied, in whole or in part, by providing below-market rate housing on site. In this case, the project elects to provide a portion of required units on-site—the 8 below-market rate units described above (7 Very Low Income, 1 Low Income). For the remaining requirement, the project will contribute approximately \$4.8 million as an in-lieu fee toward Berkeley’s Affordable Housing Trust Fund.

Housing Accountability Act

In addition to the State laws affecting housing affordability on the site, the project is also proposed consistent with the Housing Accountability Act (Gov. Code § 65589.5) since the project meets the definition of a “Housing Development Project” and complies with the City’s objective standards and criteria. Originally passed by the California Legislature in 1982, the Housing Accountability Act recognizes that the lack of housing is a critical problem that threatens economic, environmental, and social quality of life in California. The Housing Accountability Act generally limits the City’s ability to deny a project under these circumstances if there is a preponderance of evidence that the project would have a significant, unavoidable, and quantifiable impact on “objective, identified written public health or safety standards, policies, or conditions.” Gov. Code §65589.5(j).

CITY OF BERKELEY REGULATIONS

General Plan

The project site is designated as Avenue Commercial in the General Plan. It replaces a corner surface parking lot, vacant homes, and a medical office use, with corner retail and a residential population to support local businesses. This vision helps to fulfill General Plan Policy LU-27: Avenue Commercial Areas which aims to encourage “pedestrian-friendly, visually attractive areas of pedestrian scale and ensure that Avenue areas fully serve neighborhood needs as well as a broader spectrum of needs”).

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The project site is identified in the 6th Cycle Draft Housing Element as a housing opportunity site. The project would help to reduce Berkeley and the region’s housing crisis, by adding 144 units including 8 below-market rate units, in a transit-oriented and service-rich location. This would help the City make progress toward meeting the City’s Regional Housing Needs Assessment (RHNA) target: accommodating 13% of the total and 2% of Very-Low Income units prorated for a 1-year period.



Rendering of Telegraph Frontage

Zoning Ordinance

Table 4 identifies the permitted development standards and how these are met by the proposed project. All zoning standards referenced reflect the development standards in place when the preliminary application was submitted on September 29, 2022, pursuant to Government Code Section 65589.5(o) (known as “SB 330”). Subsequent changes to the zoning ordinance do not apply to this project. Proposed waivers and incentives under State Density Bonus Law are reiterated in the table. Additionally, the project proposes 0 commercial parking spaces consistent with Assembly Bill (AB) 2097, which went into effect January 1, 2023.

Table 4: Zoning Development Standards

Standard (BMC Section 23.204.050 and 23.304.030(C))		Proposed	Permitted/Required
Building Height	Maximum (ft.)	63.0	40 ft. (or 50 ft. with Use Permit)
	Stories	5 (3 rd and higher stories are residential)	3 (3 rd and higher story must be residential)
Floor Area Ratio	Maximum	3.5	3.0
Setbacks (Min.)	Front	0 – 4.5”	0
	Street Side	3.5”	10 (same as abutting R-2) or less with Use Permit
	Interior Side	8	5 or less with Use Permit
	Rear	6	10 or less with Use Permit
Usable Open Space(1)	Residential (Common/Private)	5,226 sq. ft.	200 sq. ft./unit (28,800 sq. ft.) or less with Use Permit
Parking	Automobile	0	2 sp./1,000 sq. ft. commercial (2 spaces) Per AB2097 0 spaces required
	Bicycle	75 long-term spaces 7 short-term spaces	1 sp./2,000 sq. ft. commercial (1 space) 1 sp./3 bdrms (74 long-term spaces) 1 sp./40 bdrms (6 short-term spaces)

(1) According to BMC Section 23.304.090, dimensional standards and landscape standards for usable open space do not apply to commercial districts

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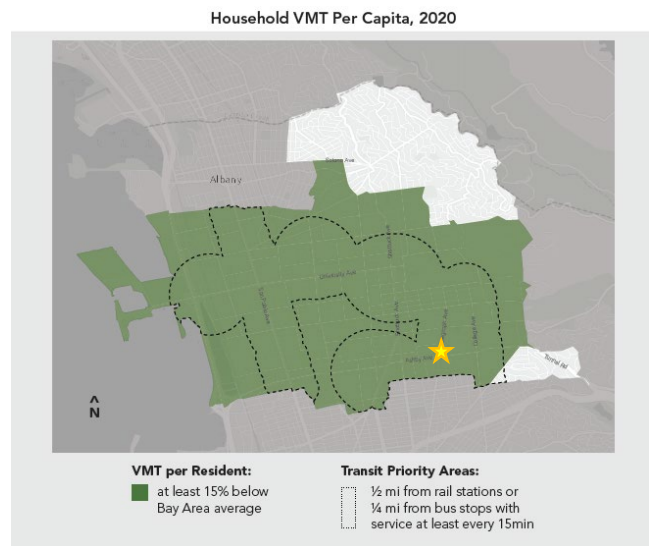
The project site abuts a residential district, so the provisions of the following two code sections apply: BMC 23.204.050(D)(2) and BMC 23.304.130(C): Non-Residential Districts Abutting a Residential District. The project meets these standards as follows:

