

D E S I G N
R E V I E W
C O M M I T T E E
S T A F F R E P O R T

For Committee Decision
JUNE 20, 2024

1598 UNIVERSITY AVENUE CONTINUED FINAL DESIGN REVIEW

Design Review #DRCF2024-0004 to demolish an existing non-residential structure and construct a 134,409 square-foot, eighth-story mixed-use residential building containing 207 dwelling units (21 Very Low-Income unit) and 5,787 square foot commercial space, with 39 automobile parking spaces and 92 bicycle parking spaces. This the project is seeking a 50% Density Bonus by providing 15% of the base project units as affordable to very-low income households.

I. Introduction

This eight-story mixed use project is located in the C-U University Avenue Commercial District within the South Side of University Node at the intersection of University and California.

The proposed demolition was brought before the Landmarks Preservation Commission (LPC) for review on December 1, 2022 where no action was taken. The project came before the Design Review Committee (DRC) on April 20, 2023 where it received a favorable recommendation to the Zoning Adjustments Board (ZAB) with direction for Final Design Review.

This project's Use Permit was approved by the Zoning Adjustments Board on May 11, 2023. The project was appealed on June 1, 2023 by concerned neighbors. On September 26, 2023, City Council voted to uphold ZAB's approval of the project and dismiss the appeal, as it was consistent with the State's Density Bonus Laws.

This project was before the Committee for Final Design Review at their May 2024 meeting where is was continued with direction for further design refinement. A summary from that meeting is further below for your reference. It is returning this month for Continued Final Design Review where the Committee will continue to review final building details, colors and material palette, and landscape design.

II. Background

The proposed project would demolish an existing commercial building and construct a new eight-story residential building with the following primary components:

- 207 dwelling units (38 two-bedroom, 20 one-bedroom, and 149 studios) for a total of 245 bedrooms
- 82 long-term bicycle parking spaces onsite and seven short-term spaces
- 39 automobile parking spaces
- 6,273 square foot garden/ open space on the ground floor
- Communal facilities on the ground floor (i.e. club room and fitness center)
- Communal lounges and decks located on every other floor
- 5,943 commercial floor area located along California Street and at the corner of University Avenue and California Street

III. Project Setting

A. Neighborhood/Area Description:

University Avenue is situated between West Berkeley and Downtown Berkeley – regional commercial centers. The project site is located within the University Avenue Specific Plan (UASP)¹ area in a local-serving avenue node with existing neighborhood services. The project site is located at the corner of University Avenue and California Street, two blocks south of Ohlone Park. The project site is located at an intersection that is composed of one to three story mixed use and commercial buildings and associated surface parking. The rear of the site abuts a residential district which is characterized by single-family, two-family, and multi-family residential buildings. The project site is proximate to several bus lines and is within half a mile of the North Berkeley Bart Station.

B. Site Conditions:

The project site spans three rectangular, contiguous lots. The 28,936 square foot site maintains about 180 feet of frontage along University Avenue and about 138 feet of frontage along California Street. The western portion of the site area is partially developed with a Chinese language school and the eastern portion of the lot maintains a restaurant. The majority of the site is dedicated to off-street surface parking. The site is accessed along University Avenue at three separate curb cuts and at one curb cut along California Street.

¹ [University Avenue Specific Plan \(1996\)](#)

Figure 1: Vicinity Map

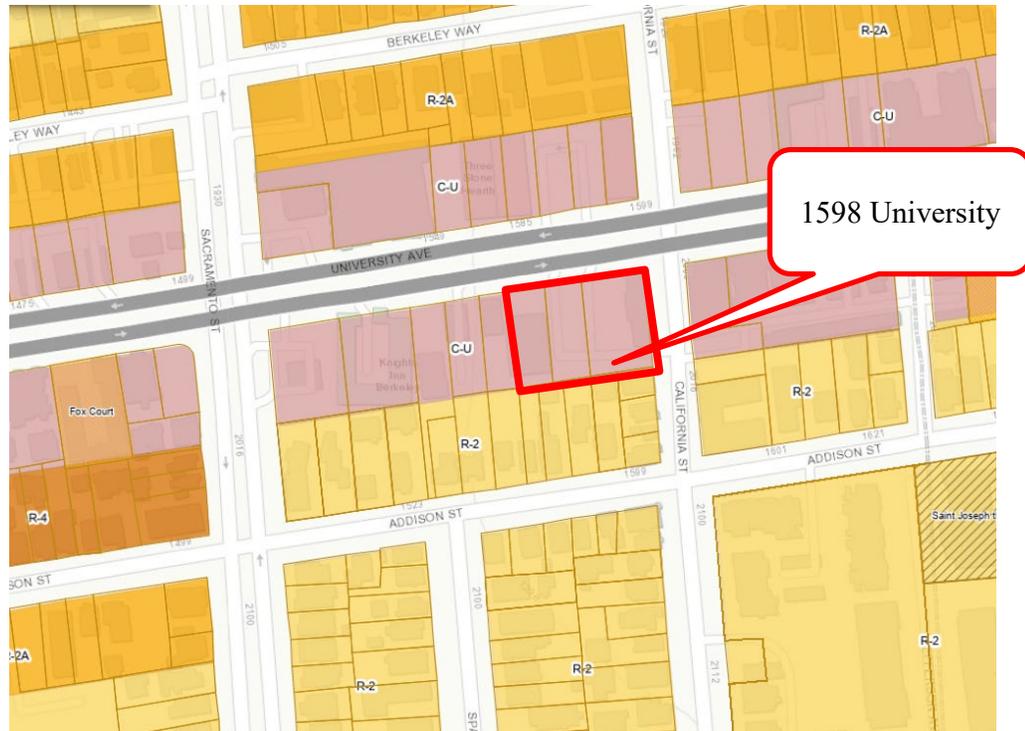


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Properties		Restaurant (commercial); Chinese language school (personal services)	C-U	Avenue Commercial
Surrounding Properties	North	Mixed-use building (residential-commercial)		
	West	Multifamily building		
	East	Thrift store (commercial)		
	South (Rear)	Duplex	R-2	Low Medium Density Residential

IV. Summary from May 16, 2024 DRC Meeting

Final Design Review was continued with the following recommendations:

MOTION: (Finacom, Gaffney) VOTE (5-0-0-2) Muszynski – absent; Tregub – leave of absence.

Recommendations

Building Details

- *Reduction in building details appear to be too drastic, and makes the building design appear too flat.*
- *Consider alternate parapet detailing that may not be as deep as approved, but still adds character to the overall design.*
- *Consider recessed windows and/or comparable building details.*

Colors and Material

- *Provide larger metal panel samples for review; provide additional information on finishes as possible glare is still a concern.*
- *Continue to review proposed material transition in courtyard; flush material transition is not recommended.*

Landscape Plan

- *Consider an increase in the percentage of native plants in final plant palette.*
- *Active areas in podium open space still appear to be located near the south property line.*
- *Show proposed gates with privacy fences.*

V. Issues and Analysis

A. Consistency with Approved Use Permit Design

An 8 ½ x 11 copy of the approved Use Permit drawings is attached for reference. This design submittal is consistent with the approved Use Permit design the project.

B. Current Submittal includes:

- Floor plans, exterior elevations, building sections, and perspective renderings;
 - Metal cornice detail has been added at the parapet.
- Construction details, and wall and window sections;
 - Sunshades have been retained at the windows.
 - Window and sunshade details are shown on Sheet A6.0.
- Landscape plans and plant palette; and
 - Anticipated activity levels in the courtyard have been included.
 - 75% native and wildlife-supporting plants are proposed on the Plant List. See Sheet A11.0.
 - Both east and north gates on privacy fence is shown on Sheet A12.0.
- Color and material board.

- Examples of metal panel profiles are provided on Sheet A3.0; all materials are called out on Sheet A10.0.
- Larger material samples will be presented at the meeting.

C. Issues for Discussion:

- Parapet / Window Awning Details
- Window Details
- Landscape Plan
- Colors and Materials

VI. Recommendation

Staff recommends that the Committee discuss the issues outlined above and approve Final Design Review with Staff follow up as necessary.

