



DESIGN REVIEW COMMITTEE STAFF REPORT

For Committee Decision
OCTOBER 19, 2023

2127 DWIGHT WAY PRELIMINARY DESIGN REVIEW

Design Review #DRCP2023-0004 to demolish two of the existing four residential buildings (demolish eight units and retain eight units) and replace with a new six-story residential building featuring 58 new units, for a combined total of 66 residential units.

I. Introduction

This six-story residential project is located on the north side of Dwight Way between Shattuck Avenue and Fulton Street in the C-SA commercial district.

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

The project is scheduled for the Zoning Adjustments Board on November 30, 2023. It is before the Design Review Committee this month for Preliminary Design Review.

II. Background

The project proposes demolition of the two interior existing four-unit residential buildings, both surface level parking lots, all existing landscaping with the exception of one protected Coast Live Oak, removal of the two on-site ingress and egress easements, removal of one curb cut to the west of the property, and construction of a new residential building with the following primary components:

- 66 dwelling units (eight one-bedroom, three two-bedroom, five four-bedroom, 30 five-bedroom, and 20 six-bedroom), including eight existing units to remain and eight replacement units, for a total of 304 bedrooms;

- A bicycle storage room on the ground floor providing 102 long-term bicycle parking stalls and eight short-term bicycle racks located on-site near the building entrance;
- Residential uses on the ground floor include a lobby and mail room, package room, residential courtyard, and unprogrammed amenity space;
- Trash chutes on each floor with a trash collection room and utilities on the ground floor;
- Five new street trees along Dwight Way; and
- 4,616 square feet of new landscaping, including 1,654 square feet of usable open space on the ground floor and landscape screening along the northeastern (rear) and the rear portion of the northwestern (right) and eastern (left) side property lines.

III. Project Setting

A. Neighborhood/Area Description:

The project site is located on the 2000 block of Dwight Way, bordered by Shattuck Avenue to the west and Fulton Street to the east. The surrounding area consists of a mix of commercial and residential uses ranging from two-story multi-family residences and small-scale restaurants to a six-story mixed-use project with ground floor commercial. Directly north of the project site is the Berkeley Dog and Cat Hospital. The Downtown Berkeley BART station is located to the west within walking distance from the project site (0.5 miles). In addition, bus service with 15-minute headways is available along Shattuck Avenue via AC Transit (route 18) and the University of California Berkeley (UC Berkeley) bus line (route F).

B. Site Conditions:

The approximately 24,300-square-foot development site consists of four distinct parcels, which will be combined into one via a lot merger. The project site is relatively flat and is developed with four two-story four-unit residential buildings, totaling 16 existing residential units onsite. Two on-site surface parking lots are located to the north of each existing building accommodating a total of 20 vehicular parking stalls (1.25 stalls per unit). There are two driveways with access to the parking lots on the project site: between 2127-2133 and 2137-2143 Dwight Way and between 2145- 2151 and 2153-2159 Dwight Way.

Figure 1: Vicinity Map

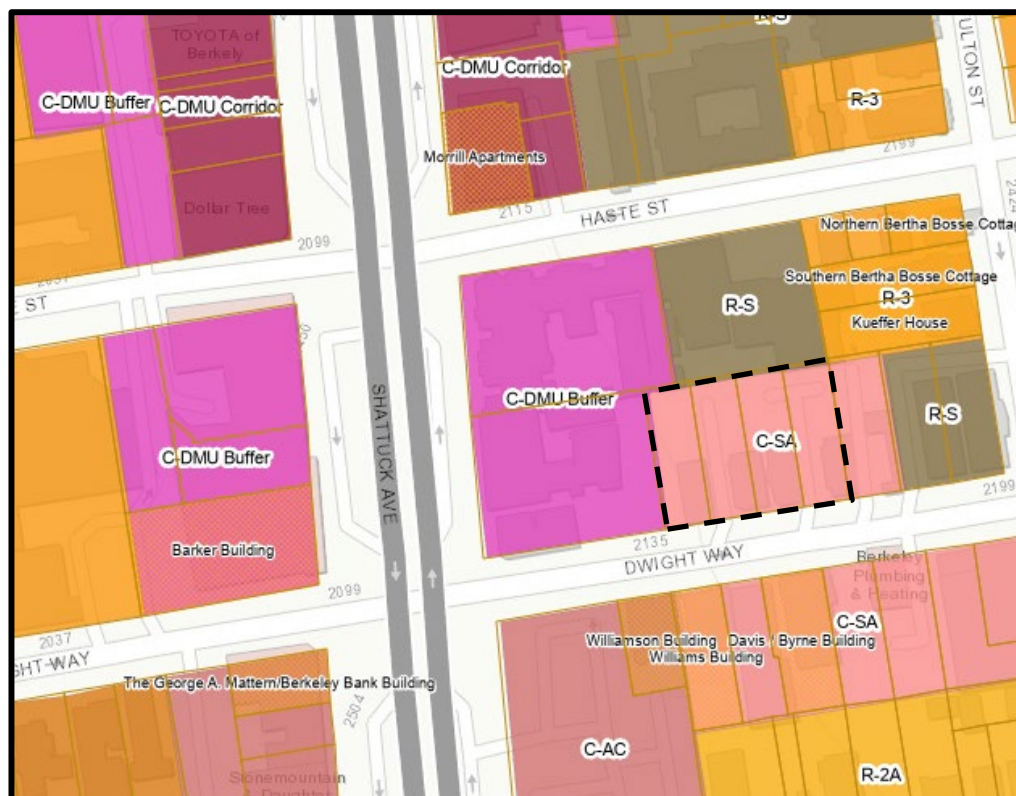


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Four 4-unit multi-family residential buildings	C-SA	High Density Residential (HDR)
Surrounding Properties	North	Animal Clinic (Berkeley Dog and Cat Hospital)	R-S	High Density Residential (HDR)
	South	Commercial/Retail (Restaurant and Massage)	C-SA	Avenue Commercial (AC)
	East	Multi-family Residential	R-S	High Density Residential (HDR)
	West	Mixed-use with Multi-family Residential and Commercial/Retail (Bank, Fitness Center, Pharmacy, Restaurant)	C-DMU Buffer	Avenue Commercial (AC)

Table 2: Development Standards

Standard		Existing	Proposed	Permitted/ Required
BMC Sections 23.204.100				
Lot Area (sq. ft.)		24,300	No change	N/A
Gross Floor Area (sq. ft.)		10,660	72,251	N/A
Floor Area Ratio		0.44	2.97	N/A
Dwelling Units	Total	16	66	N/A
	Affordable	0	8	N/A
Building Height	Maximum (ft.)	27'-7"	71'-5"	36'-0" max
	Stories	2	6	3 max
Building Setbacks (ft.)	Front	11'-9"	4'-10"	15' min
	Rear	69'-9"	5'	15' min
	Left Side	5'-10"	Varies 5'-10" to 10'-6"	Varies 4' to 12' min
	Right Side	6'-2"	Varies 6'-2" to 11'-6"	Varies 4' to 12' min
Lot Coverage (%)		24.72%	65.33 %	35% max
Usable Open Space (sq. ft.)		6,937	1,654	13,200 min
Parking	Automobile	20	0 ¹	20
	Bicycle (long-term)	0	102	102
	Bicycle (short-term)	0	8	8
¹ = Waiver, pursuant to State Density Bonus Law, requested to modify the district standard. 1. AB-2097, effective January 1, 2023, prohibits local jurisdictions from requiring minimum parking for most uses as long as the parcel is located within a half mile of a transit stop or high-quality transit corridor, as defined in Section 21155 of the Public Resources Code.				

IV. Project Description

A. Requested Use Permits

- Use Permit, under Berkeley Municipal Code (BMC) Section 23.326.020(B) to demolish and replace eight dwelling units
- Use Permit, under BMC Section 23.326.030 to demolish buildings with two or more dwelling units constructed before 1980
- Use Permit, under BMC Section 23.204.020(A)(2) to create a multi-family dwelling in a Commercial District

- Use Permit, under BMC Section 23.204.030(A)(1) to create more than 3,000 square feet of new gross floor area in the C-SA Commercial District
- Use Permit, under BMC Section 23.204.100(D)(2) to reduce front setbacks from 15 feet to four feet 10 inches in a Commercial District abutting a lot in a Residential District
- Use Permit, under BMC Section 23.204.100(D)(2) to reduce rear setbacks from 15 feet to five feet in a Commercial District abutting a lot in a Residential District
- Use Permit, under BMC Section 23.204.100(D)(2) to reduce minimum usable open space from 13,200 square feet to 1,654 square feet for a residential project located in the C-SA Commercial District
- Use Permit, under BMC Section 23.204.100(D)(2) to reduce minimum building separation from 28 feet to five feet for a residential project located in the C-SA Commercial District
- Use Permit, under BMC Section 23.204.100(D)(2) to increase lot coverage maximum up to 61% for a residential project located in the C-SA Commercial District
- Use Permit, under BMC Section 23.204.100(D)(2) to allow a height of up to 71'-5" and 6 stories for a residential project located in the C-SA Commercial District
- Administrative Use Permit under BMC Section 23.304.050(A) to allow architectural elements to exceed the district height limit by six feet six inches
- Administrative Use Permit under BMC Section 23.304.080(A) to allow fences and entry gates to exceed six-feet in height

B. CEQA Determination

It is staff's recommendation that the project is categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("Infill Development"). The determination is made by ZAB.

C. Density Bonus Information

- Waiver of BMC Section 23.204.100(D)(1) to reduce front setbacks from 15 feet to 4 feet 10 inches
- Waiver of BMC Section 23.204.100(D)(1) to reduce rear setbacks from 15 feet to 5 feet
- Waiver of BMC Section 23.204.100(D)(1) to reduce minimum usable space from 13,200 square feet (200 square feet/unit) to 1,654 square feet (25 square feet/unit)
- Waiver of BMC Section 23.204.100(D)(1) to reduce building separation from 28 feet to 5 feet
- Waiver of BMC Section 23.204.100(D)(1) to increase lot coverage from 35 percent to 65.33 percent
- Waiver of BMC Section 23.204.100(D)(1) to increase building height from 36 feet and three stories to 71 feet 5 inches and six stories

V. Design Review Guidelines

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

- **Setbacks**

Street façade: the street façade of commercial streets should be respected, in order to create or maintain the sense of urban space.

- **Parking and Driveways**

Garage entrance: Conflict with pedestrian circulation should be prevented by the proper location and design of auto entrances.

- **Facades**

Harmony with Surroundings: The proposed design should be in harmony with its surroundings through the coordination of such design elements as cornice lines, eaves, and setbacks with those of existing neighborhood buildings.

- **Articulation:** Street faces in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.

- **Heights:** In general, the height of adjacent buildings especially historic structures should be respected in the design of new buildings. Abrupt changes in height may be appropriate, even desirable in certain situations.

- **Walls and Fences:** Large, unarticulated expanses of any particular wall material that deaden the pedestrian environment should be avoided.

- **Landscape**

Sidewalk Areas should include landscaping that is coordinated with the neighborhood design. The consistent use of one species of tree along a street or block is encouraged.

- **Building Entrances**

Entrance points should be clearly defined and easily identifiable by pedestrians by appropriate locations and by elements such as awnings, signage, artwork, or changes in paving material to define entry point.

- **Bicycle Parking**

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

The complete city-wide Design Review Guidelines are located within the Design Review Submittal Application, which can be accessed online at:

http://www.cityofberkeley.info/uploadedFiles/Online_Service_Center/Planning/DR_Basic_Submittal_Packet.pdf

VI. Issues and Analysis

A. Design Review Issues:

Massing The project consists of 5 total buildings, two existing 2-story buildings at the southeast and southwest portions of the site, two buildings running north to south down the center of the site, and another building running east to west at the northern edge of the site. The new buildings are arranged in a “T” shape and organized around a central courtyard. The two volumes that have frontages on Dwight have been stitched together by an exterior stair that serves as circulation for units in both buildings. The design of both buildings incorporates a recessed base that pulls the massing back from the street at the ground floor. The east building features a two-story base while the west building has a single-story base.

Building Design Design utilizes material pop-outs and recessed accents as a way of breaking down the massing. Strong vertical elements anchor the southeast and southwest corners of the rear volume facing Dwight (south), flanked by projecting balconies that are recessed back from those elements. The north façade of that building is articulated with various recesses and two north-facing courtyards.

Ground Floor Design Common residential use spaces are provided on the ground floor of the east building that fronts onto Dwight, including a lobby, office room, amenity room, and package room arranged at the southern-most end of that building. Trash rooms and mechanical rooms are located on the ground floor of the west building on Dwight. Bike storage and additional mechanical spaces are provided on the ground floor of the building at the rear of the project. Ground floor units are organized at the center of the site in each of the three new buildings, extending to the northwest end of the rear building where the project neighbors other low-density residential parcels.

Setbacks Setbacks for the project vary by building. The front yard setback on Dwight ranges from 10'-6" to 12'-0". The existing building at the east is setback 5'-0" from the property line and the new building will be setback 6'-0" on that side. The existing building at the west of the parcel is setback 3'-1" from the west property line and the new building will be pulled back to 11'-6" on that side. The building is stepped at the rear of the project with a minimum setback of 5'-0" at the northwest corner, 7'-

6" at the northeast corner, and averaging approximately 10'-0" at the center of the parcel with ground level courtyards pulling the massing back further along that side.

Landscape/ Open Space The project provides 1,654 square feet of open space, spread across the landscaped front setback, outdoor walkways, two small courtyards at the north end of the project, and a main courtyard at the center of the site. A paved entry court is proposed at the lobby entrance with bench seating. Permeable pathways are proposed throughout and plantings along the periphery of all buildings and at the edge of the site are provided for privacy. The project proposes eight new street trees along Dwight Way and several trees throughout the development. Plant palette is provided on sheet L-3.

Colors and Materials The project proposes cement plaster, horizontal lap siding, McNichols expanded metal panels, and custom metal railing. A material board will be presented at the meeting.

B. Issues for Discussion:

- Building Design/ Massing
- Ground Floor Design
- Colors and materials
- Landscape Plan

VII. Recommendation

Staff recommends that the Committee discuss the issues outlined above and forward a favorable recommendation on to ZAB with conditions as necessary to address any design concerns and specific direction for Final Design Review.

Attachments:

1. Project Plans, received October 4, 2023
2. Applicant Statement, received October 9, 2023
3. Color and Material Board, received October 4, 2023
4. Correspondence Received

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

2127 Dwight Way

BERKELEY, CA



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ABBREVIATIONS	LEGEND	GENERAL NOTES	PLANNING DATA	RENDERING																																																																																																																																																																																																																																																																																					
ADJ. ADJUSTABLE ABOVE FINISH FLOOR A.F.F. ALUMINUM ALUM. ALTERNATE ARCH. ARCHITECT(URAL) BLDG. BUILDING BLKG. BLOCKING BOT. BOTTOM C./CL. CENTER LINE CAB. CABINET CLG. CEILING CLR. CLEAR C.M.U. CONCRETE MASONRY UNIT COL. COLUMN CONC. CONCRETE CONSTR. CONSTRUCTION CTR. CENTER DET. DETAIL DIA/D. DIAMETER DIM. DIMENSION DWN. DOWN DWG. DRAWING DS. DOWN SPOUT (E) EXISTING EACH. EACH ELEC. ELECTRICAL EQ. EQUAL EQUIP. EQUIPMENT EXT. EXTERIOR F.D. FLOOR DRAIN FIN. FINISH FL. FLOOR F.O.F. FACE OF FINISH F.O.S. FACE OF STUD GALV. GALVANIZED G.C. GENERAL CONTRACTOR GL. GLASS GR. GRADE GYP. BD. GYPSUM BOARD H.B. HOSE BIB HOWR. HARDWARE HGT. HEIGHT H.W. HOT WATER JT. JOINT MAX. MAXIMUM M.D. MOTION DETECTOR MECH. MECHANICAL MIN. MINIMUM MTD. MOUNTED MTL. METAL (N) NOT IN CONTRACT N.I.C. NUMBER NO. NOT TO SCALE N.T.S. O.C. ON CENTER OPNG. OPENING OPP. OPPOSITE PR. PAIR PTD. PAINTED PLYWD. PLYWOOD R.D. ROOF DRAIN REQ. REQUIRED RM. ROOM R.O. ROUGH OPENING S.C. SOLID CORE STOR. STORAGE SHT. SHEET SIM. SIMILAR STR. STRUCTURAL T.O. TOP OF TYP. TYPICAL U.O.N. UNLESS OTHERWISE NOTED V.I.F. VERIFY IN FIELD WD. WOOD W.P. WATERPROOF	# XXX DETAIL REFERENCE NUMBER SHEET WHERE DETAIL IS LOCATED #/XXX DIRECTION OF SECTION VIEW INTERIOR SECTION IDENTIFICATION/ SHEET WHERE SECTION IS LOCATED #/XXX SHEET WHERE ELEVATION IS LOCATED ELEVATION REFERENCE NUMBER 101 DOOR SYMBOL W-01 WINDOW SYMBOL X-XXX FLOOR / WALL TYPE SYMBOL X'-X" ELEVATION DATUM CEILING HEIGHT △ REVISION SYMBOL ○ WALL-MOUNTED INCANDESCENT SCENCE LIGHT FIXTURE ◇ WALL-MOUNTED COMPACT FLUORESCENT SCENCE LIGHT FIXTURE □ RECESSED INCANDESCENT LIGHT FIXTURE AT CEILING ⊗ RECESSED COMPACT FLUORESCENT LIGHT FIXTURE AT CEILING ◇ SURFACE-MOUNTED COMPACT FLUORESCENT LIGHT FIXTURE AT CEILING ⊗ COMBINATION EXHAUST FAN AND COMPACT FLUORESCENT LIGHT FIXTURE, RECESSED AT CEILING ○ X' SURFACE-MOUNTED FLUORESCENT STRIP LIGHT FIXTURE, CEILING-MOUNTED (WITH LENGTH AS INDICATED) ▬ X' SURFACE-MOUNTED TRACK LIGHT FIXTURE, CEILING-MOUNTED (WITH LENGTH AS INDICATED) ⊗ EMERGENCY LIGHT FIXTURE WITH BATTERY PACK, CEILING OR WALL-MOUNTED ⊗ EXIT LIGHT FIXTURE WITH BATTERY BACK-UP, CEILING OR WALL-MOUNTED (WITH DIRECTIONAL ARROWS AS REQUIRED)	GENERAL CONDITIONS: AIA DOCUMENT A201, GENERAL CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE WORK. EXISTING CONDITIONS: CONDITIONS SHOWN OF THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS AND AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. NOTE: DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF THE DRAWINGS. PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY ALL CITY AND/OR COUNTY FEES RELATING TO PROJECT, EXCEPTING THE GENERAL PERMIT, WHICH IS THE RESPONSIBILITY OF THE OWNERS' AND IS REIMBURSABLE TO THE G.C. CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODES, NATIONAL ELECTRICAL, MECHANICAL, AND PLUMBING CODES, HEALTH DEPARTMENT REGULATIONS, FIRE AND SAFETY CODES, CITY AND/OR COUNTY ORDINANCES AND REGULATIONS AND OTHER CODES GOVERNING CONSTRUCTION. SITE RESPONSIBILITY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR TO LIMIT TRAFFIC AND ACCESS TO THOSE AREAS WHERE WORK IS PERFORMED. CLEAN UP AND REPAIRS: THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES WITH ALL DEBRIS REMOVED AT THE END OF EACH DAY. AT THE COMPLETION OF THE CONSTRUCTION REMOVE ALL EXCESS MATERIALS AND REFUSE FROM SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DUST, DIRT AND STAINS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT AND OWNER. PATCHING: PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES INCLUDING PATCHING OF SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR AND TEXTURE. ALL WORK NOTED "N.I.C." OR NOT IN CONTRACT IS TO BE PROVIDED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR. *ALIGN* AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES ON THE SAME PLANE. *TYPICAL* AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N. DETAILS ARE USUALLY KEYED AND NOTED *TYPICAL* ONLY ONCE, WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N. SCHEDULE: UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE CONTRACTOR SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTOR'S AND CONTRACTOR'S WORK AND A COST-BY-TRADE BREAKDOWN FOR USE IN SCHEDULING AND EVALUATING PAY REQUESTS. SUBSTITUTIONS: SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE APPROVAL BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. DAMAGE: THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT OR OWNER. GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNERS' OR ARCHITECT'S FAILURE TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS OF WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE ACCEPTANCE SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK. COLUMN CENTERLINES (ALSO REFERRED TO AS GRIDLINES) ARE SHOWN FOR DIMENSIONAL PURPOSES. (REFER TO BASE BUILDING DRAWINGS FOR EXACT LOCATIONS). CONSTRUCTION HOURS: VERIFY WITH CITY OF BERKELEY FOR CONSTRUCTION HOURS ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION. THE BUILDING OWNER, PROJECT DESIGNER, AND/OR CONTRACTOR MUST SUBMIT A REVISION TO THE CITY FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED ON THE JOB COPY OF THE PLANS PRIOR TO PERFORMING THE WORK. AN OSHA PERMIT TO BE OBTAINED FOR THE SHORING* AT THE EXCAVATION IN THE BASEMENT PER CAL/OSHA REQUIREMENTS. SEE CAL/OSHA HANDBOOK. *CONSTRUCTION SAFETY ORDERS: CHAPTER 4, SUBCHAPTER 4, ARTICLE 4, SECTION 1541.1. GRADING PERMIT, IF REQUIRED, TO BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. WHEN PLANS ARE SUBMITTED FOR BUILDING CODE PLAN CHECK, THEY WILL INCLUDE A COMPLETE UNDERGROUND PLUMBING PLAN INCLUDING COMPLETE DETAILS FOR THE LOCATION OF ALL REQUIRED GREASE TRAPS AND CITY-REQUIRED BACKWATER PREVENTION DEVICES.	ADDRESS: 2127 DWIGHT WAY, BERKELEY, CA 94704 PARCEL NUMBER: 55-1890-7, 55-1890-8, 55-1890-9, 55-1890-10 <table><tr><th colspan="5">CITY OF BERKELEY ZONING TABULATIONS</th></tr><tr><th></th><th>PERMITTED/ REQUIRED</th><th>BASE PROJECT</th><th>25% DENSITY BONUS ALLOWABLE</th><th>PROPOSED W/ DENSITY BONUS</th></tr><tr><td>ZONING</td><td>C-SA</td><td>C-SA</td><td>C-SA</td><td>C-SA</td></tr><tr><td>NUMBER OF DWELLING UNITS</td><td>N/A</td><td>53</td><td>67</td><td>66</td></tr><tr><td>NUMBER OF BEDROOMS</td><td>N/A</td><td>249</td><td>N/A</td><td>304</td></tr><tr><td>LOT AREA (SQ. 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SURVEY																																																																																																																																																																																																																																																																																									
BASE MAP	A3.00 RENDERINGS																																																																																																																																																																																																																																																																																								
EX UTILITY BASE MAP	A3.01 ELEVATIONS: BUILDING EXTERIOR																																																																																																																																																																																																																																																																																								
	A3.02 ELEVATIONS: BUILDING EXTERIOR																																																																																																																																																																																																																																																																																								
CIVIL	A3.03 ELEVATIONS: BUILDING EXTERIOR																																																																																																																																																																																																																																																																																								
C1.0 GRADING & DRAINAGE PLAN	A3.04 STREET STRIP ELEVATION																																																																																																																																																																																																																																																																																								
C2.0 UTILITY PLAN	A3.05 MATERIAL REFERENCE IMAGES																																																																																																																																																																																																																																																																																								
C3.0 STORMWATER CONTROL PLAN																																																																																																																																																																																																																																																																																									
C4.0 SECTIONS & DETAILS	A6.01 EXTERIOR LIGHTING PLAN																																																																																																																																																																																																																																																																																								
C5.0 SITE PLAN																																																																																																																																																																																																																																																																																									
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L1 ILLUSTRATIVE LANDSCAPE PLAN																																																																																																																																																																																																																																																																																									
L2 OPEN SPACE DIAGRAM																																																																																																																																																																																																																																																																																									
L3 CONCEPTUAL PLANTING PLAN																																																																																																																																																																																																																																																																																									
L4 PRELIMINARY IRRIGATION HYDROZONE DIAGRAM																																																																																																																																																																																																																																																																																									
L5 EXISTING PLANTING & TREE DISPOSITION PLAN																																																																																																																																																																																																																																																																																									
AREA MAP				CONTACT LIST OWNER RIAZ CAPITAL 2744 EAST 11TH STREET OAKLAND, CA 94601 TEL: 510.982.0634 CONTACT: LISA VILHAUER, VP OF DESIGN & ENTITLEMENT ARCHITECT CBG 2633 CAMINO RAMON, SUITE 350 SAN FRANCISCO, CA 94583 TEL: 925.866.0322 CONTACT: ANGELO OBERTELLO LANDSCAPE ARCHITECT TCP PIER 9, THE EMBARCADERO, SUITE 115 SAN FRANCISCO, CA 94111 TEL: 415.433.4672 CONTACT: PAUL LETTIERI CIVIL ENGINEER CBG 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 TEL: 925.866.0322 CONTACT: ANGELO OBERTELLO																																																																																																																																																																																																																																																																																					

2127 DWIGHT WAY
BERKELEY, CA

NOT FOR
CONSTRUCTION

2127 DWIGHT WAY
BERKELEY, CA
PROJECT NO. 17-12.10

REV | DATE | DESCRIPTION

04-24-2023	PLANNING SUBMITTAL
06-30-2023	PLANNING RESUBMITTAL
09-29-2023	PLANNING REV. 01

CONTACT: TOBY LEVY

(415) 777-0561 P
(415) 777-5117 F

SCALE:
AS NOTED

COVER
SHEET

G0.00



1. SITE (LOOKING NORTH-WEST FROM DWIGHT WAY)



3. SITE (LOOKING NORTH-EAST FROM DWIGHT WAY)



5. 2161, 2175, 2185 DWIGHT WAY



7. 2104 DWIGHT WAY



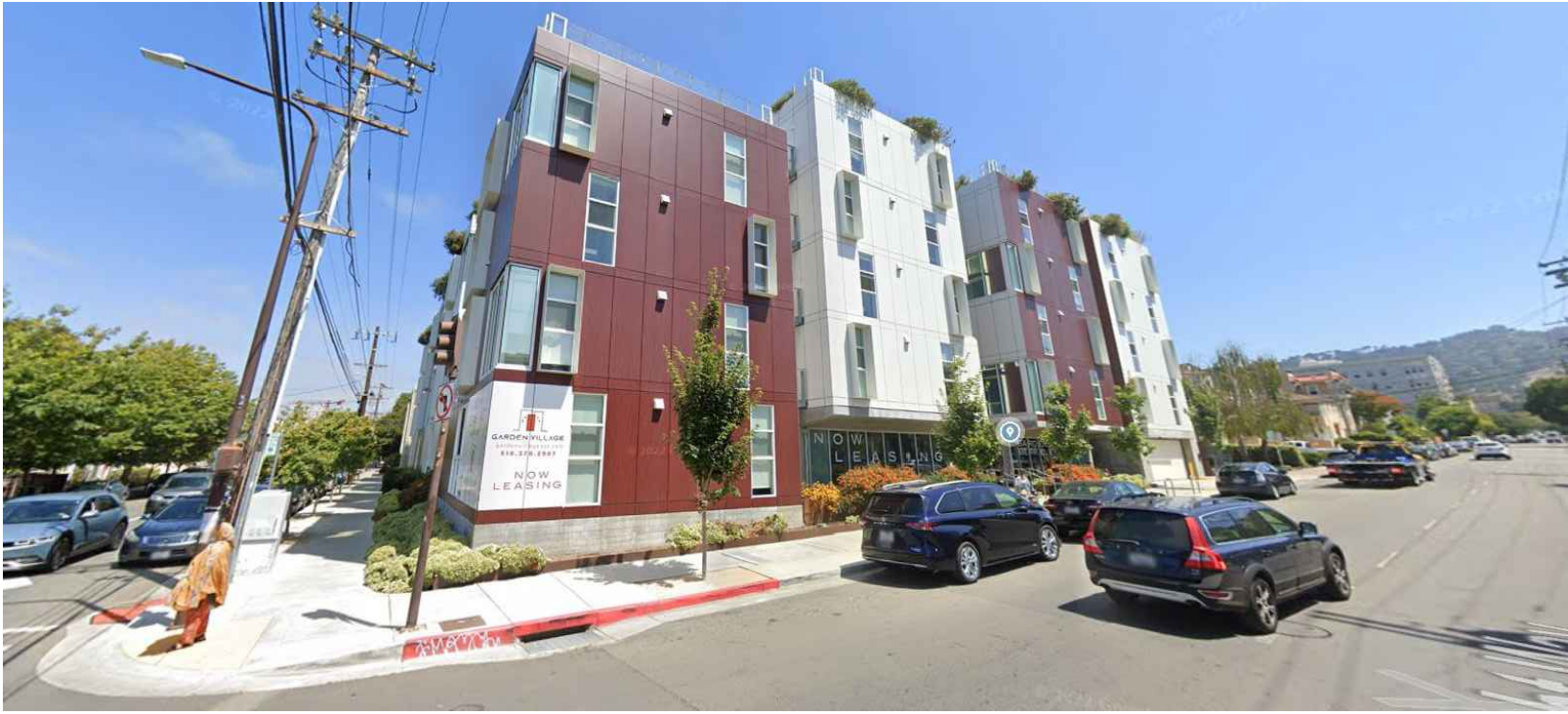
9. 2132, 2138 DWIGHT WAY



2. SITE (LOOKING NORTH FROM DWIGHT WAY)



4. 2121 DWIGHT WAY



6. 2201 DWIGHT WAY



8. 2122, 2126 DWIGHT WAY



10. 2150, 2160, 2170 DWIGHT WAY



L D
ARCHITECTURE
I P

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2127 DWIGHT WAY
BERKELEY, CA



2127 DWIGHT WAY
BERKELEY, CA
PROJECT NO. 17-12.10

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SCALE:
AS NOTED

EXISTING SITE
CONDITIONS

G0.02



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2127 DWIGHT WAY
BERKELEY, CA

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CONSTRUCTION

2127 DWIGHT WAY
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PROJECT NO. 17-12.10

REV	DATE	DESCRIPTION
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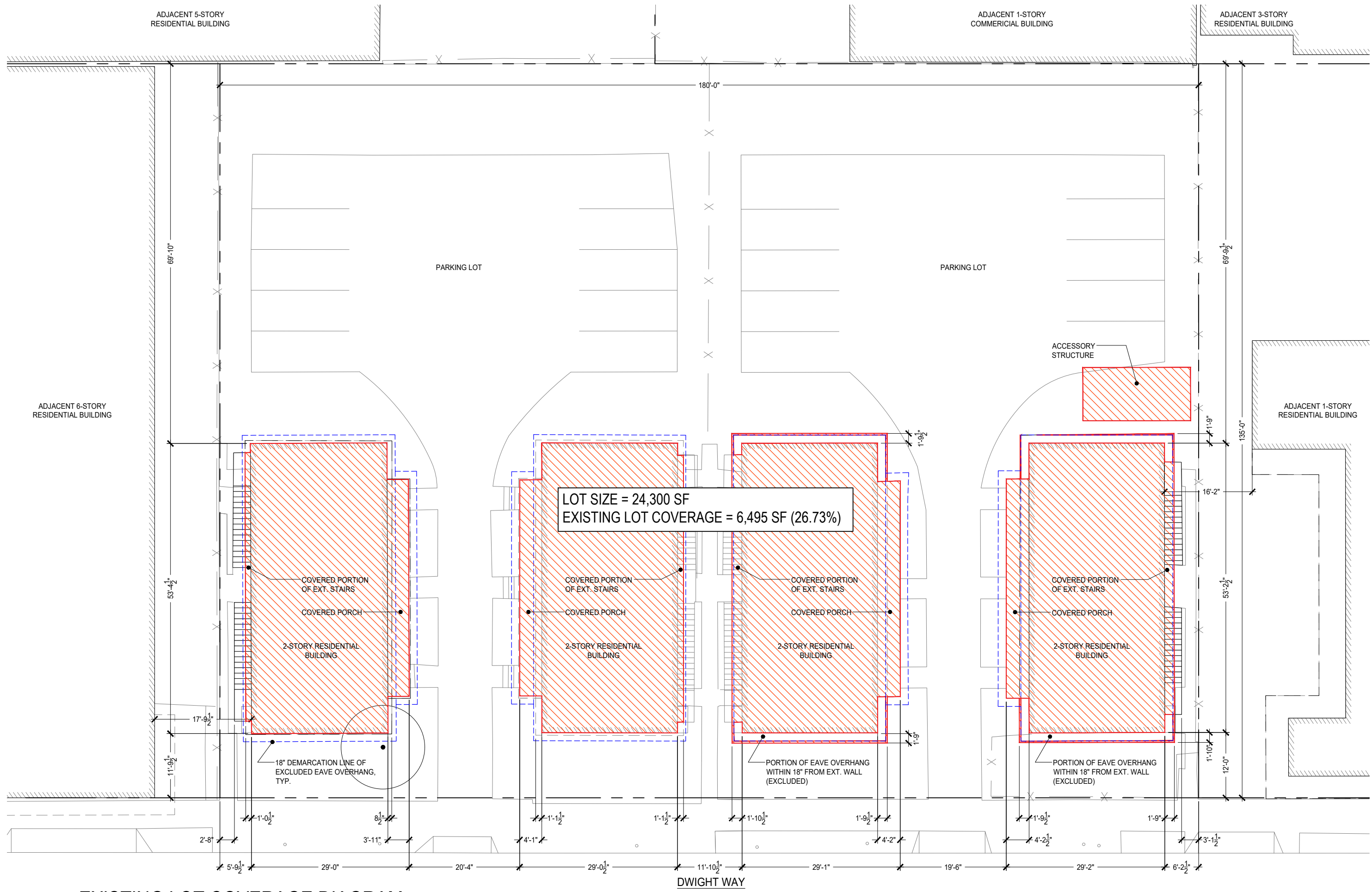
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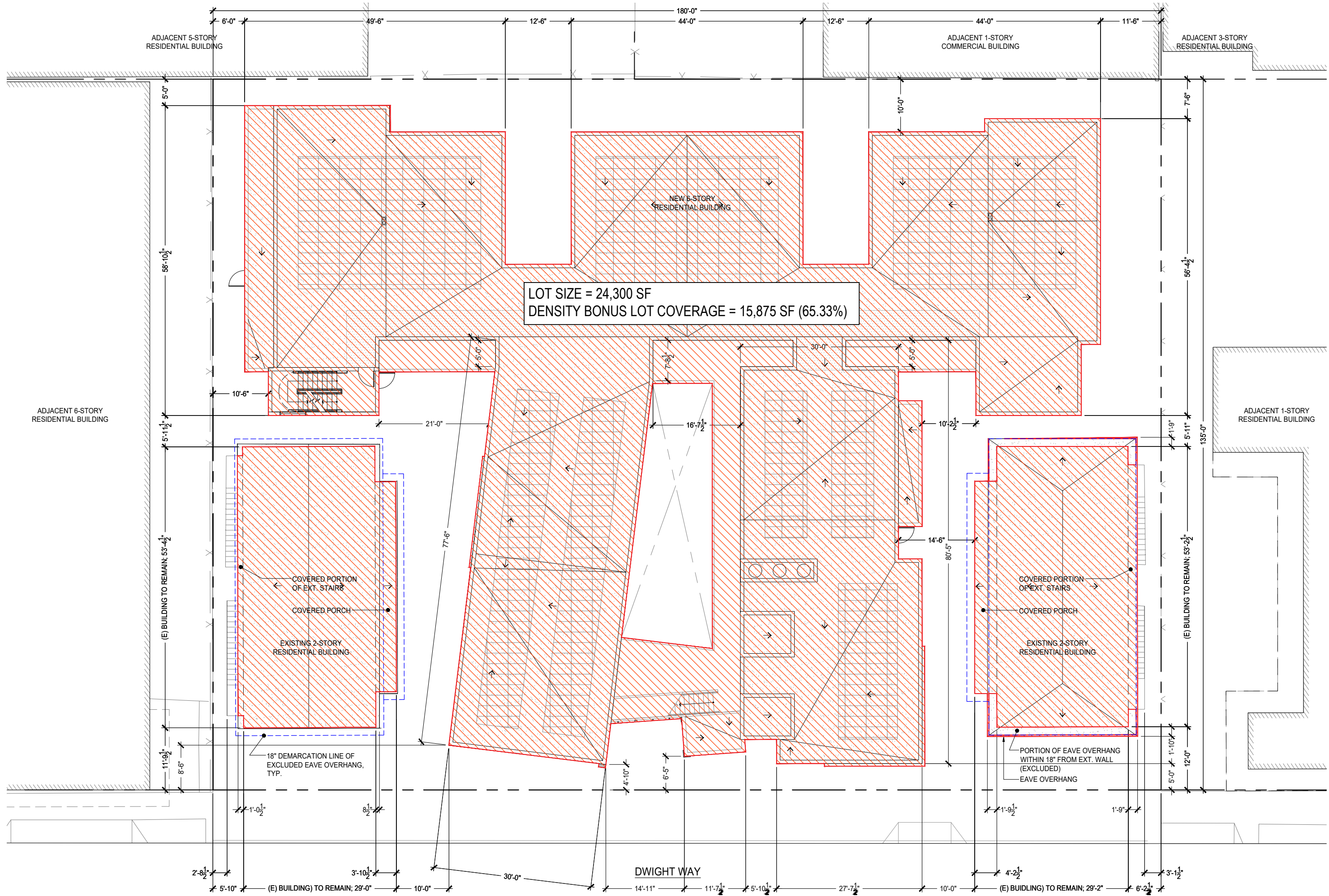
SCALE:
AS NOTED

LOT COVERAGE
DIAGRAM

G0.03



1 EXISTING LOT COVERAGE DIAGRAM
1/16"=1'-0"

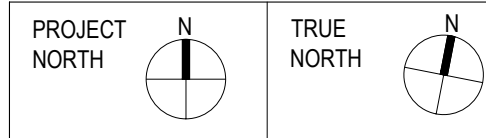


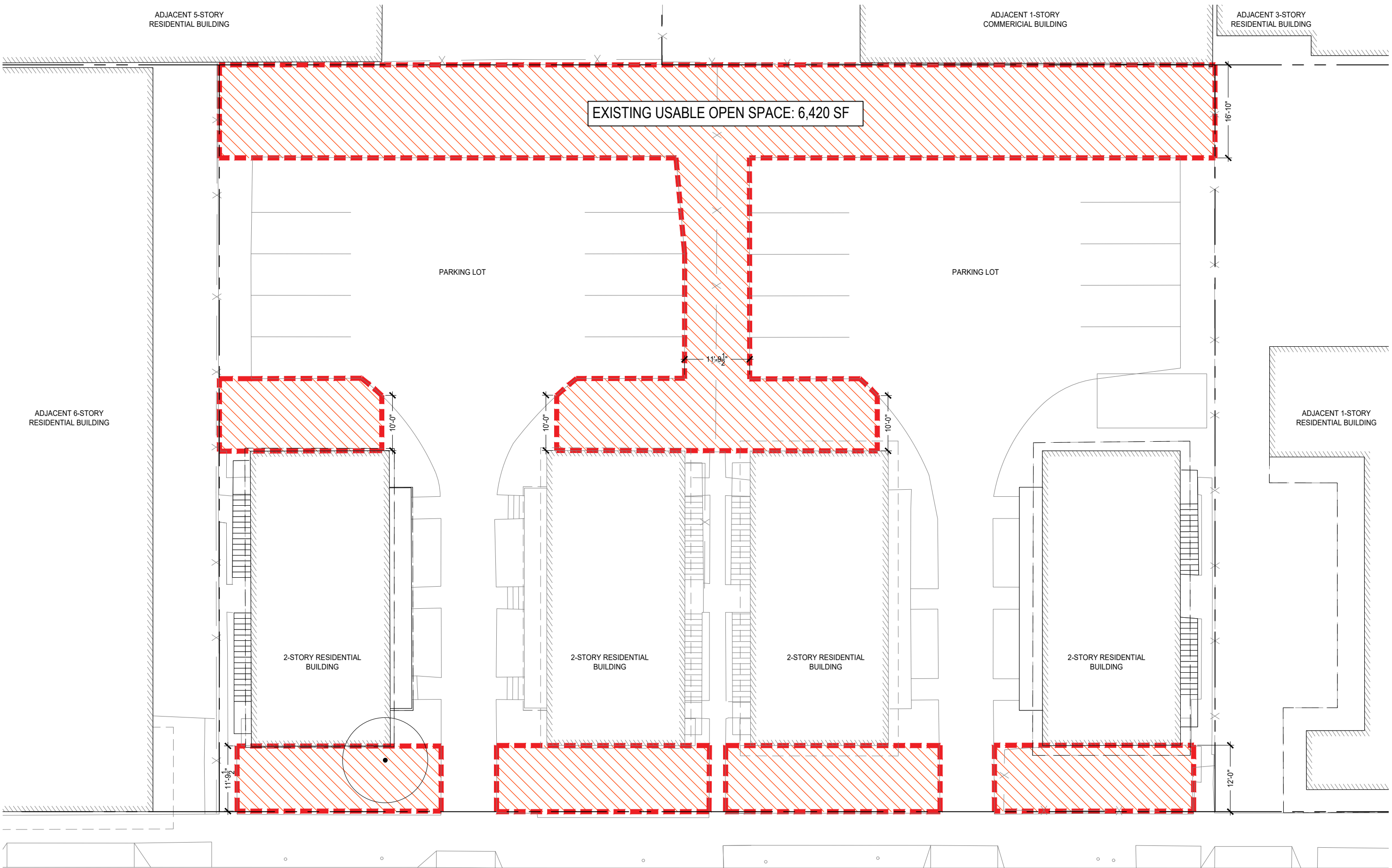
2 DENSITY BONUS LOT COVERAGE DIAGRAM
1/16"=1'-0"

- PROPERTY LINE
- LOT COVERAGE
- 18" DEMARCATION LINE OF EXCLUDED EAVE OVERHANG

PER BMC 23.106.020, LOT COVERAGE INCLUDES ALL AREA OF A LOT, AS PROJECTED ON A HORIZONTAL PLANE, THAT ARE ENCLOSED BY EXTERIOR WALLS OF BUILDINGS OR ENCLOSED ACCESSORY STRUCTURES, OR COVERED BY DECKS, PORCHES, STAIRS AND/OR LANDINGS WHICH COVER AN ENCLOSED SPACE OR PAVED GROUND AREA.