1. Display Window Orientation. Display windows and customer entrances, other than required exits, will face the corner of Telegraph Ave. and Webster St. and therefore will not face abutting lots in a Residential District.
2. Exterior Lighting. Exterior lighting will be shielded in a manner which avoids direct glare onto abutting lots in a Residential District.
3. Lot Line Screening. To provide screening, a solid fence, measuring 6 feet in height from existing grade, will be erected at the lot line of the abutting lots in a Residential District.
4. Exhaust Air Ducts. (a) Exhaust air ducts will be located or oriented to direct vented air flows away from a Residential District. (b) Exhaust air ducts will include equipment to mitigate odors.

VMT Screening Criteria

According to the City of Berkeley's Vehicle Miles Traveled (VMT) Criteria and Thresholds document dated June 29, 2020, the proposed project is exempt from conducting a Transportation Impact Study. The City of Berkeley has VMT Screening criteria that exempts projects from the Transportation Impact Study requirement. This is because the project is expected to have a less-than-significant impact, so no study is necessary.

The project is located in a Transit Priority Area, meaning it is within ½ mile from rail stations or within ¼ miles of bus stops with service every 15 minutes or less. In addition, the proposed project site is in an area where VMTs per resident is 15% below the average Bay Area resident. We anticipate that, given the proximity to public transit, groceries, amenities, and jobs, most future residents of the building will choose alternative modes of transportation instead of vehicle travel.



The project is exempt from the Transportation Impact Study requirement.

COMMUNITY ENGAGEMENT

The project team held a community meeting on November 9, 2022, via Zoom. The team mailed postcards to 360 addresses, including occupants and owners within 300 feet of each property. The postcards included details and a QR code to access the project website and Zoom link. Seven community members attended the meeting, where participants made the following comments:

- Support for additional units in the neighborhood and a request to add back the 6th story and additional units proposed in the original SB330 application
- Support for “no parking” design to encourage alternate modes
- Questions about potential type of business in the corner retail space

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- Questions about lease terms for medical office building and timeline for construction
- Concern about project size (unit count), massing, and lack of parking adding traffic to the neighborhood, privacy and noise
- Concern about scale of project integrating with existing homes, pocket park/tree planting and desire for stepdown to the rear/west
- Request to retain the existing duplexes

Several attendees, and one community member who could not make the meeting, and the local neighborhood association have requested follow-up meetings. The project sponsor has already begun following up with these community members.

USE PERMIT REQUESTS

The project requires several use permits including:

- Use Permit, under BMC Section 23.326.070, to demolish main buildings used for non-residential purposes;
- Use Permit, under BMC Section 23.326.030, to demolish buildings containing two or more units;
- Use Permit, under BMC Section 23.204.020(A), to construct a mixed-use development in the C-C Zoning District;
- Use Permit, under BMC Section 23.204.030(A)(1)(c), to construct 5,000 sq. ft. or more in the C-C Zoning District
- Use Permit, under BMC Section 23.204.050(D)(1), to increase the maximum height and number of stories of a mixed-use project in the C-C Zoning District
- Use Permit, Under BMC Section 23.304.030(C)(2)(b) to reduce setbacks in a Commercial District abutting a lot in the Residential District
- Use Permit, Under BMC Section 23.204.050(D)(3)(a)(i) to reduce minimum usable open space for a mixed use project in the C-C District
- Administrative Use Permit, under BMC 23.304.050, to allow rooftop equipment projections above the height limit

REQUIRED FINDINGS

The project is designed as a Housing Development Project and is only subject to objective zoning standards and findings. To the extent that required findings are objective, they are specified below. Use

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Permit findings that include subjective regulations cannot be enforced, according to the City's August 2, 2021 Memo re: *Housing Accountability Act & Density Bonus – Objective Standards*.¹

BMC Section 23.326.070 Demolitions of Non-Residential Buildings

D. Findings. A Use Permit or an AUP for demolition of a non-residential building or structure may be approved only if the ZAB or the Zoning Officer finds that:

- 1. The demolition will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City of Berkeley; and*
- 2. The demolition:*
 - (a) Is required to allow a proposed new building or other proposed new use;*
 - (b) Will remove a building which is unusable for activities which are compatible with the purposes of the district in which it is located or, which is infeasible to modify for such uses;*
 - (c) Will remove a structure which represents an inhabitable attractive nuisance to the public; or*
 - (d) Is required for the furtherance of specific plans or projects sponsored by the City of Berkeley or other local district or authority upon a demonstration that it is infeasible to obtain prior or concurrent approval for the new construction or new use which is contemplated by such specific plans or projects and that adhering to such a requirement would threaten the viability of the plan or project.*