Attachments:

1. Project Plans, received June 10, 2024

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

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FINAL DESIGN REVIEW SUBMISSION
 1598 UNIVERSITY AVE, BERKELEY, CA



DJR

333 Washington Ave N, Suite 210
 Minneapolis, Minnesota 55401
 612.676.2700 www.djr-inc.com

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 BERKELEY, CALIFORNIA
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UNIVERSITY AVE LOOKING WEST

<p>VICINITY MAP 1" = 100'</p>	<p>PROJECT DESCRIPTION</p> <p>PROJECT ADDRESS CURRENT ADDRESS: 1548, 1556 & 1598 UNIVERSITY AVE, BERKELEY, CA 94703 PROPOSED ADDRESS: 1598 UNIVERSITY AVE, BERKELEY, CA 94703</p> <p>SCOPE OF WORK REMOVAL OF TWO EXISTING 1 STORY COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 9- STORY MIXED-USE BUILDING WITH 207 DWELLING UNITS, GROUND LEVEL LOBBY AND AMENITIES, PRIVATE ROOF DECKS, COMMERCIAL SPACE, AND PARKING GARAGE CONTAINING 39 STALLS (INCLUDING SEMI-AUTOMATED PARKING). DEVELOPMENT ENTITLED WITH STATE OF CALIFORNIA DENSITY BONUS (SB330).</p>	<p>SHEET LIST</p> <p>PROJECT SUMMARY</p> <p>A0.0 - COVER SHEET A1.0 - DRC COMMENTS & RESPONSES A2.0 - PARAPET CAP & SUNSHADE DETAILS A3.0 - METAL PANEL DETAILS A4.0 - METAL PANEL MANUFACTURER REFERENCES A5.0 - METAL PANEL REFERENCES IN BERKELEY A6.0 - SUPPORTING DETAILS A7.0 - DRC COMMENTS AND RESPONSES A8.0 - DRC COMMENTS AND RESPONSES A9.0 - DRC COMMENTS AND RESPONSES A10.0 - MATERIAL BOARD A11.0 - LANDSCAPE DRC COMMENTS AND RESPONSES A12.0 - LANDSCAPE DRC COMMENTS AND RESPONSES</p>	<p>PROJECT TEAM</p> <table border="1"> <tr> <td data-bbox="2116 1580 2396 1735"> <p>OWNER</p> <p>1598 University Avenue, LLC 9101 Burning Tree Road Bethesda, MD 20817</p> <p>Contact: Nathan George 919.272.8061 nathan@ndgre.com</p> </td> <td data-bbox="2405 1580 2598 1735"> <p>LANDSCAPE ARCHITECT</p> <p>Insideout 6000 Harwood Ave. Oakland, CA 94618</p> <p>Contact: Penn Phillips 510.655.7674 penn@aboutinsideout.com</p> </td> </tr> <tr> <td data-bbox="2116 1741 2396 1858"> <p>ARCHITECT</p> <p>DJR Architecture, Inc. 333 Washington Avenue N Union Plaza, Suite 210 Minneapolis, MN 55401</p> <p>Contact: Aron C. Johnson 206.307.6023 ajohnson@djr-inc.com</p> </td> <td data-bbox="2405 1741 2598 1858"> <p>CIVIL ENGINEER</p> <p>Luk and Associates 738 Alfred Nobel Drive Hercules, CA 94547</p> <p>Contact: Jackie Luk, P.E., P.L.S. 510.724.3388 jackie@lukassociates.com</p> </td> </tr> </table>	<p>OWNER</p> <p>1598 University Avenue, LLC 9101 Burning Tree Road Bethesda, MD 20817</p> <p>Contact: Nathan George 919.272.8061 nathan@ndgre.com</p>	<p>LANDSCAPE ARCHITECT</p> <p>Insideout 6000 Harwood Ave. Oakland, CA 94618</p> <p>Contact: Penn Phillips 510.655.7674 penn@aboutinsideout.com</p>	<p>ARCHITECT</p> <p>DJR Architecture, Inc. 333 Washington Avenue N Union Plaza, Suite 210 Minneapolis, MN 55401</p> <p>Contact: Aron C. Johnson 206.307.6023 ajohnson@djr-inc.com</p>	<p>CIVIL ENGINEER</p> <p>Luk and Associates 738 Alfred Nobel Drive Hercules, CA 94547</p> <p>Contact: Jackie Luk, P.E., P.L.S. 510.724.3388 jackie@lukassociates.com</p>
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A0.0

COVER SHEET

06/06/24

PREVIOUSLY SHOWN (05.23.2024)



3D VIEW - UNIVERSITY LOOKING WEST (PREVIOUS PROPOSAL)

PROPOSED PROJECT (06.20.2024)



3D VIEW - UNIVERSITY LOOKING WEST (CURRENT PROPOSAL)

PREVIOUSLY SHOWN (04.20.2023)



3D VIEW - UNIVERSITY LOOKING WEST (PRELIMINARY DESIGN)

CONDITIONS & RECOMMENDATIONS

BUILDING DETAILS

- Reduction in building details appear to be too drastic, and makes the building design appear too flat.
 Response: Sunshades have been added to windows, different types of metal panel profiles are used and a more prominent cornice has been added to the top of the building, creating a shadow line to cap the building mass. (See detail on page 2.0)
- Consider alternate parapet detailing that may not be as deep as approved, but still adds character to the overall design.
 Response: A solid matte black metal cornice has been added that protrudes 12" from the face of building. (See detail on page 2.0)
- Consider recessed windows and/or comparable building details.
 Response: Windows are inset to the furthest extent possible (1 1/4") to provide floor to ceiling windows. (See detail on page 6.0)

COLORS AND MATERIAL

- Provide larger metal panel samples for review; provide additional information on finishes as possible glare is still a concern.
 Response: Larger metal samples provided to display the differentiated profile types and colors. (See page 3.0)
- Continue to review proposed material transition in courtyard; flush material transition is not recommended.
 Response: Alternative material is no longer being proposed.

LANDSCAPE PLAN

See landscape responses on page 11.0 and 12.0

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 Minneapolis, Minnesota 55401
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A1.0

**DRC COMMENTS AND
 RESPONSES**

06/06/24

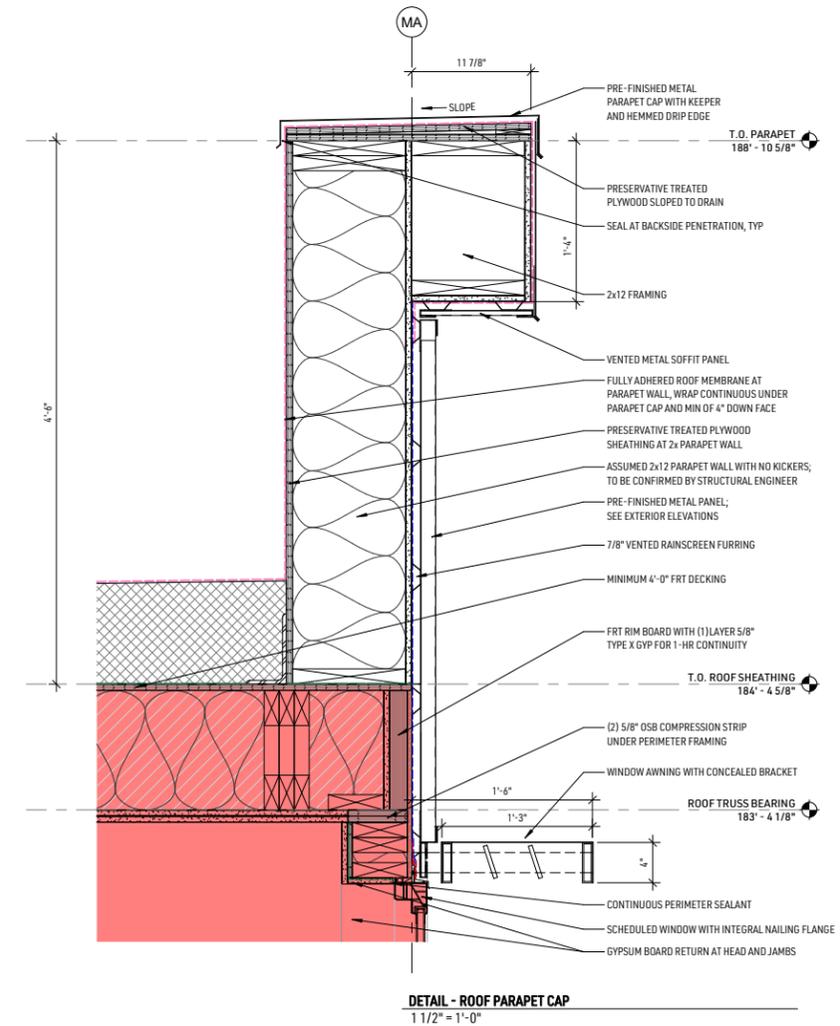
PARAPET CAP & SUNSHADES DETAILS



3D VIEW - SUNSHADE



3D VIEW - PARAPET CAP



DETAIL - ROOF PARAPET CAP
 1 1/2" = 1'-0"