- LOT COVERAGE CALCULATIONS EXCLUDES:
- UNCOVERED PORCHES, LANDINGS & STAIRS.
 - UNCOVERED DECKS, EXCEPT THAT A DECK ON THE ROOF OF A BUILDING OR ACCESSORY STRUCTURE OR OVER AN ENCLOSED SPACE OR PAVED GROUND AREA IS INCLUDED IN THE LOT COVERAGE CALCULATION.
 - THE AREA OF THE ROOF OF A SUBTERRANEAN STRUCTURE, WHEN SUCH A STRUCTURE IS NOT MORE THAN 3 FEET ABOVE FINISHED GRADE.





1 EXISTING USABLE OPEN SPACE DIAGRAM
1/16"=1'-0"



2 DENSITY BONUS USABLE OPEN SPACE DIAGRAM
1/16"=1'-0"

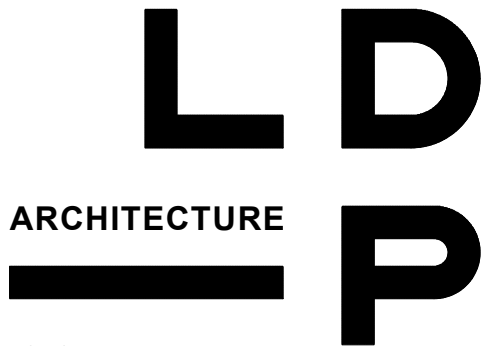
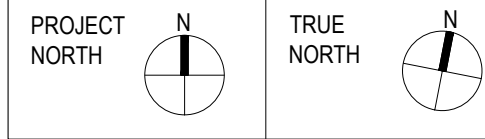
- PROPERTY LINE
- (N) LANDSCAPING; S.L.D.
- USABLE OPEN SPACE; S.L.D.

USABLE OPEN SPACE MEETS STANDARDS PER
BMC 23.304.909:
1. ACCESSIBLE
2. MIN. DIMENSIONS OF 10'-0"
3. 75% OPEN TO THE SKY (EXCEPT FOR
BALCONIES)
4. 40% SHALL BE LANDSCAPED &
INCORPORATE AUTOMATIC IRRIGATION &
DRAINAGE FACILITIES; SEE L-2 FOR CALCS.
5. EXCLUDE ACCESS FEATURES & REQUIRED
WALKWAYS

DB USABLE OPEN SPACE CALCULATIONS:
• 200 SF/UNIT
• REQUIRED: 66 UNITS x 200SF = 13,200 SF
• PROVIDED: 1,654 SF**

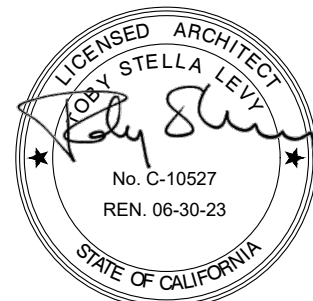
** DENSITY BONUS WAIVER

SEE L-2 FOR LANDSCAPED AREA CALCULATIONS



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2127 DWIGHT WAY
BERKELEY, CA



2127 DWIGHT WAY
BERKELEY, CA
PROJECT NO. 17-12.10

REV	DATE	DESCRIPTION
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06-30-2023	PLANNING RESUBMITTAL	

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(415) 777-5117 F

SCALE:
AS NOTED

USABLE
OPEN SPACE
CALCULATIONS

G0.04



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SCALE:
AS NOTED

DENSITY BONUS
DATA

G0.05

DENSITY BONUS CALCULATIONS

DENSITY BONUS TABLE

(All Density Bonus Calculations exclude (E) to remain residential buildings)

	BASE PROJECT	DB ALLOWABLE @ 25%	PROPOSED		BASE PROJECT RSF	BASE # UNITS	%V/L UNITS	%V/L UNITS (ROUND UP)	BONUS %	DB # UNITS (ROUND UP)	MAX DB # UNITS	PROPOSED DB # UNITS
SITE AREA	24,300	N/A	24,300	see G0.04 for entire site Lot Coverage Calculation	58,055	53	7%	4	25.00%	14	67	58
BUILDING FOOTPRINT	17,632	N/A	12,370									
LOT COVERAGE	73%	N/A	50.91%									
GROSS FLOOR AREA	60,240	75,300	66,913									
FLOOR AREA RATIO (FAR)	2.48	N/A	2.75									
RESIDENTIAL FLOOR AREA	58,055	72,569	63,860									

GROSS FLOOR AREA

(includes Utilities, Common Residential Amenities, & Bike Parking, excludes shafts on upper floors)

BASE PROJECT				PROPOSED DENSITY BONUS PROJECT			
	NEW				NEW		
GROUND FLOOR	17,632			GROUND FLOOR	11,340		
FLOOR 02	17,283			FLOOR 02	11,100		
FLOOR 03	16,865			FLOOR 03	11,166		
FLOOR 04	8,460			FLOOR 04	11,166		
-				FLOOR 05	11,166		
-				FLOOR 06	10,975		
TOTAL GSF	60,240	DB ALLOWABLE @25%	75,300	TOTAL GSF	66,913		

RESIDENTIAL FLOOR AREA

(Gross Floor Area excludes shafts on upper floors, Utilities, & Bike Parking)

BASE PROJECT				PROPOSED DENSITY BONUS PROJECT			
	NEW				NEW		
GROUND FLOOR	15,702			GROUND FLOOR	8,862		
FLOOR 02	17,198			FLOOR 02	10,985		
FLOOR 03	16,780			FLOOR 03	11,051		
FLOOR 04	8,375			FLOOR 04	11,051		
-				FLOOR 05	11,051		
-				FLOOR 06	10,860		
TOTAL RSF	58,055	DB ALLOWABLE @25%	72,569	TOTAL RSF	63,860		

UNIT COUNT

BASE PROJECT										PROPOSED DENSITY BONUS PROJECT														
UNIT TYPE	DESCRIPTION	UNIT AREA (SF)	FLOOR				TOTAL NO. OF UNITS	TOTAL UNIT AREA	TOTAL NO. OF BR	UNIT TYPE	DESCRIPTION	UNIT AREA (SF)	FLOOR						TOTAL NO. OF UNITS	TOTAL UNIT AREA	TOTAL NO. OF BR			
			01	02	03	04							01	02	03	04	05	06						
A	5 BD x 2 BA	920	3	4	-	-	7	6,440	35	A1	5 BD x 2 BA	925	-	1	1	1	1	1	5	4,625	25			
A1	5 BD x 2 BA	880	-	-	4	-	4	3,520	20	A2	6 BD x 2 BA	1,095	1	1	1	1	1	1	6	6,570	36			
A2	5 BD x 2 BA	840	-	-	-	2	2	1,680	10	B	5 BD x 2 BA	880	4	4	4	4	4	4	24	21,120	120			
B	5 BD x 2 BA	830	6	6	-	-	12	9,960	60	C1	6 BD x 2 BA	1,000	1	1	1	1	1	1	6	6,000	36			
B1	4 BD x 2 BA	790	-	-	6	-	6	4,740	24	C2	4 BD x 2 BA	815	-	1	1	1	1	1	5	4,075	20			
B2	4 BD x 2 BA	745	-	-	-	4	4	2,980	16	C3	6 BD x 2 BA	1,000	-	-	1	1	1	1	4	4,000	24			
C	6 BD x 2 BA	1,440	1	1	1	-	3	4,320	18	C4	6 BD x 2 BA	1,100	-	1	1	1	1	-	4	4,400	24			
D	6 BD x 2 BA	1,270	1	1	1	-	3	3,810	18	D1	2 BD x 1 BA	485	-	-	-	-	-	2	2	970	4			
E	2 BD x 1 BA	570	2	2	2	-	6	3,420	12	D1A	2 BD x 1 BA	535	1	-	-	-	-	-	1	535	2			
F	6 BD x 2 BA	1,085	-	2	2	2	6	6,510	36	E	5 BD x 2 BA	935	-	1	-	-	-	-	1	935	5			
TOTAL							53	47,380	249	TOTAL (NEW)							7	10	10	10	11	58	53,230	296
DB ALLOWABLE @25%							67	N/A	N/A															
AVERAGE UNIT AREA & BEDROOM								894	4.70													918	5.10	

OPEN SPACE CALCULATIONS

BASE PROJECT				PROPOSED DENSITY BONUS PROJECT			
		GROUND FLOOR				GROUND FLOOR	
REQUIRED (2005F/UNIT)	10,600			REQUIRED (2005F/UNIT)	11,600		
PROVIDED*	5,720		5,720	PROVIDED**	981		981 see G0.04 for entire site Open Space Calculations

*Modified per BMC 23.204.100.D.2.

**Density Bonus Waiver

BIKE PARKING CALCULATIONS

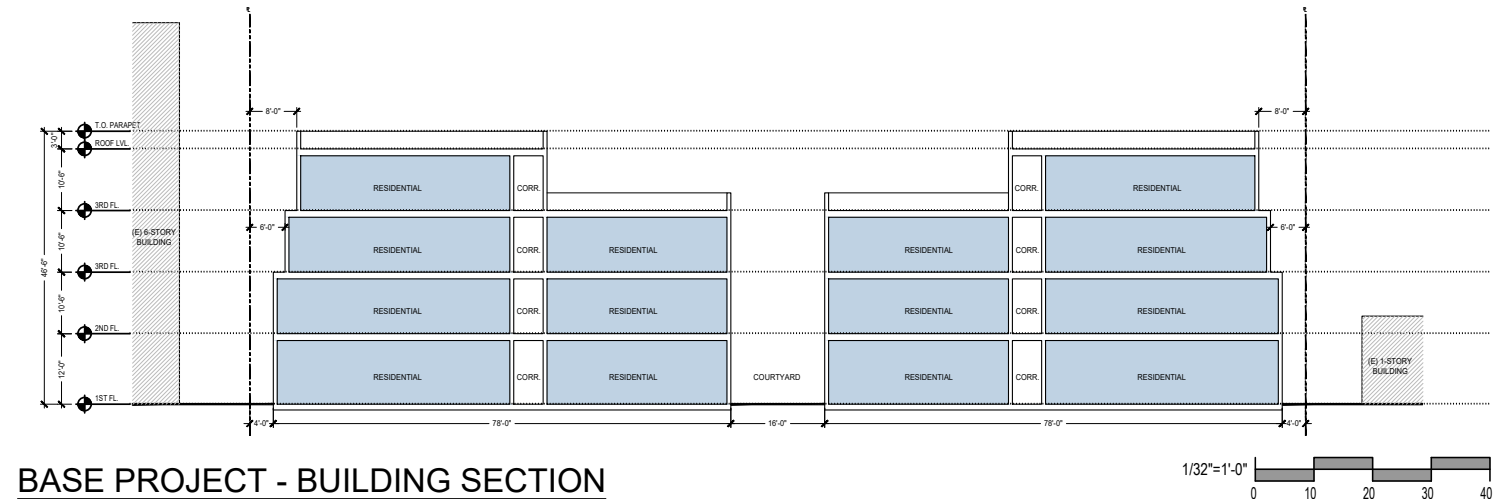
BASE PROJECT				PROPOSED DENSITY BONUS PROJECT			
	NO. OF BR	SPACES PER BR	REQUIRED		NO. OF BR	SPACES PER BR	REQUIRED
LONG TERM	249	1 space/3br	83	LONG TERM	296	1 space/3br	99
SHORT TERM	249	1 space/40br	7	SHORT TERM	296	1 space/40br	8
TOTAL BIKE PARKING			90	TOTAL BIKE PARKING			107

LEGENDS

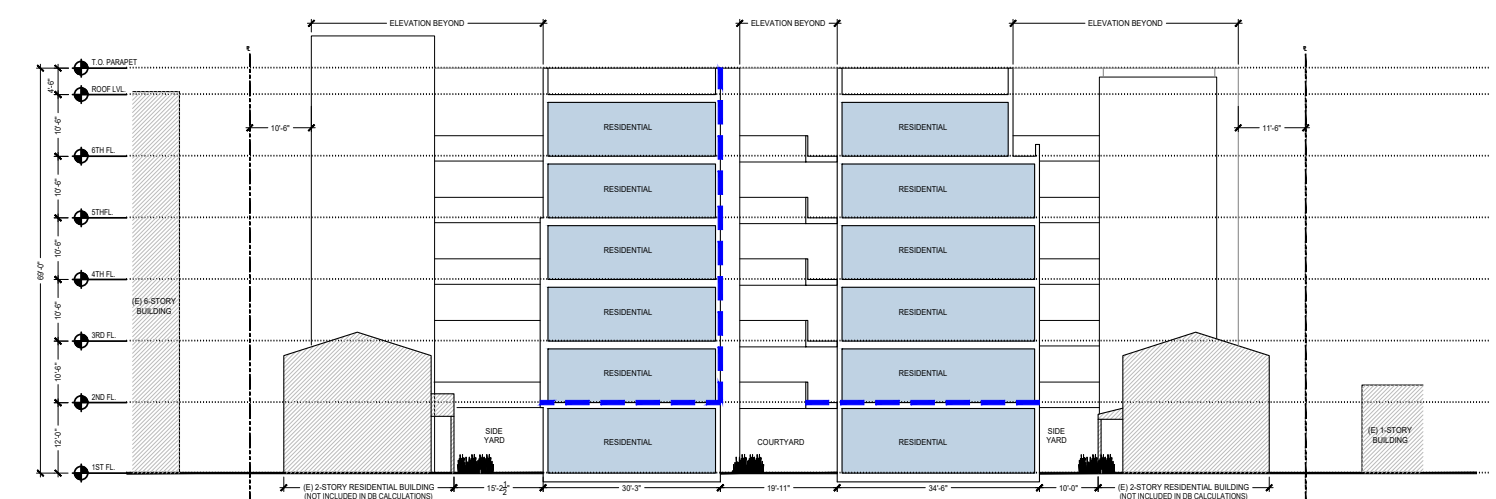
- PROPERTY LINE
- BUILDING SEPARATION
- EXISTING BUILDING; NOT INCLUDED IN DB CALCULATIONS
- GROSS FLOOR AREA
- USABLE OPEN SPACE (SEE G0.04)
- RESIDENTIAL AMENITIES
- UTILITIES
- BIKE PARKING
- RESIDENTIAL