Response: The demolition is required to allow the proposed new project to be built, item (a). The demolition will not materially impact the needs and public interest of the neighborhood or City. The proposed project will include a ground-floor retail commercial use that adds vibrancy to the streetscape and pedestrian experience. Notably, the project site is identified as a housing opportunity site in the City's 6th Cycle Draft Housing Element and is therefore expected to be redeveloped as housing. Additionally, the existing four (formerly market-rate) units will be replaced by two units permanently affordable to Very Low-Income households and one unit permanently affordable to Low Income households, thereby preserving housing affordability for these units, while offering the fourth unit at market-rate.

BMC Section 23.326.020 Demolition or Elimination of Dwelling Units—General Requirement

B. In addition to the requirements below, the Zoning Adjustments Board (ZAB) may approve a Use Permit to eliminate or demolish a dwelling unit only upon finding that eliminating the dwelling unit

¹ As noted in the City's August 2, 2021 Memo re: *Housing Accountability Act & Density Bonus – Objective Standards*: "the Zoning Officer, ZAB, DRC and LPC should refrain from applying subjective findings (e.g., non-detriment) to any application to construct a qualifying housing development project (including remodeling or reconfiguration of housing) if that project satisfies objective standards for permit issuance, unless specific findings for denial under the Housing Accountability Act can be made. While decision-makers retain discretion in the overall land use and design review process, i.e., whether the use is properly located or the building and site improvements are compatibly designed, the ultimate decision on density and development intensity is protected by the HAA."

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would not be materially detrimental to the housing needs and public interest of the affected neighborhood and Berkeley.

Response: The project would replace four dwelling units with 144 dwelling units, increasing the number of units on the site by 140. This increase will have a beneficial impact in meeting Berkeley's continuing need for additional housing and the Regional Housing Needs Assessment target. Moreover, it will provide this housing in proximity to regional transit, bicycle facilities, medical jobs, shops, and services, which reduces vehicle miles traveled, air quality and greenhouse gas emissions impacts. The existing four (formerly market-rate) units will be replaced by two units permanently affordable to Very Low-Income households and one unit permanently affordable to Low Income households, thereby preserving housing affordability for these units, and one unit available at market-rate. As a result, the project would not be materially detrimental to the housing needs and public interest of the affected neighborhood and the city.

BMC Section 23.326.030 Eliminating Dwelling Units through Demolition

2. *Limitation.*

(a) *Demolition is not allowed if:*

i. *The building was removed from the rental market under the Ellis Act during the preceding five years; or*

ii. *There have been verified cases of harassment or threatened or actual illegal eviction during the immediately preceding three years.*

3. *Findings. The ZAB may approve a Use Permit to demolish a building constructed before June 1980 on a property containing two or more dwelling units if any of the following are true:*

(a) *The building containing the units is hazardous or unusable and is infeasible to repair.*

(b) *The building containing the units will be moved to a different location within Berkeley with no net loss of units and no change in the affordability levels of the units.*

(c) *The demolition is necessary to permit construction of special housing needs facilities such as, but not limited to, childcare centers and affordable housing developments that serve the greater good of the entire community.*

(d) *The demolition is necessary to permit construction approved pursuant to this chapter of at least the same number of dwelling units.*

Response: With respect to subsection 2, the existing units are no longer occupied and have not been occupied for more than 5 years. There have been no Ellis Act evictions within the last 5 years nor have there been verified cases of harassment or eviction for the last 3 years. With respect to subsection 3, item d is applicable to the project. The project would replace four dwelling units with 144 dwelling units, increasing the number of units on the site by 140. The existing four (formerly market-rate) units will be replaced by three units which will be permanently affordable to Very Low-Income households, thereby preserving housing affordability for these units, and one unit available at market-rate.

BMC Section 23.304.030(C)(2)(b) to reduce setbacks in a Commercial District abutting a lot in the Residential District

3030 Telegraph Ave.
Applicant Statement

Modifications in Commercial Districts. For lots in a Commercial District that abut or confront one or more lots in a Residential District, the Zoning Adjustments Board (ZAB) may approve a Use Permit to allow setbacks smaller than required in Table 23.304-3 upon finding that the reduced setback would provide greater privacy or improved amenities to a lot in the Residential District.

Response: This is not an objective finding. The project is designed as a Housing Development Project and is only subject to objective zoning standards and findings. Use permit findings that include subjective regulations cannot be enforced, according to the City's August 2, 2021, Memo re: Housing Accountability Act & Density Bonus – Objective Standards.² This finding is not an objective requirement. For informational purposes, note that the building still provides a minimum 6-foot setback at the rear/west frontage to provide building separation to the abutting residential lots to the west.