DETAIL - PARAPET CAP & SUNSHADE

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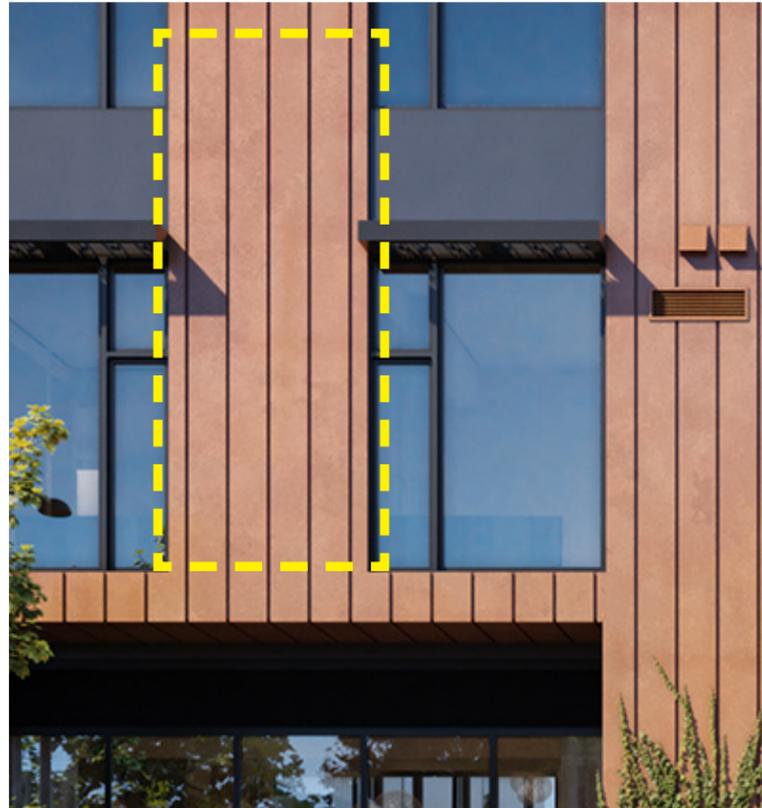
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A2.0

PARAPET CAP &
 SUNSHADE DETAILS

06/06/24

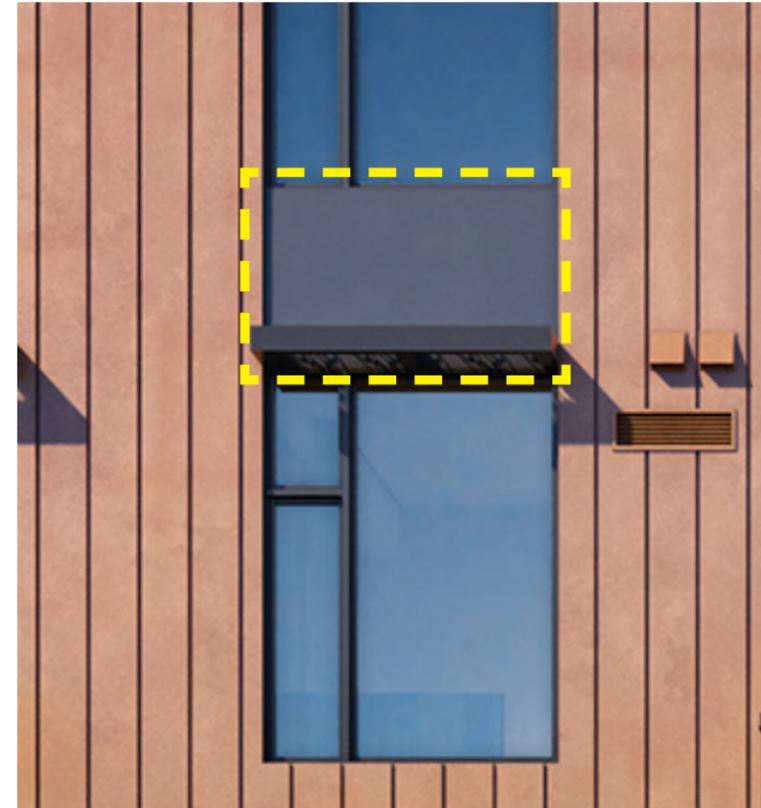
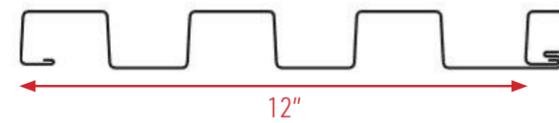
METAL PANEL DETAILS



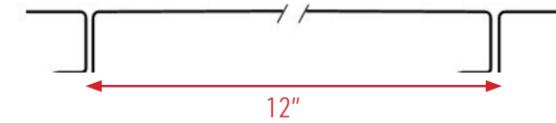
HIGHLINE S1 PANEL (VERTICAL)



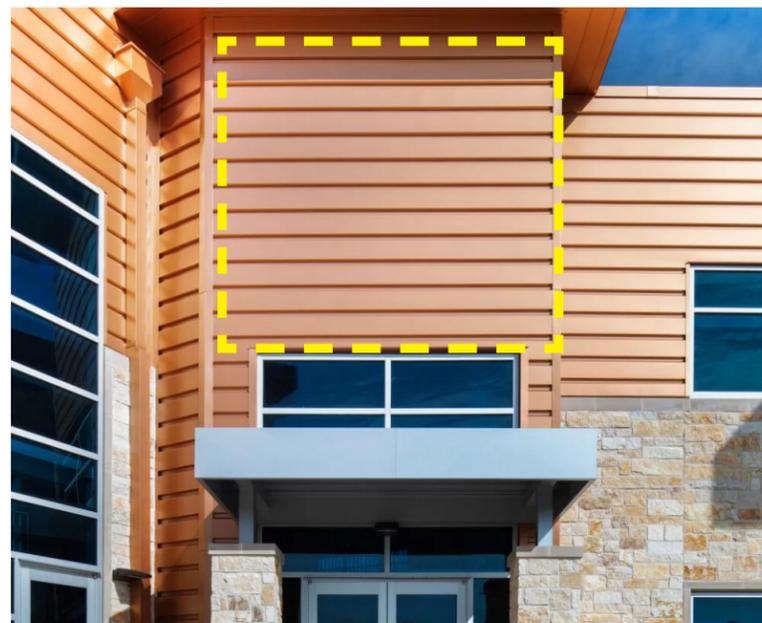
BOX RIB PANEL (VERTICAL)