SECTION DIAGRAM

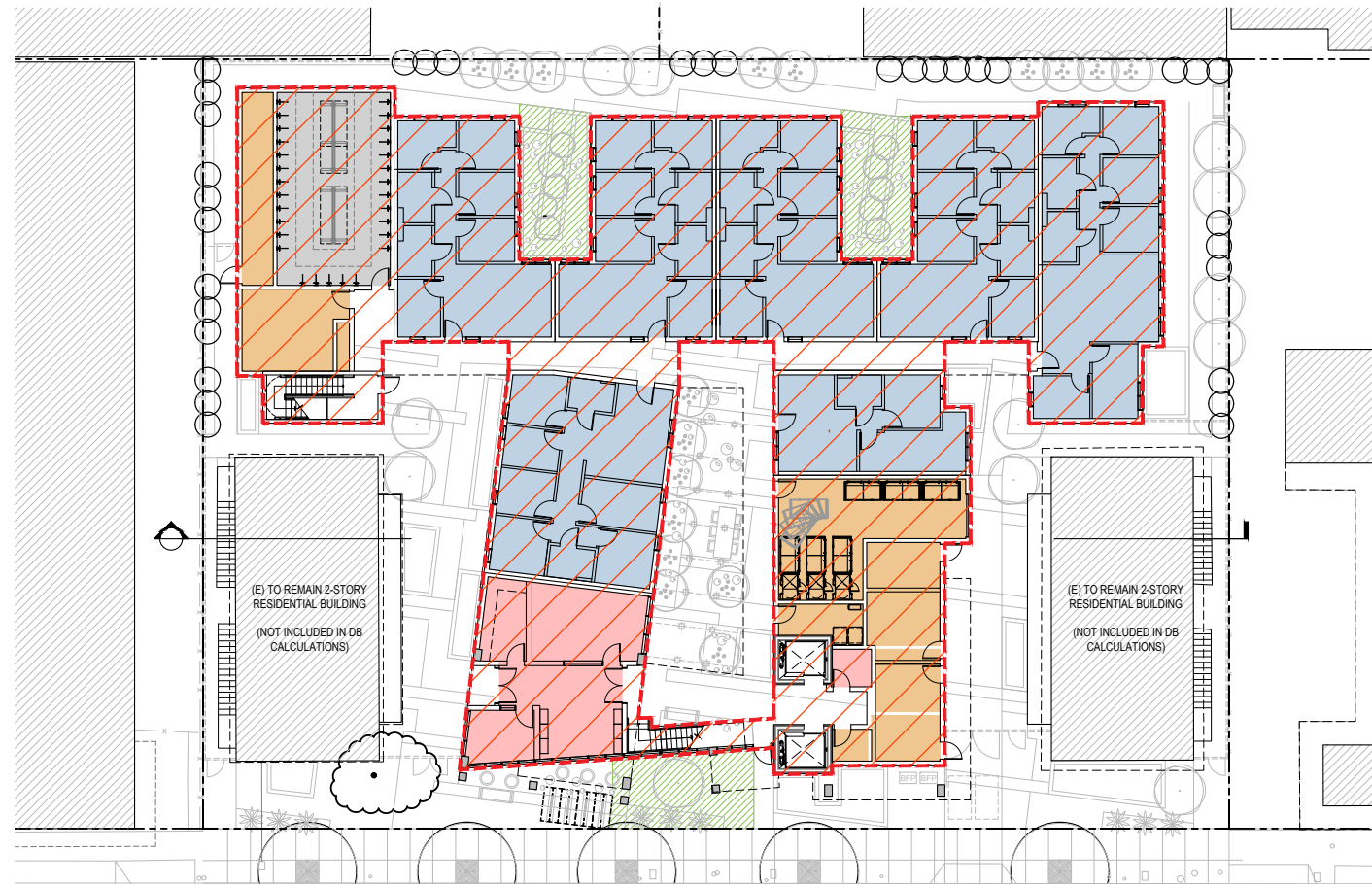


BASE PROJECT - BUILDING SECTION

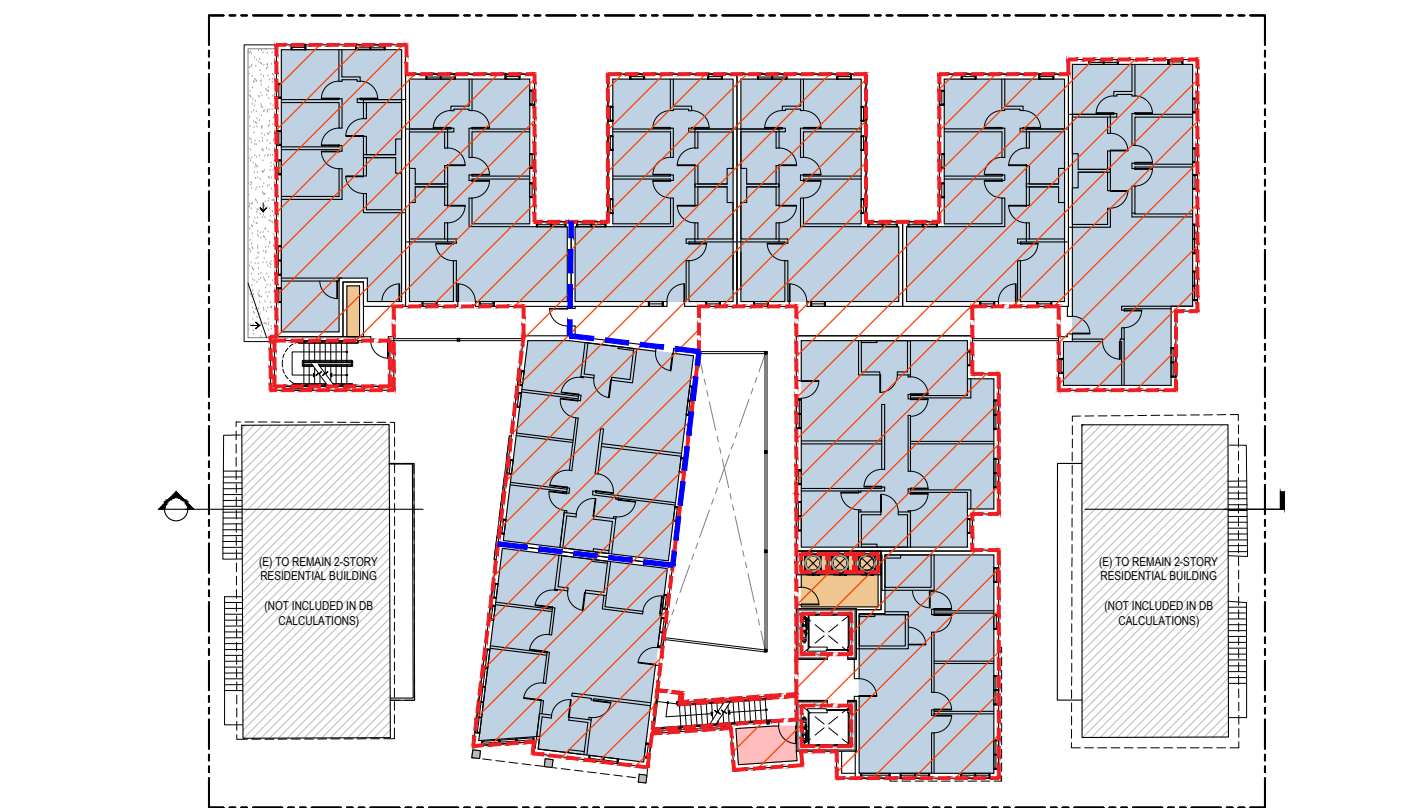


DENSITY BONUS - BUILDING SECTION

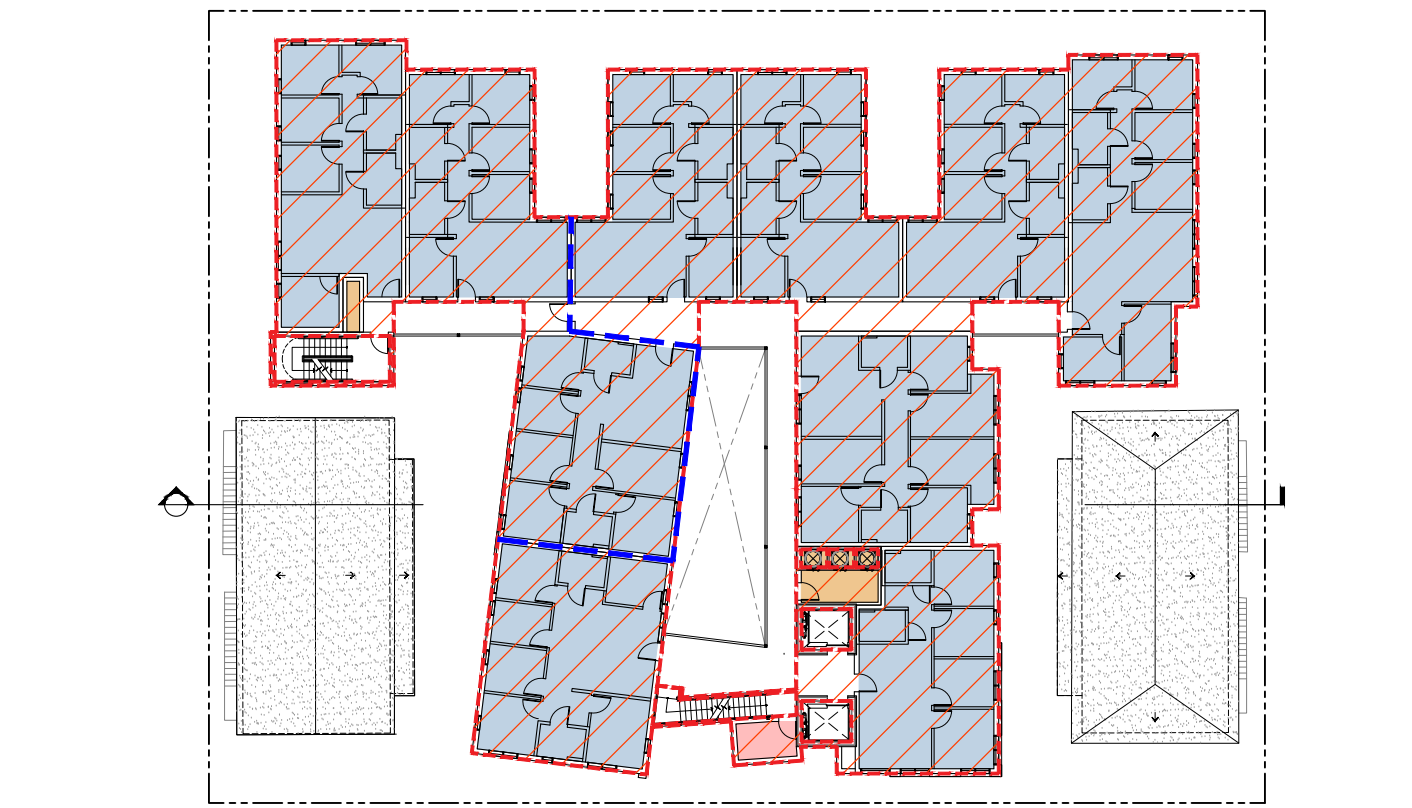
DENSITY BONUS AREA DIAGRAM



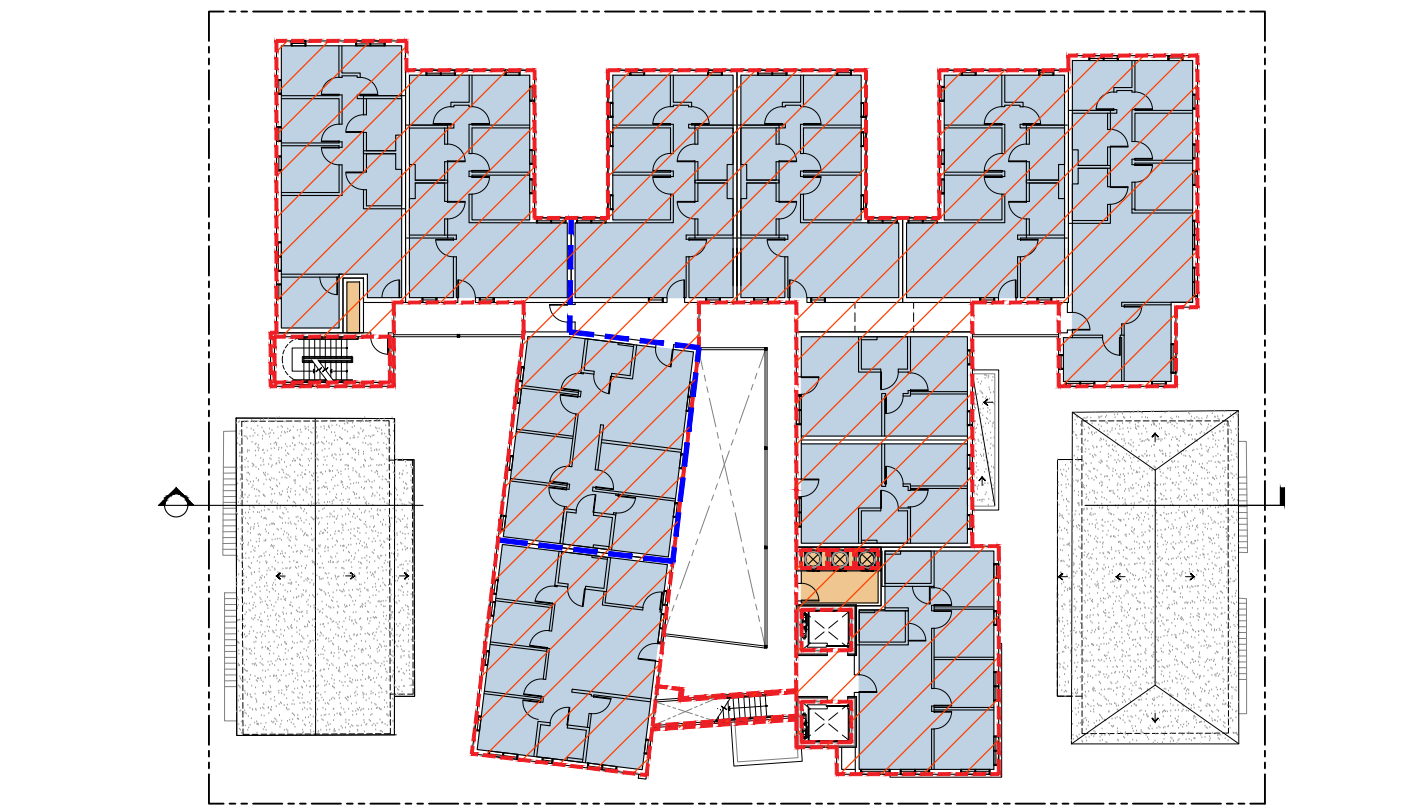
GROUND FLOOR



FLOOR 02

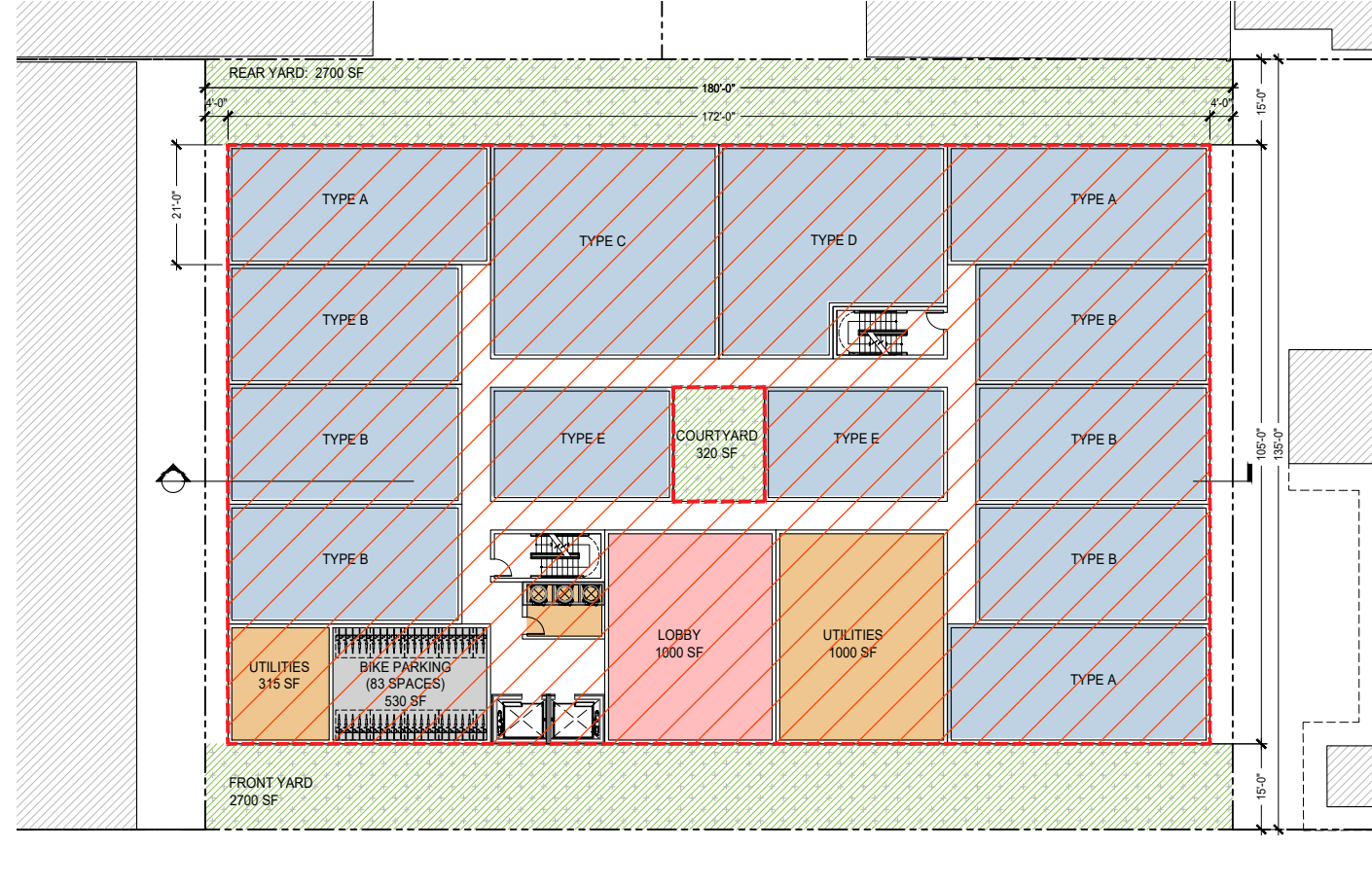


FLOOR 03-05

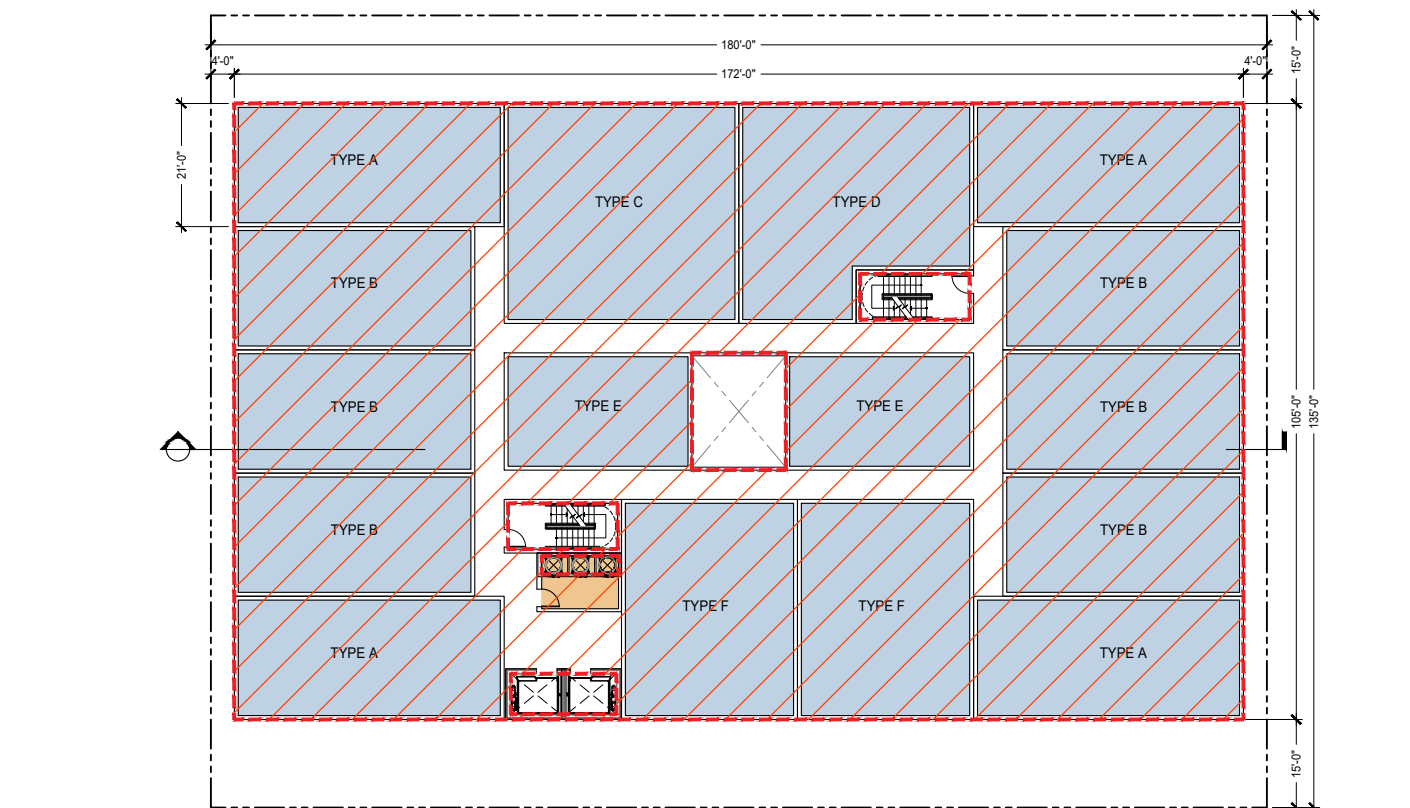


FLOOR 06

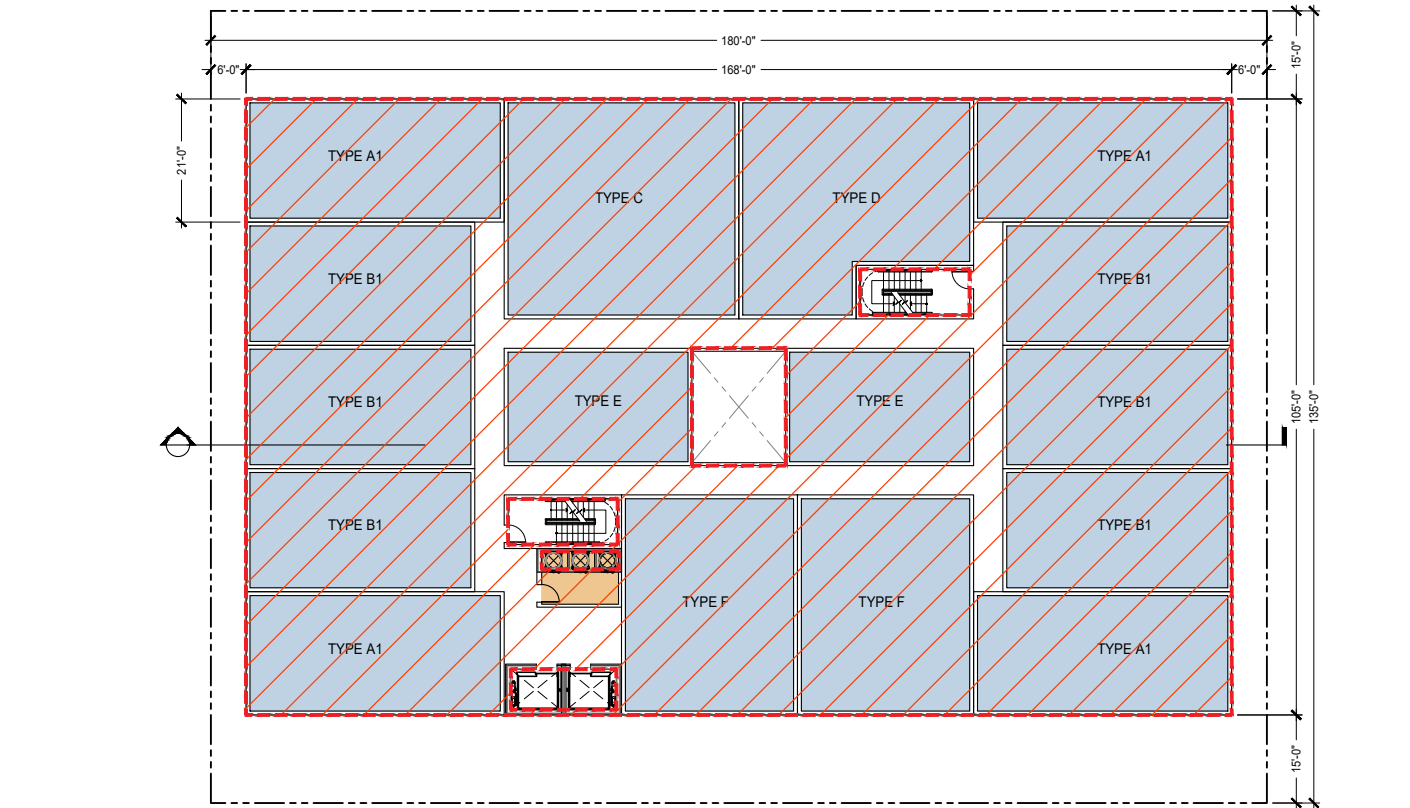
BASE PROJECT AREA DIAGRAM



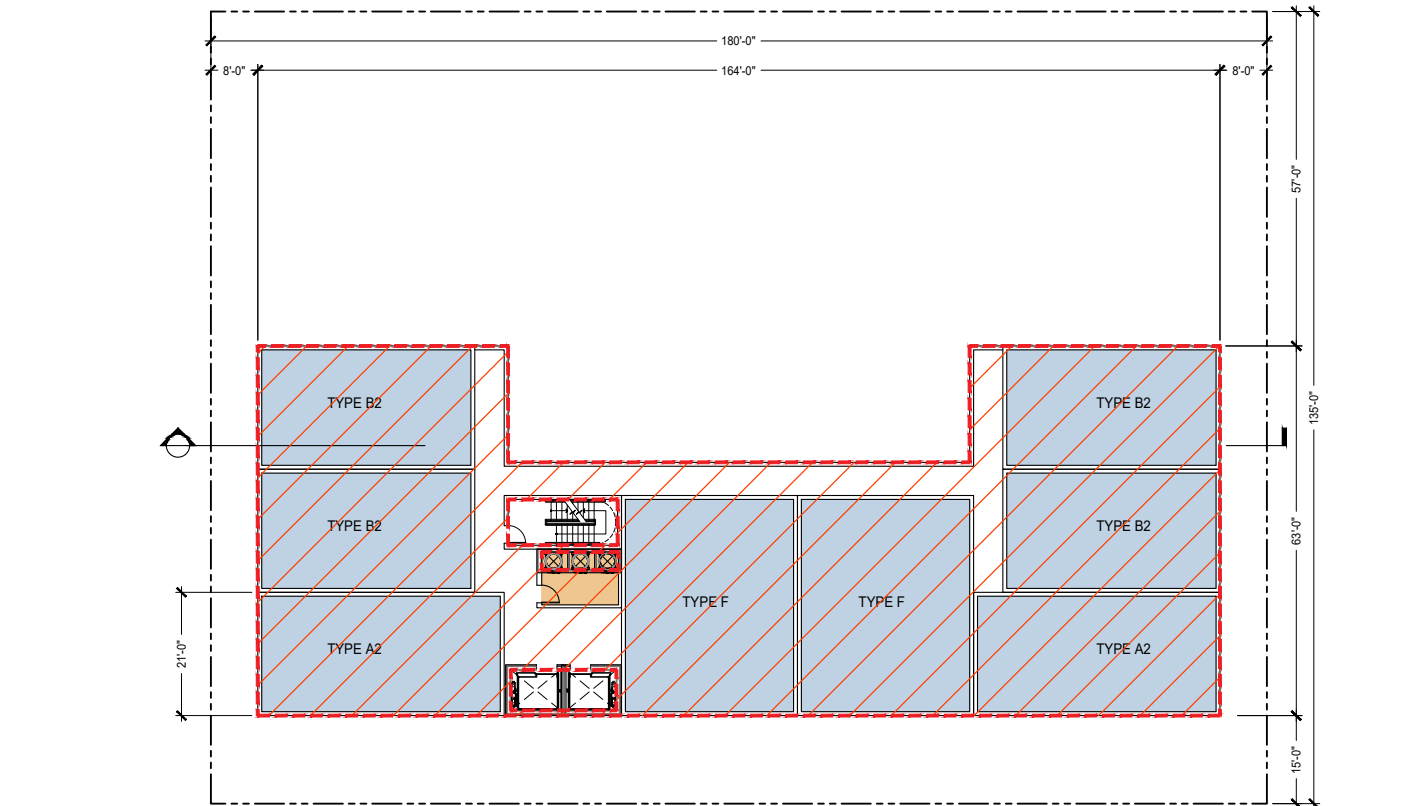
GROUND FLOOR



FLOOR 02



FLOOR 03

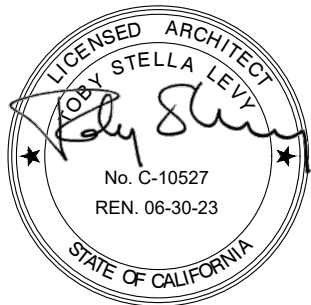


FLOOR 04



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2127 DWIGHT WAY
BERKELEY, CA



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CONTACT: TOBY LEVY

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SCALE:
AS NOTED

SHADOW
STUDY

G0.06A



2B SHADOW STUDY AXONOMETRIC: DECEMBER 21 - 2HR AFTER SUNRISE



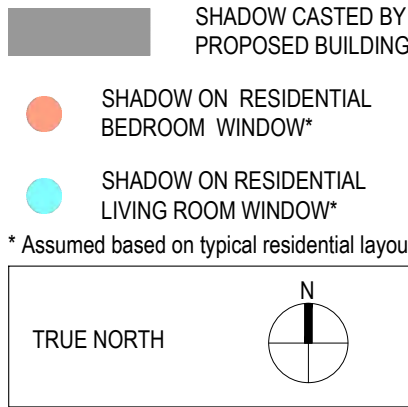
2A SHADOW STUDY AXONOMETRIC: DECEMBER 21 - 2HR AFTER SUNRISE



2 SHADOW STUDY AXONOMETRIC: DECEMBER 21 - 2HR AFTER SUNRISE



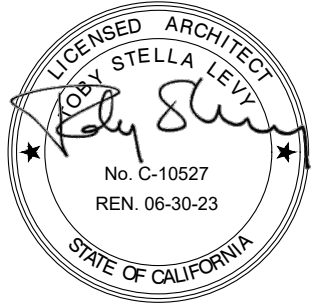
1 SHADOW STUDY: DECEMBER 21 - 2HR AFTER SUNRISE





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SCALE:
AS NOTED

SHADOW
STUDY

G0.06B



2A SHADOW STUDY AXONOMETRIC: DECEMBER 21 - NOON



2 SHADOW STUDY AXONOMETRIC: DECEMBER 21 - NOON



1 SHADOW STUDY: DECEMBER 21 - NOON

SHADOW CASTED BY PROPOSED BUILDING

SHADOW ON RESIDENTIAL BEDROOM WINDOW*

SHADOW ON RESIDENTIAL LIVING ROOM WINDOW*

* Assumed based on typical residential layout

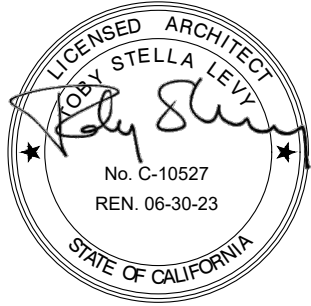
TRUE NORTH

N



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SCALE:
AS NOTED

SHADOW
STUDY

G0.06C



2B SHADOW STUDY AXONOMETRIC: DECEMBER 21 - 2HR BEFORE SUNSET



2A SHADOW STUDY AXONOMETRIC: DECEMBER 21 - 2HR BEFORE SUNSET



2 SHADOW STUDY AXONOMETRIC: DECEMBER 21 - 2HR BEFORE SUNSET



1 SHADOW STUDY: DECEMBER 21 - 2HR BEFORE SUNSET

SHADOW CASTED BY
PROPOSED BUILDING

SHADOW ON RESIDENTIAL
BEDROOM WINDOW*

SHADOW ON RESIDENTIAL
LIVING ROOM WINDOW*

* Assumed based on typical residential layout

TRUE NORTH

N

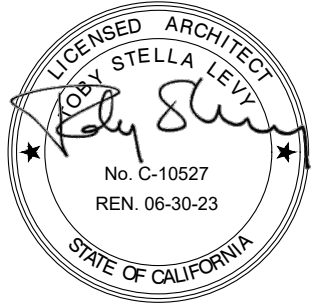
2

1



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CONTACT: TOBY LEVY

(415) 777-0561 P
(415) 777-5117 F

SCALE:
AS NOTED

SHADOW
STUDY

G0.06D



2A SHADOW STUDY AXONOMETRIC: JUNE 21 - 2HR AFTER SUNRISE



2 SHADOW STUDY AXONOMETRIC: JUNE 21 - 2HR AFTER SUNRISE



1 SHADOW STUDY: JUNE 21 - 2HR AFTER SUNRISE

SHADOW CASTED BY
PROPOSED BUILDING

SHADOW ON RESIDENTIAL
BEDROOM WINDOW*

SHADOW ON RESIDENTIAL
LIVING ROOM WINDOW*

* Assumed based on typical residential layout.

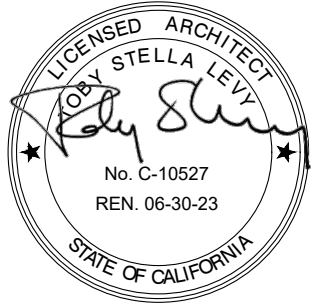
TRUE NORTH

N



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2127 DWIGHT WAY
BERKELEY, CA



2127 DWIGHT WAY
BERKELEY, CA
PROJECT NO. 17-12-10

REV	DATE	DESCRIPTION
04-24-2023	PLANNING SUBMITTAL	
06-30-2023	PLANNING RESUBMITTAL	

CONTACT: TOBY LEVY

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SCALE:
AS NOTED

SHADOW
STUDY

G0.06E



2A SHADOW STUDY AXONOMETRIC: JUNE 21 - NOON



2 SHADOW STUDY AXONOMETRIC: JUNE 21 - NOON



1 SHADOW STUDY: JUNE 21 - NOON

SHADOW CASTED BY
PROPOSED BUILDING

SHADOW ON RESIDENTIAL
BEDROOM WINDOW*

SHADOW ON RESIDENTIAL
LIVING ROOM WINDOW*

* Assumed based on typical residential layout.

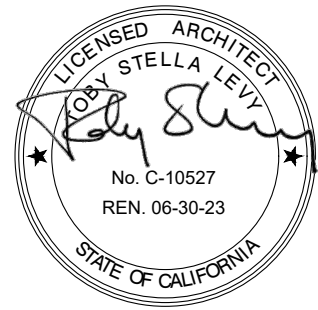
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BERKELEY, CA



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REV	DATE	DESCRIPTION
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CONTACT: TOBY LEVY

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(415) 777-5117 F

SCALE:
AS NOTED

SHADOW
STUDY

G0.06F



2B SHADOW STUDY AXONOMETRIC: JUNE 21 - 2HR BEFORE SUNSET



2A SHADOW STUDY AXONOMETRIC: JUNE 21 - 2HR BEFORE SUNSET



2 SHADOW STUDY AXONOMETRIC: JUNE 21 - 2HR BEFORE SUNSET



1 SHADOW STUDY: JUNE 21 - 2HR BEFORE SUNSET

SHADOW CASTED BY
PROPOSED BUILDING

SHADOW ON RESIDENTIAL
BEDROOM WINDOW*

SHADOW ON RESIDENTIAL
LIVING ROOM WINDOW*

* Assumed based on typical residential layout

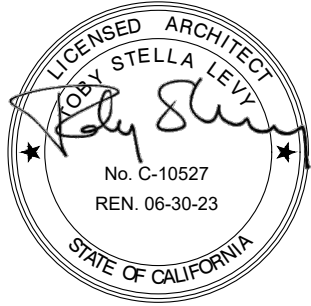
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SCALE:
AS NOTED

SHADOW
STUDY

G0.06G



2B SHADOW STUDY AXONOMETRIC: APRIL 28 - 2HR AFTER SUNRISE



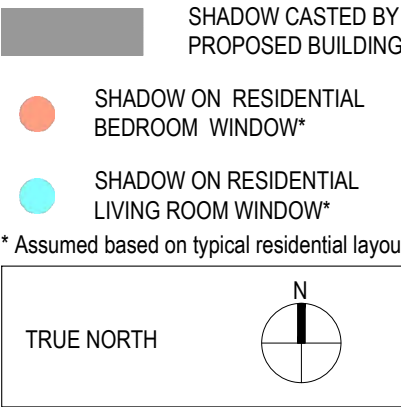
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2 SHADOW STUDY AXONOMETRIC: APRIL 28 - 2HR AFTER SUNRISE



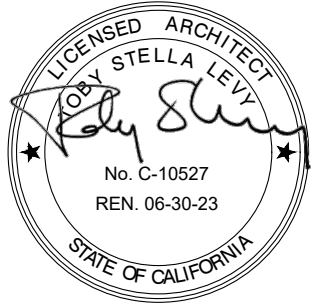
1 SHADOW STUDY: APRIL 28 - 2HR AFTER SUNRISE





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2127 DWIGHT WAY
BERKELEY, CA



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PROJECT NO. 17-12.10

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SCALE:
AS NOTED

SHADOW
STUDY

G0.06H



2A SHADOW STUDY AXONOMETRIC: APRIL 28 - NOON



2 SHADOW STUDY AXONOMETRIC: APRIL 28 - NOON



1 SHADOW STUDY: APRIL 28 - NOON

SHADOW CASTED BY
PROPOSED BUILDING

SHADOW ON RESIDENTIAL
BEDROOM WINDOW*

SHADOW ON RESIDENTIAL
LIVING ROOM WINDOW*

* Assumed based on typical residential layout.

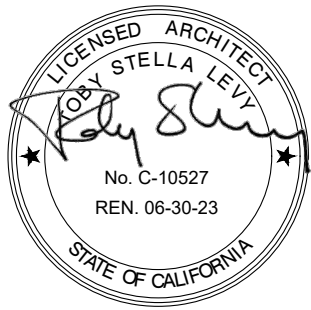
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SCALE:
AS NOTED

SHADOW
STUDY

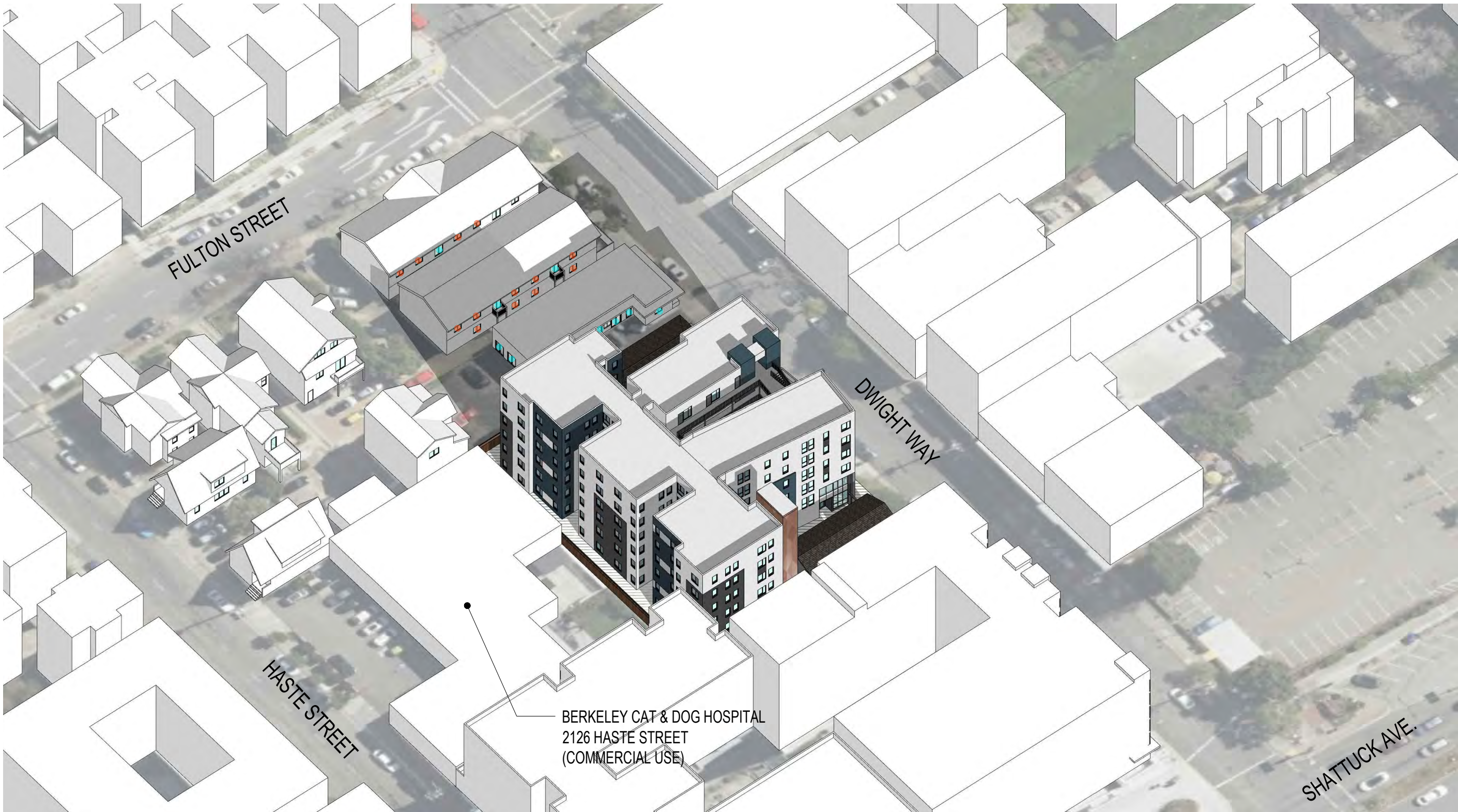
G0.06I



2B SHADOW STUDY AXONOMETRIC: APRIL 28 - 2HR BEFORE SUNSET



2A SHADOW STUDY AXONOMETRIC: APRIL 28 - 2HR BEFORE SUNSET



2 SHADOW STUDY AXONOMETRIC: APRIL 28 - 2HR BEFORE SUNSET



1 SHADOW STUDY: APRIL 28 - 2HR BEFORE SUNSET

SHADOW CASTED BY
PROPOSED BUILDING

SHADOW ON RESIDENTIAL
BEDROOM WINDOW*

SHADOW ON RESIDENTIAL
LIVING ROOM WINDOW*

* Assumed based on typical residential layout

TRUE NORTH

N

L
D
P

ARCHITECTURE

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2HR AFTER SUNRISE

3 EXISTING SHADOW STUDY: APRIL 28



NOON



2HR BEFORE SUNSET



2HR AFTER SUNRISE

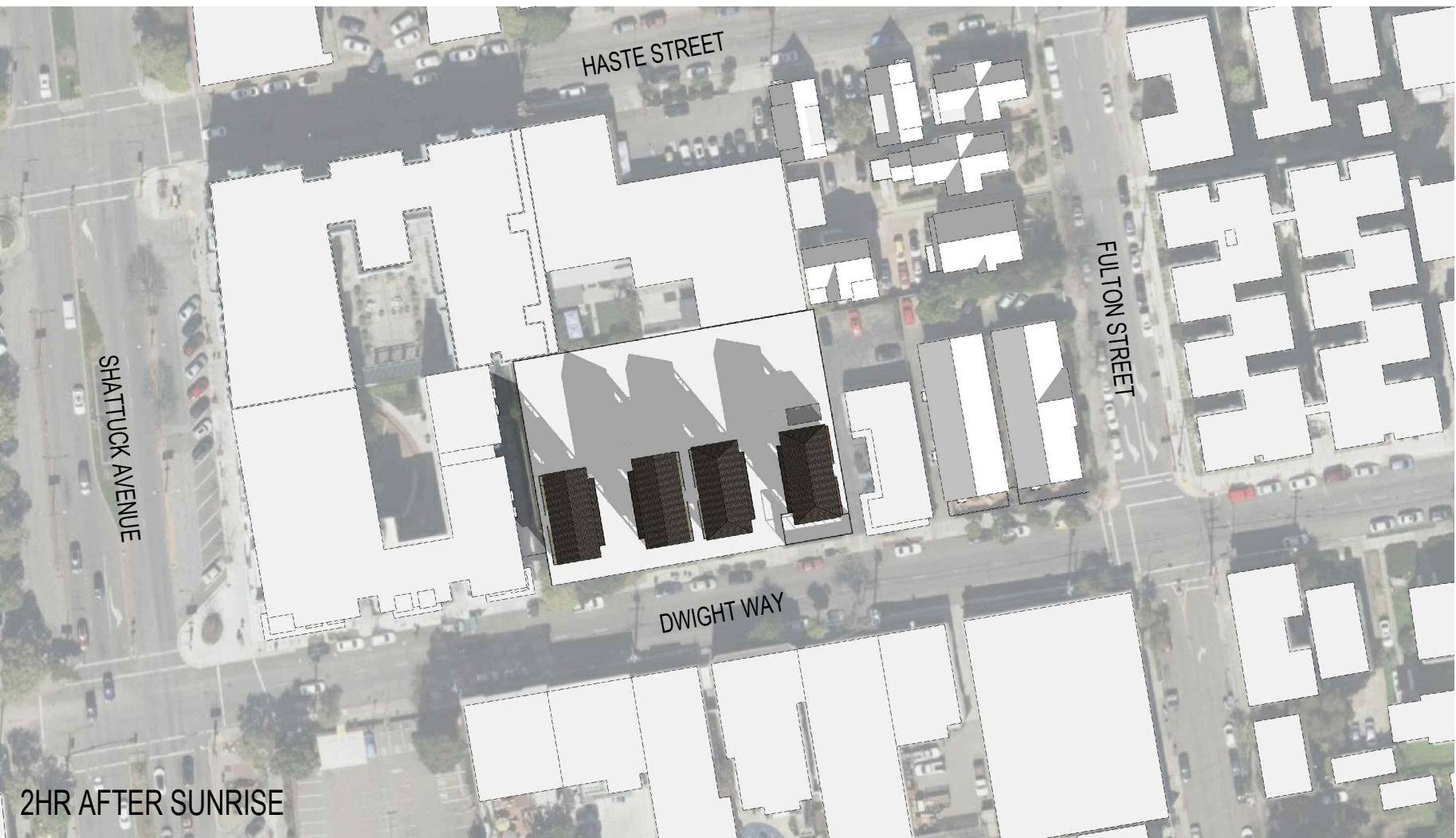
2 EXISTING SHADOW STUDY: JUNE 21



NOON



2HR BEFORE SUNSET

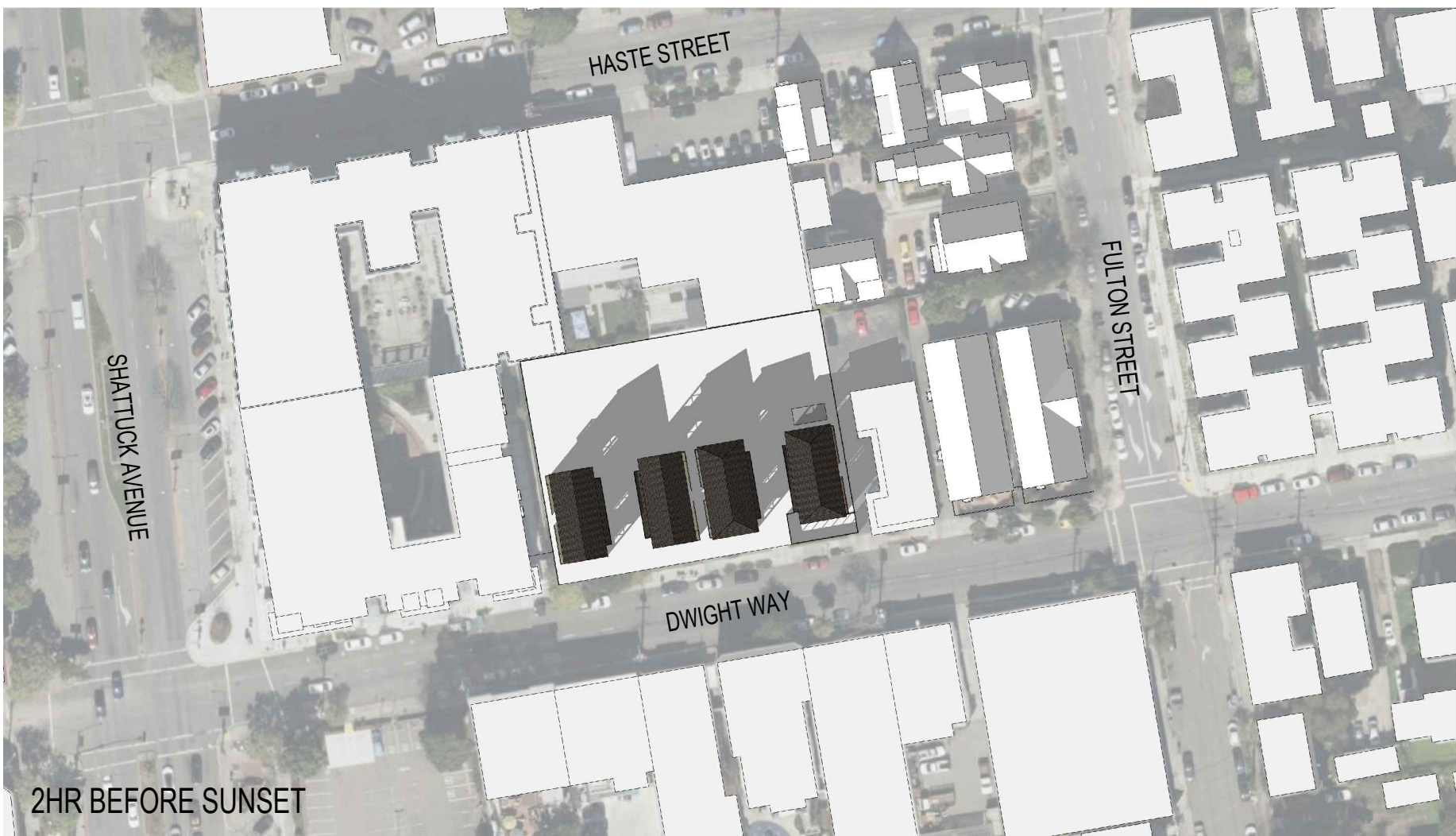


2HR AFTER SUNRISE

1 EXISTING SHADOW STUDY: DECEMBER 21

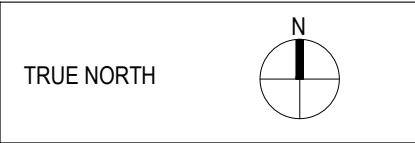


NOON

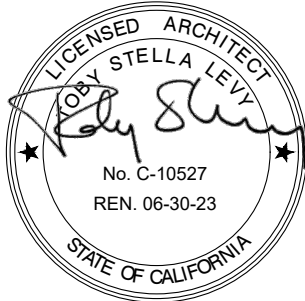


2HR BEFORE SUNSET

SHADOW CASTED BY
EXISTING BUILDING



2127 DWIGHT WAY
BERKELEY, CA



2127 DWIGHT WAY
BERKELEY, CA
PROJECT NO. 17-12.10

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SCALE:
AS NOTED

SHADOW
STUDY:
EXISTING

G0.06J



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2127 DWIGHT WAY
BERKELEY, CA

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2127 DWIGHT WAY
BERKELEY, CA
PROJECT NO. 17-12.10

REV	DATE	DESCRIPTION
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09-29-2023		PLANNING REV. 01