BMC Section 23.204.050(D)(3)(b) to reduce minimum usable open space for a mixed-use project in the C-C District

To approve the modification, the ZAB must find that the modification achieves one or more of the following:

- i. Encourages use of the ground floor for commercial purposes where appropriate.*
- ii. Encourages utilization of public transit and existing off-street parking facilities in the area of the proposed building.*
- iii. Facilitates the construction of residential or tourist hotel uses where appropriate.*
- iv. Permits consistency with the building setbacks existing in the immediate area where a residential building setback would not serve a useful purpose.*

Response: This is not an objective finding. The project is designed as a Housing Development Project and is only subject to objective zoning standards and findings. Use permit findings that include subjective regulations cannot be enforced, according to the City's August 2, 2021, Memo re: Housing Accountability Act & Density Bonus – Objective Standards.³ This finding is not an objective requirement. For informational purposes, note that the project provides common open-space at the ground-level, which allows for superior growing for landscaping and allows for relief in massing for neighboring residential uses to the west.

BMC Section 23.204.050(D)(3)(b) to increase maximum building height and stories

To approve any AUP or Use Permit for a project in the C-C district, the review authority must make the findings in Section 23.406.040--Use Permits and find that the proposed use or structure:

- 1. Is compatible with the purpose of the district;*
- 2. Is compatible with the surrounding uses and buildings;*
- 3. Does not interfere with the continuity of retail and service facilities at the ground level; and*
- 4. Does not exceed the amount and intensity of use that can be served by the available traffic capacity and potential parking supply.*

² Ibid.

³ Ibid.

Response: This is not an objective finding. The project is designed as a Housing Development Project and is only subject to objective zoning standards and findings. Use permit findings that include subjective regulations cannot be enforced, according to the City's August 2, 2021, Memo re: Housing Accountability Act & Density Bonus – Objective Standards.⁴ These findings are not objective requirements

For informational purposes, note that the project has been designed to promote continuity of retail and services at the ground-level, by providing a commercial retail space and visual interest at the ground-level on Telegraph Avenue. Also for informational purposes, note that the project is supported by transportation demand management measures, including free transit passes and ample bicycle facilities to reduce reliance on vehicle trips.

PROJECT TEAM

Developer: Riaz Capital

Architect: Left Coast Architects

Landscape Architect: Jett Landscape Architecture + Design

Planning Consultant: Rhoades Planning Group

Civil Engineering: Carlson, Barbee & Gibson, Inc.

⁴ Ibid.

YIMBY Law

57 Post St, Suite 908
San Francisco, CA 94104
hello@yimbylaw.org



YIMBY LAW

12/9/2022

Berkeley Design Review Committee
2180 Milvia St
Berkeley, CA 94704

aburns@cityofberkeley.info
Via Email

Re: 3030 Telegraph Avenue
52-1576-27-1

Dear Berkeley Design Review Committee,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the Design Review Committee has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The project consists of a 144-unit, five-story mixed-use apartment building on Telegraph Avenue. Seven units will be affordable at the Extremely Low Income level and one will be affordable at the Very Low Income level. It will have 64 bicycle parking spaces and a bike repair station, and will not feature any car parking.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. The City must also determine that there are no SB 330/SB 8 eligible units on the property; if there are, then their replacement under the law must be ensured. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style.

Sonja Trauss
Executive Director
YIMBY Law



May 4, 2023

Allison Riemer, Associate Planner
Planning & Development Department, City of Berkeley
1947 Center St 3rd Floor, Berkeley, CA 94704

Dear Ms. Riemer,

On behalf of Bike East Bay, I write to express our support for the proposed residential development at 3030 Telegraph Avenue in Berkeley.

Bike East Bay is a 501c3 non-profit bicycle advocacy organization that has been promoting healthy, sustainable communities throughout Contra Costa and Alameda Counties for over 50 years, with the goal of making bicycling safe, fun, and accessible. This work includes promoting infill development to help create more sustainable and bike-friendly communities.

Riaz Capital proposes the construction of 144 residential units in the Elmwood neighborhood, close to retail and transit along the Telegraph Avenue corridor. The project does not include any auto parking spaces and will instead offer 80 on-site, long-term bike parking spaces. Additional short-term bike parking spaces will be available along the street, for use by the building's residents as well as guests and patrons of the proposed retail space. We have been in discussion with Riaz's Development Team to ensure the bike facilities will serve residents' needs.

With the existing Woolsey St east-west bicycle route to the south, the Russell Street east-west bicycle boulevard to the north, and the existing Telegraph Ave bicycle lanes north-south with plans in both Berkeley and Oakland for upgrades to high-quality protected bikeways, this site is uniquely situated for excellent bicycling connectivity. The site is also one block from a Bay Wheels bike share station, less than one mile from Ashby BART, and with immediate access to AC Transit Line 6 and Line 800 bus stops, as well as a stop for the upcoming Line 7 extension.

