

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
SEPTEMBER 19, 2024

2530 Bancroft Way

PRELIMINARY DESIGN REVIEW

Design Review #DRCP2023-0014 for the demolition of an existing one-story, 15,665 square foot commercial structure and construction of a twelve-story (134.5 feet), 139,833 square-foot mixed use development with 110 dwelling units, including eleven (11) Very Low-Income units and 2,195 square feet of ground floor commercial space.

I. Introduction

This twelve-story mixed use building is proposed on the South side of Bancroft Way across from the University of California Berkeley campus between Telegraph and Bowditch. The project site is located in the C-T Telegraph Commercial District.

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

The demolition of the existing structure was before the Landmarks Preservation Commission on September 5, 2024 where the commission took no action. The project is scheduled for a hearing with the Zoning Adjustments Board on October 10, 2024.

The project is before the Design Review Committee for Preliminary Design Review.

II. Background

The proposed project would involve the demolition of the existing one-story commercial building on the site and the construction of a new mixed-use building with the following primary components:

- 12 stories, 134 feet 6 inches tall;

- 110 dwelling units;
- 11 Very Low Income (VLI) Units;
- 292 bedrooms - 11 Studio, 11 One-bedroom, 35 Two-bedroom, 12 Three-bedroom, 41 Four-bedroom;
- 2,195 square feet of ground floor commercial space;
- 5,962 square feet of open space - 2,200 square feet of private patios, 602 square feet of courtyard, and a 3,160 square foot roof deck;
- 109 Bicycle Parking Spaces - 99 long-term, 8 short-term, 2 commercial;
- Two driveway aprons provided - One existing cross walk, one new for trash pull-out; and
- No off-street parking is proposed.

III. Project Setting

A. Neighborhood/Area Description:

The project site is located on Bancroft Way south of the UC Berkeley campus (Sproul Hall and the Hearst Field Annex), east of Telegraph Avenue, west of Bowditch Street and north of Durant Avenue. The neighborhood is student oriented, with a mix of commercial and apartment buildings ranging in height from one-story (Durant Center/food hall directly to the south of the project site) to eight stories (The Standard apartments to the east of the site). A City of Berkeley Landmark, the Fred Turner Building, is located to the east of the site. The project site is located in an area where several modes of public transportation are available – multiple AC Transit bus lines, the University of California, Berkeley Shuttle, and the Downtown Berkeley BART station, which is located 0.7 miles to the northwest of the site. On-street parking is limited, and pedestrian traffic is heavy, especially when classes are in session.

B. Site Conditions:

The project site is associated with 2530 through 2538 Bancroft Way. The subject property is developed with a 15,665 square-foot commercial building that covers the entire site. The existing 1 story, 2-unit commercial building at 2530 Bancroft Way was designed by architects Miller & Warnecke and completed in 1948. It has been used as a retail store for most of the building's history. The original tenant was the Roos Bros. (later Roos-Atkins) clothing chain, which occupied the western portion of the building through the 1970s. A local chain, McCaulou's, operated in the 1980s, and the Bancroft Clothing Co. has been located in the building since 1989. Smaller specialty shops have occupied the eastern unit, including clothing stores, an audio equipment store, and a card and gift store. The building was altered in 1969 to remove most of its original glazed tile façade. The California Department of Parks and Recreation (DPR) forms dated May 2022, and updated 2023, and a Project Analysis, prepared in August 2023, prepared by Page & Turnbull, concluded that the existing building at 2530 Bancroft Way is not eligible for individual listing in the California Register under

any criteria, nor eligible for designation as a City of Berkeley Landmark or Structure of Merit.

Figure 1: Vicinity Map

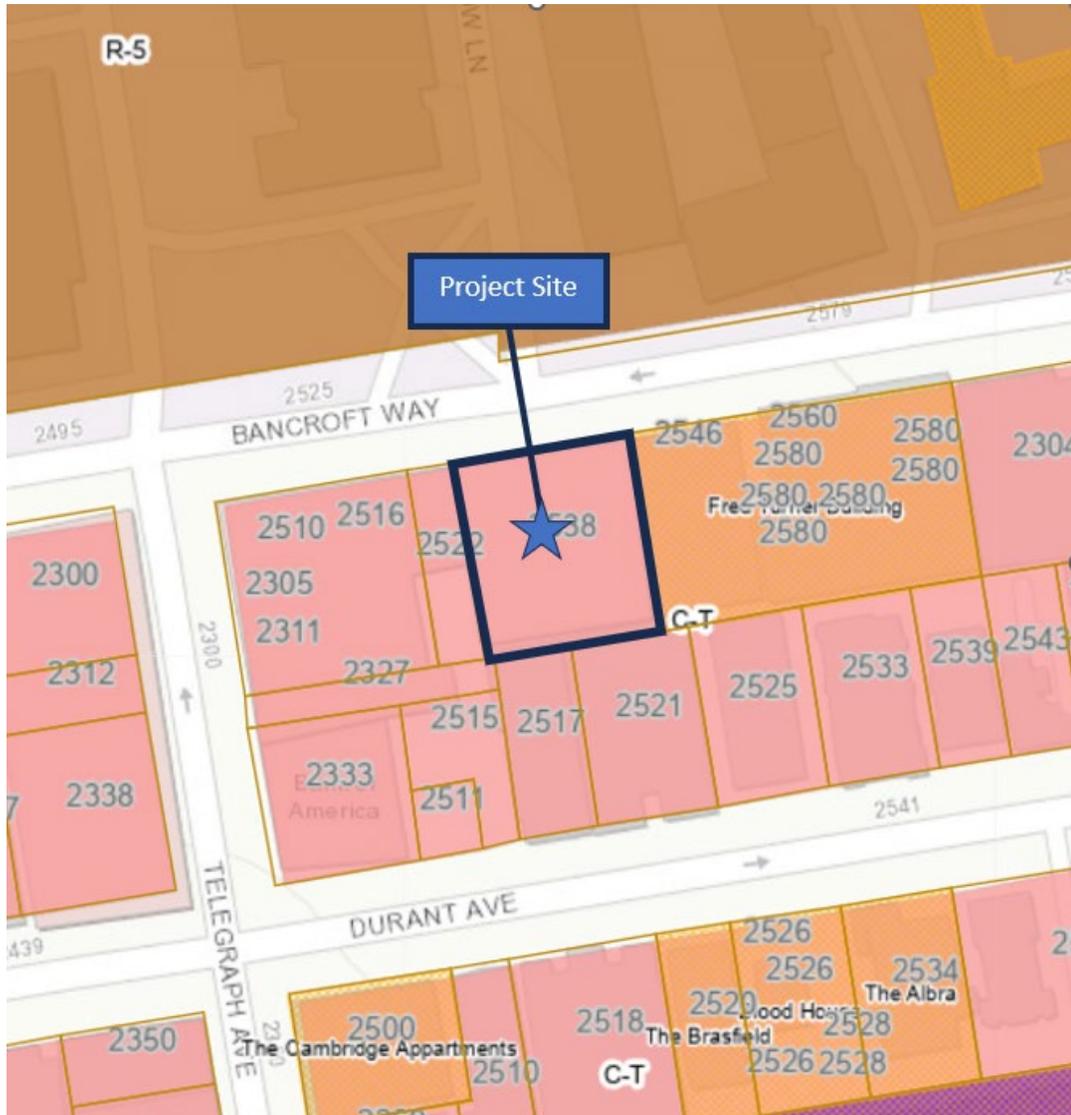


Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Bancroft Clothing Store	C-T	AC, Southside Plan
Surrounding Properties	North	Bancroft Way, UC Berkeley Campus (Sproul Hall and Hearst Field Annex)	R-5	Institutional
	South	Restaurants, retail and apartments	C-T	AC, Southside Plan
	East	Panda Express and The Standard at Berkeley (apartments)		
	West	Restaurants and the Granada Apartments		

Table 2: Development Standards

Standard		Existing	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		15,665	15,665	n/a
Gross Floor Area (sq. ft.)		15,665	139,833	n/a
Floor Area Ratio		1	8.93	6 with a use permit
Commercial Area		15,665	2,195	n/a
Bedrooms		0	292	n/a
Dwelling Units	Total	0	110	n/a
	Affordable	0	11 VLI	11 min to be eligible for 50% density bonus
Building Height	Maximum (ft.)	14	134'6"	75 with a use permit
	Stories	1	12	n/a
Building Setbacks (ft.)	Front	0	1'	10, 0 with a use permit
	Rear	0	5'6"	0
	Left Side	0	5'6"	0

	Right Side	0	Varies from 5'6" to 8'	0
Lot Coverage (%)		100	84	100
Usable Open Space (sq. ft.)		n/a	5,962	4,400 required (40 sq. ft. per dwelling unit)
Parking	Automobile	0	0	0
	Bicycle short term for residential	0	8	8, or 1 space per 40 bedrooms, whichever is greater
	Bicycle long term for residential	0	99	98, or 1 space per 3 bedrooms
	Bicycle for commercial space	27	2	1, or 1 per 2,000 sq. ft.
<p> = Concession or Waiver requested to modify the district standard</p> <p>Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average, ft = feet ('), in. = inches (")</p>				

IV. Project Description

A. Requested Use Permits

- Use Permit pursuant to Berkeley Municipal Code Section 23.326.070 to demolish a non-residential main building;
- Use Permit pursuant to BMC Section 23.204.020 to construct a mixed-use residential development;
- Use Permit pursuant to BMC Section 23.204.030(A)(1) to construct 1,500 square feet or more of gross floor area;
- Use Permit pursuant to BMC Section 23.204.110(D)(4) to increase the maximum height;
- Use Permit pursuant to BMC Section 23.204.110(D)(4) to increase the maximum floor area ratio (FAR);
- Use Permit pursuant to BMC Section 23.304.030(C)(2)(b) to reduce setbacks on a commercially zoned lot that abuts a residential district;
- Use Permit pursuant to BMC Section 23.304.130(C) (1-4) to waive or reduce standards for non-residential district abutting or confronting a residential district; and
- Administrative Use Permit pursuant to BMC Section 23.304.050 to allow for

rooftop equipment projections above the height limit.

B. CEQA Determination

It is staff's recommendation to the Zoning Adjustments Board (ZAB) that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section 15000, et seq.) pursuant to CEQA Guidelines Section 15332 ("In-Fill Development Projects").

C. Density Bonus Information

- Concession from 23.204.110 (B)(5) "Allowed Land Uses" to allow for residential dwelling units on the ground floor when none are allowed.
- Waiver from BMC 23.204.110 (D)(1) to allow for an increase in building height – up to 134.5 feet, where 75 feet is the limit (with a Use Permit).
- Waiver from BMC 23.204.110 (D)(1) to allow for an increase the floor area ratio – up to 8.93, where a floor area ratio of 8 is allowed (with a use permit pursuant to BMC Table 23.204-33).

V. Design Review Guidelines

The project is located within the Telegraph Commercial subarea of the Berkeley South Side plan. Our Southside Design Guidelines – Mixed Use Subarea applies to this project and can be found on the City's website.

The design guidelines for this subarea are intended to ensure that new construction respects the existing architectural context of this subarea and complements the scale and character of the rest of the Southside. The design should help unify the neighborhood and create consistent architectural character within the subarea. New construction can be creative but should complement existing buildings. Additionally, large underused sites create opportunities for contemporary design that respects the historical context.

The following are several key guidelines from our commercial subarea guidelines which relate closely to this project:

Building Mass and Height

- Building heights should respect the general heights in the Commercial Subareas.
- New construction in the Telegraph Commercial Subarea should reflect the scale and massing established by the older three to five story buildings in the subarea.
- During the design phase of project development in the Commercial Subareas, evaluate impacts of proposed buildings exceeding three stories to determine wind corridor and shadow impacts on the shadow impacts on the public sidewalk.

- Maintain a continuous zero front setback at the ground floor except to provide recessed storefront entrances, a special corner feature, or usable open space.

