



# DESIGN REVIEW COMMITTEE STAFF REPORT

**For Committee Decision**  
AUGUST 17, 2023

## **1652 University Avenue** **PRELIMINARY DESIGN REVIEW**

**Design Review #DRCP2022-0010** to demolish a two-story 6,232 square-foot commercial building, construct a 24,732 square-foot 5-story mixed-use building with 2,264 square-feet of commercial space, including two live/work units, 22,468 square-feet for 26 dwelling units, no parking, and a height of 59 feet 10 inches, on a 7,480 square-foot parcel.

### **I. Introduction**

This five-story mixed use project is proposed at the southeast corner of University Avenue and Jefferson Street in the C-U University Commercial District.

This project is applying under the Housing Crisis Act, SB 330, which seeks to boost homebuilding throughout the State with a focus on urbanized zones by expediting the approval process for and suspending or eliminating restrictions on housing development and limiting the number of public meetings. Housing development is defined as a project that is: all residential; a mixed-use project with at least two-thirds of the square-footage residential; or for transitional or supportive housing.

The project went before the Landmarks Preservation Commission (LPC) on January 5, 2023 where the Commission took no action.

The project is scheduled for a future ZAB agenda and is before the Design Review Committee this month for Preliminary Design Review.

### **II. Background**

This project would demolish a two-story mixed-use building on University Avenue and the construct in its place a five story mixed use development with the following features:

- 28 residential dwelling units – 10 studio units, 12 one-bedroom units, 4 two-bedroom units, 2 live work units;
- ground floor retail space;

- 858 square feet of roof top deck space; and
- 1,471 square feet of ground floor open space.

### **III. Project Setting**

#### **A. Neighborhood/Area Description:**

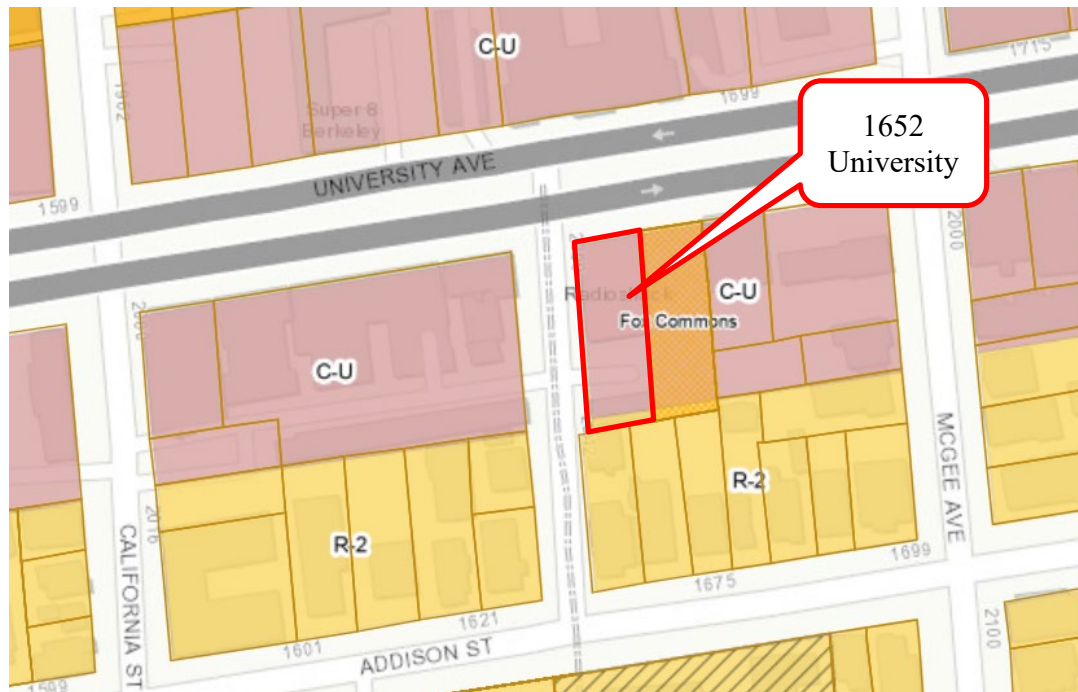
The project site is located in central Berkeley at the corner of University Avenue and Jefferson Avenue. This location is in the C-U University Commercial District with R-2 Residential to the South. The project is directly adjacent to a City landmark, Fox Commons, which is single story commercial property. The University Avenue corridor is dominated by commercial and mixed-use buildings ranging from single-story to mid-rise. The neighborhood to the south is predominantly lower density residential developments comprised of single-family homes mixed with some larger multi-unit buildings. Both the Downtown Berkeley and North Berkeley BART stations are within walking distance to the southeast and northwest, respectively. In addition, bus service is available via transit lines on University Avenue, Martin Luther King Jr. Way, and Sacramento Avenue.

#### **B. Site Conditions:**

The subject parcel is a corner lot located at the southeast corner of the intersection of Jefferson Avenue and University Avenue. The 7,500 square-foot parcel is relatively flat and features a two-story building along University Avenue, and a one-story storage building along the southern property line. Between the two buildings is a paved parking lot, with the driveway off of Jefferson Avenue.



**Figure 1: Vicinity Map**



**Table 1: Land Use Information**

| Location               |       | Existing Use                      | Zoning District | General Plan Designation              |
|------------------------|-------|-----------------------------------|-----------------|---------------------------------------|
| Subject Property       |       | Commercial                        | C-U             | Avenue Commercial (AC)                |
| Surrounding Properties | North | Mixed-Use Residential             |                 |                                       |
|                        | South | Residential                       | R-2             | Low-Medium Density Residential (LMDR) |
|                        | East  | Office                            | C-U             | Avenue Commercial (AC)                |
|                        | West  | Personal Household Service/Retail |                 |                                       |

**Table 2: Development Standards**

| <b>Standard</b><br>BMC Sections 23.204.060                                                          |                                    | <b>Existing</b> | <b>Proposed</b> | <b>Permitted/<br/>Required</b>     |
|-----------------------------------------------------------------------------------------------------|------------------------------------|-----------------|-----------------|------------------------------------|
| Lot Area (sq. ft.)                                                                                  |                                    | 7,480           | No change       | N/A                                |
| Gross Floor Area (sq. ft.)                                                                          |                                    | 6,232           | 24,732          | N/A                                |
| Floor Area Ratio                                                                                    |                                    | 0.8             | 3.3             | 3.0                                |
| Dwelling Units                                                                                      | Total                              | 0               | 26              | N/A                                |
|                                                                                                     | Affordable                         | 0               | 2               | N/A                                |
| Building Height                                                                                     | Maximum (ft.)                      | 24'-8"          | 59'-10"         | 48'                                |
|                                                                                                     | Stories                            | 2               | 5               | 4                                  |
| Building Setbacks (ft.)                                                                             | Front                              | 0'              | 2'              | 2'                                 |
|                                                                                                     | Rear                               | 70'             | 15'             | 10' <sup>1</sup>                   |
|                                                                                                     | Left Side (East)                   | 8.7'            | 5'              | 0'                                 |
|                                                                                                     | Right Side Street (West/Jefferson) | 0'              | 2'              | 2' average                         |
| Lot Coverage (%)                                                                                    |                                    | 56              | 68              | 100                                |
| Usable Open Space (sq. ft.)                                                                         |                                    | N/A             | 2,950           | 5,200 (modifiable with Use Permit) |
| Parking                                                                                             | Automobile                         | 6               | 0               | N/A                                |
|                                                                                                     | Bicycle                            | 0               | 18              | 14                                 |
| <div></div> Waiver, pursuant to State Density Bonus Law, requested to modify the district standard. |                                    |                 |                 |                                    |

## IV. Project Description

### A. Requested Use Permits

- **Use Permit** - BMC Section 23.326.070(A) to demolish a non-residential building.
- **Use Permit** - BMC Section 23.204.020(A) to add a mixed-use development.
- **Use Permit** - BMC Section 23.204.020(A) to add a multi-family use.
- **Use Permit** - BMC Section 23.204.060(D)(3)(a) to modify the required useable open space for a mixed-use project.
- **Use Permit** - BMC Section 23.204.060(B)(3)(a) to add ground floor residential uses (lobby).
- **Use Permit** - BMC Section 23.204.030(A) to add more than 5,000 square-feet of new floor area.

<sup>1</sup> Per BMC Section 23.304.030(C)(2)(a), a rear setback of 10 feet or 10 percent of the lot depth, whichever is less, is allowed when a lot in a commercial district abuts or confronts a lot in a residential district.

- **Use Permit** - BMC Section 23.204.060(D)(6)(a) to allow 50 percent of the required commercial floor area to be used for retail sales, personal and household service, or food service.
- **Administrative Use Permit** - BMC Section 23.304.050(A) to add architectural elements that exceed the height limit.

**B. CEQA Determination**

An Initial Study-Mitigated Negative Declaration has been prepared, and is being finalized. The draft is available for review (<https://aca.cityofberkeley.info/Community/><sup>2</sup>).

**C. Density Bonus Information**

The application requests three waivers to reduce the following development standards:

| Development Standard                              | Requirement           | Proposed                        |
|---------------------------------------------------|-----------------------|---------------------------------|
| Floor Area Ratio (BMC Section 23.204.060(D)(1))   | 3.0                   | 3.3                             |
| Height and Stories (BMC Section 23.204.060(D)(1)) | 48 feet and 4 stories | 59 feet 10 inches and 5 stories |
| Useable open space (BMC Section 23.204.060(D)(1)) | 5,200 square-feet     | 2,950 square-feet               |

**V. Design Review Guidelines**

The University Avenue Strategic Plan (UASP) was adopted by the City in 1997 to revitalize the University Avenue corridor and enhance it as a gateway to the City, neighborhoods, and the Downtown. Design guidelines are a key component of the Plan. Some key guidelines are summarized below for your reference.

**General Design Guidelines**

New buildings should maintain the overall proportions, articulation and defining features of other similar building types along the corridor.

- **Massing** – diverse and articulated massing is encouraged. Highlight building entries through the massing of the building.
- **Facades** – porticos, arcades, bays, windows and balconies that overlook streets, rear yards and interior courtyards are strongly encouraged to provide indoor/outdoor connections.
- **Materials** – building materials should convey a sense of durability and permanence. Tile and masonry should be used judiciously for accents. Glass curtain walls and reflective glass are prohibited.

<sup>2</sup> Go to the Zoning tab, entering the permit number ZP2022-0110 or 1652 University Avenue, and clicking on *Attachments* under the *Record Info* drop down menu.

- **Signage** – signs for buildings along University Avenue are only permitted at the ground-floor level.

#### **Avenue Mixed-Use Guidelines**

- **Façade** – at the ground floor level, retail uses should be configured in short increments with columns or piers placed no more than 25-30 feet apart.
- **Base** – should visually carry the weight of the building and should match the height of the neighboring buildings.
- **Signage** – should be pedestrian-oriented in size and placement.

The complete set of Design Guidelines can be found under Section 12 on the University Avenue Strategic Plan page on the City's website, located here: [http://www.ci.berkeley.ca.us/uploadedFiles/Planning\\_\(new\\_site\\_map\\_walk-through\)/Level\\_3\\_-\\_General/N.%20Design\\_Guidelines.pdf](http://www.ci.berkeley.ca.us/uploadedFiles/Planning_(new_site_map_walk-through)/Level_3_-_General/N.%20Design_Guidelines.pdf)

## **VI. Issues and Analysis**

### **A. Design Review Issues:**

**Neighborhood Context** The project is proposed at the corner of University and Jefferson in the C-U commercial district. The parcel abuts the R-2 residential district, which features primarily single- and two- story residential structures. The parcel to the East on University is a designated City Landmark with a single-story stone masonry building set back from the sidewalk with lush landscape at the property line. The University Avenue corridor features a mix of residential and commercial uses and varies from single-story to five story structures, predominantly utilizing a 0'-0" setback.

**Massing** This five- story mass is proposed with a single-story base supporting four residential floors above. The massing steps back from the property line at the Southeast corner to provide a buffer to the neighboring residential district to the South and the landmark to the East. Framed elements become focal points on both the North and West facades over the commercial and residential entries, respectively. Recessed balconies at the fourth and fifth floors break up the massing at the Northwest corner of the project, as well as at the second and third floors at the West façade. Projecting balconies provide visual interest at the Southwest corner, as well as on the East façade. Simple canopies accent the Northeast, Northwest, and Southwest corners, and wrap around the East and South facades.

**Ground floor design** The project has two street frontages, University Avenue and the more residential Jefferson Avenue. The ground floor is recessed and features planters along the sidewalk at both University and Jefferson. A commercial space is proposed at the University frontage with the residential lobby opening out to Jefferson. A bike room, trash room, and electrical room connect to the lobby space, and two live/work units are proposed at the South end of the project adjacent to the

residential district to the south. Ground floor open space provides a buffer between the building and the neighboring single-family residence.

**Setbacks** The project has a 0'-0" setback at the North on University, as well at the Northwest corner where the project turns the corner to Jefferson, however the ground floor is recessed at the commercial space with planters proposed in the recess. The residential lobby is recessed from the property line, as well, and the live/work units are setback 2'-0". The project is setback 5'-0" from the property line at the Northeast corner and steps back an additional 10'-0" at the live/work units. The massing is setback 15'-0" from the South property line.

**Open Space/ Landscape** The project provides open space in a 1,471 square foot ground floor garden, an 858 square foot covered rooftop deck, and private balconies proposed throughout the project.

**Colors and Materials** The project proposes a concrete base with tile accents at the commercial and residential entries. Cement panels are proposed at the residential floors with Ceraclad panels lining the balcony recesses. Transparent and frosted glass are proposed for residential floors.

**B. Issues for Discussion:**

- Neighborhood Context
- Massing/Building Design
- Ground floor Design
- Open Space Design
- Colors and Materials

**VII. Recommendation**

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

**Attachments:**

1. Project Plans, received August 3, 2023
2. Applicant Statement, received November 4, 2023

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







**SIXTEEN  
FIFTY-TWO**

## USE PERMIT

PROJECT ISSUE RECORD

PERMIT RECORD

PROJECT #: JG2

ISSUE DATE: 08/03/2

## DENSITY BONUS DIAGRAMS AND STATISTICS

# G010

**BASE PROJECT - FAR**

|                  | Res. Area | Commercial | Total |
|------------------|-----------|------------|-------|
| Gross Floor Area | 18818     | 2251       | 21069 |
| Site Area        |           |            | 7480  |
| FAR              |           |            | 2.82  |

## BASE PROJECT - OPEN SPACE

|                         | Units | Req. Area | Total |
|-------------------------|-------|-----------|-------|
| Total Required          | 24    | 200       | 4800  |
| Ground Level Open Space |       |           | 965   |
| Unit Balconies          |       |           | 447   |
| Roof Deck               |       |           | 3419  |
| Total Area Provided     |       |           | 4831  |

### BASE PROJECT - PARKING

|                        | Area  | Ratio | Spaces |
|------------------------|-------|-------|--------|
| Commerical             | 2,251 | 1000  | 5      |
| Total Parking Req.     |       |       | 5      |
| Total Parking Provided |       |       | 5      |

### BASE PROJECT - DWELLING UNIT TABLE

| Unit Type           | Studio | 1 Bed | 2 Bed | Total |
|---------------------|--------|-------|-------|-------|
| Level 4             | 5      | 3     | 0     | 8     |
| Level 3             | 5      | 3     | 0     | 8     |
| Level 2             | 5      | 3     | 0     | 8     |
| Ground Floor        | 0      | 0     | 0     | 0     |
| Total               | 15     | 9     | 0     | 24    |
| Percentage of Total | 63%    | 38%   | 0%    |       |

### BASE PROJECT - BEDROOM CALCULATION

|                   | Studio | 1 Bed | 2 Bed | Total |
|-------------------|--------|-------|-------|-------|
| Number of Units   | 15     | 9     | 0     |       |
| Bedrooms Per Unit | 1      | 1     | 2     |       |
| Total Bedrooms    | 15     | 9     | 0     | 24    |

## BASE PROJECT - LONG TERM BIKE PARKING

|                                | Count / SF | Spaces | Ratio | Total |
|--------------------------------|------------|--------|-------|-------|
| Base Bedrooms                  | 24         | 1      | 3     | 8     |
| Commercial                     | 2251       | 1      | 2000  | 2     |
| Long Term Bike Spaces Req.     |            |        |       | 10    |
| Long Term Bike Spaces Provided |            |        |       | 10    |

## BASE PROJECT - SHORT TERM BIKE PARKING

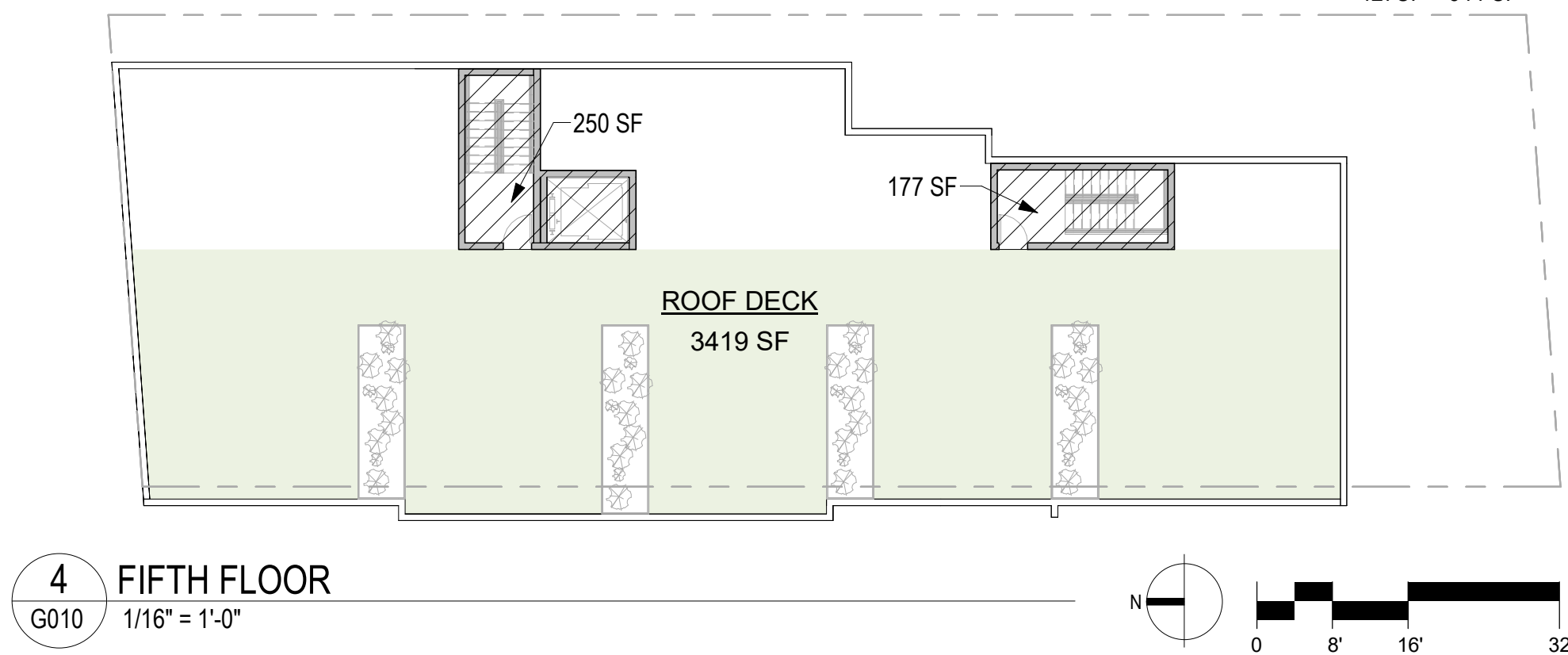
|                                 | Count / SF | Spaces | Ratio | Total |
|---------------------------------|------------|--------|-------|-------|
| Base Bedrooms                   | 24         |        |       | 2     |
| Commercial                      | 2251       | 1      | 2000  | 2     |
| Short Term Bike Spaces Req.     |            |        |       | 4     |
| Short Term Bike Spaces Provided |            |        |       | 4     |