Riaz Capital's decision to construct a car-free facility in such a bike and transit-oriented location answers our collective call to build much needed housing, while minimizing greenhouse gas emissions and living in the most sustainable fashion possible.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Prinz", is written over a light blue circular stamp.

Robert Prinz
Advocacy Director
Bike East Bay

**Halcyon Neighborhood Association (HNA)
3044 Halcyon Court
Berkeley CA 94705**

May 8, 2023

Dear members of the Design Review Committee:

We are writing to you as co-chairs of Halcyon Neighborhood Association (HNA) to address issues of design compatibility of the proposed 3030 Telegraph Project with the Halcyon neighborhood. HNA was founded in 1992 and includes over 800 households from Telegraph to Adeline and Ashby to Woolsey in South Berkeley. From our inception, we have aimed to bring neighbors together to build community and improve our shared neighborhood. Unlike some neighborhood organizations, we have steered clear of fights over development density, where there are strongly held opposing opinions among neighbors, and instead focused on areas of common agreement, such as greening our neighborhood, planting street trees, disaster preparedness, community potlucks, and work parties to make our neighborhood more beautiful. While HNA does not take positions on issues of density in development proposals, we have occasionally passed on ideas about design elements in projects that have an impact on our neighborhood.

With regard to the current proposal for 3030 Telegraph, we appreciate that the current building design has variety and attention to detail on the Telegraph Avenue front, even though many of us would have preferred a less modernistic design to better fit in with the neighborhood (more like 3001 Telegraph at Ashby, a recent building we admire). The other sides of the 3030 Telegraph proposal, especially the Western and Northern sides, which have the greatest visual impact on our neighborhood, comparatively lack detail and interesting features and do not resonate well with the greening impetus we have now worked for three decades to bring to this neighborhood. This is particularly concerning, as these sides will be visible from the ground level, as well as from nearby homes and apartments, and have a direct impact on the views from the surrounding neighborhood, including on Webster Street, the gateway to our neighborhood, and on Halcyon Court, where we would prefer a design that better complements our neighborhood park, Halcyon Commons, which we worked for four years (1992-1996) to create where there was once a parking lot.

It's important to us that 3030 Telegraph, which is a large and imposing structure that would almost entirely fill the parcel area and remove two houses with it, be more congruous to the neighborhood into which it is being built. As currently proposed, the building and the façade appear to ignore its context of the neighborhood's visual qualities/features and greenery and existing housing textures and instead juxtapose an imposing scale, cold colors, and an absence of façade treatments on its neighbors. A more neighborhood-friendly design could be achieved by simply utilizing building materials, colors, textures, and features on the Western and Northern walls that relate better to its residential surroundings, as are discussed in the ***3030 Telegraph Project: Design Ideas and Recommendations*** document (Julien Phalip et al.) that several immediate neighbors (including us in our individual capacities) separately furnished to the applicant and to the Design Review Committee.

The issue of compatibility with the organized Halcyon neighborhood is significant. Neighbors working with HNA have done much to enhance it including: (1) designing and building Halcyon Commons park and subsequent improvements to it (see photo on page 3 of this letter and <https://berkeleyca.gov/community-recreation/parks-recreation/parks/halcyon-commons-park>);

(2) installing four landscaped islands/barriers, including on Webster, Halcyon at Webster, Prince at Deakin, and Woolsey at Wheeler; and (3) planting 200 street trees in the larger neighborhood. The applicant is benefiting from these community investments, including a more green, attractive, and walkable neighborhood, and including a park that new residents will use. The question is: What will 3030 Telegraph give back to the neighborhood in which it is being built? How will its very real impacts be mitigated? At the very least, modifying the façade and design of the Northern and Western sides of the building will enable it to have a better transition into its neighborhood landscape. For some excellent ideas, again please see the *Design Ideas and Recommendations* document submitted by Julien Phalip, et al.

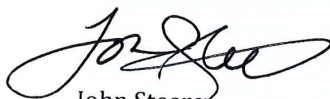
One key example: The northern side of the new development could build upon the long-established green gateway to the neighborhood (a transition from the commercial frontage of Whole Foods to the Halcyon neighborhood), which was created by the existing street trees and the landscaped island on Webster St. (see photo on page 3), built by neighborhood activists in 1995. We envision something more neighborhood-fitting and compatible than making a very wide (ten to twelve feet) sidewalk on Webster St., as is currently proposed. Instead of widening the existing five-foot-wide sidewalk along the entire Webster St. frontage of the 3030 Telegraph structure, which only adds to hardscape in the neighborhood, such widening should only be permitted on the very corner (i.e., up to the point opposite the driveway into Whole Foods Market, where it might serve well for outdoor seating for a corner cafe), but should not extend into the neighborhood proper (across from the two houses being removed).