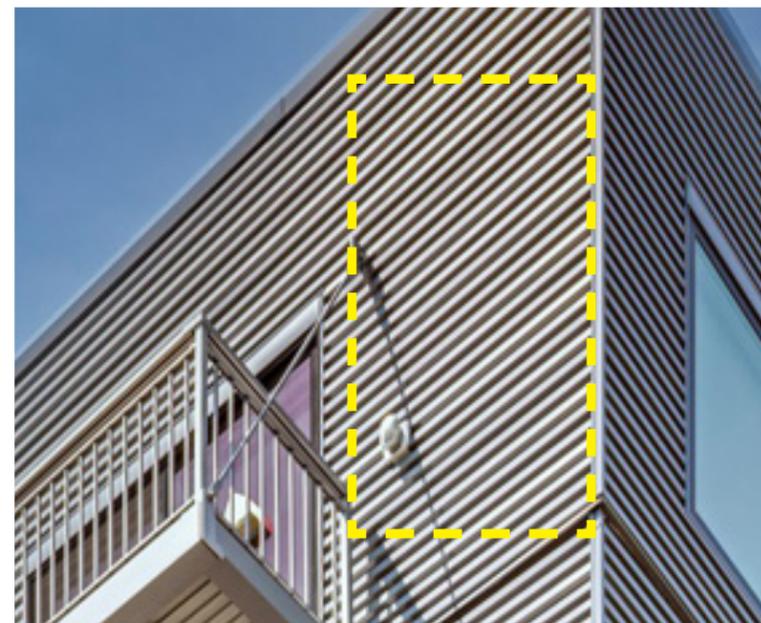
FLUSH SEAM PANEL



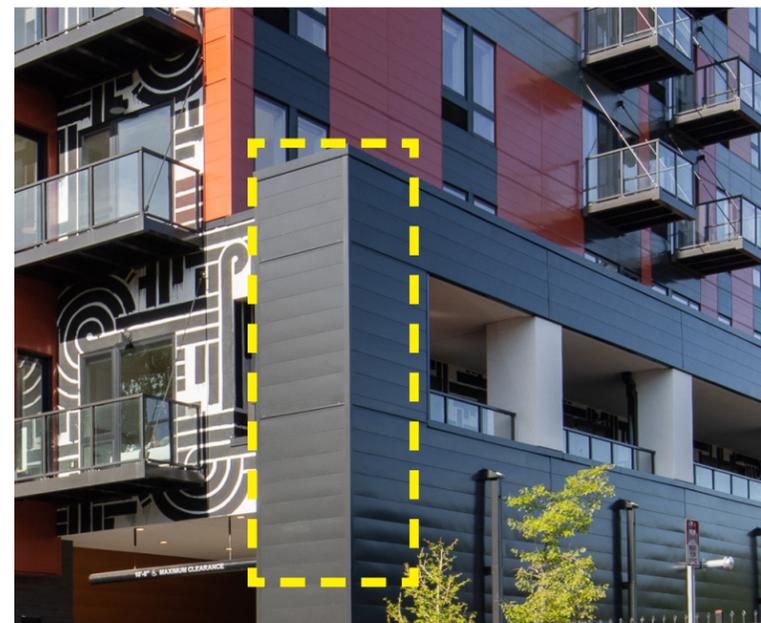
METAL PANEL REFERENCES



HIGHLINE S1 PANEL REFERENCE IMAGE (HORIZONTAL)



BOX RIB PANEL REFERENCE IMAGE (HORIZONTAL)



FLUSH PANEL REFERENCE IMAGE

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METAL PANEL DETAILS

06/06/24

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METAL PANEL MANUFACTURER REFERENCES - PAC-CLAD - COPPER PENNY COLOR AND PANEL VARIATION



WATERFORD BAY, ST. PAUL, MN



Pflugerville Elementary School, Pflu
Owner: Pflugerville Independent Sc
Architect:
General contractor: Bartlett Cocke General
Installing contractor: Dean Cor
Profiles: Composite Panels, Flush
Colors: Copper Penny, St

PFLUGERVILLE ELEMENTARY SCHOOL, PFLUGERVILLE, TX



LIFEGUARD ARENA, HENDERSON, NV



LONE STAR COLLEGE, HOUSTON, TX



ARC TECHNICAL EDUCATION BUILDING, SACRAMENTO, CA



METRIC APARTMENTS, MINNEAPOLIS, MN

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A4.0

METAL PANEL
MANUFACTURER
REFERENCES

06/06/24

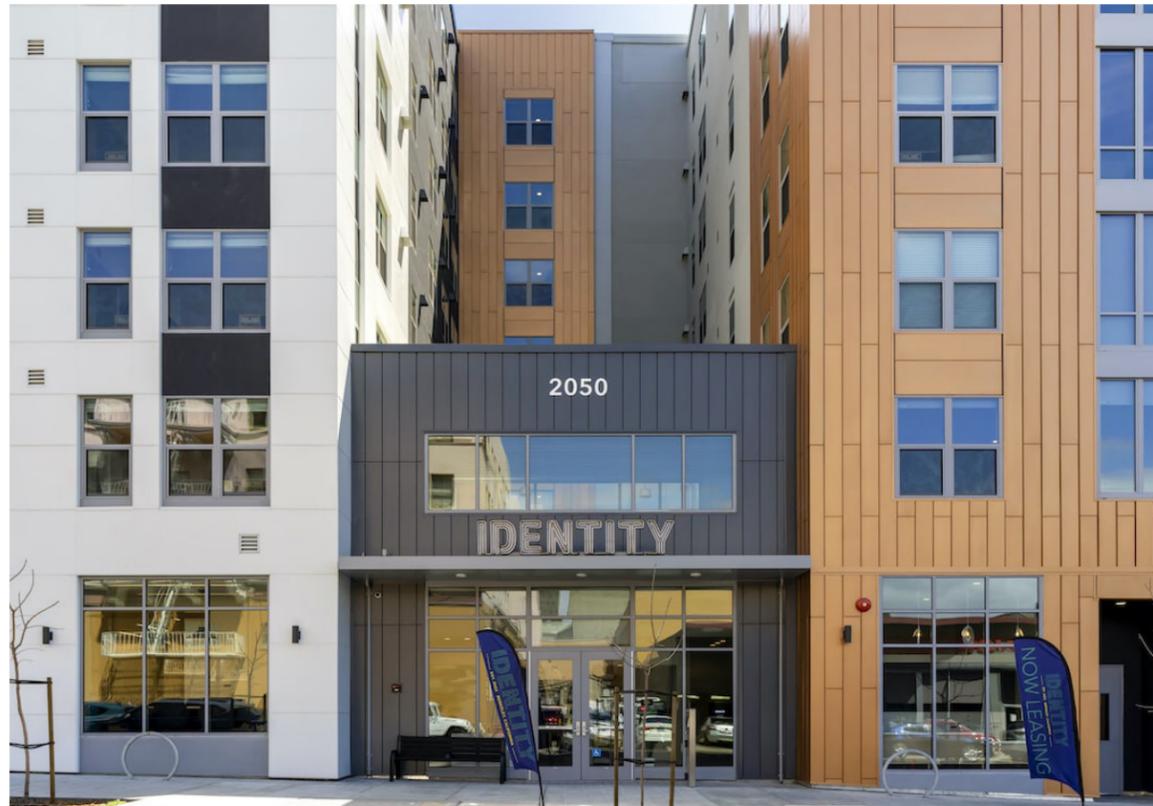
METAL PANEL REFERENCES IN BERKELEY AS REQUESTED BY DRC



IDENTITY - 2050 DURANT AVE - BERKELEY, CA



BOSCO APARTMENTS, BERKELEY, CA



IDENTITY - 2050 DURANT AVE - BERKELEY, CA



ARTIZAN APARTMENTS, OAKLAND, CA

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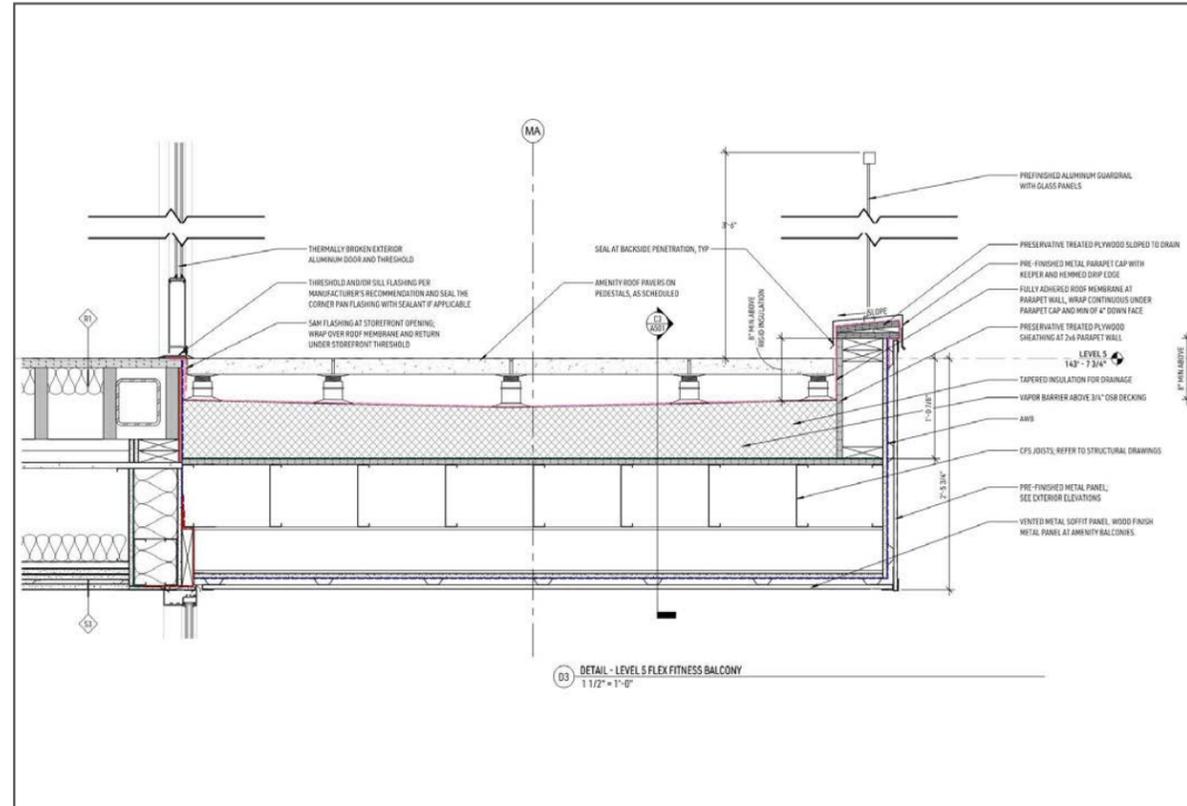
21 -128.01

