



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

2712 Telegraph Avenue

PRELIMINARY DESIGN REVIEW

Design Review #DRCP2022-0021 to demolish two existing non-residential structures and construct a 41,065 square-foot, six-story residential building containing 40 dwelling units and a commercial space.

I. Introduction

This six-story mixed use project is located on the West side of Telegraph Avenue between Derby and Ward in the C-C Commercial District.

The demolition permit is scheduled for a Landmarks Preservation Commission hearing on an upcoming meeting. The project will go before the Zoning Adjustments Board at a future hearing after that.

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 proposed project would demolish two two-story commercial structures to construct a 6-story mixed use building featuring:

- 40 dwelling units (16 two-bedroom units, 3 three-bedroom units, and 21 four-bedroom units) including 4 very low-income units (2 two-bedroom units and 2 four-bedroom units);

- 590 square feet of commercial space on the ground floor fronting on Telegraph Avenue;
- Ground floor garage with 2 vehicular spaces and bike storage room with space for 42 bicycles;
- Residential lobby, including mail/ package area and lounge overlooking Telegraph;
- Accessible roof deck with 1,245 square feet of open space; and
- 3 new short-term bicycle parking spaces.

III. Project Setting

A. Neighborhood/Area Description:

The subject property is located on the West side of Telegraph Avenue between Derby and Ward in the C-C Corridor Commercial District abutting an R-2 district to the West. Surrounding structures are primarily 2-story structures with residential and commercial uses. To the East, across Telegraph, is Willard Elementary School.

B. Site Conditions:

The site is approximately 93 feet wide and is a flat rectangular lot that is currently occupied by two two-story residential buildings with commercial uses. There are two curb cuts that will be removed and replaced by a single curb cut near the North end of the site on Telegraph.

Figure 1: Vicinity Map

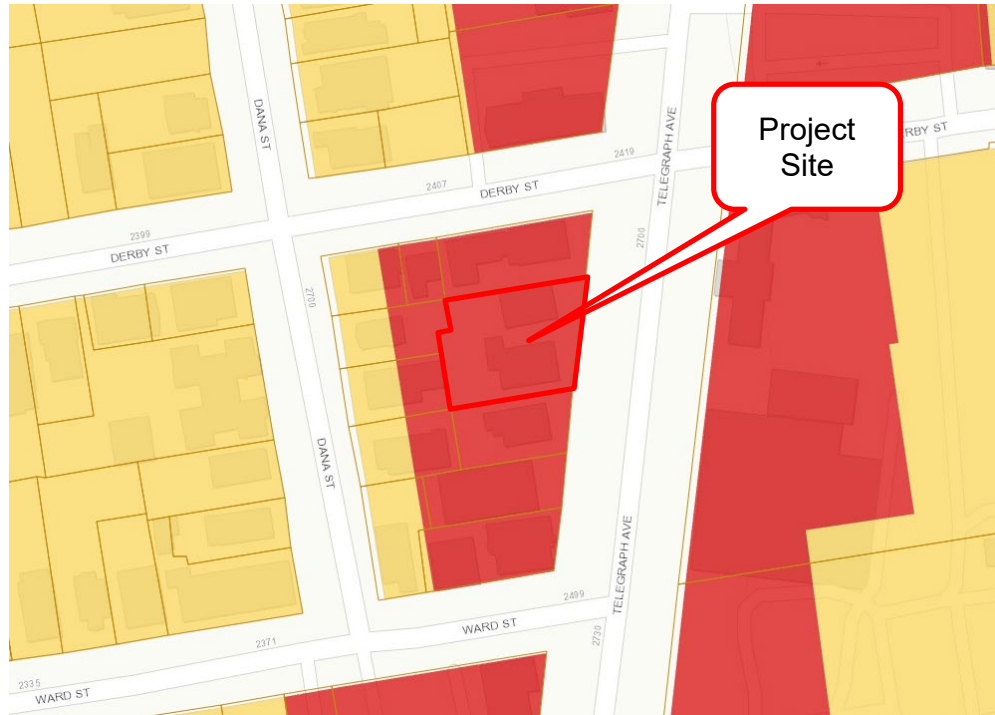


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Commercial	C-C	Avenue Commercial
Surrounding Properties	North			
	South			
	East			
West	Single- family dwelling units (two parcels)	Split: C-C and R-2	Avenue Commercial and Medium Density Residential	

Table 2: Development Standards

Standard BMC Sections 23.204.050		Existing	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		9,273	No change	N/A
Gross Floor Area (sq. ft.)		5,606	41,065	N/A
Floor Area Ratio		1.4	4.4	3 max
Dwelling Units	Total	0	40	N/A
	Affordable	0	4	4 min
Building Height	Maximum (ft.)	36'	69'-9 1/2"	40 max
	Stories	2	6	4 max
Building Setbacks (ft.)	Front	15'4"	0	No min
	Rear	15'5"	8'-4"	10 min
	Left Side	8'-7"	5'-6"	5 min
	Right Side	2'-2"	10'	min
Lot Coverage (%)		33	73	100 max
Usable Open Space (sq. ft.)		N/A	2,277	8,000 min
Parking	Automobile	0	2	0
	Bicycle	0	46	46 min
<p>■ = Waiver or Concession requested to modify the district standard Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent</p>				

IV. Project Description

A. Requested Use Permits

- **Use Permit** to demolish one non-residential building, under Berkeley Municipal Code (BMC) Section 23.326.070;
- **Use Permit** to establish a mixed-use residential building, under BMC Section 23.204.020;
- **Use Permit** to establish a residential use, under BMC Section 23.204.020
- **Use Permit** to create over 5,000 square feet of new floor area, under BMC Section 23.204.030(A);
- **Use Permit** to establish a mixed- use project with a height of 50 feet and four stories;
- **Administrative Use Permit** for projections above the height limit, under BMC Section 23.304.050(A).

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 allow for a reduction in open space to 2,277 square feet, where 8,000 square feet is required under BMC Section 23.204.050(D)(1)
- **Waiver** to increase the building height to 69 feet -9 ½ inches where the requirement is 50' under BMC Section 23.204.050(D)(1)
- **Waiver** to increase the number of stories to 6 where the maximum is four under BMC Section 23.204.050(D)(1)
- **Waiver** to increase the FAR to 4.44, where the maximum is 3 under BMC Section 23.204.050(D)(1)
- **Waiver** to reduce the rear setback to 10 feet where the requirement is 8 feet – 4 inches, 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. Neighboring parcels are occupied by two-story commercial structures that have been converted from single family homes. The parcels to the West are zoned as R-2 residential and are predominantly two-story single family homes.

Massing/Building Design The six-story massing has its main frontage on Telegraph Avenue. The design features six bays on the East side that step out with the angled property line on Telegraph. The five residential floors are supported by a base that appears to be more recessed on Telegraph and back from the proposed bays.

Setbacks The project proposes a 9'-0" setback from the North property line, a 5'-7" setback from the South property line on the ground floor, but there are some step outs on upper floors closer to those property lines. An 8'-4" setback is proposed at the West property line.

Encroachments The east façade proposes bays that would encroach over the public right of way. Ground floor canopies over the garage, lobby entrance, and commercial space would also encroach over the public right of way. Applicant will work with Public Works for approval of an Encroachment permit for these elements.

Bay Design Staff asks that the DRC discuss the proposed bay design on the east elevation facing Telegraph and give direction on window proportions and detailing for when this project returns at Final Design Review.

Ground Floor Design The project is oriented towards the East with the main lobby opening out to Telegraph Avenue. A garage with spaces for two vehicles is proposed at the North end of the building with a gated bike storage space provided at the West end of the garage. The lobby runs down the center of the floor and is connected to ground floor units at the West. A lounge is proposed adjacent to the lobby to the North with a commercial space proposed at the Southeast corner. The trash room is located directly adjacent to the commercial space and accessed via a corridor connecting to the main lobby.

Landscape/ Open Space An accessible deck is proposed at the roof level. The design proposes an outdoor seating area in the North setback that is accessed via

the bike storage area in the garage. Landscaping is proposed at the ground floor in front of the commercial space and at the lobby entrance.

Colors and Materials The project proposes siding in a gradient of finishes that are arranged in a “skyline” motif with darker colors closer to the ground and light colors higher on the building.

B. Issues for Discussion:

- Neighborhood Context
- Building Design
- Bay Design
- Ground floor Design
- Open Space

VII. Recommendation

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

Attachments:

1. Project Plans, received May 9, 2023
2. Applicant Statement, received May 9, 2023

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

2712 TELEGRAPH

2712 TELEGRAPH AVE
BERKELEY, CA

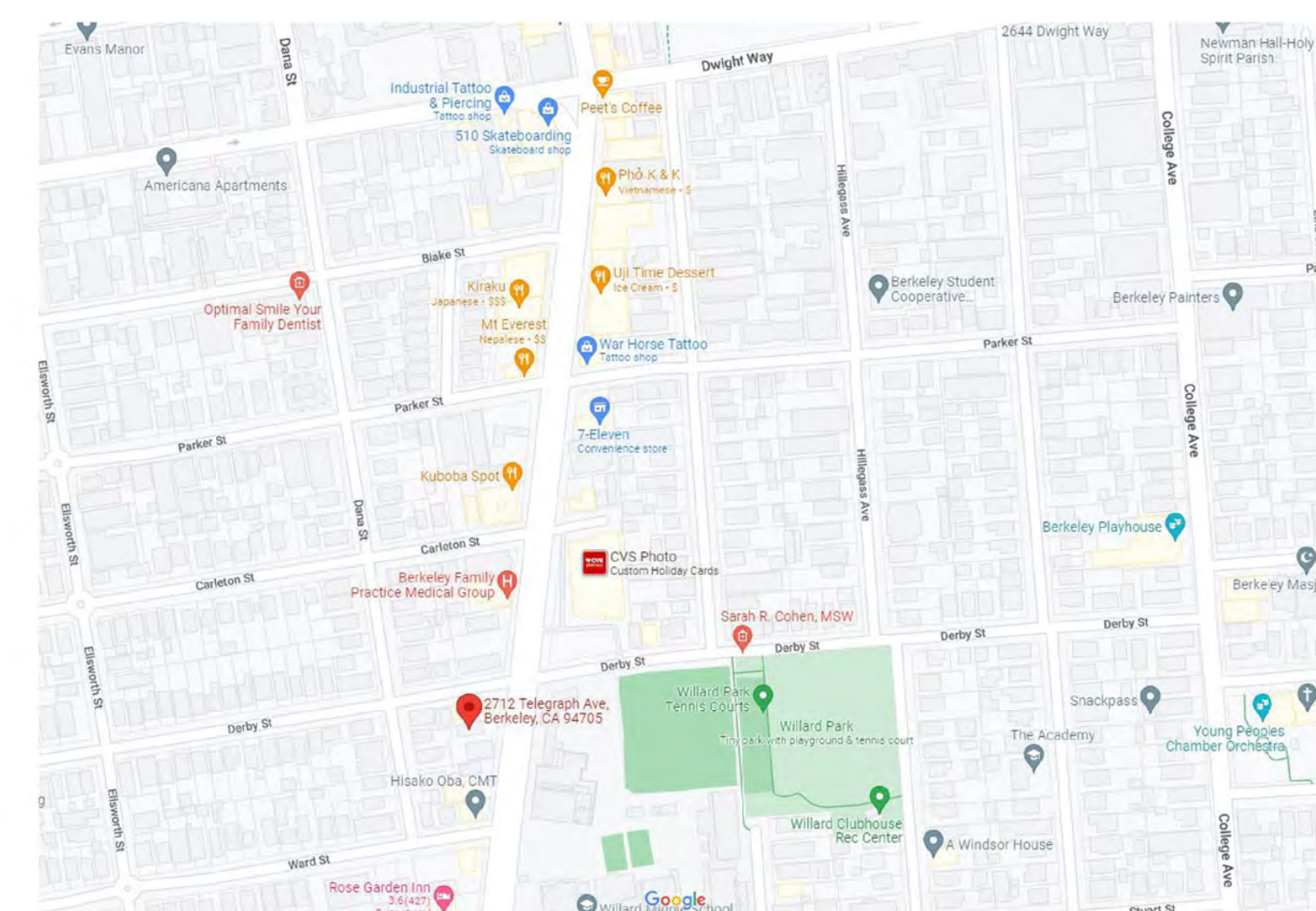
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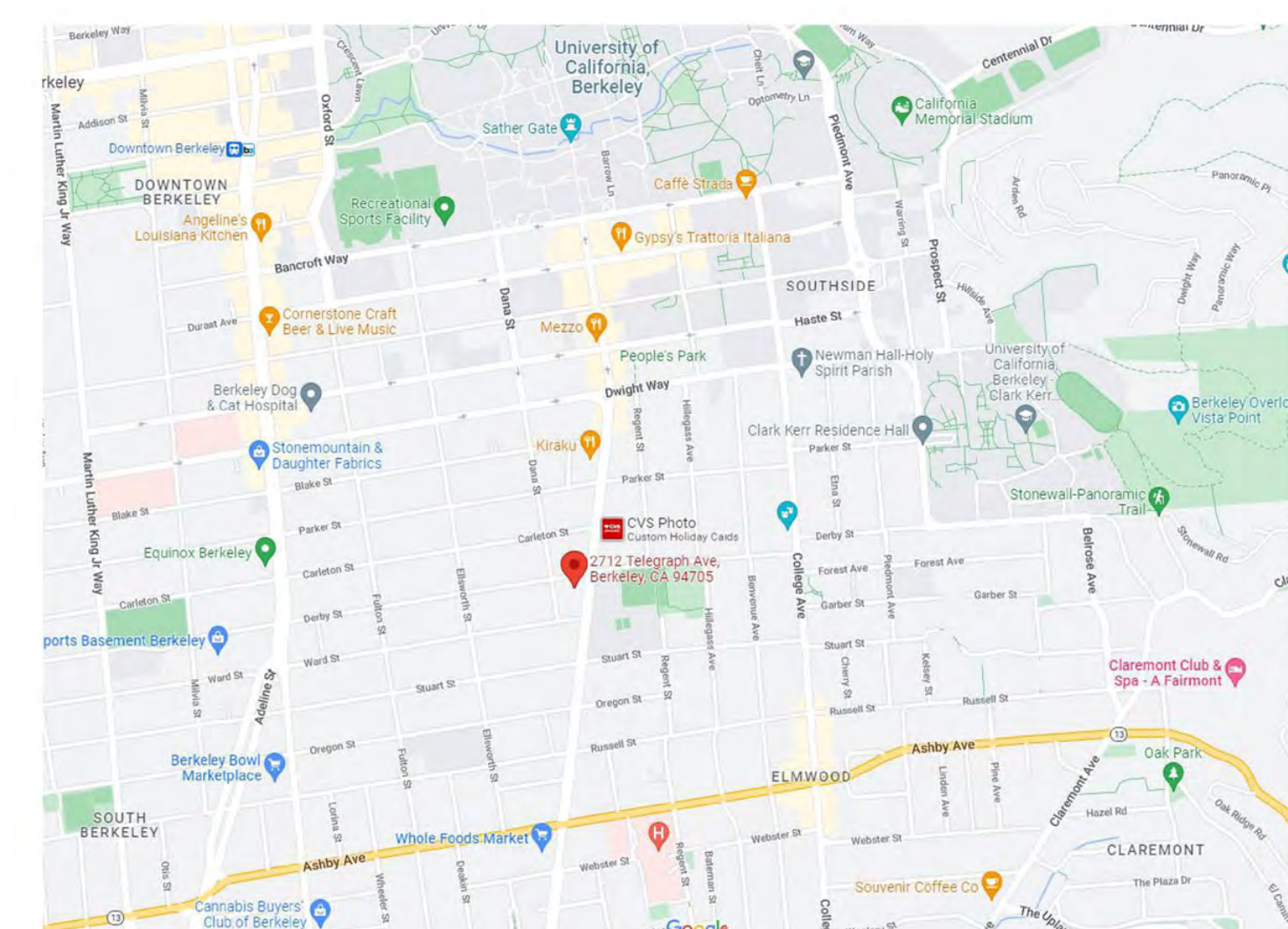
2712
TELEGRAPH

2712 TELEGRAPH AVE
BERKELEY, CA

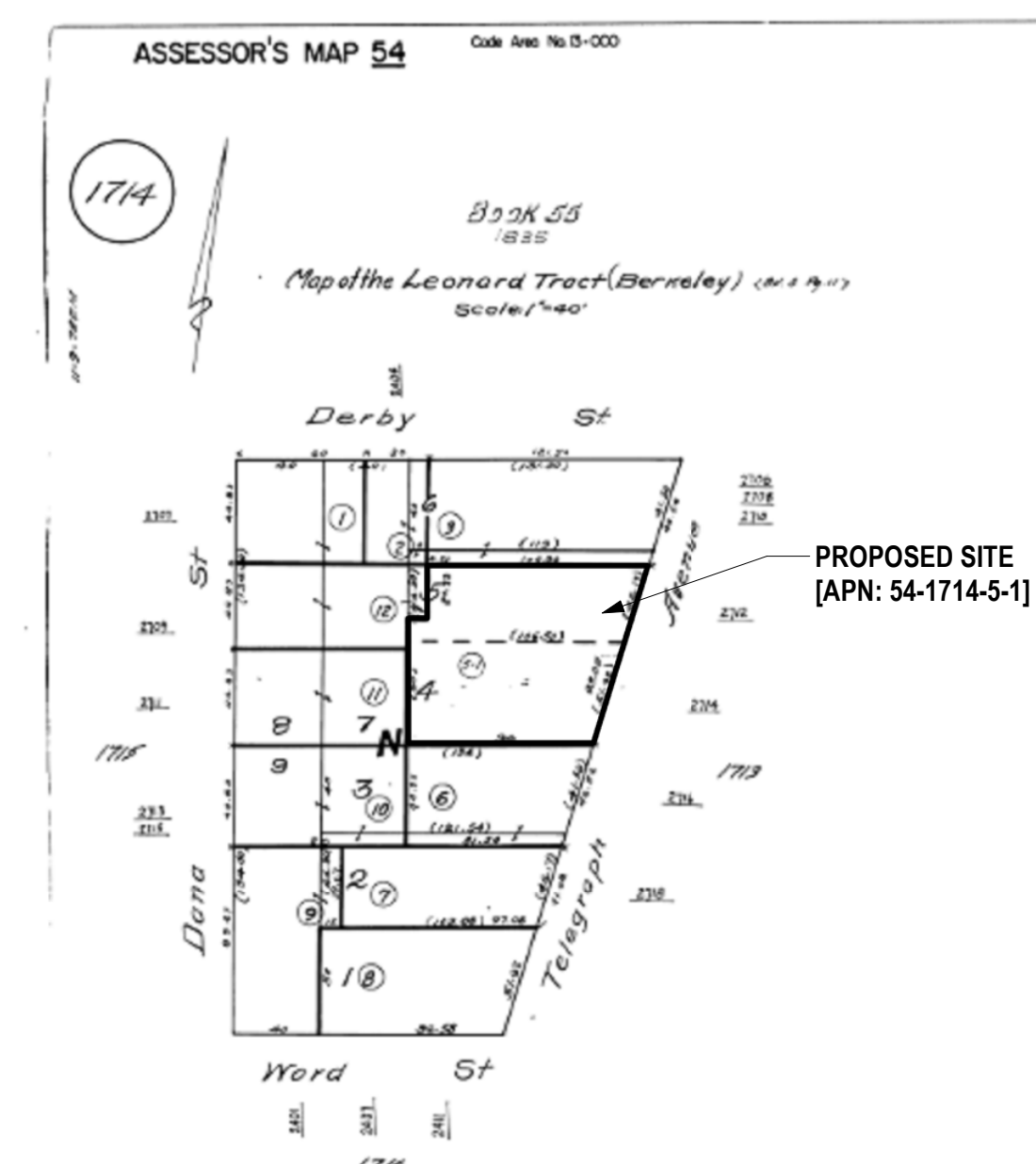
ENTITLEMENT
SET



5 LOCATION MAP
G000 NOT TO SCALE



4 VICINITY MAP
G000 NOT TO SCALE



3 PARCEL MAP
G000 NOT TO SCALE

ZONING TABULATION		NOTES
SITE INFORMATION		
ADDRESS	2712 TELEGRAPH AVE	
APN	054 171400501	
ZONING DISTRICT	C-C	
OVERLAY OR SPECIAL DISTRICT	NONE	
SEISMIC SAFETY		
ALQUIST-PRIOLO	NO	LIQUEFACTION NO
LANDSLIDE	NO	UNREINFORCED MASONRY NO
HISTORIC PRESERVATION		
LANDMARK	NO	STRUCTURE OF MERRIT NO
SEE HRE ATTACHED TO SUBMITTAL		
ENVIRONMENTAL SAFETY		
CREEK BUFFER	NO	FIRE ZONE 1
ENVIRONMENTAL MGMT	YES	FLOOD ZONE NO

