

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
AUGUST 29, 2024

2820 SAN PABLO AVENUE PRELIMINARY DESIGN REVIEW

Design Review #DRCP2022-0005 to construct a four-story (50 foot) mixed-use building with one single-family dwelling, offices, and research and development at 2820 San Pablo Avenue; demolish the non-residential building at 2821 Tenth Street, and construct a two-story (34 feet 8 inch) building with office, research and development, and light manufacturing uses, and a garage with 23 off-street parking spaces, and one loading space.

I. Introduction

This mixed use project consists of two new buildings proposed on two adjacent lots that would be merged to become a single through lot with frontages on San Pablo Avenue and Tenth Street. The parcels are located between Grayson Street and Heinz Avenue with the Eastern portion of the project zoned as West Berkeley (C-W) Commercial District and the Western portion zoned as Mixed Use Residential (MU-R).

A demolition referral for the commercial building at 2821 Tenth Street went before the Landmarks Preservation Commission (LPC) in October 2022 where the Commission took no action.

The project is before the DRC this month for Preliminary Design Review.

II. Background

The proposed project would demolish the single-story commercial structure located at 2821 Tenth Street, while repurposing an existing single-story building located at 2817 Tenth Street. The project would merge two lots and construct two new mixed-use buildings that include the following components:

- 35-foot, two-story commercial building at 2821 Tenth Street with:
 - 10,400 square feet of non-residential garage space;
 - 1,135 square foot second floor roof deck;
 - 5,656 square foot third level roof deck.
- 50-foot, four-story mixed-use building at 2820 San Pablo Avenue with:

- Three floors of commercial office/ research and development space and entry plaza on the ground floor;
- One residential unit at the fourth floor with private patio;
- Smaller roof deck on the fourth floor for use by residential and commercial tenants.

III. Project Setting

A. Neighborhood/Area Description:

The proposed project would merge two adjacent parcels located in the West Berkeley Commercial District and Mixed-Use Residential District on the block between San Pablo Avenue and Tenth Street. The area generally consists of one- and two-story commercial and mixed-use buildings. Several new four- and five-story mixed use buildings are proposed and have been constructed along San Pablo to the North of the project. Many of the buildings are flush with the property line and edge of sidewalk and provide pedestrian interest at the street level. Other uses are automobile-oriented and feature large setbacks for parking and drive-through aisles. Uses on Tenth Street are primarily residential to the north and commercial/ industrial to the South.

B. Site Conditions:

The two sites identified for this project are located in West Berkeley between Grayson and Heinz. Once combined, the lot would have a forty-nine foot, 6 inch frontage on San Pablo Avenue and a ninety-nine foot frontage on Tenth Street. The existing residence on San Pablo has already been demolished due to safety concerns, leaving the lot vacant. The existing commercial building at 2821 Tenth would be demolished, while the building at 2817 Tenth that is occupied by Meyer Sound will be preserved. Existing curb cuts are provided at the Northeast corner of the site on San Pablo and at the Southwest corner on Tenth. The curb cut on Tenth Street will be retained by the proposed project.

Figure 1: Vicinity Map

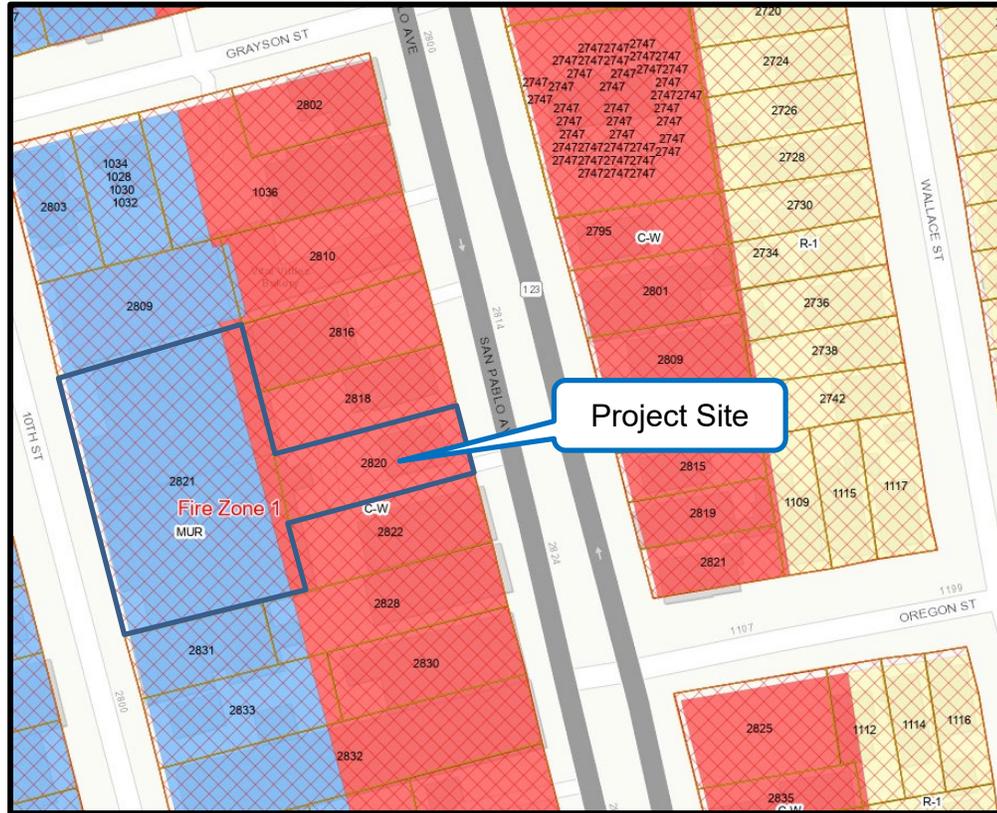


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Vacant (2820 San Pablo Avenue); light industrial manufacturing (2817-2821 Tenth Street)	C-W; MU-R	Avenue Commercial; Manufacturing Mixed Use
Surrounding Properties	North	Medical office; light industrial manufacturing	C-W	Avenue Commercial
	South	Mixed-use (medical office and residential); light industrial manufacturing		
	East	Auto repair and dwelling; contractor's yard, medical office, vacant, and mixed-use (medical office and residential);	MU-R	Manufacturing Mixed Use
	West	light industrial manufacturing; single-family dwellings, multi-family dwellings		

Table 2: Development Standards

Standard		Existing	Proposed	Permitted/ Required
BMC Sections 23.204.130 (C-W District), 23.206.090 (MU-R District), .23.322 (Parking and Loading)				
Lot Area (sq. ft.)		6,683 (2820 San Pablo); 25,686 (2817-2821 Tenth)	32,369 (lot merger)	N/A
Gross Floor Area (sq. ft.)		0; 23,318	15,195; 25,675	N/A
Floor Area Ratio		0; 0.91	2.27; 1	3; 1
Dwelling Units	Total	0; 0	1 (2820 San Pablo)	No limit in C-W as long as useable open space requirements are met; 20 (one dwelling unit/1,250 square-feet of lot area, and one additional dwelling unit is allowed for remaining lot area between 750 and 1,250 square-feet in MU-R)
Building Height	Maximum (ft.)	N/A; 28	50; 35	50 (for mixed-use in C-W); 35
	Stories	N/A; 1	4; 2	4 (for mixed-use in C-W); 2
Building Setbacks (ft.)	Front	N/A; 0	0; 5	0; 5
	Rear	N/A; 0	0; 0	0; 0
	Left Side	N/A; 0	0-15; 0	0; 0
	Right Side	N/A; 0	0-5; 0	0; 0
Lot Coverage (%)		0; 91	85 (with lot merger)	100
Usable Open Space (sq. ft.)		0; 0	478; 6,563	40; 0
Parking	Automobile	1; 0	23; 0	0
	Bicycle	0; 0	14 (in garage)	13 (1 per 2,000 square-feet of new commercial or industrial floor area)
Loading		2	3	3 (new construction of commercial and manufacturing uses of 10,000 square-feet or greater)

IV. Project Description

A. Requested Use Permits

- Use Permit: BMC Section 23.326.070(A) to demolish a non-residential building.
- Use Permit: BMC Section 23.204.140(B)(2)(a) to construct a mixed-use development of more than 9,000 square-feet.
- Use Permit: BMC Section 23.204.020(A)(footnote 5) to establish more than 5,000 square feet of office.
- Use Permit: BMC Section 23.204.030(A)(1)(a) to construct more than 5,000 square feet of new gross floor area.
- Use Permit: BMC Section 23.206.030(A)(1) to construct more than 10,000 square feet of new gross floor area.
- Use Permit: BMC Section 23.206.020(A)(footnote 3) to establish more than 5,000 square feet of office.
- Use Permit: BMC Section 23.206.020(A)(footnote 3) to establish more than 5,000 square feet of light manufacturing.
- Administrative Use Permit: BMC Section 23.204.020(B) to permit an unlisted land use (research and development) in the C-W District.
- Administrative Use Permit: BMC Section 23.206.020(B) to permit an unlisted land use (research and development) in the MU-R District.

B. CEQA Determination

An Initial Study/Mitigated Negative Declaration was prepared to evaluate the potential environmental impacts of the proposed project, pursuant to the California Environmental Quality Act (CEQA). The 30-day public comment period began on August 21, 2024, and ends on September 20, 2024; comments on the Initial Study/Mitigated Negative Declaration are due by 5:00 p.m. on that date. See the Notice of Intent for contact details.

The Initial Study/Mitigated Negative Declaration and Notice of Intent for this project is available online at: <https://aca.cityofberkeley.info/CitizenAccess/Default.aspx>. Click on Zoning tab; enter permit number #ZP2022-0038; click on the "Record Info" drop down menu; click on "Attachments" for a list of all application materials.

V. Design Review Guidelines

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

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

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

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

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

Lighting: Lighting for circulation, security, building/sign identification should be non-obtrusive, except for lighting fixtures which are themselves decorative additions to the streetscape.

Walls and Fences: Large, unarticulated expanses of any particular wall material that deaden the pedestrian environment should be avoided. The use of clear windows for ground floor retail projects is encouraged. Walls designed to allow sitting areas for pedestrian or space for landscaping and artwork are encouraged, especially in areas of heavy pedestrian use. Landscaping and/or art work should be maximized if large expanses of wall must be left devoid of openings.

Landscape and Open Space: Sidewalk areas should include landscaping that is coordinated with the neighborhood design.

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

VI. Issues and Analysis

A. Design Review Issues:

Neighborhood Context This two-building mixed use project is proposed in West Berkeley north of the San Pablo/ Ashby intersection. The project would merge two parcels to form a single parcel with frontages on San Pablo Avenue and Tenth Street. Surrounding parcels on both San Pablo and Tenth are occupied by primarily single- and two-story structures although several new four- and five-story mixed use buildings are proposed and have been constructed along San Pablo to the North of the project. Uses on San Pablo include auto-oriented, with a mix of residential and commercial/industrial uses surrounding the parcel on Tenth Street.

Massing The massing for this project includes a four-story building proposed on the portion of the parcel fronting on San Pablo and a two-story building proposed on the parcel fronting on Tenth street. The two buildings would be connected at the ground floor, second floor, and mezzanine levels by both interior and exterior landscaped spaces. Amenity spaces, garage space, and services spaces are intended to support both buildings.

Building Design The four-story building at 2820 San Pablo side is anchored by a solid tower at the Northeast corner that provides some verticality to the taller end of the project. A three-story frame of recessed windows encases the commercial floors and the fourth floor residential unit above is set from the front edge of the structure. A prominent roof overhang caps the residential unit on the fourth floor.

The two story building at 2821 Tenth Street is composed of several volumetric shapes. A curtain wall system is proposed at the Northwest corner of this façade

providing transparency and light to the tenant spaces within. A rectangular wood-clad volume is proposed at the center of the elevation, with decorative perforated metal panels located below. The building is set back at the southwest corner to provide vehicular access to the garage space.

Setbacks The proposed project meets the East property line on San Pablo with the exception of the main entrance, which peels back at the center of the façade to allow entry to the ground level courtyard that runs the length of the building. This courtyard accounts for a ten to fifteen foot setback from the South property line at the first and second floors of the 2820 San Pablo building. The two-story building proposed on the Tenth Street side meets the property line at the Southern edge of the parcel. A maximum five foot setback is proposed at the North property line for both buildings, as well as 5 foot setback from the West property line on Tenth Street.

Ground Floor Design The ground floor of this project is designed to have a continuous connection between the two buildings provided by an entry court that runs from entry at San Pablo Avenue to the garage space and lobby area located at the ground floor of the Tenth Street building. A loading zone is proposed at the Southwest corner of the project where existing curb cuts are located, and provides direct access to the garage and the trash room located within.

Landscape/ Open Space Open space for the project is provided by a series of landscaped courtyards and decks located throughout both buildings. The 2820 San Pablo building includes a 2,648 square foot exterior entry court at the ground floor, as well as communal and private decks at the roof level. The 2821 Tenth Street building proposes a small landscaped entry feature adjacent to the lobby space, a second story roof deck and a 5,656 square foot deck at the roof level. The roof deck is intended to serve both buildings and provides a mix of green space and moveable seating.

Colors and Materials The project proposes a mix of stucco, metal panel, ceramic tile, and wood siding. Aluminum windows are proposed throughout in a variety of finishes. Complete materials list can be found on Sheets A-200 thru A-203 of the drawing set.

B. Issues for Discussion:

- Massing
- Building Design
- Landscape/ Open Space
- Colors and Materials

VII. Recommendation

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

Attachments:

1. Project Plans, received August 15, 2024

2. Applicant Statement, received August 15, 2024

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Reviewed by: Anne Burns, aburns@berkeleyca.gov, (510) 981-7410



SAN PABLO

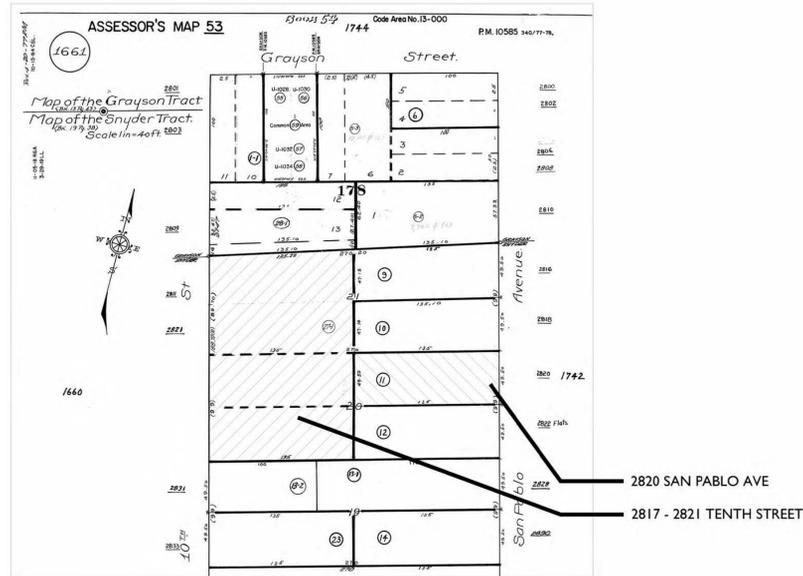


TENTH

2820 SAN PABLO
2821 TENTH ST
BERKELEY, CA

12.14.2023

studioKDA



ASSASSOR'S PARCEL MAP
 N.T.S.