A5.0

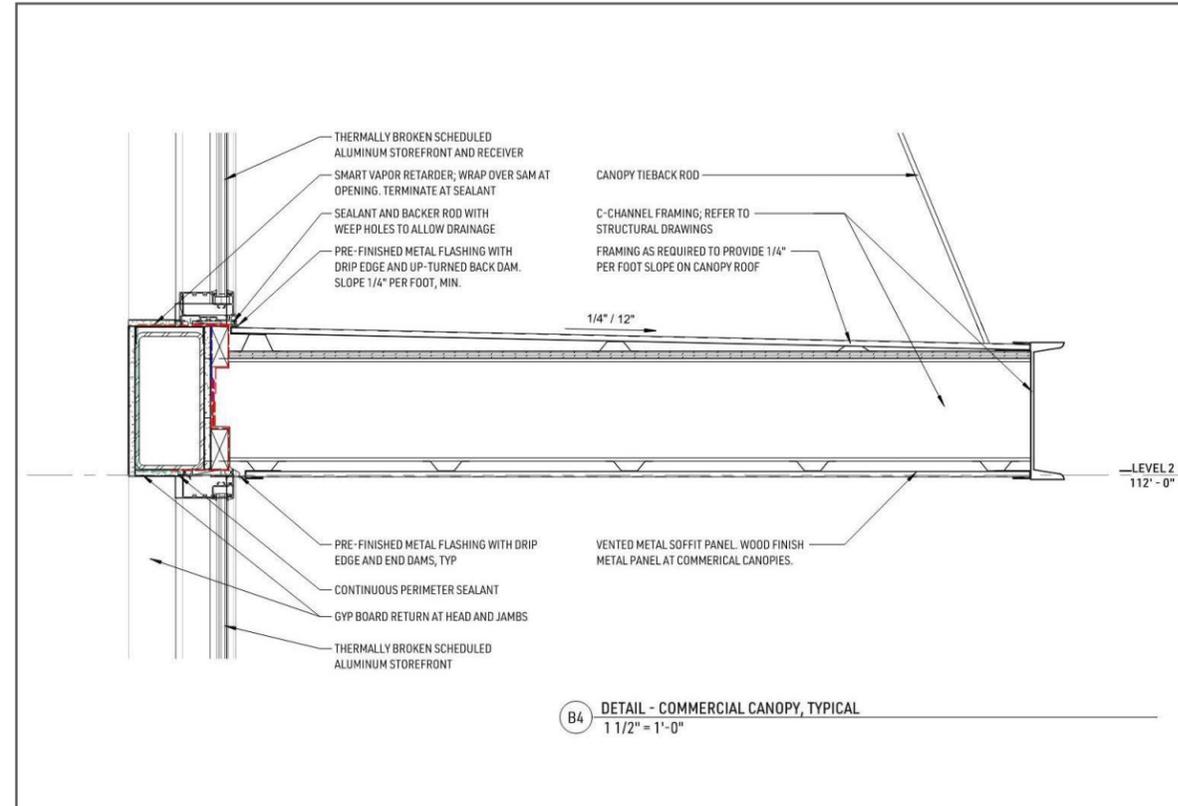
METAL PANEL
REFERENCES IN
BERKELEY

06/06/24

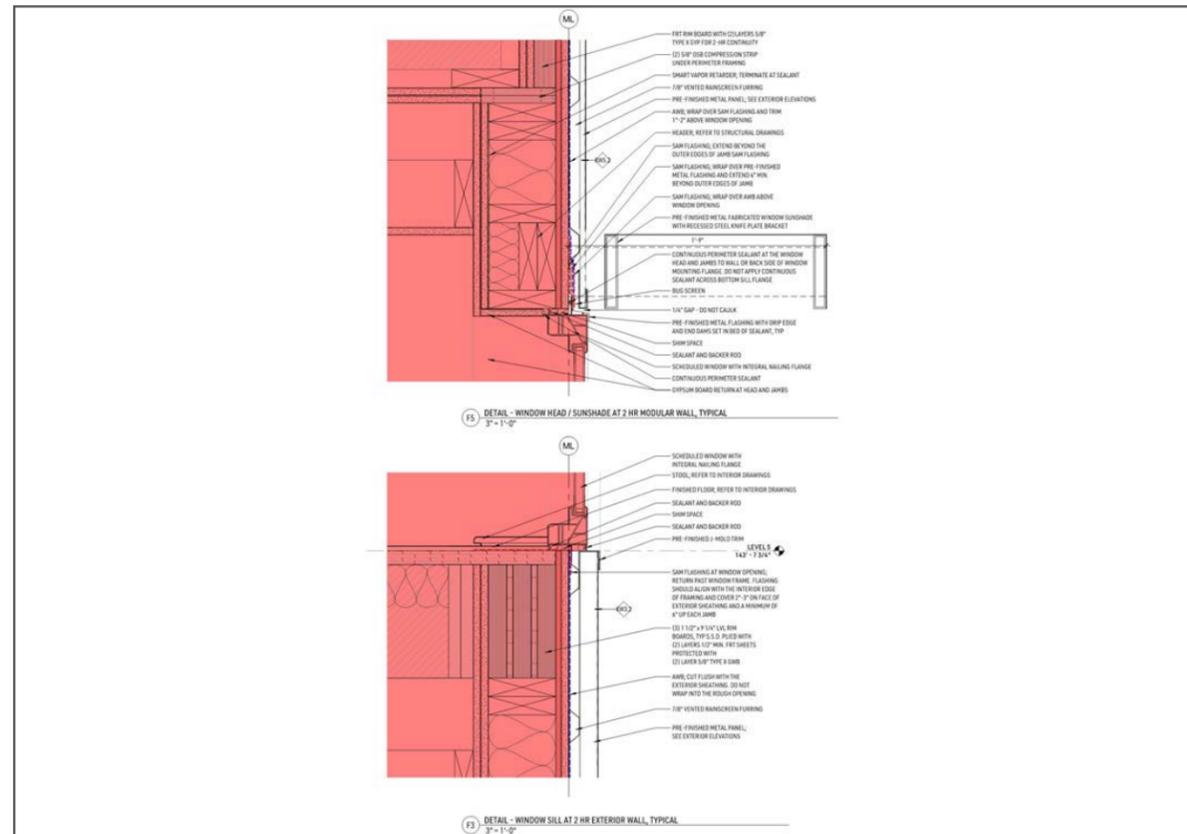
SUPPORTING DETAILS



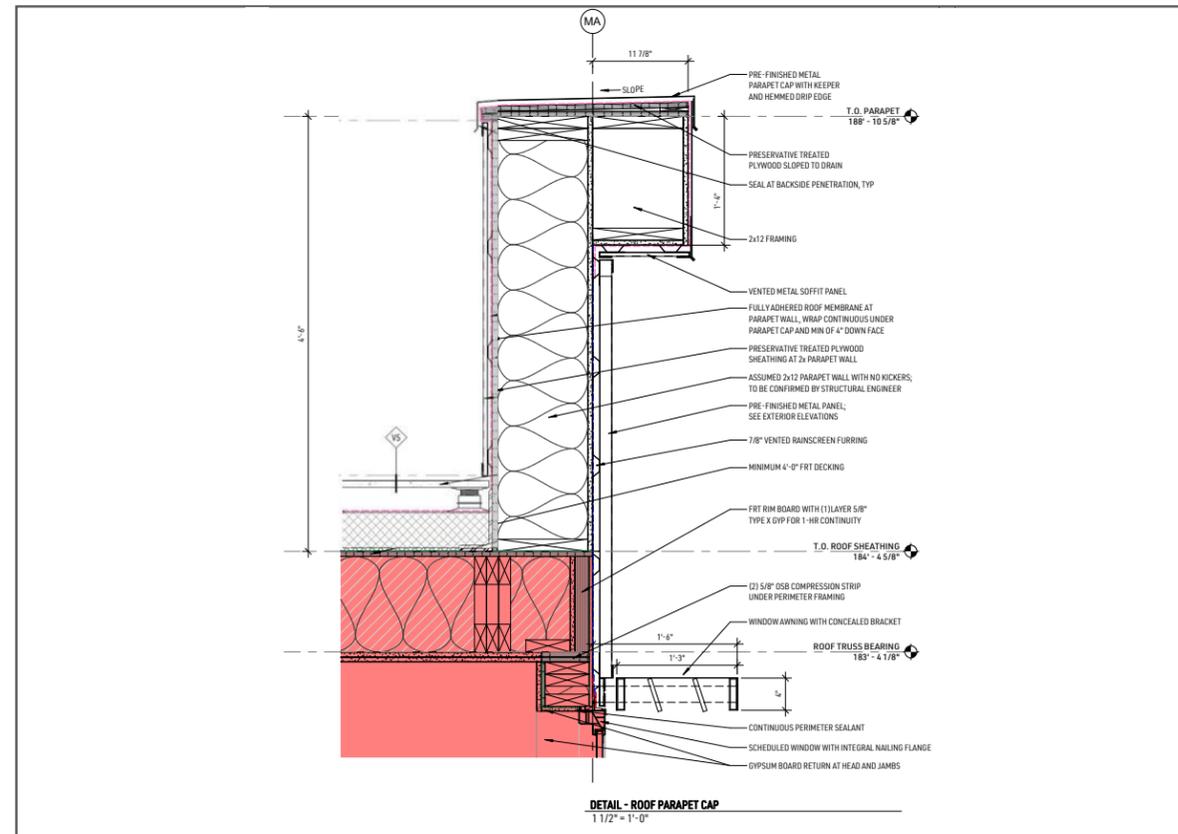
AMENITY BALCONY PARAPET DETAIL



COMMERCIAL CANOPY DETAIL



WINDOW HEAD AND SILL DETAIL



UNIT BALCONY PARAPET DETAIL

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A6.0

SUPPORTING DETAILS

06/06/24

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PREVIOUSLY SHOWN (5.23.24)



3D VIEW - UNIVERSITY AND CALIFORNIA (PREVIOUS PROPOSAL)

PROPOSED PROJECT (6.20.24)



3D VIEW - UNIVERSITY AND CALIFORNIA (CURRENT PROPOSAL)



3D VIEW - UNIVERSITY AND CALIFORNIA (PREVIOUS PROPOSAL)



3D VIEW - UNIVERSITY AND CALIFORNIA (CURRENT PROPOSAL)

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DRC COMMENTS AND
RESPONSES

06/06/24

PREVIOUSLY SHOWN (5.23.24)



3D VIEW - UNIVERSITY (PREVIOUS PROPOSAL)

PROPOSED PROJECT (6.20.24)



3D VIEW - UNIVERSITY (CURRENT PROPOSAL)



3D VIEW - RETAIL ENTRANCE (PRELIMINARY DESIGN. CREDIT: TRATCHENBERG ARCHITECTS)



3D VIEW - RETAIL ENTRANCE (CURRENT PROPOSAL)

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DRC COMMENTS AND
RESPONSES

06/06/24

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PROPOSED PROJECT (6.20.24)



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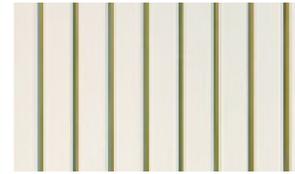
A9.0