PROJECT INFORMATION					NOTES
	EXISTING	BASE ZONING	PROPOSED W/ DENSITY BONUS	PERMITTED / REQUIRED	
BUILDING AND LOT					
LOT AREA (SF)	9,273	9,273	9,273	-	
BUILDING FOOTPRINT (SF)	3,054	6,903	7,668		
LOT COVERAGE	33%	74%	82%	100%	TABLE 23.204-8
BUILDING AREA & USE					
USE	COMMERCIAL	MIXED USE	MIXED USE		
GROSS BUILDING FLOOR AREA (SF)	5,606	27,972	41,065		1 REQUEST DENSITY BONUS WAIVER/MOD. TO REDUCE THE REQUIRED U.O.S. FROM 8,000 SF TO 2,277 SF
GROSS RESIDENTIAL AREA (SF)	0	27,676	40,475		
USABLE OPEN SPACE	-	5,600	2,277	200 SF/UNIT	2 TABLE 23.204-8 REQUEST DENSITY BONUS WAIVER/MOD. TO INCREASE THE FAR FROM 3.0 TO 4.4
FAR	1.95	3	4.4	3	
HEIGHT					
STORIES	2	3	4	3 (4 WITH ISSUANCE OF UP)	3 TABLE 23.304-8 REQUEST USE PERMIT TO INCREASE MIXD USE PROJECT MAX. HT FROM 40FT TO 50FT AND FROM 3 STORIES TO 4 STORIES IN BASE PROJECT
MAX HT	35 FT	50 FT	69'-9 1/2"	40 FT (50 FT WITH ISSUANCE OF UP)	4 REQUEST DENSITY BONUS WAIVER/MOD. TO INCREASE THE MAX. HT FROM 50FT TO 69'-9 1/2"
SETBACKS					
FRONT	15'-4"	0'-0"	0'-0"	NO MIN.	6 REQUEST DENSITY BONUS WAIVER/MOD. TO REDUCE THE REAR SETBACK FROM 10'-0" TO 8'-4"
SIDE (LEFT)	8'-7"	5'-0"	5'-7"	5'-0"	
SIDE (RIGHT)	2'-2"	5'-0"	9'-11"	5'-0"	
REAR	15'-5"	10'-0"	8'-4"	10'-0"	
PARKING					
CAR		2	2	0	NO MIN. PER AB 2097
BICYCLE					
SHORT TERM			3	2, OR 1 SPACE PER 40 BEDROOMS	TABLE 23.322-11
LONG TERM			42	1 SPACE PER 3 BEDROOMS	
COMMERCIAL			1	1 SPACE PER 2,000 SQ.FT	
TRASH & RECYCLING					
TRASH	-	(2) 2 YD BINS, (2) 96 GAL CART, (1) 64 GAL CART			
PAPER	-	(2) 2 YD BINS			
GLASS, METAL, & PLASTIC	-	(2) 96 GAL CARTS, (2) 64 GAL CARTS			
ORGANICS	-	(1) 2 YRAD BIN, (1) 96 GAL CAT, (1) 64 GAL CART			
PROPOSED FLOOR AREA WITH DENSITY BONUS					
	RESIDENTIAL	COMMERCIAL	TOTAL		
LEVEL 6	7,420		7,420		
LEVEL 5	7,420		7,420		
LEVEL 4	7,420		7,420		
LEVEL 3	7,420		7,420		
LEVEL 2	7,420		7,420		
GROUND LEVEL (EXCLUDES PARKING)	3,375	590	3,965		
TOTAL FLOOR AREA W/ DENSITY BONUS	40,475		41,065		
UNITS					
	2BD	3BD	4BD	TOTAL UNITS	
LEVEL 6	2	1	4	7	
LEVEL 5	2	1	4	7	
LEVEL 4	4	0	4	8	
LEVEL 3	4	0	4	8	
LEVEL 2	4	0	4	8	
LEVEL 1		1	1	2	
TOTAL	16	3	21	40	
% OF TOTAL	40%	8%	53%		
TOTAL BEDS	32	9	84	125	
VLU UNITS	2	0	2	4	

APPLICABLE BUILDING CODE REGULATIONS

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA FIRE CODE (CFC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA ENERGY CODE (CBEES)
- 2019 CALGREEN

WHEN APPLICABLE FOR DEFERRED SUBMITTALS:
SPRINKLER SYSTEM: NFPA 13
FIRE ALARM SYSTEM: NFPA 72

GRAPHIC SYMBOLS
NOT TO SCALE

PROJECT NORTH NORTH ARROW

TRUE NORTH

DATUM REFERENCE: ELEVATION, WORK, OR CONTROL

ELEVATION CHANGE: CEILING OR FLOOR LEVEL

REVISION CLOUD DIMENSION TO FACE OF STUD, UNO

FINISH REFERENCE DIMENSION TO CENTERLINE

ALIGN FACE OF FINISH DIMENSION TO FACE OF FINISH

VIEW NO. ON SHEET VIEW REFERENCE

SHEET NO.

SECTION REFERENCE

ELEVATION REFERENCE

INTERIOR ELEVATION REFERENCE

ENLARGED PLAN / DETAIL REFERENCE

ARCHITECT:
STUDIO KDA
1810 6TH ST.
BERKELEY, CA 94710
TEL: (510) 841-3555
FAX: (510) 841-1225

OWNER:
2712 TELEGRAPH AVE LLC
2539 TELEGRAPH AVE
BERKELEY, CA 94704
TEL: (415) 701-7006

CIVIL:
BKF ENGINEERS
1646 N. CALIFORNIA BLVD, SUITE 400
WALNUT CREEK, CA 94596
TEL: (925) 940-2202

LANDSCAPE ARCHITECT:
GARDEN ARCHITECTURE
931 PARDEE STREET
BERKELEY, CA 94710
TEL: (510) 525-9517

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MELINDA THOMAS,
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TERESA KENNEDY
teresa@gardenarchitecture.com

2 PROJECT TEAM
G000 NOT TO SCALE

KEN01 - ENTITLEMENT SET - 05/01/23

SHEET LIST					
SHEET #	SHEET NAME	PERMIT SUB. 12/20/22	RESUBMIT 02/13/23	RESUBMIT 03/24/23	RESUBMIT 05/01/23
GENERAL					
G000	PROJECT INFORMATION	*	*	*	*
G001	SITE PHOTOS	*	*	*	*
G002	STREET STRIP ELEVATION	*	*	*	*
G003	PHOTO SIMULATION	*	*	*	*
G006	SHADOW STUDIES - DEC 21	*	*	*	*
G007	SHADOW STUDIES - JUNE 21	*	*	*	*
G009	USABLE OPEN SPACE	*	*	*	*
G010	LOT COVERAGE DIAGRAM	*	*	*	*
G011	DENSITY BONUS PLANS - BASE PROJECT	*	*	*	*
G012	DENSITY BONUS PLANS - PROPOSED PROJECT	*	*	*	*
SURVEY					
S-001	SURVEY	*	*	*	*
CIVIL					
C100	EXISTING CONDITIONS PLAN	*	*	*	*
C200	GRADING AND DRAINAGE PLAN	*	*	*	*
C300	STORMWATER MANAGEMENT PLAN	*	*	*	*
LANDSCAPE					
L1.0	LANDSCAPE PLAN GROUND	*	*	*	*
L1.1	LANDSCAPE PLAN ROOF DECK	*	*	*	*
L1.2	PLANTING NOTES AND DETAILS	*	*	*	*
L1.3	PLANTING NOTES AND DETAILS	*	*	*	*
L1.4	MMWLO CHECKLIST CALCS	*	*	*	*
ARCHITECTURAL					
AD100	EXISTING SITE PLAN	*	*	*	*
ARCHITECTURAL					
A100	SITE PLAN	*	*	*	*
A101	GROUND FLOOR PLAN	*	*	*	*
A102	TYPICAL FLOOR PLAN (2-4)	*	*	*	*
A103	5TH-6TH FLOOR PLANS	*	*	*	*
A104	ROOF PLAN	*	*	*	*
A200	ELEVATIONS	*	*	*	*
A201	ELEVATIONS	*	*	*	*
A300	BUILDING SECTIONS	*	*	*	*

1 PROJECT DESCRIPTION
G000 NOT TO SCALE

PROJECT ISSUE RECORD:
1 02/12/23 ZONING COMMENTS RESPONSE #1
2 03/21/23 ZONING COMMENTS RESPONSE #2
3 05/08/23 ZONING COMMENTS RESPONSE #3

PROJECT #: KEN01
ISSUE DATE: 12/09/22

PROJECT INFORMATION

DEMOLITION OF TWO EXISTING TWO-STORY COMMERCIAL STRUCTURES & CONSTRUCTION, WITH THE STATE OF CALIFORNIA DENSITY BONUS, OF A NEW 6-STORY RESIDENTIAL BUILDING, WITH 40 RESIDENTIAL UNITS, A GROUND LEVEL LOBBY, AND 2 PROPOSED PARKING SPACES

G000

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**2712
 TELEGRAPH**

2712 TELEGRAPH AVE
 BERKELEY, CA

**ENTITLEMENT
 SET**



ZEN GARDEN MIDNIGHT BLUE
 ZEN GARDEN CHARCOAL
 ZEN GARDEN SLATE
 ZEN GARDEN MID GRAY
 SMOOTH MID GRAY

1 South View
 G003 1" = 1'-0"



3 Storefront
 G003 1" = 1'-0"



2 North View
 G003 1" = 1'-0"

PROJECT ISSUE RECORD:			
#	DATE	ZONING COMMENTS	RESPONSE #2
2	03/21/23		

PROJECT #: KEN01
 ISSUE DATE: 12/09/22
 PHOTO SIMULATION

G003



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**2712
 TELEGRAPH**

2712 TELEGRAPH AVE
 BERKELEY, CA

**ENTITLEMENT
 SET**

SETBACK REDUCTION REQUESTED VIA DENSITY BONUS WAIVER

USABLE OPEN SPACE

REQUIRED:
 40 PROPOSED UNITS (200 SF PER UNIT)
 200 SF x 40 UNITS = 8,000 SF
 40% LANDSCAPED of 8,000 SF = 3,200 SF REQ

**REQUESTING REDUCTION OF REQUIRED USABLE OPEN SPACE
 AND 40% REQUIRED LANDSCAPED AREA VIA DENSITY BONUS
 WAIVER**

PROPOSED:

AREA 1: ROOF DECK (1,245 SF)
 AREA 2: SIDE YARD (1,032 SF LANDSCAPED)
 TOTAL USABLE OPEN SPACE: 2,277 SF

USABLE OPEN SPACE

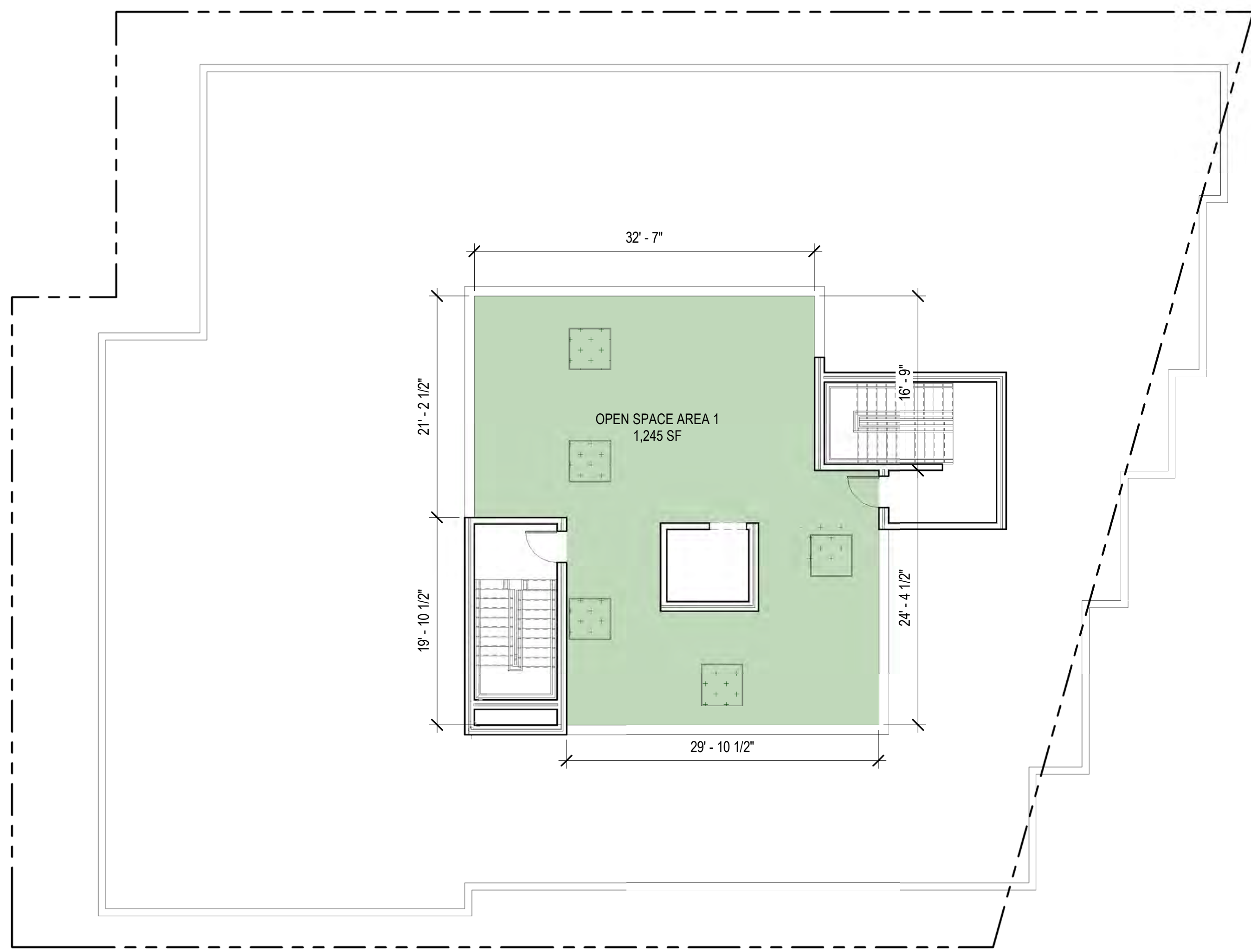
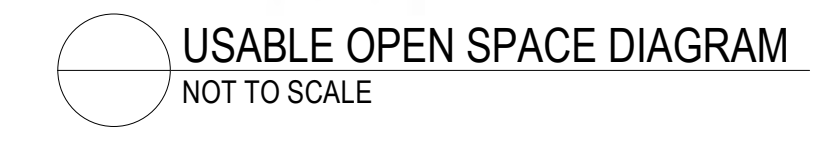
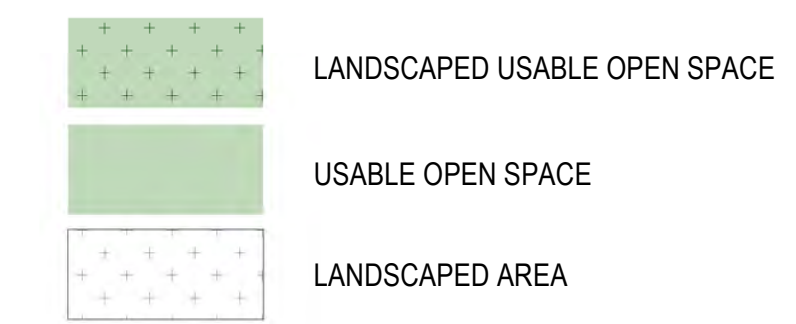
8,000 SF REQUIRED - 2,277 SF PROVIDED = **5,923 SF REDUCTION**

PROPOSED LANDSCAPED AREA:

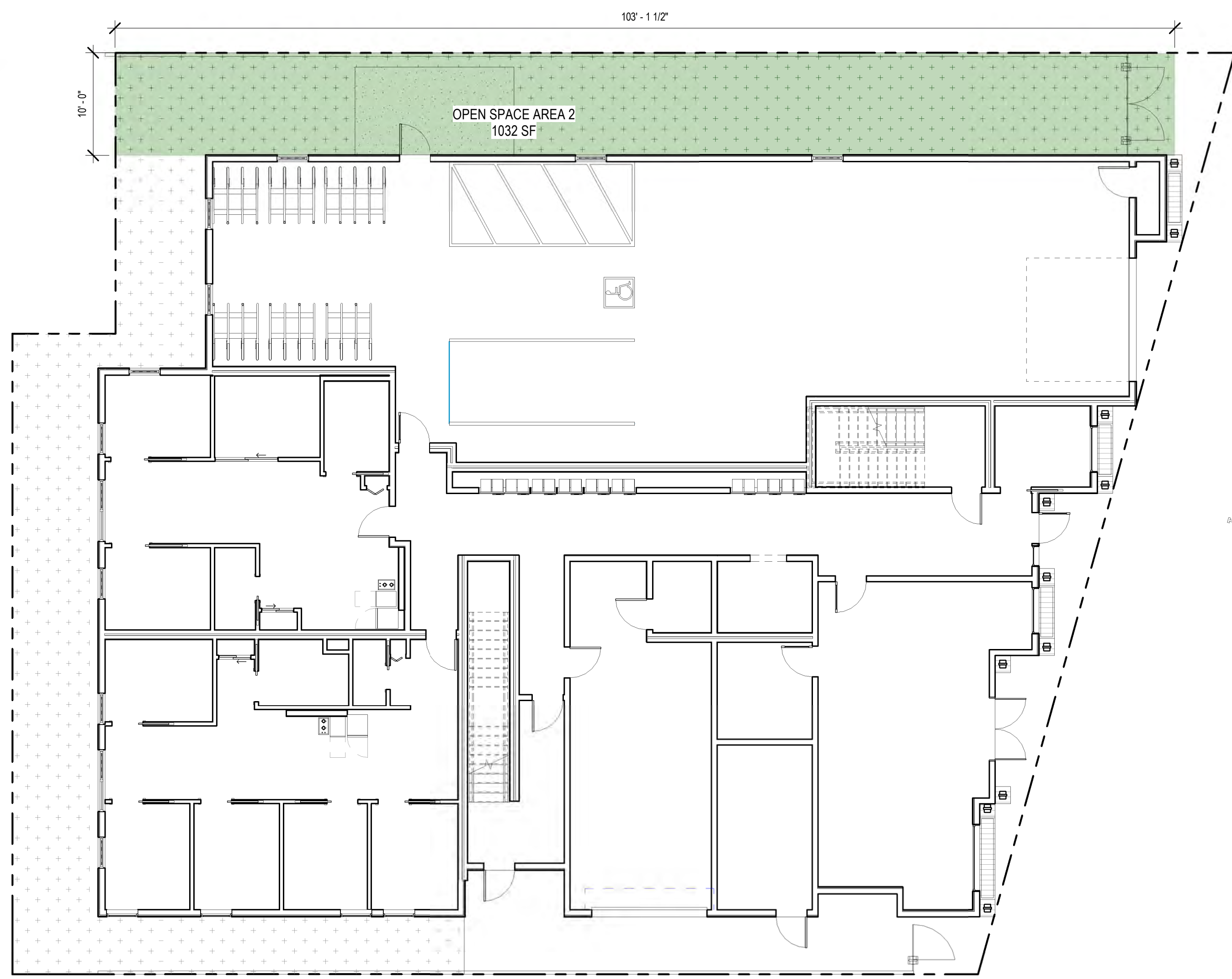
AREA 1: ROOF DECK (90 SF)
 AREA 2: SIDE YARD (898 SF)
 TOTAL LA AREA PROVIDED: 988 SF
 43% LANDSCAPED AREA

LANDSCAPED AREA

3,200 SF REQUIRED - 988 SF PROVIDED = **2,212 SF REDUCTION**



3 PROPOSED ROOF USABLE OPEN SPACE
 G009 1/8" = 1'-0"



1 PROPOSED GROUND FLOOR USABLE OPEN SPAE
 G009 1/8" = 1'-0"

PROJECT ISSUE RECORD:		
1	02/12/23	ZONING COMMENTS RESPONSE #1
2	03/21/23	ZONING COMMENTS RESPONSE #2

PROJECT #: KEN01
 ISSUE DATE: 07/11/17

USABLE OPEN SPACE

G009

TITLE REPORT
THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY CHICAGO TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 36200416-362-LE4-DP, EFFECTIVE DATE JANUARY 24, 2022 AT 7:30 A.M.

TITLE TO SAID ESTATE IS VESTED IN:
BERNARD SPIRO, A SINGLE MAN

THE ESTATE OR INTEREST IN THE LAND IS:
A FEE

LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BERKELEY, IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
COMMENCING AT A POINT ON THE WESTERN LINE OF TELEGRAPH AVENUE DISTANT THEREON 46.54 FEET SOUTHERLY FROM THE POINT OF INTERSECTION THEREOF WITH THE SOUTHERN LINE OF DERBY STREET; RUNNING THENCE SOUTHERLY ALONG SAID LINE OF TELEGRAPH AVENUE 46.54 FEET THENCE WESTERLY AND PARALLEL WITH DERBY STREET 106.46 FEET; THENCE NORTHERLY AND PARALLEL WITH DANA STREET 17.5 FEET; THENCE EASTERLY AND PARALLEL WITH DERBY STREET 10 FEET; THENCE NORTHERLY AND PARALLEL WITH DANA STREET 27.33 FEET; THENCE EASTERLY AND PARALLEL WITH DERBY STREET 108.92 FEET TO THE POINT OF COMMENCEMENT.

BEING A PORTION OF LOTS NUMBERED 4 AND 5, IN BLOCK LETTERED "N", MAP OF THE LEONARD TRACT, FILED SEPTEMBER 17, 1875, MAP BOOK 5, PAGE 11, ALAMEDA COUNTY RECORDS.

PARCEL TWO:
BEGINNING AT A POINT ON THE WESTERN LINE OF TELEGRAPH AVENUE DISTANT THEREON SOUTHERLY 93.08 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE SOUTHERN LINE OF DERBY STREET; RUNNING THENCE WESTERLY PARALLEL WITH DERBY STREET 106.46 FEET; THENCE AT RIGHT ANGLES SOUTHERLY 44.83 FEET; THENCE AT RIGHT ANGLES EASTERLY 94 FEET TO THE WESTERN LINE OF TELEGRAPH AVENUE; AND THENCE NORTHERLY ALONG SAID LAST NAMED LINE 46.54 FEET TO THE POINT OF BEGINNING.