VICINITY MAP

2820 SAN PABLO - 2821 10TH STREET (COMBINED DEVELOPMENT)				
C-W + MUR ZONING DISTRICTS				
	EXISTING	PROPOSED	ALLOWED / REQ'D	NOTES
LOT AREA:	32,389	32,389	N/A	
LOT COVERAGE:	24.500	27.461	N/A	
% LOT COVERAGE:	75.69%	84.84%	N/A	
TOTAL GSF:	23,318	40,870	N/A	
TOTAL FAR:	0.72	1.28	*	See Zoning District Information for Max. Allowed FAR
COMBINED OFF-STREET PARKING (PROPOSED BY USE CATEGORY)				
	EXISTING	# OF SPACES PROVIDED	# OF SPACES REQUIRED	
VEHICLE PARKING				
2821 TENTH ST	0	23	0	Per AB2087 - none req'd
2820 SAN PABLO AVE	0	0	0	Per AB2087 - none req'd
TOTAL	0	23	0	(1) Accessible Van Space req'd + (4) EV Spaces req'd
BICYCLE PARKING				
2821 TENTH ST	0	14	7.28	Combined Secure Bicycle Parking provided in garage at 2821 10th St Building
2820 SAN PABLO AVE	0	0	6.18	
TOTAL	0	14	13.46	
LOADING SPACES				
(EXISTING) 2817 TENTH ST	2	2	0	
2821 TENTH ST	1	1	1	1 Off Street Loading Space required for > 10,000 sf of New Commercial GBSF + 1 Adm'l Space for Each Adm'l 25,000 sf
2820 SAN PABLO AVE	0	0	1	1 Off Street Loading Space required for > 10,000 sf of New Commercial GBSF + 1 Adm'l Space for Each Adm'l 40,000 sf
TOTAL	3	3	2	

ZONING SUMMARY				
2817-2821 TENTH ST				
MUR ZONING DISTRICT				
	EXISTING	PROPOSED	ALLOWED / REQ'D	NOTES
LOT AREA:	25,686	25,686	N/A	
LOT COVERAGE:	23,318	23,345	N/A	
% LOT COVERAGE:	90.78%	90.89%	N/A	
LT. MFG WAREHOUSE				
2821 TENTH ST	1ST FLOOR	12,193	721	Existing Building to be Demolished, (N) Lobby Space and shared stair equally split between Office and Lt Mfg
	2ND FLOOR	0	5,642	
	MEZZANINE	0	0	
2817 TENTH ST	1ST FLOOR	11,125	11,125	No Changes Proposed to Existing 1-Story Building at 2817 Tenth
TOTAL		23,318	17,488	75% (17,488 SF) of Total Existing LT MFG Use to Remain, 25% Converted to (N) Office Use
OFFICE / R/D				
2821 TENTH ST	1ST FLOOR	0	721	Lobby, Trash, Stair and Shared Building Support Spaces Split Equally between Lt Mfg and Office / R/D Uses - see shaded areas on floor plans for delineation between uses
	2ND FLOOR	0	4,716	
	MEZZANINE	0	2,750	Mezzanine levels to be maximum 1/3 of GSF of floor area below per CBC definition
2817 TENTH ST	1ST FLOOR	0	0	No Changes Proposed to Existing 1-Story Building at 2817 Tenth
TOTAL		0	8,187	
DEVELOPMENT STANDARDS				
2817 - 2821 TENTH ST GSF	23,318	25,675	25,686	Max. Allowed GSF based on FAR = 1
FAR	0.91	1.00	1.00	
SETBACK - FRONT	0	5	5	
SETBACK - SIDES	0	0	0	
SETBACK - REAR	0	0	0	
HEIGHT (FEET)	28	35	35	
HEIGHT (STORIES)	1	2	2	Proposed Mezzanine is not considered a Floor by zoning or building code definition
OFF-STREET PARKING (PROPOSED BY USE CATEGORY)				
	SF	# OF SPACES PROVIDED	REQUIRED	
EXISTING LT. MFG WAREHOUSE (2817 10TH ST)	11,125	0	0	1 Space per 1000 sf of Gross Bldg SF for Lt. Mfg / Warehouse Use Per AB2087 - none req'd
NEW LT. MFG WAREHOUSE (2821 10TH ST)	6,363	SEE COMBINED	0	1 Space per 1000 sf of Gross Bldg SF for Lt. Mfg / Warehouse Use Per AB2087 - none req'd
NEW OFFICE / R/D (2821 10TH ST)	8,187	SEE COMBINED	0	2 Spaces per 1000 sf of Gross Bldg SF for Commercial use Per AB2087 - none req'd
TOTAL	25,675	SEE COMBINED	0	
BICYCLE PARKING (2817 10TH ST)	11,125	0	0	Existing Building to Remain - no additional bicycle parking required
BICYCLE PARKING (2821 10TH ST)	14,550	SEE COMBINED	7.28	1 Space per 2000 sf of New Gross Bldg SF of Non-residential Use
LOADING SPACES	14,550	SEE COMBINED	1.46	1 Off Street Loading Space required for > 10,000 sf of New Commercial GBSF
2820 SAN PABLO				
C-W ZONING DISTRICT				
	EXISTING	PROPOSED	ALLOWED / REQ'D	NOTES
LOT AREA:	6,883	6,883	N/A	
LOT COVERAGE:	1,182	4,116	N/A	
% LOT COVERAGE:	17.69%	61.59%	N/A	
OFFICE / R/D				
1ST FLOOR	0	4,116		
2ND FLOOR	0	3,977		
3RD FLOOR	0	3,977		
4TH FLOOR	0	291		
TOTAL	0	12,361		
RESIDENTIAL				
# OF UNITS	0	1	N/A	Existing residential structure was removed in 2022
1ST FLOOR	0	0		
2ND FLOOR	0	0		
3RD FLOOR	0	0		
4TH FLOOR	0	2,834		
TOTAL	0	2,834		
DEVELOPMENT STANDARDS				
2820 SAN PABLO AVE GSF	0	15,195	20,049	Max. Allowed GSF based on FAR = 3
FAR	0.00	2.27	3.00	
SETBACK - FRONT	0	5	5	
SETBACK - SIDES	0	0	0	Proposed Building Setback at Sides Varies, portions of building on both sides of lot are located on lot lines
SETBACK - REAR	0	0	0	
HEIGHT (FEET)	28	50	50*	*Per BMC Table 23E.84.070 - 4 Stories and 50' Building height allowed for projects with Residential Use on 4th Flr
HEIGHT (STORIES)	1	4	4*	
	SF	PROVIDED	REQ'D	
USABLE OPEN SPACE (U.O.S.)	2,834	478	71	40 SF of U.O.S. per Dwelling Unit
LANDSCAPE U.O.S.		36	16	16 SF of Landscape = 40% of Req'd U.O.S.
OFF-STREET PARKING (PROPOSED BY USE CATEGORY)				
	SF	# OF SPACES PROVIDED	REQUIRED	
COMMERCIAL (OFFICE / R/D)	12,361	SEE COMBINED	0	2 Spaces per 1000 sf of Gross Bldg SF for Commercial use Per AB2087 - none req'd
RESIDENTIAL	2,834	SEE COMBINED	0	none req'd
TOTAL	15,195	SEE COMBINED	0	
BICYCLE PARKING - COMMERCIAL	12,361	SEE COMBINED	6.18	1 Space per 2000 sf of Gross Bldg SF for Commercial use
BICYCLE PARKING - RESIDENTIAL	1	# OF SPACES PROVIDED	REQUIRED	
	UNITS	0	-	1 to 4 Units - Long-Term and Short-Term Bicycle Parking Not Required
	SF	# OF SPACES PROVIDED	REQUIRED	
LOADING SPACES	12,361	SEE COMBINED	1	1 Off Street Loading Space required for > 10,000 sf of New Commercial GBSF

USE PERMIT APPLICATION FOR NEW MIXED USE DEVELOPMENT

2817 - 2821 TENTH ST & 2820 SAN PABLO AVE

BERKELEY, CA 94702

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PROJECT TEAM

SHEET INDEX

THE PROPOSED PROJECT ENTAILS THE DEMOLITION OF (2) EXISTING STRUCTURES AT 2820 SAN PABLO AVE AND 2821 TENTH STREET IN BERKELEY, CALIFORNIA. ALSO PROPOSED IS THE CONSTRUCTION OF (2) INTEGRALLY CONNECTED BUILDINGS AND TREATED AS ONE SINGLE DEVELOPMENT.

2821 TENTH STREET IS PROPOSED TO BE TWO STORIES WITH A MEZZANINE/ROOF DECK ABOVE AND PARKING FOR THE WHOLE DEVELOPMENT AT GROUND LEVEL. THE BUILDING OCCUPANCY WILL BE A MIX OF LIGHT INDUSTRIAL AND OFFICE USES, RESEARCH & DEVELOPMENT. THE PROPOSED BUILDING WILL MAINTAIN 75% OF THE EXISTING ON-SITE LIGHT MANUFACTURING USE BY SQUARE FOOTAGE - CONSISTENT WITH GOALS SET OUT IN THE WEST BERKELEY SPECIFIC PLAN.

2820 SAN PABLO AVENUE IS PROPOSED TO BE A FOUR STORY STRUCTURE WITH OFFICES / RESEARCH & DEVELOPMENT ON FLOORS 1-3 AND A RESIDENCE ON FLOOR 4.

PROJECT DESCRIPTION



studio KDA
 1810 sixth street, berkeley, ca 94710
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2817-2821 10th Street
 & 2820 San Pablo Ave

Berkeley, California
 94704



SHEET #	SHEET NAME
GENERAL	
G000	COVER SHEET
G001	SITE PHOTOS
G002	PERSPECTIVE CONTEXT RENDERINGS
G003	AERIAL PERSPECTIVE VIEWS
G004	RENDERINGS - 2820 SAN PABLO AVE.
G005	RENDERINGS - 2821 TENTH ST.
G006-11	SHADOW STUDIES
G020	RAIN WATER LEADER DIAGRAMS
G021	CONCEPTUAL GRADING PLAN
G033	OPEN SPACE CALCULATIONS/DIAGRAMS
CIVIL DRAWINGS	
C-001	TOPOGRAPHIC & PREDEVELOPMENT AREAS
C-002	STORMWATER CONTROL PLAN
ARCHITECTURAL DRAWINGS	
A001	EXISTING SITE PLAN
A050	SITE TOPOGRAPHY
A100	ARCHITECTURAL SITE PLAN
A101	PROPOSED GROUND FLOOR PLAN
A102	PROPOSED SECOND FLOOR PLAN
A103	PROPOSED THIRD FLOOR PLAN
A104	PROPOSED FOURTH FLOOR PLAN
A107	PROPOSED ROOF PLAN
A200	PROPOSED ELEVATIONS & MATERIALS
A201	PROPOSED ELEVATIONS & MATERIALS
A202	PROPOSED ELEVATIONS & MATERIALS
A203	PROPOSED ELEVATIONS & MATERIALS
A300	BUILDING SECTIONS
A301	BUILDING SECTIONS
LANDSCAPE DRAWINGS	
L101	1ST FLOOR MATERIALS PLAN
L102	2ND FLOOR MATERIALS PLAN
L103	3RD FLOOR MATERIALS PLAN
L104	4TH FLOOR MATERIALS PLAN
L105	ROOF MATERIALS PLAN
L106	MATERIAL IMAGES
L200	PLANTING SCHEDULE
L201	GROUND FLOOR PLANTING PLAN
L202	2ND FLOOR PLANTING PLAN
L203	3RD FLOOR PLANTING PLAN
L204	4TH FLOOR PLANTING PLAN
L300	IRRIGATION NOTES AND LEGEND
L301	GROUND FLOOR IRRIGATION PLAN
L302	2ND FLOOR IRRIGATION PLAN
L303	3RD FLOOR IRRIGATION PLAN
L304	4TH FLOOR IRRIGATION PLAN

PROJECT ISSUE RECORD:

CITY PERMIT RECORD:	USE PERMIT APPLICATION
07/02/2021	U.P. REV-1
07/08/2022	U.P. REV-1
08/29/2022	U.P. REV-2
06/23/2023	U.P. REV-3
12/14/2023	U.P. REV-4
12/15/2023	U.P. REV-5
03/25/2025	U.P. REV-6

PROJECT:

KELO2

TITLE:

COVER SHEET

SHEET:

G000



4 PROPOSED VIEW FROM SAN PABLO ENTRY COURTYARD LOOKING NORTH AT ENTRY
 N.T.S.



2 PROPOSED VIEW FROM SAN PABLO ENTRY COURTYARD LOOKING WEST
 N.T.S.



3 PROPOSED VIEW FROM SAN PABLO ENTRY COURTYARD LOOKING EAST
 N.T.S.



1 PROPOSED STREET VIEW FROM SAN PABLO AVE
 N.T.S.

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2817-2821 10th Street
 & 2820 San Pablo Ave
 Berkeley, California
 94704



PROJECT ISSUE RECORD:

DATE	DESCRIPTION

CITY PERMIT RECORD:

DATE	DESCRIPTION
07/02/2021	USE PERMIT APPLICATION
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08/29/2022	U.P. REV-2
06/23/2023	U.P. REV-3
12/14/2023	U.P. REV-4

PROJECT:

KELO2

TITLE:

RENDERINGS
 2820 SAN PABLO
 ENTRY SEQUENCE
 SHEET:

G004



4 PROPOSED SECTION VIEW OF ENTRY STAIR
 N.T.S.



2 PROPOSED VIEW FROM SAN PABLO ENTRY COURTYARD LOOKING WEST AT 2821 10TH GARAGE DOOR
 N.T.S.



3 PROPOSED LOBBY VIEW W INTERIOR VIDEO WALL
 N.T.S.



1 PROPOSED BUILDING FACADE PERSPECTIVE FROM 10TH STREET
 N.T.S.

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2817-2821 10th Street
 & 2820 San Pablo Ave
 Berkeley, California
 94704



PROJECT ISSUE RECORD:

CITY PERMIT RECORD:

07/02/2021	USE PERMIT APPLICATION
07/08/2022	U.P. REV-1
08/29/2022	U.P. REV-2
06/23/2023	U.P. REV-3
12/14/2023	U.P. REV-4

PROJECT
 KELO2

TITLE
 RENDERINGS
 2821 TENTH STREET

SHEET:

G005



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 Berkeley, California
 94704



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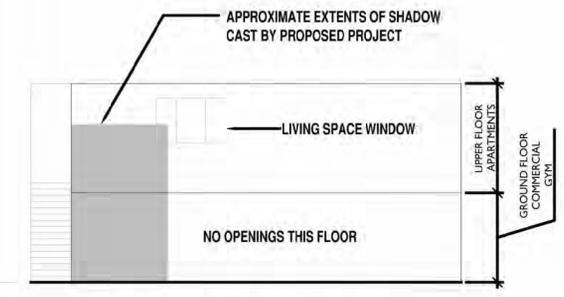
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07/08/2022	U.P. REV-1
08/29/2022	U.P. REV-2
06/23/2023	U.P. REV-3
12/14/2023	U.P. REV-4

PROJECT:
 KEL92

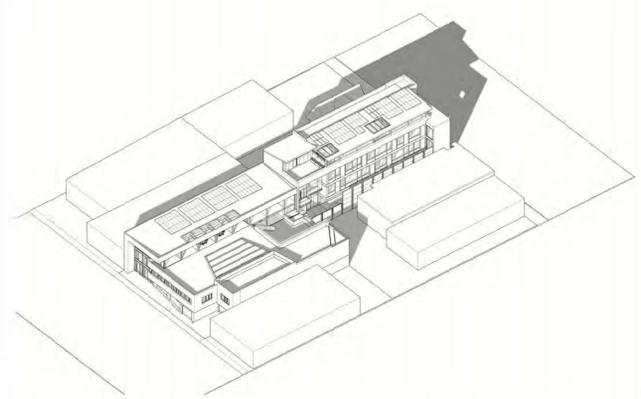
TITLE:
 SHADOW
 STUDIES

SHEET:

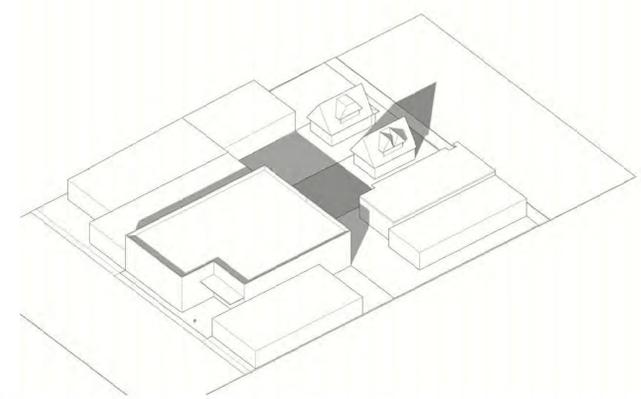
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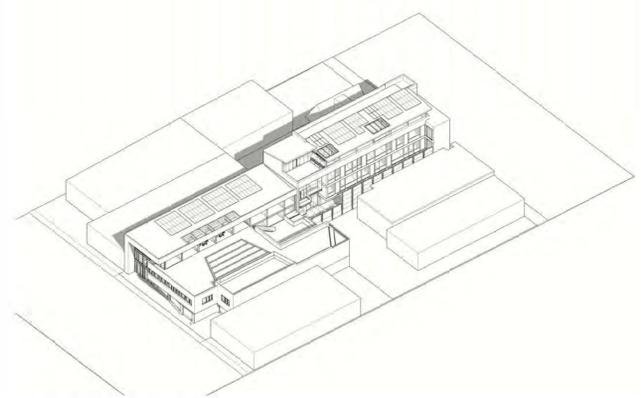
2822 SAN PABLO AVE - WEST FACADE



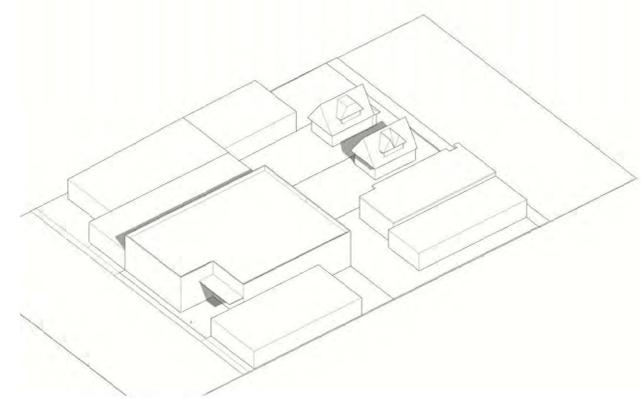
3:55 PM - PROPOSED CONDITION



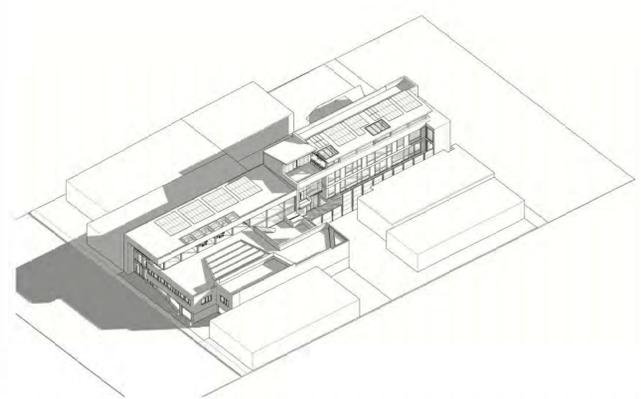
3:55 PM - EXISTING CONDITION



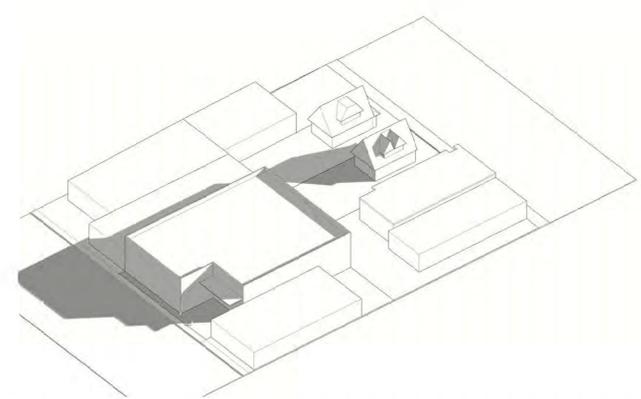
12:00 PM - PROPOSED CONDITION



12:00 PM - EXISTING CONDITION



8:51 AM - PROPOSED CONDITION



8:51 AM - EXISTING CONDITION





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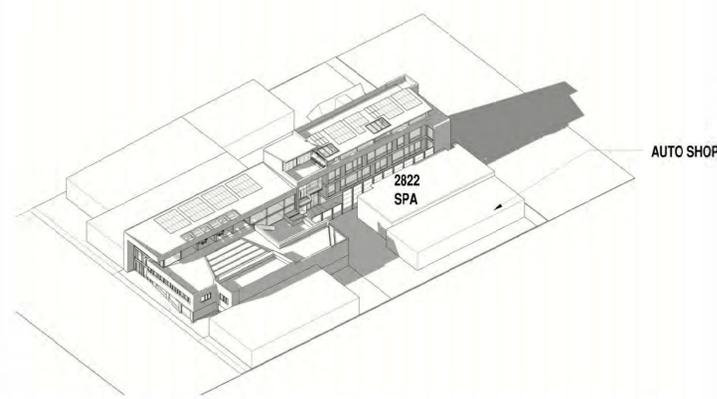


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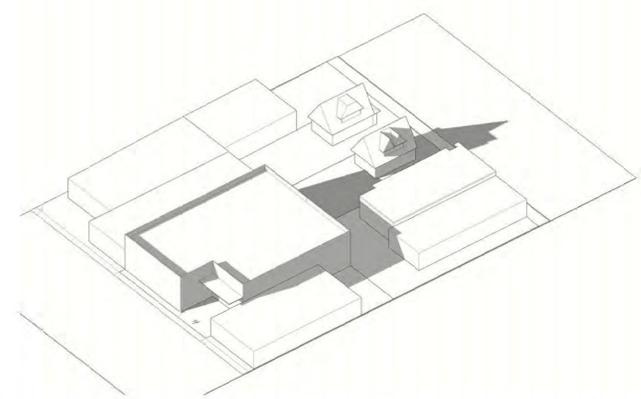
CITY PERMIT RECORD:	
07/02/2021	USE PERMIT APPLICATION
07/08/2022	U.P. REV-1
08/29/2022	U.P. REV-2
06/23/2023	U.P. REV-3
12/14/2023	U.P. REV-4

PROJECT:
 KEL92
 TITLE:
 SHADOW
 STUDIES
 SHEET:

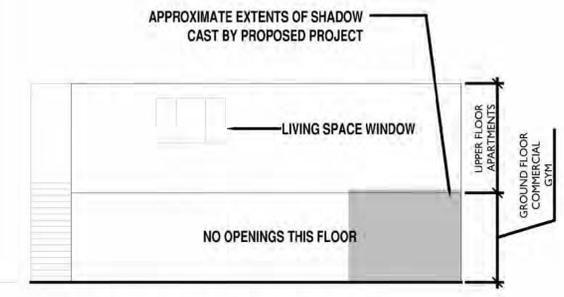
G009



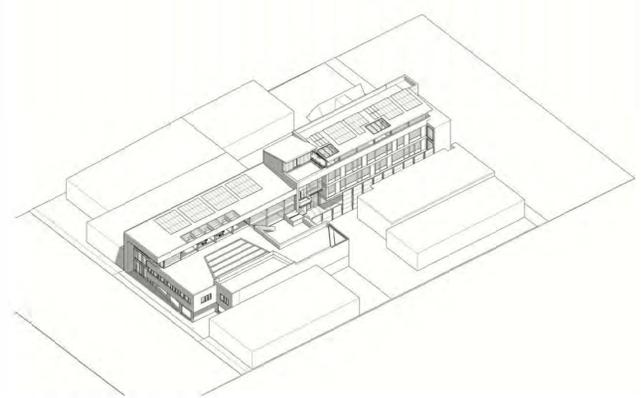
6:35 PM - PROPOSED CONDITION



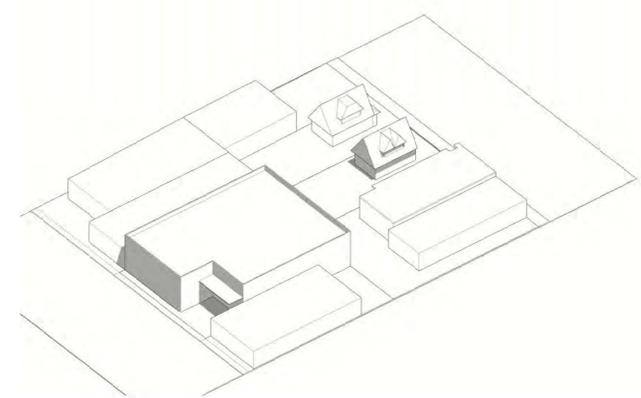
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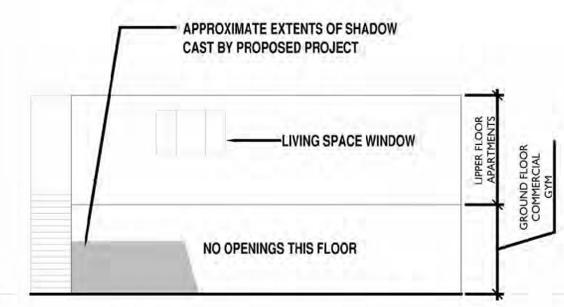
2822 SAN PABLO AVE - WEST FACADE



12:00 PM - PROPOSED CONDITION



12:00 PM - EXISTING CONDITION



2822 SAN PABLO AVE - WEST FACADE





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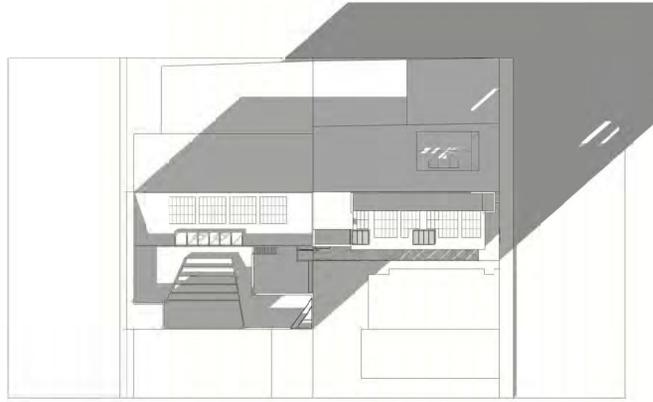
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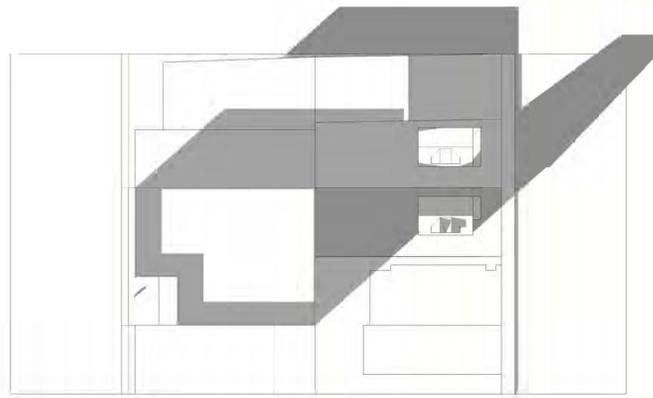
07/02/2021	USE PERMIT APPLICATION
07/08/2022	U.P. REV-1
08/29/2022	U.P. REV-2
06/23/2023	U.P. REV-3
12/14/2023	U.P. REV-4

PROJECT:
 KEL92
 TITLE:
 SHADOW
 STUDIES
 SHEET:

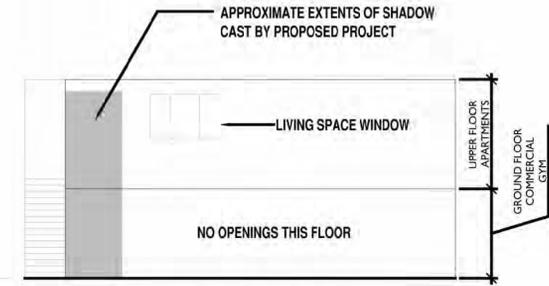
G010



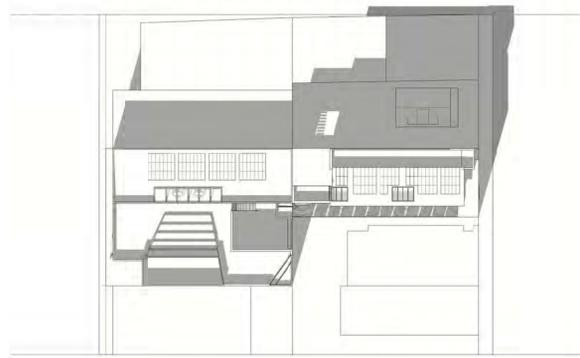
2:54 PM - PROPOSED CONDITION



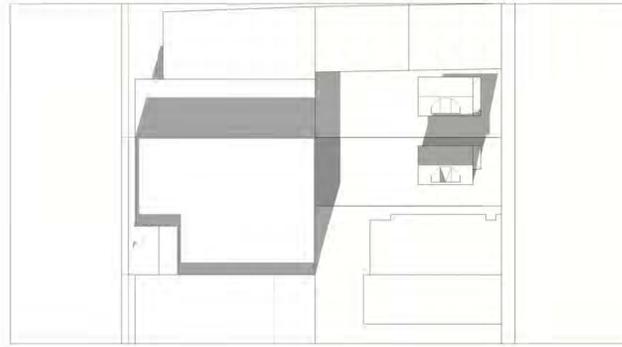
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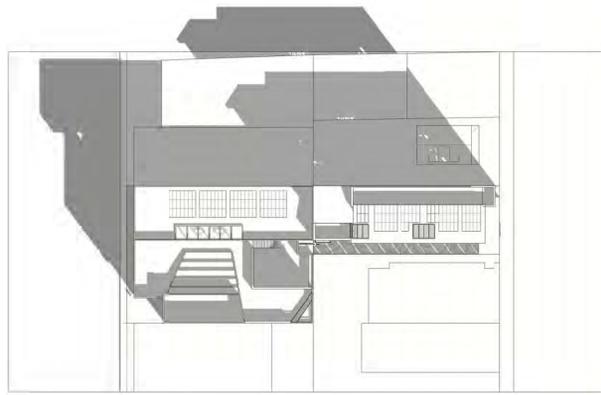
2822 SAN PABLO AVE - WEST FACADE



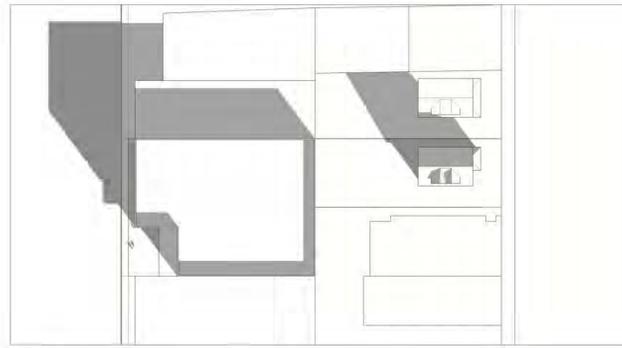
12:00 PM - PROPOSED CONDITION



12:00 PM - EXISTING CONDITION



9:21 AM - PROPOSED CONDITION



9:21 AM - EXISTING CONDITION





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06/23/2023	U.P. REV-3
12/14/2023	U.P. REV-4