**DRC COMMENTS AND
RESPONSES**

06/06/24



Metal 1: Copper Penny
 MFR: Pac-Clad
 Panel: Highline S1
 1-3/8" depth, 12" width
 Color: Copper Penny



Metal 2: Stone White
 MFR: Pac-Clad
 Panel: Highline S1
 1-3/8" depth, 12" or 16" width
 Color: Stone White



Metal 3: Champagne
 MFR: Pac-Clad
 Panel: Box Rib 1
 1-3/8" depth, 12" width
 Color: Champagne



Metal 4: Matte Black
 MFR: Pac-Clad
 Panel: Flush panel - smooth
 1" depth, 12" width
 Color: Matte Black



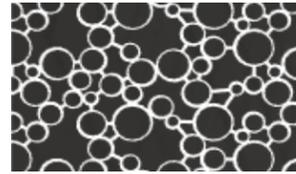
Metal 5: Matte Black
 MFR: Pac-Clad
 Panel: Misc. Metal
 Color: MatteBlack



Metal 6: Light Oak
 MFR: Knotwood
 Panel: Flush Panel
 6" width
 Color: Light Oak



Sunshades:
 MFR: Arch Louvers
 Style: Metal Sunshade Louvers
 Color: Matte Black



Railing:
 MFR: Crusader Fence Company
 Style: Custom - Vertical Pickets
 Color: Matte Black



Fence/Gate:
 MFR: Azek Exteriors or Similar
 Style: Composite Privacy Fence
 Color: Matte Black



Exterior Light:
 MFR: Wac Lighting
 Style: Cylindrical 12" Black Sconce Wall Light
 Color: Matte Black



Wood 1: Light Oak
 Door Panel: WDD1
 Color: Stain to Match Metal 6 - Light Oak



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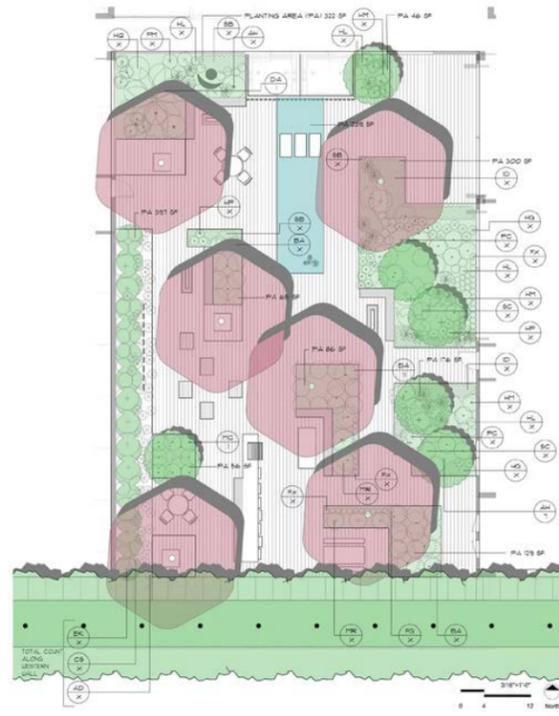
A10.0

MATERIAL BOARD

06/06/24

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LANDSCAPE DRC COMMENTS AND RESPONSES



PREVIOUSLY SHOWN LANDSCAPE PLAN (CREDIT: INSIDE OUT)