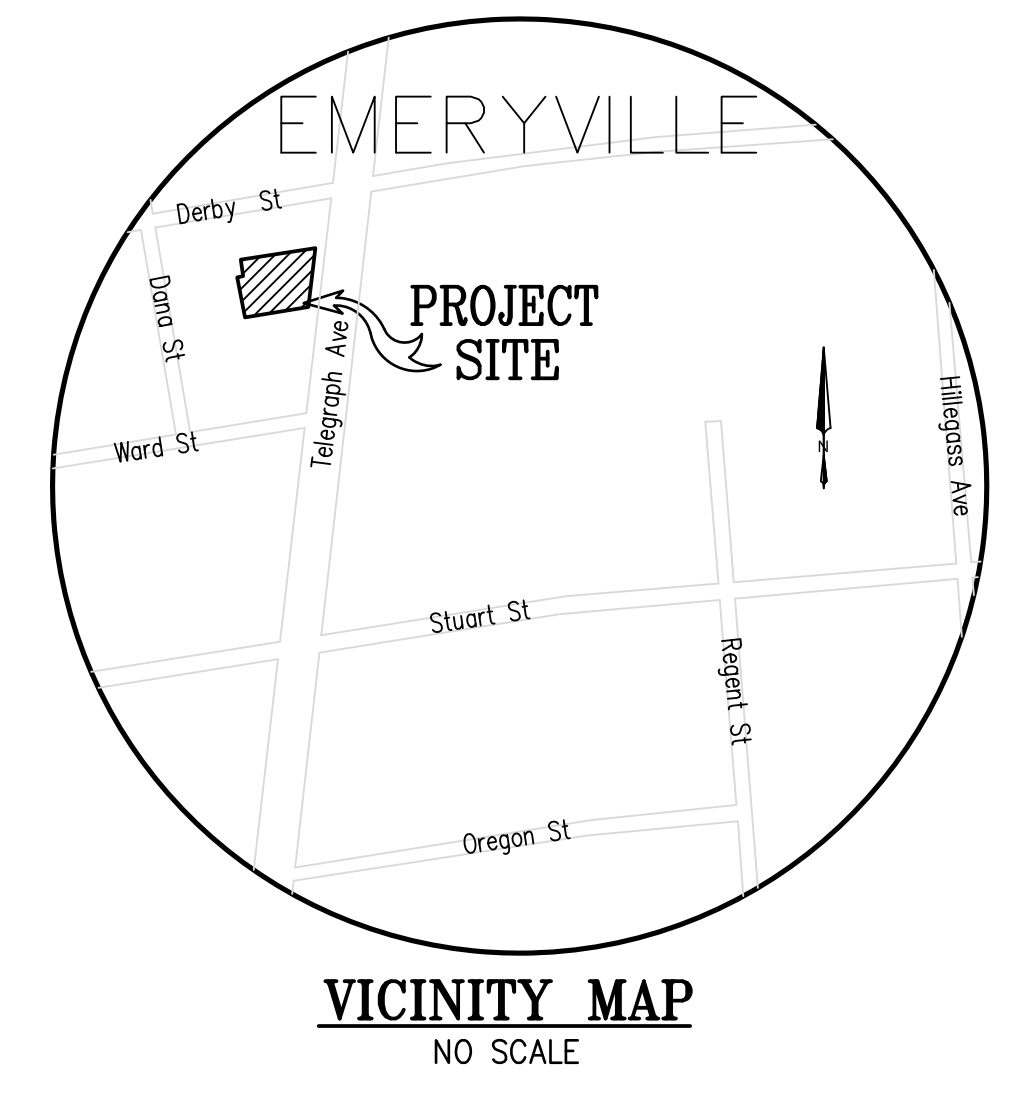
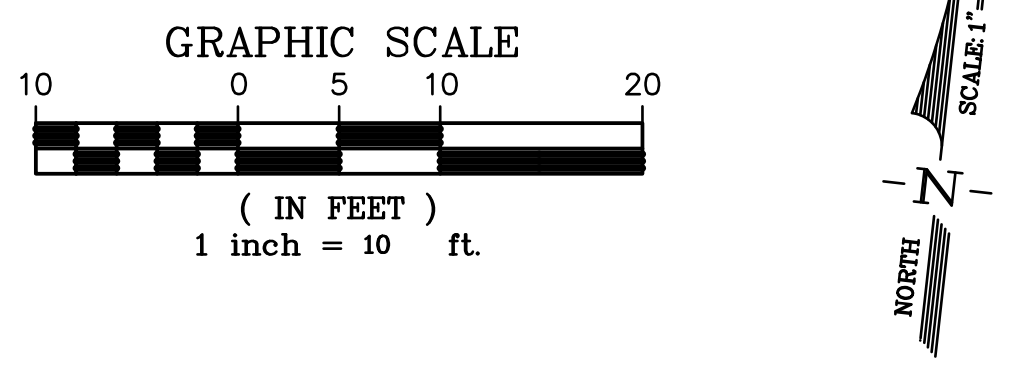
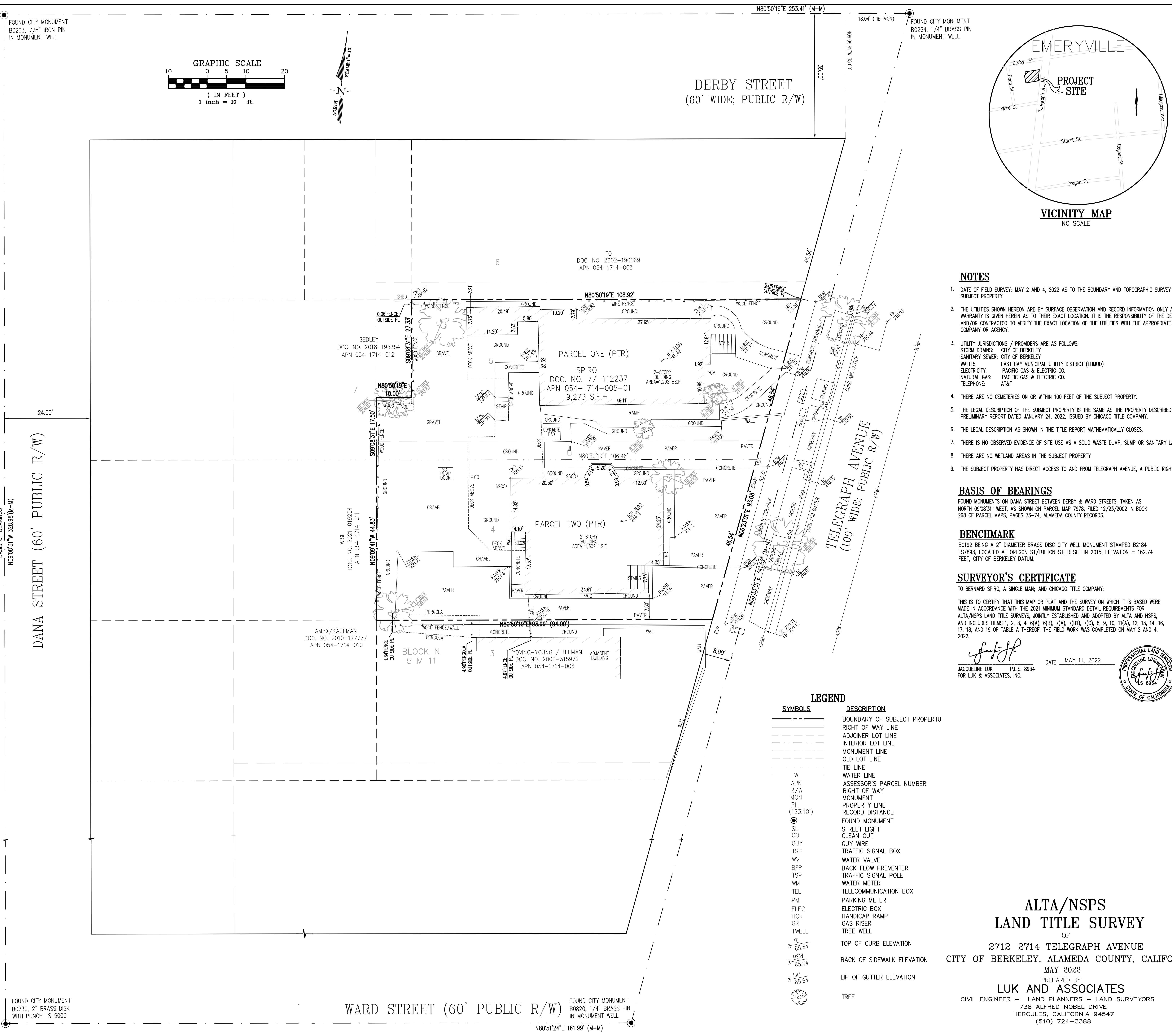
BEING A PORTION OF LOT 4 IN BLOCK "N" MAP OF THE LEONARD TRACT, FILED SEPTEMBER 17, 1875, MAP BOOK 5, PAGE 11, ALAMEDA COUNTY RECORDS.

APN: 054-1714-005-01

- EXCEPTIONS TO TITLE**
- THE LAND LIES WITHIN THE BOUNDARIES OF THE MELLO-ROOS COMMUNITY FACILITIES AS FOLLOWS, CPD NO. 2014-1, FOR COUNTY OF ALAMEDA CALIFORNIA HOME FINANCE AUTHORITY COMMUNITY FACILITIES DISTRICT (CLEAN ENERGY), DISCLOSED BY MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS IN MAP BOOK 18, PAGE 65, FILING DATE AUGUST 24, 2015, RECORDING DATE AUGUST 24, 2015, RECORDING NO. 2015235594, OF OFFICIAL RECORDS (EXC. 6 - NOT PLOTTABLE).
 - THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD) AS FOLLOWS, CPD NO. COMMUNITY FACILITIES DISTRICT NO. A/C-3, FOR EAST BAY REGIONAL PARK DISTRICT, DISCLOSED BY NOTICE OF SPECIAL TAX LIEN, RECORDING DATE JANUARY 31, 2019, RECORDING NO. 2019-15593, OFFICIAL RECORDS (EXC. 7 - NOT PLOTTABLE).
 - A PENDING ASSESSMENT FOR MELLO-ROOS COMMUNITY FACILITIES FOR CITY OF BERKELEY SPECIAL DISTRICT NO. 2008-1 (SUSTAINABLE ENERGY FINANCING DISTRICT) DISCLOSED BY MAP FILED JULY 31, 2009, BOOK 17 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 19, ALAMEDA COUNTY RECORDS (EXC. 8 - NOT PLOTTABLE).

- TABLE A NOTES**
- FOUND MONUMENTS ARE SHOWN ON THIS SHEET OF THE SURVEY.
 - THE STREET ADDRESS OF THE PROPERTY IS 2712-2714 TELEGRAPH AVENUE, BERKELEY, CA
 - FLOOD ZONE DESIGNATION: THE PREMISES ARE LOCATED IN ZONE "X" (NON-SHADED) DEFINED AS "AREAS OF MINIMAL FLOOD," PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06001000570, EFFECTIVE DATE: AUGUST 3, 2009.
 - THE TOTAL GROSS LAND AREA IS: 9,273 SQUARE FEET +/- OR 0.213 ACRES MORE OR LESS.
 - (A/B) ZONING REQUIREMENTS: PER THE CITY OF BERKELEY PLANNING AND ZONING DEPARTMENT, THE PROPERTY IS ZONED "C-C" DEFINED AS "CORRIDOR COMMERCIAL DISTRICT."
- REFERENCE FOR "C-C" ZONING IS MADE HERE TO THE CITY OF BERKELEY CODE, CHAPTER 23.004.050, REGARDING PROPERTY DEVELOPMENT STANDARDS, MINIMUM SETBACKS, BUILDING HEIGHT LIMITATION, AND PARKING REQUIREMENTS ARE AS FOLLOWS:

- SETBACKS
MINIMUM FRONT: 15 FEET
MINIMUM INTERIOR SIDE: 4 FEET
MINIMUM STREET SIDE: 6 FEET
MINIMUM REAR: 15 FEET
- MAXIMUM HEIGHT: 35 FEET AND 3 STORIES
- MINIMUM PARKING REQUIREMENTS: NONE REQUIRED
- (A/B1/C) EXTERIOR DIMENSIONS AND SQUARE FOOTAGE OF BUILDING AT GROUND LEVEL, AND NUMBER OF STORIES ARE SHOWN ON THIS OF THE SURVEY.
 - SUBSTANTIAL IMPROVEMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN.
 - THERE ARE NO PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
 - THERE ARE NO DIVISIONS OR PARTY WALLS LOCATED ON THE SUBJECT PROPERTY WITH RESPECT TO ADJOINING PROPERTIES.
 - (A) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE TOGETHER WITH EVIDENCE FROM PLAN OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT ARE SHOWN ON THIS SHEET.
 - GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS ARE SHOWN.
 - NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON THIS SHEET OF THE SURVEY.
 - DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON THIS SHEET OF THE SURVEY.
 - THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - THERE ARE NO OFFSITE EASEMENTS TO THE SUBJECT PROPERTY.
 - PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000 IS HELD BY THE SURVEYOR.