Building Design and Facades

- The proportions, rhythm, and attention to detailing established by the facades of older historic buildings should be reflected and reinforced in new construction.
- Street facades in general and the ground-floor level in particular should include elements of pedestrian scale and interest.
- Architecturally distinguish the floors to form a defined hierarchy of base, middle, and top. Architecturally distinguish the top of the building to provide a visual termination.

Storefronts

- Reflect the traditional storefront rhythm and proportion found throughout the Commercial Subareas. Emulate traditional elements such as large display windows of clear glass, bulkheads below the storefront windows and clerestory windows above, recessed front entries, and appropriate locations for signs and awnings.
- Clearly distinguish entrances to upper floors from storefront entrances through differentiated architectural treatment and materials.

Roof Shape and Lines

- On new buildings, there should be some form of articulation or detailing where the roof meets the wall.

Materials

- Utilize materials that provide a sense of continuity with the existing area structures, such as brick, smooth-faced cement plaster, finished concrete, tile and stone.
- Use high quality durable materials that convey a sense of permanence, are easily cleaned, and cannot be permanently damaged by graffiti or heavy cleaning.

The complete Southside Design Guidelines can be found online at:

[http://www.ci.berkeley.ca.us/uploadedFiles/Planning_\(new_site_map_walk-through\)/Level_3_-_General/04-11%20Southside%20Plan%20Design%20Guidelines%20-%20FINAL.pdf](http://www.ci.berkeley.ca.us/uploadedFiles/Planning_(new_site_map_walk-through)/Level_3_-_General/04-11%20Southside%20Plan%20Design%20Guidelines%20-%20FINAL.pdf)

VI. Issues and Analysis

A. Design Review Issues:

Neighborhood Context This twelve-story mixed use building is proposed in the Telegraph Avenue Commercial zoning district on Bancroft across the street from the University of California, Berkeley campus. The surrounding uses are primarily mixed-use providing services for students of the University. This section of Bancroft is pedestrian oriented with very active commercial uses lining the street.

Massing/ Building Design This twelve story structure features a two story brick base supporting a nine story middle and a single story “top”. The building is organized around a podium level central courtyard and a roof level deck that pulls the top floor massing back from the main frontage on Bancroft. A substantial trellis provided at the roof deck caps the building. The facades are articulated with vertical ribbons of recessed patios that begin at the second floor and extend to the top of the building. Projecting balconies provide additional articulation from the fourth floor to the roof. Window groupings emphasize the verticality of the project and are proposed with bird safe glazing to meet the requirements of the Bird Safe Ordinance.

Setbacks On the North side, the project proposes a one foot setback, allowing a bit more space for the pedestrians on Bancroft. Flow through planters fill much of the setback along the South, East, and West sides of the project.

Encroachments The building proposes balconies on the North façade that encroach one foot over the property line. The trellis at the roof level is also proposed with a minimal encroachment. The applicant will work with Public Works to obtain an Encroachment permit for these conditions.

Ground Floor Design The ground floor design addresses the Bancroft street frontage with two retail spaces provided along the North façade. Entry to the residential lobby is located at the Northeast corner of the building. A trash room is proposed at the Northwest corner with direct connection out to the street. Two bike rooms, two study rooms, an elevator lobby, mechanical rooms, and package room are arranged along the center axis of the floor. A fitness room is proposed at the Southeast corner of the building with the remain floor area designed for three ground floor residential units.

Open Space/Landscape Communal open space for the project is provided by a podium level courtyard and a roof deck. The podium courtyard is located at the center of the building. Raised flow-through planters along the north, south, and east sides provide a buffer for surrounding units with windows overlooking the space. The roof deck space is located on the North edge of the building overlooking Bancroft. Raised planters are provided along the South end of the deck between the open space areas and the adjacent units. Additional open space is provided as

private patios for units throughout the building. A flow through planter is proposed in the setback along the East, South, and West edges of the parcel.

Colors and Materials Material palette includes rough and smooth stucco finishes, thin brick, metal siding, metal grate railings, and accent infill panels.

B. Issues for Discussion:

- Neighborhood Context
- Ground Floor / Building Design
- Landscape/Open Space Design
- Colors and Materials

VII. Recommendation

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

Attachments:

1. Project Plans, received November 1, 2023
2. Applicant Statement, received November 1, 2023

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



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 09.06.2023 ZONING SUBMITTAL
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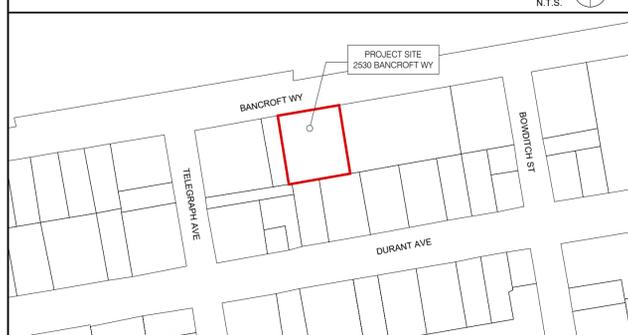
JOB: 2130

SHEET:

GENERAL
 INFORMATION

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VICINITY MAP



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PROJECT DESCRIPTION

PROJECT ADDRESS: 2530 Bancroft Way Berkeley, CA 94704
 (APN: 055 187701601)

SCOPE OF WORK:
 REMOVAL OF EXISTING COMMERCIAL STRUCTURE & NEW CONSTRUCTION OF A
 12-STORY MIXED-USE HOUSING DEVELOPMENT WITH 110 DWELLING UNITS OVER
 GROUND-LEVEL COMMERCIAL AND LOBBIES WITH STATE OF CALIFORNIA DENSITY
 BONUS.

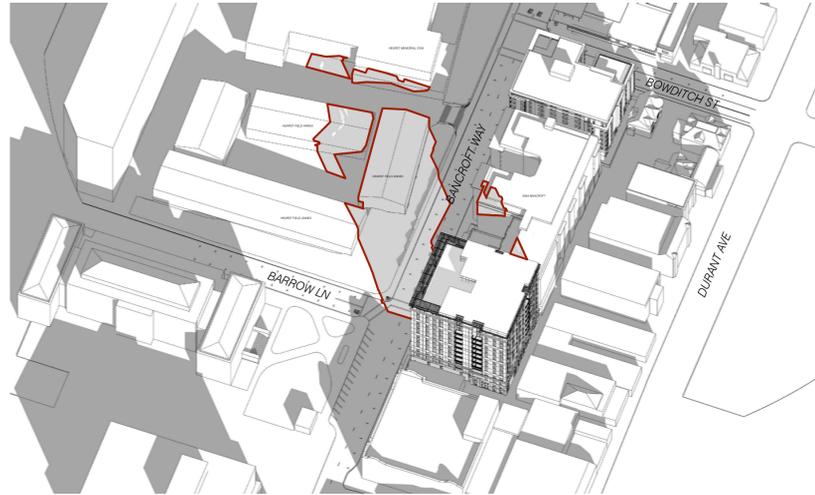
DRAWING LIST

A0.0 GENERAL INFORMATION	A3.1 BUILDING ELEVATIONS	C3.0 GRADING PLAN
A0.1 ZONING INFORMATION & DIAGRAMS	A3.2 BUILDING ELEVATIONS	C4.0 UTILITY PLAN
A0.2 DENSITY BONUS DIAGRAMS	A3.3 BUILDING ELEVATIONS	C5.0 STORMWATER PLAN
A0.4A SHADOW STUDIES	A3.4 BUILDING ELEVATIONS	
A0.4B SHADOW STUDIES	A3.5 STREET STRIP ELEVATION	L1.00 LANDSCAPE PLANS
A0.4C SHADOW STUDIES	A3.6 PHOTO CONTEXT VIEWS	L1.01 LANDSCAPE PLANS
A0.4D SHADOW STUDIES	A3.7 PHOTO CONTEXT VIEWS	L1.02 LANDSCAPE PLANS
A0.4E SHADOW STUDIES	A3.8 PERSPECTIVE VIEWS	L1.03 LANDSCAPE PLANS
A0.5 SITE CONTEXT PHOTOS	A3.9 PERSPECTIVE VIEWS	
A1.0 SURVEY	A3.10 PERSPECTIVE VIEWS	
A2.0 EXISTING SITE PLAN	A3.11 PERSPECTIVE VIEWS	
A2.1 FLOOR PLANS	A3.12 PERSPECTIVE VIEWS	
A2.2 FLOOR PLANS	A4.1 BUILDING SECTIONS	
A2.3 FLOOR PLANS	MAT MATERIAL BOARD	
A2.4 FLOOR PLANS		
A2.5 FLOOR PLANS		
A2.6 FLOOR PLANS		
A2.7 ROOF PLAN		

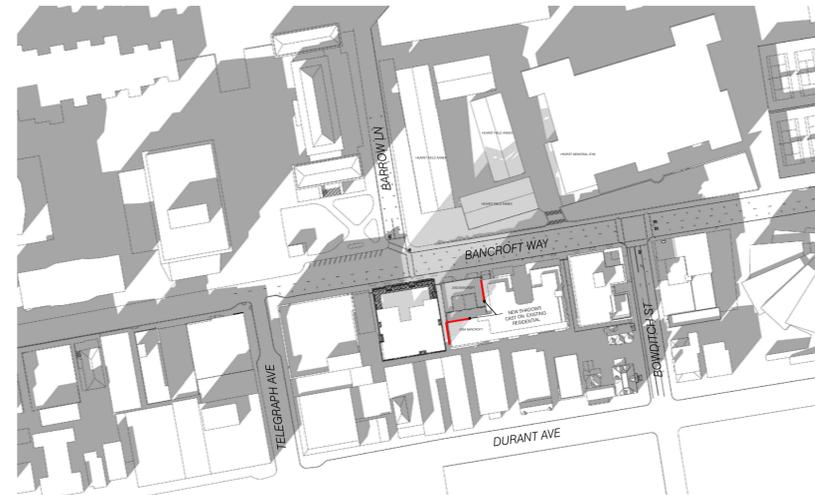
WINTER SOLSTICE
 DEC 21ST:
 2-HRS BEFORE SUNSET (PM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
 LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
 NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