Instead, please explore expanding the width of the streetside strip and landscaping section adjacent to the new building on both sides of the five-foot sidewalk, perhaps to include LID/rain gardens in the strip adjacent to the building and shade-tolerant street trees and shrubs on the strip beside the street. This, along with possible vines on the building itself, and perhaps a naturalistic mural, would serve to soften the harsh, flat edge of a new structure adjacent to the Halcyon neighborhood. These proposed landscape and green infrastructure features would also serve as nominal green space, adding visual texture and charm, and would help mitigate for the loss of the greenery in the front yard setbacks of the two houses that will be demolished and replaced by a 5-story building currently proposed to be built almost up to the edge of the sidewalk.

On the Halcyon Court (Western) side, features such as more natural paint colors, tall trees, and/or naturalistic murals and vines and arbors could again soften the impact of the building's footprint as seen from the park (see photo) and the rest of this parklike court neighbors have worked so hard to create.

Finally, we encourage Design Review members to take the time to visit our neighborhood, especially the Webster Street and Halcyon Court vantage points, and consider ways the developer could better integrate the project into this greening-oriented neighborhood.

Sincerely yours,



John Steere
Co-Chair, HNA
(Environmental and Sustainability Planner)



Nancy Carleton
Co-Chair, HNA



View of landscaped island on Webster St. across from 3030 Telegraph, where 2 houses are now.



View of Halcyon Commons park (Halcyon Court between Webster and Prince).

Re: 3030 Telegraph Project – Design Ideas and Recommendations

May 8th, 2023.

Dear members of the Design Review Committee,

This document provides design ideas and recommendations collected by neighbors who live in close proximity to the 3030 Telegraph project's location. We kindly ask for those items to be considered as part of the design review.

Sincerely yours,

The neighbors:

Julien Phalip
(2326 Webster St)

Stephanie Phalip
(2326 Webster St)

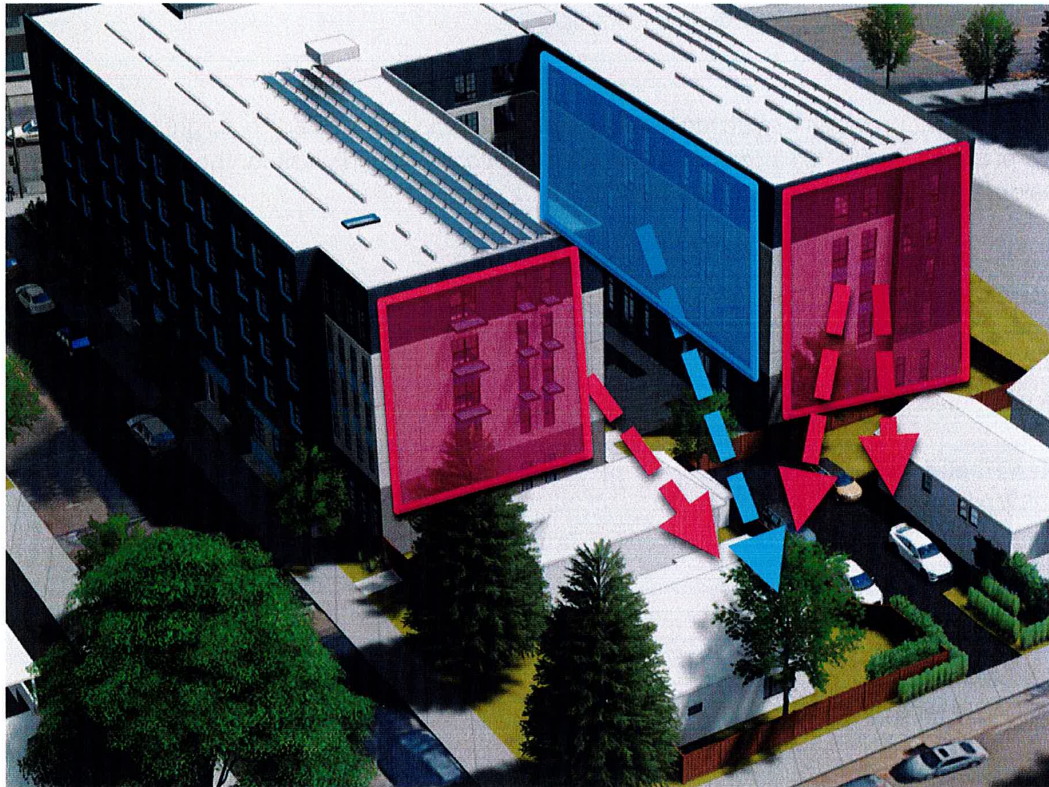
John Steere
(2329 Webster St)

Shael Barger
(3041 Halcyon Ct)

Nancy Carleton
(3044 Halcyon Ct)