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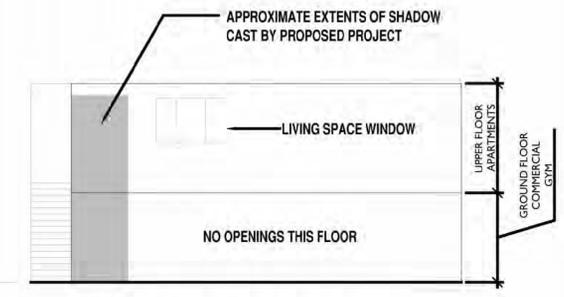
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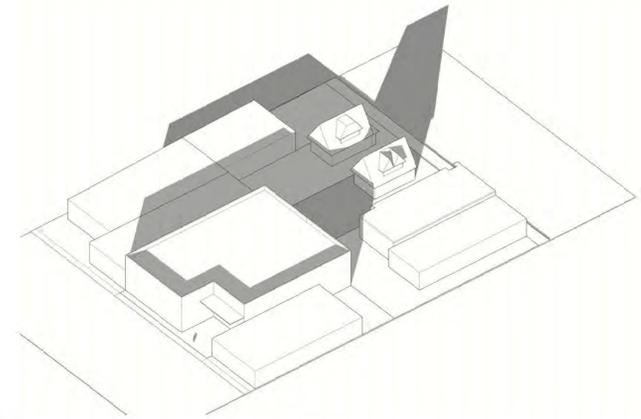
SHADOW STUDIES

SHEET:

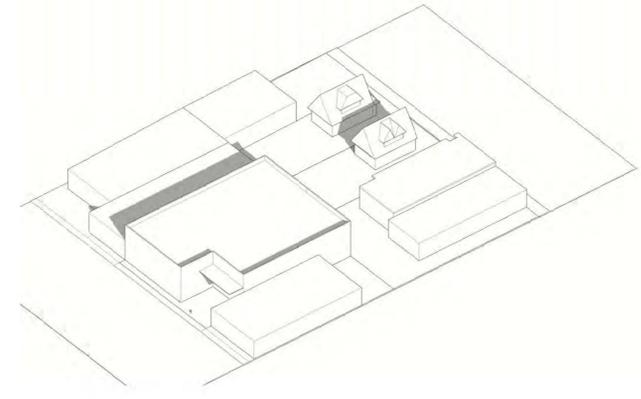
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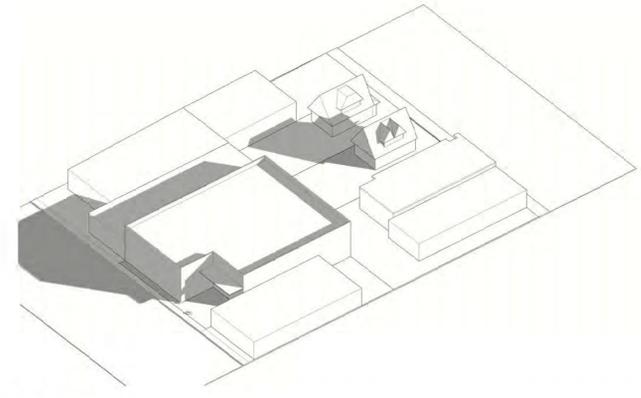
2822 SAN PABLO AVE - WEST FACADE



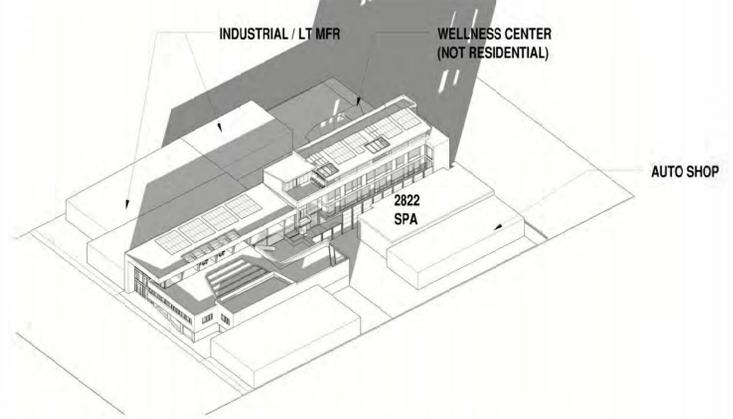
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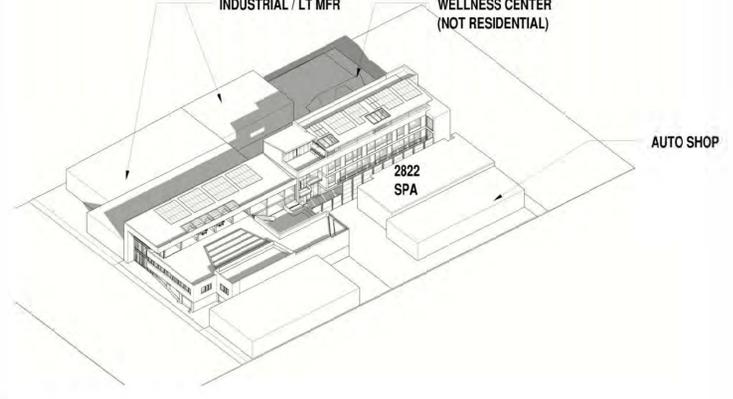
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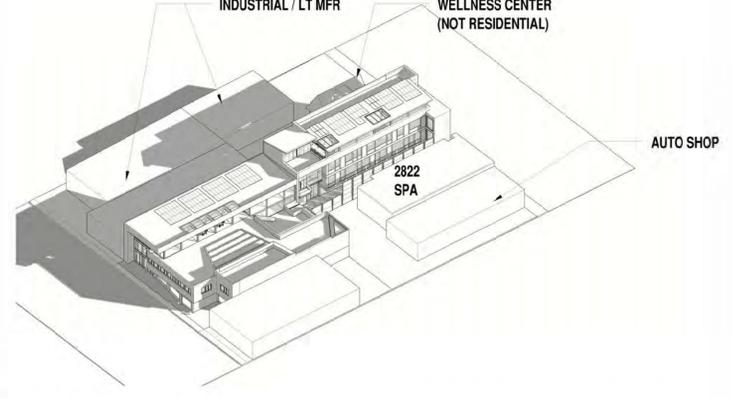
9:21 AM - EXISTING CONDITION



2:54 PM - PROPOSED CONDITION



12:00 PM - PROPOSED CONDITION

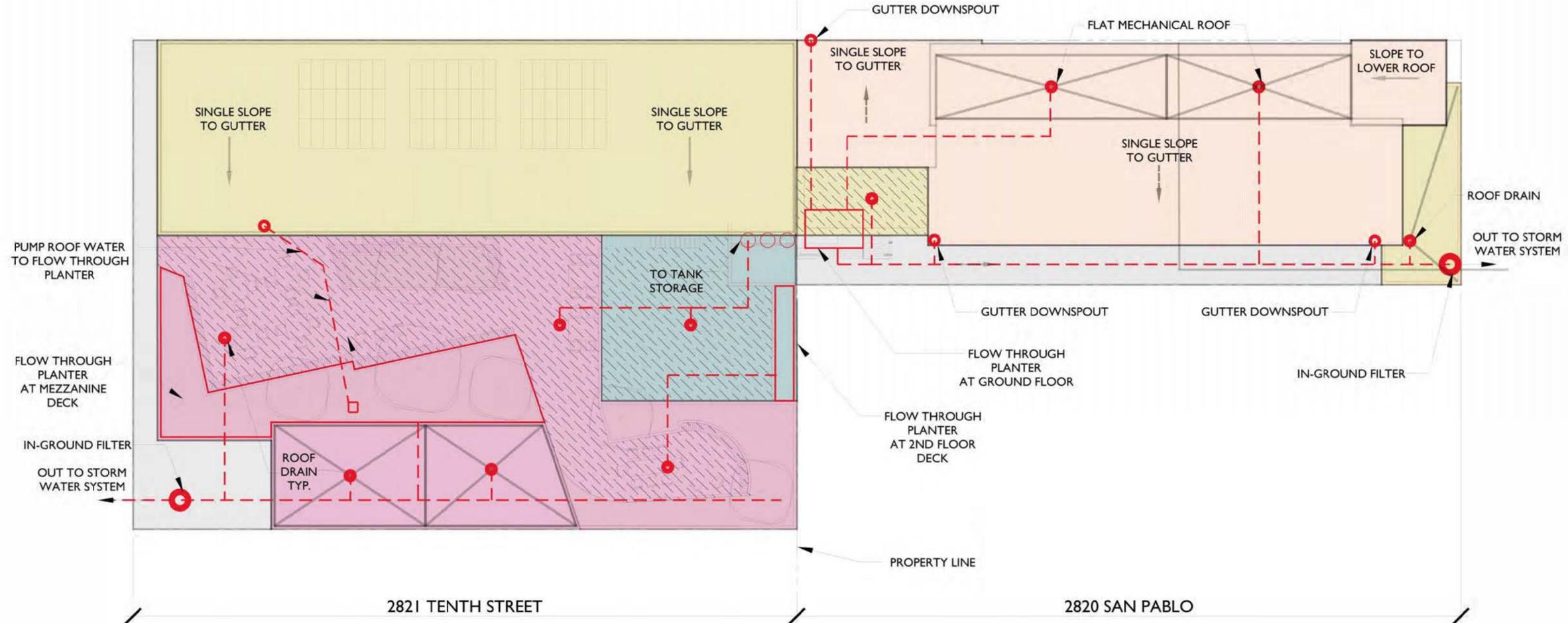


9:21 AM - PROPOSED CONDITION



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- Level 5 (4th Flr Residence Roof)
- Level 4 (2821 Mezz Roof/2820 Residence/2820 Office Roof/Deck)
- Level 3 (2821 Roof Deck)
- Level 2 (2821 Roof Deck)
- Ground Floor Exterior
- Deck on Pedestal System

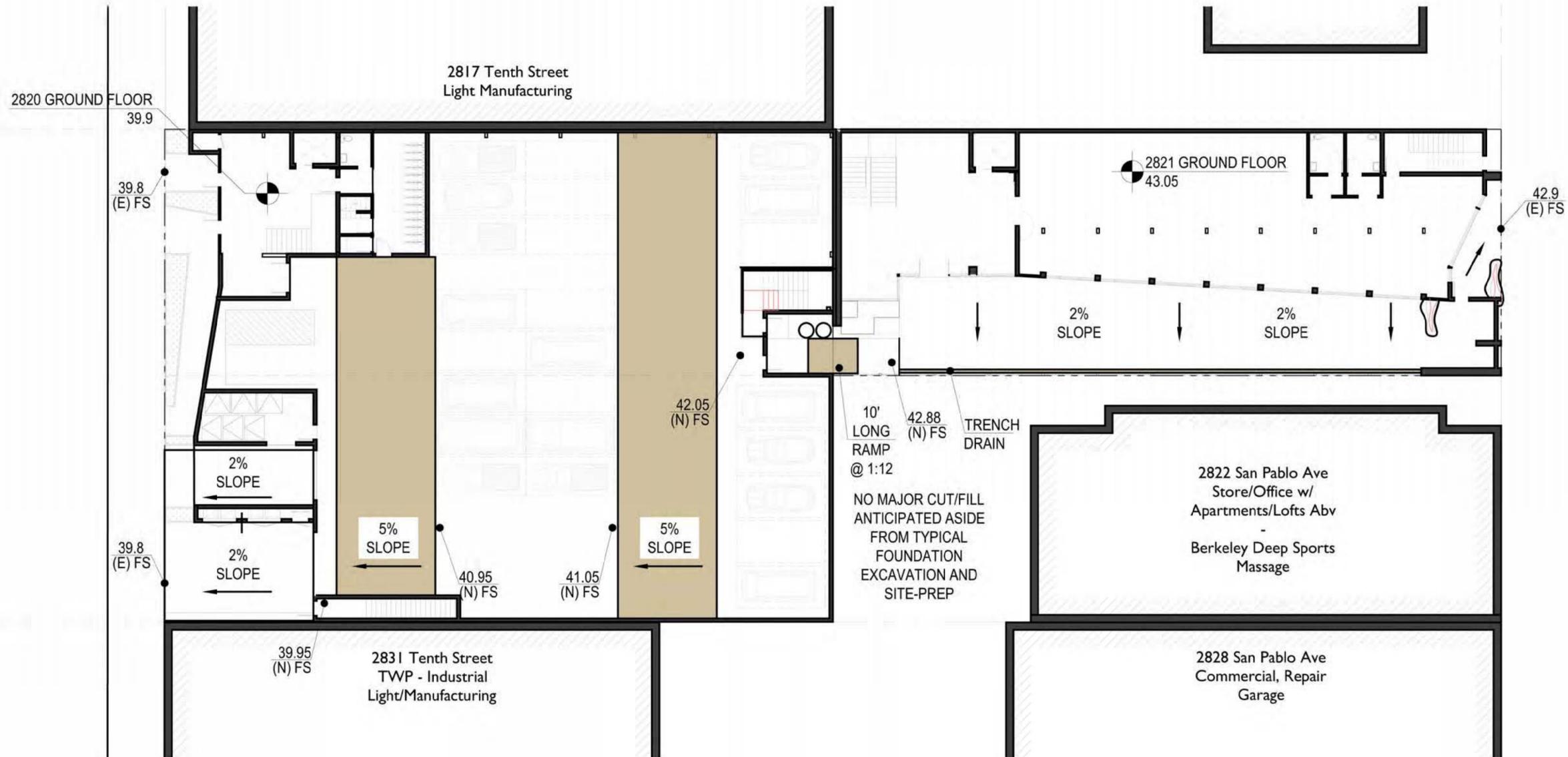
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08/29/2022	U.P. REV-2
06/23/2023	U.P. REV-3
12/14/2023	U.P. REV-4

PROJECT: KELO2
 TITLE:
 RAIN WATER LEADER DIAGRAMS
 SHEET:

G020



10' LONG RAMP @ 1:12
 42.88 (N) FS TRENCH DRAIN
 NO MAJOR CUT/FILL ANTICIPATED ASIDE FROM TYPICAL FOUNDATION EXCAVATION AND SITE-PREP

SLOPED AREAS - ALL OTHER SITE SURFACES ARE <2% SLOPE IN ANY DIRECTION



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 08/29/2022 U.P. REV-2
 06/23/2023 U.P. REV-3
 12/14/2023 U.P. REV-4

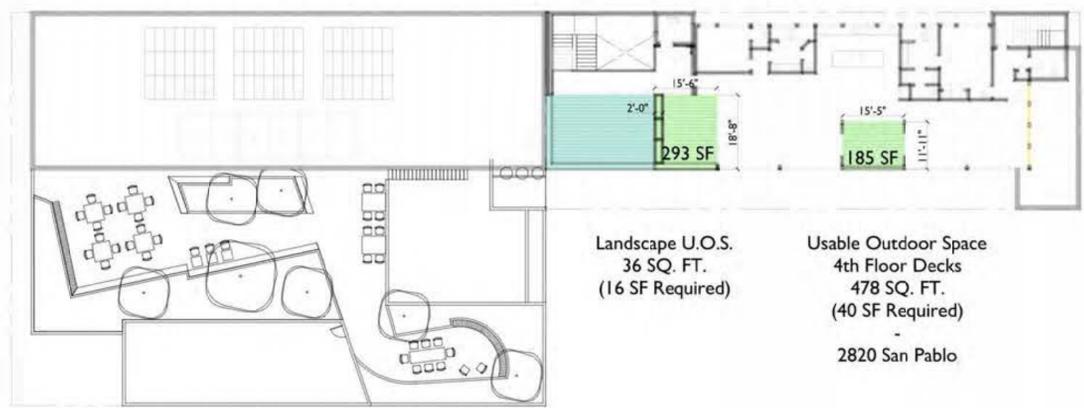
PROJECT: KELO2
 TITLE:
 CONCEPTUAL GRADING DIAGRAM
 SHEET:

G021

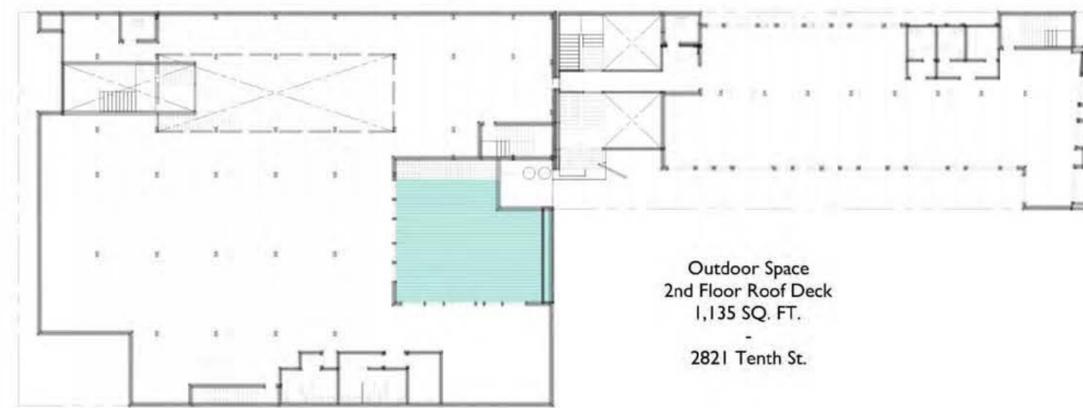


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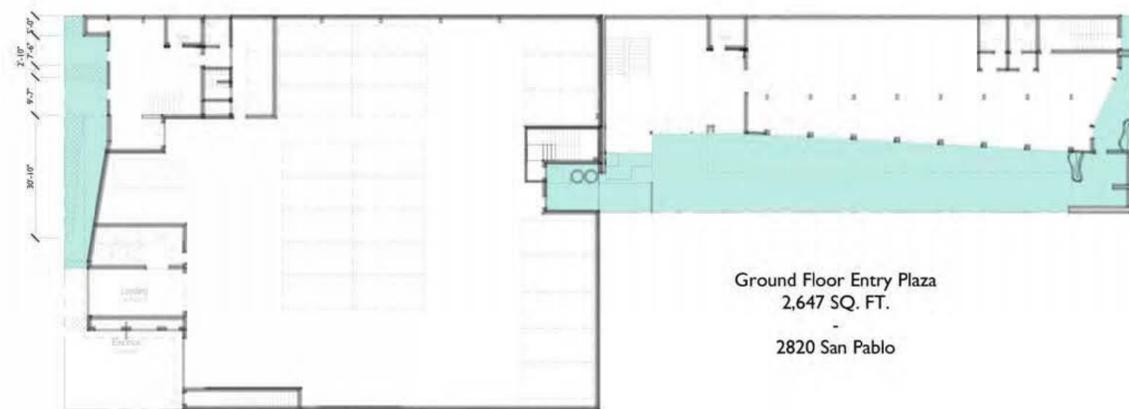
4 FOURTH FLOOR OPEN SPACE DIAGRAM
 1"=20'-0"



2 SECOND FLOOR OPEN SPACE DIAGRAM
 1"=20'-0"



3 THIRD FLOOR OPEN SPACE DIAGRAM
 1"=20'-0"



1 GROUND FLOOR OPEN SPACE DIAGRAM
 1"=20'-0"

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06/23/2023	U.P. REV-3
12/14/2023	U.P. REV-4

PROJECT:

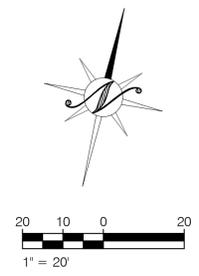
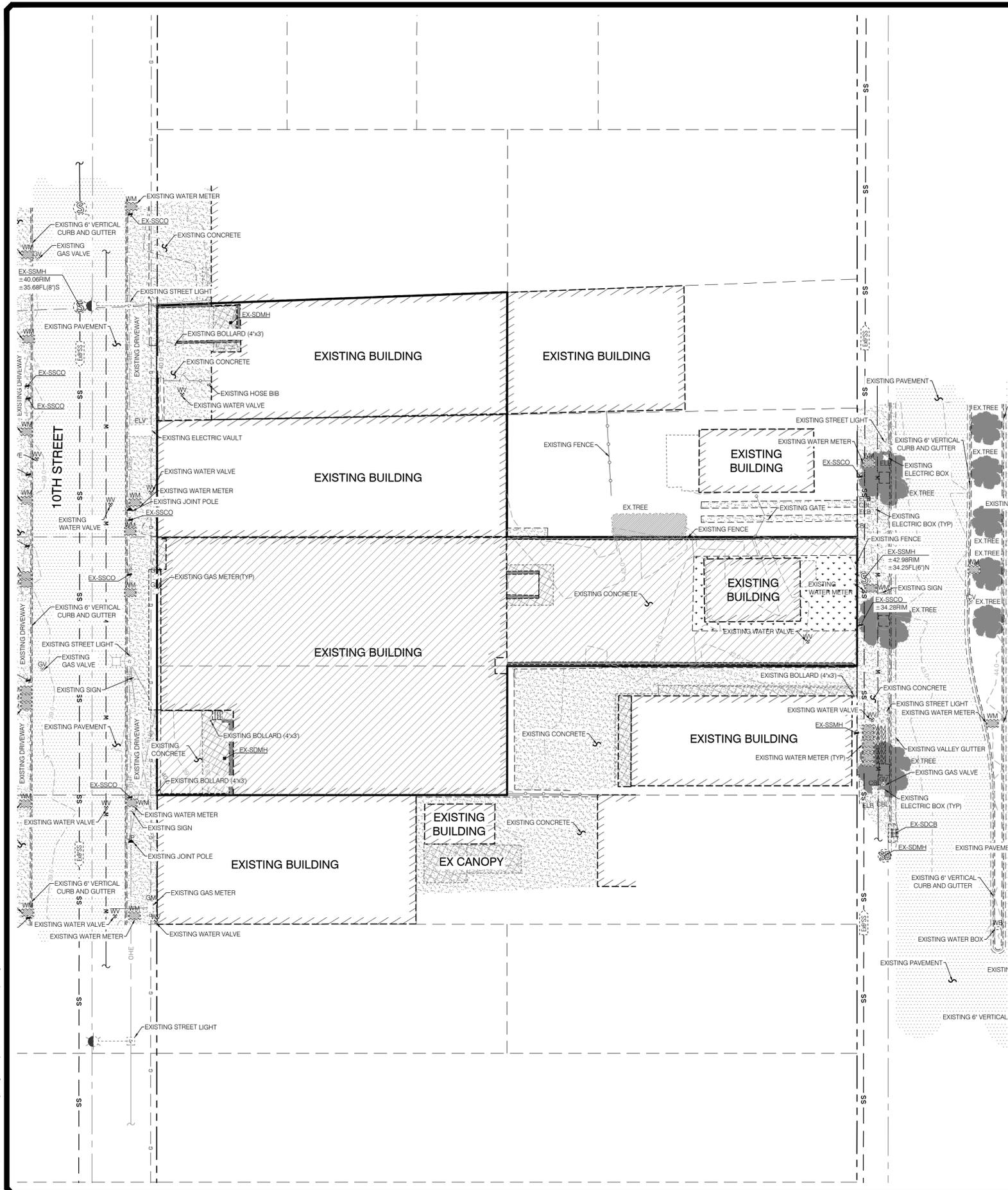
KELO2

TITLE:

OPEN SPACE
 DIAGRAMS

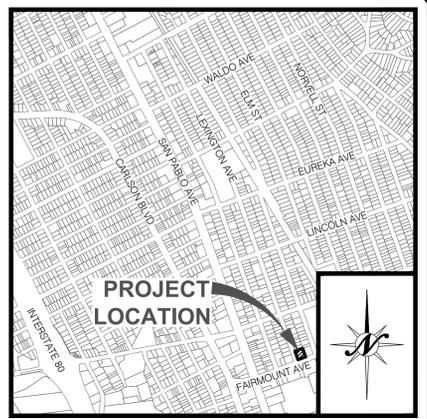
SHEET:

G033



LEGEND

DRAINAGE MANAGEMENT AREA		A-1
ACREAGE		0.270.95
RUNOFF COEFFICIENT/ IMPERVIOUSNESS RATIO		
ASPHALT/CONCRETE PAVEMENT TOTAL: 19,173 SF (0.44 AC)		
LANDSCAPE TOTAL: 864 SF (0.02 AC)		



VICINITY MAP
 NTS



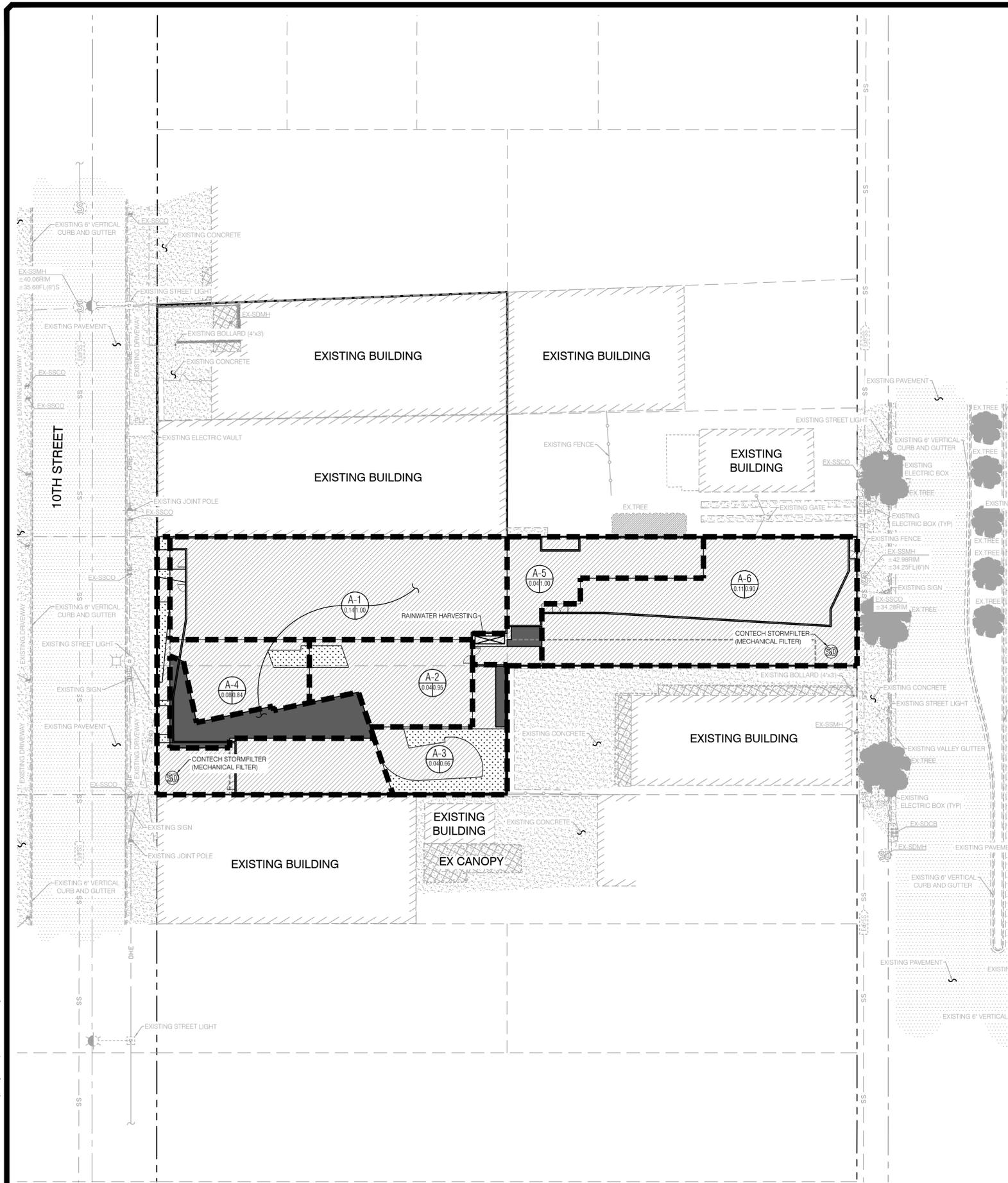
NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

**TOPOGRAPHIC AND
 PREDEVELOPMENT AREA ANALYSIS
 STORMWATER QUALITY PLAN FOR
 SAN PABLO 10**
 BERKELEY, CALIFORNIA



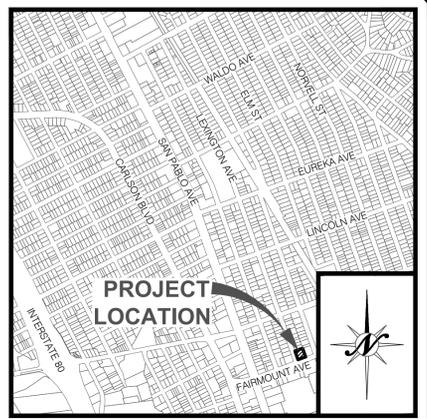
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DATE:	04/26/2024
SCALE:	AS SHOWN
DRAWN:	FSE
DESIGN:	CRW
CHKD:	JPE

SHEET
 NUMBER
C001

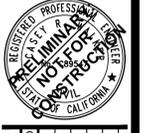


LEGEND

DRAINAGE MANAGEMENT AREA		A-1
ACREAGE		0.27(0.95)
RUNOFF COEFFICIENT/ IMPERVIOUSNESS RATIO		
ROOF/ASPHALT/CONCRETE PAVEMENT		
SEE ATTACHED CALCULATIONS FOR INDIVIDUAL AREA BREAKDOWN		
TOTAL:		17,744 SF (0.41 AC)
LANDSCAPE/ROOF PLANTER		
SEE ATTACHED CALCULATIONS FOR INDIVIDUAL AREA BREAKDOWN		
TOTAL:		987 SF (0.02 AC)
FLOW-THROUGH PLANTER		
SEE ATTACHED CALCULATIONS FOR INDIVIDUAL AREA BREAKDOWN		
TOTAL:		1,306 SF (0.03 AC)