- NOTES**
- DATE OF FIELD SURVEY: MAY 2 AND 4, 2022 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
 - THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
 - UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAINS: CITY OF BERKELEY
SANITARY SEWER: CITY OF BERKELEY
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
TELEPHONE: AT&T
 - THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTY.
 - THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THE PRELIMINARY REPORT DATED JANUARY 24, 2022, ISSUED BY CHICAGO TITLE COMPANY.
 - THE LEGAL DESCRIPTION AS SHOWN IN THE TITLE REPORT MATHEMATICALLY CLOSES.
 - THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THERE ARE NO WETLAND AREAS IN THE SUBJECT PROPERTY
 - THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM TELEGRAPH AVENUE, A PUBLIC RIGHT OF WAY.

BASIS OF BEARINGS
FOUND MONUMENTS ON DANA STREET BETWEEN DERBY & WARD STREETS, TAKEN AS NORTH 09°08'31" WEST, AS SHOWN ON PARCEL MAP 7978, FILED 12/23/2002 IN BOOK 268 OF PARCEL MAPS, PAGES 73-74, ALAMEDA COUNTY RECORDS.

BENCHMARK
B0192 BEING A 2" DIAMETER BRASS DISC CITY WELL MONUMENT STAMPED B2184 L57893, LOCATED AT OREGON ST/PULTON ST, RESET IN 2015. ELEVATION = 162.74 FEET, CITY OF BERKELEY DATUM.

SURVEYOR'S CERTIFICATE
TO BERNARD SPIRO, A SINGLE MAN; AND CHICAGO TITLE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10, 11(A), 12, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 2 AND 4, 2022.

JACQUELINE LUK P.L.S. 8934
FOR LUK & ASSOCIATES, INC.
DATE MAY 11, 2022



LEGEND

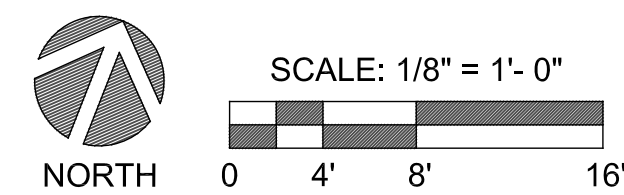
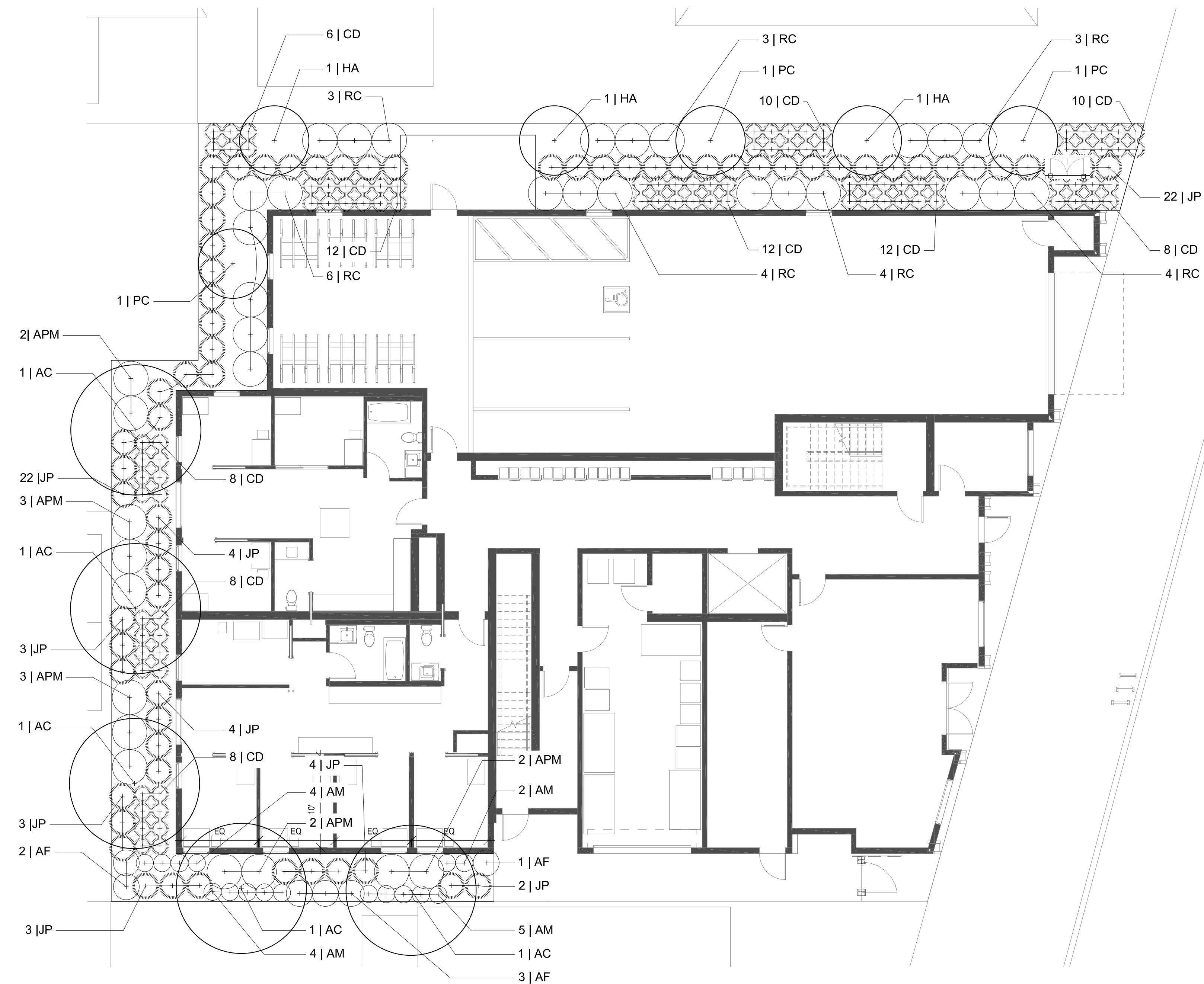
SYMBOLS	DESCRIPTION
---	BOUNDARY OF SUBJECT PROPERTY
---	RIGHT OF WAY LINE
---	ADJOINER LOT LINE
---	INTERIOR LOT LINE
---	MONUMENT LINE
---	OLD LOT LINE
---	THE LINE
W	WATER LINE
APN	ASSESSOR'S PARCEL NUMBER
R/W	RIGHT OF WAY
MON	MONUMENT
PL	PROPERTY LINE
(123.10')	RECORD DISTANCE
●	FOUND MONUMENT
SL	STREET LIGHT
CO	CLEAN OUT
GUY	GUY WIRE
TSB	TRAFFIC SIGNAL BOX
WV	WATER VALVE
BFP	BACK FLOW PREVENTER
TSP	TRAFFIC SIGNAL POLE
WM	WATER METER
TEL	TELECOMMUNICATION BOX
PM	PARKING METER
ELEC	ELECTRIC BOX
HCR	HANDICAP RAMP
GR	GAS RISER
TWELL	TREE WELL
TC	TOP OF CURB ELEVATION
BSW	BACK OF SIDEWALK ELEVATION
LIP	LIP OF GUTTER ELEVATION
TR	TREE

**ALTA/NSPS
LAND TITLE SURVEY**
OF
2712-2714 TELEGRAPH AVENUE
CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
MAY 2022
PREPARED BY
LUK AND ASSOCIATES
CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE
PRESCRIPTIVE COMPLIANCE OPTION TO THE MWEL0

TOTAL LANDSCAPE AREA: 1,863 SF
TOTAL LAWN AREA: 0 SF

TOTAL PLANTS WITH WUCOLS PLANT FACTOR <=0.3: (100%)



PLANT SCHEDULE

GROUND LEVEL								
SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QU	SIZE	HEIGHT X WIDTH	WATER USE	NATIVE
AC	AESCLULUS CALIFORNICA	CALIFORNIA BUCKEYE	TREE	5	15 GAL	15'X15'	L (0.3)	X
APM	ARCTOPSTAPHYLUS 'PACIFIC MIST'	PACIFIC MIST MANZANITA SHRUB	SHRUB	12	1 GAL	2'X6'	L (0.3)	X
AF	ASCLEPIAS FASCICULARIAS	MILKWEED	PERENNIAL	6	1 GAL	3'X3'	L (0.3)	X
JP	JUNCUS PATENS	CALIFORNIA RUSH	PERENNIAL	67	1 GAL	3'X3'	L (0.3)	X
AM	ACHILLEA MILLIFOLIUM 'WHITE'	YARROW	PERENNIAL	15	1 GAL	2'X2'	L (0.3)	X
HA	HETEROMELES ARBUTIFOLIA	TOYON	SHRUB	3	5 GAL	8'X8'	L (0.3)	X
PC	PHYSOCARPUS CAPITATUS	NINEBARK	SHRUB	3	5 GAL	8'X8'	L (0.3)	X
RC	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEE BERRY	SHRUB	24	5 GAL	4'X4'	L (0.3)	X
CD	CAREX DIVULSA	BERKELEY SEDGE	GRASS	94	1 GAL	2'X2'	L (0.3)	X
PERCENTAGE OF LOW WATER USE PLANTS (WUCOLS PLANT FACTOR 0.3)				100%				



REVISION:	DATE:

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND WET SIGNATURE ALONG WITH THE GOVERNING AGENCY'S REVIEW SEAL OF APPROVAL AND WET SIGNATURE. GARDEN ARCHITECTURE EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGN AND INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF GARDEN ARCHITECTURE.

Robert Trachtenberg
Robert Trachtenberg, Garden Architecture
C27 License # 713583

GARDEN ARCHITECTURE
Robert Trachtenberg | Lic. # 713583
831 Pardee Street | Berkeley, CA 94710
510-252-9317 | www.gardenarchitecture.biz

2712 TELEGRAPH AVE
BERKELEY, CA

LANDSCAPE PLAN
GROUND

SCALE: AS NOTED
DRAWN BY: TK
DATE: 02-14-23

SHEET
L1.0

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWEO

TOTAL LANDSCAPE AREA: 1,863 SF
 TOTAL LAWN AREA: 0 SF

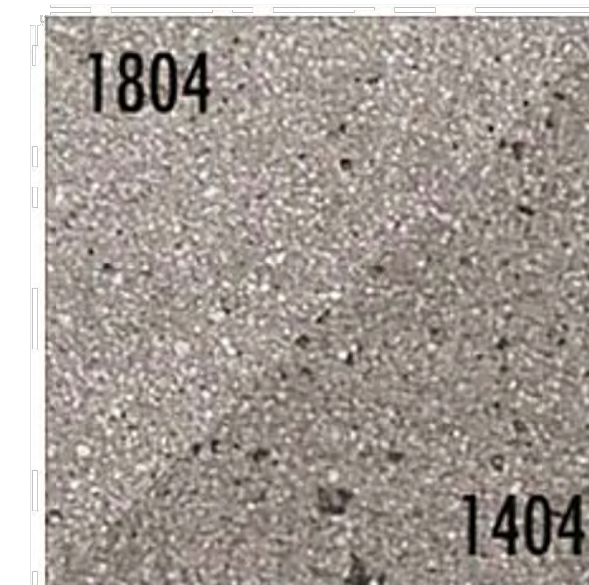
TOTAL PLANTS WITH WUCOLS PLANT FACTOR <=0.3: (100%)