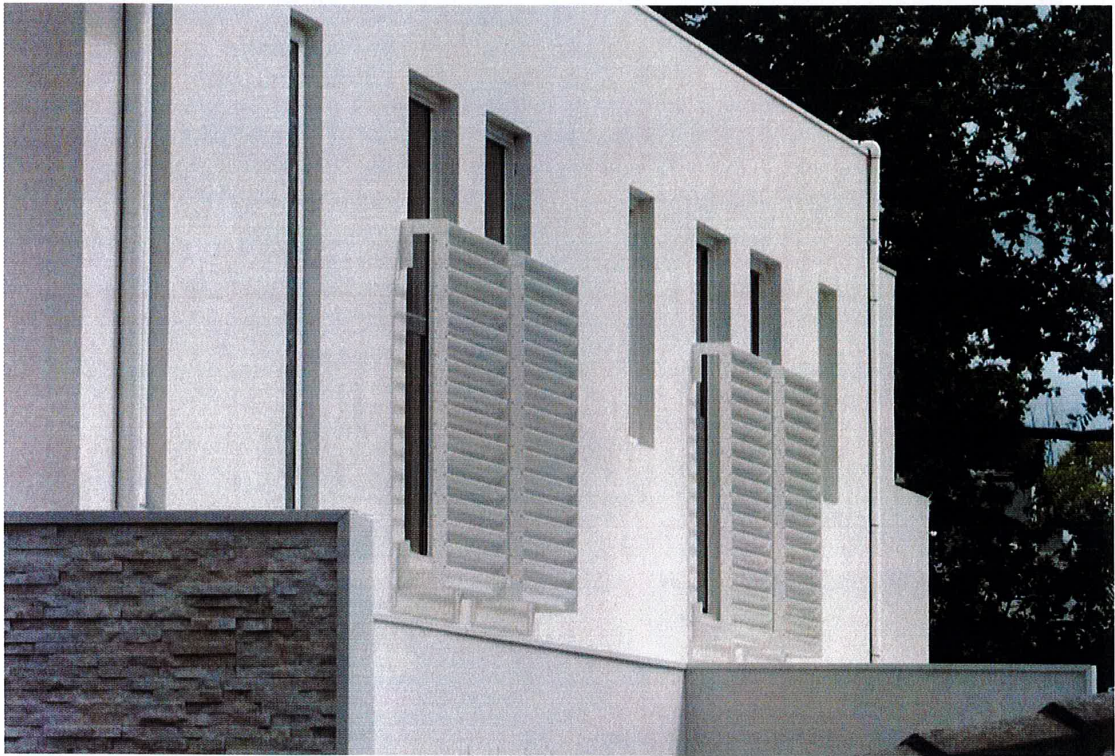
Privacy

- Install window treatments to prevent the building's occupants from overlooking the neighbors' windows and backyards.
- Include window casings on the courtyard windows (highlighted in blue below) and awnings and louvers on the west-facing windows (highlighted in pink).
- A 3D simulation could be conducted to determine the ideal placement and dimensions of these treatments to ensure maximum privacy.



Fixed louver screens

- Covers only the bottom half of the window for resident units, with angled horizontal panels to allow sunlight in from above while maintaining privacy from neighboring properties.
- Protects the privacy of both adjacent neighbors and building occupants.
- Offers possibilities for various designs and color treatments.



Window casings and screens

- Adds privacy from the sides. Could be combined with louver screens described above for added privacy vertically.
- Casts small shadows on the building itself, which contributes to adding visual detail to the building's face.



Aesthetics and landscaping

The building design has good detail on the Telegraph Ave side but lacks interesting features on the Western and Northern sides, which will have the greatest visual impact on the surrounding neighborhood. While some neighbors wanted a design that better fit in with the neighborhood, it is important that the building be more congruous with the surrounding residential area.

The community has worked hard to improve the neighborhood over the years — especially in terms of greening the area with addition of Halcyon Commons park, landscaped traffic islands, and street trees — and would appreciate more attention given to the design of the building's neighborhood-facing features to create a better transition into the neighborhood landscape.

Creeping vines

- Doesn't require a lot of space.
- Plants can be grown either in planter boxes on the first floor or on the roof, allowing for vertical growth.



Tall Trees

- Tall and narrow trees such as redwoods, cypress, and poplars.
- A great example of this can be found at 2327 Prince St (NE corner of Halcyon and Prince) where redwoods were planted in front of an apartment building to enhance its exterior appearance and better integrate it with the neighborhood.



2327 Prince St apartment building with tall redwoods

Arbors and Trellis

- Softens the impact of the five-story walls on Halcyon Court, Webster St, and the SW corner of the new building.
- Arbors or trellises could be installed on the Northern and Western sides.
- Wisteria, jasmine, or similar plants could be grown on the Western side in proximity to the bicycle parking area.
- Helps mitigate loss of greenery and open space resulting from the demolition of the two houses and the Alta Bates Rehab Center.