## BASE PROJECT - STORMWATER

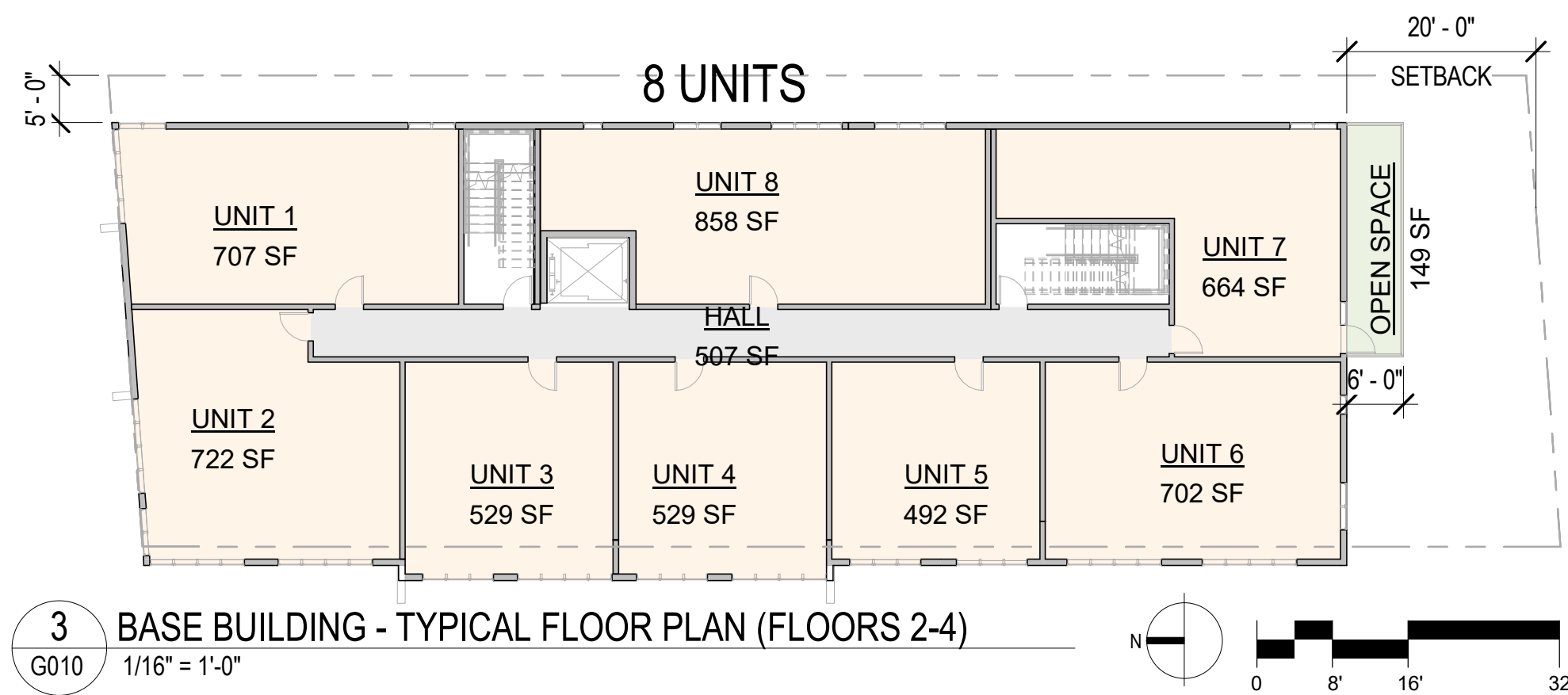
|            |           |    |          |
|------------|-----------|----|----------|
|            | Roof Area | %  | Required |
| Base Units | 5821      | 4% | 233      |

$$5629 \times .15 = 844 \text{ SF}$$

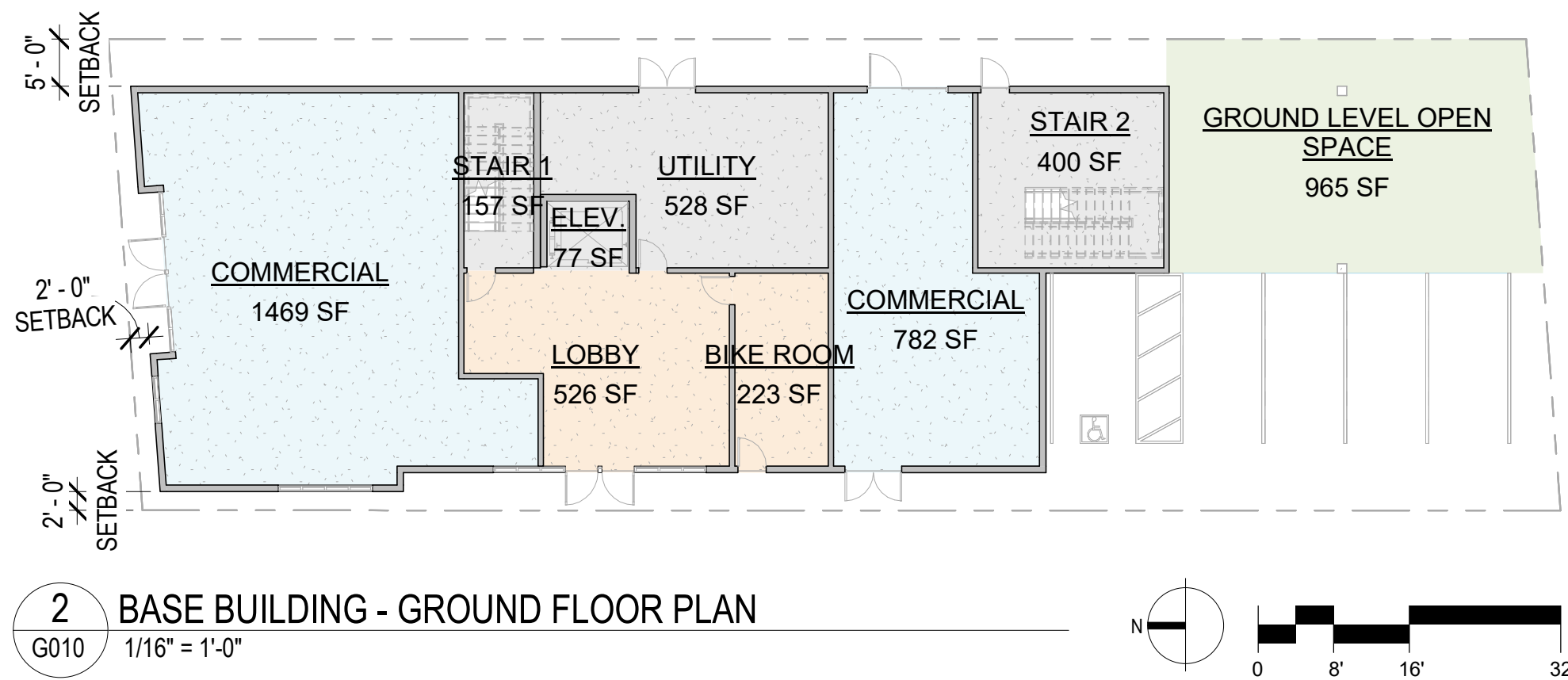
427SF < 844 SF



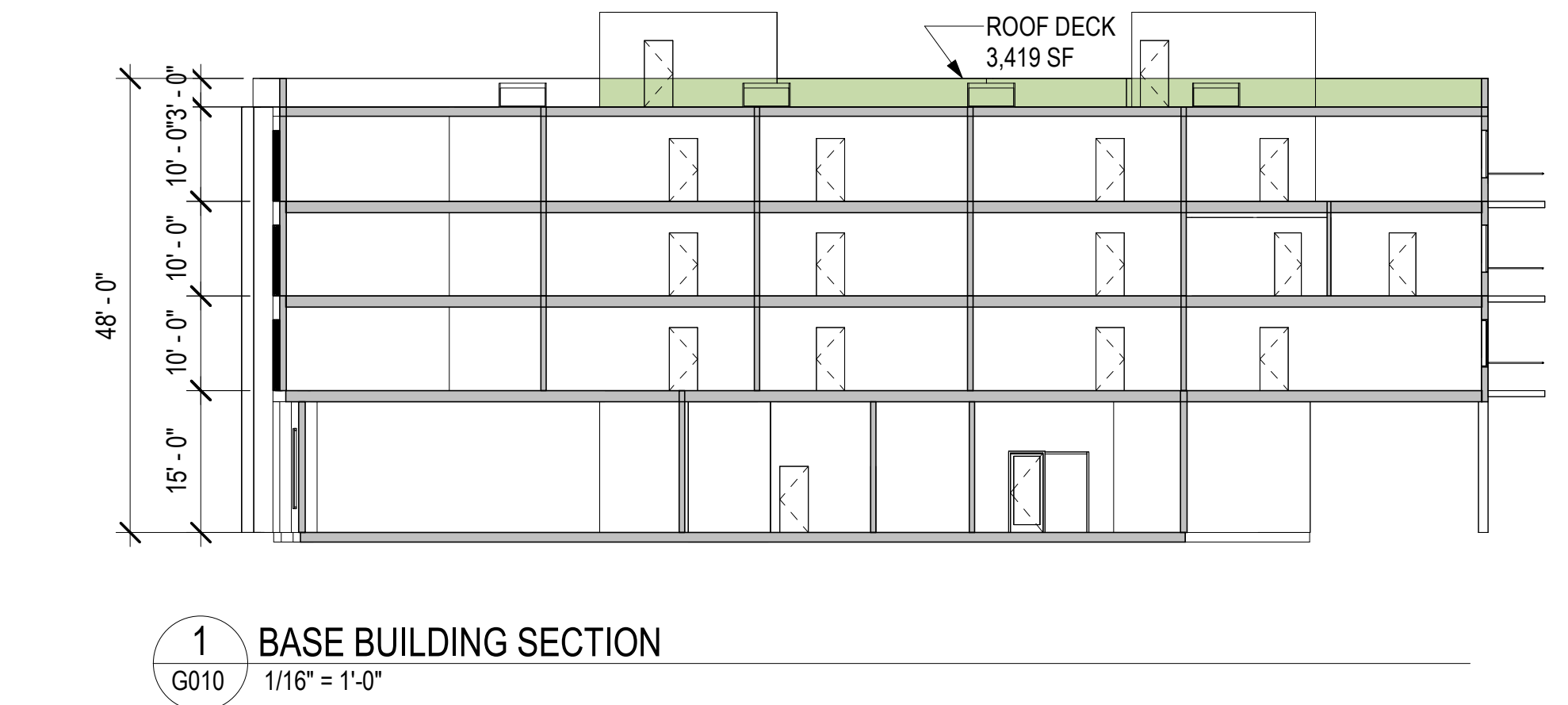
4 FIFTH FLOOR  
G010 1/16" = 1'-0"



3 BASE BUILDING - TYPICAL FLOOR PLAN (FLOORS 2-4)  
G010 1/16" = 1'-0"



2 BASE BUILDING - GROUND FLOOR PLAN  
G010 1/16" = 1'-0"



1 BASE BUILDING SECTION  
G010 1/16" = 1'-0"



### DENSITY BONUS CALCULATIONS

| Base Project                    | Base # Units                | Base # Units                                       | % VLI units                   | # VLI Units          | #VLI Units | Bonus % | # DB Units                         | # DB Units                         | Total Units                       |
|---------------------------------|-----------------------------|----------------------------------------------------|-------------------------------|----------------------|------------|---------|------------------------------------|------------------------------------|-----------------------------------|
| sq. ft. - see calculation below | base project/avg. unit size | Base Units/Max. Residential Density (rounded down) | VLI = Very Low Income <50 AMI | % VLI x Base # Units |            |         | %Bonus x Base # Units (rounded up) | %Bonus x Base # Units (rounded up) | base unit + DB units (rounded up) |
| 18,818                          | 23.45                       | 24.00                                              | 5%                            | 1.20                 | 2.00       | 20.0%   | 4.80                               | 5.00                               | 29                                |

| Base Project<br>Residential<br>Square Footage | Floor        | Residential Sq.<br>Footage Proposed | studio    | 1-bed     | 2-bed    | Live/ Work |
|-----------------------------------------------|--------------|-------------------------------------|-----------|-----------|----------|------------|
| 1,688                                         | first        | 2,470                               |           | 0         |          | 2          |
| 5,710                                         | second       | 5,289                               | 3         | 3         | 1        |            |
| 5,710                                         | third        | 5,205                               | 3         | 3         | 1        |            |
| 5,710                                         | fourth       | 5,140                               | 3         | 3         | 1        |            |
|                                               | fifth        | 4,364                               | 1         | 3         | 1        |            |
| <b>18,818</b>                                 | <b>TOTAL</b> | <b>27,468</b>                       | <b>10</b> | <b>12</b> | <b>4</b> | <b>2</b>   |

|                                                           | %VLI | %DB   |
|-----------------------------------------------------------|------|-------|
|                                                           | 5%   | 20.0% |
|                                                           | 6%   | 22.5% |
| Total Square Footage: <input type="text" value="22,468"/> | 7%   | 25.0% |
|                                                           | 8%   | 27.5% |
| Proposed Units: <input type="text" value="28"/>           | 9%   | 30.0% |
|                                                           | 10%  | 32.5% |
| Average Unit Size: <input type="text" value="802"/>       | 11%  | 35.0% |
|                                                           | 12%  | 38.7% |
|                                                           | 15%  | 50.0% |

## BIKE PARKING CALCULATIONS

## LONG TERM BIKE PARKING

|                                | Count / SF | Spaces | Ratio | Total |
|--------------------------------|------------|--------|-------|-------|
| Bedrooms (Excluding L/W Units) | 30         | 1      | 3     | 10    |

## SHORT TERM BIKE PARKING

|          | Count / SF | Spaces | Ratio | Total |
|----------|------------|--------|-------|-------|
| Bedrooms |            |        |       | 2     |

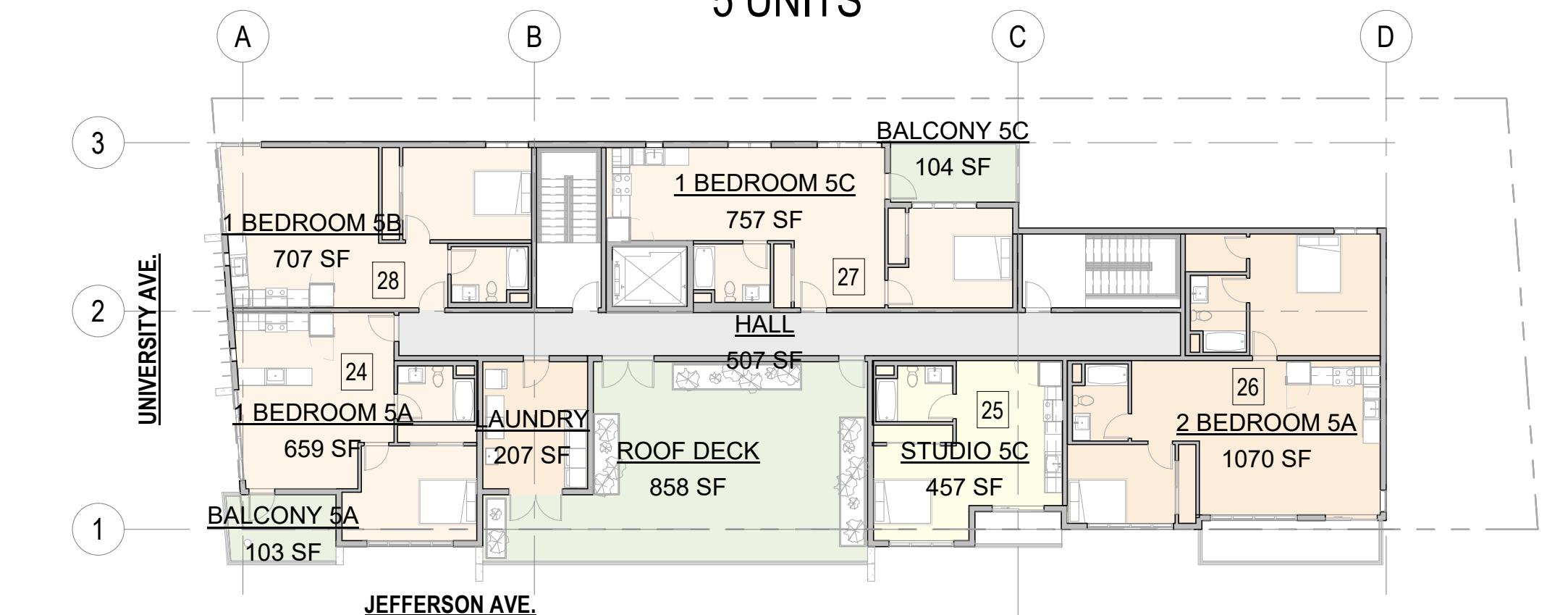
## COMMERCIAL BIKE PARKING

|                               |            |        |       |       |
|-------------------------------|------------|--------|-------|-------|
|                               | Count / SF | Spaces | Ratio | Total |
| Commercial (Including L/V/SF) | 3145       | 1      | 2000  | 2     |