PLANT SCHEDULE

ROOF DECK							
SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QU	SIZE	HEIGHT X WIDTH	WATER USE NATIVE
ABF	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	SUCCULENT	5	5 GAL	3'X3'	L (0.3)
LB	LOTUS BERTHELOTTI	PARROTS BEAK	PERENNIAL	20	1 GAL	12"X 3'	L (0.3)
PERCENTAGE OF LOW WATER USE PLANTS (WUCOLS PLANT FACTOR 0.3)				100%			



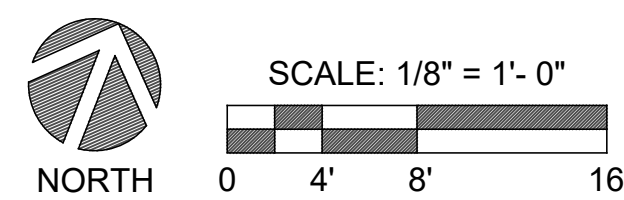
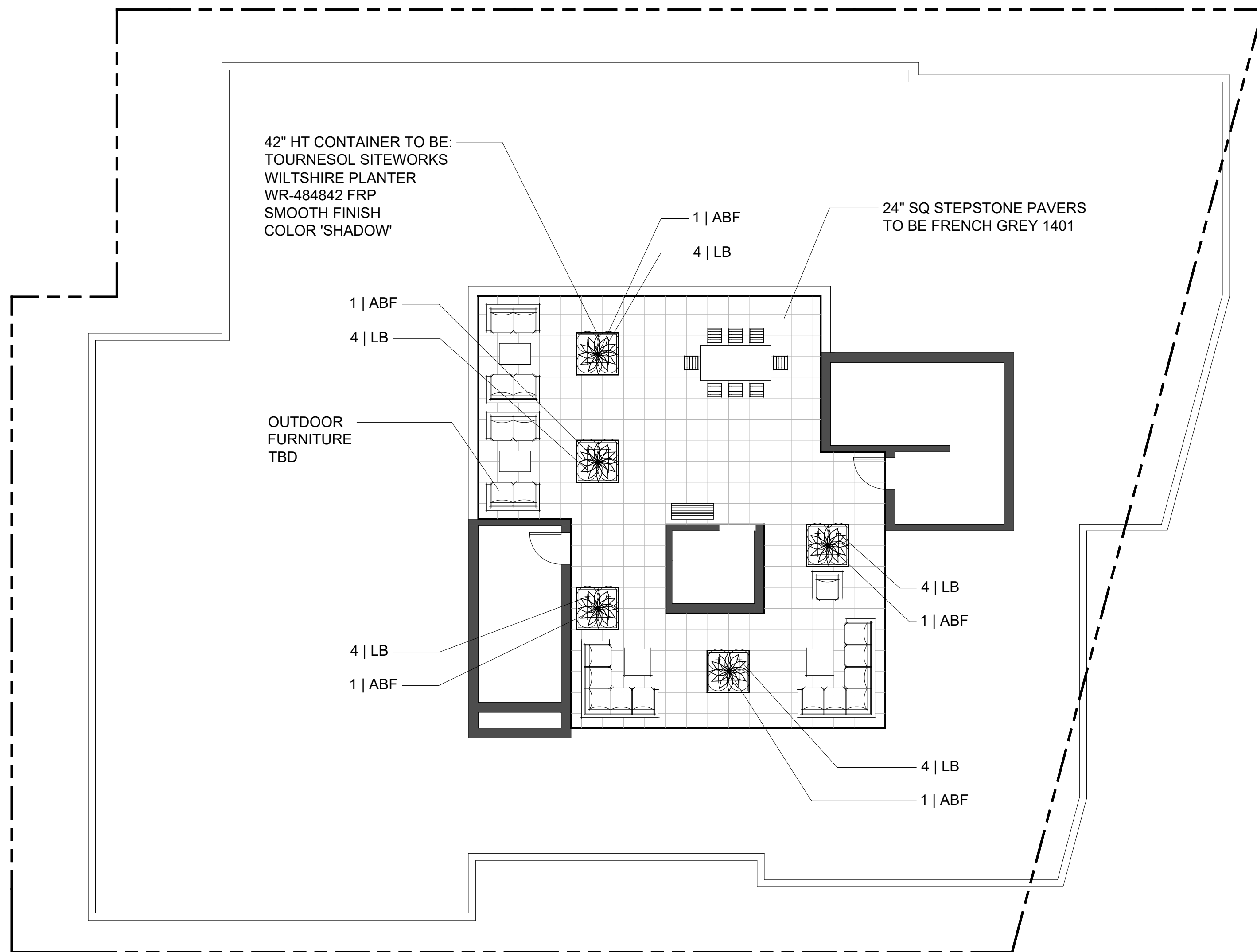
LANDSCAPE MATERIALS



Stepstone Paver French Grey
 Light Sandblast Finish 1404



Tournesol Wilshire Planters
 See plan for model numbers
 -Smooth finish
 -Color to be shadow



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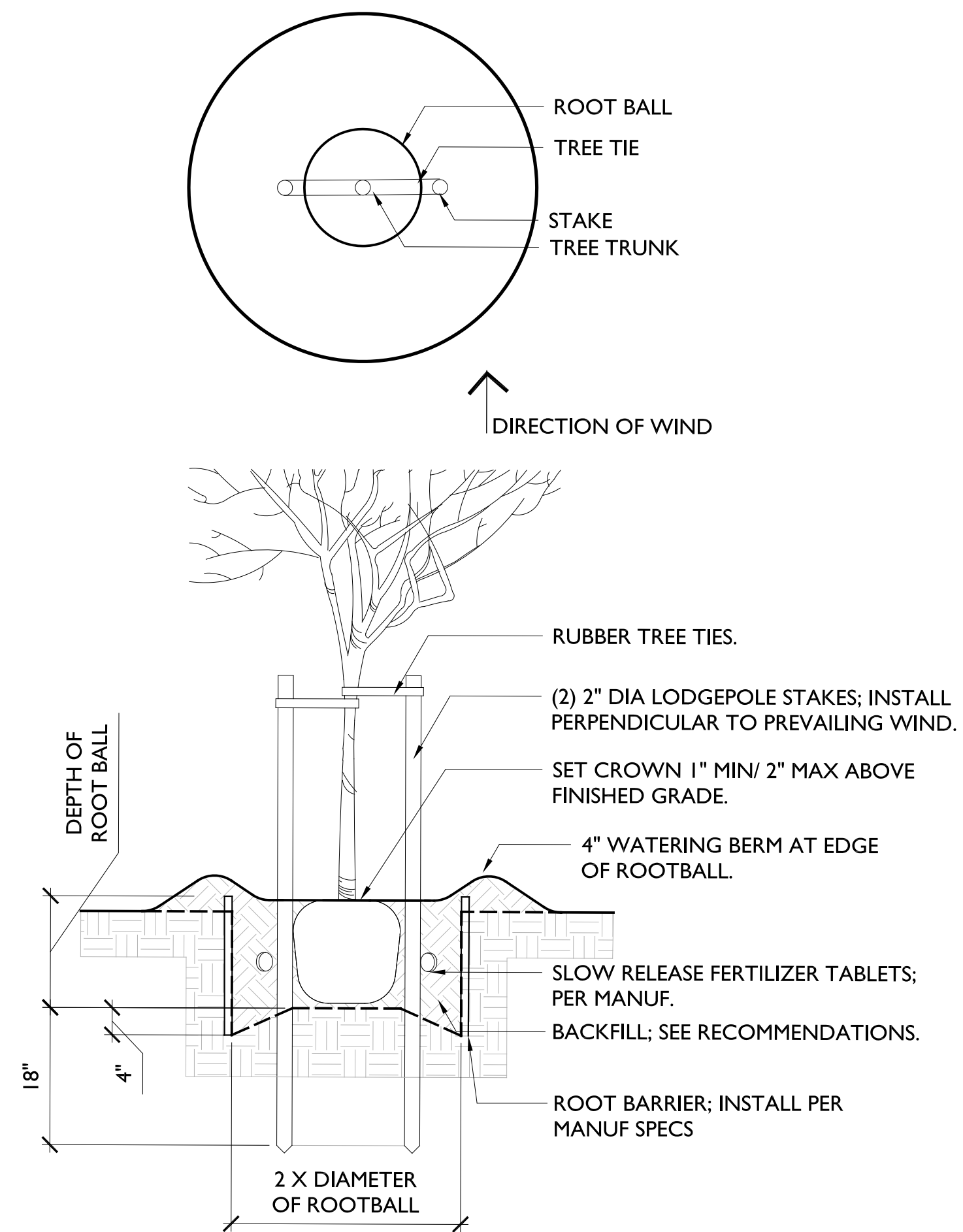
2712 TELEGRAPH AVE
 BERKELEY, CA