VICINITY MAP
 NTS



NO.	REVISIONS	DATE	APPROVED

STORMWATER CONTROL PLAN
STORMWATER QUALITY PLAN FOR
SAN PABLO 10
 BERKELEY, CALIFORNIA



JOB #:	21-2790
DATE:	06/18/2021
SCALE:	AS SHOWN
DRAWN:	FSE
DESIGN:	CRW
CHKD:	JPE

SHEET NUMBER
C002



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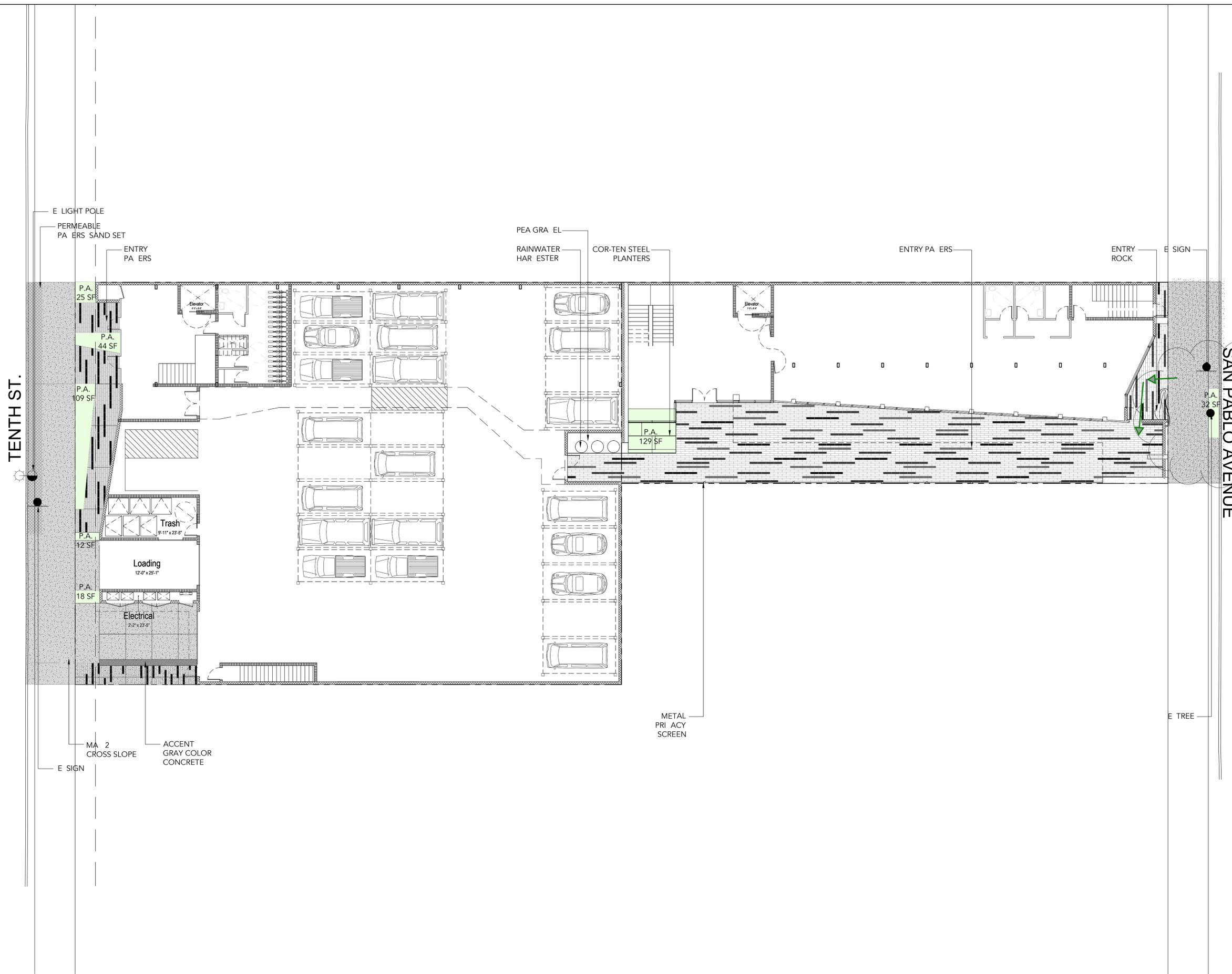
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LANDSCAPE ARCHITECT

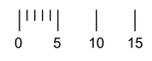


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 BERKELEY CALIFORNIA
 510 - 833 - 2111
 GWOSITE.COM



SCALE 3/32"=1'-0"



PROJECT ISSUE RECORD:
 ENTITLEMENTS

CITY PERMIT RECORD:

PROJECT:
 KEL02

TITLE:

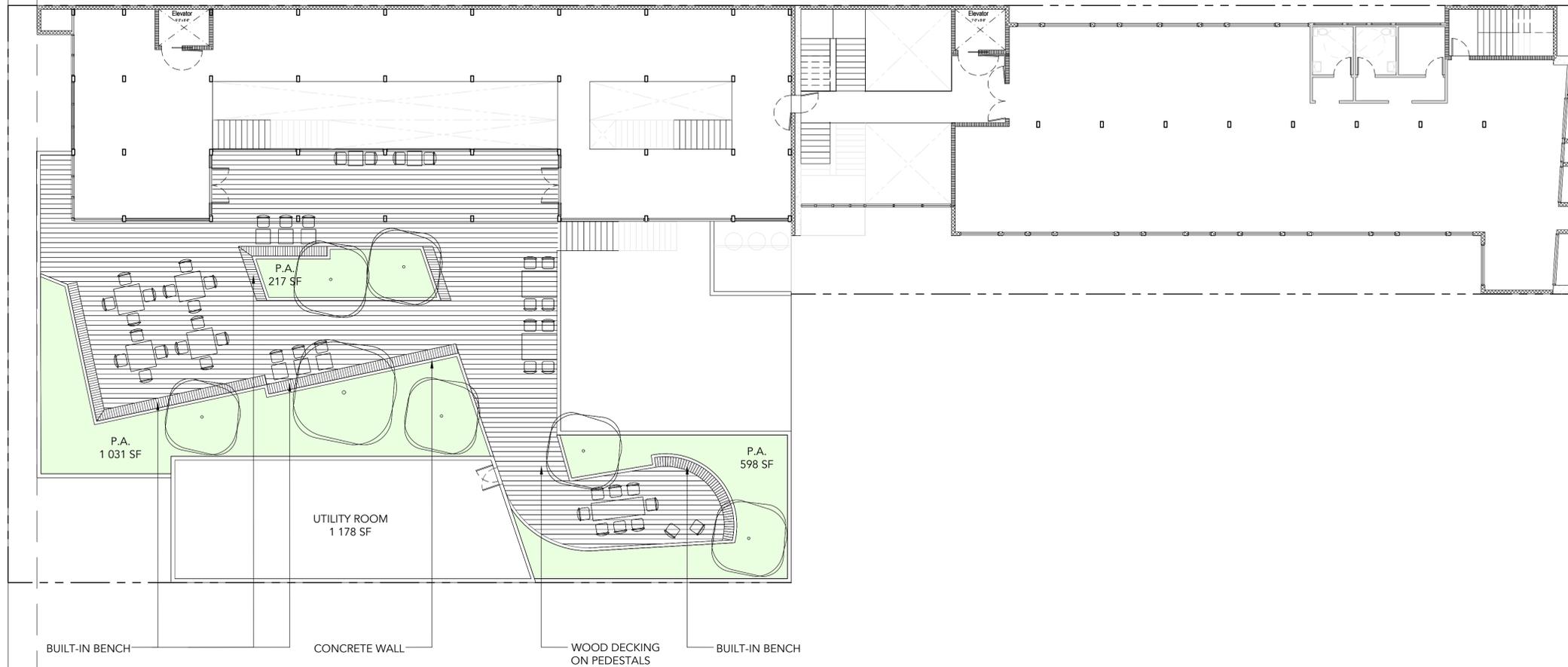
GROUND FLOOR
 MATERIALS PLAN

SHEET:

L101

TENTH ST.

SAN PABLO AVENUE



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LANDSCAPE ARCHITECT



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PROJECT ISSUE RECORD:
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CITY PERMIT RECORD:

PROJECT:
 KEL02

TITLE:

THIRD FLOOR
 MATERIALS PLAN

SHEET:

L103



SCALE 3/32"=1'-0"





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LANDSCAPE ARCHITECT

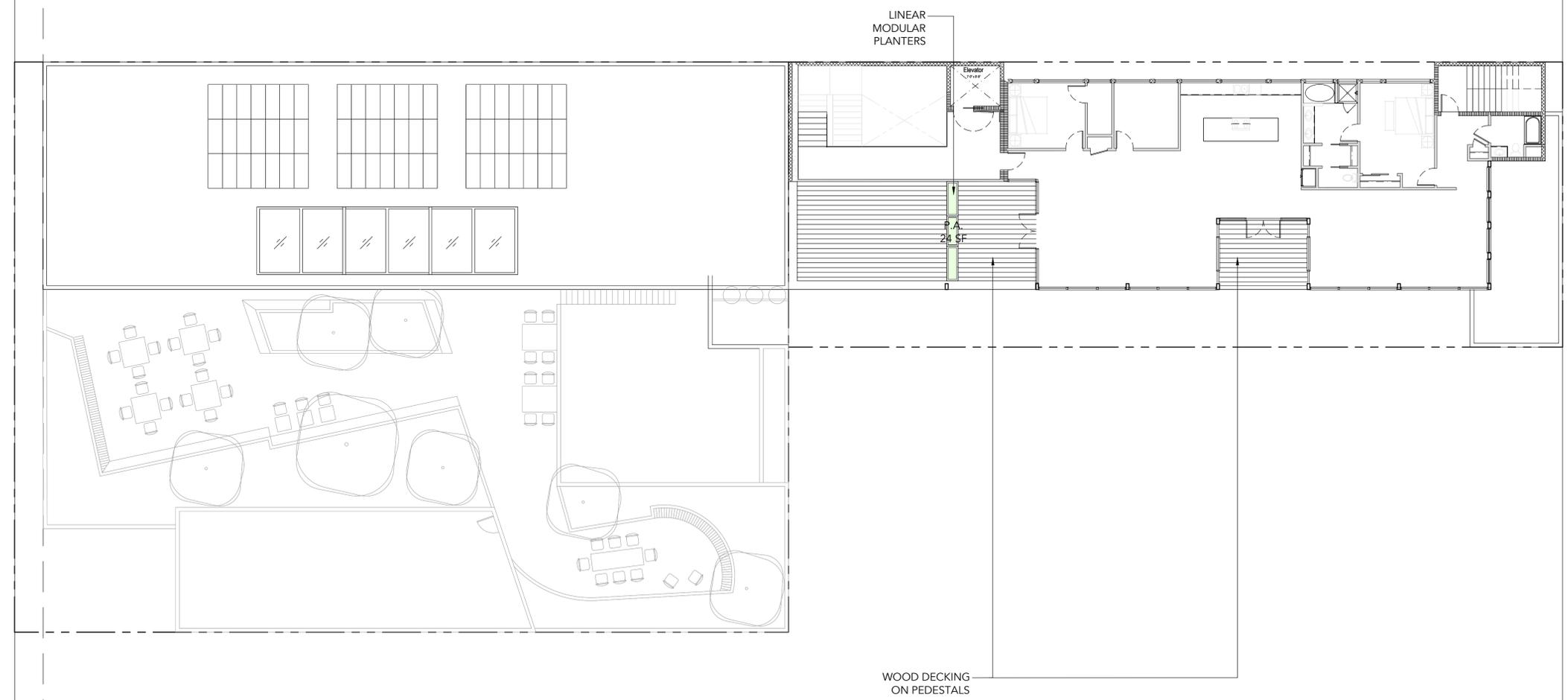


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TENTH ST.

SAN PABLO AVENUE



PROJECT ISSUE RECORD:
ENTITLEMENTS

CITY PERMIT RECORD:

PROJECT:
KEL02

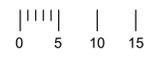
TITLE:
FOURTH FLOOR
MATERIALS PLAN

SHEET:

L104



SCALE 3/32"=1'-0"





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LANDSCAPE ARCHITECT



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LEVEL 1 PLANT SCHEDULE											
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER REQ.	REFERENCE	MIN-MAX SPREAD/DRIP LINE	INVASIVE	NATIVE	ATTRACTIVE TO LEPIDOPTERA	QUANTITY
	AGA ATT	AGAVE ATTENUATA	FOXTAIL AGAVE	1 GAL.	LOW	WUCOLS	6-8'	NO	NO	NO	2
	WOO FIM	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	2 GAL.	MEDIUM	WUCOLS	4-6'	NO	YES	NO	15
	MUL RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	LOW	WUCOLS	4-6'	NO	YES	YES	66
	ABE GRA	ABELIA X GRANDIFLORA	GLOSSY ABELIA	5 GAL.	MEDIUM	SAN MARCOS	3-4'	NO	NO	YES	2
	POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	MEDIUM	WUCOLS	2-4'	NO	YES	YES	17
	FES RUB	FESTUCA RUBRA	RED FESCUE	1 GAL.	LOW	WUCOLS	1-2'	NO	YES	YES	29

LEVEL 2 PLANT SCHEDULE											
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER REQ.	REFERENCE	MIN-MAX SPREAD/DRIP LINE	INVASIVE	NATIVE	ATTRACTIVE TO LEPIDOPTERA	QUANTITY
	EPI HUM	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	2 GAL.	LOW	SAN MARCOS GROWERS	4-5'	NO	YES	YES	12

LEVEL 3 PLANT SCHEDULE											
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER REQ.	REFERENCE	MIN-MAX SPREAD/DRIP LINE	INVASIVE	NATIVE	ATTRACTIVE TO LEPIDOPTERA	QUANTITY
	SAL LEU	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL.	LOW	WUCOLS	4-6'	NO	NO	YES	44
	SES AUT	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL.	MEDIUM	SAN MARCOS GROWERS	1-2'	NO	NO	NO	86
	ORI VUL	ORIGANUM VULGARE 'AUREUM'	GOLDEN OREGANO	1 GAL.	MEDIUM	WUCOLS	1-2'	NO	NO	YES	714
	AGA ATT	AGAVE ATTENUATA	FOXTAIL AGAVE	1 GAL.	LOW	WUCOLS	6-8'	NO	NO	NO	27
TREES											
	OLE EUR	OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE TREE	24" BOX	VERY LOW	WUCOLS	25-30'	NO	NO	NO	7

LEVEL 4 PLANT SCHEDULE											
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER REQ.	REFERENCE	MIN-MAX SPREAD/DRIP LINE	INVASIVE	NATIVE	ATTRACTIVE TO LEPIDOPTERA	QUANTITY
	EPI HUM	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	2 GAL.	LOW	SAN MARCOS GROWERS	4-5'	NO	YES	YES	8

PROJECT ISSUE RECORD:
 ENTITLEMENTS

CITY PERMIT RECORD:

PROJECT:
 KELO2

TITLE:

PLANTING
 SCHEDULE

SHEET:

L200



studio K D A
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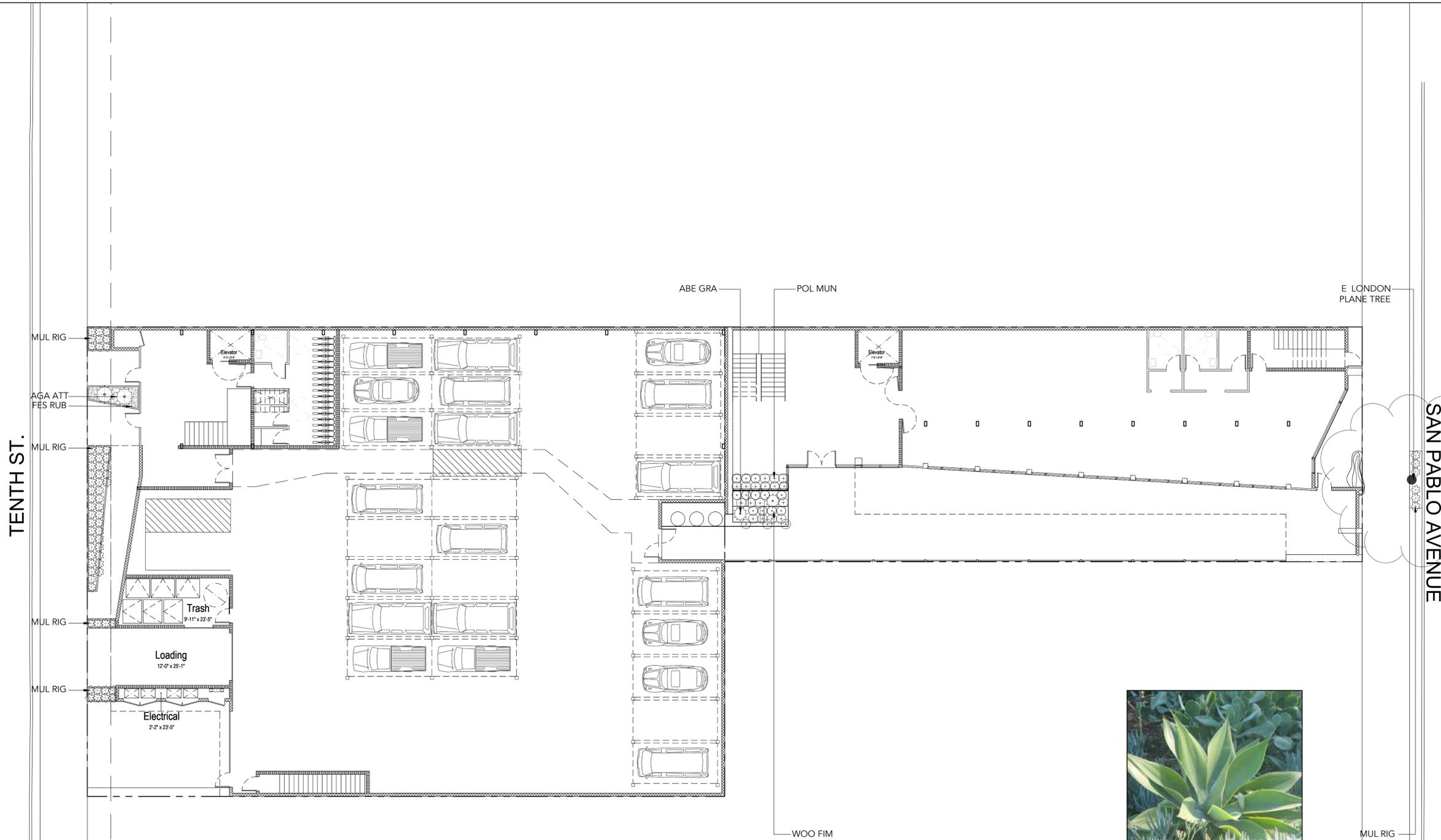
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A
 FO TAIL AGA E