TOTAL REQUIRED:  14

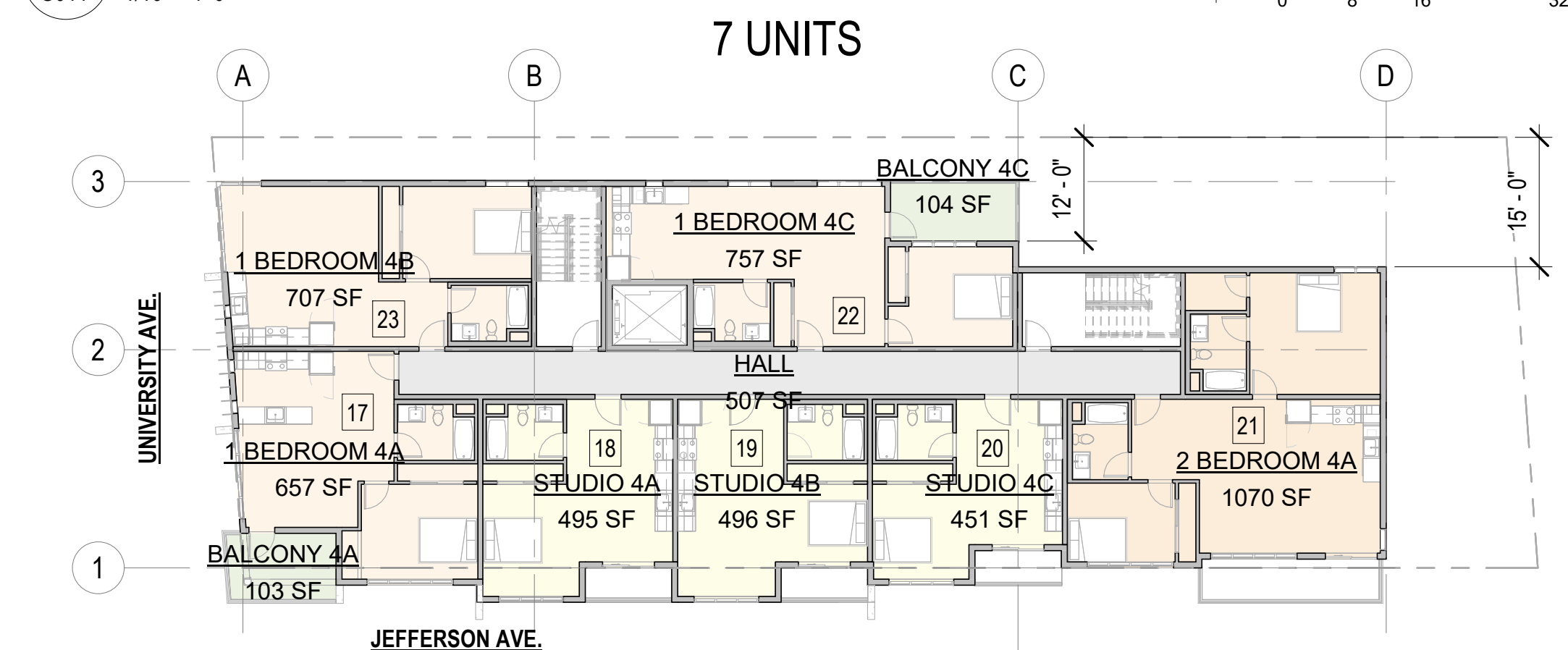
TOTAL PROVIDED: 18

## 5 UNITS



6 PROPOSED BUILDING - FIFTH FLOOR

|      |               |
|------|---------------|
| G011 | 1/16" = 1'-0" |
|------|---------------|



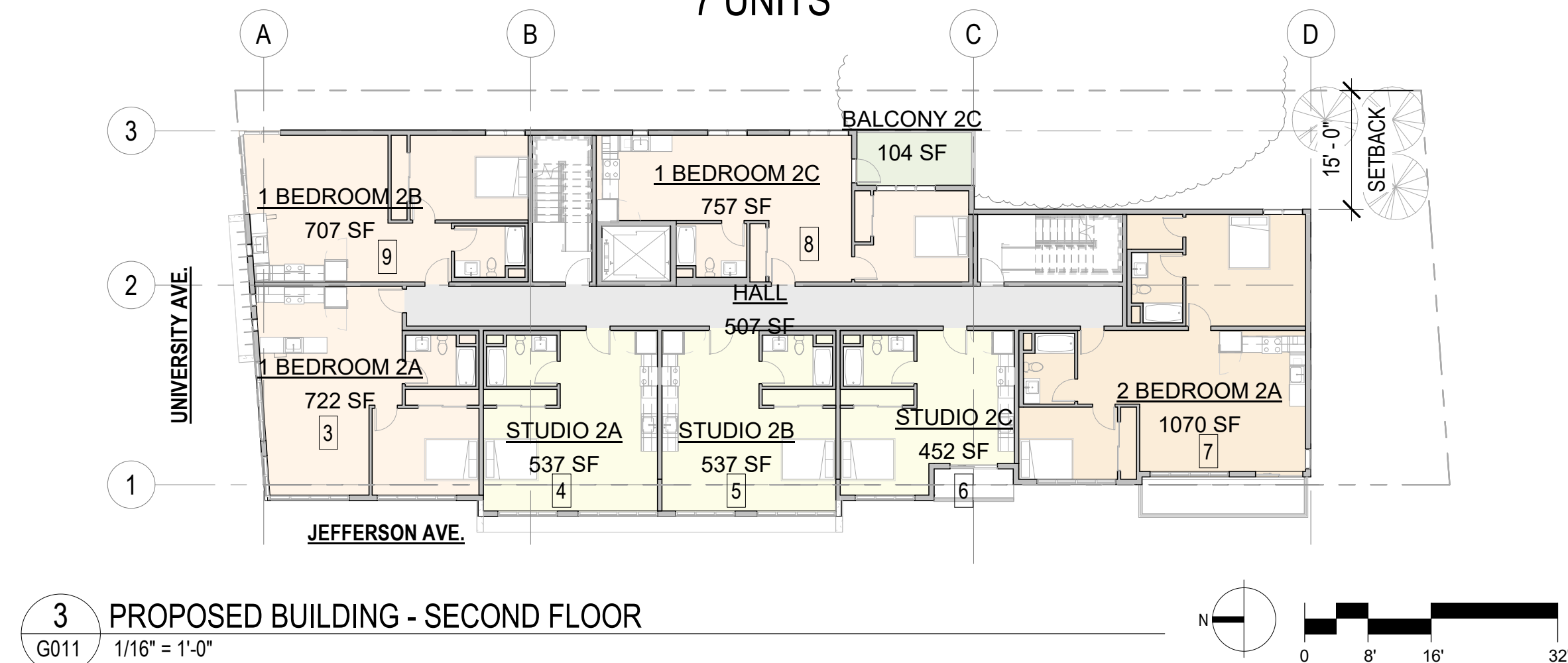
5 PROPOSED BUILDING - FOURTH FLOOR PLAN

|      |               |
|------|---------------|
| G011 | 1/16" = 1'-0" |
|------|---------------|

7 UNITS

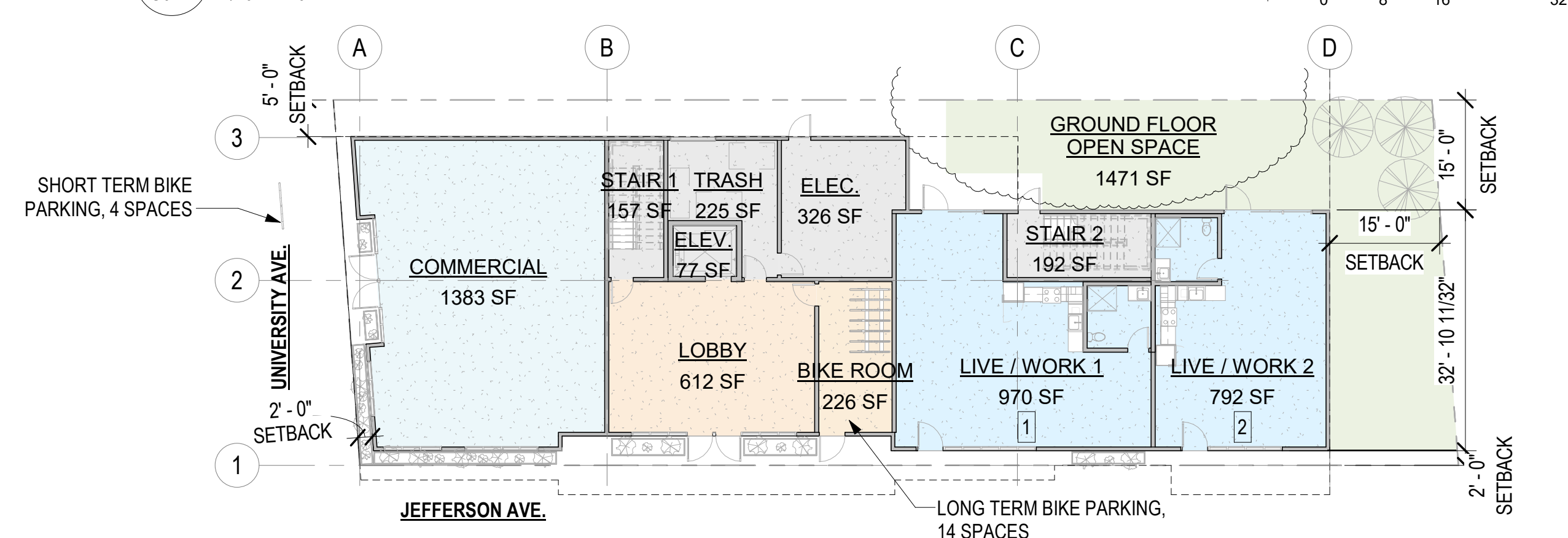


## 7 UNITS



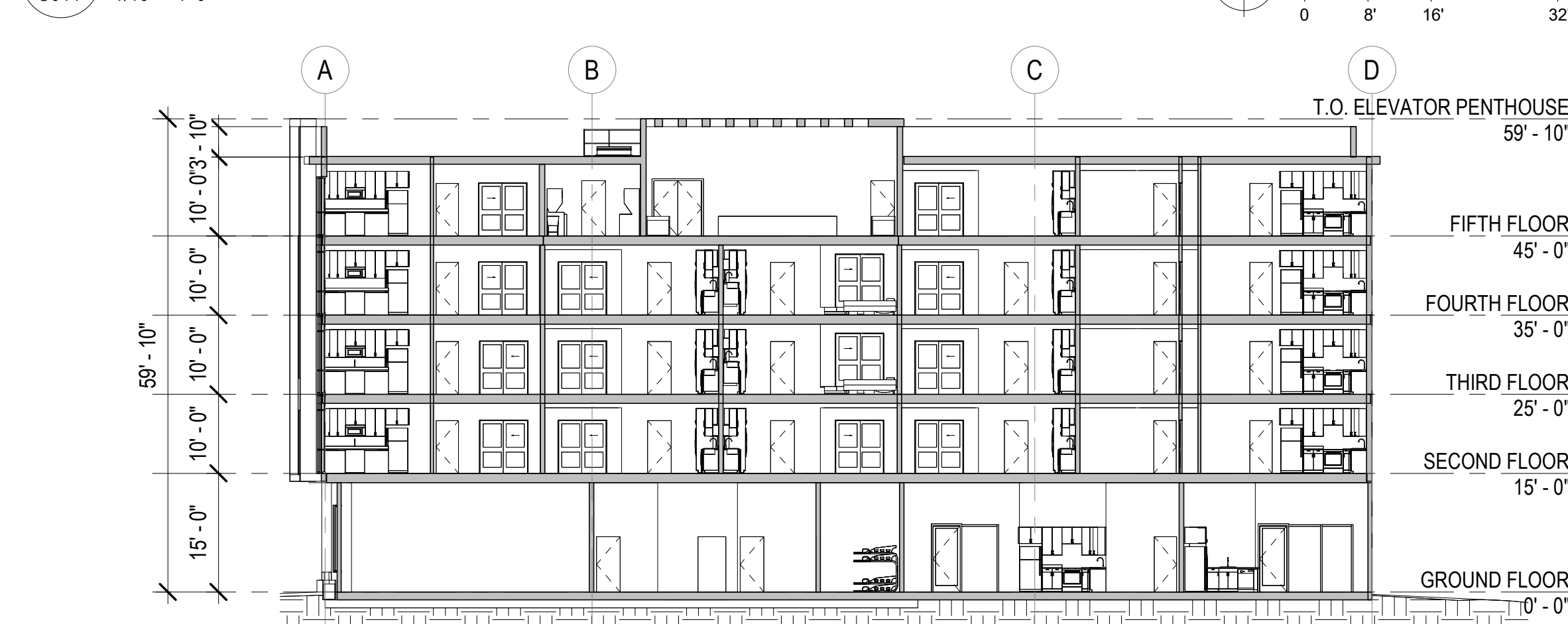
### 3 PROPOSED BUILDING - SECOND FLOOR

|      |               |
|------|---------------|
| G011 | 1/16" = 1'-0" |
|------|---------------|



## 2 PROPOSED BUILDING - GROUND FLOOR

|      |               |
|------|---------------|
| G011 | 1/16" = 1'-0" |
|------|---------------|



1 PROPOSED BUILDING SECTION

|      |               |
|------|---------------|
| G011 | 1/16" = 1'-0" |
|------|---------------|

## USE PERMIT

## PROJECT ISSUE RECORD

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## PERMIT RECORD

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PROJECT #: JG2

ISSUE DATE: 08/03/2

## DENSITY BONUS DIAGRAMS AND STATISTICS

# G011



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1652 UNIVERSITY AVE.  
BERKELEY, CA 94703

**USABLE OPEN SPACE**

|   |                     |                                              |
|---|---------------------|----------------------------------------------|
| + | U.O.S. LANDSCAPED   |                                              |
|   | <b>REQUIRED MIN</b> | = 40% OF U.O.S.<br>= 2,950 x 0.40 = 1,180 SF |
|   | <b>PROPOSED</b>     | = 1,270 SF                                   |

GROUND FLOOR OPEN TO SKY = 1,422 SF  
ROOF DECK OPEN TO SKY = 858 SF  
TOTAL OPEN TO SKY = **2,280 SF**

## PROJECT ISSUE RECORD

[illegible]

## PERMIT RECORD

[illegible]

PROJECT #: JG2

ISSUE DATE: 08/03/2

## USABLE OPEN SPACE DIAGRAMS

# G013





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[illegible][illegible]

ISSUE DATE: 08/03/23

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## PROJECT ISSUE RECORD

[illegible]

## PERMIT RECORD

[illegible]

PROJECT #: JG

ISSUE DATE: 08/03/

STREET STR  
ELEVATION

# G030



3 RENDERING  
G030 NOT TO SCALE



2 JEFFERSON STREET STRIP ELEVATION - PROPOSED  
G030 1/16" = 1'-0"



1 JEFFERSON STREET STRIP ELEVATION - EXISTING  
G030 1/16" = 1'-0"



SIXTEEN  
FIFTY-TWO

1652 UNIVERSITY AVE  
BERKELEY, CA 94703

## USE PERMIT

## PROJECT ISSUE RECORD

[illegible]

## PERMIT RECORD

[illegible]

PROJECT #: JG

ISSUE DATE: 08/03/

STREET STR  
ELEVATION

# G031



2 UNIVERSITY STREET STRIP ELEVATION - PROPOSED  
G031 1/16" = 1'-0"



1 UNIVERSITY STREET STRIP ELEVATION - EXISTING  
G031 1/16" = 1'-0"



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SIXTEEN  
FIFTY-TWO

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## PROJECT ISSUE RECORD

[illegible]

△ PERMIT RECORD

[illegible]

PROJECT #: JG20

ISSUE DATE: 08/03/23

## RENDERINGS

# G032





1652 UNIVERSITY AVE  
BERKELEY, CA 94703

## PROJECT ISSUE RECORD:

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## PERMIT RECORD:

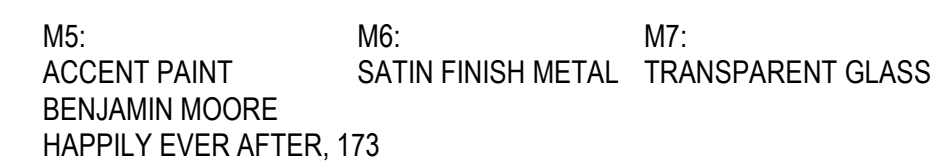
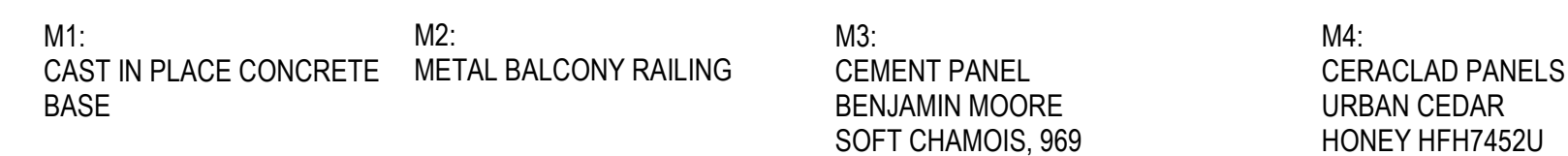
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PROJECT #: JG20