6 SHADOW STUDY AXONOMETRIC - PM
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5 SHADOW STUDY - PM
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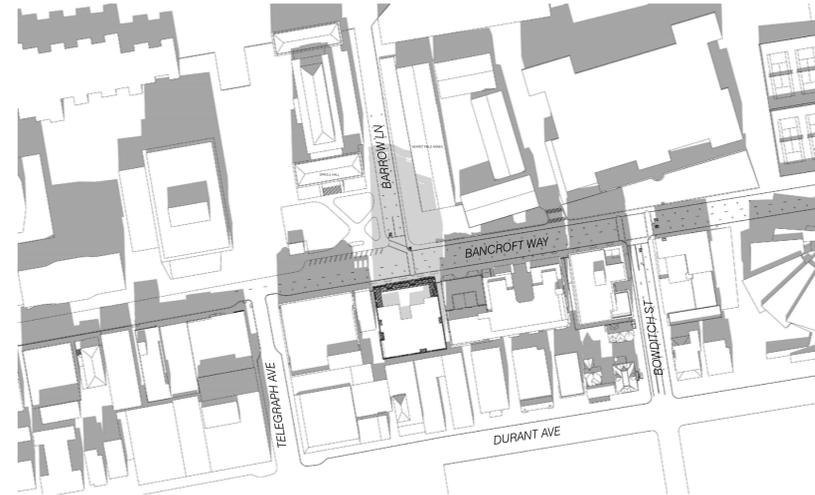
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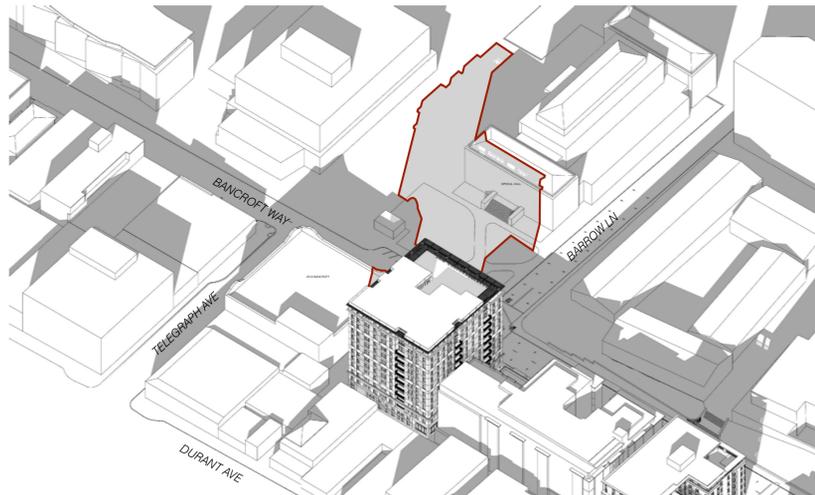
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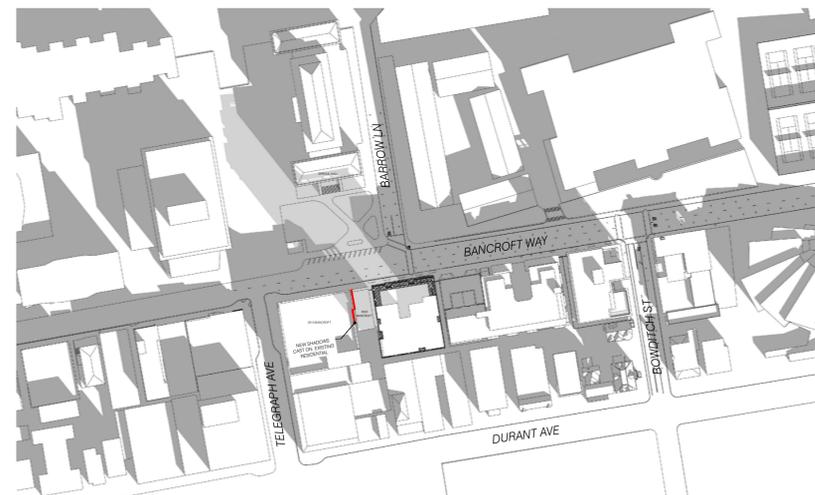
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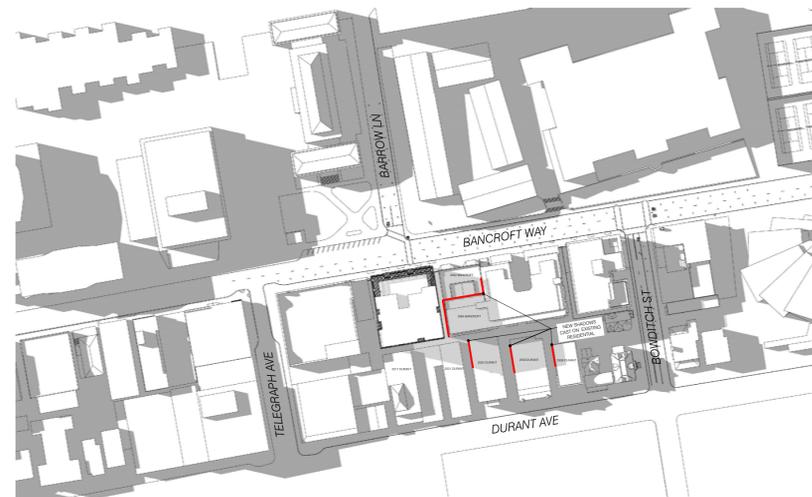
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SUMMER SOLSTICE
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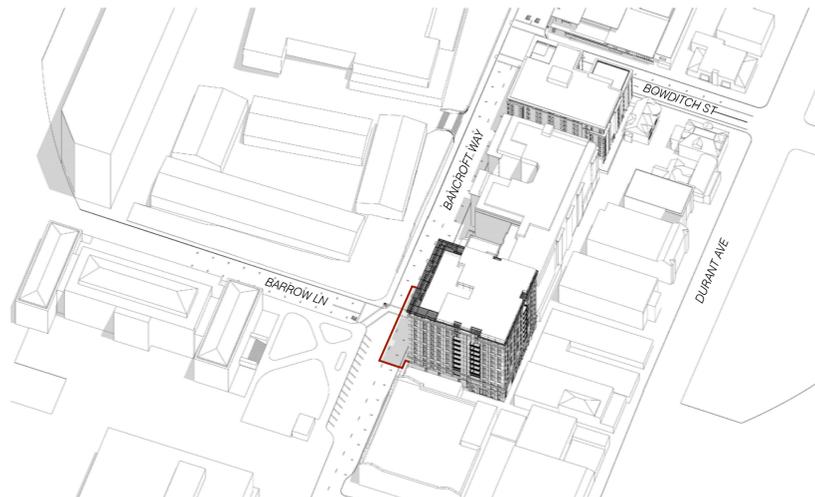
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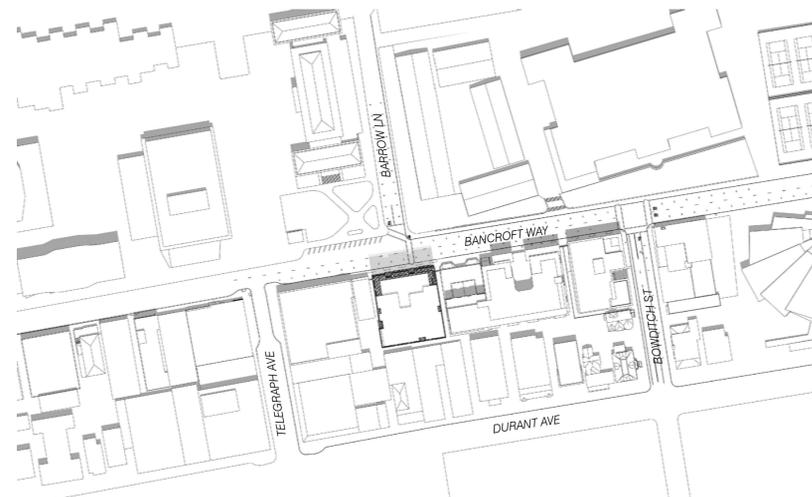
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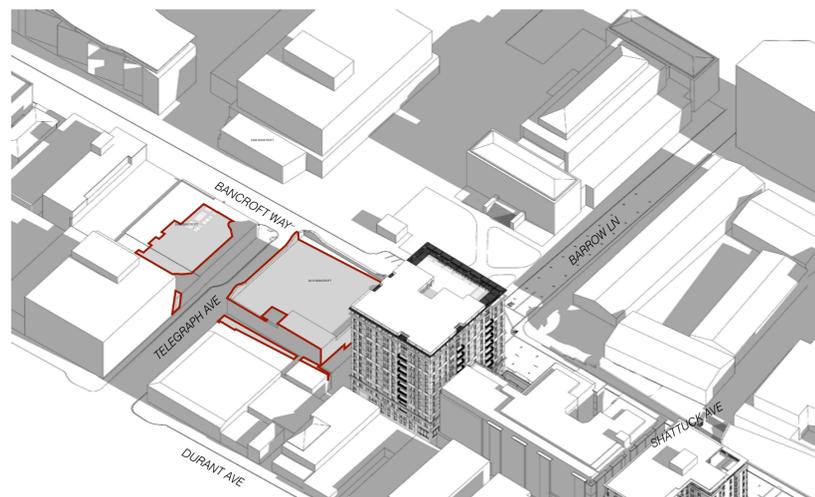
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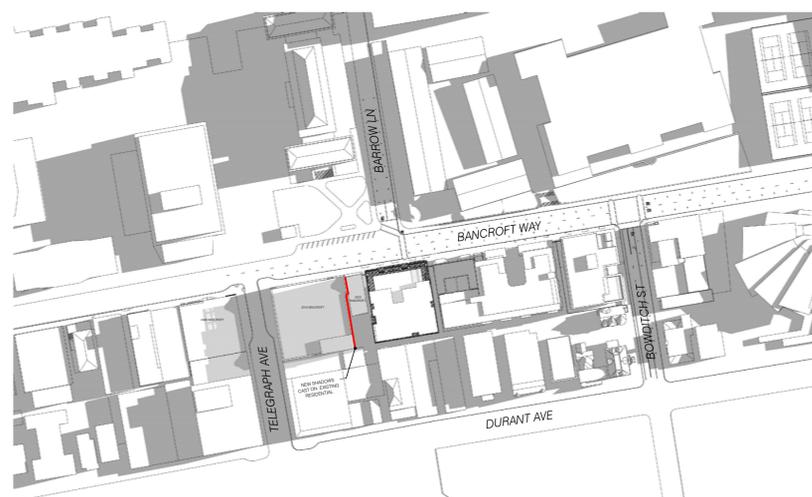
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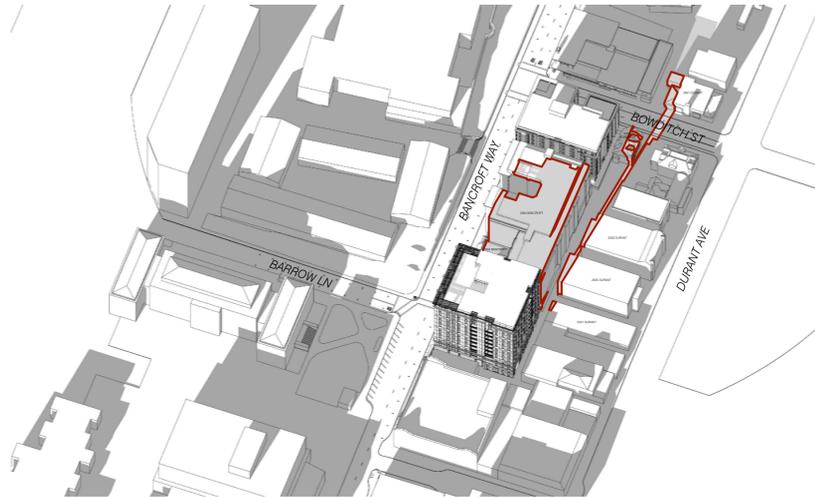
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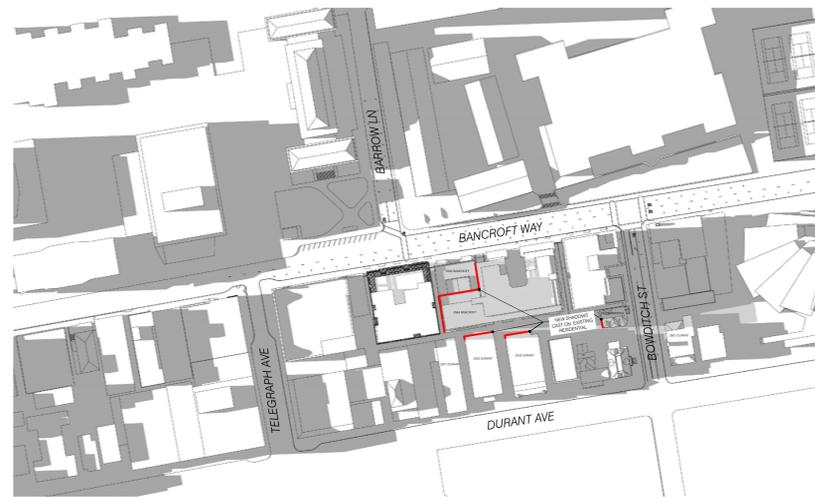
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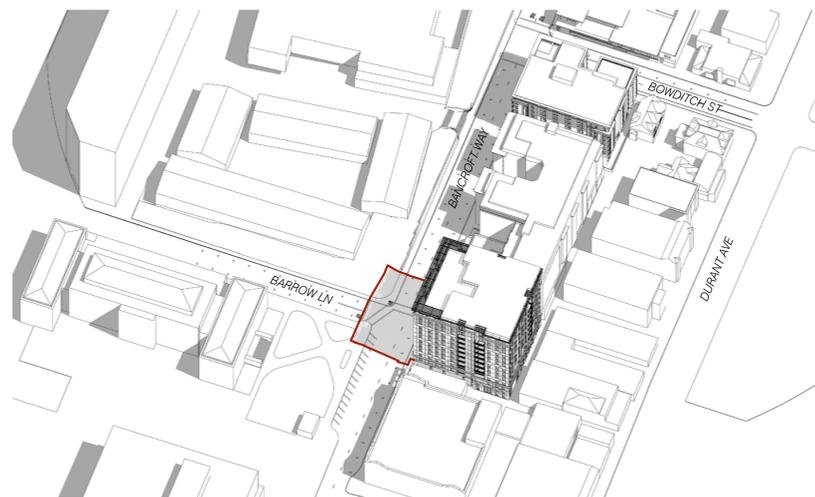
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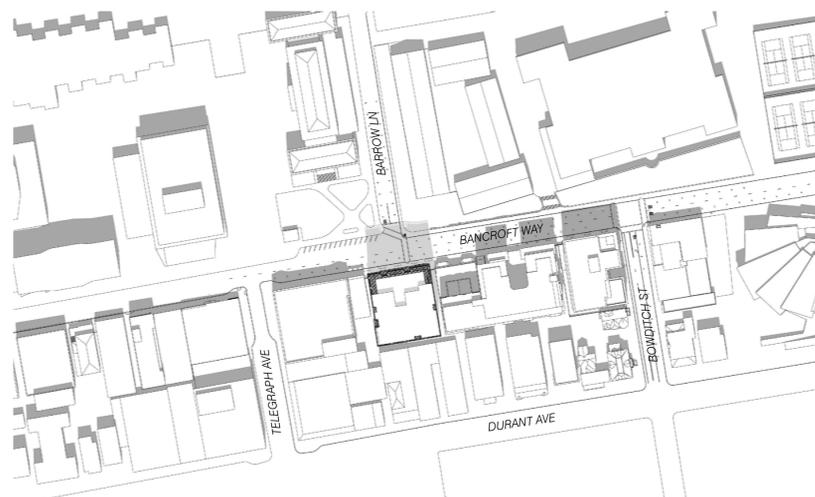
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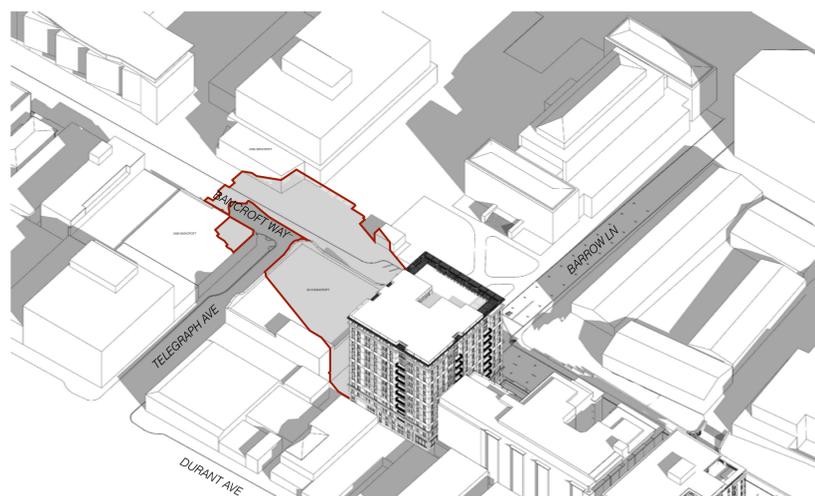
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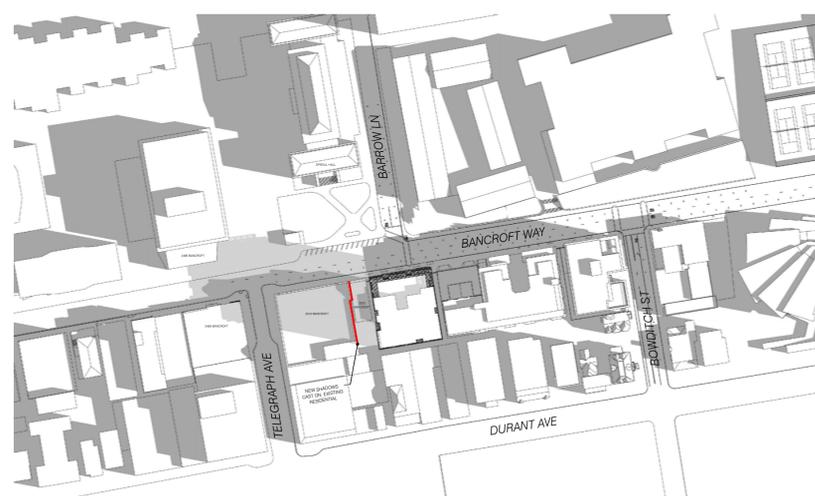
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CURRENT
 SEPTEMBER 6TH:
 2-HRS AFTER SUNRISE (AM)

- DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
 - LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
 - NEW SHADOW AT RESIDENTIAL BUILDING
- ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



2 SHADOW STUDY AXONOMETRIC - AM
 N.T.S.



1 SHADOW STUDY - AM
 1:240 @ 11X17 1:120 @ 24X36

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JOB: 2130

SHEET:

SHADOW STUDIES
 SEPTEMBER

A0.4C

WINTER SOLSTICE
DEC 21ST:
CLOSEUP SHADOW STUDIES

- DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
- LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
- NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



6 CLOSEUP AXONOMETRIC - DEC 21ST - PM
 N.T.S.

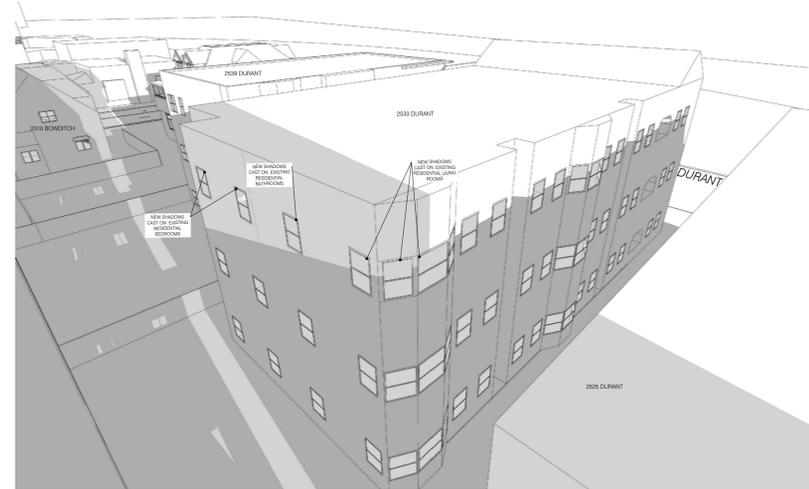


5 CLOSEUP AXONOMETRIC - DEC 21ST - AM
 N.T.S.

CURRENT
SEPTEMBER 6TH:
CLOSEUP SHADOW STUDIES

- DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
- LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
- NEW SHADOW AT RESIDENTIAL BUILDING

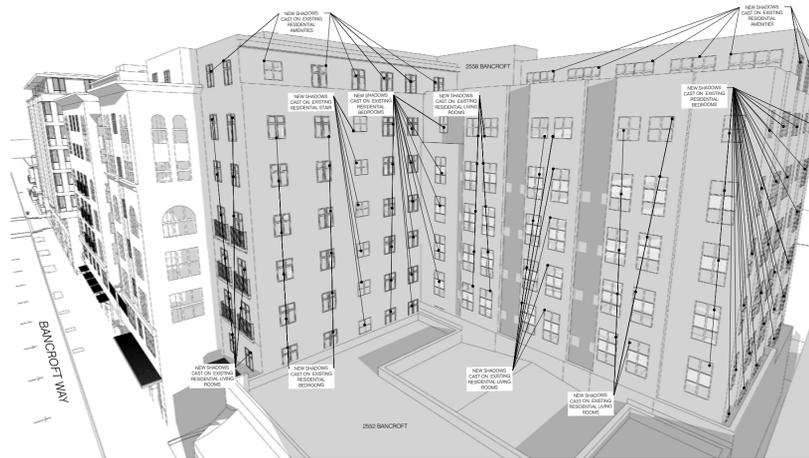
ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



4 CLOSEUP AXONOMETRIC - SEPT 6TH - PM
 N.T.S.



3 CLOSEUP AXONOMETRIC - SEPT 6TH - AM
 N.T.S.



2 CLOSEUP AXONOMETRIC - SEPT 6TH - PM
 N.T.S.



1 CLOSEUP AXONOMETRIC - SEPT 6TH - AM
 N.T.S.

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SHEET:

SHADOW STUDIES
 DETAIL VIEWS

A0.4D

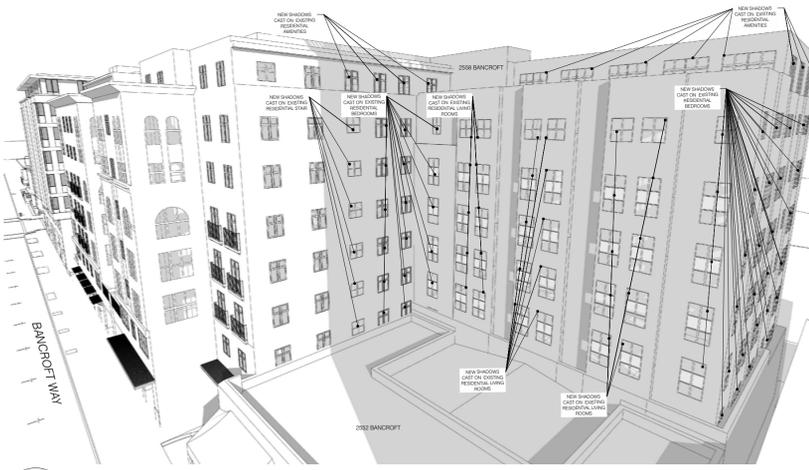
WINTER SOLSTICE
 DEC 21ST:
 CLOSEUP SHADOW STUDIES

- DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
- LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
- NEW SHADOW AT RESIDENTIAL BUILDING

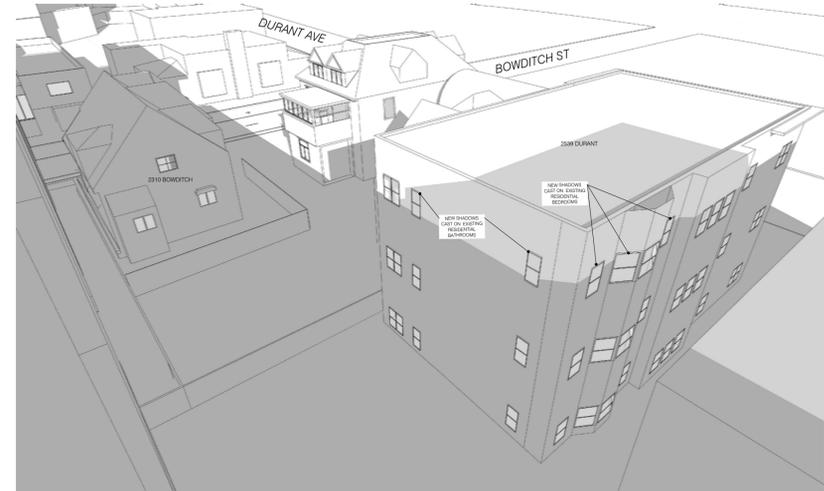
ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