LEVEL 1 PLANTING



S
 ME ICAN BUSH SAGE



W
 GIANT CHAIN FERN



M
 DEER GRASS



A G
 GLOSSY ABELIA



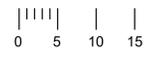
P
 WESTERN SWORD FERN



F
 RED FESCUE



SCALE 3/32"=1'-0"



PROJECT ISSUE RECORD:
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CITY PERMIT RECORD:

PROJECT:
 KEL02

TITLE:

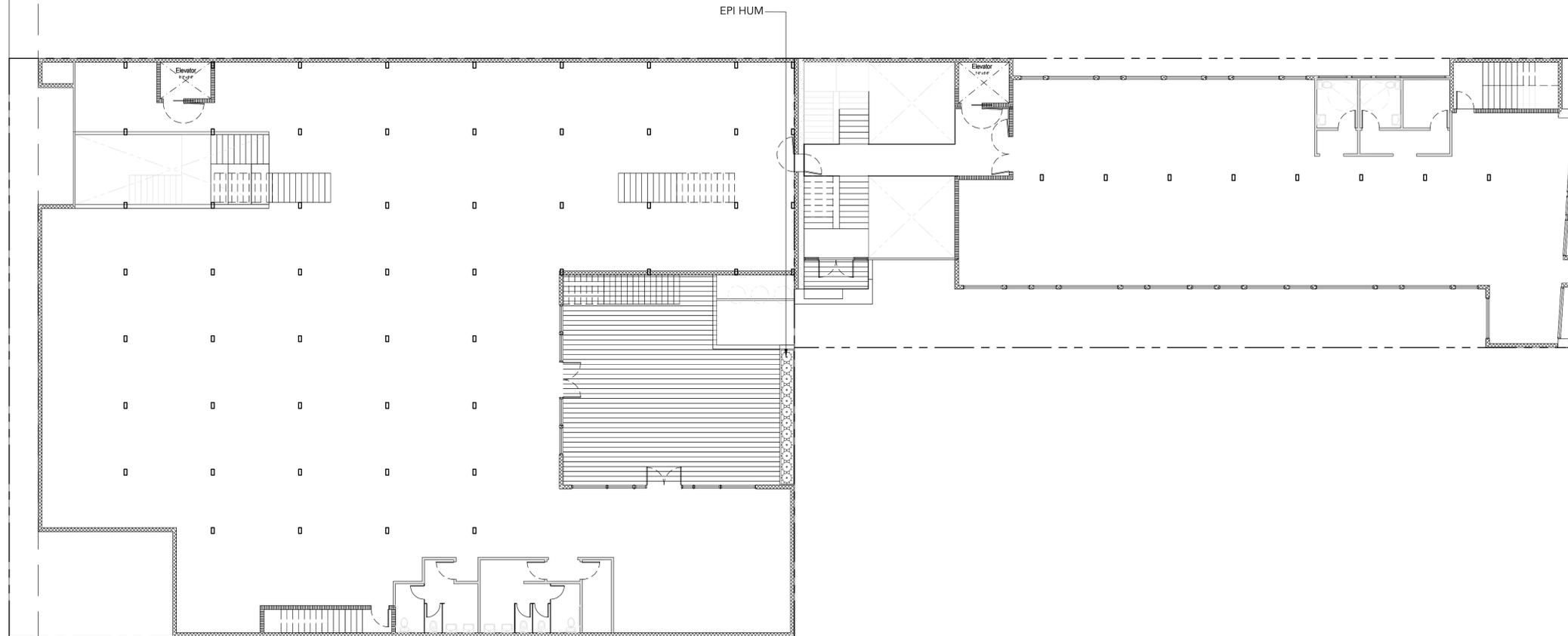
GROUND FLOOR
 PLANTING PLAN

SHEET:

L201

TENTH ST.

SAN PABLO AVENUE



LEVEL 2 PLANTING



E
 HUMMINGBIRD TRUMPET



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CITY PERMIT RECORD:

PROJECT:

KEL02

TITLE:

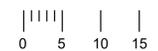
SECOND FLOOR
 PLANTING PLAN

SHEET:

L202



SCALE 3/32"=1'-0"



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PROJECT:

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TITLE:

FOURTH FLOOR
 PLANTING PLAN

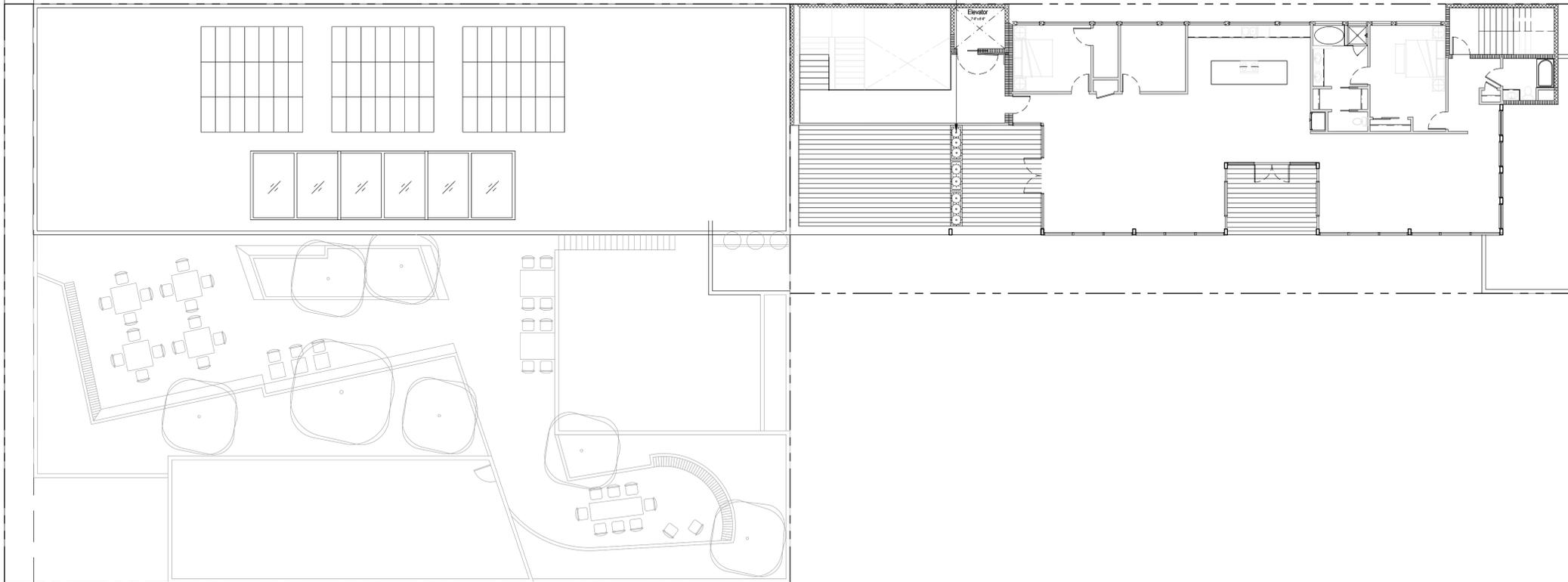
SHEET:

L204

TENTH ST.

SAN PABLO AVENUE

EPI HUM



LEVEL 4 PLANTING



E
 HUMMINGBIRD TRUMPET



SCALE 3/32"=1'-0"



Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].
	Non-residential	41.8	0.45	-	2,257	26,322	
Estimated Total Water Use (ETWU)		ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]	
		41.8	930	-	24,108		
Difference between MAWA and ETWU					2,213	Project meets water budget.	
ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	LOW	Drip	1,875	0.30	0.81	694
	2	MEDIUM	Bubbler	382	0.50	0.81	236
	3						-
	4						-
	5						-
	Landscape area (not including SLA)				2,257		
ETWU Calculation (Special Landscape Areas (SLA))	Description		Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)		(SF * PF) / IE	
	Edible planting area			1.0		-	
	Multi-use and sports field turf area			1.0		-	
	Area irrigated with recycled water			1.0		-	
	Pool			1.0		-	
Total SLA			0			0	
Total Landscape Area (including SLA) from ETWU Calculation				2,257			

IRRIGATION SYSTEM NOTES

- IRRIGATION SYSTEM IS DESIGNED FOR A MAXIMUM OF 15 G.P.M. AT 0 P.S.I. STATIC PRESSURE. VERIFY PRESSURE OF 0 P.S.I. AT THE POINTS OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM ADDITIONS. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES IN PRESSURE.
- NOTIFY OWNERS REPRESENTATIVE 5 DAYS PRIOR TO INSTALLATION FOR A PRE-INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS ASSEMBLY REVIEW PRESSURE TESTS OPERATIONAL TESTS PRE-MAINTENANCE AND FINAL REVIEWS. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE STUBOUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNERS REPRESENTATIVE.
- CONNECT TO IRRIGATION MAINLINE AND CONTROL WIRE STUBOUTS PROVIDED BY OTHERS.
- INSTALL EQUIPMENT AS DETAILED. INSTALL RC IDENTIFICATION TAGS MANUFACTURED BY T. CHRISTY ENT. STANDARD SIZE 1/8" HOT STAMPED BLACK LETTERS ON YELLOW BACKGROUND ON SOLENOID WIRES. LETTERS TO CONFORM TO CONTROLLER STATION NUMBER.
- IRRIGATION TO STREET TREES SHALL BE FROM A DEDICATED AND ACCESSIBLE ROTARY CONTROL VALVE WITH BALL VALVE SHUT-OFF.
 CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES WITH 3M DBY CONNECTORS PER MANUFACTURERS SPECIFICATIONS. RUN ONE EXTRA CONTROL WIRE OF DIFFERENT COLOR THROUGH ALL VALVE LOCATIONS FROM STUBOUT LOCATIONS. EACH WIRE AT VALVES SHALL HAVE EXCESS COILED LOOP. TAPE WIRES IN BUNDLES EVERY TEN FEET IN PLANTING AREAS.
- PRIOR TO INSTALLATION OF SUBSURFACE DRIP SYSTEMS REVIEW DRIP COMPONENTS EQUIPMENT AND INSTALLATION TECHNIQUES WITH MANUFACTURERS REPRESENTATIVE. SPECIAL ATTENTION SHALL BE PAID WHEN COORDINATING INSTALLATION OF PLANT MATERIALS AND DRIP SYSTEM. AVOID CONFLICTS BETWEEN INSTALLATION OF SUBSURFACE DRIP SYSTEM AND PLANT LOCATIONS. IF CONFLICTS OCCUR THEN PLANT INSTALLATION LOCATIONS SHALL HAVE PRIORITY. LAYOUT SHOWN IS DIAGRAMMATIC ONLY. INSTALL SUBSURFACE DRIP SYSTEM AS DETAILED AND PER MANUFACTURERS SPECIFICATIONS. CONSULT HUNTER IRRIGATION DRIP DESIGN GUIDE FOR INFORMATION REGARDING SUBSURFACE DRIP SYSTEM INSTALLATION OPERATION AND SUGGESTED MAINTENANCE. STREET TREE IRRIGATION SHALL BE TREE BUBBLERS ON FLEXIBLE POLYETHYLENE PIPE WITH TWO PER TREE.
- PROVIDE LITERATURE OF DRIP SYSTEM COMPONENTS INCLUDING ANY PRE-INSTALLATION MAINTENANCE AND TROUBLE SHOOTING GUIDES TO OWNER AND REVIEW MAINTENANCE PROCEDURES INCLUDING CLEANING FILTER IN WYE STRAINERS REPAIRING BREAKS IN PIPES AND RISERS
- MAINTENANCE CONSIDERATIONS
 FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE MORE FREQUENT FOR DIRTY WATER SITUATIONS AND ADJUST TIMING AS APPROPRIATE. USUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS ON A REGULAR BASIS.



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TITLE:

IRRIGATION
NOTES AND
LEGEND
SHEET:

L300

IRRIGATION LEGEND	
SYMBOL	
●	TREE BUBBLER
	SUBSURFACE DRIPLINE

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CITY PERMIT RECORD:

PROJECT:
 KEL02
 TITLE:

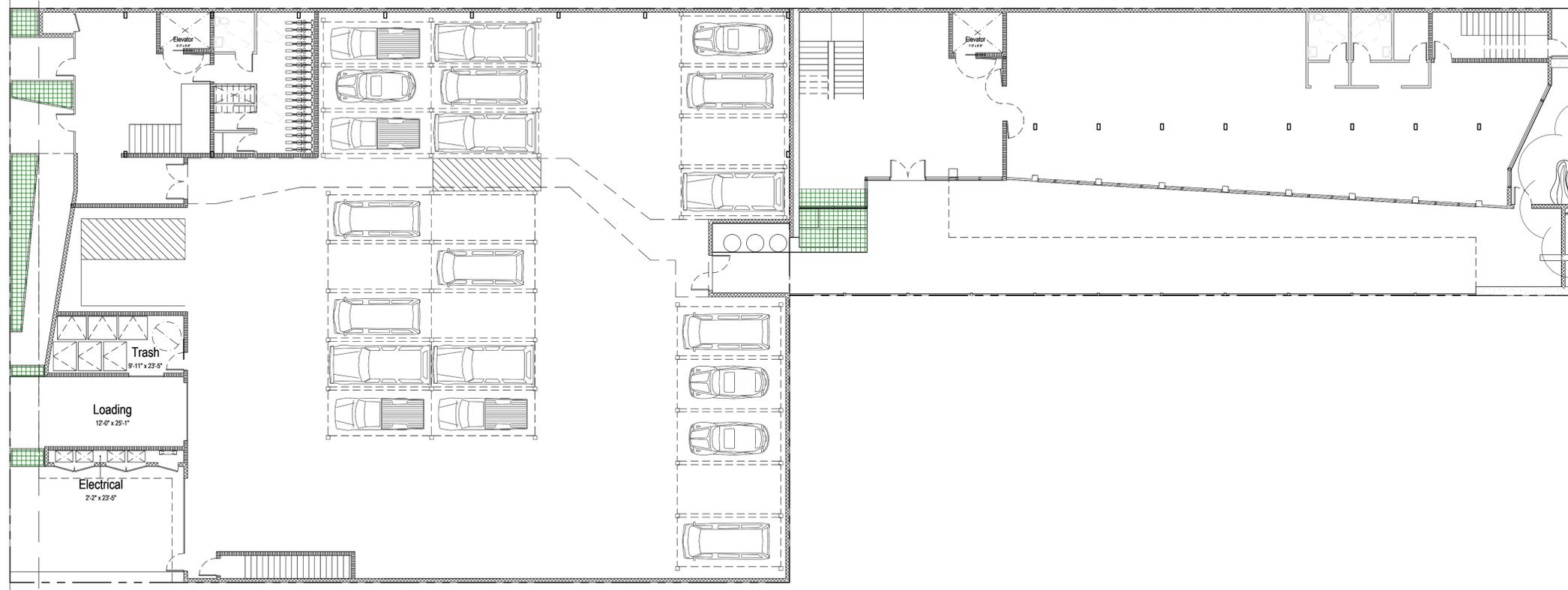
GROUND FLOOR
 IRRIGATION PLAN

SHEET:

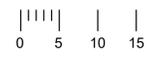
L301

TENTH ST.