LANDSCAPE PLAN
 ROOF DECK

SCALE: AS NOTED
 DRAWN BY: TK
 DATE: 02-14-23

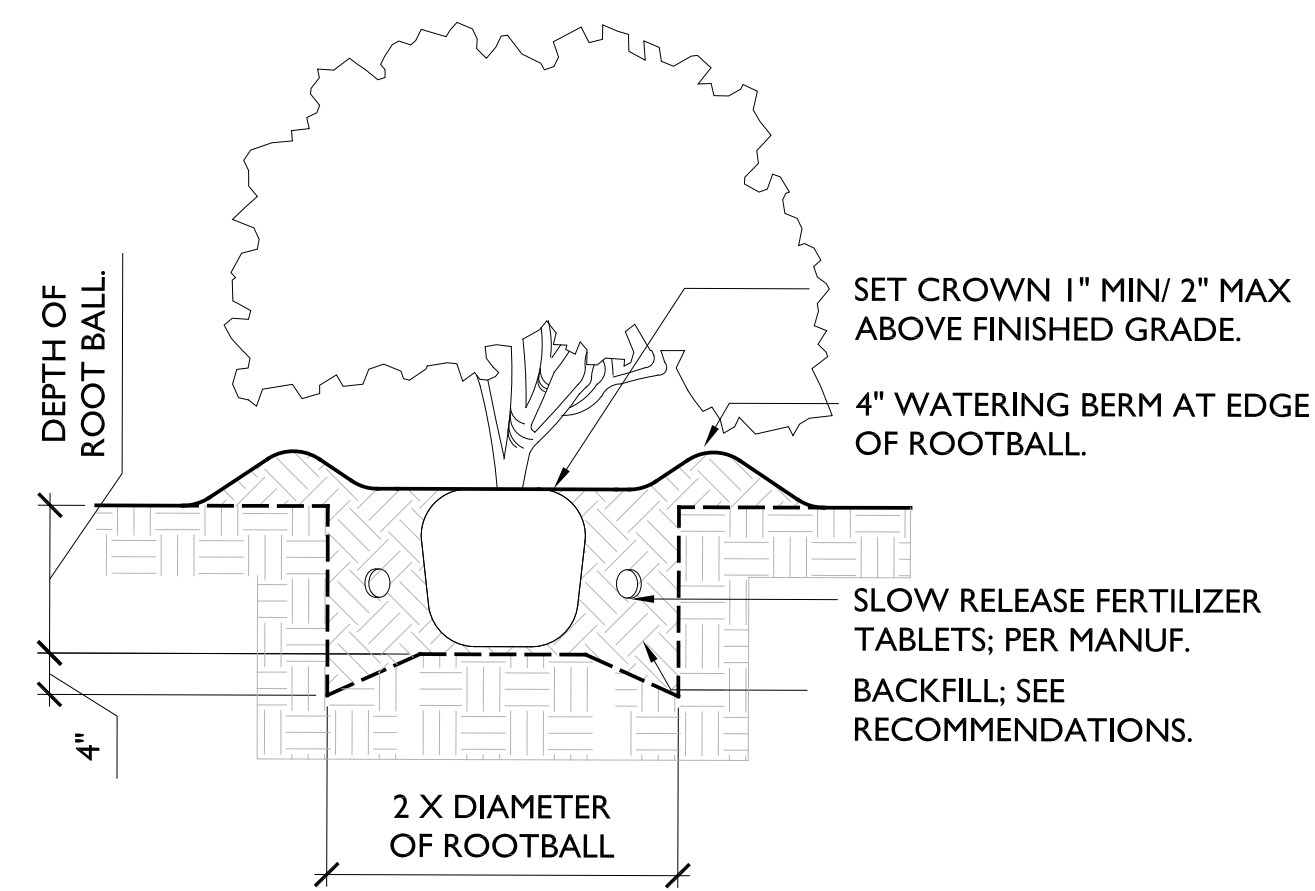
SHEET
L1.1

© GARDEN ARCHITECTURE 2012



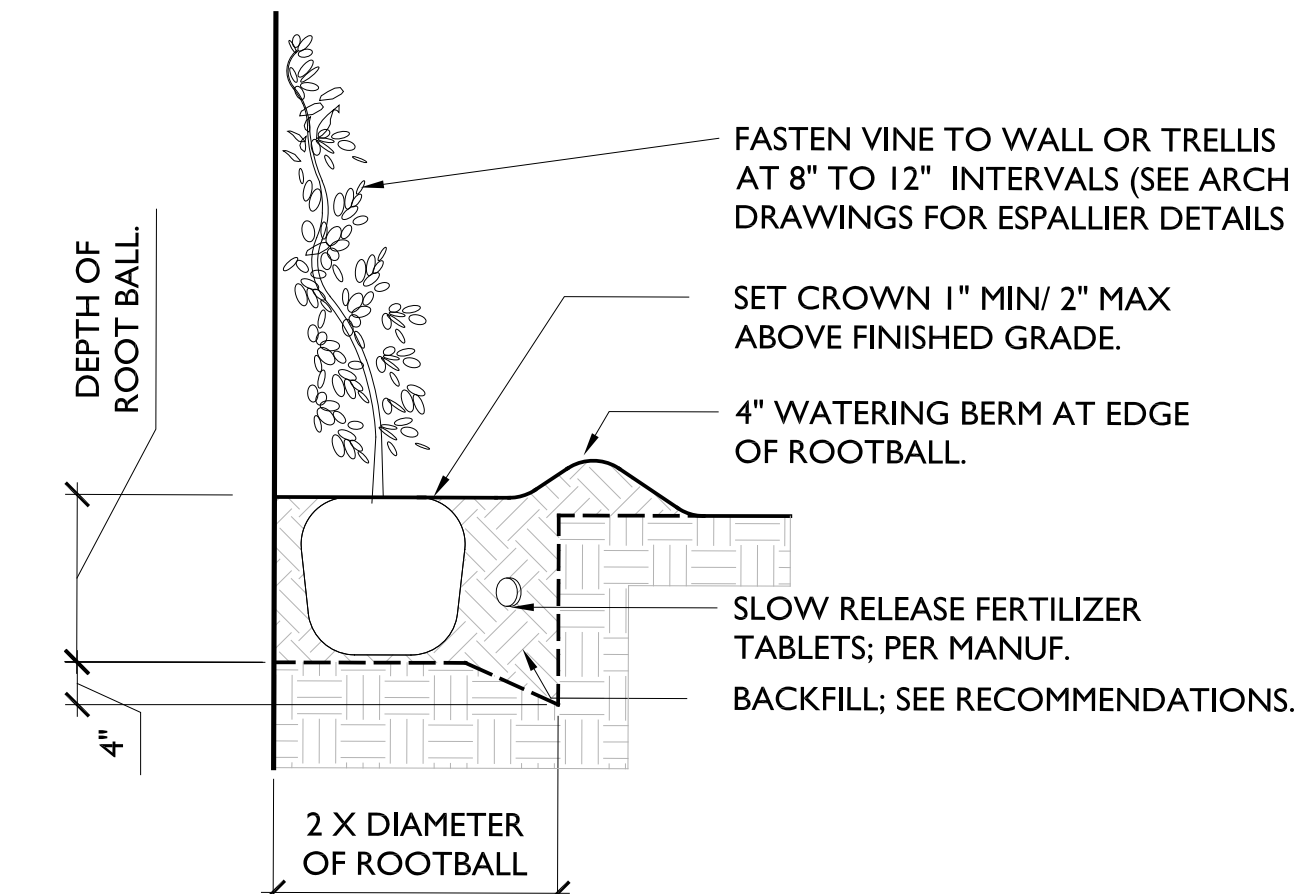
1

TREE PLANTING
 NO SCALE



2

SHRUB PLANTING
 NO SCALE



3

VINE PLANTING DETAIL
 NO SCALE

REVISION:	DATE:

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND WET SIGNATURE ALONG WITH THE GOVERNING AGENCY'S REVIEW SEAL OF APPROVAL AND WET SIGNATURE. GARDEN ARCHITECTURE EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGN AND INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF GARDEN ARCHITECTURE.

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2712 TELEGRAPH AVE
 BERKELEY, CA

PLANTING NOTES AND DETAILS

SCALE: AS NOTED
 DRAWN BY: TK
 DATE: 02-14-23

SHEET
L1.2





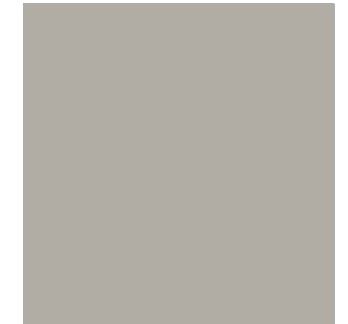

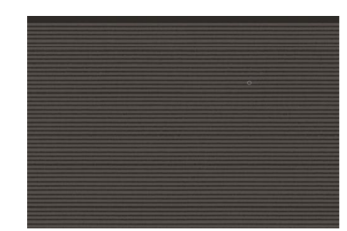


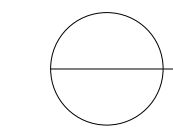
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2712
 TELEGRAPH

2712 TELEGRAPH AVE
 BERKELEY, CA

ENTITLEMENT
 SET

	C-01 CERACLAD - EIGHT REVEAL, MID GRAY		C-06 CERACLAD - URBAN CEDAR, GOLDEN BROWN		H-01 SHERWIN WILLIAMS - MORNING FOG	C-01 CERACLA - EIGHT REVEAL, MID GRAY
	C-02 CERACLAD - ZEN GARDE, SLATE		C-05 CERACLAD - BARNWOOD, MAHOGANY		H-02 SHERWIN WILLIAMS - SERIOUS GRAY	C-02 CERACLA - ZEN GARDEN, SLATE
	C-04 CERACLAD - ZEN GARDE, MIDNIGHT BLUE				H-03 SHERWIN WILLIAMS - GIBRALTAR	C-03 CERACLA - ZEN GARDEN, CHARCOAL
	C-03 CERACLAD - ZEN GARDE, CHARCOAL					C-04 CERACLA - ZEN GARDEN, MIDNIGHT BLUE
						C-05 CERACLA - BARNWOOD, MAHOGANY
						C-06 CERACLA - URBAN CEDAR, GOLDEN BROWN
						H-01 CEMENT SIDING, HARDIE PANEL, COLOR: SW 7015 REPOSE GRAY
						H-02 CEMENT SIDING, HARDIE PANEL, COLOR: SW 7017 DORIAN GRAY
						H-03 CEMENT SIDING, HARDIE PANEL, COLOR: SW 7048 URBANE BRONZE
						M-01 PAINTED BLACK ALUMINUM
						F-01 FIRECLAY TILE - CLOVER

 MATERIAL KEY
 1/2" = 1'-0"

3 MATERIAL BOARD
 A200 1/4" = 1'-0"



2 WEST ELEVATION
 A201 1/8" = 1'-0"



1 NORTH ELEVATION
 A201 1/8" = 1'-0"

PROJECT ISSUE RECORD:			
1	02/12/23	ZONING COMMENTS	RESPONSE #1
2	03/21/23	ZONING COMMENTS	RESPONSE #2

PROJECT #: KEND1
 ISSUE DATE: 12/12/22

ELEVATIONS

A201

**Multi-Family Development:
2712 Telegraph Ave
Applicant Statement
May 09, 2023**

Project Overview

Studio KDA (SKDA) is pleased to present this proposal for a new 6-story mixed-use building at 2712-14 Telegraph Ave. The site is currently occupied by two two-story commercial buildings. The site's redevelopment will involve the demolition and removal of the existing buildings to provide space for the new development consisting of roughly 41,000 sf of new residential and ground floor commercial space. The residential component will provide 40 apartment units.



Project Description

The site is part of the Telegraph Ave. commercial (CC) street corridor. The width of the combined lots (2712 and 2714) is 93 feet. The proposed project will feature a front, street facing 6-story residential building. The ground floor features a parking garage for two cars, a tenant lobby, commercial space, mail, bike parking, and 2 residential units.

Floors 2-6 will be exclusively used for residential units. At the roof, there is an accessible roof deck offering views of the city and surrounding hills.

On these upper exclusively residential floors the street-facing West façade is broken into two masses, recalling the original lot division, the larger mass sheathed in wood in reference to the existing predominantly residential character of the area. At the ground floor on this elevation we engage the pedestrian experience with storefront glass framed by columns supporting a timber trellis element above the entry. The rear mass of the building is broken up into two primary masses, again reflecting the original lot divisions, and is adorned with a “skyline” motif, reflecting the current varied heights of building in the area. This motif is expressed with a darker portion closer to the ground, and a lighter portion merging with the sky above to provide some visual relief for the adjacent buildings and moves around the building with varied interpretations as it transfers into the two masses on the street side.

CEQA Determination

The project is eligible for a CEQA Categorical Exemption as an In-Fill Development Project, pursuant to Section 15332: In-Fill Development Projects. This project meets the eligibility for a Class 32 exemption as follows:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project site is designated in the General Plan as a community commercial district, consistent with the proposed use and density of the project which conforms to all Zoning Ordinance development standards, except for the residential off-site parking requirement. The project is zoned C-C (Corridor Commercial District) which allows mixed use development where scale and balance of retail goods and services are maintained.
- The project occurs within city limits on a project site of less than five acres that is entirely surrounded by urban uses. The site is flanked to the north and south and across the street to the east by commercial uses. Residential uses within the R-2 zone to the west
- The project site has no value as habitat for endangered, rare, or threatened species. No habitat exists on the site, which is currently used as a parking lot.
- Approval of the project would result in a development of a small scale that would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project is of modest density residential scale, close to public transportation options and within the scope of the development anticipated by City policies and zoning.
- The site is adequately served by all required utilities and public services. The property is a small infill parcel, and consistent with land use policies, is not of a scale to trigger the need for analysis or expansion of utilities and services.

Project Team

Owner

2712 TELEGRAPH AVE LLC
2539 Telegraph Ave
Berkeley, CA 94704

Architect/Applicant

Charles Kahn, charles@studiokda.com
Darshan Amrit, darshan@studiokda.com
Studio KDA
1810 6th Street
Berkeley, CA 94710
510-841-3555