Plant List

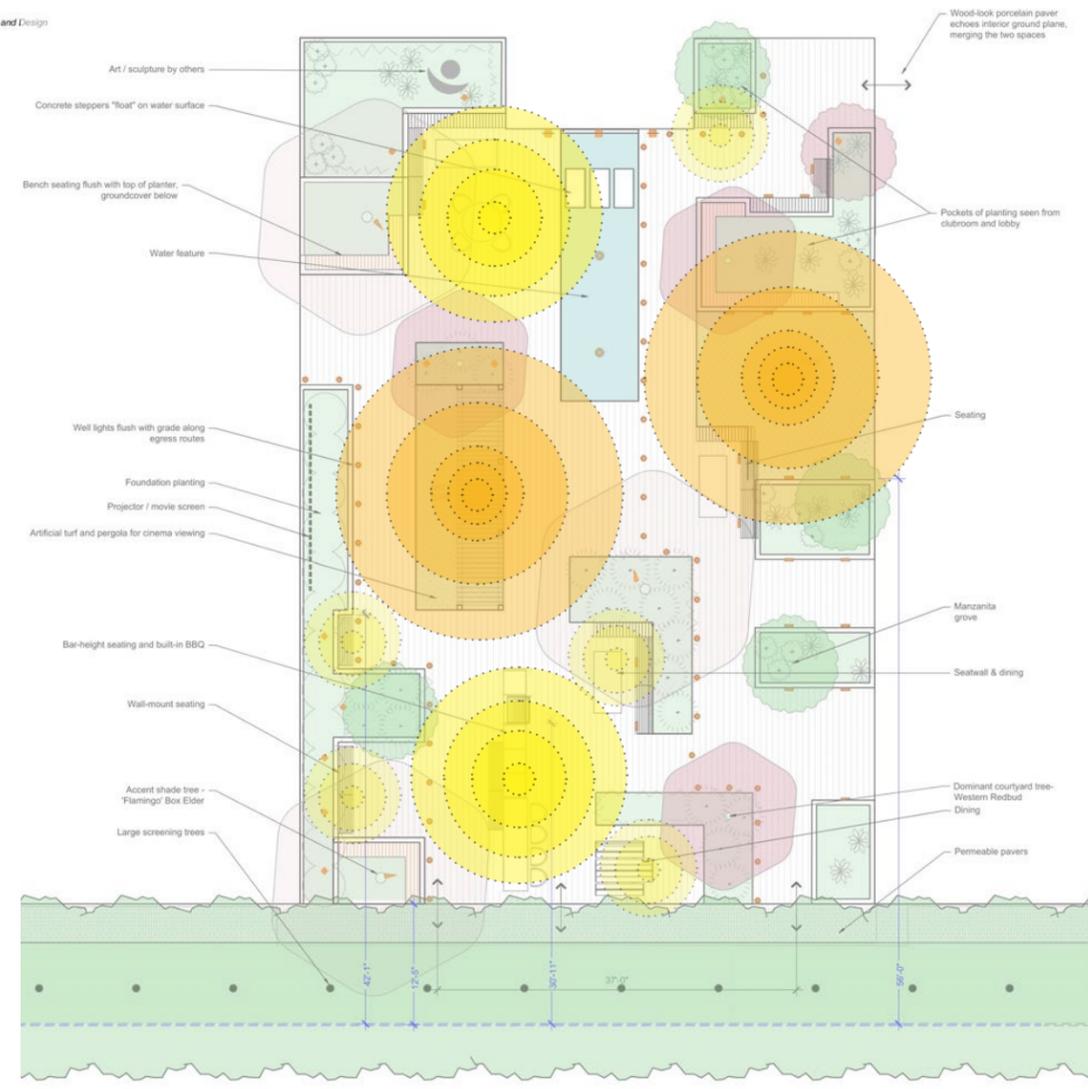
Index	Latin Name	Common Name	Size	Qty	Percent Spacing	WUCOLS	Exposure	FTP*	Notes	CA Native	
Trees											
AF	Acer negundo 'Flamingo'	Flamingo Box Elder	24" box STF	3	0.57%	As Shown	M	SU, P	X	Courtyard tree	C
AH	Acrostichum senale 'Dr. Hurd'	Dr. Hurd Manzanita	15 gallon	4	0.75%	As Shown	L	SU, P	X	Courtyard tree	C
CC	Callina coccinea 'Royal Purple'	Royal Purple Smoke Tree	15 gallon	1	0.19%	As Shown	L	SU	X	Courtyard accent	X
CD	Carica occidentalis	Western Redbud	24" box STF	1	0.19%	As Shown	VL	SU, PA	X	Courtyard tree	X
LD	Lagerströmia spp.	Crape Myrtle	24" box	1	0.19%	As Shown	L	SU	X	Street tree - California St	X
UD	Ulmus davidiana var. japonica 'Emerald Sunshiner'	Emerald Sunshiner Elm	24" box	4	0.76%	As Shown	L	SU	X	Street tree - University Ave	X
PC	Pinus canariensis	Canary Island Pine	24" box	20	3.75%	18" 0" c.c.	L	SU, PA, SH	X	Screening tree	X
Shrubs											
BA	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gallon	8	1.52%	30"	L	SU, P	X		C
CA	Carpenteria californica	South Anemone	5 gallon	2	0.38%	30"	M	any	X		C
OH	Comus senensis 'Hedgehog God'	Hedgehog God Redwing Dogwood	5 gallon	3	0.57%	60"	H	any	X		C
CK	Cephalanthus occidentalis 'Moonlight'	Moonlight Dwarf Butterflybush	5 gallon	4	0.76%	48"	M	SU, P	X		C
CL	Calycanthus occidentalis	Spice Bush	15 gallon	2	0.38%	72"	M	any	X		X
CP	Carex canna	Sand Dune Sedge	1 gallon	10	3.41%	24"	M	SU, P	X		X
EC	Epilobium canum 'Coral Canyon'	Coral Canyon California Fuchsia	1 gallon	36	6.63%	24"	L	SU, P	X		C
HM	Heuchera maxima	Island Heuchera	1 gallon	8	1.52%	30"	M	P, SH	X		C
HI	Heuchera microtha 'Plum Pudding'	Plum Pudding Heuchera	1 gallon	10	1.89%	18"	M	P, SH	X		C
JR	Junonia patens 'Clematis Gray'	Clematis Gray Ruellia	1 gallon	8	1.52%	30"	L	any	X		C
MB	Mimulus aurantiacus var. 'Sageo Ivory White'	White Santa Lucia Monkeyflower	5 gallon	8	1.52%	30"	L	SU, P	X		C
MC	Muhlenbergia capillaris 'Lancelot'	Pink Muhly Grass	1 gallon	15	2.84%	36"	L	any	X		X
MR	Muhlenbergia rigens	Deer Grass	5 gallon	9	1.70%	42"	L	any	X		X
PL	Phalaenopsis leaves 'Blizzard'	Blizzard Mock Orange	15 gallon	2	0.38%	60"	M	any	X		X
PM	Polystichum murinum	Western Sword Fern	1 gallon	20	3.75%	24"	M	P, SH	X		X
ST	Symphoricarpos albus 'Landscape Tilden Park'	Tilden Park Strawberry	5 gallon	3	0.57%	48"	L	any	X		X
WF	Woodwardia lobata	Giant Chain Fern	15 gallon	2	0.38%	as shown	M	P, SH	X		X
Groundcovers and Vines											
AJ	Adiantum jordanii	California Madenier Fern	1 gallon	33	6.25%	18"	H	P, SH	X		X
EG	Eriogonum fasciculatum 'Sage Breeze'	Sage Breeze Seaside Daisy	4" pots	9	0.86%	12"	L	any	X		X
EX	Eriogonum karwinskianum	Firebush	4" pots	5	0.95%	24"	L	any	X		X
FP	Ficus umbellata	Creeping Fig	1 gallon	41	7.71%	as shown	M	any	X	Streetscaping vine	X
FR	Fragaria chiloensis	Beach Strawberry	4" pots	82	16.48%	12"	M	SU, P, SH	X		X
FB	Festuca idahoensis 'Siskiyou Blue'	Siskiyou Fescue	1 gallon	44	8.33%	24"	VL	SU, P	X		C
FA	Festuca gracilis 'Cool as Ice'	Cool as Ice Fescue	4" pots	11	2.08%	12"	L	any	X		X
ID	Isis douglasiana	Douglas Iris	1 gallon	48	9.09%	as shown	L	SU, P	X		X
LC	Laymus condensus 'Canyon Prince'	Canyon Prince Blue Wild Rye	1 gallon	21	3.98%	36"	L	any	X		C
SC	Saxifraga 'Celestial Blue' (S. dewlandii x pachyphylla)	Celestial Blue Sage	1 gallon	1	0.19%	30"	L	SU, P	X		X
SB	Stachys byzantina	Lamb's Ear	1 gallon	34	6.44%	12"	L	any	X		X
SP	Sida spaldingii	Purple Needle Grass	1 gallon	5	0.95%	12"	VL	SU, P	X		X
VC	Vitis californica 'Hager's Red'	California Grape	1 gallon	3	0.57%	36"	L	SU, PA	X		C
Total California Native Plants			294		75.00%						
Total Non-Native Plants			132		25.00%						
Total Plants			526		100.00%						

Note: All plantings will be watered by an automated irrigation system compliant with City of Berkeley code. Water calculations will be documented and submitted to City for review. The proposed planting shall be WELCO compliant.

Note: approximately 75% of specified plants are California native and wildlife-supporting.

*Species selected for flow-through planters (FTP) per Stormwater C-3 Guidebook (Dabziel et al. 2022) and San Francisco Stormwater Management Requirements and Design Guidelines (SMRG).