SAN PABLO AVENUE



SCALE 3/32"=1'-0"



**Mixed Use Development:
San Pablo 10**

2820 San Pablo +
2817 - 2821 10th Street

Applicant Statement
August 15th, 2024 (DRC)

Project Overview

Studio KDA (SKDA) is pleased to present this proposal for a new 4-story mixed-use building at 2820 San Pablo and a new 2-story commercial building at 2821 10th

Street. The project consists of 2 new commercial buildings on 2 adjacent lots in 2 different zoning districts. The proposed project includes a lot line adjustment to merge the 2 lots and build 2 new buildings with direct connections at the ground, second and mezzanine levels to serve a single or multiple commercial tenants.

Project Description

Currently, the 6,683 sq.ft. lot at 2820 San Pablo Ave is vacant and undeveloped. The proposed project consists of a new mixed-use 4 story commercial building with commercial office / research & development space distributed primarily on floors 1 through 3. A single residential unit will primarily occupy the 4th floor along with a roof deck that will serve the commercial tenant space(s).

Currently, the existing single story 12,193 sq.ft. commercial building at 2821 Tenth Street occupies approximately half of the 25,686 sq.ft. parcel (APN: 053 166102701) with an adjacent 11,125 sq.ft. single story commercial building at 2817 Tenth Street. The proposed project consists of the demolition of the 2821 Tenth Street building while preserving the existing 2817 Tenth Street building. We propose to provide a new two-story commercial building in its place with commercial office / research & development / Light Manufacturing / Warehouse uses on the 2nd Floor and mezzanine and the ground floor as primarily garage and building support with an entry lobby.



Zoning Information

Zoning District:

2820 San Pablo Ave is a 6,683 sq.ft. lot within the C-W zone. 2821 Tenth Street is a 25,686 sq.ft. lot within the MU-R zone. Both properties are to be developed concurrently and have direct connection between the separate buildings with each building in full compliance with their respective zoning district.

Building Height:

The maximum building height limit for 2820 San Pablo in the C-W zone is 50' and 4 stories per Table 23.204-42 with the 4th floor used for residential purposes. The proposed building will be 50' in height. The maximum building height limit for 2821 Tenth Street in the MU-R zone for a non-residential commercial use 35' and 2 stories. The proposed building will be 35' in height and 2 stories with a mezzanine.

Setbacks and Yards:

There are no yard requirements for the proposed building at 2820 San Pablo in the C-W zone. However, the proposed building is setback from the southern property line 10' to 15' on floors 1 -4 to maximize light and air to the interior of the building with the front portion of the building having a 0' setback to provide a continuous building façade facing San Pablo Ave. The building is setback 0' to 5' feet along the northern property line to allow for light and air to the interior of the building. At 2821 Tenth Street in the MU-R zone, there is a 5' front yard setback which the proposed building meets, and no other setbacks are required. The proposed building features a 2nd floor courtyard at the rear to bring light and air into the interior of the building.

Off-Street Parking and Loading:

Under California Law AB2097 prohibits public agencies or cities from imposing the minimum automobile parking requirement of development projects located within ½ mile of a major transit stop. The AC transit San Pablo at Ashby bus stop is less than ½ mile from the proposed project served by lines 72, 72M, 72R, 802 which provide frequent stops less than 15 minutes apart during peak commuting hours. While the minimum parking requirement cannot be imposed, the proposed project will provide 23 parking spaces – inclusive of (1) ADA Van parking space and (2) parking spaces with EV charging capabilities.

The existing building at 2817 Tenth street requires 1 loading space and the two new proposed buildings each require one additional loading space. Three total loading spaces are being provided: (2) existing and one new loading space – all accessed from Tenth Street.

Bicycle Parking:

The proposed bicycle room will provide space for a minimum of 14 secure bicycle parking spaces. The bicycle parking requirement for both the C-W and MU-R zone is 1 space per 2000 sq.ft. of GFA commercial space which will require the project to provide 13.46 spaces rounded up to 14 spaces.

Usable Open Space:

Usable Open Space (UOS) within the C-W zone is to be provided at 40 sq.ft. per unit and therefore 40 sq.ft. of UOS is required by the project. The proposed mixed-use building at 2820 Tenth will provide 478 sq.ft. of UOS at the 4th floor for the single unit located on the 4th floor. 34 sq.ft. of the 478 sq.ft. UOS will be landscaped, the 40% min. requirement is 16 sq.ft. There is no requirement for UOS for the commercial space, however a roof deck area and second floor deck will be provided for the tenant(s) at 2821 Tenth Street as well as a south facing ground floor entry courtyard and a roof deck has been provided at 2820 San Pablo Ave as amenity space for the tenant(s), totaling 9,727 sf of Usable Open Space.

Project Benefits:

The proposed project seeks to provide much needed commercial, office, research + development space to the West Berkeley area while preserving the existing light manufacturing and warehousing uses on the proposed site. The proposed 2821 10th Street building has been designed to cover entire lot from south to north while providing a 5' setback at the front to maintain the primarily site-filling, boxy, warehouse context of the adjacent buildings and uses. The 2820 San Pablo mixed-use building provides an active modern commercial street façade while utilizing a south facing entry court along the south side of the property to give the occupants a private and protected ground floor area as well as ample access to light and air within the building.

Project Design Objectives:

The proposed project has two street frontages with unique design approaches on each street frontage to address the context of both streets. The San Pablo facing façade has a vertical orientation and utilizes the vertical wood infill panel and stone clad stair tower to reinforce the verticality of the building on this heavily trafficked vehicle and public transportation corridor. The northern California redwood forests served as inspiration for the material palette on the San Pablo façade. Tenth street is primarily single and 2-story buildings and with twice the street frontage of the San Pablo side, the Tenth street façade has a horizontal orientation emphasized by the weathered wood clad 2nd level projecting over 1st story garage. The 2-story glass lobby and the patterned metal screens provide movement, light and openness as it seeks to activate and engage the pedestrian experience. The ground floor along Tenth street is pulled back beyond the required 5' setback to provide a native drought-tolerant landscape garden to soften the approach to the main entry lobby. The material palette inspiration for the west facing 10th street façade was the Californian coastal landscape. The use of the off-white stucco clad box forms on both facades provides a common material and form that links the two façades together.

CEQA Determination

The project is not eligible for a CEQA Categorical Exemption. A CEQA Initial Study will be performed by a consultant of the City's choosing to determine the scope of the project's anticipated Negative Declaration or Mitigated Negative Declaration.

Natural Gas Prohibition

The proposed project will be all electric, with no reliance upon natural gas infrastructure in compliance with BMC Chapter 12.80. The project is designed to comply with the Berkeley Energy Code, BMC Chapter 19.36, and Berkeley Green Code, BMC Chapter 19.37, with roof areas solar ready for solar PV systems and installed conduits from roof to electrical panels.

Required Use Permit Findings

Section 23.406.040. This section authorizes the approval of Use Permits upon finding that the establishment, maintenance or operation of the use, or construction of a building, will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the area or neighborhood or 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. Approval of a Use Permit also requires making the findings of the district.

Response: The construction, establishment, maintenance, and operation of the proposed project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of the neighborhood or the city as a whole. The project will redevelop a vacant lot and 1-story commercial building into a 2-4 story mixed use building that maintains at least 75% of the existing light-manufacturing square footage, adds new office / research & development space and provides on-site covered parking in a scale appropriate to the neighborhood. As such, the project fulfills the goals of the City's General Plan and Climate Action Plan. Therefore, the project will not be in any way detrimental to the area or neighborhood or to the city as a whole.

Section 23.206.020 and Table 23.206-1

Use permit to preserve and establish 6,363 SF of Light Manufacturing space in the MU-R district with an AUP.

Use permit to establish 8,187 SF of Office / Research & Development space in the MU-R district with an AUP per 23.206.020(B) - *Unlisted Land Uses*. Any use not listed in Table 23.206-1 is permitted with an AUP. To approve the AUP, the Zoning Officer must find that the use is compatible with the purposes of the district where it is located.

Response: The proposed project will not have a materially detrimental impact on the character of the light industrial district present on Tenth Street. In fact, this project will cement the character of this block as light industrial by building over 6,000 s.f. of new high quality Light Manufacturing Use space. The proposed development along Tenth Street will have more than twice as much Light Manufacturing

space than Office / Research & Development Space. Furthermore, no mitigation measures are required since the Light Manufacturing space lost is equal to or less than 25% of the existing development.

Section 23.206.030.A.1

Use permit UP(PH) required to establish 10,000 sq.ft. or more of new floor area.

Response: The proposed project will establish more than 10,000 sq.ft. of new floor area in the MU-R and will require a UP(PH) to do so.

Section 23.206.100.B.3 Additional Findings

- (a) Is unlikely, under reasonably foreseeable circumstances, to either induce or contribute to a cumulative change of use in buildings away from residential, live/work, light industrial, or arts and crafts uses; and

- (b) Is designed to be supportive of the character and purposes of the district

Response: The proposed project will be consistent with the district's purpose and will maintain the large non-demised areas desired for light manufacturing operations as well as attracting research and development uses to create a vibrant and successful commercial development that can exist and operate as a transition between the nearby residential and manufacturing districts.

Section 23.322.030 Required Parking Spaces:

Under California Law AB2097 prohibits public agencies or cities from imposing the minimum automobile parking requirement of development projects located within ½ mile of a major transit stop. The AC transit San Pablo at Ashby bus stop is less than ½ mile from the proposed project served by lines 72, 72M, 72R, 802 which provide frequent stops less than 15 minutes apart during peak commuting hours.

Response: The proposed development will not lead to an undue shortage of automobile parking spaces. As discussed in the "On-Street Parking Surveys" section of the submitted Traffic Study, even at peak occupancy (mid-day) there were 52 spaces available within 600 feet of the project site. The project's VMT impact was assessed to be "less than significant". Tenth street is just one block away from a major bicycle route along 9th Street and this project is being marketed specifically as a "green" development that will encourage bicycle commuting by providing locker and shower facilities for use upon arrival.

2817 - 2821 Tenth Street MUR Zoning				
	Existing	Proposed	Allowed/Required	Notes
Lot Area	25,686	25,686	N/A	
Lot Coverage	23,318	23,345	N/A	See FAR
% Lot Coverage	90.78%	90.89%	N/A	See FAR
LT, MFG / WHSE				
2821 Tenth(1st Flr)	12,193	721		Existing Building to be Demolished, (N) Lobby Space and shared stair equally split between Office and Lt Mfg
2821 Tenth(2nd Flr)	0	5,642		
2821 Tenth(Mezzanine)	0	0		
2817 Tenth (1st Flr)	11,125	11,125		No Changes Proposed to Existing 1-Story Building at 2817 Tenth
TOTAL	23,318	17,488		75% (17,488 SF) of Total Existing LT MFG Use to Remain, 25% Converted to (N) Office Use
OFFICE / R+D				
2821 Tenth(1st Flr)	0	721		Lobby space and shared stair split equally between Lt Mfg & Office
2821 Tenth(2nd Flr)	0	4,716		See shaded areas on floor plan for delineation between uses.
2821 Tenth(Mezzanine)	0	2,750	3,453	Mezzanines are maximum 1/3 GSF of floor below per CBC
2817 Tenth (1st Flr)	0	0		
TOTAL	0	8,187		
2817 - 2821 Tenth GSF	23,318	25,675	25,686	Based on an allowed FAR of 1
FAR	0.91	1.000	1.00	
Setback - Front	0	5	5	
Setback - Sides	0	0	0	
Setback - Rear	0	0	0	
Height (Feet)	28	35	35	
Height (Stories)	1	2	2	Mezzanine is Not considered a Floor
OFF-STREET PARKING (PROPOSED)				
	SF	PROVIDED	REQUIRED	
(N) Lt Mfg	6,363	See Combined	0.0	1 Space / 1000 s.f. of GBSF (LT, MFG / WHSE) - Per AB2097 none required
(N) Office	8,187	See Combined	0.0	2 Space / 1000 s.f. of GBSF (OFFICE) - Per AB2097 none required
TOTAL	14,550	See Combined	0.0	
Bicycle Parking	14,550	See Combined	7.28	1 Space / 2000 s.f. of New GBSF Non-Residential Use (2817 Tenth St. Excluded)
Loading Spaces	14,550	See Combined	1.45	1 Loading Space for >10,000 SF of New Commercial GBSF
2820 San Pablo C-W Zoning				
	Existing	Proposed	Allowed/Required	Notes
Lot Area	6663	6663	N/A	
Lot Coverage	1182	4,116	N/A	See FAR
% Lot Coverage	17.69%	61.59%	N/A	See FAR
COMMERCIAL (OFFICE / R+D)				
1st Floor	0	4,116		
2nd Floor	0	3,977		
3rd Floor	0	3,977		
4th Floor	0	291		
TOTAL	0	12,361		
RESIDENTIAL				
# of Units	1	1	N/A	
1st Floor	1,182	0		
2nd Floor	898	0		
3rd Floor	0	0		
4th Floor	0	2,834		
TOTAL	2,080	2,834		
GSF	2,080	15,195	20,049	
FAR	0.31	2.27	3.00	
Usable Open Space (U.O.S.)	500	478	40	40 S.F. of Usable Open Space required per Dwelling Unit
Landscape U.O.S		36	16	16 S.F. Landscape = 40% of Req'd U.O.S
Setback - Front		0	0	
Setback - Sides		VARIES	0	
Setback - Rear		0	0	
Height (Feet)	28	50	50*	*Per Table 23E.64.070 of Berkeley Municipal Code, 4 Stories allowed for projects w/ Residential on 4th Floor
Height (Stories)	2	4	4*	
OFF-STREET PARKING (PROPOSED)				
	SF	PROVIDED	REQUIRED	
Commercial (Office)	12,361	See Combined	0.0	2 Spaces / 1000 s.f. of GBSF (Per AB2097 - none required)
Residential	1 Unit	See Combined	0	None Required
TOTAL			0.0	
Bicycle Parking	12,361	See Combined	6	1 Space / 2000 s.f. of GBSF Non-Residential Use
Loading Spaces	12,361	See Combined	1.23	1 Loading Space for >10,000 SF of New Commercial GBSF
Overall Development				
	Existing	Proposed	Allowed/Required	Notes
Lot Area	32,369	32,369	N/A	
Lot Coverage	24,500	27,461	N/A	
% Lot Coverage	75.69%	84.84%	N/A	
Total GSF	25,398	40,870	45,735	Max. Allowed Based on combined FARs
FAR	0.78	1.28	1.41	Max. Allowed Based on combined FARs
Usable Open Space	#REF!	#REF!	#REF!	
OFF-STREET PARKING (PROPOSED)				
		PROVIDED	REQUIRED	
2817-2821 Tenth St		23	0.0	Per AB2097 - Off-Street Commercial Parking Spaces are not required for this project
2820 San Pablo Ave		0	0.0	Per AB2097 - Off-Street Commercial Parking Spaces are not required for this project
TOTAL		23	0.0	(1) Accessible Van Space Required - (2) EV Spots Required
Bicycle Parking		14	13.46	1 Space / 2000 s.f. of GBSF Non-Residential Use
Loading Spaces		3	2.68	(2) Existing Loading Spaces at 2817 Tenth Street plus (1) New at 2821 Tenth St. Garage

Project Team

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