ISSUE DATE: 08/03/23

## MATERIAL BOARD

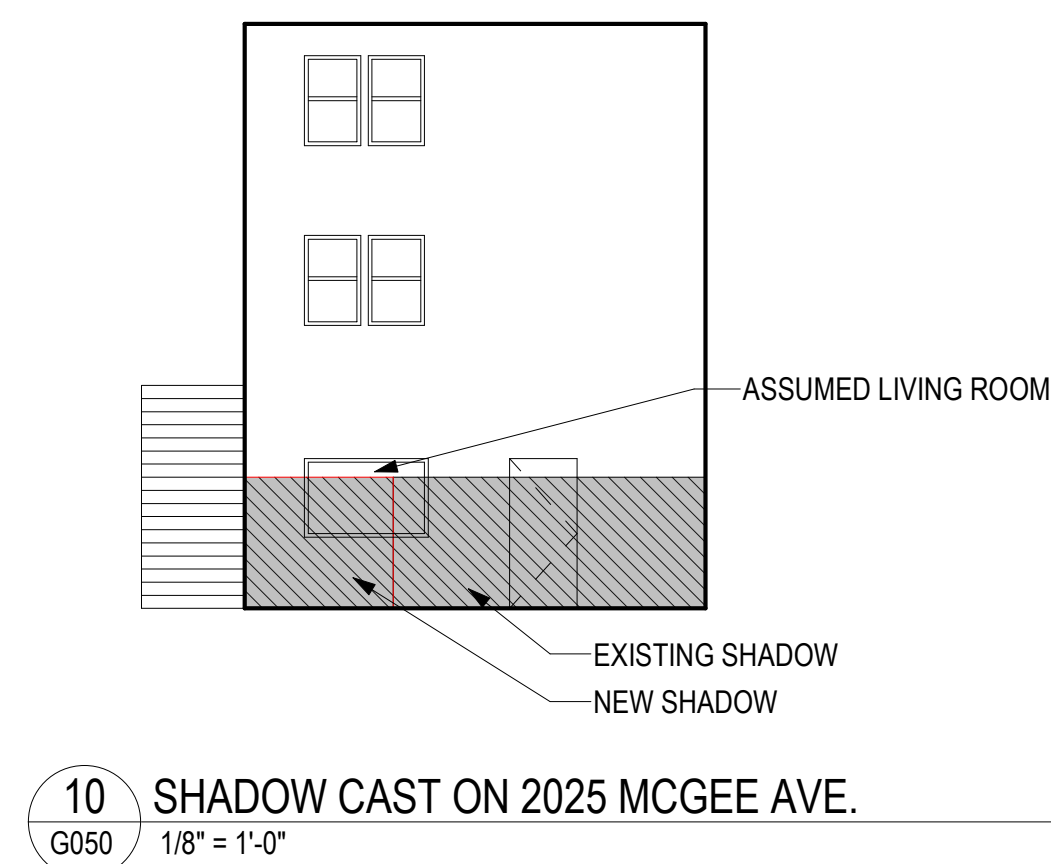
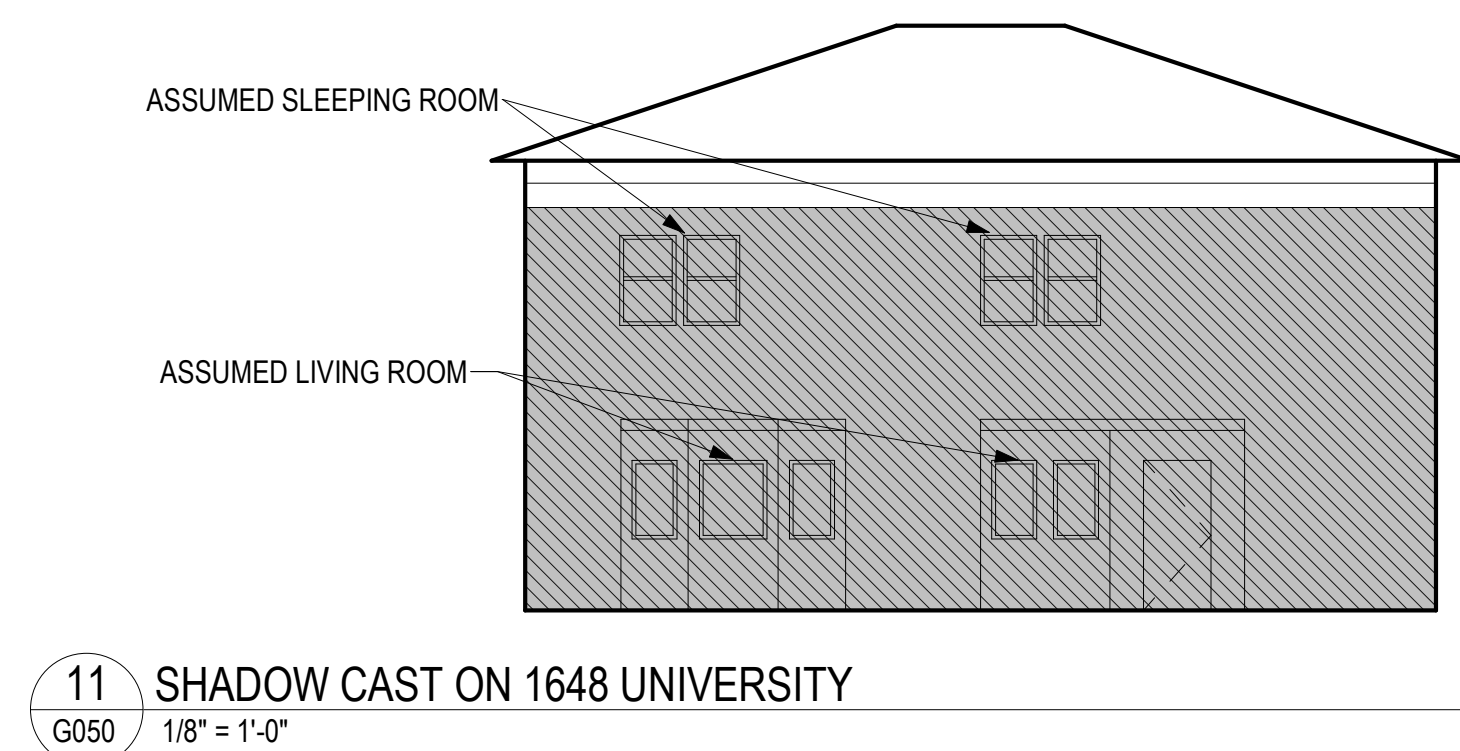
# G040



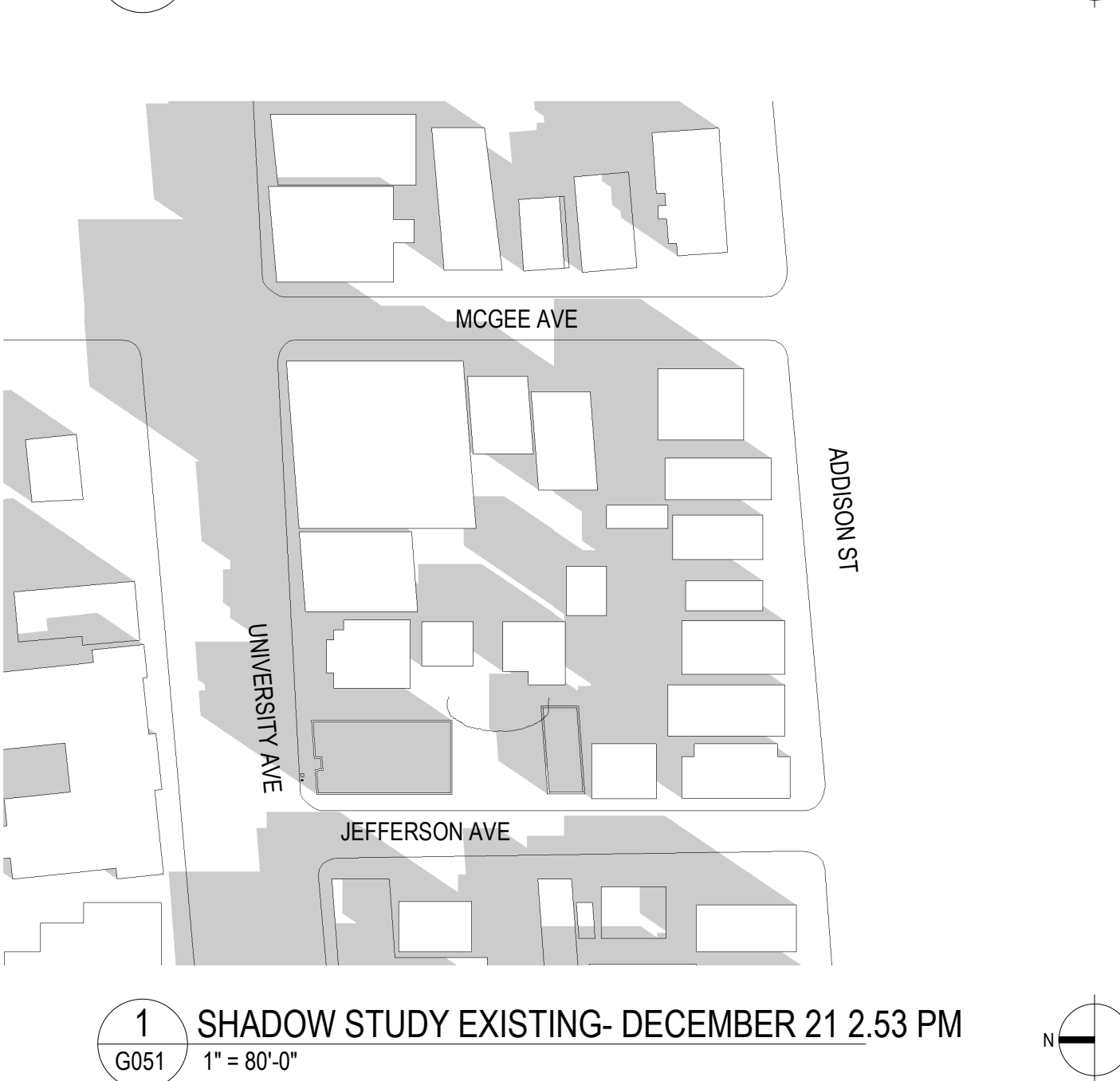
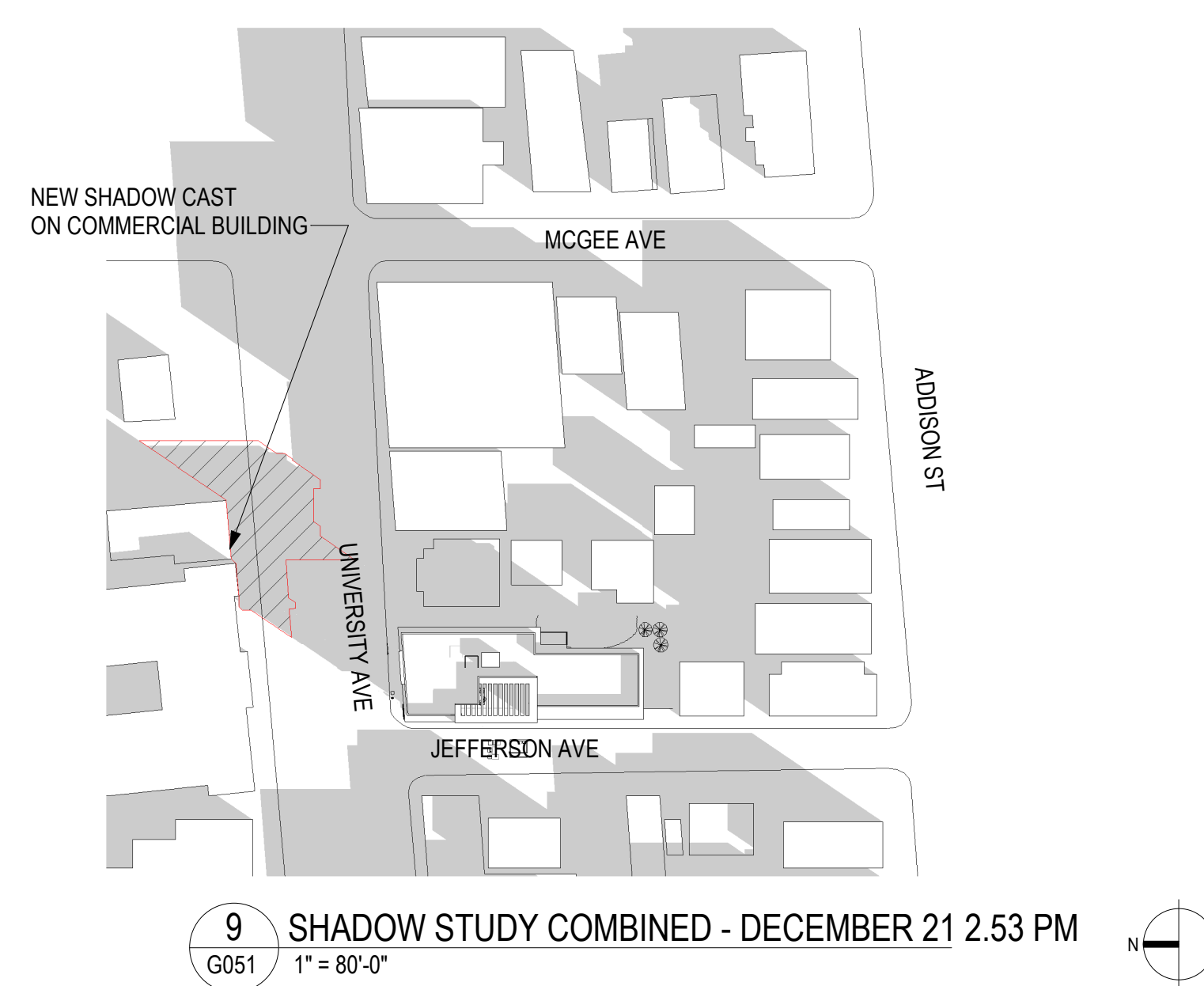
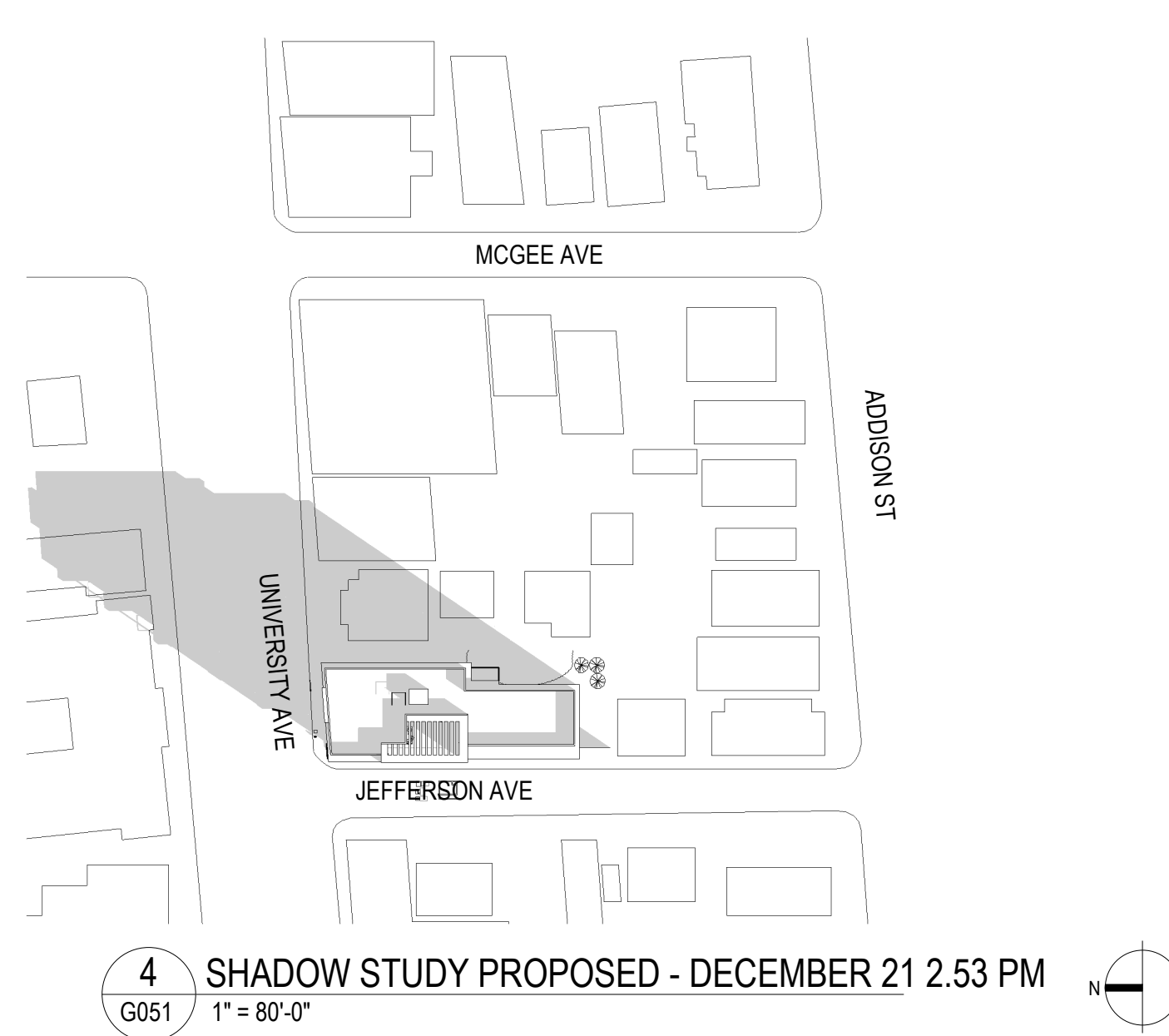
3 MATERIALS BOARD  
G040 1" = 1'-0"









[illegible][illegible]

|             |          |
|-------------|----------|
| PROJECT #:  | JG20     |
| ISSUE DATE: | 08/03/23 |

SHADOW STUDIES  
DECEMBER 21

# G051



[illegible][illegible]