Note: all landscape lighting will comply with the City of Berkeley Dark Skies ordinance and Bird Safe requirements.

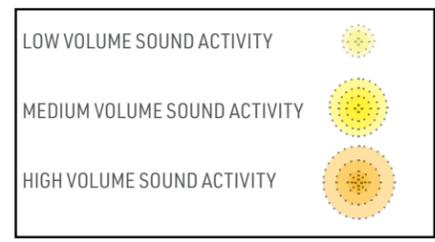


PROPOSED COURTYARD PLAN WITH SOUND ACTIVITY ZONES (CREDIT: INSIDE OUT)

LANDSCAPE PLAN COMMENTS (FROM LANDSCAPE ARCHITECT, INSIDE OUT)

- Consider an increase in the percentage of native plants in final plant palette
 - Plant list on L2.3 updated to show total California native and non-native plants calculated as a percentage of total individual plants given the quantities of each species listed. Currently, 75% of the plants specified are California native and wildlife-supporting. Note added to L3.2 to clarify that imagery represents a selection of species.
- Active areas in podium open space still appear to be located too near the south property line
 - The southern edge of the courtyard is located appx. 12'-5" from the southern property line (SPL). Distances from the SPL to the nearest active areas are as follows (Dimensions added on L1.0.):
 - Seating: 12'-5" (LOW)
 - BBQ: 30'-11" (MEDIUM)
 - Gathering area: 42'-1" (HIGH)
 - Artificial turf adj. to fitness room: 56'-0" (HIGH)

The expected usage of the courtyard space as designed is not expected to generate noise beyond the limits described in Berkeley Municipal Code Chapter 13.40 COMMUNITY NOISE. The fencing and large screening trees (Pinus canariensis, Canary Island Pine; plan L2.0, list L2.3, imagery L3.3) along the property line will provide privacy and partial sound mitigation, as will the distances of active areas from the property line as described above and shown on L1.0. (Imagery of P. canariensis added on L3.3.)



333 Washington Ave N, Suite 210
 Minneapolis, Minnesota 55401
 612.676.2700 www.djr-inc.com

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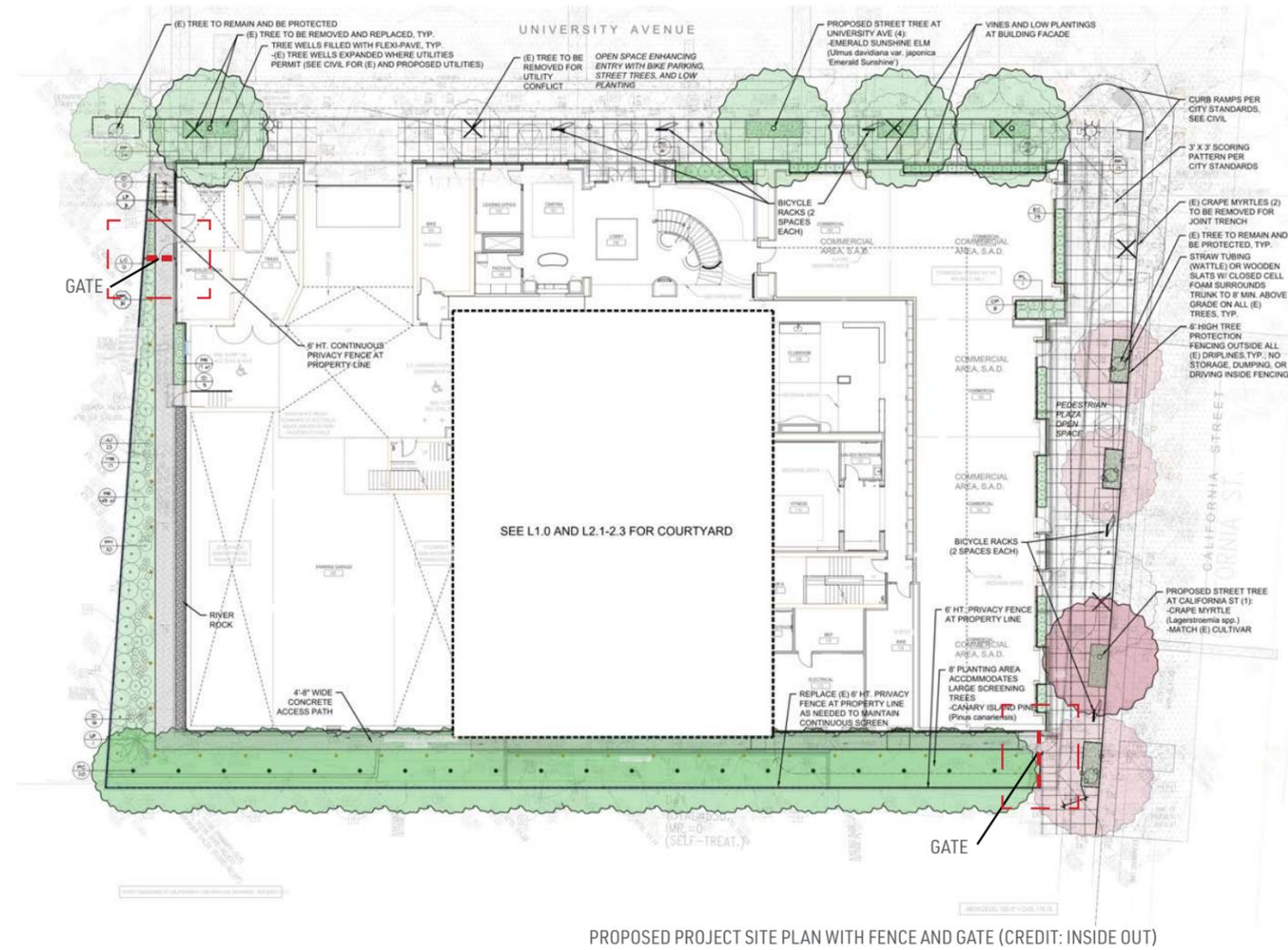
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LANDSCAPE DRC COMMENTS AND RESPONSES

06/06/24

LANDSCAPE DRC COMMENTS AND RESPONSES



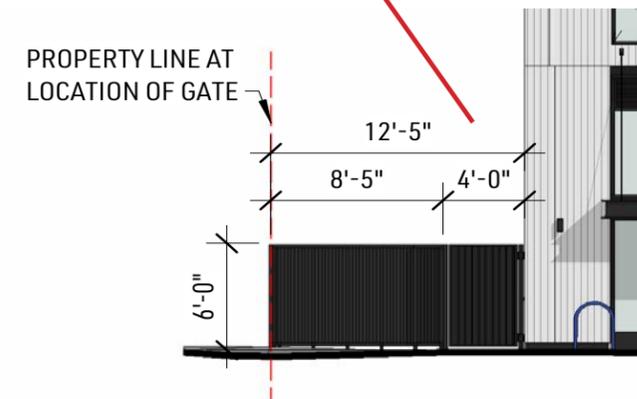
PROPOSED PROJECT SITE PLAN WITH FENCE AND GATE (CREDIT: INSIDE OUT)

LANDSCAPE PLAN COMMENTS (FROM LANDSCAPE ARCHITECT, INSIDE OUT)

- 3. Show proposed gates with privacy fences
 Privacy fence with gates located on the Southeast corner of property along California and the Northwest corner of property along University as shown in the image above and individual gate elevations to the right.



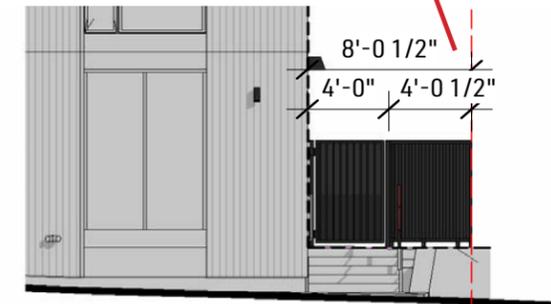
ELEVATION - EAST FENCE ON CALIFORNIA



FENCE DETAIL - EAST FENCE ON CALIFORNIA



ELEVATION - NORTH FENCE ON UNIVERSITY



FENCE DETAIL - NORTH FENCE ON UNIVERSITY

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333 Washington Ave N, Suite 210
 Minneapolis, Minnesota 55401
 612.676.2700 www.djr-inc.com

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LANDSCAPE DRC
 COMMENTS AND
 RESPONSES

06/06/24