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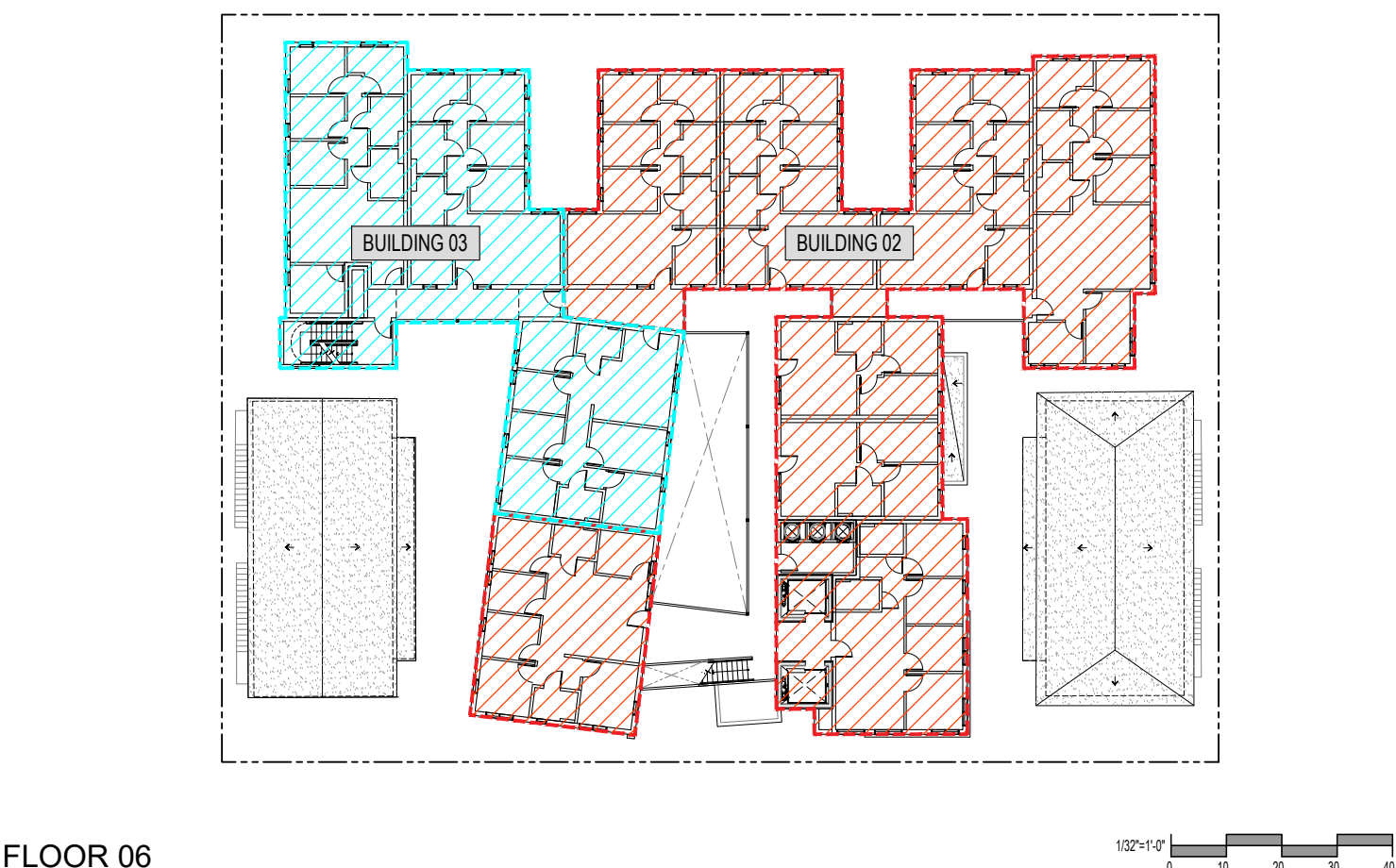
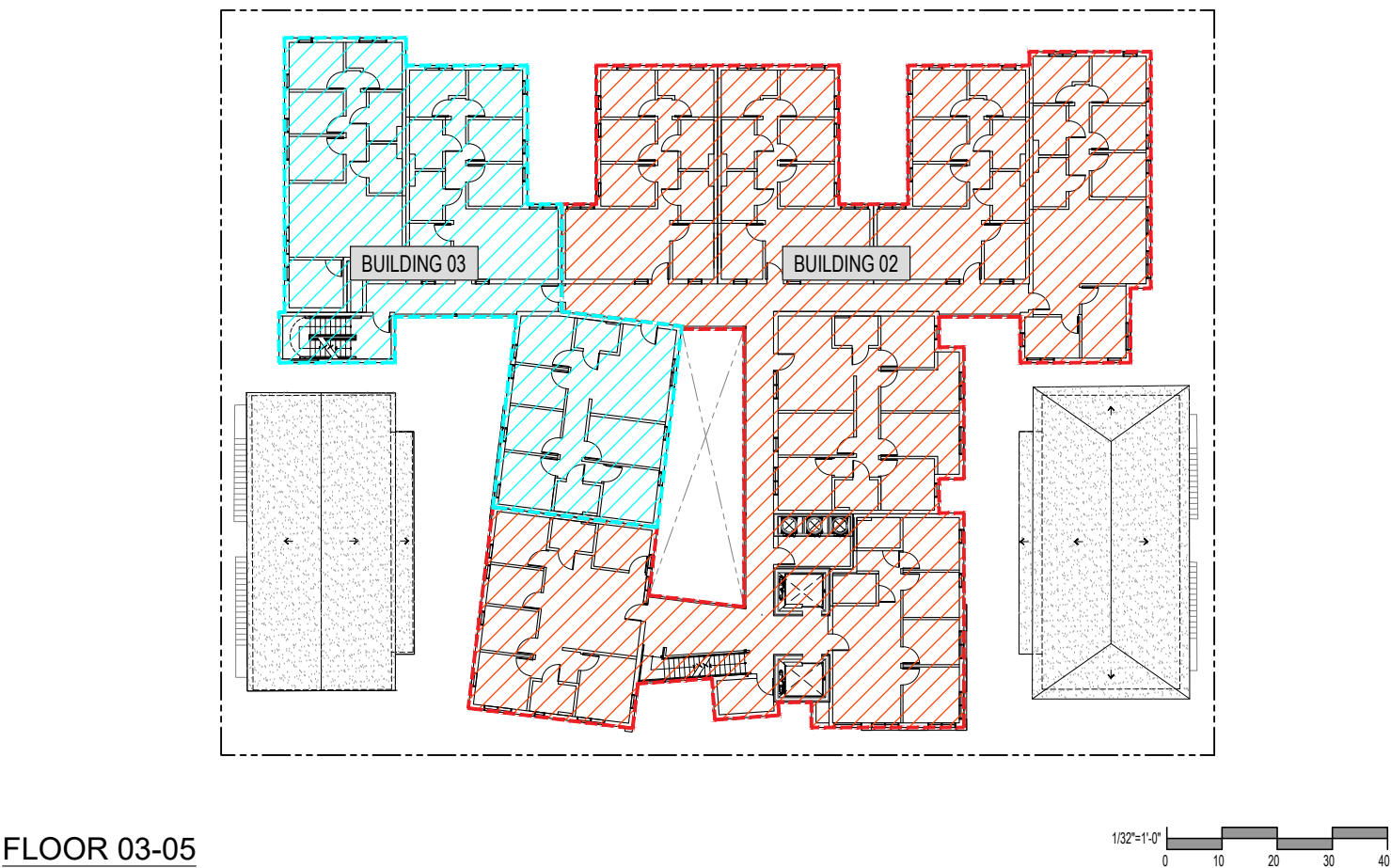
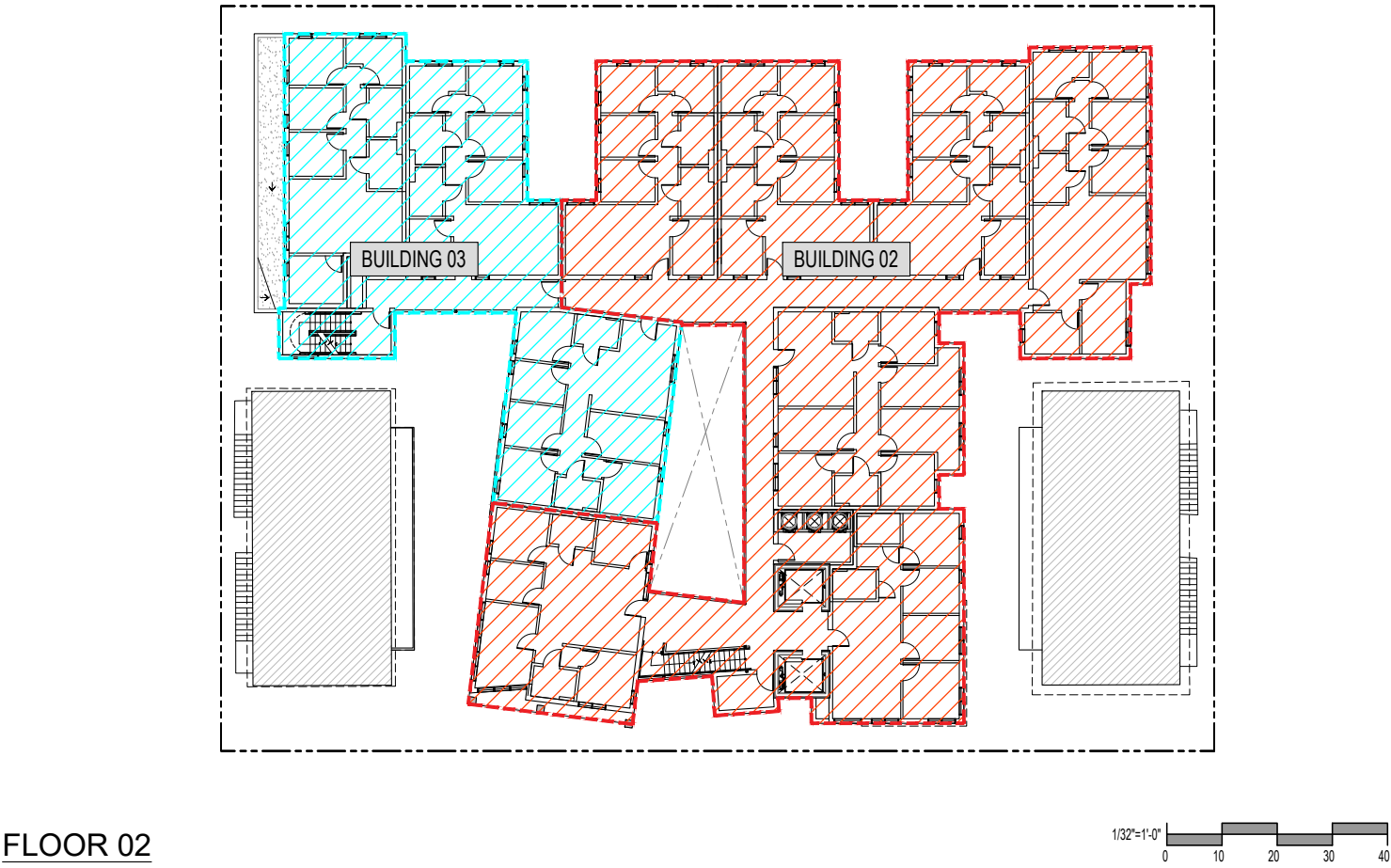
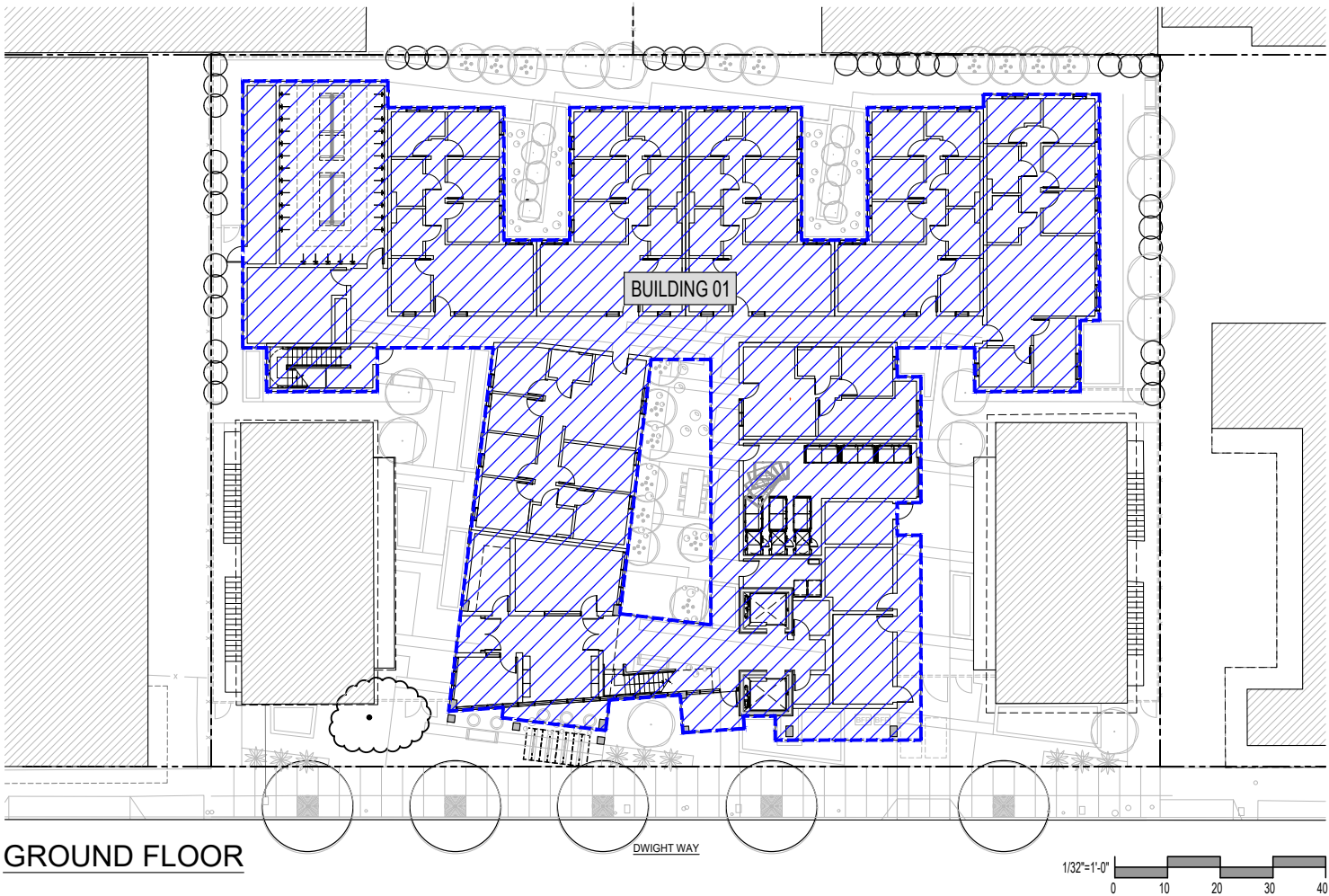
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SCALE:
AS NOTED

BUILDING AREA
CALCULATIONS

G0.07

BUILDING AREA DIAGRAM



BUILDING AREA CALCULATIONS

New Building (Type IA)	BUILDING 01
Allowed Area per 2022 CBC	
Aa=[At+(NSxIf)] x Sa	Unlimited
Proposed Area	GSF
1st Floor	12,625 SF
Total Bldg. Area	12,625 SF
Building Area < Aa	YES

New Building (Type IIIA)	BUILDING 02
Allowed Area per 2022 CBC	
Frontage Increase	0
Building Area Modification	
Area (At), SM w/o height (T506.2)	24,000 SF
NS (T506.2)	24,000 SF
Sprinkler Increase (Sa)	2
Aa=[At+(NSxIf)] x Sa	48,000 SF
Proposed Area	GSF
1st Floor	SEE BLDG 01
2nd Floor	8,920 SF
3rd Floor	8,920 SF
4th Floor	8,920 SF
5th Floor	8,835 SF
6th Floor	7,790 SF
Total Bldg. Area	43,385 SF
Building Area < Aa	YES

New Building (Type IIIA)	BUILDING 03
Allowed Area per 2022 CBC	
Frontage Increase	0
Building Area Modification	
Area (At), SM w/o height (T506.2)	24,000 SF
NS (T506.2)	24,000 SF
Sprinkler Increase (Sa)	2
Aa=[At+(NSxIf)] x Sa	48,000 SF
Proposed Area	GSF
1st Floor	SEE BLDG 01
2nd Floor	3,505 SF
3rd Floor	3,505 SF
4th Floor	3,505 SF
5th Floor	3,496 SF
6th Floor	3,375 SF
Total Bldg. Area	17,386 SF
Building Area < Aa	YES

LEGENDS

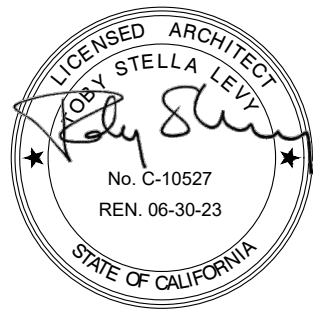
- PROPERTY LINE
- EXISTING BUILDING
- BUILDING 01 (TYPE I-A)
- BUILDING 02 (TYPE III-A)
- BUILDING 03 (TYPE III-A)





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2127 DWIGHT WAY
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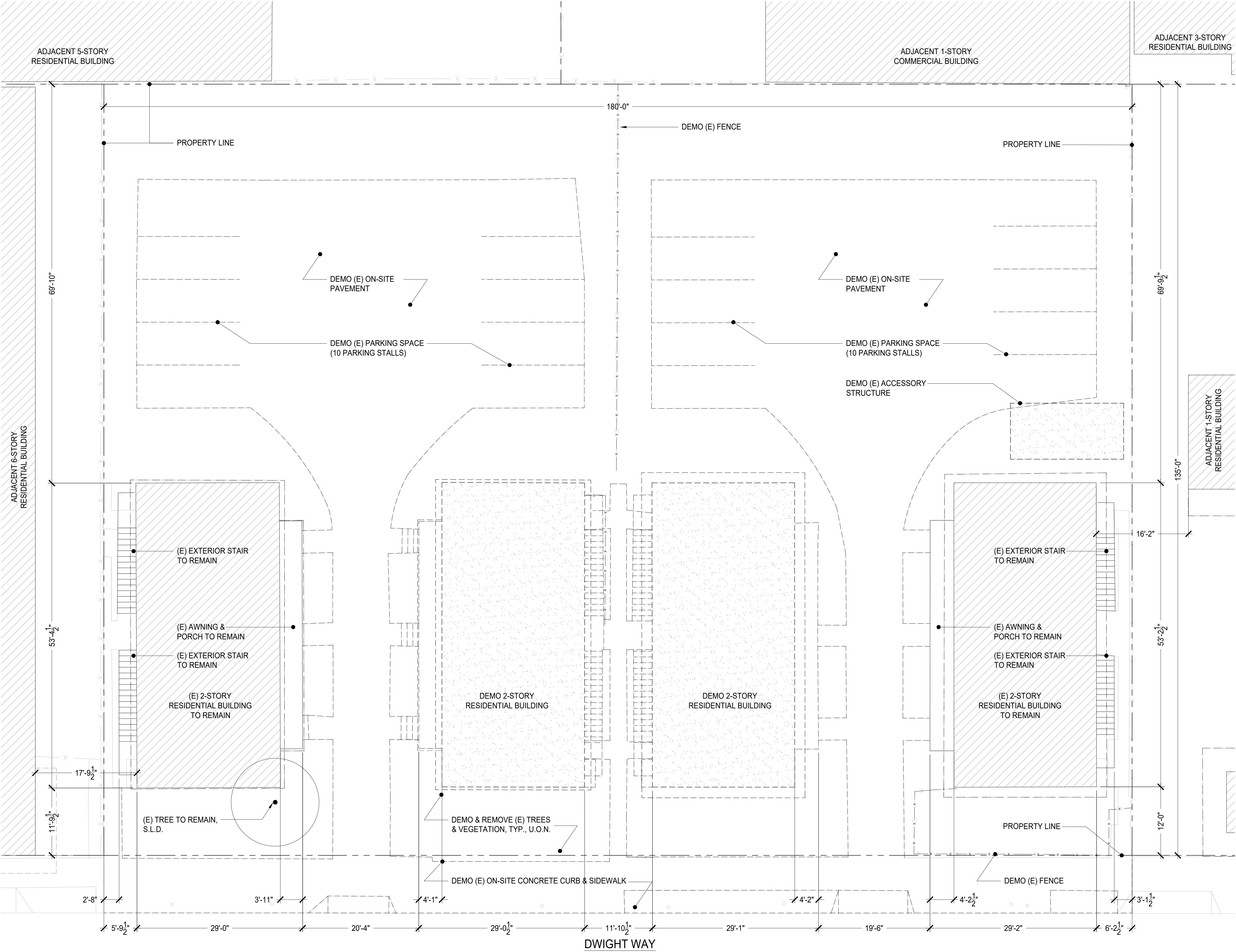
CONTACT: TOBY LEVY

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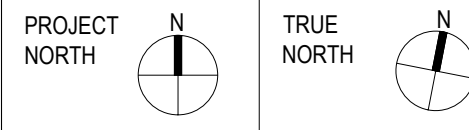
SCALE: AS NOTED

SITE PLAN:
DEMO

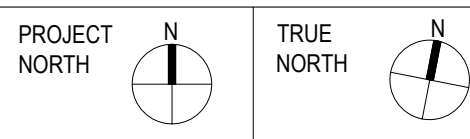
A1.00



--- PROPERTY LINE
--- FENCE



A1.01



NOT FOR
CONSTRUCTION

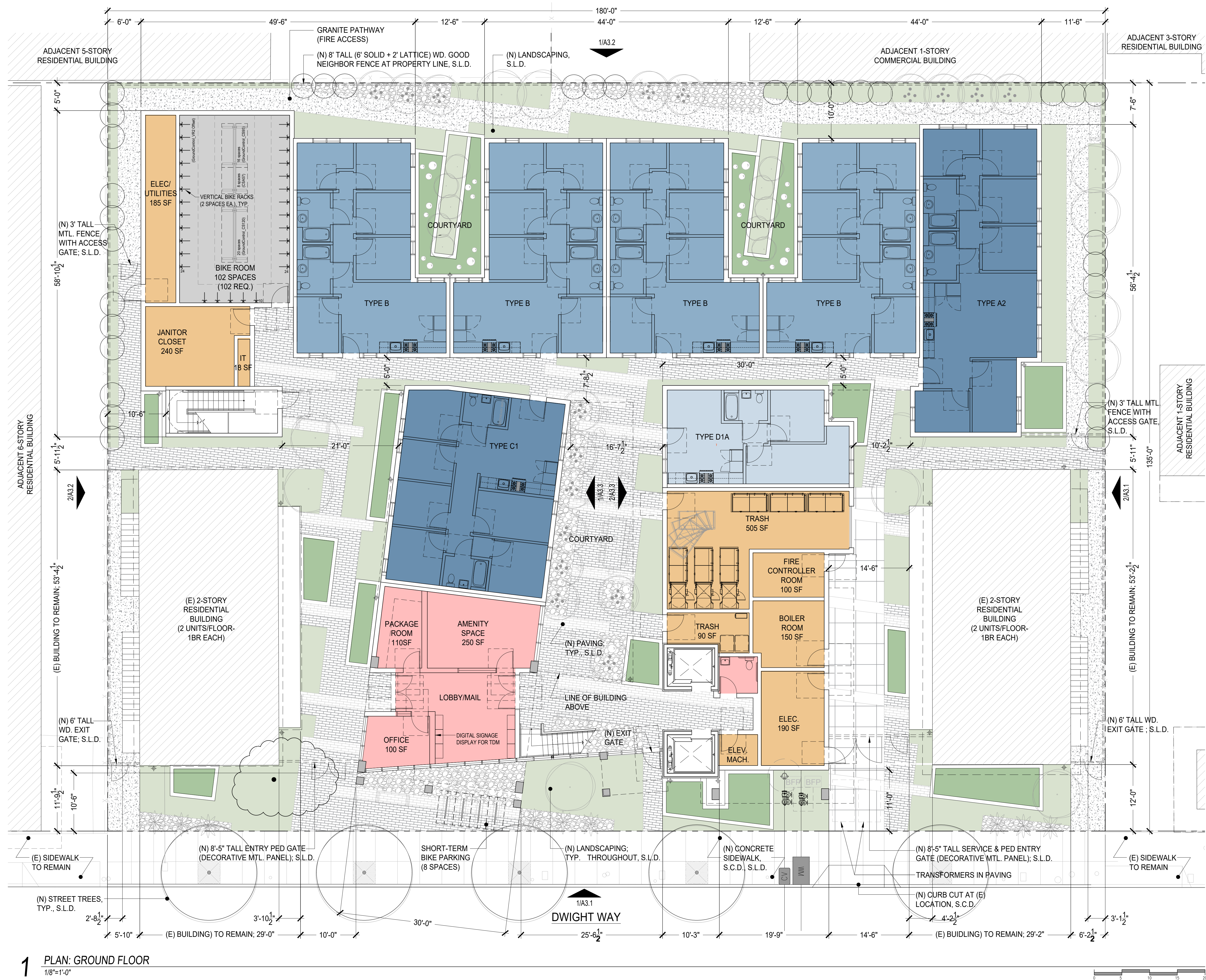
REV	DATE	DESCRIPTION
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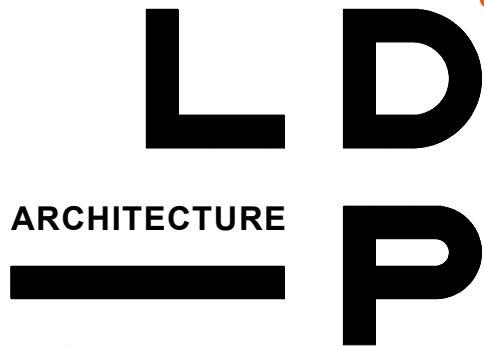
04-24-2023	PLANNING SUBMITTAL
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SCALE: AS NOTED

A2.01





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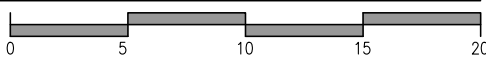
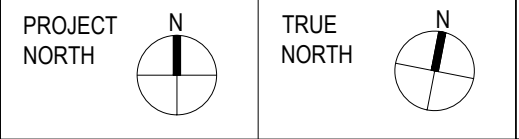
SCALE:
AS NOTED

FLOOR PLAN:
FLOOR 02

A2.02



- PROPERTY LINE
- NON-OCCUPIABLE ROOF
- ROOF SLOPE (MIN. 1:48)
- STRUCTURES ABOVE HEIGHT LIMIT (3.65% OF AVG. FLOOR AREA)
- (N) LANDSCAPING; S.L.D.
- RESIDENTIAL AMENITIES
- UTILITIES
- BIKE PARKING
- 2 BEDROOM
- 4 BEDROOM
- 5 BEDROOM
- 6 BEDROOM





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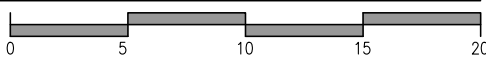
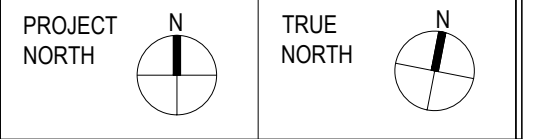
SCALE:
AS NOTED

FLOOR PLAN:
FLOOR 03-05

A2.03



- PROPERTY LINE
- NON-OCCUPIABLE ROOF
- ROOF SLOPE (MIN. 1:48)
- STRUCTURES ABOVE HEIGHT LIMIT (3.65% OF AVG. FLOOR AREA)
- (N) LANDSCAPING; S.L.D.
- RESIDENTIAL AMENITIES
- UTILITIES
- BIKE PARKING
- 2 BEDROOM
- 4 BEDROOM
- 5 BEDROOM
- 6 BEDROOM





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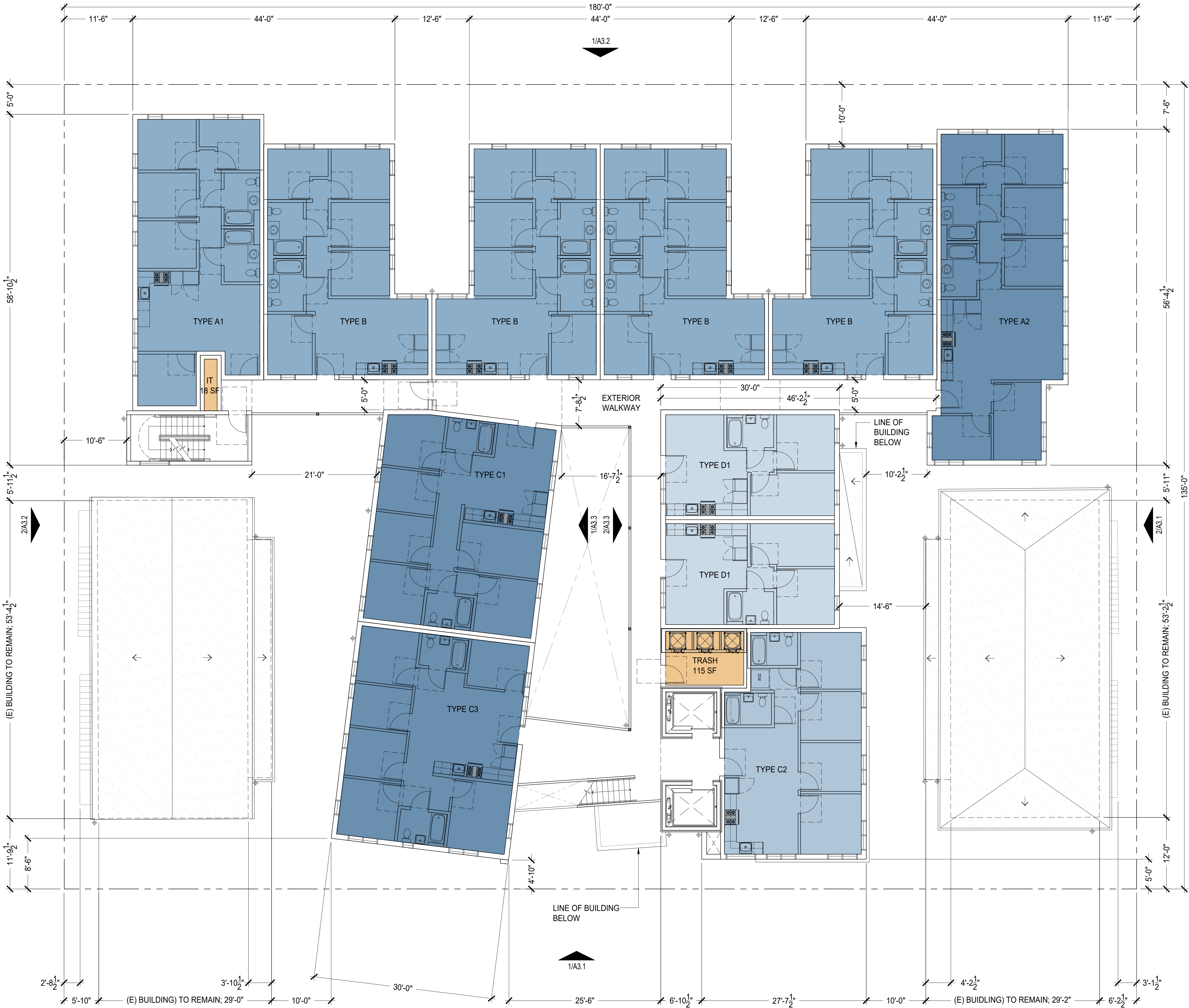
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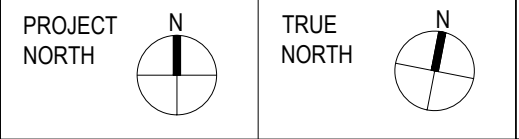
SCALE:
AS NOTED

FLOOR PLAN:
FLOOR 06

A2.04



- PROPERTY LINE
- NON-OCCUPIABLE ROOF
- ROOF SLOPE (MIN. 1:48)
- STRUCTURES ABOVE HEIGHT LIMIT (3.65% OF AVG. FLOOR AREA)
- (N) LANDSCAPING; S.L.D.
- RESIDENTIAL AMENITIES
- UTILITIES
- BIKE PARKING
- 2 BEDROOM
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- 5 BEDROOM
- 6 BEDROOM





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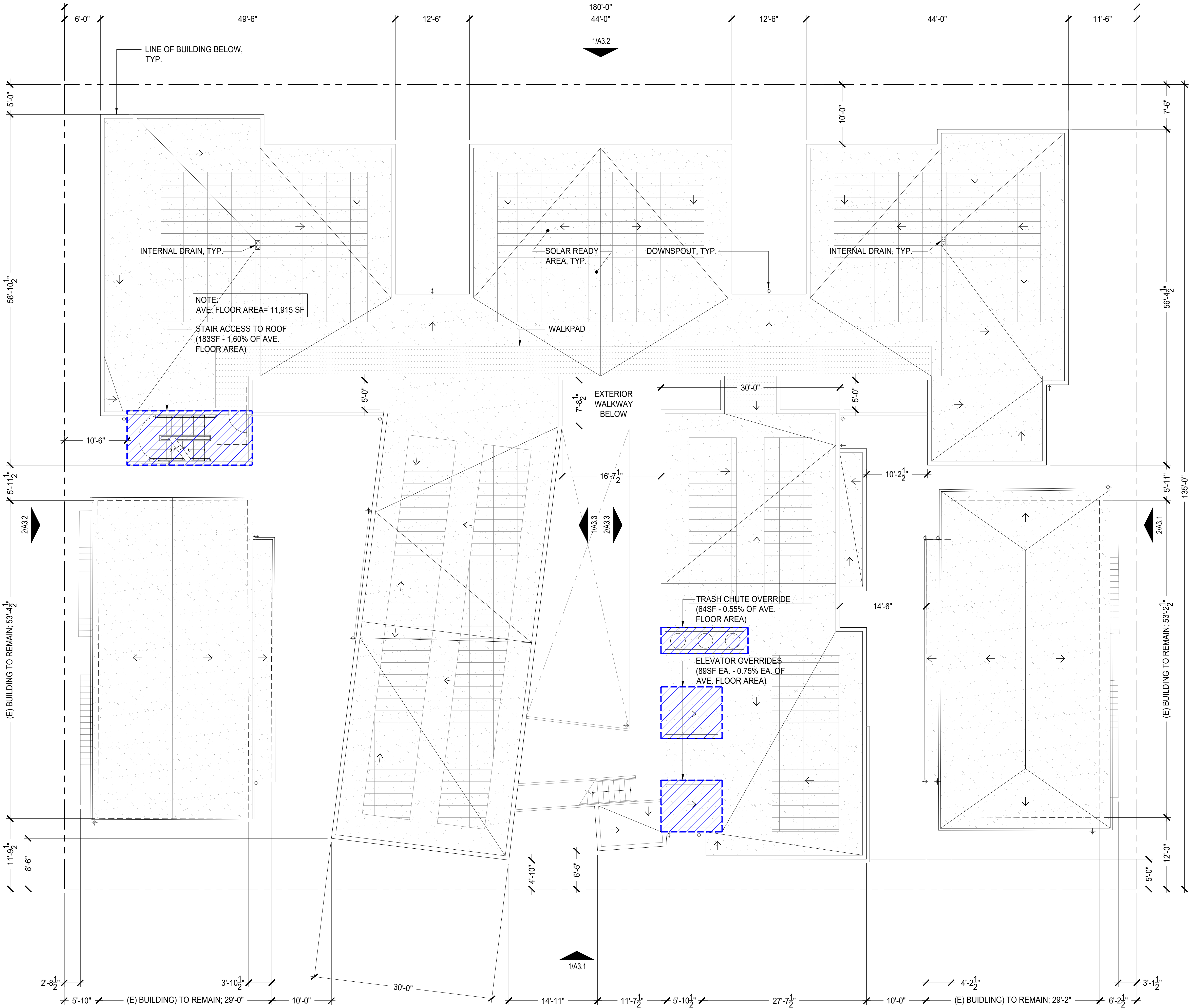
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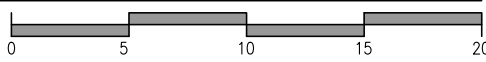
SCALE:
AS NOTED

ROOF PLAN

A2.05

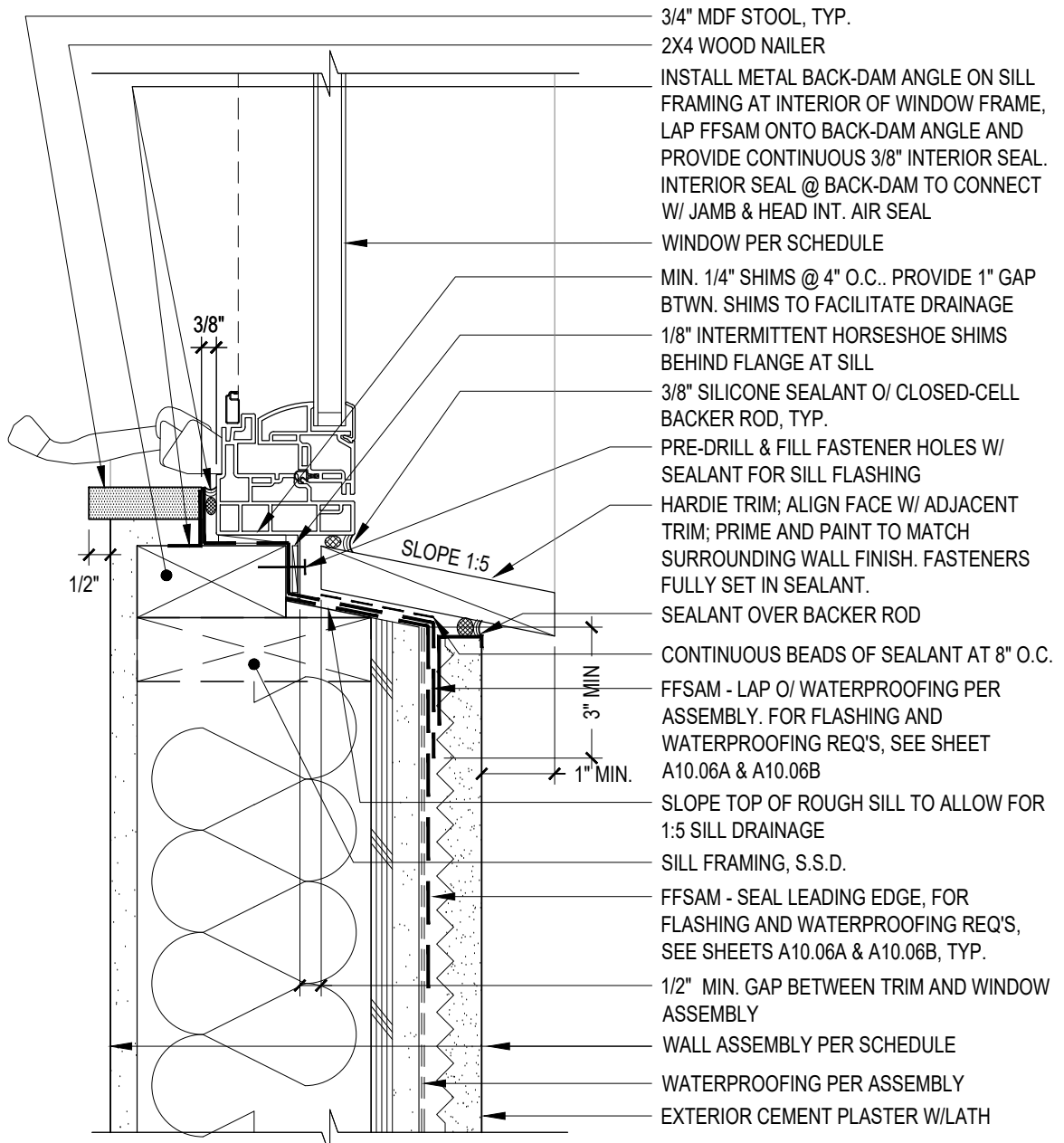


1 ROOF PLAN
1/8"=1'-0"





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LEGENDS

- PROPERTY LINE
- 1A CEMENT PLASTER;
SEE 1/G1.52 FOR MATERIAL REFERENCE IMAGES
COLOR 01: DUNN-EDWARDS SILVER SPOON (DE5366)
- 1B CEMENT PLASTER;
SEE 1/G1.52 FOR MATERIAL REFERENCE IMAGES
COLOR 02: BENJAMIN MOORE IRON MOUNTAIN (2134-30)
- 1C CEMENT PLASTER;
SEE 1/G1.52 FOR MATERIAL REFERENCE IMAGES
COLOR 03: BENJAMIN MOORE GENTLEMAN'S GRAY (2062-20)
- 1D CEMENT PLASTER;
SEE 1/G1.52 FOR MATERIAL REFERENCE IMAGES
COLOR 04: BENJAMIN MOORE OVERCOAT (CC-544)
- 2 HARDIE HORIZONTAL LAPSIDING;
SEE 2/G1.52 FOR MATERIAL REFERENCE IMAGES
COLOR: EVENING BLUE
- 3 VPI VINYL WINDOW
COLOR: STEEL GRAY EXTERIOR / WHITE INTERIOR
- 4 MANICHOLES EXPANDED METAL PANEL;
SEE 3/G1.52 FOR MATERIAL REFERENCE IMAGES
- 5 CUSTOM METAL RAILING;
SEE 4/G1.52 FOR MATERIAL REFERENCE IMAGES
- 6 GLAZING