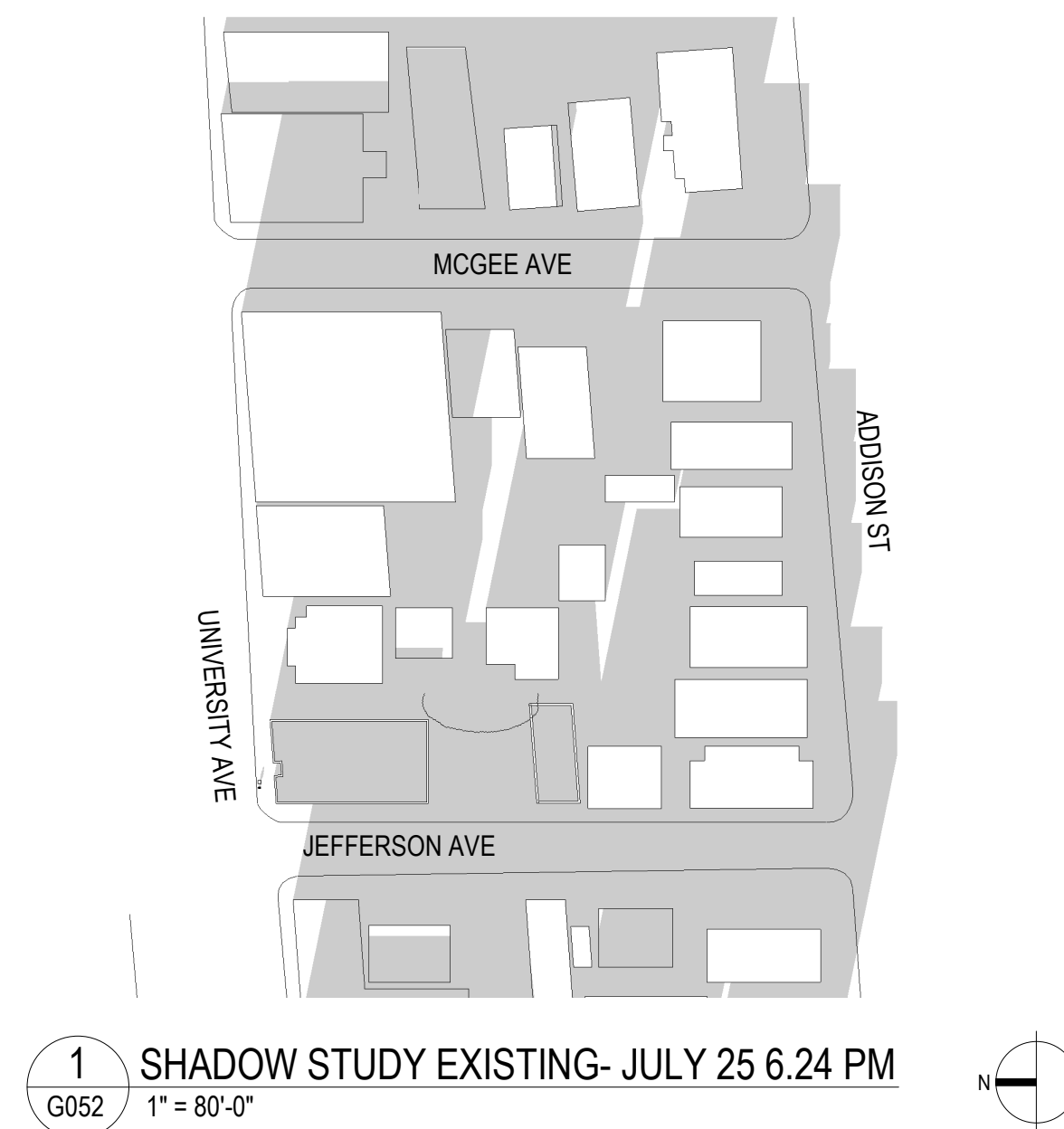
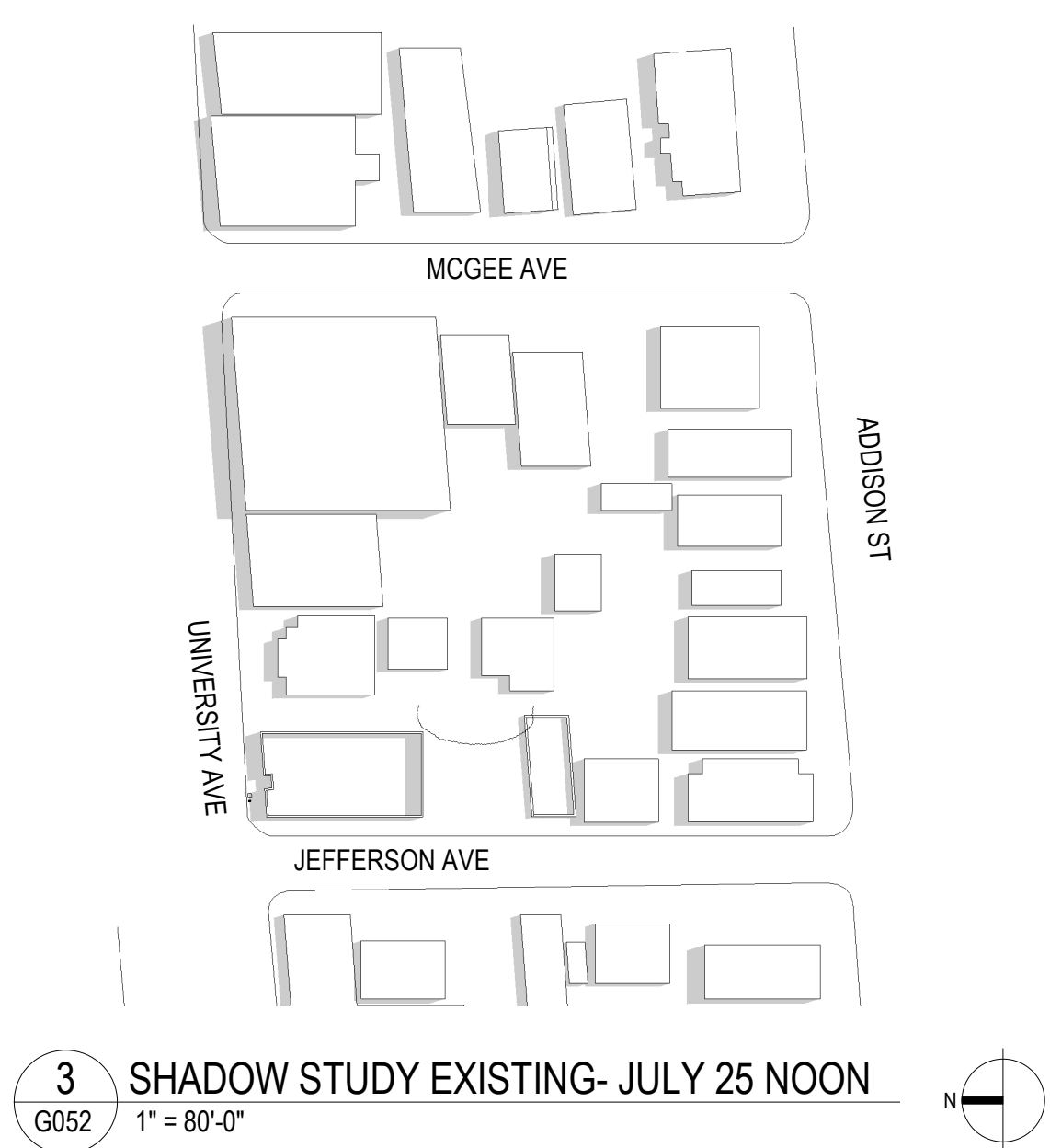
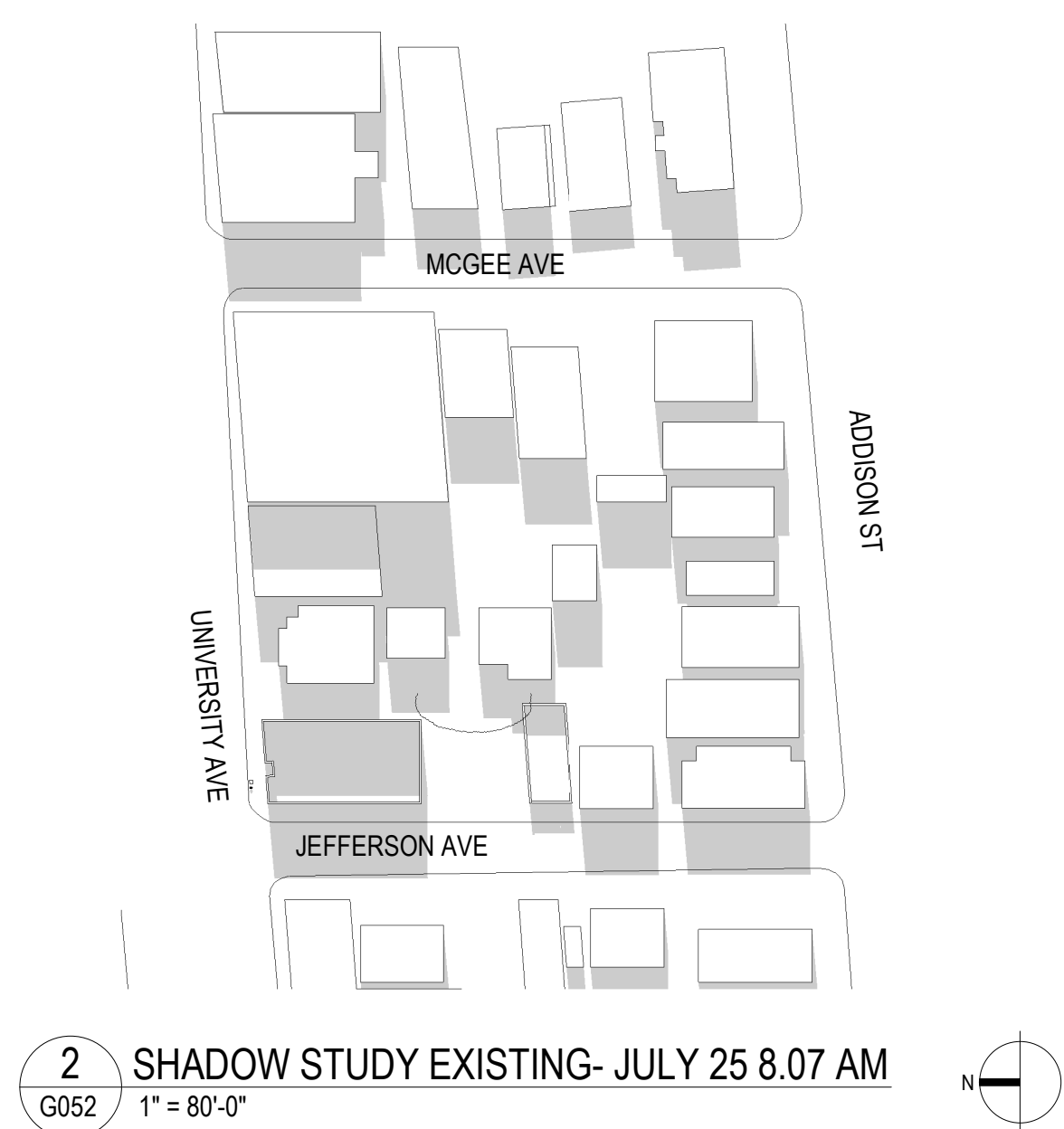
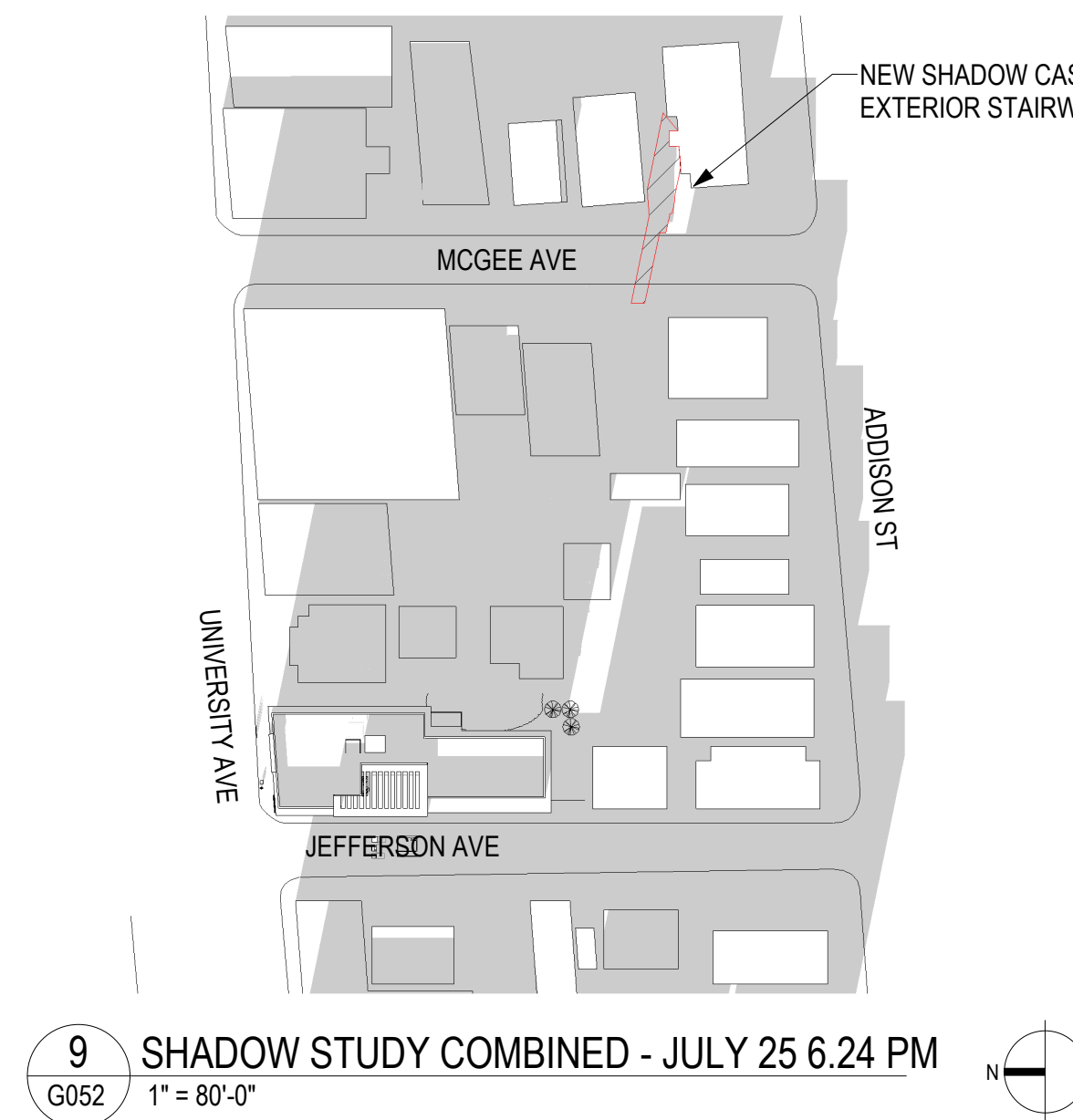
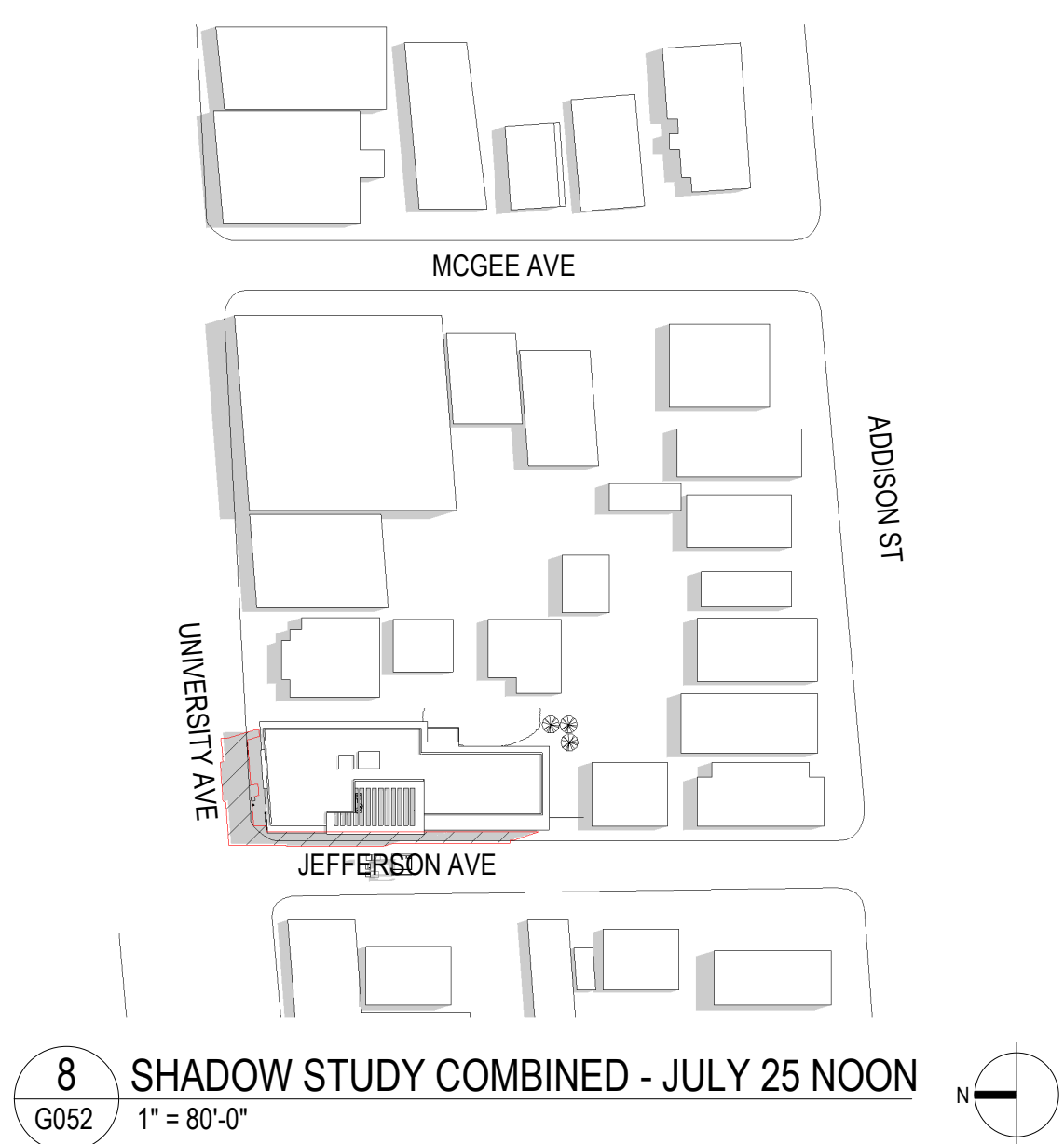
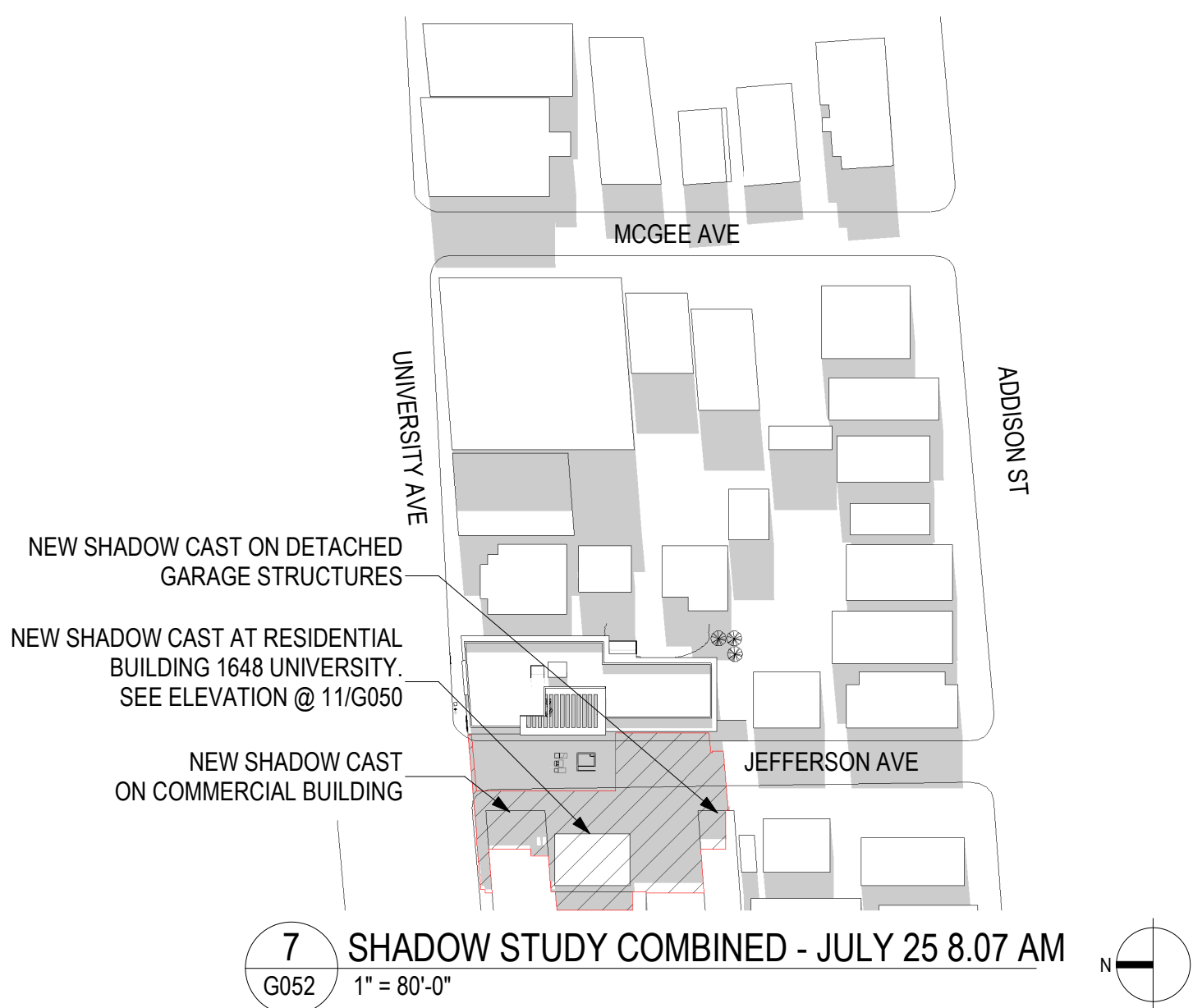
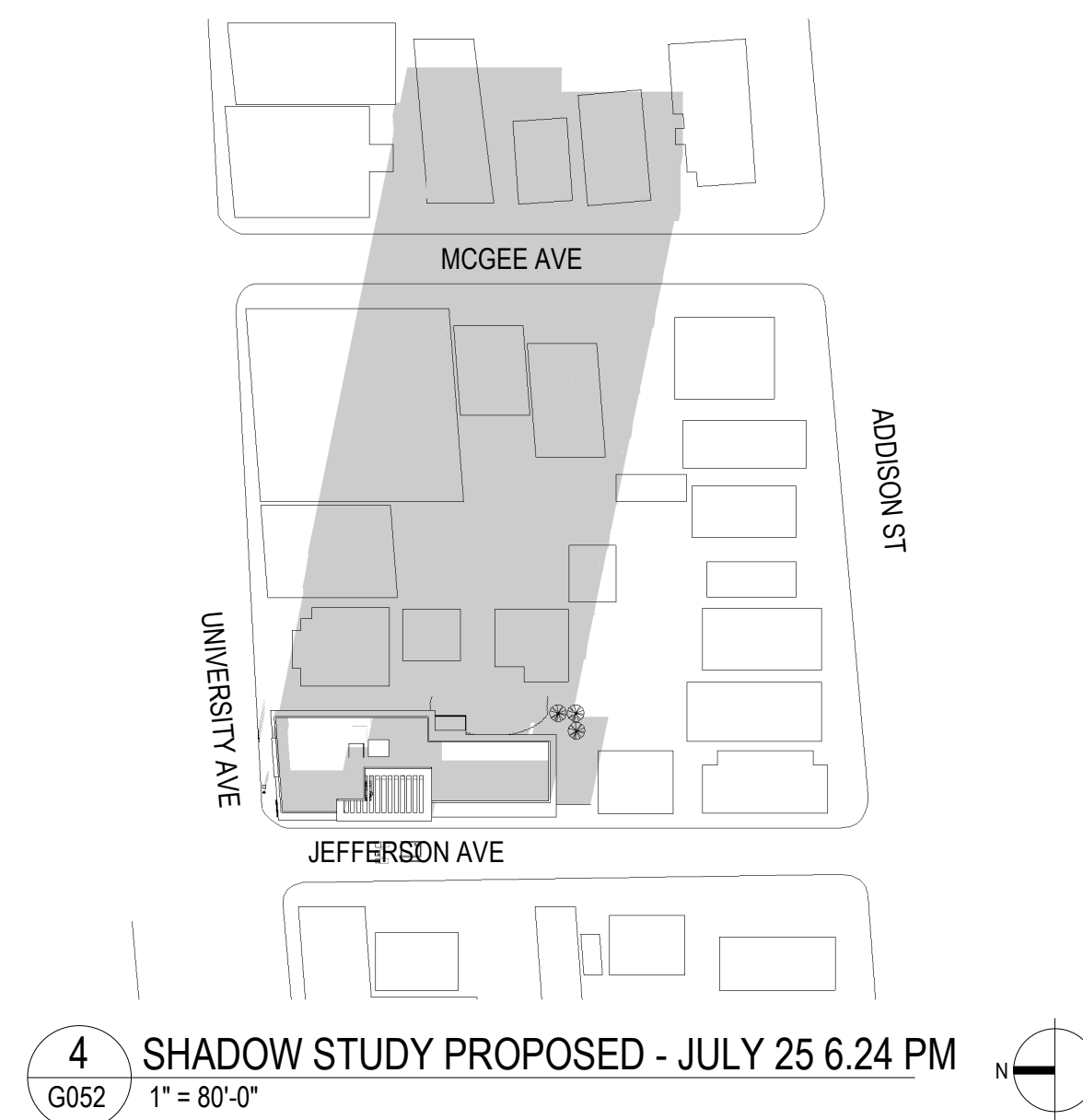
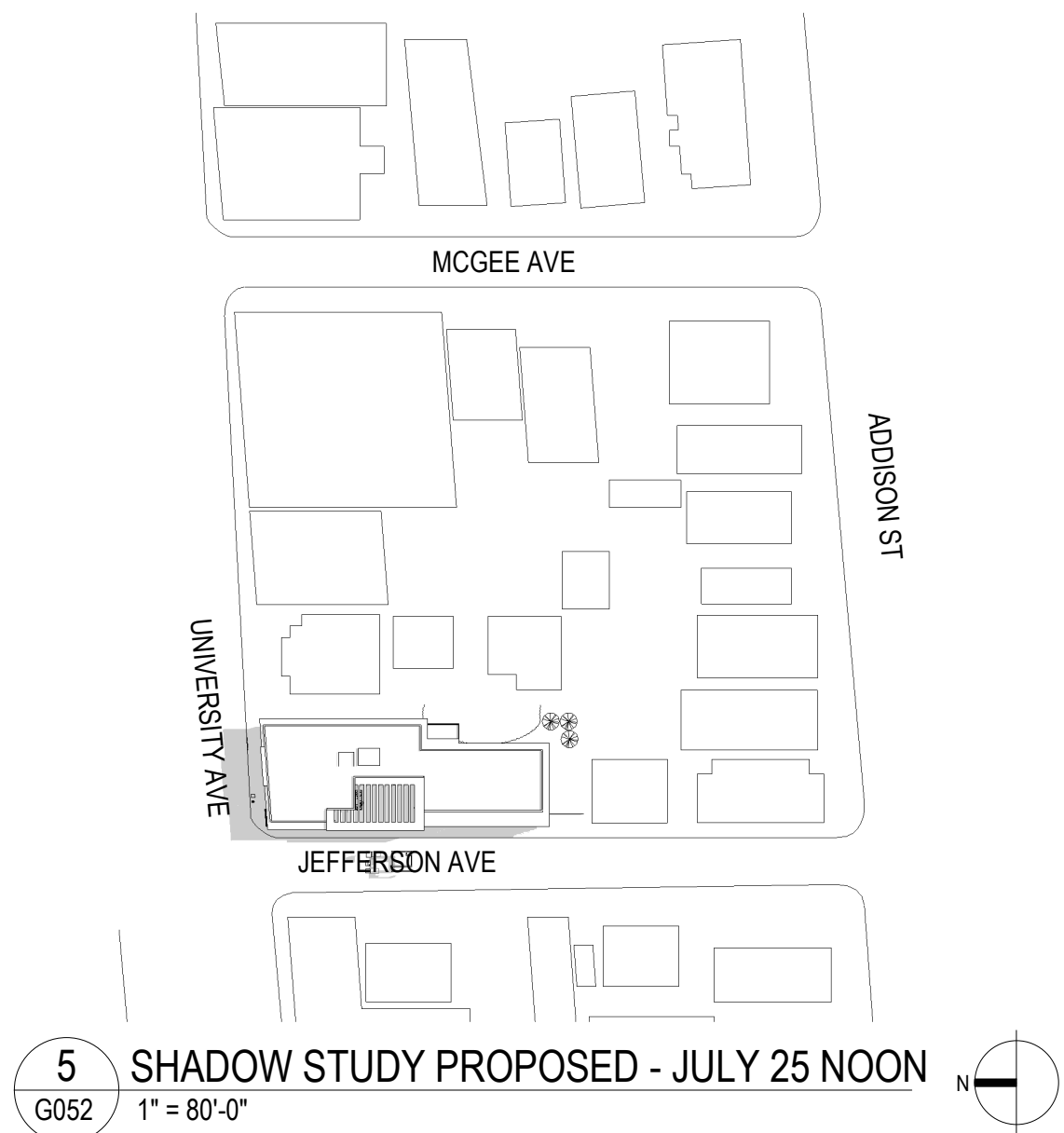
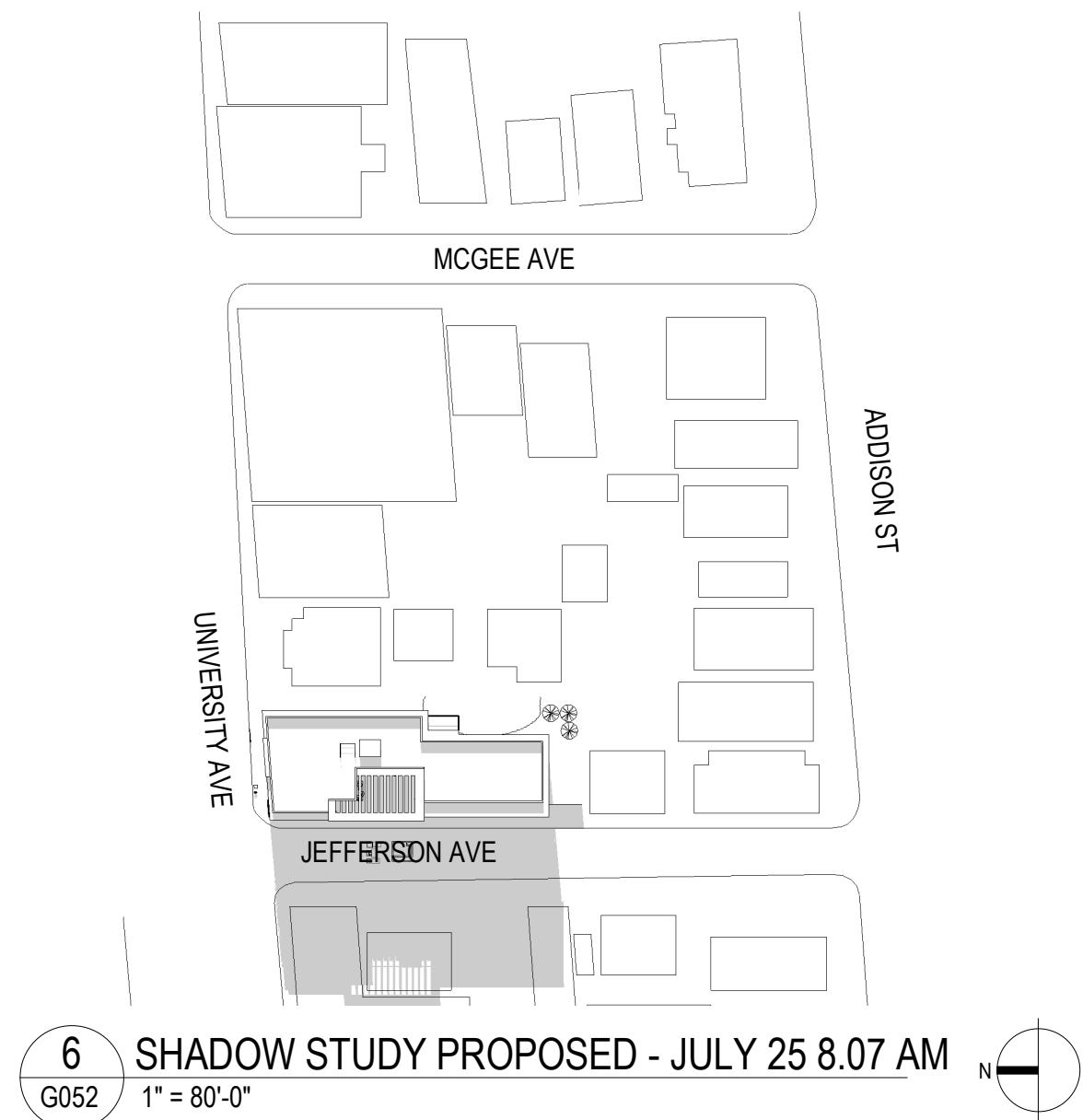
PROJECT #: JG20