Rain gardens

- The Clean Water Act's NPDES Municipal Regional Permit (MRP) for District 2 of the RWQCB mandates the use of Low Impact Development (LID) rain gardens to mitigate impervious surfaces created by new development.
- Maintain the 5'-wide sidewalk and increase the width of the sidewalk strips on either side to incorporate LID/rain gardens and shade-tolerant street trees and shrubs.
- LID should serve as both stormwater treatment facilities and landscaping features for residents and the community and are best located therefore on Northern Webster St. side.



Exterior paint

- Use earth tones like terracotta, burgundy, tans, greens, and mustards/yellows to paint the northern and western sides of 3030 Telegraph, respecting the neighborhood's green efforts and visual character.
- Consider window frames in complementary colors.
- Use greens and earth tones for the first three floors, and lighter tones like pale blue or pale teal for the upper two floors to suggest the sky. This approach is similar to Maximo Martinez Commons, which uses wood strips/panels with dull white metallic facade. See also the mixed-use building at the SE corner of Telegraph/Ashby, which successfully minimizes the impact of the top floor through teal paint.
- Use warm colors to create the appearance of separate buildings for the two main blocks on the western side. Look at the Trader Joe's project at MLK/University as an example, or consider the tones of small homes on the Halcyon Court side.

Mixed Textures

- Using mixed textures can create visual variation and interest by extending and recessing its "blocks". This concept could also be applied to the northern wall of 3030 Telegraph Ave.
- Maximo Martinez Commons off Telegraph on Channing in Berkeley exemplifies creating a relationship in color and scale with surrounding arts and crafts buildings. The building uses wood paneling on the lower floors and light-colored metal panels on the upper floors.



Maximo Martinez Commons off Telegraph on Channing in Berkeley

Murals

- Consider using naturalistic murals for the Northern facade (20-30' wide) near Telegraph and the Southern part of the Western wall. Involving neighbors, community members, and building residents in the design process of the murals could strengthen connections between the project and the larger community.
- Naturalistic murals proposal has low costs and high community benefit.
- Murals reflect a more neighborhood-friendly approach to the facade design near an established neighborhood.
- Naturalistic murals improve visual compatibility of the modernist structure with surrounding homes in terms of color and texture. Current design appears flat and harsh against mostly arts and crafts era houses on Webster St. and Halcyon Court.
- Halcyon Neighborhood Association has a 30-year history of collaborative efforts, including mural painting on Whole Foods' front wall and street tree planting throughout the neighborhood, and could be approached to help facilitate community input.

Re: Design review for the 3030 Telegraph project

May 8, 2023

Dear members of the Design Review Committee,

We are writing to you as owners and residents at 2326 Webster St, directly adjacent to the project at 3030 Telegraph. Of note, we have co-signed with other neighbors a separate letter titled "*3030 Telegraph Project: Design Ideas and Recommendations*", which contains a number of shared ideas. We are also submitting this particular letter to address topics that are relevant specifically to our own property: shading, noise, and privacy.

Shading

One of the most important considerations that we would like to address is the **significant impact of shading** on our house by the proposed design. As evidenced by the shadow studies, the current design would cast an excessive amount of shading on our property along with neighboring properties on Halcyon Court and Webster St. This will have the effect of **completely eliminating direct sunlight during the morning hours year round** on our property, resulting in higher energy consumption and negative impacts on quality of life.

While we understand that the developer is faced with space constraints in trying to accommodate the desired number of units, we strongly urge them to take measures to limit the amount of shading produced by the building.

We believe that **increasing setbacks and adding setbacks on the West side** of the building would make a substantial difference in minimizing the impact on neighboring properties. If possible, we would encourage the developer to consider options such as reducing the size of some of the larger units to achieve this goal.

Noise

We have concerns regarding potential **noise levels in the courtyard and from West-facing windows**. We believe that adding trees and bushes by the fence could be a potential solution that would not only provide a natural barrier, but also enhance the aesthetics of the area.

Covering the fence with **sheets of Mass Loaded Vinyl or other sound-absorbing materials** could also be a viable solution that would effectively reduce noise levels in the courtyard.

Increasing the setbacks of the west side of the building would help address the noise as well as help address privacy issues.

Privacy

We would like to reiterate our **concerns about privacy issues** inherent to a 5-story building that will be significantly higher than all surrounding buildings, including those that are being replaced by the project which are only 1-2 stories with greater setbacks.

Fixed louver screens and window casings are two ways to help address this issue and would also contribute to a more neighborhood friendly design aesthetic than the stark industrial one currently being proposed. Please see the separate letter titled "*3030 Telegraph Project: Design Ideas and Recommendations*" for further details on feedback and suggestions.

We appreciate you taking our concerns into consideration as you review this project.

Sincerely,

Julien and Stephanie Phalip

2326 Webster St, Berkeley.