3 TYPICAL WINDOW DETAIL @ SILL
3=1'-0" CEMENT PLASTER



1 3D VIEW (DWIGHT WAY - LOOKING WEST)



2 3D VIEW (DWIGHT WAY - LOOKING EAST)

2127 DWIGHT WAY
BERKELEY, CA

NOT FOR
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SCALE: AS NOTED

RENDERING

A3.00



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2127 DWIGHT WAY
BERKELEY, CA

NOT FOR
CONSTRUCTION

2127 DWIGHT WAY
BERKELEY, CA
PROJECT NO. 17-12.10

REV	DATE	DESCRIPTION
04-24-2023	PLANNING SUBMITTAL	
06-30-2023	PLANNING RESUBMITTAL	
09-29-2023	PLANNING REV. 01	

CONTACT: TOBY LEVY

(415) 777-0561 P
(415) 777-5117 F

SCALE: AS NOTED

ELEVATIONS

A3.01



2 EAST ELEVATION
1/8"=1'-0"



1 SOUTH ELEVATION (DWIGHT WAY)
1/8"=1'-0"



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2127 DWIGHT WAY
BERKELEY, CA

NOT FOR
CONSTRUCTION

2127 DWIGHT WAY
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REV	DATE	DESCRIPTION
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09-29-2023	PLANNING REV. 01	

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(415) 777-5117 F

SCALE: AS NOTED

ELEVATIONS

A3.02



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



1 NORTH ELEVATION (REAR)
1/8"=1'-0"



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2127 DWIGHT WAY
BERKELEY, CA

NOT FOR
CONSTRUCTION

2127 DWIGHT WAY
BERKELEY, CA
PROJECT NO. 17-12.10

REV	DATE	DESCRIPTION
04-24-2023	PLANNING SUBMITTAL	
06-30-2023	PLANNING RESUBMITTAL	
09-29-2023	PLANNING REV. 01	

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(415) 777-5117 F

SCALE:
AS NOTED

ELEVATIONS

A3.03



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



1 EAST ELEVATION - COURTYARD
1/8"=1'-0"



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2127 DWIGHT WAY
BERKELEY, CA

NOT FOR
CONSTRUCTION

2127 DWIGHT WAY BERKELEY, CA		
PROJECT NO.	17-12.10	
REV	DATE	DESCRIPTION
	04-24-2023	PLANNING SUBMITTAL
	06-30-2023	PLANNING RESUBMITTAL
	09-29-2023	PLANNING REV. 01

CONTACT: TOBY LEVY

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(415) 777-5117 F

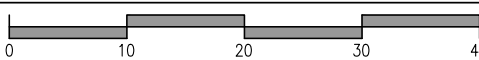
SCALE:
AS NOTED

STREET STRIP
ELEVATION

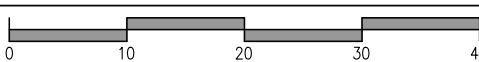
A3.04A



2 STREET STRIP ELEVATION (DWIGHT WAY) - PROPOSED
1/16"=1'-0"



1 STREET STRIP ELEVATION (DWIGHT WAY) - EXISTING
1/16"=1'-0"





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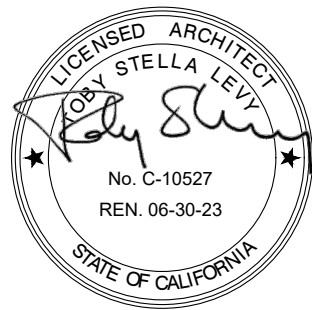


1B STREET STRIP ELEVATION (DWIGHT WAY) - EXISTING
1/8"=1'-0"



1A STREET STRIP ELEVATION (DWIGHT WAY) - EXISTING
1/8"=1'-0"

2127 DWIGHT WAY
BERKELEY, CA



2127 DWIGHT WAY
BERKELEY, CA
PROJECT NO. 17-12.10

REV	DATE	DESCRIPTION
04-24-2023		PLANNING SUBMITTAL
06-30-2023		PLANNING RESUBMITTAL

CONTACT: TOBY LEVY

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(415) 777-5117 F

SCALE:
AS NOTED

STREET STRIP
ELEVATION:
EXISTING

A3.04B



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1B STREET STRIP ELEVATION (DWIGHT WAY) - PROPOSED
1/8"=1'-0"



1A STREET STRIP ELEVATION (DWIGHT WAY) - PROPOSED
1/8"=1'-0"

2127 DWIGHT WAY
BERKELEY, CA

NOT FOR
CONSTRUCTION

2127 DWIGHT WAY
BERKELEY, CA
PROJECT NO. 17-12.10

REV	DATE	DESCRIPTION
04-24-2023		PLANNING SUBMITTAL
06-30-2023		PLANNING RESUBMITTAL
09-29-2023		PLANNING REV. 01

CONTACT: TOBY LEVY

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(415) 777-5117 F

SCALE:
AS NOTED

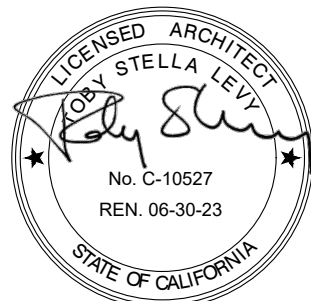
STREET STRIP
ELEVATION:
PROPOSED

A3.04C



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PROJECT NO. 17-12.10

REV	DATE	DESCRIPTION
04-24-2023		PLANNING SUBMITTAL
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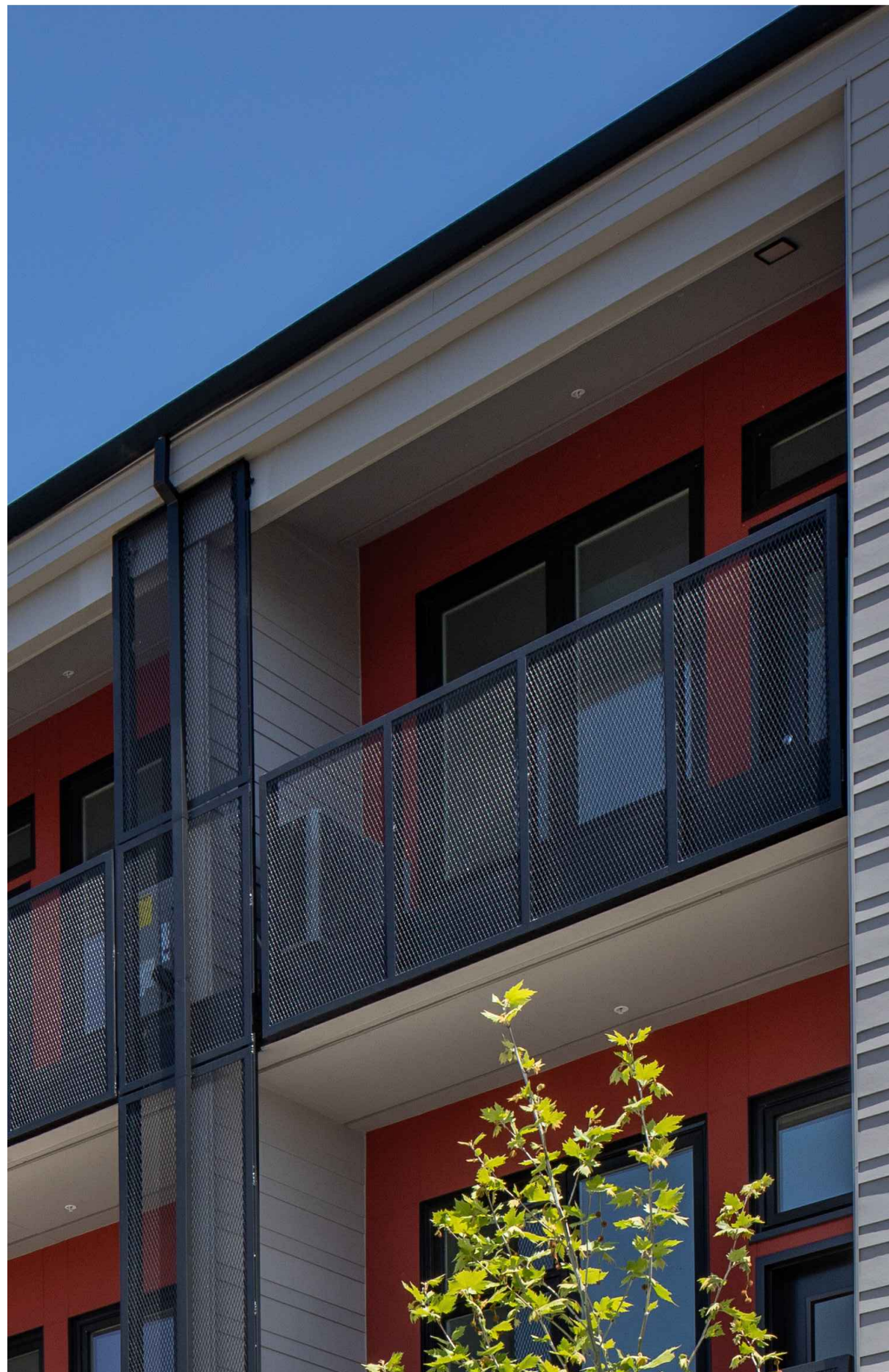
CONTACT: TOBY LEVY

(415) 777-0561 P
(415) 777-5117 F

SCALE: AS NOTED

MATERIAL
REFERENCE
IMAGES

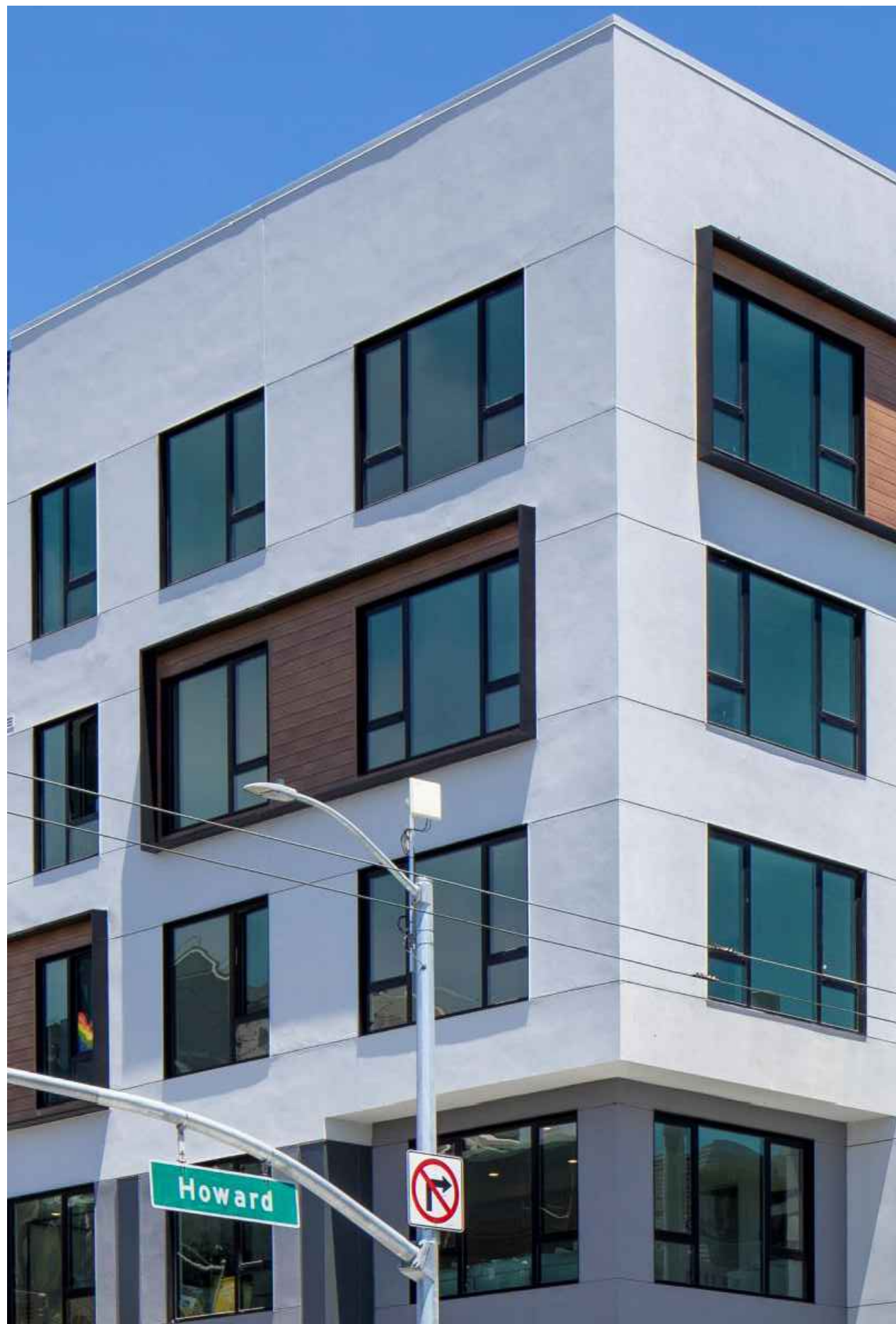
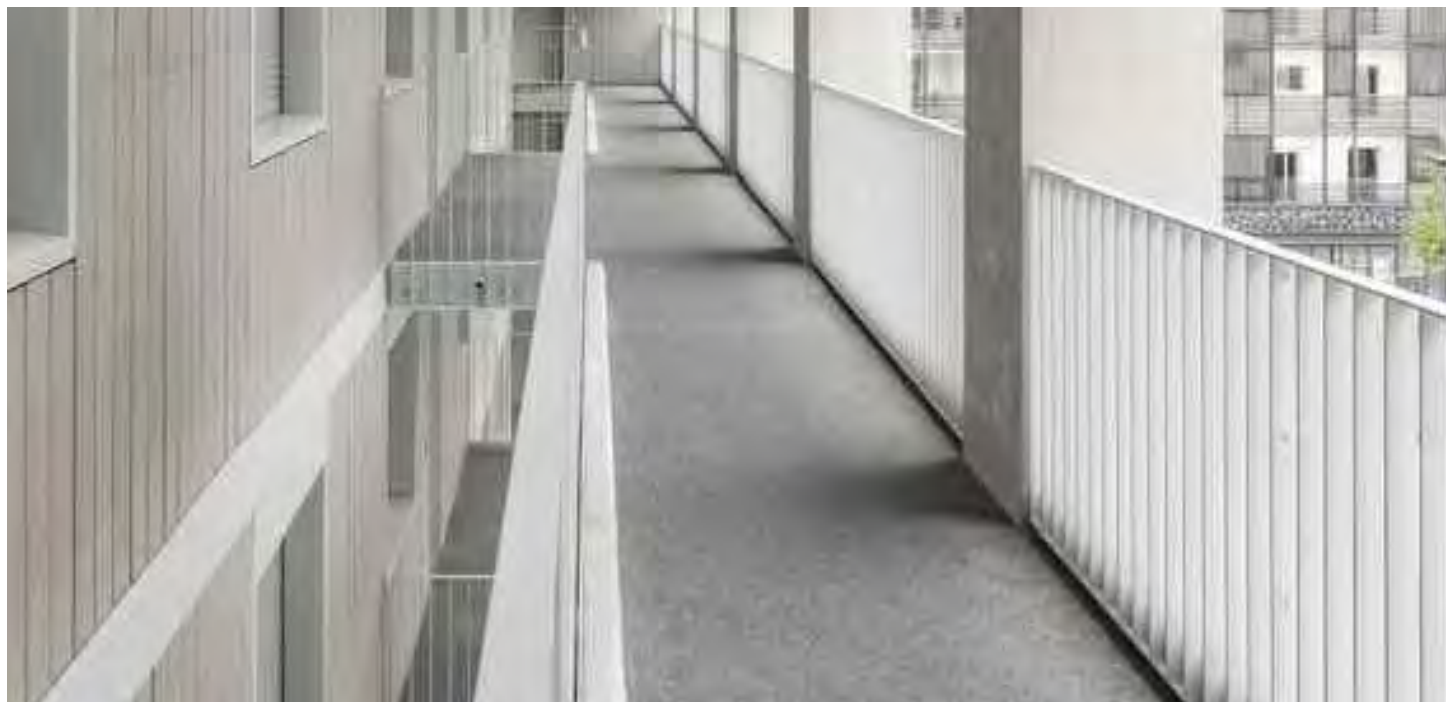
A3.05



3 McNichols Expanded Metal Panel



4 Custom Metal Railing



1 Cement Plaster



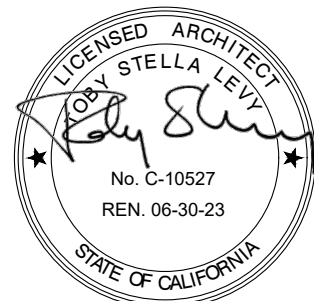
2 Hardie Horizontal Lapsiding





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2127 DWIGHT WAY
BERKELEY, CA



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BERKELEY, CA
PROJECT NO. 17-12.10

REV	DATE	DESCRIPTION
04-24-2023	PLANNING SUBMITTAL	
06-30-2023	PLANNING RESUBMITTAL	

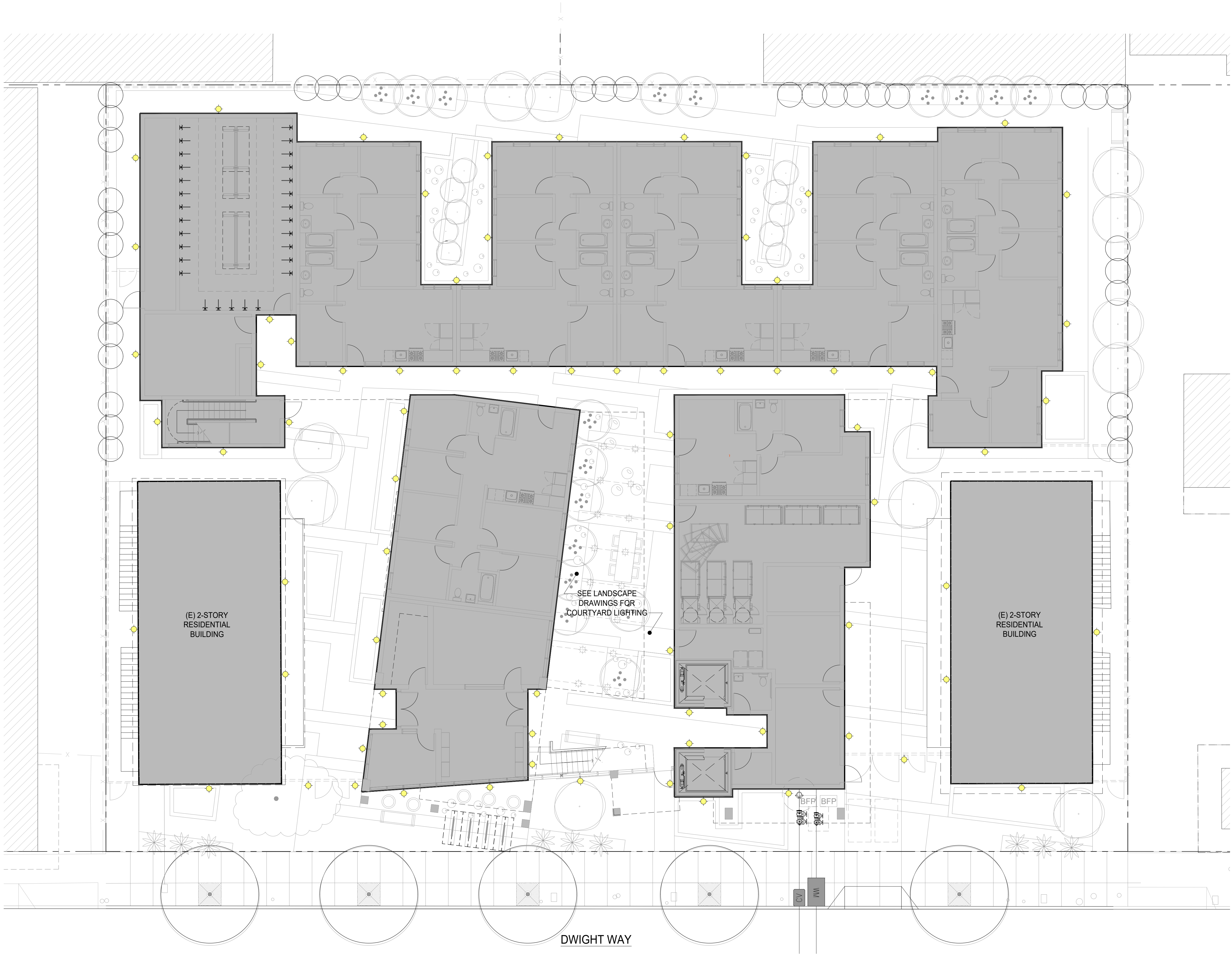
CONTACT: TOBY LEVY

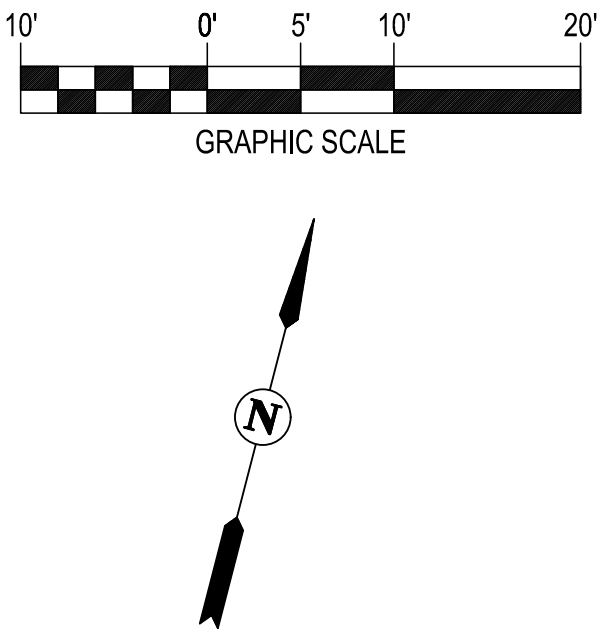
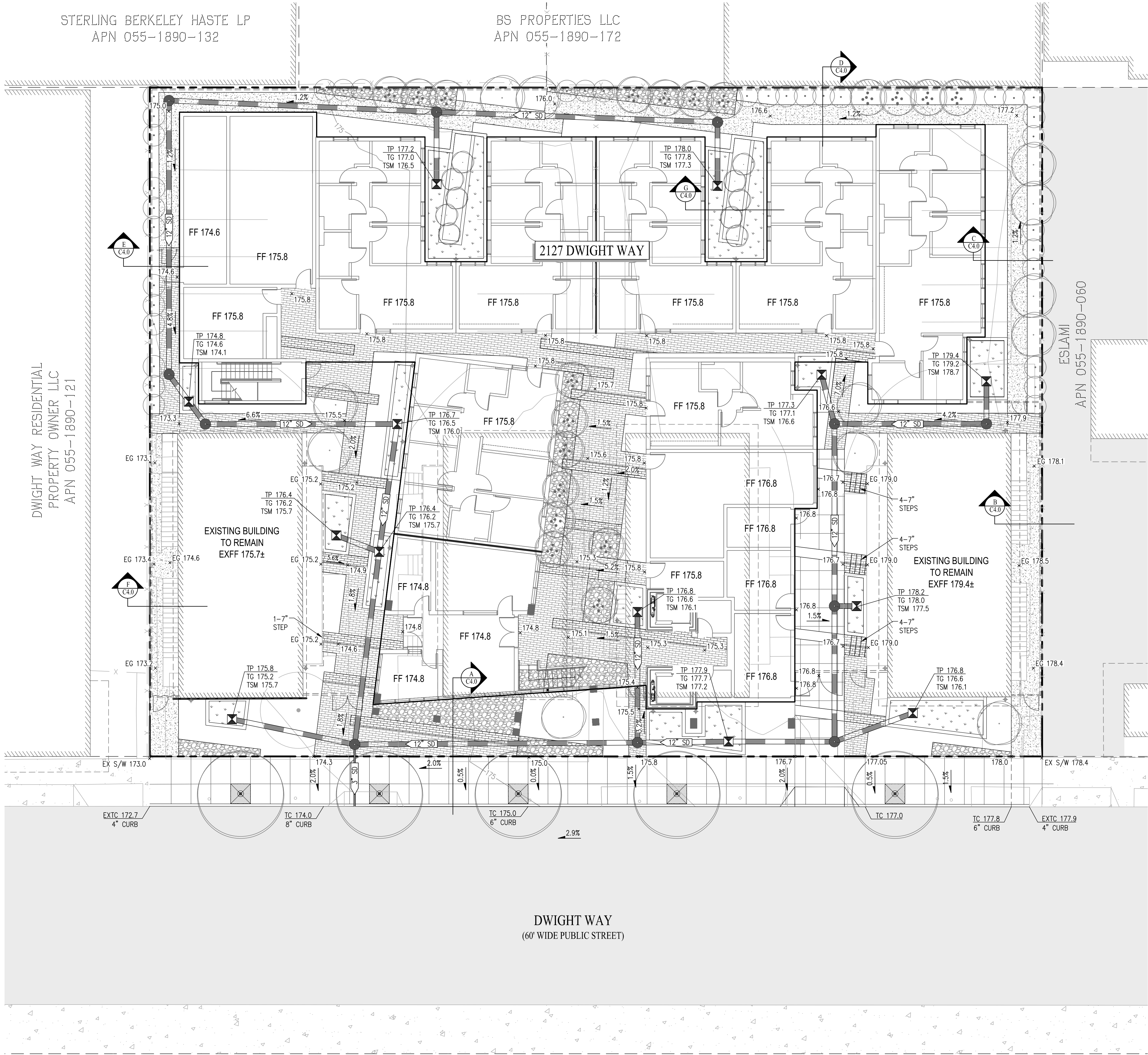
(415) 777-0561 P
(415) 777-5117 F

SCALE:
AS NOTED

EXTERIOR
LIGHTING PLAN

A6.01





LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED STORM DRAIN
- PROPOSED FIELD INLET
- PROPOSED MANHOLE
- PROPOSED SIDEWALK
- PROPOSED PERVIOUS PAVERS
- PROPOSED DECOMPOSED GRANITE
- 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	830 CY±	50 CY±	780 CY± (CUT)
EXISTING CONCRETE/FOUNDATION REMOVAL (ASSUME 8" THICK)		280 CY±	280 CY± (FILL)
TOTAL	830 CY±	330 CY±	500 CY± (CUT)

LD
ARCHITECTURE
P

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2127 DWIGHT WAY
BERKELEY, CA



2127 DWIGHT WAY
BERKELEY, CA
PROJECT NO. 3617-000

REV | DATE | DESCRIPTION

04-24-2023 PLANNING SUBMITTAL
06-30-2023 PLANNING RESUBMITTAL

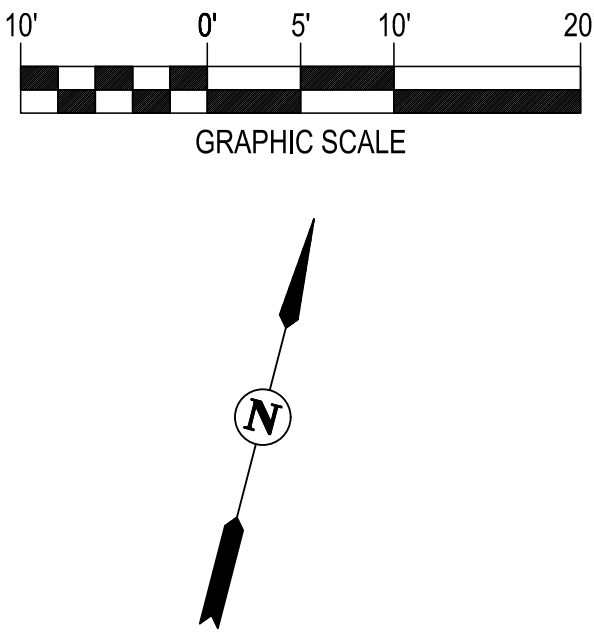
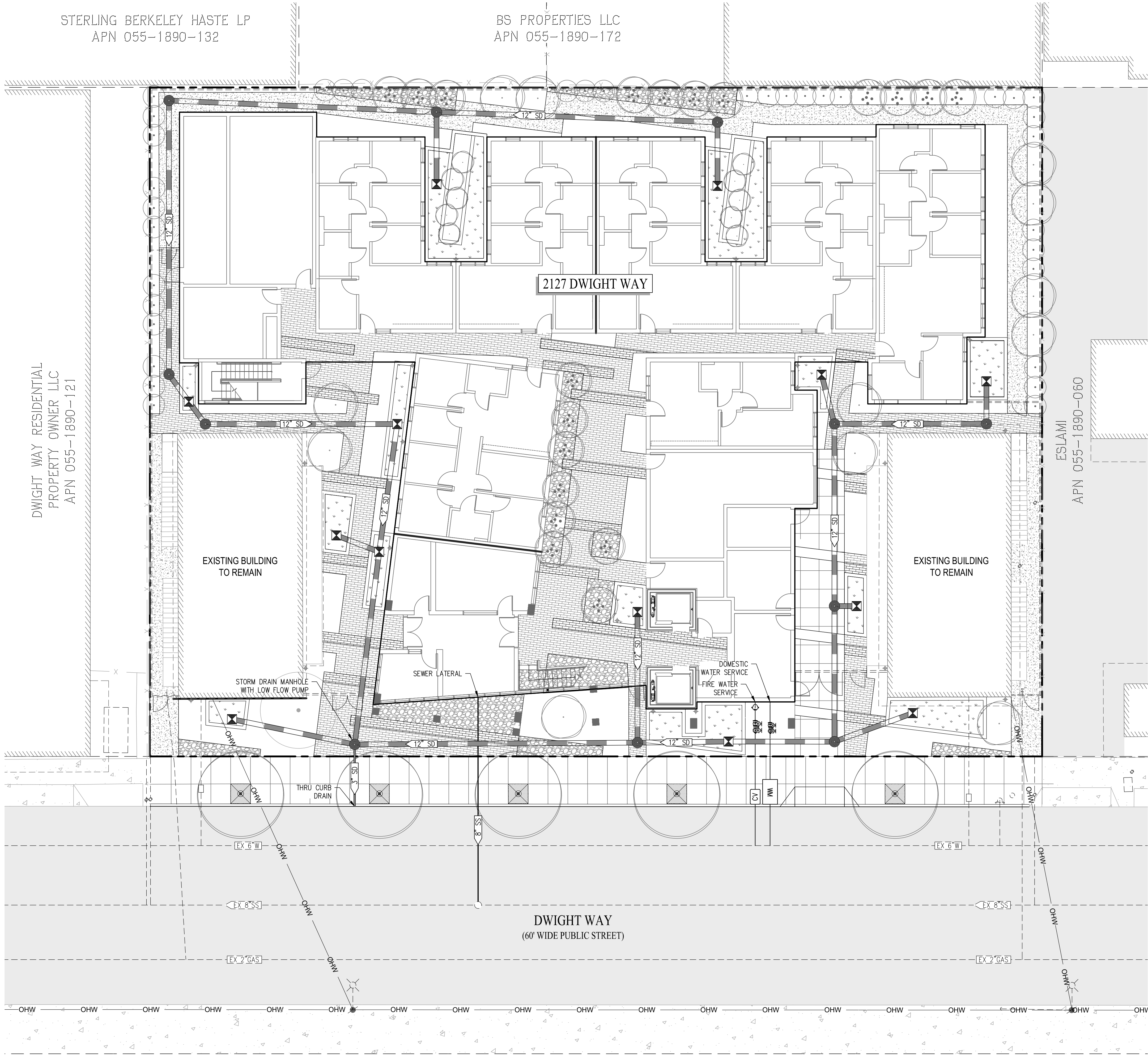
CONTACT: ANGELO OBERTELLO

(925) 866-0322 P

SCALE:
1"=10'

GRADING &
DRAINAGE PLAN

C1.0



LEGEND

- PROJECT BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING OVERHEAD WIRE
- EXISTING STREET LIGHT
- EXISTING MANHOLE
- PROPOSED FIELD INLET
- PROPOSED MANHOLE
- BIORETENTION PLANTER
- PROPOSED SIDEWALK
- PROPOSED PERVIOUS PAVERS
- PROPOSED DECOMPOSED GRANITE
- EXISTING PAVEMENT TO REMAIN
- EXISTING SIDEWALK TO REMAIN

NOTE

EXISTING UTILITY LOCATIONS ARE APPROXIMATE
AND BASED UPON RECORD INFORMATION

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2127 DWIGHT WAY
BERKELEY, CA



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BERKELEY, CA
PROJECT NO. 3617-000

REV	DATE	DESCRIPTION
04-24-2023		PLANNING SUBMITTAL
06-30-2023		PLANNING RESUBMITTAL

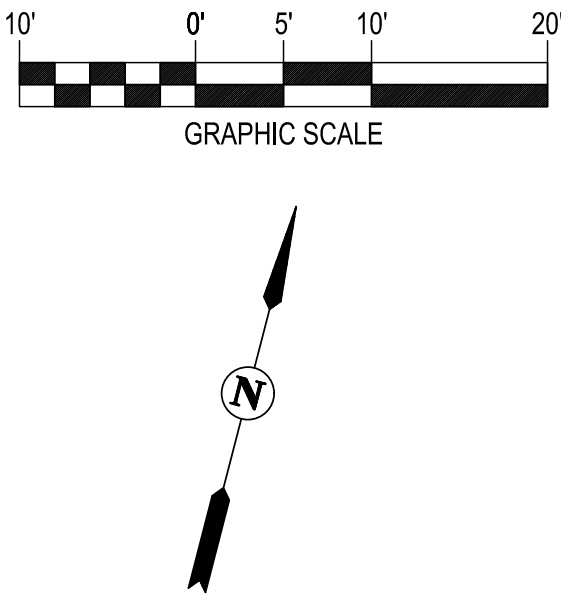
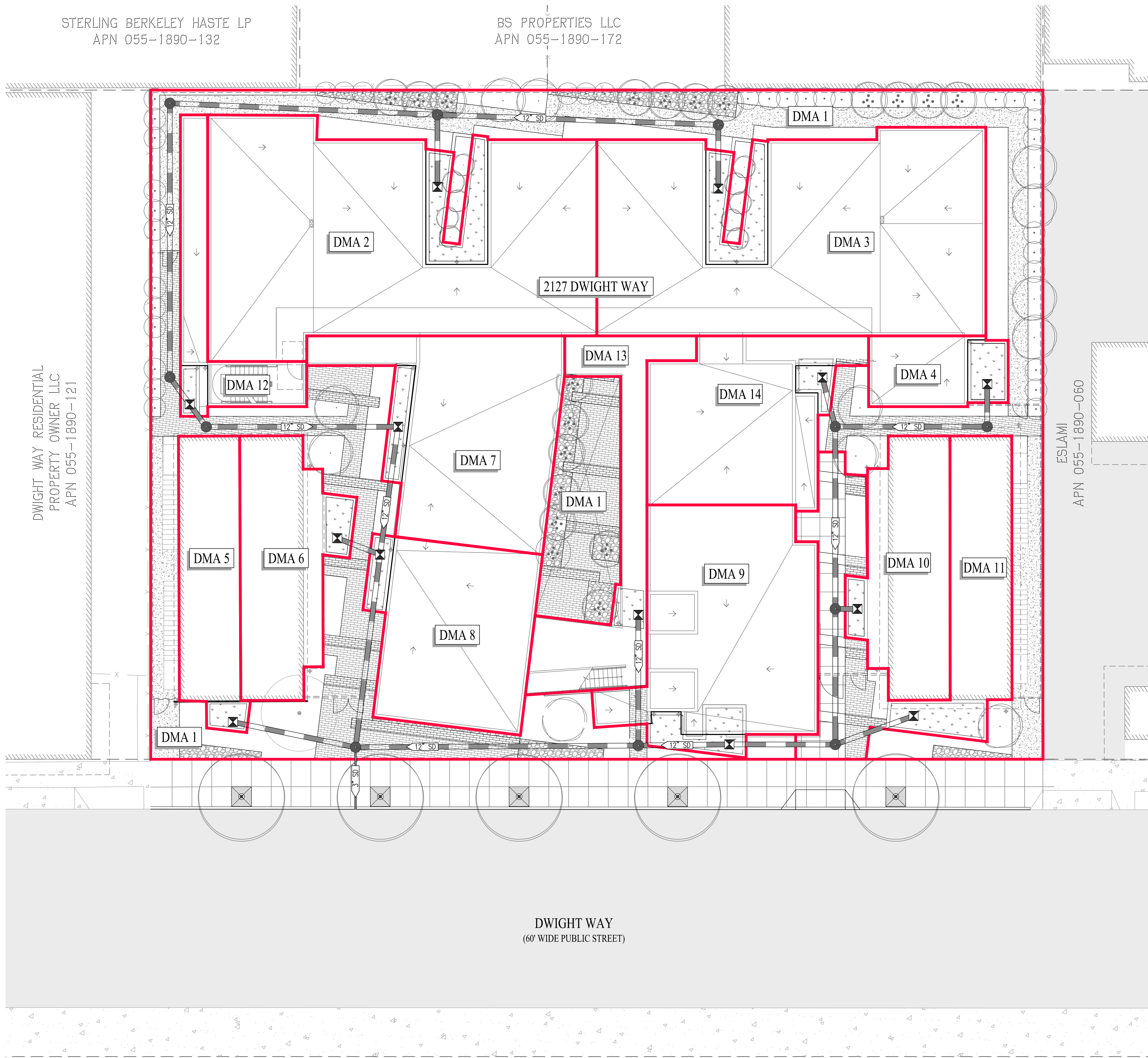
CONTACT: ANGELO OBERTELLO