ISSUE DATE: 08/03/23

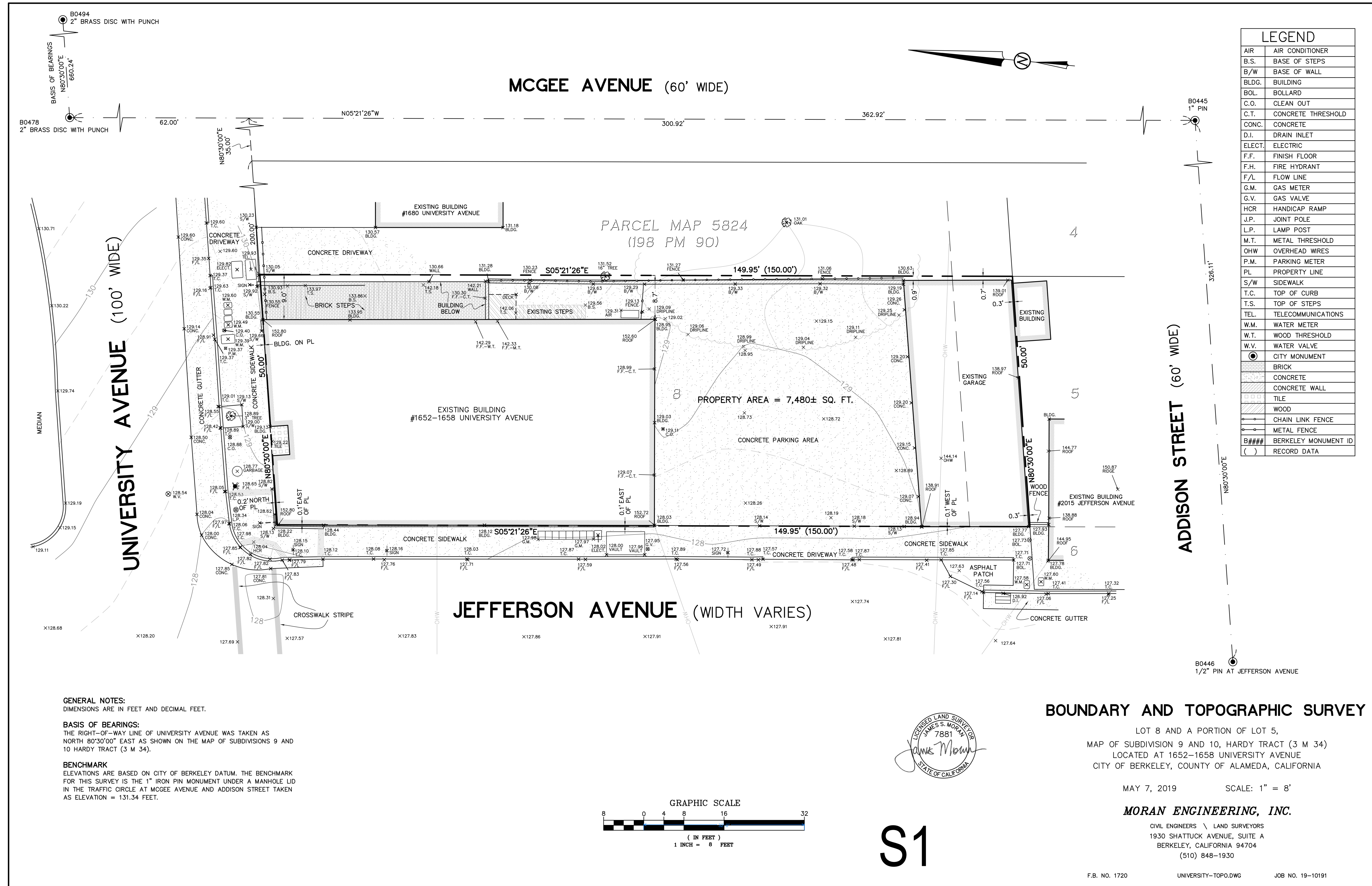
---

SHADOW STUDIES - JULY  
25

G052









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1652 UNIVERSITY AVE  
BERKELEY, CA



**BKF** 100+ YEARS  
ENGINEERS / SURVEYORS / PLANNERS

**PROJECT ISSUE RECORD:**

[illegible]

PROJECT #: JG18

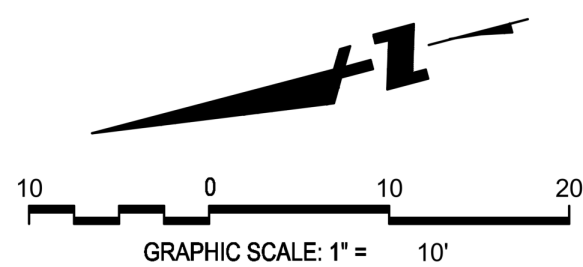
ISSUE DATE: 5/20/2023

## GRADING AND UTILITY PLAN

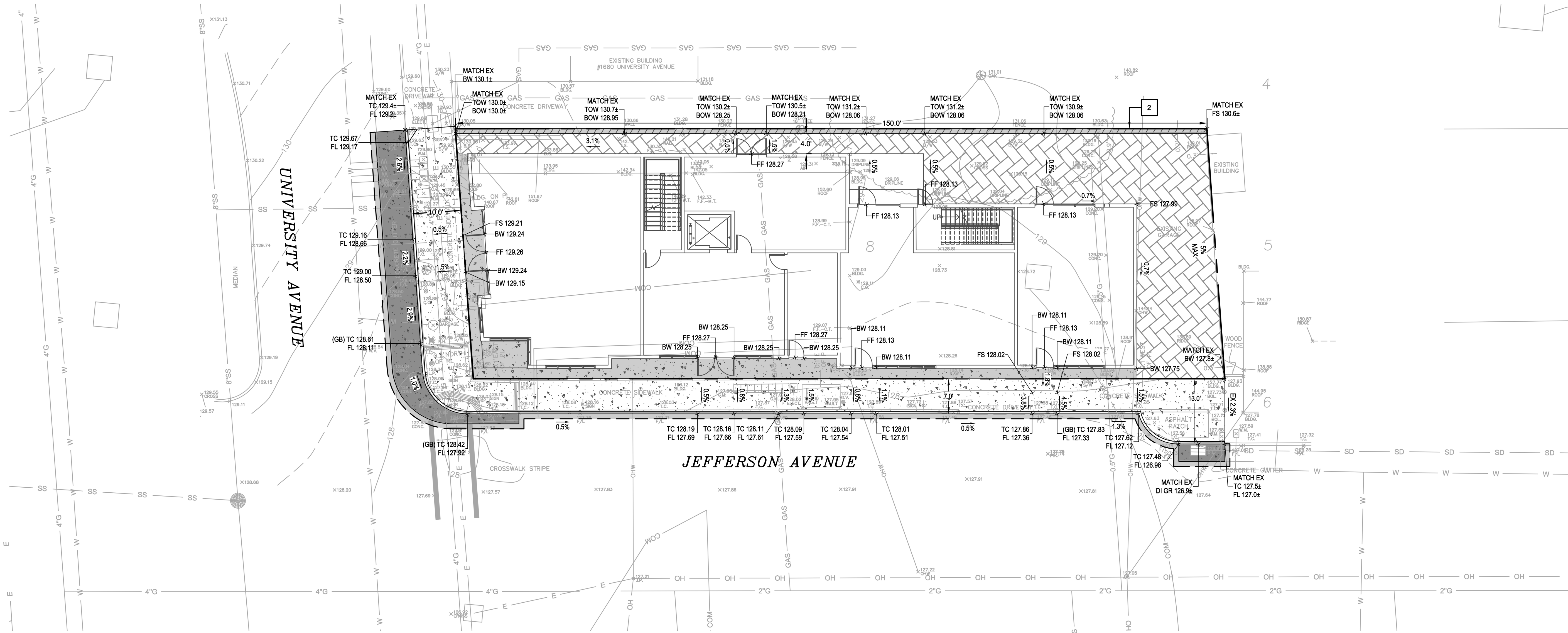
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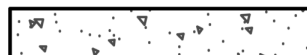
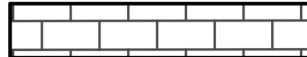
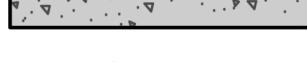
Know what's **below**.  
**Call** before you dig.



1/9/2020 2:41:47 PM



PROPOSED

- |                                                                                     |                                                                             |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
|  | PROPERTY LINE                                                               |
|  | APPROXIMATE LIMIT OF WORK                                                   |
|  | SIDEWALK, CURB AND GUTTER,<br>PER CITY OF BERKELEY STANDARD DETAIL 20-B-165 |
|  | PERMEABLE PAVERS                                                            |
|  | ASPHALT PLUG                                                                |
|  | RETAINING WALL                                                              |
|  | CONCRETE GUTTER PAN                                                         |
|  | ONSITE CONCRETE                                                             |
|  | PERMEABLE PAVERS                                                            |
|  | SAWCUT                                                                      |

1. THE UTILITIES SHOWN ON THIS PLAN AREA DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.

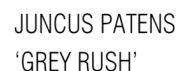
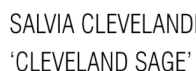
2. ALL EXISTING UNDERGROUND IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED UNLESS OTHERWISE NOTED.
3. ALL EXISTING UTILITY BOXES, STRUCTURES, MANHOLES AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINAL GRADE UNLESS OTHERWISE NOTED.
4. GRADING OPERATIONS WILL OCCUR OVER EXISTING UTILITIES. CONTRACTOR SHALL EXERCISE NECESSARY CARE TO ENSURE EXISTING UTILITIES ARE NOT DAMAGED OR EXPERIENCE ANY INTERRUPTION IN SERVICE. ANY UTILITIES DAMAGED DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED TO ORIGINAL CONDITION AT THE EXPENSE OF THE CONTRACTOR.
5. ORDER OF WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PHASED SUCH THAT CLOSURE OF PUBLIC FACILITIES ARE MINIMIZED.
6. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
7. CONTRACTOR TO POTHOLE AND FIELD VERIFY ALL UTILITY CROSSINGS.
8. CONTRACTOR TO CONTACT USA AT (800)247-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION, UTILITY REMOVAL OR EXCAVATION.

- 1 STANDARD DRIVEWAY APPROACH,  
PER CITY OF BERKELEY STANDARD DETAIL 20-B-19
- 2 PROPOSED RETAINING WALL
- 3 PROPOSED STAIR RISERS

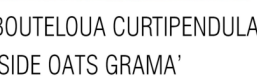


| PLANT SCHEDULE |     |                            |                      |       |        |  |
|----------------|-----|----------------------------|----------------------|-------|--------|--|
| TYPE           | KEY | BOTANICAL NAME             | COMMON NAME          | WATER | NATIVE |  |
| SHRUB          | SC  | SALVIA CLEVELANDII         | CLEVELAND SAGE       | VL    | X      |  |
| SHRUB          | AH  | ARCTOSTAPHYLOS HOOKERI     | HOOKER'S MANZANITA   | VL    | X      |  |
| SHRUB          | EF  | ERIOGONUM FASCICULATUM     | CALIFORNIA BUCKWHEAT | L     | X      |  |
| SHRUB          | AM  | ACHILLEA MILLEFOLIUM       | WALTHER FUNCKE       | L     | X      |  |
| GRASS          | BC  | BOULETELOJA CURTIPENDULA   | SIDE OATS GRAMA      | L     | X      |  |
| GRASS          | JP  | JUNCUS PATENS              | GREY RUSH            | L     | X      |  |
| GRASS          | EC  | ELYMUS CONDENSATUS         | GIANT WILDRYE        | L     | X      |  |
| PERENNIAL HERB | CF  | CORETHROGYNE FILAGINIFOLIA | CALIFORNIA ASTER     | VL    | X      |  |
| PERENNIAL HERB | EC  | EPILOBIUM CANUM            | CALIFORNIA FUCHSIA   | L     | X      |  |
| TREE           | CO  | CERCIS OCCIDENTALIS        | WESTERN REDBUD       | M     | X      |  |

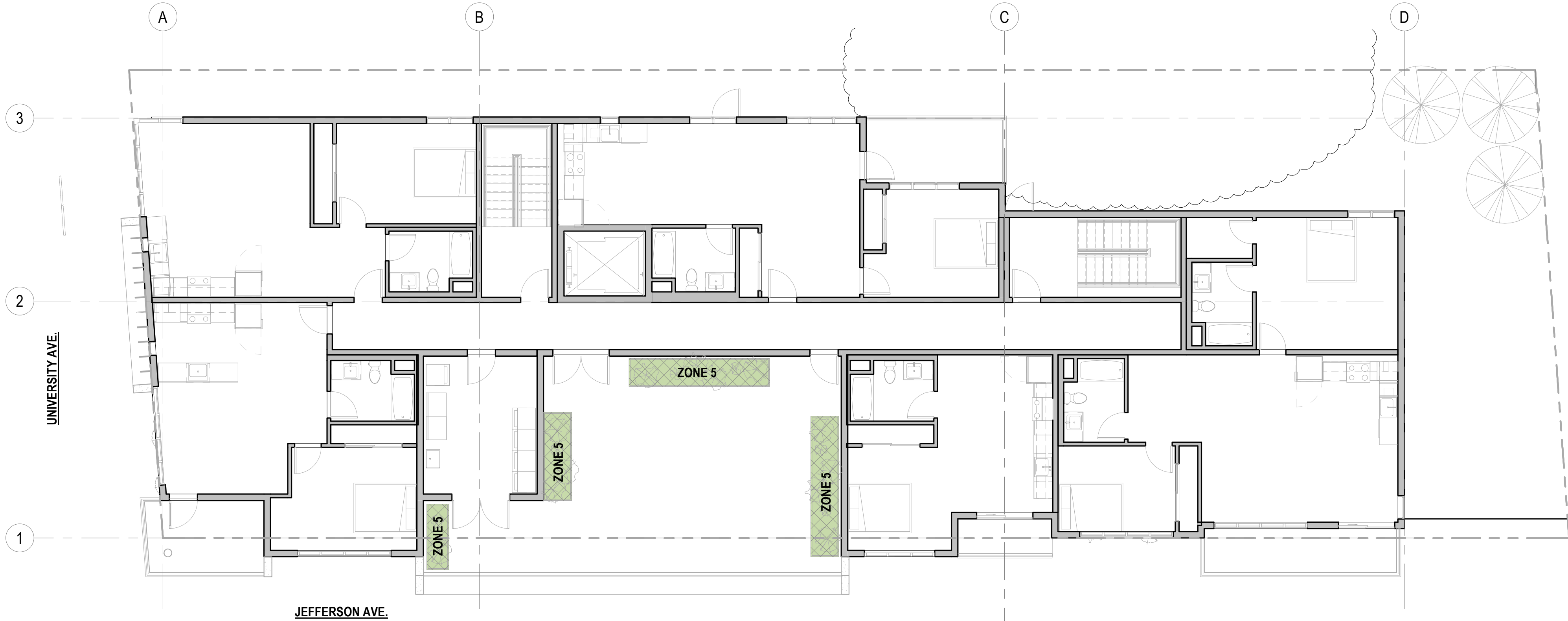
## GROUND LEVEL PLANTING



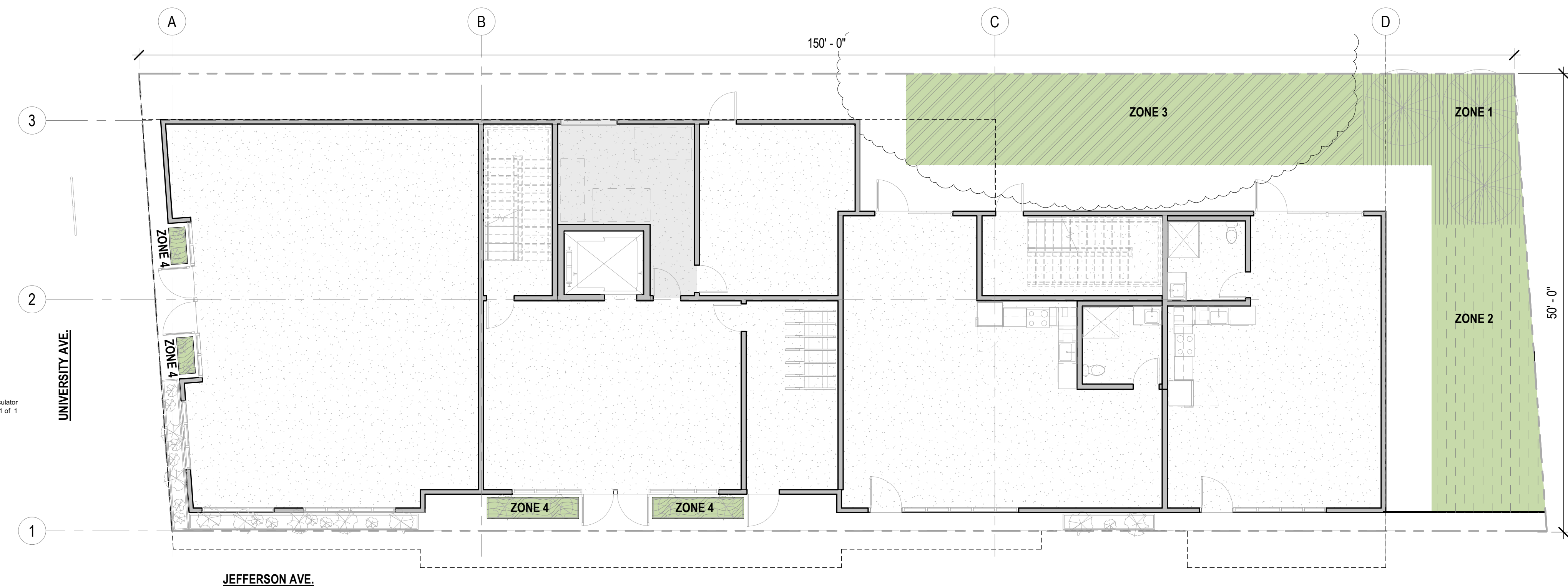
## ROOF DECK PLANTING



| SYMBOL                                                                            | ZONE | PLANT SPECIES                                | SF  |
|-----------------------------------------------------------------------------------|------|----------------------------------------------|-----|
|  | 1    | CERIS OCCIDENTALIS/<br>WESTERN REDBUD        | 233 |
|  | 2    | ELYMUS CONDENSATUS/<br>GIANT WILDRYE         | 354 |
|  | 3    | JUNCUS PATENS/<br>GREY RUSH                  | 498 |
|  | 4    | SALVIA CLEVELANDII/<br>CLEVELAND SAGE        | 61  |
|  | 5    | BOULETELOUA CURTIPENDULA/<br>SIDE OATS GRAMA | 135 |



L001  $1/8'' = 1'-0''$



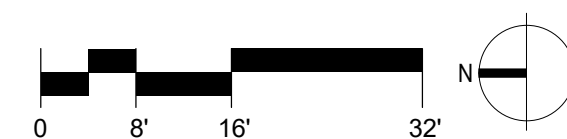
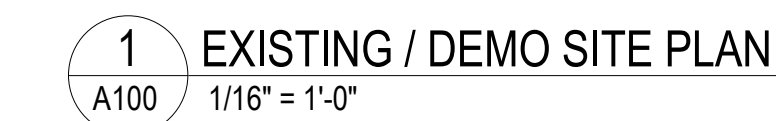
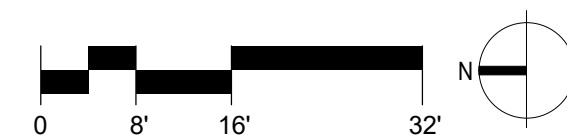
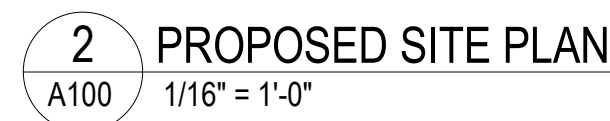
L001  $1/8" = 1'-0"$



[illegible][illegible]

## EXISTING / DEMO AND PROPOSED SITE PLANS

# A100





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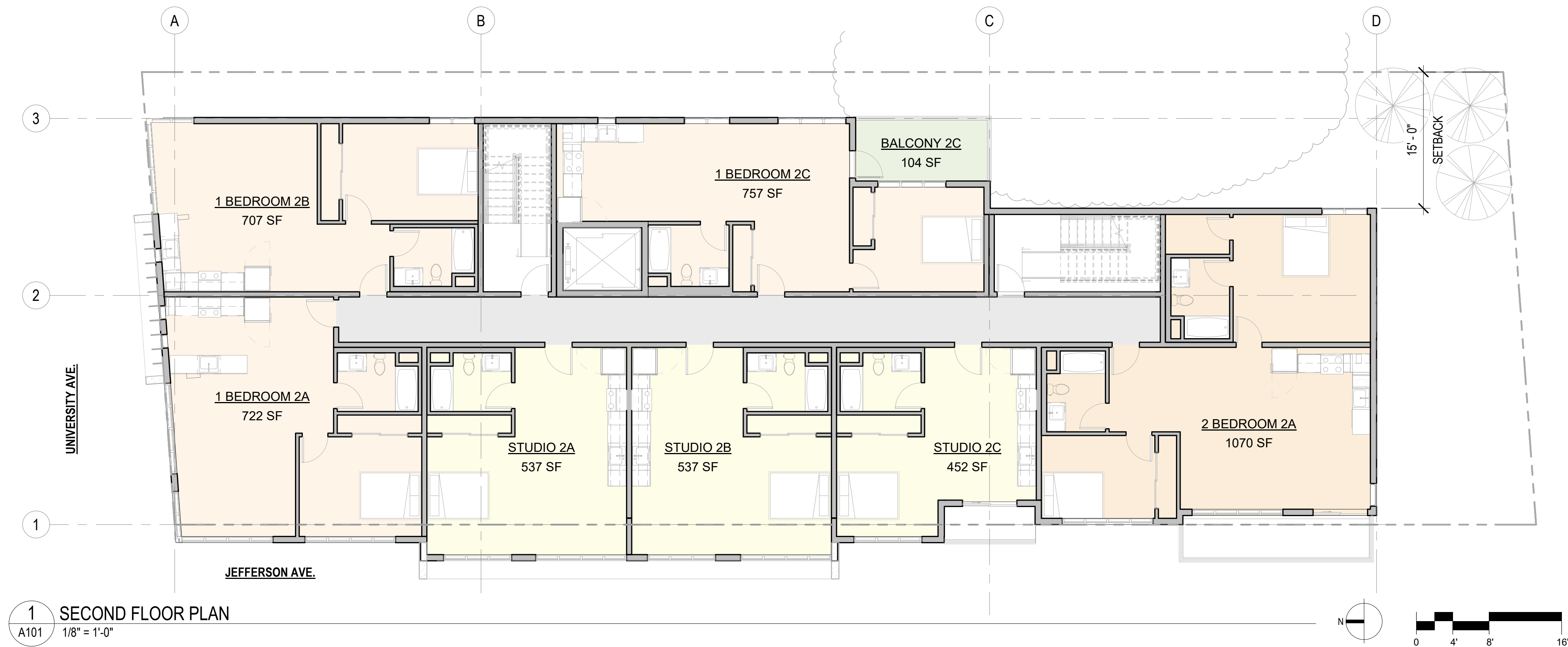
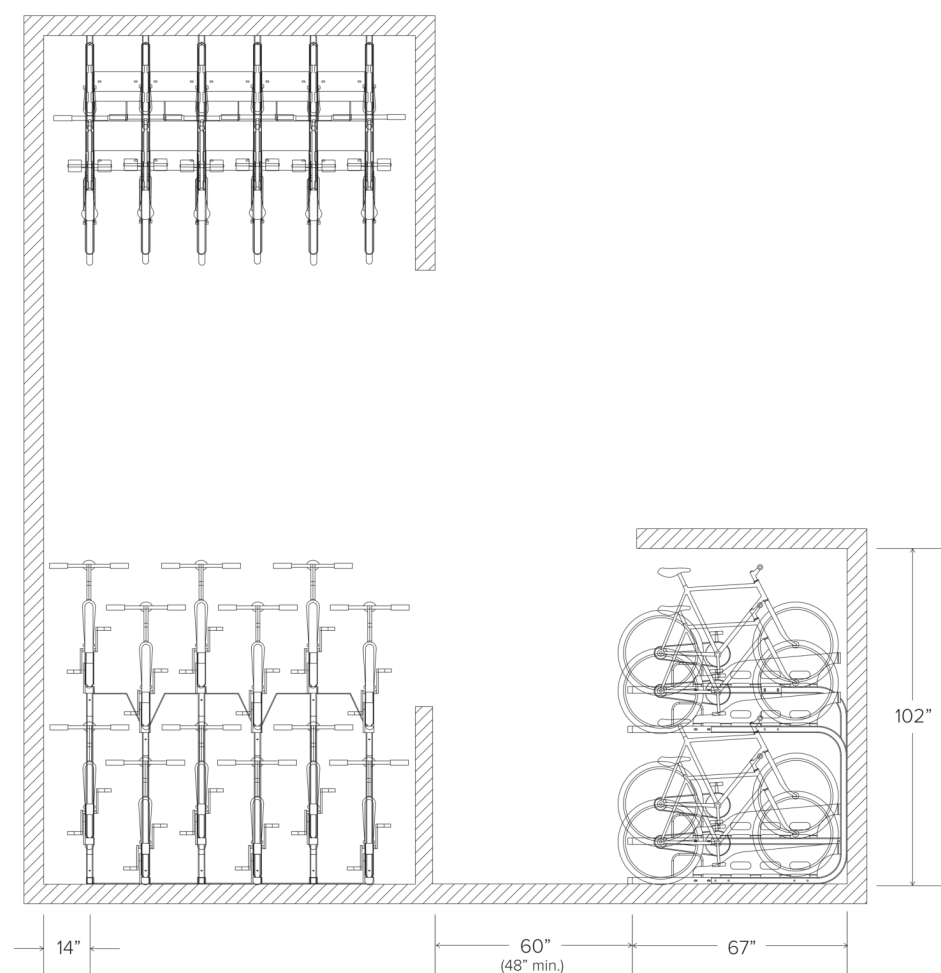
1652 UNIVERSITY AVE.  
BERKELEY, CA 94703