(925) 866-0322 P

SCALE:
1"=10'

UTILITY PLAN

C2.0



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- PROPOSED STORM DRAIN
- PROPOSED FIELD INLET
- BIORETENTION PLANTERS
- PROPOSED SIDEWALK
- PROPOSED PERVIOUS PAVERS
- PROPOSED DECOMPOSED GRANITE
- EXISTING PAVEMENT TO REMAIN
- EXISTING SIDEWALK TO REMAIN

NOTES:

- DMA 1 IS A SELF TREATING AREA PER CHAPTER 4 OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE MANUAL (VERSION 7).
- DMAS 2 - 14 ARE SIZED BASED ON THE VOLUME METHOD FROM 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	6,701	0	N/A	SELF-TREATING
2	3,239	3,079	124	160
3	3,079	2,921	117	158
4	392	315	13	77
5	711	678	27	33
6	914	860	35	54
7	1,506	1,446	58	60
8	1,171	1,126	45	45
9	1,715	1,616	65	113
10	890	855	34	35
11	1,447	1,054	44	110
12	517	495	20	22
13	794	752	30	42
14	1,224	1,170	47	47
TOTAL	24,300	16,367	660	956



2127 DWIGHT WAY
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04-24-2023	PLANNING SUBMITTAL	
06-30-2023	PLANNING RESUBMITTAL	

CONTACT: ANGELO OBTELLO

(925) 866-0322 P

SCALE: 1"=10'

STORMWATER
CONTROL PLAN

C3.0

cbg

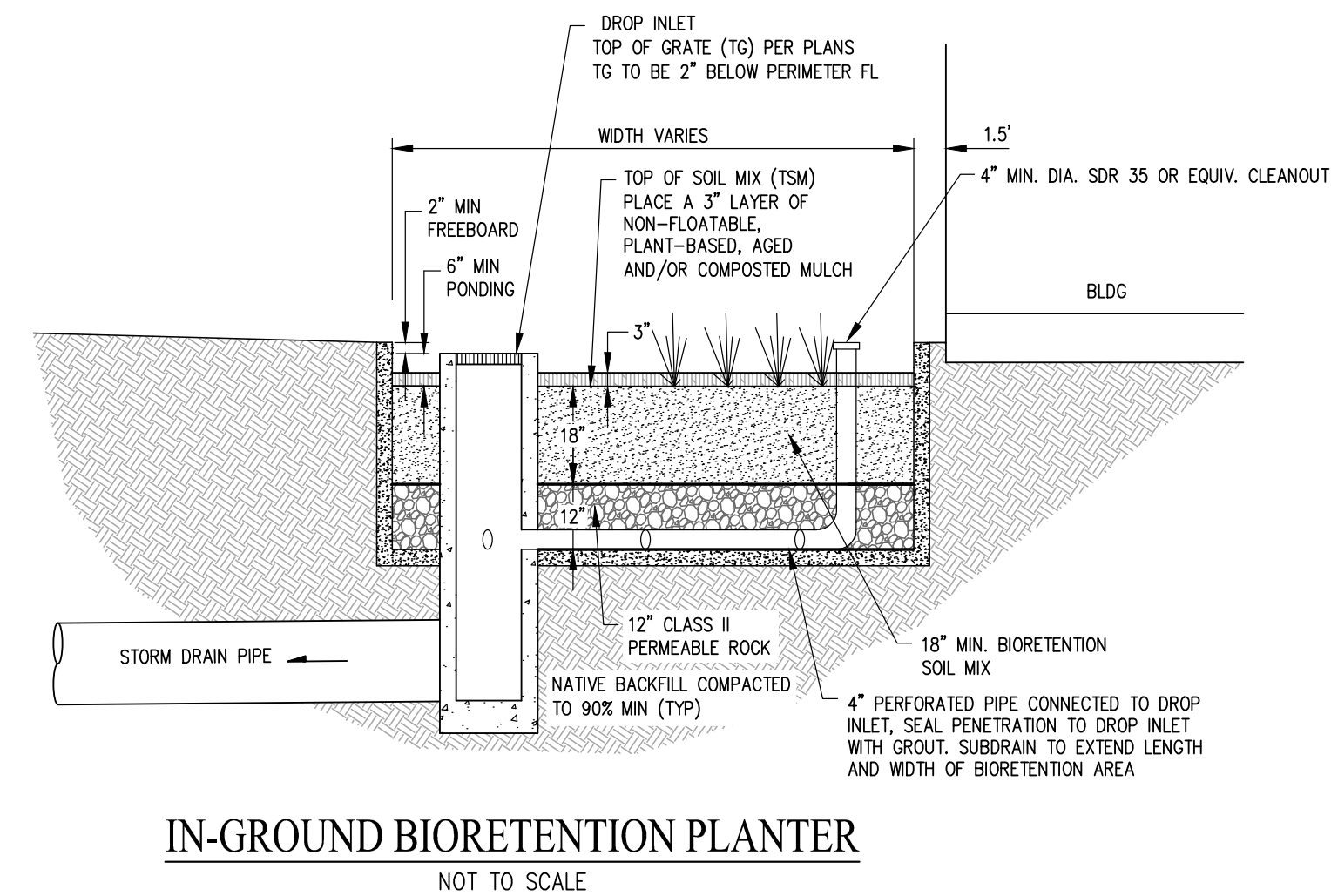
REGISTERED PROFESSIONAL ENGINEER
ANGELO OBTELLO
64345
CIVIL
STATE OF CALIFORNIA

REV	DATE	DESCRIPTION
-----	------	-------------

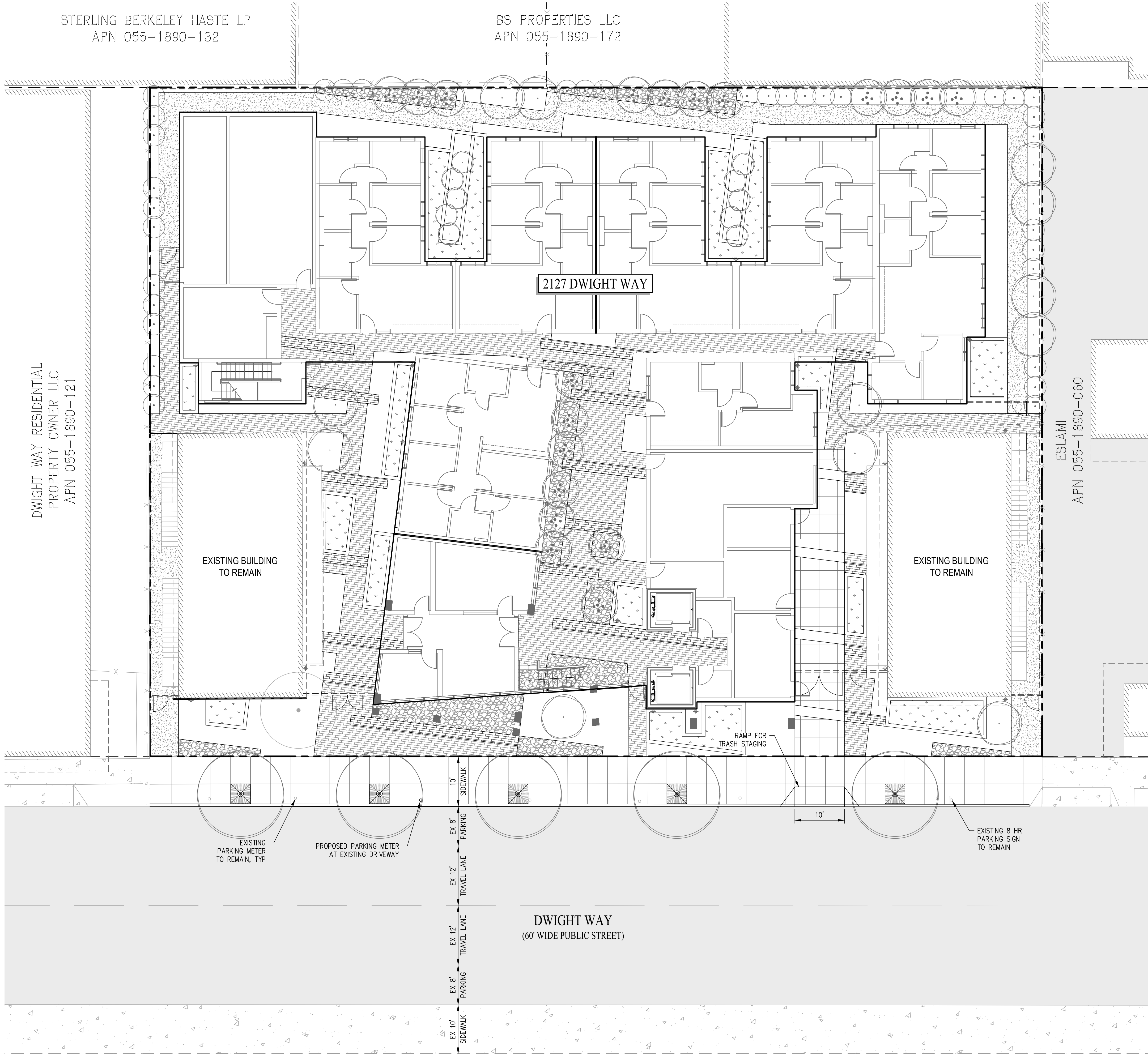
CONTACT: ANGELO OBERTELLO

SCALE: 1"-10'

C4.0



IN-GROUND BIORETENTION PLANTER



LEGEND

- PROJECT BOUNDARY
- ADJACENT PROPERTY LINE
- BIORETENTION PLANTER
- PROPOSED SIDEWALK
- PROPOSED PERVIOUS PAVERS
- PROPOSED DECOMPOSED GRANITE
- EXISTING PAVEMENT TO REMAIN
- EXISTING SIDEWALK TO REMAIN

NOTES

- EXISTING PARKING METERS ALONG PROJECT FRONTAGE ARE TO REMAIN.
- THE CITY OF BERKELEY OR THEIR CONTRACTOR SHALL INSTALL PARKING PAY STATIONS AND/OR PARKING METER HEADS. COORDINATION IS REQUIRED FOR THIS WORK AND FEES WILL BE ASSESSED BY THE CITY OF BERKELEY TO COMPLETE THIS WORK. COORDINATE INSTALLATION OF PARKING PAY STATION AND PARKING METER HEADS WITH SAMANTHA BAKER. COORDINATE PAYMENT OF PARKING PAY STATION INSTALLATION FEES AND/OR PARKING METER HEAD INSTALLATION FEES WITH SAMANTHA BAKER (510) 981-6472 / SBAKER@CITYOFBERKELEY.INFO. THE APPROXIMATE FEE TO INSTALL ONE PAY STATION IS \$950. PARKING METER HEAD INSTALLATION SHALL BE CHARGED AT A RATE OF APPROXIMATELY \$150/HOUR PER CITY STAFFER.
- TRASH BINS TO BE STAGED WITHIN THE STREET IN FRONT OF THE TRASH RAMP ON COLLECTION DAYS. BINS WILL NOT BLOCK PARKING SPACES.

LD
ARCHITECTURE
P

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cbg

2127 DWIGHT WAY
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2127 DWIGHT WAY
BERKELEY, CA
PROJECT NO. 3617-000

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06-30-2023		PLANNING RESUBMITTAL

CONTACT: ANGELO OBERTELLO

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SCALE:
1"=10'

SITE PLAN

C5.0



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Landscape Architects / Land Planners
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San Francisco, CA 94111 | www.lgp-inc.com

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PROJECT NO. 17-12.10

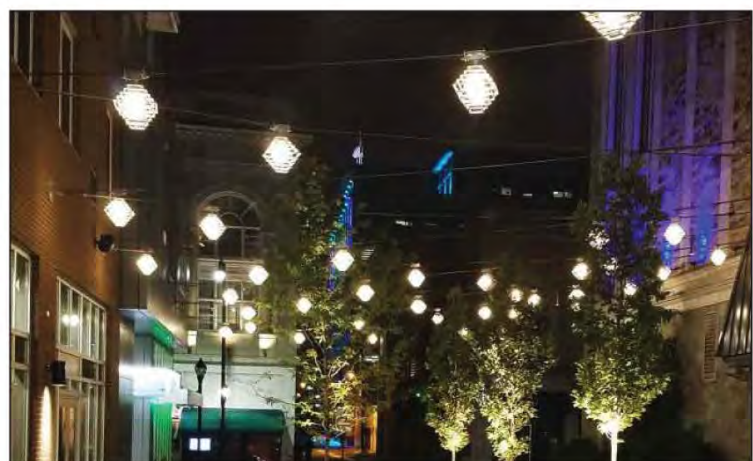
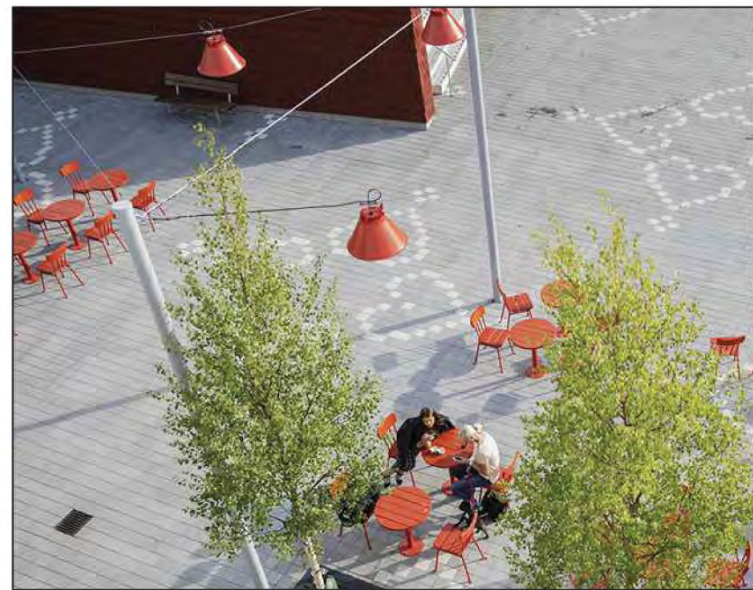
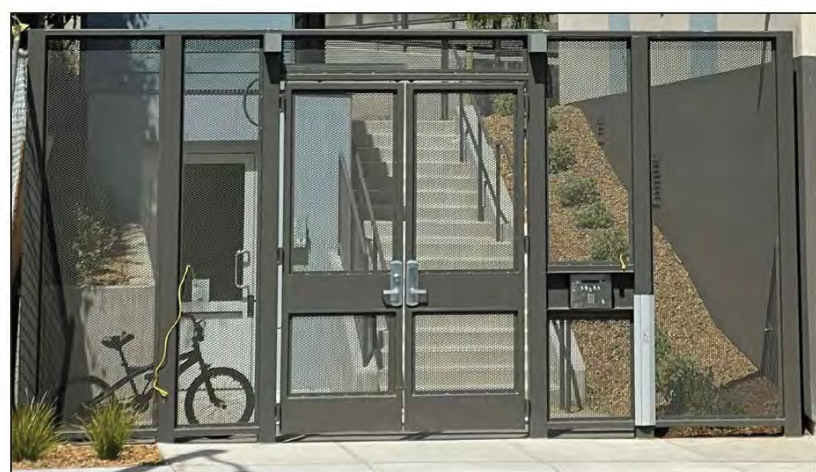
REV | DATE | DESCRIPTION

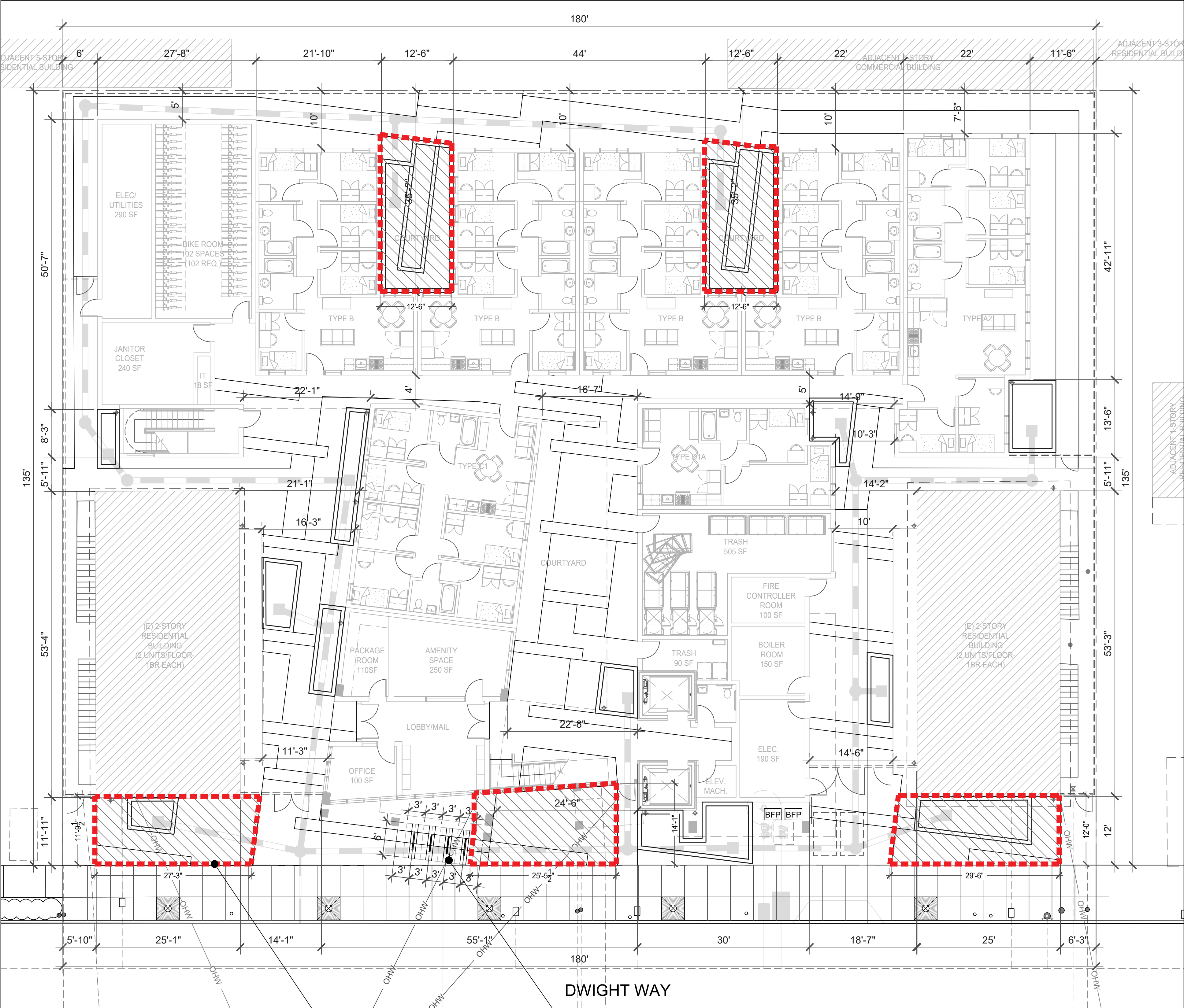
04-24-2023	PLANNING SUBMITTAL
06-30-2023	PLANNING RESUBMITTAL

CONTACT:

SCALE:

ILLUSTRATIVE
LANDSCAPE
PLAN



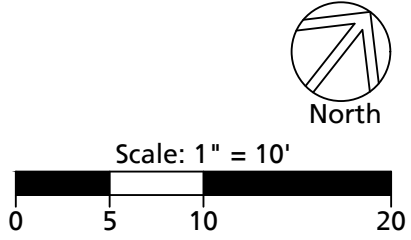


PROPOSED OPEN SPACE DIAGRAM

PROPOSED OPEN SPACE
BOUNDARY, TYP.

CITY OF BERKELEY SURFACE MOUNTED
SINGULAR CIRCULAR RACK; QTY: 4
(FOR 8 SHORT TERM BIKE SPACES)

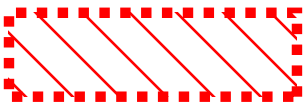
PROPOSED BIKE RACK IS CONSISTENT WITH
2017 BERKELEY BICYCLE PLAN (APPENDIX F);
SEE SPECIFICATION CUTSHEET TO THE RIGHT.



OPEN SPACE AREA TABULATION:

Existing Open Space: 6,420 SF

Proposed Open Space: 1,654 SF



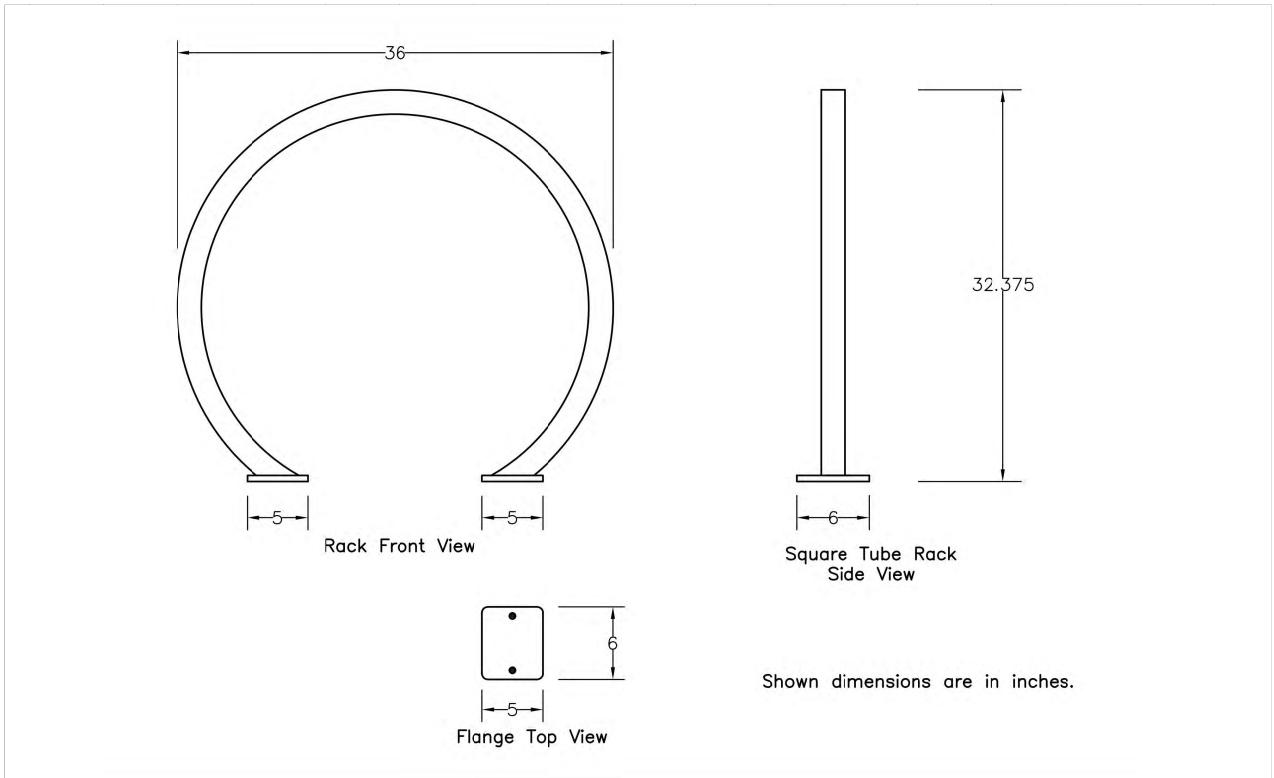
Landscaped Area within
Proposed Open Space: 1,599 SF (96.7%)

NOTES:

1. Refer to Sheet L-5 for existing landscaping and existing tree disposition information.
2. Refer to Sheet L-1 for proposed paved areas and surface treatment.
3. There is no significant natural features within the project scope.
4. Refer to Architectural Sheet G0.04. for Existing Open Space diagram.
5. This plan provides 1,599SF (96.7%) of landscaped area within the proposed usable open space (1,654SF).

Appendix F: Bike Parking

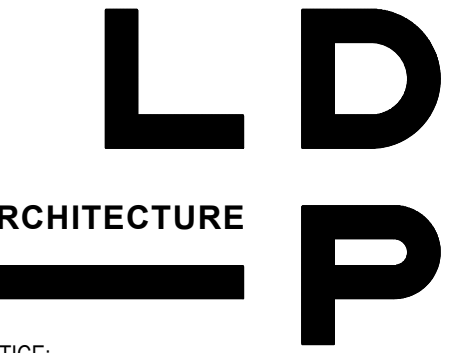
CITY OF BERKELEY SURFACE MOUNTED SINGULAR CIRCULAR RACK
SPECIFICATIONS



Surface Mounted Single Circular Rack

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

FACILITY DESIGN TOOLBOX



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PROJECT NO. 17-12.10

REV | DATE | DESCRIPTION

04-24-2023 PLANNING SUBMITTAL
06-30-2023 PLANNING RESUBMITTAL

CONTACT:

SCALE:

OPEN SPACE
DIAGRAM



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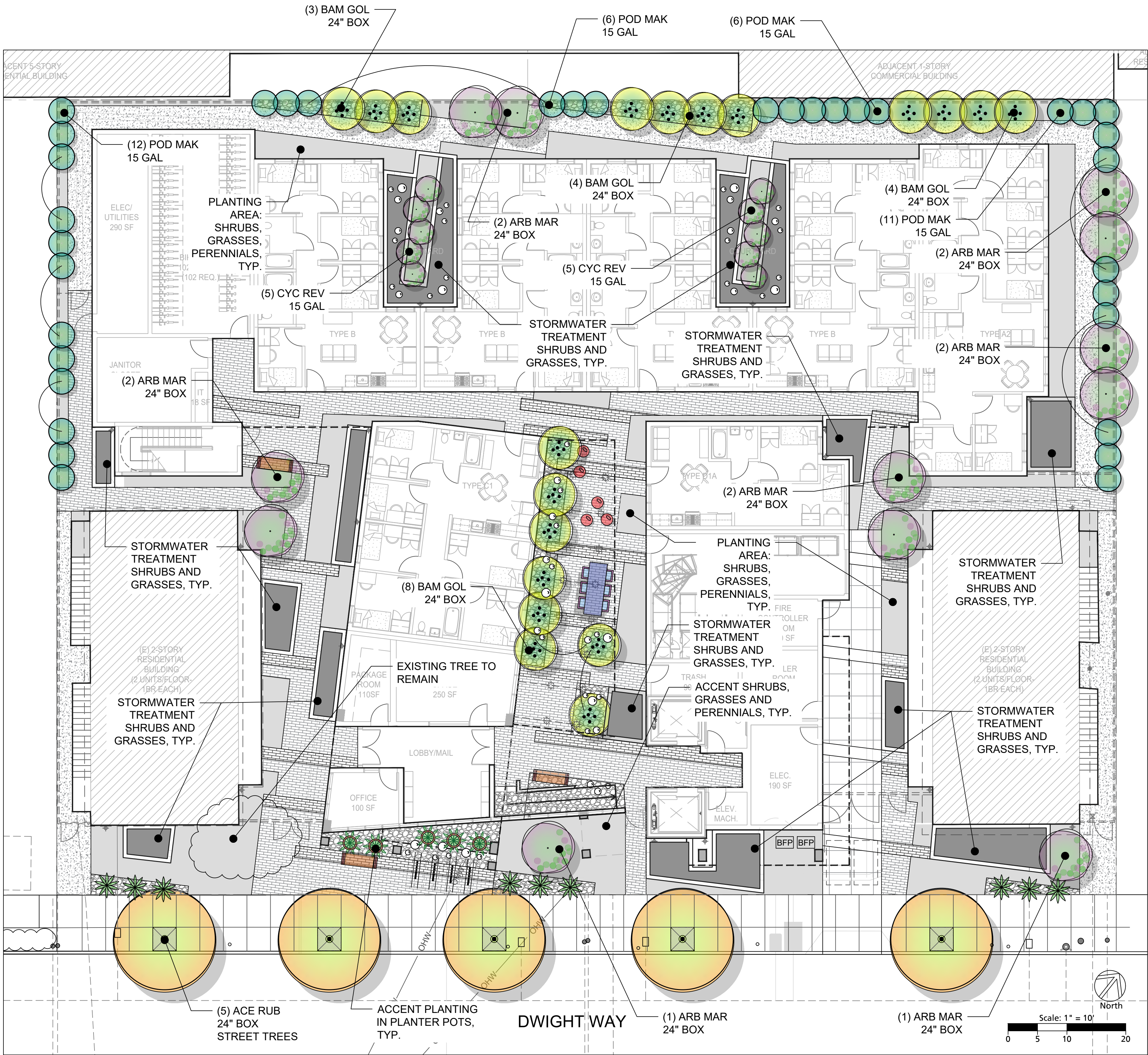
04-24-2023 PLANNING SUBMITTAL
06-30-2023 PLANNING RESUBMITTAL

CONTACT:

SCALE:

CONCEPTUAL
PLANTING PLAN

L-3



PLANT PALETTE

TREES						
KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS CA native
ARB MAR	13	24"box	Arbutus 'Marina'	Marina Strawberry Tree		Low YES
ACE RUB	5	24"box	Acer rubrum 'Armstrong'	Red Maple	standard	Medium
CYC REV	-	15 gal	Cycas revoluta	Sygo Palm		Low
CER OCC	-	24"box	Cercis occidentalis	Western Redbud		Low YES
BAM GOL	-	24"box	Bambusa multiplex 'Golden Goddess'	Golden Goddess Bamboo		Medium
POD MAK	15 gal		Podocarpus macrophyllus 'Maki'	Yew	60" o.c.	Low
PRU ILL	15 gal		Prunus ilicifolia ssp. lyonii	Catalina Cherry		Low YES

SHRUBS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS	CA native
APM	5 gal	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	48" o.c.	Low	YES
AST	5 gal	Aspidistra elatior 'Spek-tacular'	Spek-tacular Cast Iron Plant	30" o.c.	Low	
BPI	5 gal	Baccharis pilularis	Dwarf Coyote Bush	30" o.c.	Low	YES
COC	5 gal	Cephalanthus occidentalis	Buttonbush	48" o.c.	Low	YES
CCO	5 gal	Ceanothus 'Centennial'	California Lilac	48" o.c.	Low	YES
CCA	5 gal	Cornus californica	California Dogwood	36" o.c. (wt)	Low	YES
DLD	5 gal	Dietes 'Lemon Drops'	Fortnight Lily	30" o.c.	Low	
DHA	5 gal	Dendromecon harfordii	Island Bush Poppy	60" o.c.	Low	YES
HEA	15 gal	Heteromeles arbutifolia	Toyon	60" o.c.	Low	YES
FPS	15 gal	Fremontodendron 'Pacific Sunset'	Flannel Bush	60" o.c.	Low	YES
GEE	15 gal	Garrya elliptica 'Evie'	Coast Silktassel	60" o.c.	Low	YES
LHS	15 gal	Leucadendron 'Hawaii Sunrise'	Sunrise Royal Hawaiian Cone Bush	30" o.c.	Low	
LCS	5 gal	Loropetalum chinense 'Suzanne'	Suzanne Fringe Flower	36" o.c.	Low	
MCA	5 gal	Myrica californica	Pacific Wax Myrtle	60" o.c.	Low	YES
PRM	5 gal	Phormium 'Rainbow Maiden'	'Rainbow Maiden' New Zealand Flax	30" o.c.	Low	
PRQ	5 gal	Phormium 'Rainbow Queen'	'Rainbow Queen' New Zealand Flax	36" o.c.	Low	
RAU	5 gal	Ribes aureum	Golden Currant	36" o.c. (wt)	Low	YES
RCA	5 gal	Rhamnus californica	Coffeeberry	36" o.c.	Low	YES

GRASSES / PERENNIALS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS	CA native
ABG	5 gal	Anigozanthos 'Bush Gold'	Yellow Kangaroo Paw	18" o.c.	Low	
AMI	1 gal	Achillea millefolium 'Sonoma Coast'	Yarrow	18" o.c.	Low	YES
CPR	1 gal	Carex praegracilis	California Field Sedge	18" o.c. (wt)	Low	YES
HCA	1 gal	Helianthella californica	California helianthella	18" o.c.	Low	YES
IDO	5 gal	Iris douglasiana	Douglas Iris	18" o.c. (wt)	Low	YES
JPA	5 gal	Juncus patens	California Gray Rush	18" o.c. (wt)	Low	YES
ESC	1 gal	Epilobium 'Schieffelin's Choice'	California Fushia	24" o.c. (wt)	Low	YES
ECA	5 gal	Epilobium canum 'Catalina'	California Fushia	36" o.c. (wt)	Low	YES
LLT	5 gal	Lomandra longifolia 'Lime Tuff'	Dwarf Mat Rush	24" o.c.	Low	
LUA	5 gal	Lupinus albus	Silver Bush Lupine	36" o.c.	Low	YES
MRI	5 gal	Muhlenbergia rigens	Deer Grass	30" o.c. (wt)	Low	YES
MRM	5 gal	Muhlenbergia c. 'Regal Mist'	Pink Muhly	30" o.c.	Low	
SSO	5 gal	Salvia clevelandii 'Winnifred Gilman'	Fragrant Sage	36" o.c. (wt)	Low	YES

GROUNDCOVERS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS	CA native
LBE	3 gal	Lotus berthelotii	'Amazon Sunset' Parrot's Beak	18" o.c.	Low	
ROP	5 gal	Rosmarinus o. 'Prostratus'	Prostrate Rosemary	30" o.c.	Low	
SBB	5 gal	Salvia leucantha 'Bees' Bliss'	Creeping Sage	48" o.c.	Low	YES
SBE	3 gal	Sisyrinchium bellum	Blue-eyed Grass	18" o.c. (wt)	Low	YES

(ca) - California Native Plants
(wt) - Stormwater treatment plants (bioretention and flow-through planters, per SWPPP guidelines)

NOTES:

- The above plants have been selected as being representative of the overall planting design intent. This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.
- All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the State and Water District's water conservation ordinance. Rain sensor shall be specified whose signal is compatible with the master control valve (CGBSC 4.304).
- The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.
- Full planting plan & plant quantity will be provided in the design development/construction document phase of the project. Final planting plan will include more than 75% low-water use/drought tolerant plant count to satisfy Bay-Friendly Landscape Design Checklist requirement.
- WUCOLS value (Water Use Classification of Landscape Species) per WUCOLS IV, 2014 edition.
- No invasive plant species are specified per Cal-IPC Inventory. Source: cal-ipc.org/plants/inventory
- All planting areas shall be top-dressed with a 3" layer of mulch depth and compost application to achieve a minimum 6% organic matter in soil composition based on a MVELO specified soil analysis results for the site soil. (CGBSC 4.304).
- This project will provide a minimum of 25%, and up to 75% maximum CA Low Water Use Native plantings. (AB-1573).

WVELO Landscape Requirement Compliance Note:
Final WVELO-compliant landscape documentation including planting, fine grading (per Civil Engineer), irrigation plan, and water budget calculations will be provided in the Construction documentation phase of the project and will be submitted at Building Permit review.