[illegible][illegible]

FLOOR PLANS - GROUND  
FLOOR AND SECOND  
FLOOR


**DERO**  
L'ESPRESSO

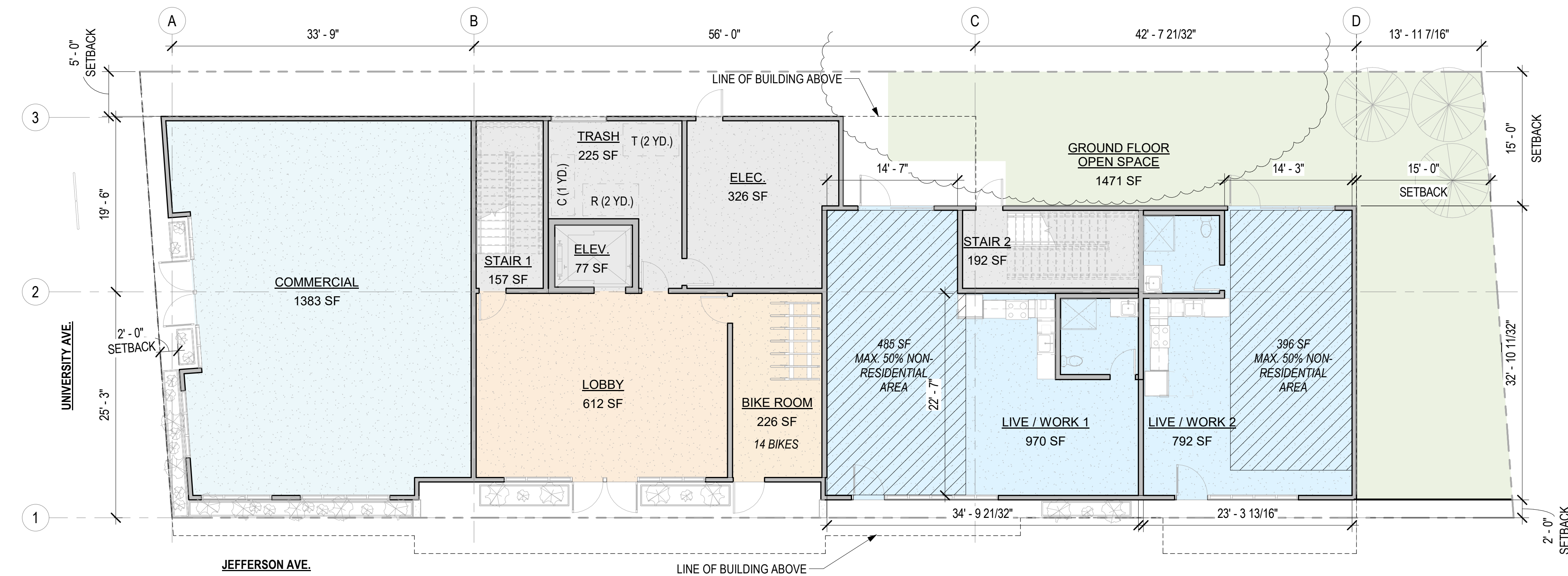
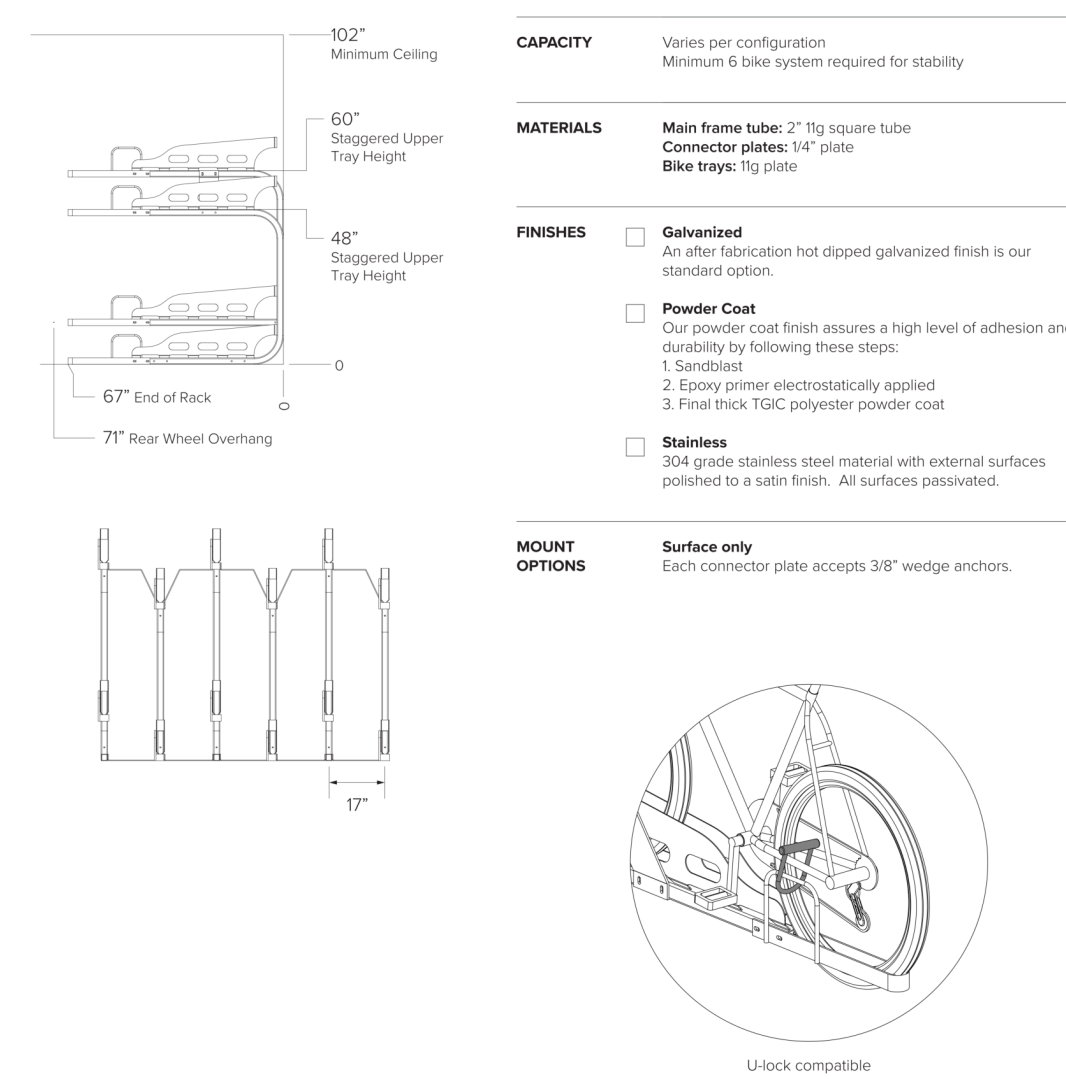
### Setbacks Single Sided



1 SECOND FLOOR PLAN  
A101 1/8" = 1'-0"



Submittal Sheet



2 GROUND FLOOR  
A101 1/8" = 1'-0"



SIXTEEN  
FIFTY-TWO

## USE PERMIT

[illegible][illegible]

FLOOR PLANS - THIRD  
FLOOR AND FOURTH  
FLOOR

# A102





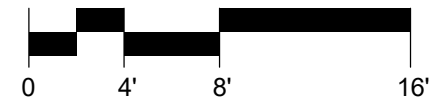
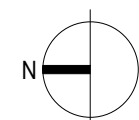
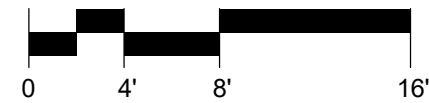
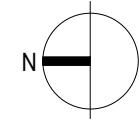
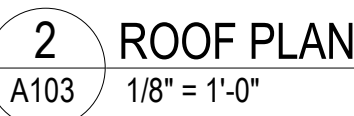
SIXTEEN  
FIFTY-TWO

## USE PERMIT

[illegible][illegible]

FLOOR PLANS - FIFTH  
FLOOR AND ROOF

# A103









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1652 UNIVERSITY AVE  
BERKELEY, CA 94703

## PROJECT ISSUE RECORD

[illegible]

## PERMIT RECORD

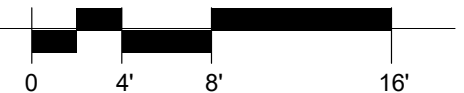
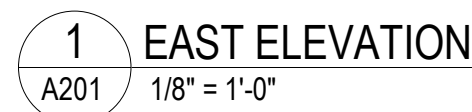
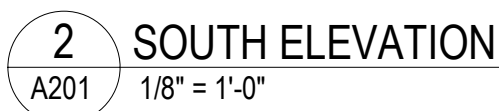
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PROJECT #: JG

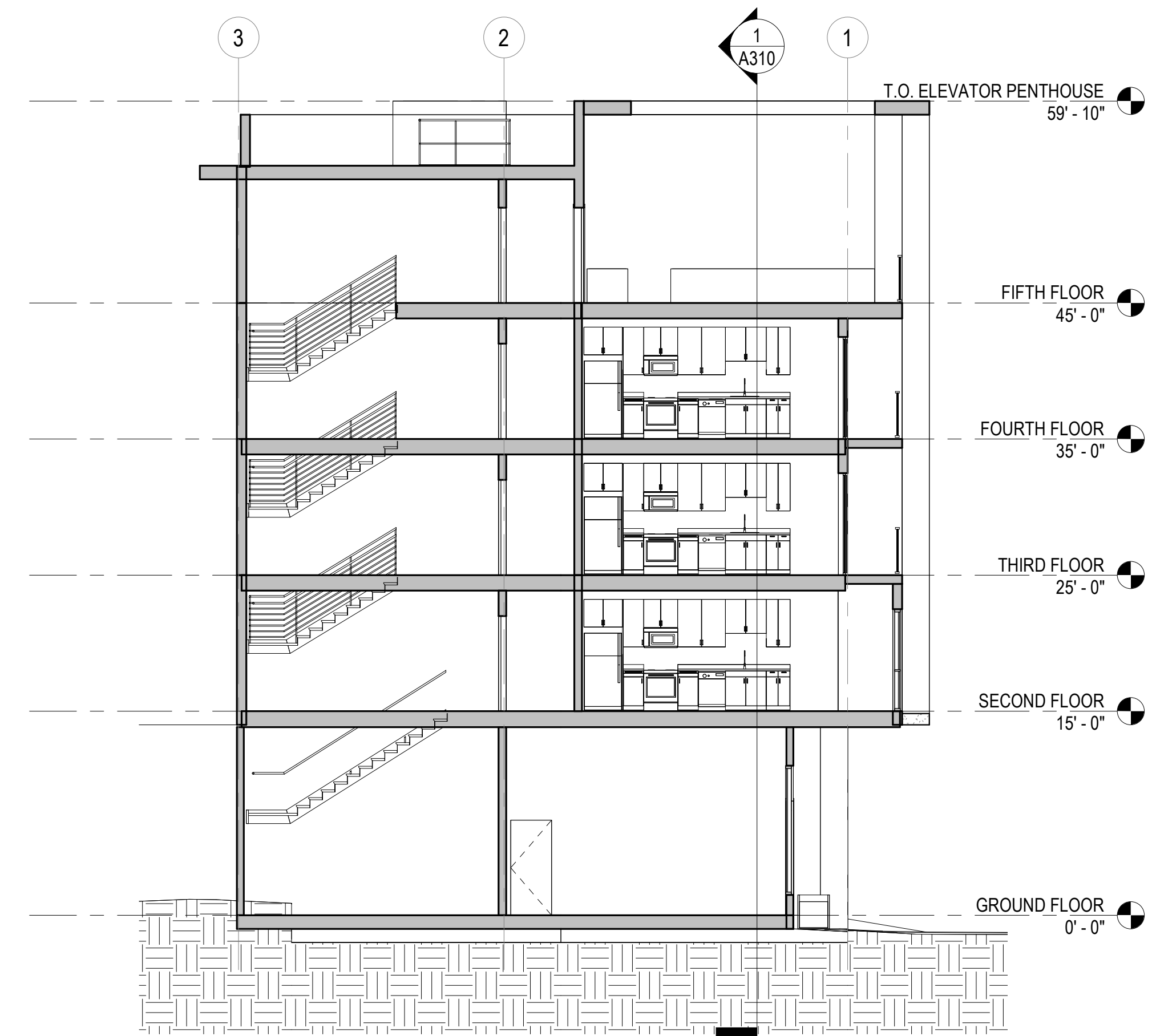
ISSUE DATE: 08/03/

EXTERIOR ELEVATION

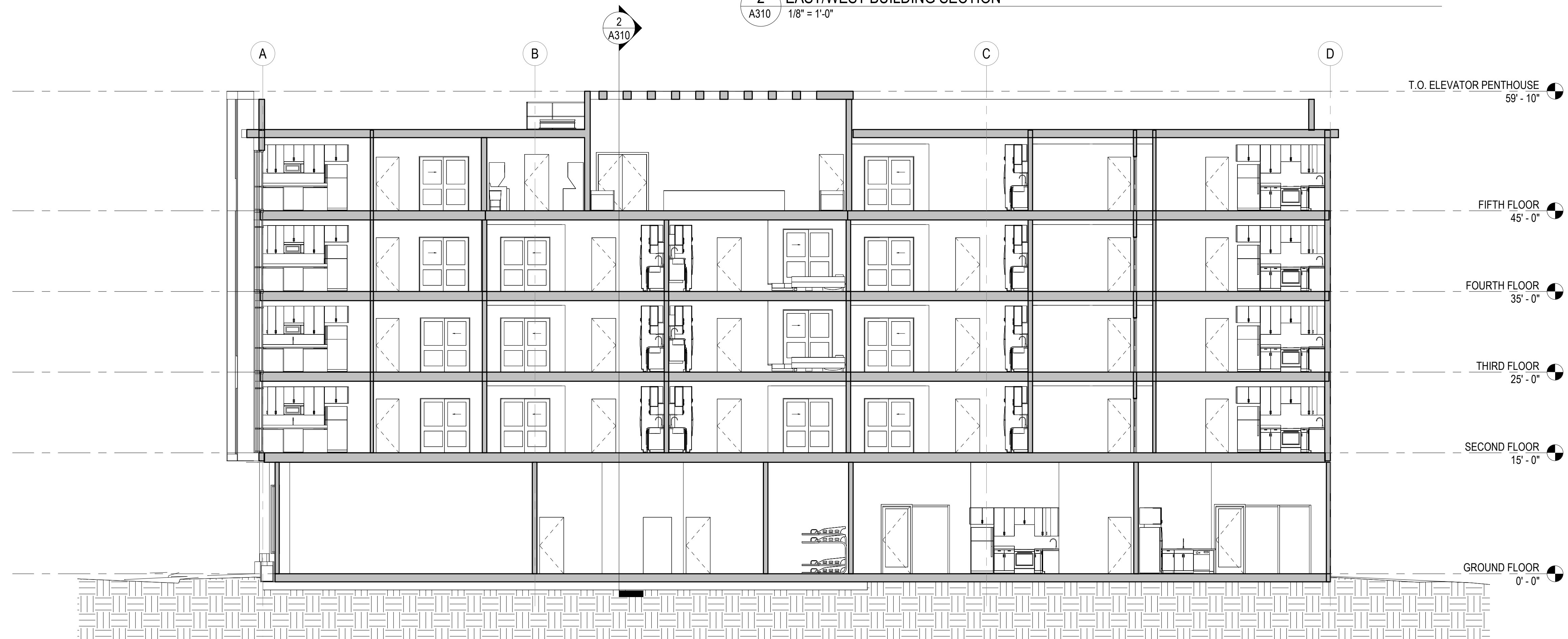
# A201







2 EAST/WEST BUILDING SECTION  
A310 1/8" = 1'-0"



1 NORTH/SOUTH BUILDING SECTION  
A310 1/8" = 1'-0"



[illegible][illegible]

ISSUE DATE: 08/03/23

## EXTERIOR DETAILS

# A500



**1652 University Ave., Berkeley, CA 94703**

**Applicant Statement**

**November 1, 2022**



### **Project Overview**

The proposed project is a 5-story mixed-use building at 1652 University Ave., on the corner of Jefferson Ave., in the C-U District. The existing, 2-story commercial building and parking garage will be demolished. A historic report has found no historical significance for the existing building. The proposed project will provide (28) new residential units, including (10) studio apartments, (12) 1-bedroom apartments, (4) 2-bedroom apartments, and (2) live-work units on the ground floor. The ground floor will include a commercial space along University Ave., and a residential lobby, a secure bicycle room, accessed from Jefferson Ave. Ground floor Usable Open Space will be provided at the backyard of the property. The Ground floor will also include utility rooms and a trash room with access to University Ave. The fifth floor will include a common outdoor roof deck terrace and a laundry room accessible to all of the residents.

The design of the building reflects the two distinct characteristics of University Ave. and Jefferson Ave. University Ave. is a primary artery in Berkeley. The facade, articulated by vertical fins, provides privacy for the residents. The commercial storefront, accented with tile, is centered and prominent. Planters at the base of the building add greenery to the pedestrian experience. Jefferson Ave. is a quieter side street and the design of the building responds by including the residential entrance set away from University Ave. The residential units along Jefferson are more open, with balconies and increased transparent glazing. The facade along Jefferson includes balconies that extend beyond the property line to give each of the units personal outdoor space. Residents can access the ground floor common open space along Jefferson. This space is intended for quiet repose protected from the surrounding streets. The common open space at the roof deck is oriented to the west for light and views of the Bay. The roof deck is intended for more social activities and gatherings.



The project will provide 5% of the units at the Very Low Below Market Rate and will seek Density Bonus waivers for height (60' proposed, 48' permitted), number of stories (5 proposed, 4 permitted), Usable Open Space (2,950 SF proposed, 5,200 SF required), rear yard setback (15' proposed, 20' required), and parking spaces (none proposed, 5 required).

### **Project Benefits**

The mixed-use project achieves the purposes put forward by the University Commercial District (C-U) and the University Avenue Special Node (UASP) as stated in 23.204.060. The project is compatible with the uses of the surroundings and maintains the continuity of retail and service facilities along University Ave.

The project replaces an underdeveloped site and will bring new inhabitants to the area who will, in addition to the new commercial space and live-work units, contribute to the vitality of the shopping and dining district. The project benefits the community as it strengthens the residential concentration in the District, preserves the mixed-use fabric, supports local businesses, and enhances safety in the area.

The bicycle and pedestrian-oriented project will support many mass transit options near the site, including bus stops along University Ave. for the AC transit #51B, 52, and 88 lines and the north-south #12 bus line at Martin Luther King Jr. Way. The North Berkeley BART station is only 1/2 a mile away, and the Downtown BART station is 0.7 miles away.

The project will help continue to revitalize the University Avenue corridor with a concentration of commercial and residential activity and will positively protect and improve the neighborhood's quality of life.