THE
Guzzardo
Partnership, INC.
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

2127 DWIGHT WAY
BERKELEY, CA



2127 DWIGHT WAY
BERKELEY, CA

PROJECT NO. 17-12.10

EV	DATE	DESCRIPTION
	04-24-2023	PLANNING SUBMITTAL
	06-30-2023	PLANNING RESUBMITTAL

CONTACT

SCALE

PRELIMINARY IRRIGATION HYDROZONE DIAGRAM

L-4



California Water Efficient Landscape Worksheet									
Reference Evapotranspiration (ET _r)			41.8		Project Type		Residential		0.55
Hydrozone # / Planting Description	Irrigation Zone(s)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)	
Regular Landscape Areas									
Low Water Use		0.3	Drip		0.81	0.37	4,041	1,497	38,788
Medium Water Use		0.5	Drip		0.81	0.62	575	355	9,199
			Drip		0.81	0.00		0	0
			Drip		0.81	0.00		0	0
			Drip		0.81	0.00		0	0
			Drip		0.81	0.00		0	0
			Drip		0.81	0.00		0	0
					0.75	0.00		0	0
					0.75	0.00		0	0
					0.75	0.00		0	0
					0.75	0.00		0	0
					0.75	0.00		0	0
					0.75	0.00		0	0
					0.75	0.00		0	0
					0.75	0.00		0	0
					0.75	0.00		0	0
					0.75	0.00		0	0
					0.75	0.00		0	0
Total Regular Landscape Areas							4,616	1,852	47,986
Special Landscape Areas									
								0	0
								0	0
								0	0
								0	0
Total Special Landscape Areas							0	0	0
Total Landscape Area							4,616		
								ETWU Total	47,986
								Maximum Allowed Water Allowance (MAWA)	65,796

ETAF Calculations		
Regular Landscape Areas		
Total ETAF x Area		1,852
Total Area		4,616
Average ETAF		0.40

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Total Landscape Areas		
Total ETAF x Area		1,852
Total Area		4,616
Average ETAF		0.40

LOW WATER USE:	4041 sq ft
MEDIUM WATER USE:	575 sq ft
TOTAL LANDSCAPE AREA:	4616 sq ft

WELo Landscape Requirement Compliance Note:
Final WELo-compliant landscape documentation including planting, fine grading (per Civil Engineer), irrigation plan, and water budget calculations will be provided in the Construction documentation phase of the project and will be submitted at Building Permit review.



NOTICE:
THESE DRAWINGS AND SPECIFICATIONS ARE
THE PROPERTY AND COPYRIGHT OF LEVY
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2127 DWIGHT WAY
BERKELEY, CA



2127 DWIGHT WAY
BERKELEY, CA
PROJECT NO. 17-12.10

REV	DATE	DESCRIPTION
04-24-2023		PLANNING SUBMITTAL
06-30-2023		PLANNING RESUBMITTAL

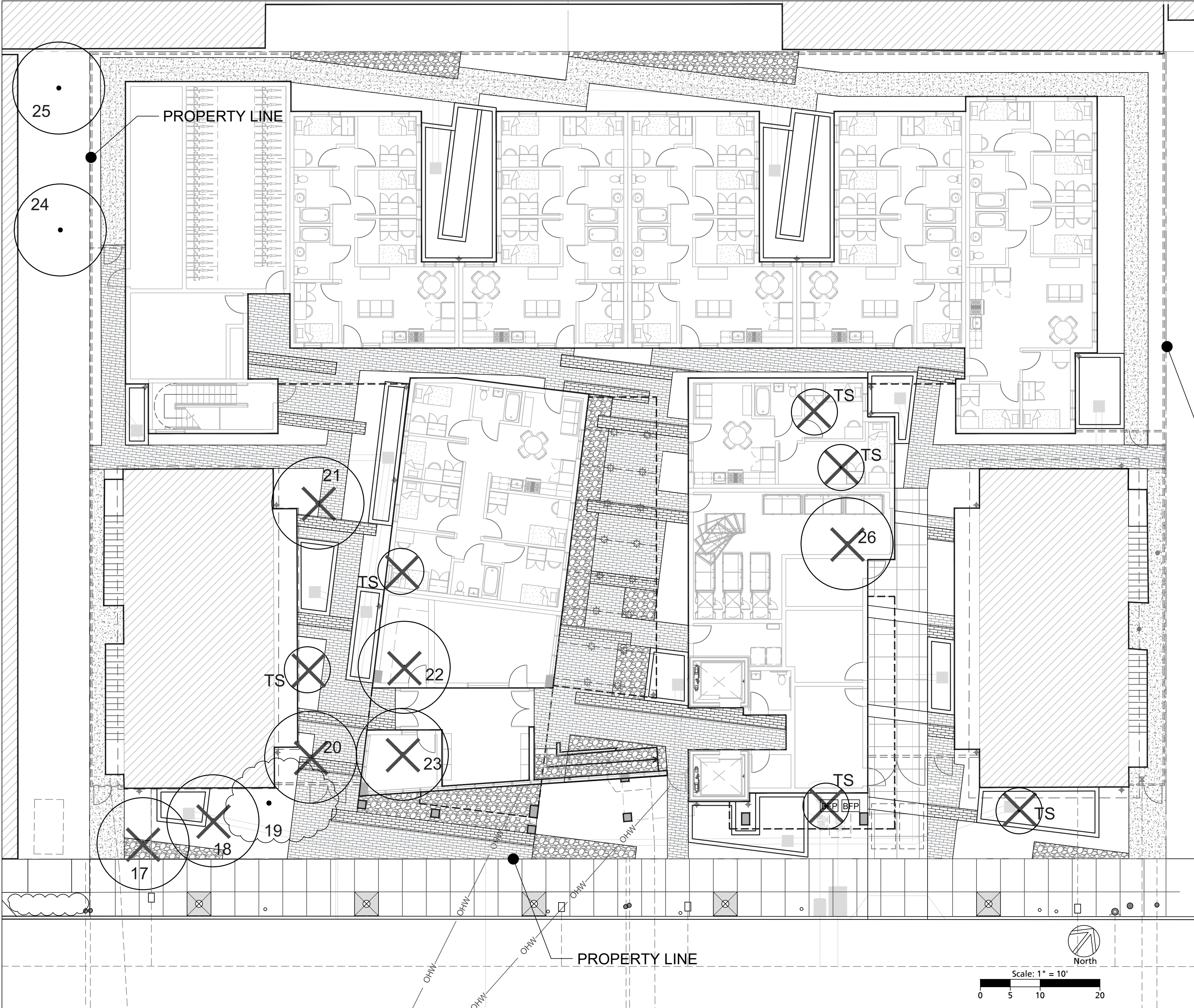
CONTACT:

SCALE:

EXISTING
PLANTING & TREE
DISPOSITION
PLAN

L-5

- Tree Disposition Plan Notes:
1. Tree assessment is provided by HortScience | Bartlett Consulting, arborist report dated January 26, 2023. Project Arborist Contact: Amber Graves Alvares WE-13131A.
 2. Refer to Arborist report page 7-8 for tree preservation and tree protection guidelines.
 3. All on-site existing trees & shrubs, (except for Tree #19 Coast Live Oak), to be removed.
 4. Tree #24 & 25 are off-site trees to remain.



TREE NUMBER	SPECIES (BOTANICAL NAME)	COMMON NAME	TRUNK DIAMETER (INCHES)	NOTES
17	Pittosporum undulatum	Victorian Box	19	Berkeley Ordinance Protected Species
18	Prunus ilicifolia	Hollyleaf Cherry	9,8,8	
19	Quercus agrifolia	Coast Live Oak	18	
20	Melaleuca citrinus	Lemon Bottlebrush	8,7,6	
21	Melaleuca citrinus	Lemon Bottlebrush	12	
22	Persea americana	Avocado	9	
23	Jacaranda mimosifolia	Jacaranda	11,9	
24	Lophostemon confertus	Brisbane Box	6	
25	Acer rubrum	Red Maple	6	
26	Persea americana	Avocado	8	

TREE DISPOSITION LEGEND

- 19 Tree to remain (On property)
- 24, 25 Tree to remain (Off property)
- TS TS - Too small (Tree less than 6" in diameter)
Not included in assessment
- X₁ Tree to be removed
(Refer to Arborist report for assessment)

TREE REMOVAL TABULATION

TOTAL # OF EXISTING TREES:	10
TREES TO BE REMOVED:	7
TREES TO REMAIN (OFF PROPERTY; TREE #24, 25):	2
TREES TO REMAIN (ON PROPERTY; TREE #19):	1
TOTAL # OF PROTECTED TREE PER CITY OF BERKELEY ORDINANCE (COAST LIVE OAK) - TO REMAIN (#19)	1

2127-2159 Dwight Way
Riaz Capital

July 27, 2023
Applicant Statement

2127-2159 Dwight Way
Zoning Project Application – Applicant Statement

PROJECT OVERVIEW

The applicant, Riaz Capital, presents 2127-2159 Dwight Way as a SB-330 formal application for a new residential building in Berkeley's Downtown corridor. The Project will offer convenient housing near existing businesses and transit lines, further promoting the development of a vibrant, and walkable, Downtown. The Applicant, Riaz Capital, is an Oakland-based development and asset management company focused on creating and innovating entry-level housing in the East Bay. Riaz Capital aims to deliver well-designed units at affordable prices in neighborhoods convenient to public transit and amenities.

The Project is located just off Shattuck Avenue south of Downtown Berkeley and the UC Berkeley Campus. Both of which are accessible by a 10-minute walk. This proximity provides future residents with convenience while granting them larger open spaces, in the form of courtyards and walkways, than may be available in downtown buildings of similar size.

Project Attributes:

- 66 residential units (58 new; 8 existing to remain)
- 5 below-market rate units
- \$1.8 million contribution to the Affordable Housing Trust Fund
- 6-stories
- No on-site automotive parking
- 102 long-term bike parking spaces

The project applicant submitted an SB-330 Preliminary Application, pursuant to Government Code Section 65589.5(o), on November 15, 2022. In accordance with State Law, this preliminary application freezes zoning regulations in place as of that application. The November 15, 2022 application proposed a state density bonus project of 68 units, eight (8) of which were existing-to-remain, and a base project of 45 residential units. The buildings' sizes were 70,227 GSF and 51,810 GSF, respectively.

The current application proposes a project using the state density bonus program to achieve 66 units, eight (8) of which are existing-to-remain. The Applicant assumes a base project of 53 units per City of Berkeley zoning code and General Plan. The projects' sizes are 71,928 GSF and 60,240 GSF, respectfully.



Figure 1. Rendering of Proposed Project, looking West along Dwight Way

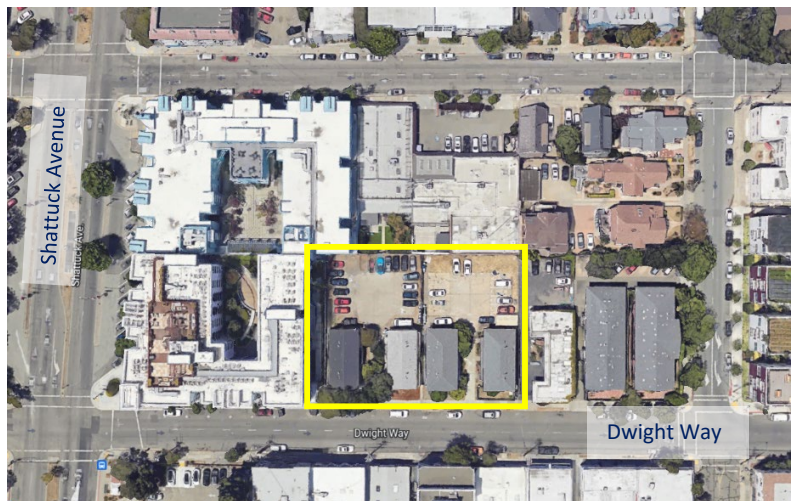


Figure 2. Proposed Project Site

2127-2159 Dwight Way
Riaz Capital

July 27, 2023
Applicant Statement

This represents a 17.8% increase in the unit count of the base project and a 16.3% increase in the total building size of the base project. Both base project increases are permissible pursuant to Government Code Section 65589.5(o)(2)(E).

The Housing Crisis Act (HCA, Gov. Code § 66300) prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project that provides affordable housing. The act also requires that a development project must comply with the applicable, objective general plan and zoning standards and criteria that were in effect at the time the application was deemed to be complete. The law also requires the city or county to consider and either approve or disapprove the housing development project within the 5 allowable public hearings under the HCA, and consistent with the applicable timelines under the Permit Streamlining Act.

This Applicant Statement is organized in the following sections:

1. SITE CONTEXT
2. BUILDING & SITE DESIGN
3. SUSTAINABILITY
4. HOUSING AFFORDABILITY & DENSITY BONUS ELIGIBILITY
5. COMPLIANCE WITH GENERAL PLAN, ZONING CODE, AND CITY OF BERKELEY REGULATIONS
6. COMMUNITY ENGAGEMENT
7. USE PERMIT REQUESTS
8. PROJECT TEAM

1. SITE CONTEXT

Property Information

Addresses: 2127-2159 Dwight Way,
Berkeley, CA 94704

APN: 55-1890-7, 55-1890-8, 55-1890-9, 55-1890-10

Parcel Area: 24,300 SF (0.56 acres)

General Plan Land Area: High Density
Residential

Zoning District: South Area Commercial
District (C-SA)

Parcel Conditions

The development site consists of four distinct parcels which will be combined into one via lot merger; the application for which will be submitted pending planning approval.

Existing Conditions

The current site contains four (4) two-story residential buildings. Each building features four (4) units each, for a total of 16 existing residential units onsite. The sections below explain how the Project meets all Required Findings and is in compliance with the Demolition Ordinance. There is currently surface parking to the north of each building, accommodating one (1) parking space per unit. There are two (2) driveways on the combined site: between 2127-2133 and 2137-2143 Dwight Way and between 2145-

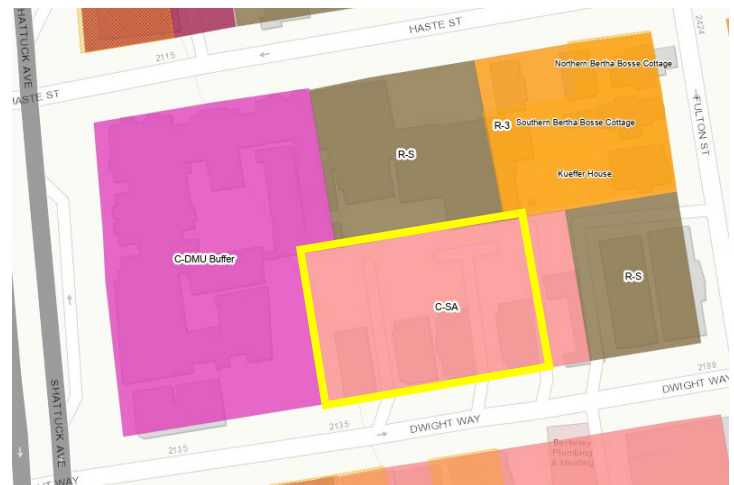


Figure 3. Site on Zoning Map

2127-2159 Dwight Way
Riaz Capital

July 27, 2023
Applicant Statement

2151 and 2153-2159 Dwight Way. There are egress stairs and pathways to the west of 2127-2133 and to the east of 2153-2159, as well as between 2137-2143 and 2145-2151 which share an egress path.

Eleven of the sixteen existing residential units are currently occupied. The Applicant/ Owner has been in communication with the tenants to create individual plans through this process. Please see Table 1 and the Community Engagement section for more information.



Figure 4. View of the Existing Site

Table 1: Existing Residential Units (Shaded Units to be Demolished)

UNIT #	UNIT TYPE	TENANCY
2127 Dwight Way	1 bed x 1 bath	Vacant as of 7/22/23
2129 Dwight Way	1 bed x 1 bath	Vacant as of 10/11/22
2131 Dwight Way	1 bed x 1 bath	Occupied
2133 Dwight Way	1 bed x 1 bath	Occupied
2137 Dwight Way	2 bed x 1 bath	Vacant as of 5/31/22
2139 Dwight Way	0 bed x 1 bath	Occupied
2141 Dwight Way	2 bed x 1 bath	Vacant as of 12/31/22
2143 Dwight Way	2 bed x 1 bath	Vacant as of 4/26/22

UNIT #	UNIT TYPE	TENANCY
2145 Dwight Way	1 bed x 1 bath	Occupied
2147 Dwight Way	1 bed x 1 bath	Occupied
2149 Dwight Way	1 bed x 1 bath	Occupied
2151 Dwight Way	1 bed x 1 bath	Occupied
2153 Dwight Way	1 bed x 1 bath	Occupied
2155 Dwight Way	1 bed x 1 bath	Occupied
2157 Dwight Way	1 bed x 1 bath	Occupied
2159 Dwight Way	1 bed x 1 bath	Occupied

2127-2159 Dwight Way
Riaz Capital

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Environmental Conditions

Phase I and Phase II Site Assessments were completed for both sites. In line with the environmental consultant's conclusions and recommendations presented within those assessments, no additional investigation or remedial measures are warranted, with the condition that the Project will develop and implement a soil management plan that will guide future subsurface work and ensure appropriate mitigation and control measures for soil removal and/or on-site containment occurs using properly trained and licensed contractors. We have contacted the applicable Regional Water Quality Control Board and are preparing to formally submit the Phase I and II reports to them and the Department of Toxics Substances Control for review under the State Voluntary Cleanup program process. We anticipate receipt of their concurrence with our consultant's recommendations. The process may take anywhere from days to approximately 3 to 4 months, however, due to agency backlog and the low priority/non-case determination that we anticipate will be given to this site, given the low levels of contaminants of concern identified and the corresponding lack of remedial measures warranted.

The Project Site does not appear on the California Environmental Protection Agency's (CalEPA) Cortese Lists. Refer to the Hazardous Waste and Substances Statement included as part of this project application packet.

The Project Site does not have any protected, culverted, or historic creek beds on the property. As such, the Creek Protection Documentation required as part of the City of Berkeley's Zoning Project Application is not applicable to this project.

Given the lack of identifiable environmental conditions that might warrant further investigation, the Project is entitled to Class 32 Categorical Exemption from the CEQA Guidelines. As the project is in an urbanized area and because it is an infill development project. The Project meets each of criteria A through E of that section. In terms of CEQA, this project is environmentally benign as it will not result in any significant traffic, noise, air quality, or water quality impacts. This proposed infill project is consistent with the City of Berkeley's objective design and development standards with the use of State Density Bonus Law, so it is eligible for categorical exemption under CEQA. Additional evidence supporting this finding is provided in a letter from Hanson & Bridgett.

The Project also completed historic resource evaluations for all four residential buildings on the Project Site. The buildings were constructed in 1944 to provide rental housing to the influx of workers coming to the East Bay for employment during World War II. Shortly thereafter, the buildings likely served as student housing given the rise in enrollment at the University of California at Berkeley following the end of the War. The historic resource consultant found that the buildings "[do] not appear to be associated with significant individuals, organizations or businesses. The buildings are not representative of a unique or distinctive architectural design, nor are they the work of a master architect or builder." As such, the buildings are not registered, or eligible to be registered as national, state, or local historical resources. A copy of these documents can be found within the application package.

2127-2159 Dwight Way
Riaz Capital

July 27, 2023
Applicant Statement

2. BUILDING & SITE DESIGN

Neighborhood Context

The Project Site is located along Dwight Way between Shattuck Avenue and Fulton Street. To the West, the Shattuck Avenue corridor offers retail, dining, and a myriad of commercial and residential uses. To the East, one finds small multi-family and single-family residential buildings along with auxiliary university uses such as parking lots and recreational facilities. The site is located across the street from primarily commercial uses. Buses along Shattuck and Channing Way provide transit options for travel within the neighborhood. A bit further, one can access the Downtown Berkeley BART station for travel within the region.

Architectural Form

The new building is defined by three offset forms that surround a central courtyard. One of the forms is angled to accentuate the break and to allow for more natural light to pass into the courtyard.

The building is meant to emphasize an overall open experience. The two forms that bestride the central courtyard are more than 50' from the neighboring multi-family residential building along Shattuck Avenue. The new building's placement has minimal impact on the existing-to-remain buildings and allows for a step down in scale towards the neighboring properties to the East.



Figure 5. Proposed Project Rendering, looking Northeast down Dwight Way

Retention of the existing two-story buildings on the outside edge of the site helps to minimize the proposed building's bulk along the street. Along this section, the proposed building is 50'-60' from the adjacent properties' buildings. On the western side this distance provides light, air and separation from the Dwight, the adjacent 6-story residential building, which was built with a 10' side setback. On the eastern side, the existing to remain building steps down the project's scale and lessens the proposed building's impact on the one-story building at 2161-2165 Dwight Way. The "T" shaped building that results from keeping the 2 existing buildings, locates the bulk of the building to the rear. This block does not have a prominent pattern of rear yard open space, so orienting the building in this way minimally impacts the block's dynamic. Lastly, keeping the western-most building at 2127-2133 Dwight Way has the additional street scape benefit of maintaining the mature Coast Live Oak on the street sidewalk.

The proposed "T" shaped building consists of three forms. One of the forms runs the length of the lot and is located behind both existing-to-remain 2-story buildings. The other two forms are roughly 30' wide and rise between the existing buildings, drawing the eye and residents into a central courtyard. Changes in material create additional texture and variation along the façade, breaking down the building's overall mass and creating visual hierarchies.

2127-2159 Dwight Way
Riaz Capital

July 27, 2023
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The use of different materials and planes create a rhythm that enhances the pedestrian experience while minimizing the building's scale and mass. Along the ground floor, recessed areas with plantings, an angled lobby wall and an exposed exterior stair provide visual interest and create an active presence.

Furthermore, landscaping is provided around the entirety of the Project Site to provide open-air and visual buffer for the neighboring properties. Wider sidewalks, street trees, and landscaping along Dwight Way will provide a human-scale path punctuated with recessed gates, planters, and trees. The gates lead to the private courtyard, common amenities, and the residential units. The Project provides gates and fencing, instead of doors and walls, to provide security while maintaining an indoor/outdoor experience throughout.

Landscape and Open Space

The revitalized site will make use of various plantings, patterns, and light fixtures to create an inviting and interesting environment for residents and neighbors.

The current site features four (4) residential buildings with large, paved parking areas in the rear of each. Several trees and shrubs are interspersed throughout the site. All existing trees and shrubs will be removed from the site and replaced with new plantings with the exception of one Coast Live Oak located along the southern elevation of the 2127 Dwight Way building. The tree is in moderate health, with a significant lean, and is located 6" from an existing-to-remain building. The Project will retain this tree, despite the Arborist's recommendation to remove the tree. See landscaping plans and the arborist report for more information. There are currently no street trees in front of the property.

The new landscape design will be anchored by a central courtyard which will feature outdoor areas for small gatherings. This space will feature overhead string lights and casual seating; inviting residents to enjoy the outdoors. The design stems out along diagonal pathways that echo the angled form immediately to the left of the courtyard. Permeable pathways will aid in the site's stormwater and runoff mitigation. Plantings along the periphery of all buildings and of the site will provide privacy for each unit while creating a rich landscape for residents to enjoy as they walk through the property. Exterior corridors on the upper floors offer additional opportunities to appreciate the new vegetation.

The Project will add new street trees along Dwight Way and provide a well-lit, visually attractive experience for pedestrians walking between the commercial Shattuck Avenue and the residential neighborhood. The project will serve as a transition from these larger and more intensive uses into the smaller, quieter scale of the residential neighborhood.

The proposed central courtyard contains required walkways, therefore it does not qualify as Usable Open Space under BMC 23.304.090. However, the Project notes that the central courtyard effectively contributes 823 SF of additional usable open space to the overall design.

3. SUSTAINABILITY

Green Building

One of the Applicant's development principles is to locate new developments in amenity rich neighborhoods near public transportation. As the project features no automotive parking, future

2127-2159 Dwight Way
Riaz Capital

July 27, 2023
Applicant Statement

residents are anticipated to travel by bike, foot, micro-mobility, or ride-share. This project site is roughly 10 minutes walking distance to BART and is adjacent to several AC Transit and UC Berkeley bus lines.

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. The landscaping design will similarly make use of low-water use/drought-tolerant plantings and will be watered via drip irrigation lines to minimize water waste.

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. The new building features 102 long-term and 8 short-term bike parking spaces. As described above, the project has been designed without automotive parking: encouraging the use of alternative means of transportation. As the Project is subject to BMC 23C.18.030 and is not located within the Southside Plan Area or the C-DMU district, the Project will provide an unlimited monthly AC transit pass or equivalent to each bedroom.

4. HOUSING AFFORDABILITY & DENSITY BONUS ELIGIBILITY

The project is subject to four state and local requirements for providing below-market rate housing on site. These include the Housing Crisis Act of 2019 ("SB-330"), the State Density Bonus Law, the City of Berkeley's Inclusionary Housing Requirement, and the Housing Accountability Act.

The current project calls for five (5) on-site deed-restricted below-market rate units and a payment of roughly \$1.8 million as in-lieu fees to the City of Berkeley's Affordable Housing Trust Fund. All five (5) of the proposed below-market rate units are replacement units required by SB-330. Per the State Density Bonus Law, the project can apply restricted-income replacement units toward a project's state density bonus unit count, provided they qualify by income category. Therefore, four (4) of the five (5) BMR replacement units will also be counted towards the State Density Bonus Law requirements. Figure 6 demonstrates this overlap. The following two sections detail the size and affordability of each of the below market rate units.

2127-2159 Dwight Way
Riaz Capital

July 27, 2023
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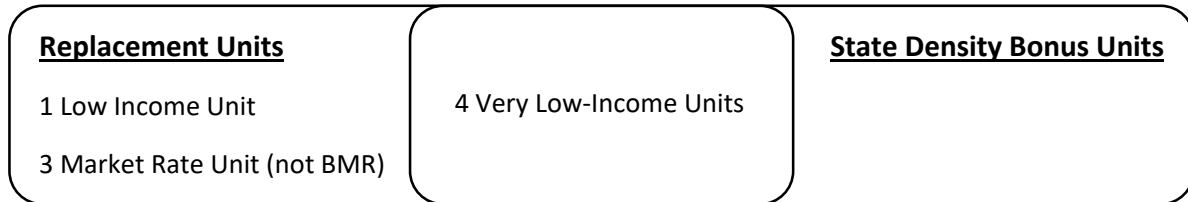


Figure 6: Proposed Affordable Housing, by Requirement and Type. The 4 units in the overlapping section above demonstrate that these units satisfy both requirements, those for SB-330 and those for the State Density Bonus.

SB-330 Housing Crisis Act of 2019

SB-330 requires replacement of any existing, protected residential units with units of equivalent or greater size, as defined by the number of bedrooms per Cal. Govt. Code Section 13.66300(d)(2)(E)(i). In total, eight (8) units will be demolished as part of the Project, and, of these five (5) are legally one-bedroom units and three (3) are legally two-bedroom units. All eight (8) units will be replaced within the new development. The Project notes that currently three of the eight units are vacant. Table 1 confirms the unit type distribution of the proposed below-market rate units and demonstrates that units are the same size as the existing units, or larger. As the replacement units will be applied towards the density bonus unit count and BMC 23.328.040.D requires density bonus units to be dispersed evenly throughout the project and “[be] of the same size and contain, on average, the same number of bedrooms as the non-inclusionary units in the project” the below market rate units are distributed across unit sizes. Tenants of the to-be-demolished units will have the right of first refusal to rent the new below-market rate replacement units, at the rent that would have applied if they had remained in place even if the replacement unit is larger than their existing unit, so long as their tenancy continues, per BMC 23.326.030(A)(5)(d)(ii). This is to ensure compliance with both SB-330 and the City’s ordinance.

Please see Attachment 5A – BMR Unit Designations for the proposed location of the below-market rate and replacement units.

Existing tenants will be allowed to return to the replacement units at the HUD CHAS determined affordability levels, consistent with Berkeley Municipal Code Section 23.326, Berkeley’s relocation ordinance BMC Section 13.84, and the SB-330 requirements.

Table 2: Proposed On-Site Below Market Rate Units, by Bedroom Type

	SDB Project Unit Count	% of Total Units	Calculated BMR Units	BMR Units Provided	% of Total BMR Units
1-bedroom	8	12%	0.61	1	20%
2-bedroom	3	5%	0.23	1	20%
4-bedroom	5	8%	0.38	1	20%
5-bedroom	30	45%	2.27	1	20%
6-bedroom	20	30%	1.52	1	20%
Total	66	100%	5.00	5	100%

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Current incomes are unknown. Therefore, consistent with Cal. Govt. Code Section 65915(c)(3)(B), the City of Berkeley refers to CHAS data from the most recent period available which in this case is 2015-2019. Table 2 outlines maximum allowable income levels for all replacement units, distributed across CHAS income levels for the City of Berkeley. SB-330 requires that the units to be demolished be replaced at “the same proportion of lower income renter households to all renter households within the jurisdiction” as determined by HUD’s CHAS data per Government Code section 65915(c)(3)(B)(i). Therefore, the project will offer replacement units at the below income restrictions:

Table 3: Replacement Unit Requirements, by Income Level

CHAS Income Levels	CHAS Renters, by Income	% Distribution	Required Units, Distribution	Units Proposed	Corresponding HCD Income Level
Household Income <= 30% HAMFI	8,670	34%	2.68		Extremely Low <30% AMI
Household Income >30% to <=50% HAMFI	3,835	15%	1.19	4	Very Low <50% AMI
Household Income >50% to <=80% HAMFI	3,605	14%	1.11	1	Low <80% AMI
Household Income >80% to <=100% HAMFI	2,125	8%	0.66		Moderate <100% AMI
Household Income >100% HAMFI**	7,645	30%	2.36	3	Moderate <120% AMI
Total	25,880	100%	8	8	

Source: CHAS (Comprehensive Housing Affordability Strategy), Berkeley, CA, 2015-2019.

<https://www.huduser.gov/portal/datasets/cp.html>

** Above 100% AMI, units must be replaced but do not need to be deed-restricted as affordable units.

State Density Bonus Law

State Density Bonus Law (Government Code Section 65915-65918) is proposed to develop the project. The proposed project is eligible for the State Density Bonus because it:

- a) Meets all objective development standards, and
- b) Provides a sufficient number of units as affordable housing.

By virtue of meeting these minimum qualifications, the Project qualifies for four separate, independent categories of benefits: (1) a density bonus; (2) one concession/incentive; (3) an unlimited amount of waivers; and (4) a parking maximum as specified in the State Density Bonus Law, if lower than the City’s Standards.

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(1) Base and Bonus Density

Regarding the base density for the 2127-2159 Dwight Way project, the site is 24,300 square feet which is approximately 0.56 acres. The applicable General Plan Land Use Designation is High Density Residential which identifies buildings with 40-100 dwelling units per net acre and a population density range of 88-220 persons per net acre (General Plan Land Use Element, pages LU-22, adopted December 18, 2001). This yields a maximum base density of 56 units (0.56 acres x 100 du/acre) under the General Plan.

Under City of Berkeley BMC 23.204.100, South Area Commercial District C-SA, the base project that meets all objective standards includes 53 dwelling units. The base project is achieved through the use of Use Permit 23.204.100.D.2 which allows for deviance from the development standards of the South Area Commercial District.

Per California State Density Bonus Law, Government Code Code 65915(o)(6):

"Maximum allowable residential density" or "base density" means the maximum number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted, means the maximum number of units allowed by the specific zoning range, specific plan, or land use element of the general plan applicable to the project. If the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan or specific plan, the greater shall prevail..."

In this instance, the base density calculated using the City of Berkeley General Plan is greater than the base density calculated using the City of Berkeley Zoning Code. For this application, the Project assumes a base project of 53 units, which is acceptable under both standards.

To achieve the proposed 58 new units, the Project will restrict 7% of the base project units to Very Low-Income households, which in this case is 4 units, allowing the Project to access a 25% density bonus. The 25% density bonus would allow the Applicant to building up to 67 new units on the site. In this instance, the Applicant seeks only to building 58 new units. As previously mentioned, the State Density Bonus Law allows projects to apply income-restricted replacement units toward the state density bonus unit counts. Therefore, the project applies four (4) of the Very Low-Income replacement units towards the State Density Bonus Law requirements.

(2) Concession/Incentive – Right Reserved

While the Project is entitled to the use of one concession/incentive, it has not identified the need for one at this time. The Applicant hereby reserves its right to identify one should it become necessary as the City continues processing the Project application.

(3) Waivers

The Project is further entitled to use an unlimited number of waivers from development standards that physically preclude the Project's ability to be constructed as proposed and at its permitted density. The Project requests the following waivers. Each of these waivers is needed to physically accommodate the housing development project, including with its density bonus units and at its permitted density. Without these waivers, the Project would be required to remove dwelling units.

- Reduce front setbacks from 15'-0" to 4'-10"
- Reduce rear setbacks from 15'-0" to 5'-0"

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- Reduce minimum usable open space from 13,200 SF (200 SF/ unit) to 1,654 SF (25 SF/ unit)
- Reduce building separation from 15'-0" to 5'-0"
- Increase lot coverage from 35% to 65.33%
- Increase building height from 36'-0" to 71'-5"
- Increase building stories from 3 to 6

The Project discusses these development standards further in the USE PERMIT REQUESTS section.

(4) Parking Maximum

As the Project is located within 0.5 miles of a major transit stop, Assembly Bill 2097 prohibits public agencies or cities from imposing a minimum automobile parking requirement on the Project. Further, per City of Berkeley Municipal Code 23.322.030 Required Parking Spaces, as the Project is a residential use and is not located within the Hillside Overlay, no off-street parking is required.

Table 4: City of Berkeley Density Bonus Table

Density Bonus Table							
BASE PROJECT RES. SQ FT	BASE # UNITS	%VLI UNITS	#VLI UNITS (ROUND UP)	BONUS %	#DB UNITS (ROUND UP)	MAX DB PROJECT # UNITS	PROPOSED DB PROJECT # UNITS
60,240	53	7%	4	25%	14	67	58

RESIDENTIAL AREA		
FLOOR	BASE PROJECT RESIDENTIAL AREA	PROPOSED DB PROJECT RESIDENTIAL AREA
1	15,702	8,862
2	17,198	10,985
3	16,780	11,051
4	8,375	11,051
5		11,051
6		10,860
7		
TOTAL	58,055	63,860

GROSS AREA		
FLOOR	BASE GROSS AREA	PROPOSED DB PROJECT GROSS AREA
1	17,632	11,340
2	17,283	11,100
3	16,865	11,166
4	8,460	11,166
5		11,166
6		10,975
7		
TOTAL	60,240	66,913

UNIT COUNT		
FLOOR	BASE PROJECT UNIT COUNT	PROPOSED DB PROJECT UNIT COUNT
1	13	7
2	16	10
3	16	10
4	8	10
5		10
6		11
7		
TOTAL	53	58

	GROSS SQ FT	RESIDENTIAL SQ FT	# UNITS	AVG UNIT SIZE
PROPOSED DB PROJECT	71,928	68,875	58	1,188
BASE PROJECT	60,240	58,055	53	1,095

*This table has been updated to *exclude* the eight (8) existing-to-remain units from the proposed density bonus project.

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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 an in-lieu fee, 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 5 below-market rate units described above (4 Very Low Income, 1 Low Income). For the remaining requirement, the Project will contribute approximately \$1.8 million as an in-lieu fee toward the City of 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 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, when taking its State Density Bonus Law requests into account as required by law. 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).

5. COMPLIANCE WITH GENERAL PLAN, ZONING CODE, AND CITY OF BERKELEY REGULATIONS

General Plan

The Project Site is designed as "High Density Residential" in the General Plan. The new development will replace two parking lots and two quadplexes with a multi-family apartment building that will increase the residential population of this area. The new development will provide housing relief to a housing-constrained city while increasing the number of potential patrons for Downtown Berkeley businesses. The project is in line with the General Plan's vision for High Density Residential, which is to provide "large, multi-family structures conveniently located near transit, the Downtown, the University campus, or BART" (General Plan Land Use Element, pages LU-22, adopted December 18, 2001).

City of Berkeley Zoning Code

The Project Site is located within the South Area Commercial District (C-SA). The table below identifies the permitted development standards and how they apply to and are met by the proposed project. All zoning standards referenced reflect the development standards in place when the preliminary application was submitted on November 15, 2022, pursuant to Government Code Section 65589.5(o) ("SB-330 Housing Crisis Act of 2019"). Subsequent changes to the zoning ordinance do not apply to this project. Proposed use permits are listed in the USE PERMIT REQUESTS section.

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Table 5: Zoning Development Standards

BMC Section 23.204.100		Permitted/ Required	Existing	Proposed
Building Height	Height (average)	36'	25'-0"	68'-1 ¼" **
	Stories	3	2	6 **
Lot Coverage		35%	24.6%	65.33% **
Floor Area Ratio	Maximum	No maximum	0.49	2.97
Setbacks (Min.)	Front	15'	11'-10"	4'-10" **
	Side - West	4'/4'/6'	5'-11"	5'-11"
	Side - East	4'/4'/6'	6'-2"	6'-2"
	Rear	15'	15'	5'-0" **
Building Separation (Min.)		8'/12'/16'	68'-5"	5'-0" **
Usable Open Space		200 SF/Unit	6,815	1,654 **
Parking	Bicycle - Long-term	1 sp./ 3 bdrms	0	102
	Bicycle - Short-term	1 sp./ 40 bdrms	0	8

**Density Bonus Waiver

6. COMMUNITY ENGAGEMENT

Community Meeting

On Thursday, February 9, 2023, the project team held a community meeting to share information about the project and invite feedback from community members. The team invited the existing tenants, all owners and occupants within 300' of the project site, as well as area neighborhood groups. Addresses for the latter two groups were provided by the City of Berkeley's Planning Department. The meeting was held virtually at 5:00pm via Zoom. A recording of the meeting is included within this application package.

Four members of the project team were in attendance, along with seven members of the public; four of whom appeared to be residents of the subject site. The project team provided an overview of the proposed project, its design, and the anticipated process and schedule. Attendees asked questions about levels of affordability, the ability to remain in one of the two existing-to-remain buildings, along with questions about the project's design and its intended resident population. During the meeting, the project team invited current residents to reach out to the Applicant and/or Autotemp to discuss each tenant's options and opportunities.

Current Tenant Relocation Plans

The Applicant will provide relocation assistance and rights to return once the development is completed, consistent with Berkeley Municipal Code Section 23.326, Berkeley's relocation ordinance BMC Section 13.84, and SB 330 requirements.

As the Owner and Applicant officially closed on both properties as of Wednesday, February 1, 2023, mailings were sent to the existing residents on Tuesday, January 31, 2023. This mailing informed residents of the new buildings' owner, the owner's intentions to submit a zoning project application to

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the City of Berkeley, and introduced Autotemp, a firm retained to assist in relocation conversations. Autotemp sent a second communication on Friday, February 17, 2023, again inviting residents to set up a time to discuss relocation and return opportunities. Many of the residents reached out following this communication and the community meeting. Autotemp sent a follow-up letter on Thursday, April 13, 2023 to residents who had yet to respond. Copies of these communications are included within the application package.

The Applicant/Owner has continued conversations with the current residents. The Applicant sent a letter to Leif Bursell at the City of Berkeley's Rent Board. A copy of this communication is included as Attachment 3 in the Applicant's response package dated June 30, 2023.

7. USE PERMIT REQUESTS

This section outlines the proposed project's compliance with the required findings for approval of the requested Use Permits for this project.

1. Use Permit, under BMC § 23.326.020(B) to demolish dwelling units.
2. Use Permit, under BMC § 23.326.030 to demolish residential buildings with two or more units dwelling units constructed before 1980.
3. Use Permit, under BMC § 23.204.020(A)(2) to create a multi-family dwelling in a Commercial District.
4. Use Permit, under BMC § 23.204.030(A)(1) to create more than 3,000 sq ft of new gross floor area in the C-SA Commercial District.
5. Use Permit, under BMC § 23.204.100(D)(2) to reduce front setbacks in a Commercial District
6. Use Permit, under BMC § 23.204.100(D)(2) to reduce rear setbacks in a Commercial District abutting a lot in a Residential District
7. Use Permit, under BMC § 23.204.100(D)(2) to reduce minimum usable open space for a residential project in the C-SA Commercial District
8. Use Permit, under BMC § 23.204.100(D)(2) to reduce minimum building separation in Residential Districts
9. Use Permit, under BMC § 23.204.100(D)(2) to increase lot coverage maximum up to 65.33% for a project located in the C-SA Commercial District
10. Use Permit, under BMC § 23.204.100(D)(2) to allow a height of up to 71'-5" and 6 stories
11. Administrative Use Permit under BMC § 23.304.050(A) to allow architectural elements to exceed the district height limit.

Required Findings

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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This same memo also notes that “the protections afforded by the [Housing Accountability Act] and the definition of a base project for density bonus calculations apply to a housing development project up to and including the maximum development allowed with use permits and/or administrative use permits.”

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

1. BMC § 23.326.020(B) Use Permit to demolish dwelling units

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

5. *Occupied Units.*

(a) Applicability.

- i. The requirements in this subsection apply if units to be demolished are occupied.*
- ii. These requirements do not apply to tenants who move in after the application for demolition is submitted to the City if the owner informs each prospective tenant about the proposed demolition and that demolition constitutes good cause for eviction.*

(b) Notice. The applicant shall provide all sitting tenants notice of the application to demolish the building no later than the date it is submitted to the City, including notice of their rights under Municipal Code § 13.76 (Rent Stabilization and Eviction for Good Cause Program).

(c) General Requirements.

- i. The applicant shall provide assistance with moving expenses equivalent to in Chapter 13.84 (Relocation Services and Payments for Residential Tenant Households).*
- ii. The applicant shall subsidize the rent differential for a comparable replacement unit, in the same neighborhood if feasible, until new units are ready for occupancy. Funding for the rent differential shall be guaranteed in a manner approved by the City.*
- iii. Exception. An applicant who proposes to construct a 100 percent affordable housing project is not required to comply with this subsection but must comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended and the California Relocation Act (Government Code sections 7260 et seq.).*

(d) Sitting Tenants Rights.

- i. Sitting tenants who are displaced as a result of demolition shall be provided the right of first refusal to move into the new building.*
- ii. Tenants of units that are demolished shall have the right of first refusal to rent new below-market rate units designated to replace the units that were demolished, at the rent that would have applied if they had remained in place, as long as their tenancy continues.*
- iii. Income restrictions do not apply to displaced tenants.*
- iv. Exception.*

(1) An applicant who proposes to construct a 100 percent affordable housing project is not required to comply with BMC §23.326.030(A)(4)(a) and (b) and (c) but must comply with the following requirement.

(2) Sitting tenants who are displaced as a result of demolition and who desire to return to the newly constructed building will be granted a right of first refusal subject to their ability to meet income qualifications and other applicable eligibility requirements when the new units are ready for occupancy.

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Response: Eliminating the existing dwelling units would not be materially detrimental to the housing needs and public interest of the affected neighborhood because the project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, ensuring that the project will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood of the proposed project nor will the project be detrimental or injurious to property and improvements of the adjacent properties the surrounding neighborhood or to the general welfare of the City. The existing units that will be eliminated through demolition will all be replaced in the new project at affordability levels per HUD CHAS data.

The proposed project will have at least the same number of dwelling units as the existing building. The project will replace the 8 existing-to-be-demolished units with 58 new dwelling units: a net increase of 50 units. The project will not be required to pay an in-lieu fee for the demolished units because it will replace the units and enter into a regulatory agreement with the City of Berkeley to preserve the affordability of those units. The Owner have been in close contact with the sitting tenants about this project and provided notice well in advance of this application submission.

The developers of this project/owners of the existing building, Riaz Capital, will provide assistance with moving expenses and subsidize the rent differential for a comparable replacement unit, in the same neighborhood if feasible, until new units are ready for occupancy. These sitting tenants will all be provided with the right of first refusal to move into the new building. These sitting tenants will also have the right of first refusal to rent the new below-market rate units designated to replace the units that were demolished.

2. BMC § 23.326.030(A)(3) Use Permit to demolish dwelling units constructed prior to June 1980
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:

(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: The Project addresses both of the qualifications, it provides affordable housing as well as at least the same number of dwelling units. The project proposes the construction of 58 new dwelling units including 8 replacement units and 5 deed restricted below market rate units. The proposed project is an affordable housing development pursuant to Government Code Section 65915. The project proponents will follow all requirements of the Berkeley demolition ordinance and the Berkeley relocation ordinance as well as Government Code 66300 (SB-330).

3. BMC § 23.204.020(A)(2) Use Permit to create a multi-family dwelling in a Commercial District

BMC § 23.406.040(E)(1), Approval of Use Permits

E. Findings for Approval.

1. *To approve a Use Permit, the ZAB shall find that the proposed project or use:*

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(a) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use; and

(b) Will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

Response: The project is consistent with all applicable C-SA district standards and qualifies for waivers for the listed district standards granted pursuant to State Density Bonus, G.C Section 65915. The proposed project will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood, nor will it be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City. The proposed project advances the goals of the City of Berkeley's General Plan and provides needed housing to the City's constrained housing supply. The project will be subject to the City's standard conditions of approval.

4. BMC § 23.204.030(A)(1) Use Permit to create more than 3,000 sq ft of new gross floor area in the C-SA Commercial District

BMC § 23.406.040(E)(1), Approval of Use Permits

E. Findings for Approval.

1. To approve a Use Permit, the ZAB shall find that the proposed project or use:

(a) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use; and

(b) Will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

Response: The project is consistent with all application C-SA district standards and qualifies for waivers for the listed district standards granted pursuant to State Density Bonus, G.C Section 65915. The proposed project will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood, nor will it be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City. The proposed project advances the goals of the City of Berkeley's General Plan and provides needed housing to the City's constrained housing supply. The project will be subject to the City's standard conditions of approval.

5. BMC § 23.204.100(D)(2) Use Permit to reduce front setbacks in a Commercial District

Findings. For modification for Mixed Use and Residential Projects, the ZAB may modify development standards in Table 23.204-27, Table 23.204-28, and Table 23.204-29, and Table 23.204-30 for a mixed-use or residential-only project with a Use Permit upon making one of the following findings:

(a) The project encourages utilization of public transit and existing off-street parking facilities in the area of the proposed building;

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(b) The modification allows consistency with the building setbacks existing in the immediate area where a residential building setback would not serve a useful purpose;

(c) The modification facilitates the construction of affordable housing as defined by the U.S. Department of Housing and Urban Development (HUD) Guidelines; or

(d) The modification provides consistency with the purposes of the district as listed in Section 23.204.100.A (District Purpose).

E. Findings. To approve an AUP or Use Permit for a project in the C-SA 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 purposes of the district;*
- 2. Is compatible in design and character with the district and the adjacent residential neighborhoods; and*
- 3. Will not result in the domination of one type of commercial/retail use in any one area of the district. (Ord. 7810-NS §§ 3--5, 2022: Ord. 7787-NS § 2 (Exh. A), 2021)*

Response: The only objective standard within this list of findings is item (c). 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*. The project proposes five (5) deed-restricted affordable housing units; four (4) units will be restricted to Very Low-Income households and one (1) unit will be restricted to Low Income Households.

For informational purposes, the Project will encourage utilization of public transit and existing off-street parking facilities as the project is not proposing any vehicular parking; the requested front setback reduction from the allowed 15'-0" to 4'-10" is appropriate because the project provides new residential units in a Zoning and General Plan district that is designed to provide high density residential buildings near commercial and transit centers. The proposed setbacks are similar to the front setback of the existing buildings (approximately 12'-0"). The proposed setbacks are consistent with the 0' setback of The Dwight and the 0'-12' setbacks of the residential buildings to the East on Dwight Way. Further, the proposed project is consistent with the purpose of the district, namely the project will:

- Implement the General Plan's designations for Community Commercial, and the Commercial/Residential areas, as well as the policies of the South Berkeley Area Plan;
- Encourage residential development for persons who desire both the convenience of location and more open space than is available in the Downtown;
- Encourage development and amenities that support pedestrian-oriented uses;
- Encourage appropriate mixed-use development (retail/office/residential) on appropriate sites in the district; and
- Increase the opportunities for the establishment of businesses which are owned and operated by local residents.

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The proposed development will increase the number of pedestrians within this region of the Downtown, providing existing and future businesses with more potential customers. Such customers will ensure the Downtown maintains its vibrancy and economic stability.

Further, the proposed building is compatible in design and character with the district. The project will retain two of the existing residential buildings on-site. These buildings will serve to transition the site from the larger buildings along Shattuck Avenue into the more residential neighborhood to the East.

6. BMC § 23.204.100(D)(2) Use Permit to reduce rear setbacks in a Commercial District abutting a lot in a Residential District

Findings. For modification for Mixed Use and Residential Projects, the ZAB may modify development standards in Table 23.204-27, Table 23.204-28, and Table 23.204-29, and Table 23.204-30 for a mixed-use or residential-only project with a Use Permit upon making one of the following findings:

(a) The project encourages utilization of public transit and existing off-street parking facilities in the area of the proposed building;

(b) The modification allows consistency with the building setbacks existing in the immediate area where a residential building setback would not serve a useful purpose;

(c) The modification facilitates the construction of affordable housing as defined by the U.S. Department of Housing and Urban Development (HUD) Guidelines; or

(d) The modification provides consistency with the purposes of the district as listed in Section 23.204.100.A (District Purpose).

E. Findings. To approve an AUP or Use Permit for a project in the C-SA 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 purposes of the district;

2. Is compatible in design and character with the district and the adjacent residential neighborhoods; and

3. Will not result in the domination of one type of commercial/retail use in any one area of the district. (Ord. 7810-NS §§ 3--5, 2022: Ord. 7787-NS § 2 (Exh. A), 2021)

Response: The only objective standard within this list of findings is item (c). 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. The project proposes five (5) deed-restricted affordable housing units; four (4) units will be restricted to Very Low Income households and one (1) unit will be restricted to Low Income Households.

For informational purposes, the Project will encourage utilization of public transit and existing off-street parking facilities as the project is not proposing any vehicular parking; the requested rear setback

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Riaz Capital

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reduction from the allowed 15'-0" to 5'-0" is appropriate because the project provides new residential units in a Zoning and General Plan district that is designed to provide high density residential buildings near commercial and transit centers. The proposed project is consistent with the purpose of the district, namely the project will:

- Implement the General Plan's designations for Community Commercial, and the Commercial/Residential areas, as well as the policies of the South Berkeley Area Plan;
- Encourage residential development for persons who desire both the convenience of location and more open space than is available in the Downtown;
- Encourage development and amenities that support pedestrian-oriented uses;
- Encourage appropriate mixed-use development (retail/office/residential) on appropriate sites in the district; and
- Increase the opportunities for the establishment of businesses which are owned and operated by local residents.

The proposed development will increase the number of pedestrians within this region of the Downtown, providing existing and future businesses with more potential customers. Such customers will ensure the Downtown maintains its vibrancy and economic stability.

Further, the proposed building is compatible in design and character with the district. The project will retain two of the existing residential buildings on-site. These buildings will serve to transition the site from the larger buildings along Shattuck Avenue into the more residential neighborhood to the East.

7. BMC § 23.204.100(D)(2) Use Permit to reduce minimum usable open space for a residential project in the C-SA Commercial District

Findings. For modification for Mixed Use and Residential Projects, the ZAB may modify development standards in Table 23.204-27, Table 23.204-28, and Table 23.204-29, and Table 23.204-30 for a mixed-use or residential-only project with a Use Permit upon making one of the following findings:

(a) The project encourages utilization of public transit and existing off-street parking facilities in the area of the proposed building;

(b) The modification allows consistency with the building setbacks existing in the immediate area where a residential building setback would not serve a useful purpose;

(c) The modification facilitates the construction of affordable housing as defined by the U.S. Department of Housing and Urban Development (HUD) Guidelines; or

(d) The modification provides consistency with the purposes of the district as listed in Section 23.204.100.A (District Purpose).

E. Findings. To approve an AUP or Use Permit for a project in the C-SA 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 purposes of the district;*

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2. Is compatible in design and character with the district and the adjacent residential neighborhoods; and

3. Will not result in the domination of one type of commercial/retail use in any one area of the district. (Ord. 7810-NS §§ 3--5, 2022: Ord. 7787-NS § 2 (Exh. A), 2021)

Response: The only objective standard within this list of findings is item (c). 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*. The project proposes five (5) deed-restricted affordable housing units; four (4) units will be restricted to Very Low Income households and one (1) unit will be restricted to Low Income Households.

For informational purposes, the Project will encourage utilization of public transit and existing off-street parking facilities as the project is not proposing any vehicular parking; the C-SA district requires new residential developments to provide 200 SF per dwelling unit, which in the case of the proposed density bonus project would require 13,200 SF. The requested open space reduction from the required 13,200 SF to 1,654 SF is appropriate because the project provides new residential units in a Zoning and General Plan district that is designed to provide high density residential buildings near commercial and transit centers. The proposed project is consistent with the purpose of the district, namely the project will:

- Implement the General Plan's designations for Community Commercial, and the Commercial/Residential areas, as well as the policies of the South Berkeley Area Plan;
- Encourage residential development for persons who desire both the convenience of location and more open space than is available in the Downtown;
- Encourage development and amenities that support pedestrian-oriented uses;
- Encourage appropriate mixed-use development (retail/office/residential) on appropriate sites in the district; and
- Increase the opportunities for the establishment of businesses which are owned and operated by local residents.

The proposed development will increase the number of pedestrians within this region of the Downtown, providing existing and future businesses with more potential customers. Such customers will ensure the Downtown maintains its vibrancy and economic stability.

Further, the proposed building is compatible in design and character with the district. The Project will retain two of the existing residential buildings on-site. These buildings will serve to transition the site from the larger buildings along Shattuck Avenue into the more residential neighborhood to the East.

8. BMC § 23.204.100(D)(2) Use Permit to reduce minimum building separation standards for residential-only uses

Findings. For modification for Mixed Use and Residential Projects, the ZAB may modify development standards in Table 23.204-27, Table 23.204-28, and Table 23.204-29, and Table 23.204-30 for a mixed-use or residential-only project with a Use Permit upon making one of the following findings:

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(a) The project encourages utilization of public transit and existing off-street parking facilities in the area of the proposed building;

(b) The modification allows consistency with the building setbacks existing in the immediate area where a residential building setback would not serve a useful purpose;

(c) The modification facilitates the construction of affordable housing as defined by the U.S. Department of Housing and Urban Development (HUD) Guidelines; or

(d) The modification provides consistency with the purposes of the district as listed in Section 23.204.100.A (District Purpose).

E. Findings. To approve an AUP or Use Permit for a project in the C-SA 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 purposes of the district;

2. Is compatible in design and character with the district and the adjacent residential neighborhoods; and

3. Will not result in the domination of one type of commercial/retail use in any one area of the district. (Ord. 7810-NS §§ 3--5, 2022; Ord. 7787-NS § 2 (Exh. A), 2021)

Response: The only objective standard within this list of findings is item (c). 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. The project proposes five (5) deed-restricted affordable housing units; four (4) units will be restricted to Very Low Income households and one (1) unit will be restricted to Low Income Households.

For informational purposes, the C-SA district requires a minimum building separation of 16' for 3 story buildings and 28' for 6 story buildings. The requested building separation reduction to an instance of 5' and an average of greater than 18' is appropriate because the project provides new residential units in a Zoning and General Plan district that is designed to provide high density residential buildings near commercial and transit centers. The project will encourage utilization of public transit and existing off-street parking facilities as the project is not proposing any vehicular parking; The proposed project is consistent with the purpose of the district, namely the project will:

- Implement the General Plan's designations for Community Commercial, and the Commercial/Residential areas, as well as the policies of the South Berkeley Area Plan;
- Encourage residential development for persons who desire both the convenience of location and more open space than is available in the Downtown;
- Encourage development and amenities that support pedestrian-oriented uses;
- Encourage appropriate mixed-use development (retail/office/residential) on appropriate sites in the district; and

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- Increase the opportunities for the establishment of businesses which are owned and operated by local residents.

The proposed development will increase the number of pedestrians within this region of the Downtown, providing existing and future businesses with more potential customers. Such customers will ensure the Downtown maintains its vibrancy and economic stability.

Further, the proposed building is compatible in design and character with the district. The project will retain two of the existing residential buildings on-site. These buildings will serve to transition the site from the larger buildings along Shattuck Avenue into the more residential neighborhood to the East.

9. BMC § 23.204.100(D)(2) Use Permit to increase lot coverage maximum up to 65.33% for a project located in the C-SA Commercial District

Findings. For modification for Mixed Use and Residential Projects, the ZAB may modify development standards in Table 23.204-27, Table 23.204-28, and Table 23.204-29, and Table 23.204-30 for a mixed-use or residential-only project with a Use Permit upon making one of the following findings:

(a) The project encourages utilization of public transit and existing off-street parking facilities in the area of the proposed building;

(b) The modification allows consistency with the building setbacks existing in the immediate area where a residential building setback would not serve a useful purpose;

(c) The modification facilitates the construction of affordable housing as defined by the U.S. Department of Housing and Urban Development (HUD) Guidelines; or

(d) The modification provides consistency with the purposes of the district as listed in Section 23.204.100.A (District Purpose).

E. Findings. To approve an AUP or Use Permit for a project in the C-SA 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 purposes of the district;

2. Is compatible in design and character with the district and the adjacent residential neighborhoods; and

3. Will not result in the domination of one type of commercial/retail use in any one area of the district. (Ord. 7810-NS §§ 3--5, 2022; Ord. 7787-NS § 2 (Exh. A), 2021)

Response: The only objective standard within this list of findings is item (c). 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*. The project proposes five

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(5) deed-restricted affordable housing units; four (4) units will be restricted to Very Low Income households and one (1) unit will be restricted to Low Income Households.

For informational purposes, the C-SA district restricts buildings greater than 3 stories to a maximum lot coverage of 35%. The requested lot coverage increase from 35% to 65.33% is appropriate because the project provides new residential units in a Zoning and General Plan district that is designed to provide high density residential buildings near commercial and transit centers. The project will encourage utilization of public transit and existing off-street parking facilities as the project is not proposing any vehicular parking; The proposed project is consistent with the purpose of the district, namely the project will:

- Implement the General Plan's designations for Community Commercial, and the Commercial/Residential areas, as well as the policies of the South Berkeley Area Plan;
- Encourage residential development for persons who desire both the convenience of location and more open space than is available in the Downtown;
- Encourage development and amenities that support pedestrian-oriented uses;
- Encourage appropriate mixed-use development (retail/office/residential) on appropriate sites in the district; and
- Increase the opportunities for the establishment of businesses which are owned and operated by local residents.

The proposed development will increase the number of pedestrians within this region of the Downtown, providing existing and future businesses with more potential customers. Such customers will ensure the Downtown maintains its vibrancy and economic stability.

Further, the proposed building is compatible in design and character with the district. The project will retain two of the existing residential buildings on-site. These buildings will serve to transition the site from the larger buildings along Shattuck Avenue into the more residential neighborhood to the East.

10. BMC § 23.204.100(D)(2) Use Permit to allow a height of up to 71' – 5" and 6 stories

Findings. For modification for Mixed Use and Residential Projects, the ZAB may modify development standards in Table 23.204-27, Table 23.204-28, and Table 23.204-29, and Table 23.204-30 for a mixed-use or residential-only project with a Use Permit upon making one of the following findings:

(a) The project encourages utilization of public transit and existing off-street parking facilities in the area of the proposed building;

(b) The modification allows consistency with the building setbacks existing in the immediate area where a residential building setback would not serve a useful purpose;

(c) The modification facilitates the construction of affordable housing as defined by the U.S. Department of Housing and Urban Development (HUD) Guidelines; or

(d) The modification provides consistency with the purposes of the district as listed in Section 23.204.100.A (District Purpose).

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E. Findings. To approve an AUP or Use Permit for a project in the C-SA 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 purposes of the district;*
- 2. Is compatible in design and character with the district and the adjacent residential neighborhoods; and*
- 3. Will not result in the domination of one type of commercial/retail use in any one area of the district. (Ord. 7810-NS §§ 3--5, 2022: Ord. 7787-NS § 2 (Exh. A), 2021)*

Response: The only objective standard within this list of findings is item (c). 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. The project proposes five (5) deed-restricted affordable housing units; four (4) units will be restricted to Very Low Income households and one (1) unit will be restricted to Low Income Households.

For informational purposes, the C-SA district restricts residential buildings to a building height of 36' and 3 stories. The requested building height increase from 36' to 71' – 5" and from 3 to 6 stories is appropriate because the project provides new residential units in a Zoning and General Plan district that is designed to provide high density residential buildings near commercial and transit centers. The proposed project is consistent with the purpose of the district, namely the project will:

- Implement the General Plan's designations for Community Commercial, and the Commercial/Residential areas, as well as the policies of the South Berkeley Area Plan;
- Encourage residential development for persons who desire both the convenience of location and more open space than is available in the Downtown;
- Encourage development and amenities that support pedestrian-oriented uses;
- Encourage appropriate mixed-use development (retail/office/residential) on appropriate sites in the district; and
- Increase the opportunities for the establishment of businesses which are owned and operated by local residents.

The proposed development will increase the number of pedestrians within this region of the Downtown, providing existing and future businesses with more potential customers. Such customers will ensure the Downtown maintains its vibrancy and economic stability.

Further, the proposed building is compatible in design and character with the district. The project will retain two of the existing residential buildings on-site. These buildings will serve to transition the site from the larger buildings along Shattuck Avenue into the more residential neighborhood to the East. The multi-family apartment building immediately West of the project, the Dwight, is 6 stories and has a 65' building height. To the Northwest, Berkeley Apartments – Fine Arts is a 5-story building with a maximum building height of 72'.

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11. BMC § 23.304.050(A) Administrative Use Permit under to allow architectural elements to exceed the district height limit.

Response: The total area of the rooftop architectural elements is 3.6% and does not exceed 15% of the average floor area of the building's stories. Sheet A1.01 notes the average floor area for the building is 11,915 SF. The west stair penthouse measures 183 SF, while the trash chute and elevator penthouses measure 64 SF and 89 SF each. The total penthouse area is 425 SF. $425 \text{ SF} / 11,915 \text{ SF} = 0.0356$ or 3.6%. The rooftop architectural elements will not be used as habitable space or for any commercial purpose, other than the mechanical needs of the building.

12. BMC § 23.304.080(A) Administrative Use Permit to allow a fence height greater than 6' along a lot line or within the required lot line setbacks for a main building.

Response: The Project requests an Administrative Use Permit to install an 8' wood fence along the side and rear yards of the Project Site. The 8' fence will be solid wood from 0' – 6' and will be lattice from 6' to 8'. The additional 2' of lattice will provide privacy for future residents and neighbors. The AUP is also requested for an 8'-5" metal gate located at the entrance to the building site. The increased height of the metal gate will provide decoration and safety.

There is no objective standard contained in the finding to approve the AUP (it is the City's simple non-detriment finding) and as such the request is not subject to any discretionary review because it is an SB330/Density Bonus project.

8. PROJECT TEAM

Owner

Riaz Capital
2744 East 11th Street
Oakland, CA 94601
lvilhauer@riazinc.com

Architect

Levy Design Partners
San Francisco, CA
toby@ldparchitecture.com

Civil Engineer

CBG
2633 Camino Ramon, Suite 350
San Ramon, CA 94583
aobertello@cbandg.com

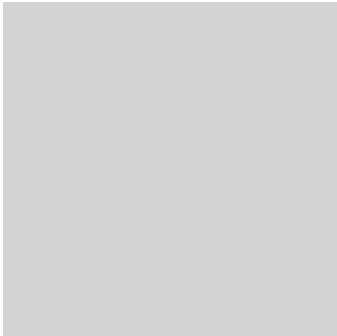
Landscape Architect

The Guzzardo Partnership
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111

2127-2159 Dwight Way
Riaz Capital

July 27, 2023
Applicant Statement

MLei@tgp-inc.com



1A CEMENT PLASTER; COLOR 01
DUNN-EDWARDS SILVER SPOON
(DE6366)



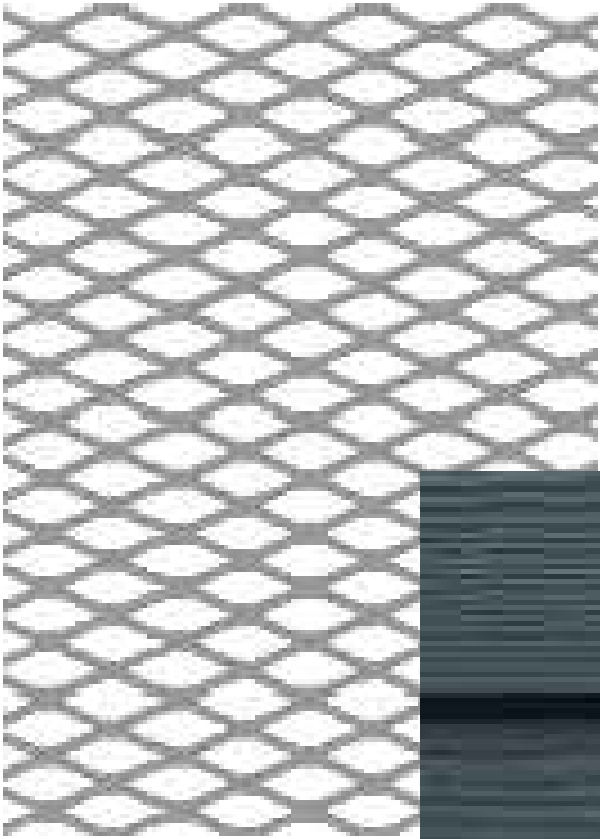
1B CEMENT PLASTER; COLOR 02
BENJAMIN MOORE IRON MOUNTAIN
(2134-30)



1C CEMENT PLASTER; COLOR 03
BENJAMIN MOORE GENTLEMAN'S GRAY
(2062-20)



1D CEMENT PLASTER; COLOR 04
AT EXISTING STRUCTURE
BENJAMIN MOORE OVERCOAT (CC-544)



4 McNICHOLS EXPANDED METAL PANEL
CARBON STEEL; 560N3409SA



6 CONCRETE COLUMN



5 CUSTOM METAL RAILING;
PAINTED
COLOR: LIGHT GREY

3 VPI VINYL WINDOW
COLOR: STEEL GRAY

2 HARDIE HORIZONTAL LAPSING
COLOR: EVENING BLUE



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AGREEMENT WITH LEVY DESIGN PARTNERS.

2127 DWIGHT WAY
BERKELEY, CA

2127 DWIGHT WAY
BERKELEY, CA
PROJECT NO. 17-12.10

REV	DATE	DESCRIPTION
10-19-2023	DRC	

CONTACT: TOBY LEVY

(415) 777-0561 P
(415) 777-5117 F

MATERIAL
BOARD

G1.51

YIMBY Law

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



YIMBY LAW

12/15/2022

Berkeley Planning Department
1947 Center Street
Berkeley, CA 94704

planning@cityofberkeley.info
Via Email

Re: 2127-2159 Dwight Way
55-1890-7; 55-1890-8; 55-1890-9; 55-1890-10

Dear Berkeley Planning Department,

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 Planning Department 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 six-story multifamily residential building with roughly 60 units. Of those, one will be affordable at the Low Income level, and seven will be affordable at the Very Low Income level. The project also proposes the removal of 16 existing units; support offered in this letter is, of course, conditional upon the City following the law and ensuring that there is an SB-330 protected unit analysis done and that existing tenants are offered a right of return.

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. 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 with a large initial 'S'.

Sonja Trauss
Executive Director
YIMBY Law

September 27, 2023

City of Berkeley

Land Use Planning Division

Re: Support New Housing Development at 2127-2159 Dwight Way

To Whom It May Concern:

On behalf of the Berkeley Chamber of Commerce, I write to urge your support for the proposed development at 2127-2159 Dwight Way by Riaz Capital. The project will provide 58 new units of housing and will advance our goals of providing support to our business members as well as provide greater success and growth to the business community and economy.

On September 20, 2023 our board of directors received a presentation by the development team and offered their support for the project. The design aligns with and compliments important land-use goals set by the City of Berkeley, which seek to increase the supply of dense and walkable student housing in the Southside Area.

We support Riaz Capital's commitment to develop attainable and attractive residences. The project also includes 5 below market rate units, retains 8 of the existing units on the site and provides 8 replacement units within the new building for existing residents to return if needed. The project is located just off Shattuck Avenue south of Downtown Berkeley and the UC Berkeley Campus. Both of which are accessible by a 10 minute walk. The revitalization of this site will also serve to enhance the public realm with new and improved landscaping, sidewalks and pedestrian lighting.

The Chamber of Commerce is excited to see this project move forward and bring needed housing to Berkeley. We ask for the City's support to ensure the project's timely and successful completion and thank you for your commitment to promoting greater equity, inclusion, and sustainability in Berkeley.

Sincerely,

Beth Roessner

CEO

Riemer, Allison

From: Rachel Johnson <rachel@therjcollective.com>
Sent: Friday, October 6, 2023 10:32 AM
To: Riemer, Allison
Subject: Support for 2127-2159 Dwight Way

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Ms. Riemer,

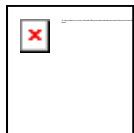
I am writing to express my support for the proposed residential development at 2127-2159 Dwight Way in Berkeley, CA. The project will provide 58 new residential units and will bring more residents to support the Downtown's businesses and alleviate the housing crisis felt most acutely by the City's students and other low-income residents. The design aligns with and compliments important land-use goals set by the City of Berkeley, which seek to increase the supply of dense and walkable housing in the Downtown and Southside Area neighborhoods.

The development is indicative of Riaz Capital's commitment to develop attainable and attractive residences. The project includes 5 below market rate units and retains 8 of the existing units on the site. Two existing buildings will be demolished to accommodate the new building. Eight units within the new building will be designated as replacement units and available to existing residents should they wish to return.

The project is located just off Shattuck Avenue, south of Downtown Berkeley and the UC Berkeley Campus. Both destinations are accessible by a 10 minute walk. The revitalization of this site will also serve to enhance the public realm with new and improved landscaping, sidewalks and pedestrian lighting.

California is currently experiencing a housing crisis. Failure to approve new housing projects will exacerbate the crisis: crippling California's social, economic, and environmental future. I urge you to support this project without delay.

Sincerely,
Rachel Johnson



rachel johnson
founder & ceo,
The RJ Collective, LLC



+ 1 512 423 8737



rachel@therjcollective.com



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

Dear Ms. Riemer,

I am writing to express my support for the proposed residential development at 2127-2159 Dwight Way in Berkeley, CA. The project will provide 58 new residential units and will bring more residents to support the Downtown's businesses and alleviate the housing crisis felt most acutely by the City's students and other low-income residents. The design aligns with and compliments important land-use goals set by the City of Berkeley, which seek to increase the supply of dense and walkable housing in the Downtown and Southside Area neighborhoods.

The development is indicative of Riaz Capital's commitment to develop attainable and attractive residences. The project includes 5 below market rate units and retains 8 of the existing units on the site. Two existing buildings will be demolished to accommodate the new building. Eight units within the new building will be designated as replacement units and available to existing residents should they wish to return.

The project is located just off Shattuck Avenue, south of Downtown Berkeley and the UC Berkeley Campus. Both destinations are accessible by a 10 minute walk. The revitalization of this site will also serve to enhance the public realm with new and improved landscaping, sidewalks and pedestrian lighting.

California is currently experiencing a housing crisis. Failure to approve new housing projects will exacerbate the crisis: crippling California's social, economic, and environmental future. I urge you to support this project without delay.

Sincerely,

Emily Suurs

Riemer, Allison

From: Ashley Combes <ashleycombes1@gmail.com>
Sent: Tuesday, October 10, 2023 2:54 PM
To: Riemer, Allison
Subject: Support for 2127-2159 Dwight Way in Berkeley, CA.

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dear Ms. Riemer,

I am writing to express my endorsement for the proposed residential development at 2127-2159 Dwight Way in Berkeley, CA. This project will introduce 58 fresh residential units, contributing to an increase in Downtown's vibrancy. It will also address the acute housing shortage, particularly impacting the City's students and low-income residents. The project's design aligns seamlessly with and complements the City of Berkeley's crucial land-use objectives, which aim to expand the availability of compact and pedestrian-friendly housing in the Downtown and Southside Area neighborhoods.

This development exemplifies Riaz Capital's dedication to creating accessible and appealing residences. It encompasses 5 units below the market rate and preserves 8 of the existing units on the premises. To accommodate the new structure, two current buildings will be dismantled. Furthermore, within the new building, eight units will be earmarked as replacements, available to existing residents if they choose to return.

The project is situated just off Shattuck Avenue, south of Downtown Berkeley and the UC Berkeley Campus, both of which are reachable within a 10-minute walk. The rejuvenation of this site will also enrich the public space with fresh and enhanced landscaping, sidewalks, and pedestrian lighting.

California is presently grappling with a housing crisis. Failing to greenlight new housing initiatives will only worsen this predicament, adversely affecting California's social, economic, and environmental prospects. We need more affordable units on the market, please approve this project.

Thank you for your consideration.
Ashley Combes

Rierner, Allison

From: Yoseli Conti <contiym@gmail.com>
Sent: Wednesday, October 11, 2023 1:37 PM
To: Rierner, Allison
Subject: Support Letter for 2127-2159 Dwight Way in Berkeley, CA Project

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

Dear Ms. Rierner,

I am writing to express my support for the proposed residential development at 2127-2159 Dwight Way in Berkeley, CA. The project will provide 58 new residential units and will bring more residents to support the Downtown's businesses and alleviate the housing crisis felt most acutely by the City's students and other low-income residents. The design aligns with and complements important land-use goals set by the City of Berkeley, which seek to increase the supply of dense and walkable housing in the Downtown and Southside Area neighborhoods.

The development is indicative of Riaz Capital's commitment to develop attainable and attractive residences. Two existing buildings will be demolished to accommodate the new building. Eight units within the new building will be designated as replacement units and available to existing residents should they wish to return.

The project is located just off Shattuck Avenue, south of Downtown Berkeley and the UC Berkeley Campus. Both destinations are accessible by a 10 minute walk. The revitalization of this site will also serve to enhance the public realm with new and improved landscaping, sidewalks and pedestrian lighting.

California is currently experiencing a housing crisis. Failure to approve new housing projects will exacerbate the crisis: crippling California's social, economic, and environmental future. I urge you to support this project without delay.

Sincerely,
Yoseli Conti