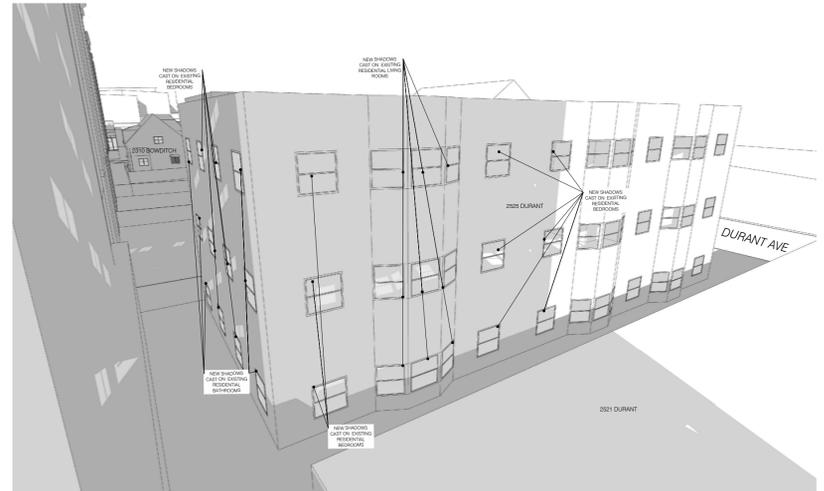
4 CLOSEUP AXONOMETRIC - SEPT 6TH - PM
 N.T.S



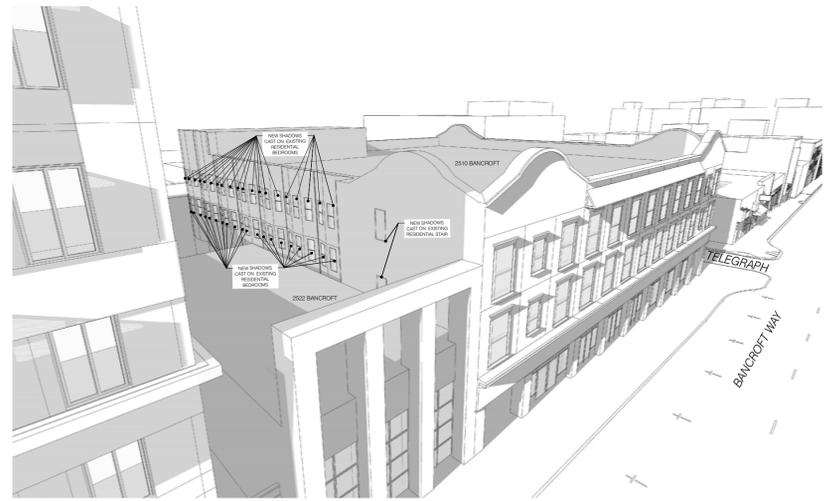
2 CLOSEUP AXONOMETRIC - SEPT 6TH - PM
 N.T.S



5 CLOSEUP AXONOMETRIC - DEC 21ST - AM
 N.T.S



3 CLOSEUP AXONOMETRIC - SEPT 6TH - PM
 N.T.S



1 CLOSEUP AXONOMETRIC - SEPT 6TH - AM
 N.T.S

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A0.4E

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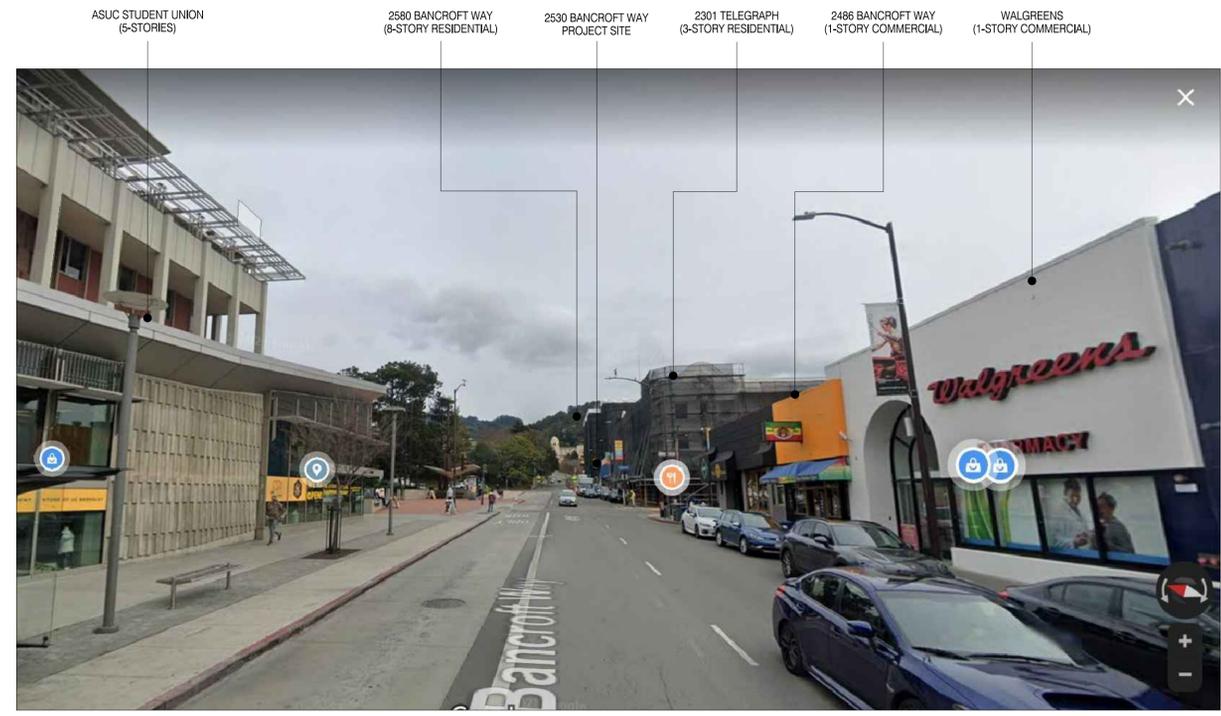
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SHEET:

SITE CONTEXT
 PHOTOS

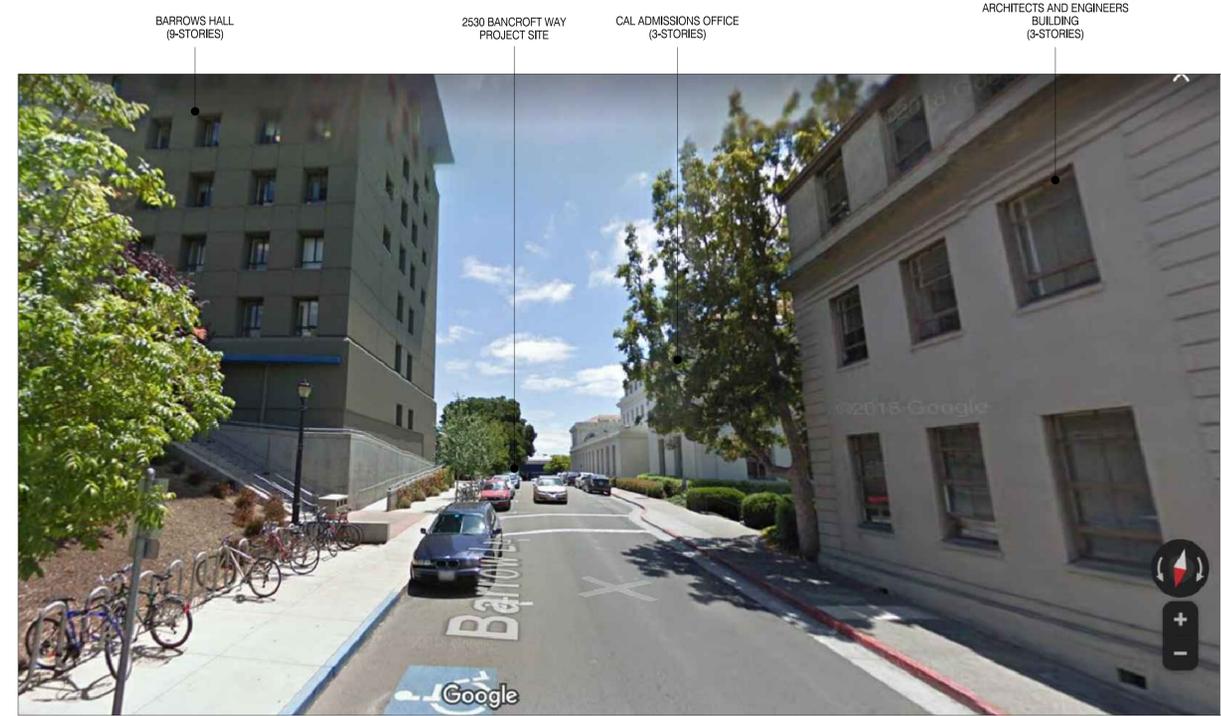
A0.5



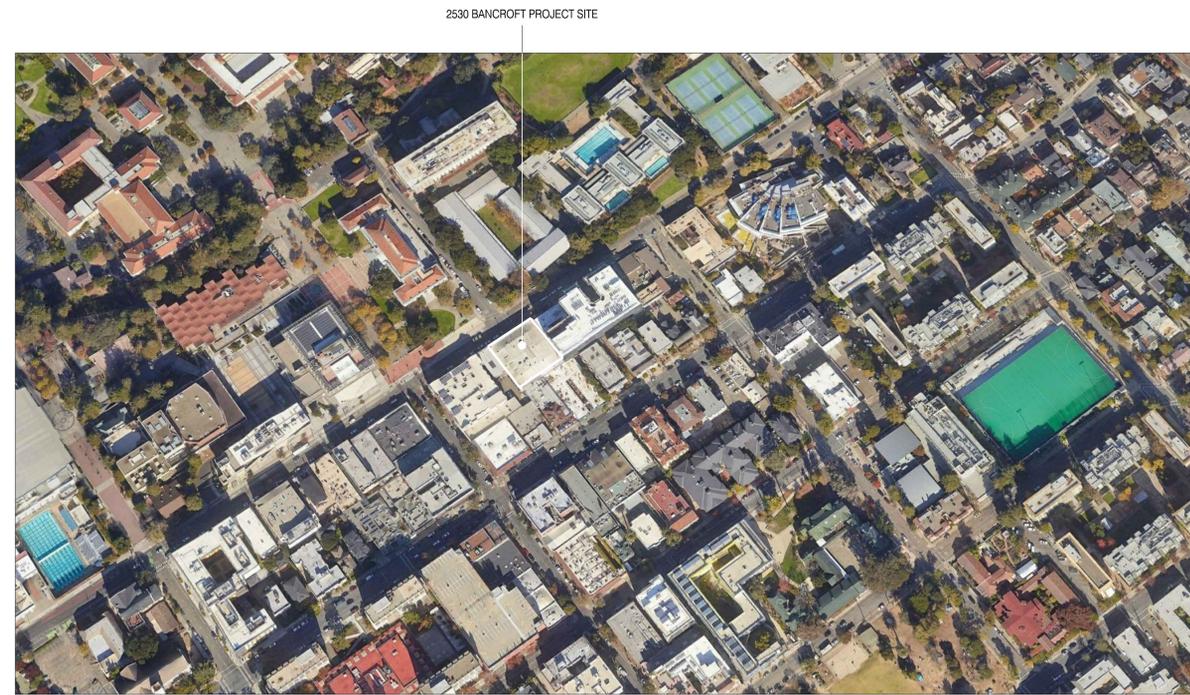
4 VIEW FROM BANCROFT LOOKING EAST
 A0.5



2 VIEW FROM BANCROFT LOOKING WEST
 A0.5



3 VIEW FROM BARROW LOOKING SOUTH
 A0.5



1 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW
 A0.5

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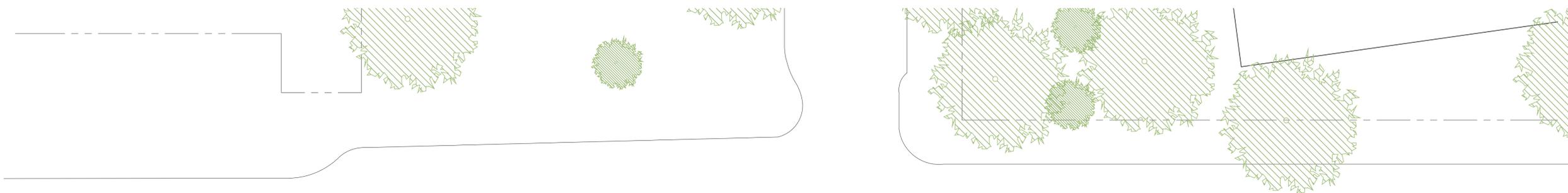
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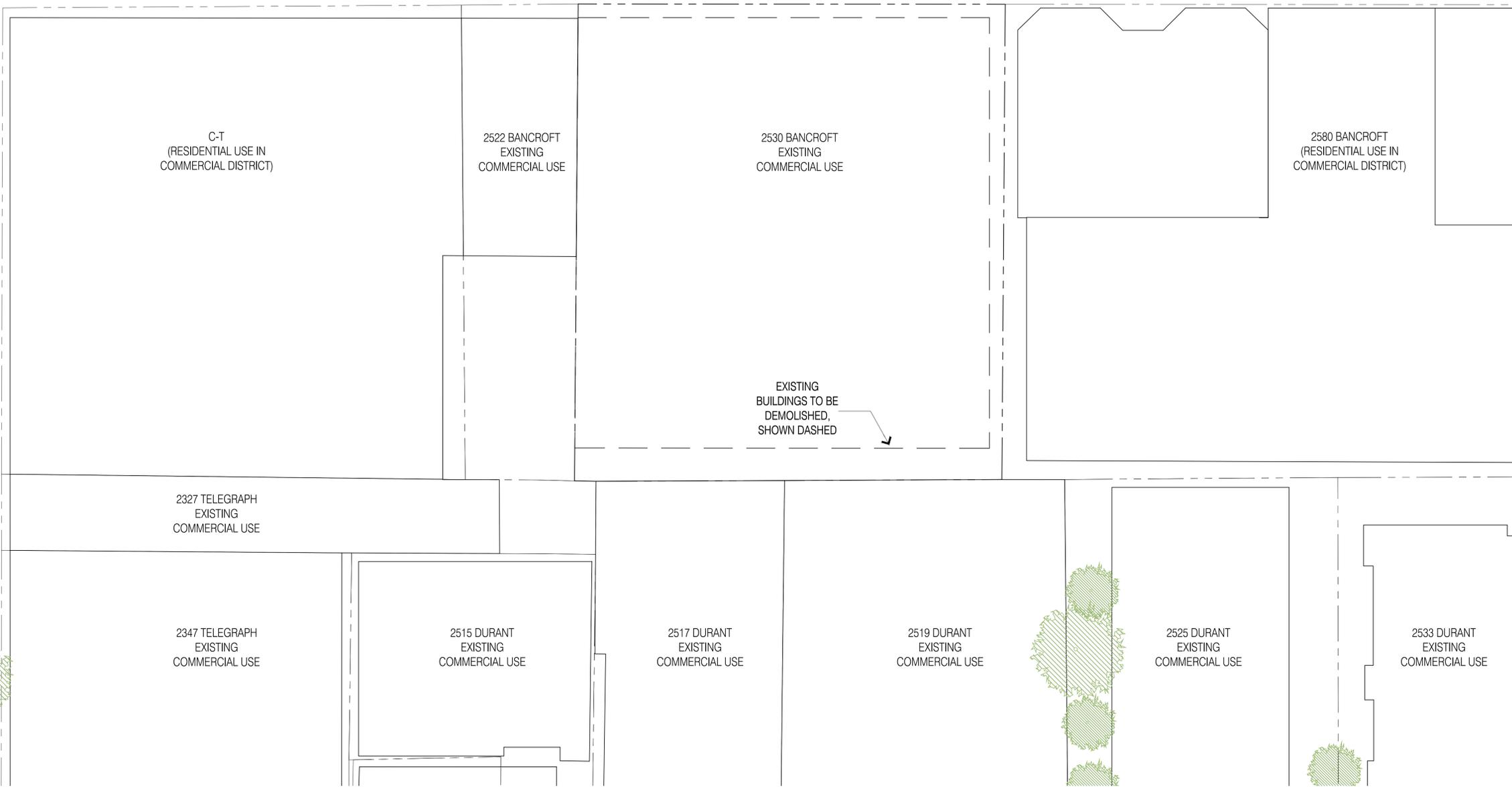
SHEET:

EXISTING
 SITE PLAN

A2.0

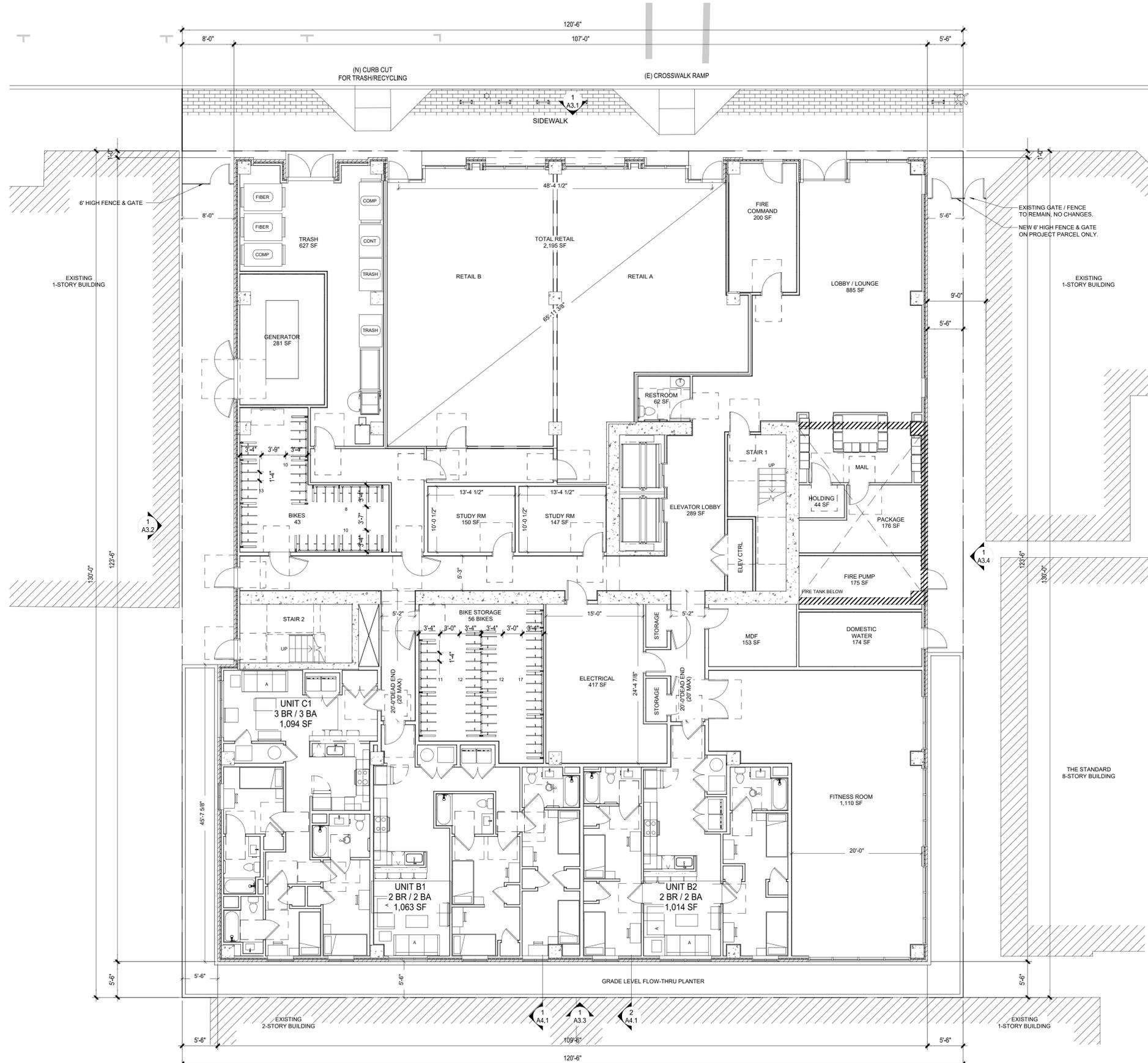


TELEGRAPH AVE.



1
 A2.0
 EXISTING SITE PLAN
 1/32"=1'-0" @ 11x17 1/16"=1'-0" @ 24x36





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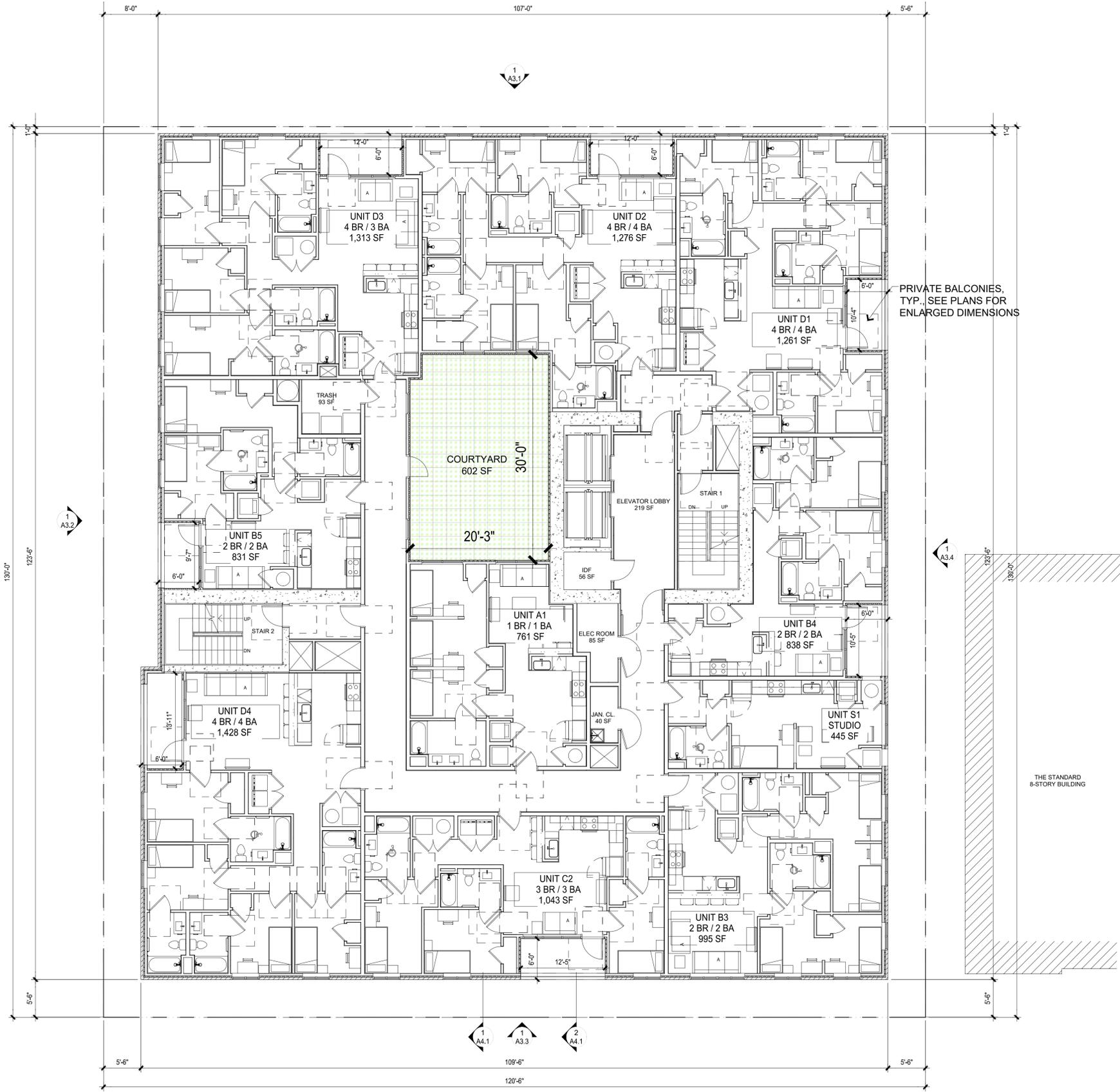
SHEET:

**SITE PLAN /
 PLAN AT
 GROUND LEVEL**

A2.1

1 SITE PLAN / PLAN AT GROUND LEVEL
 1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36





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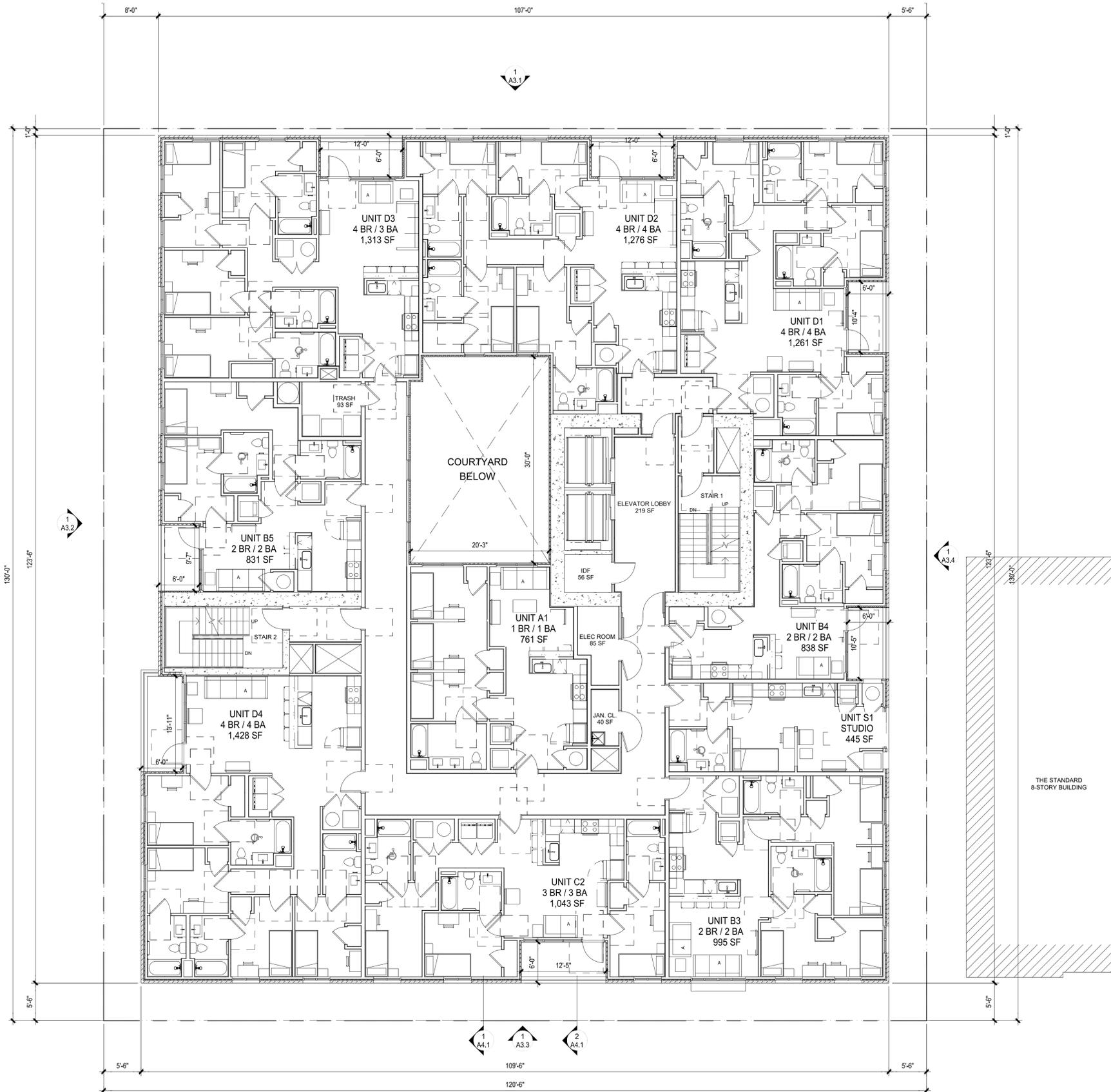
SHEET:

PLAN AT
 LEVEL 2

A2.2

1 PLAN AT LEVEL 2
 1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36





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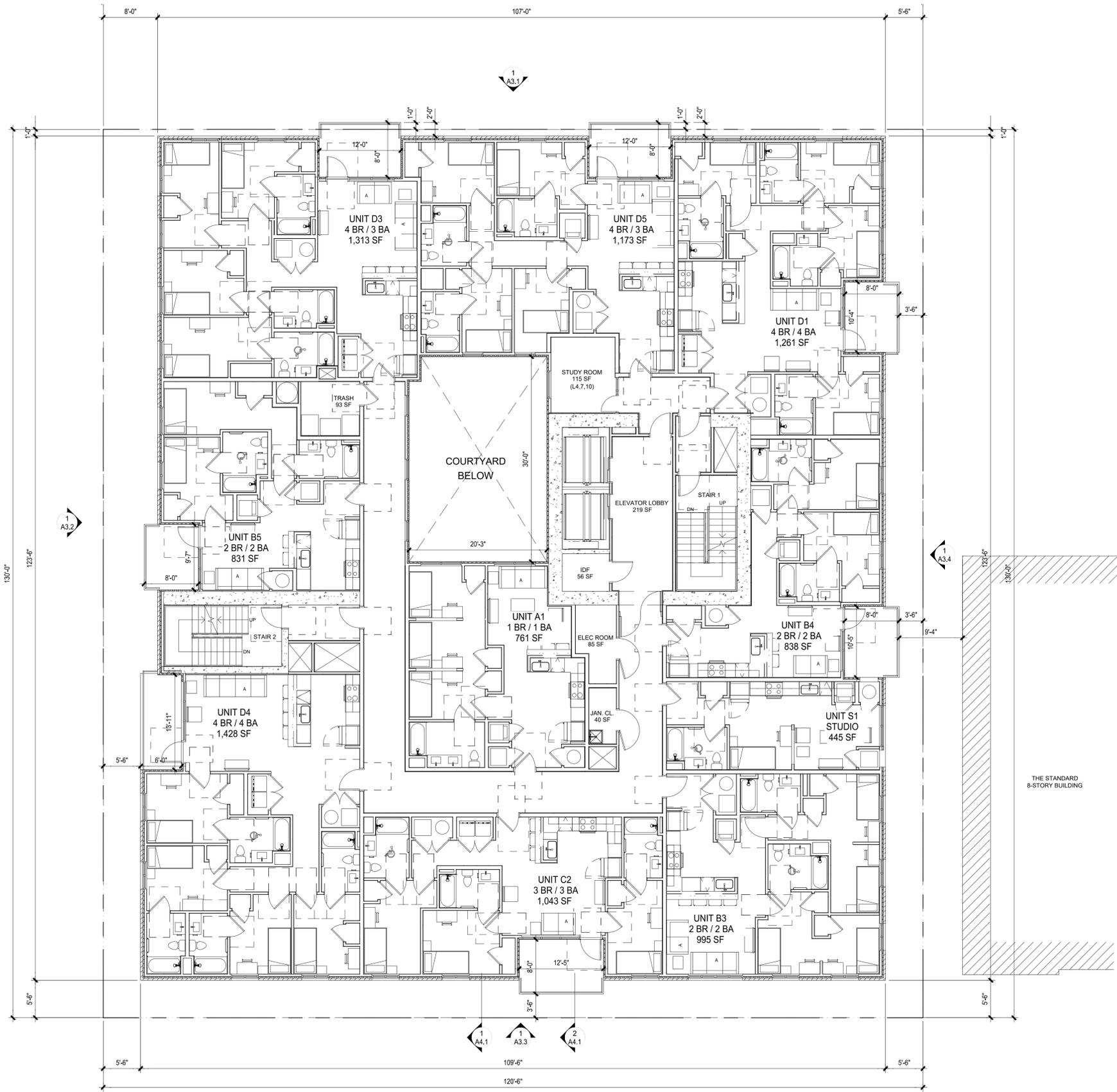
SHEET:

PLAN AT
 LEVEL 3

A2.3

1 PLAN AT LEVEL 3
 1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36





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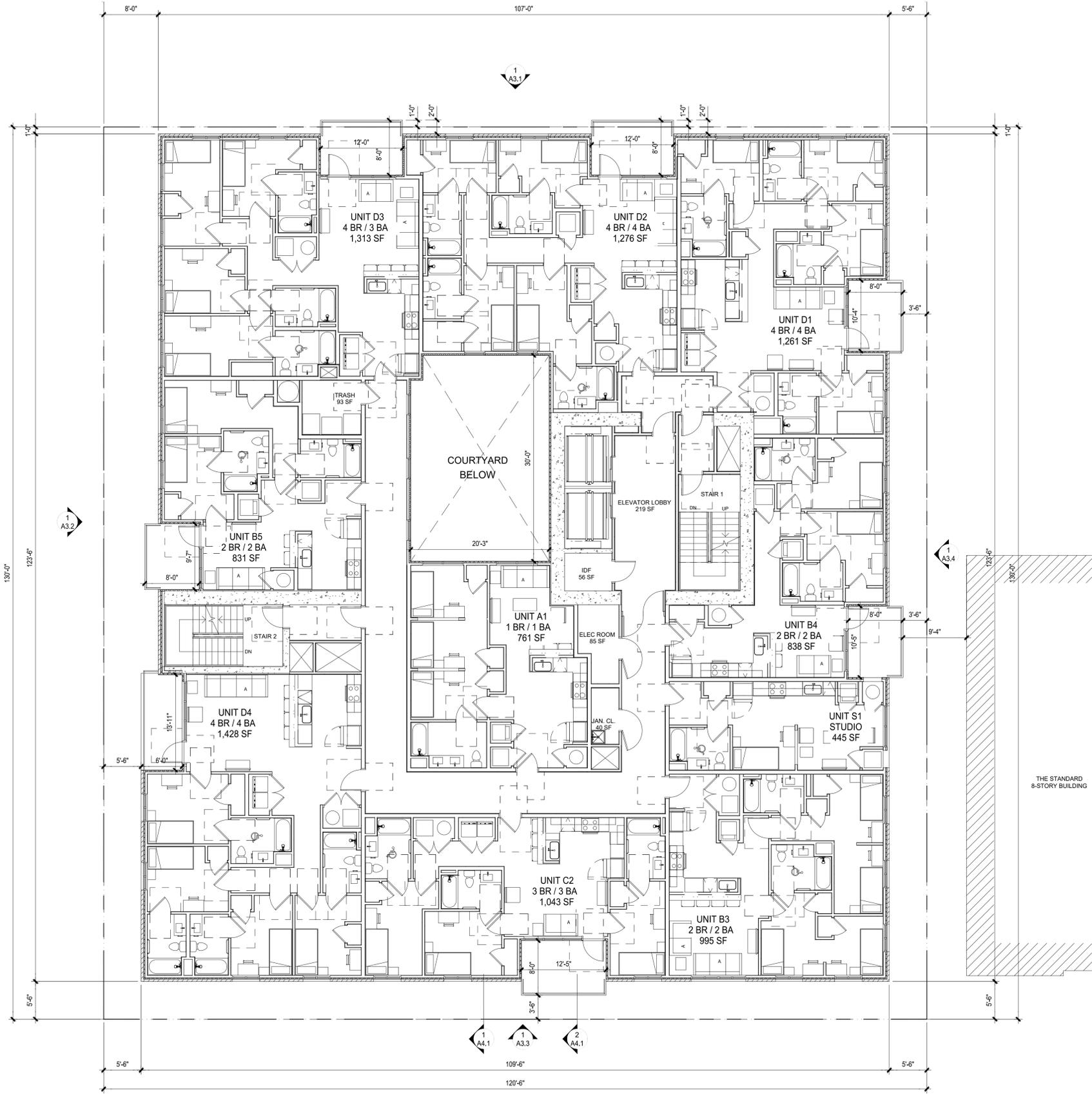
SHEET:

PLAN AT
 LEVELS 4, 7, 10

A2.4

1 PLAN AT LEVELS 4, 7, 10
 1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36





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JOB: 2130

SHEET:

PLAN AT LEVELS
 5, 6, 8, 9, 11

A2.5

1 PLAN AT LEVELS 5, 6, 8, 9, 11
 1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36



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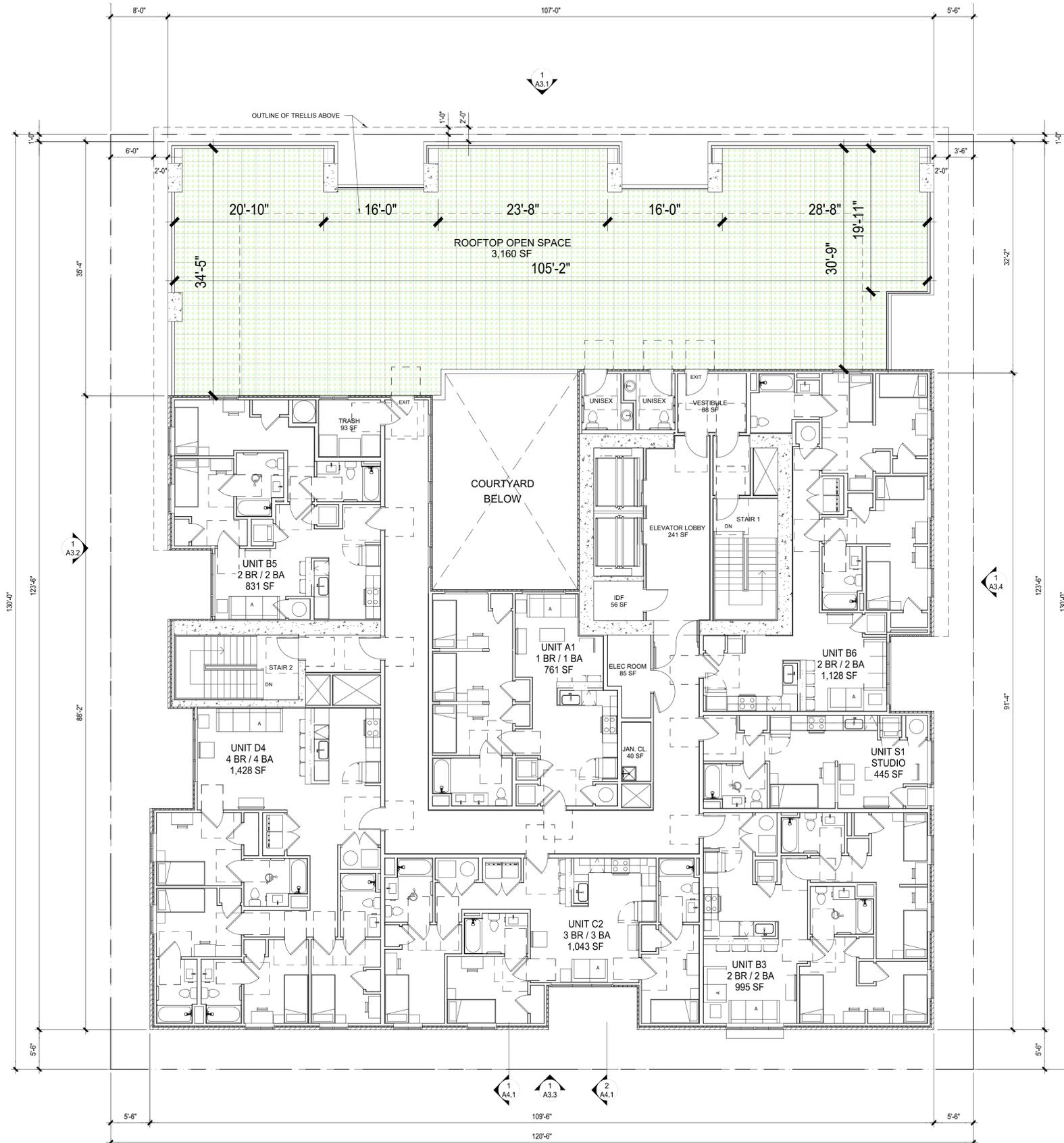
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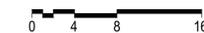
SHEET:

LEVEL 12
 FLOOR PLAN

A2.6



1 PLAN AT LEVEL 12
 1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36



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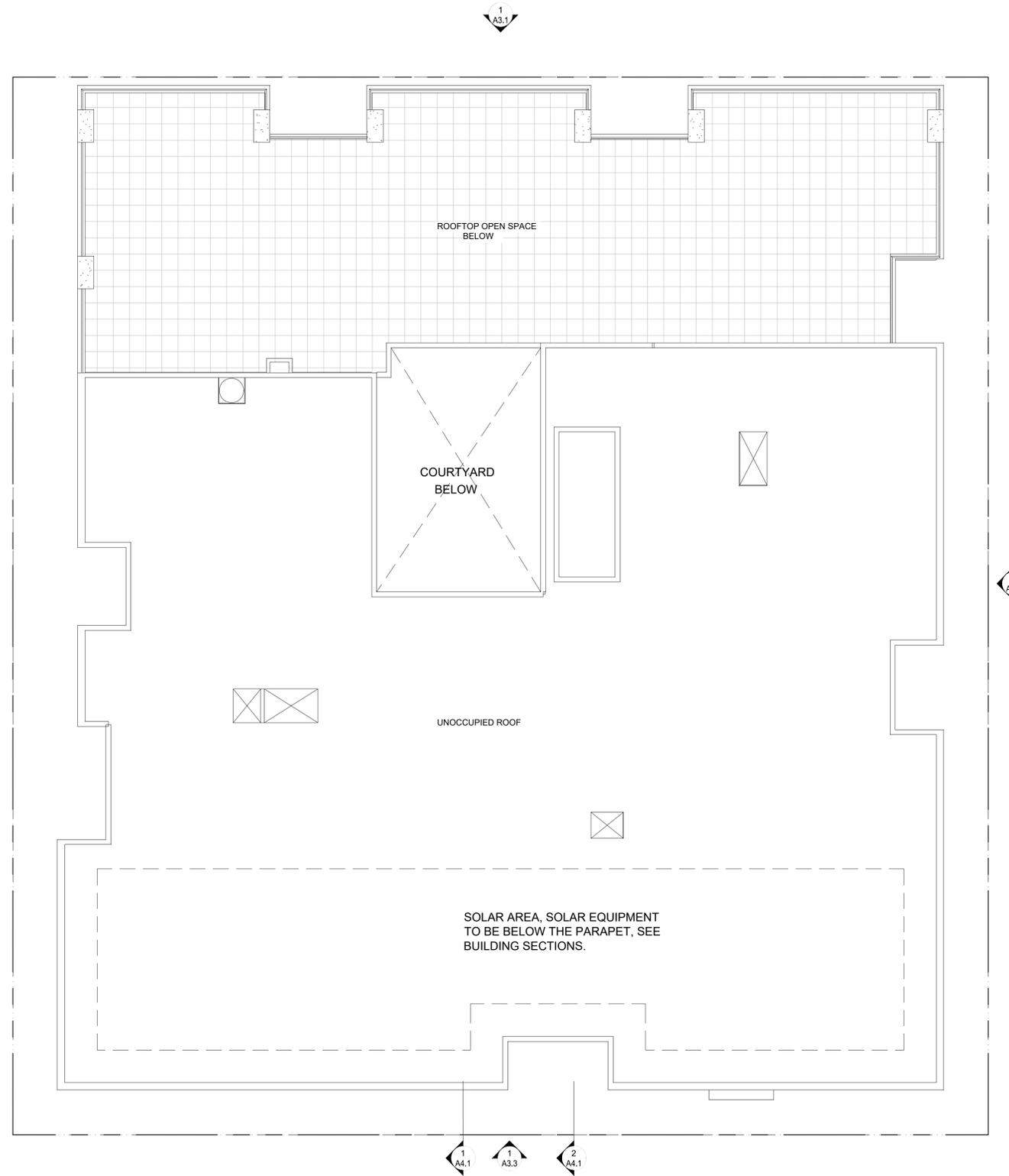
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SHEET:

ROOF PLAN

A2.7



1 ROOF PLAN
 1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36



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JOB: 2130

SHEET:

BUILDING
 ELEVATIONS

A3.1



1 NORTH ELEVATION
 A3.1

3/64" = 1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



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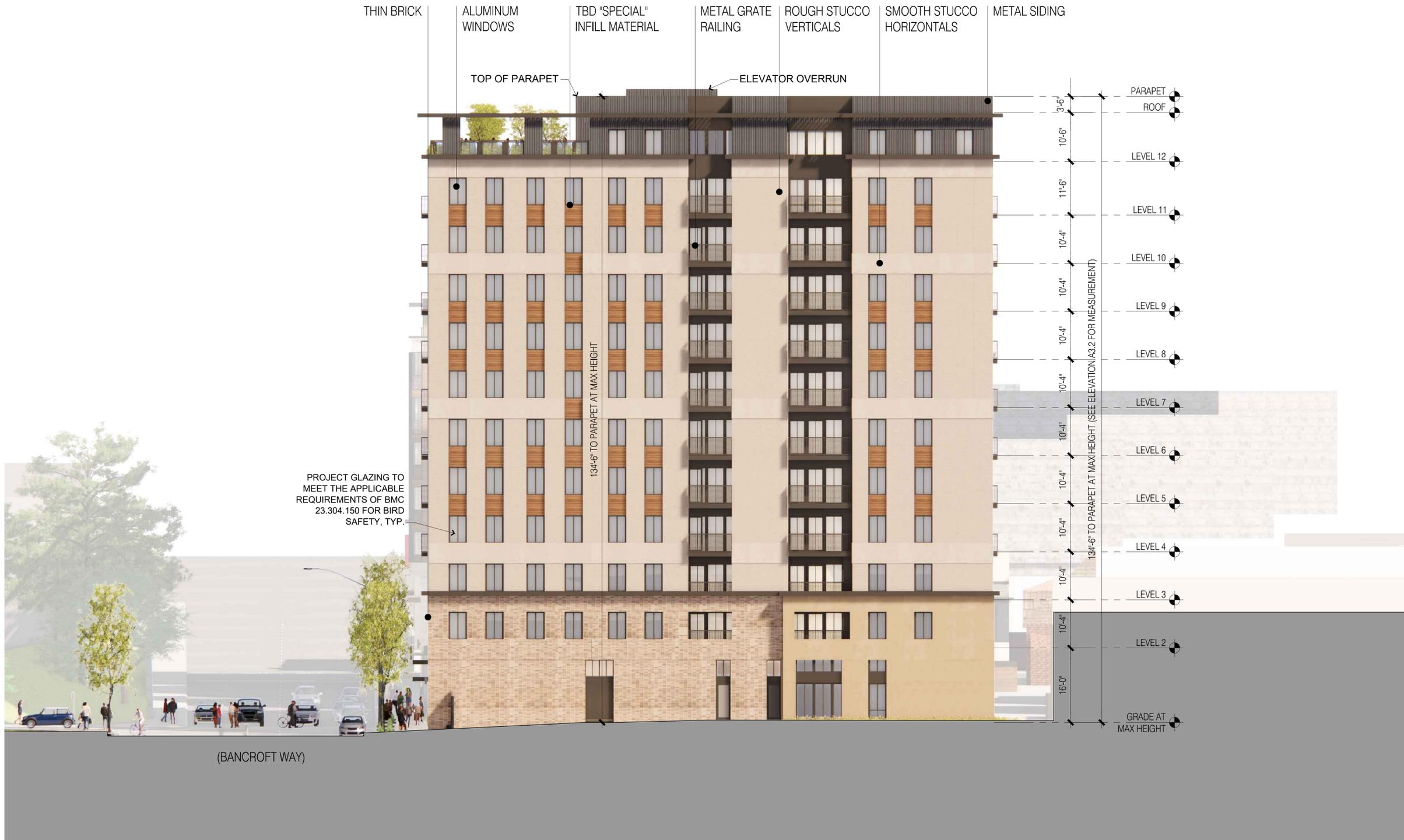
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JOB: 2130

SHEET:

BUILDING
 ELEVATIONS

A3.2



1 WEST ELEVATION
 A3.2

3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



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JOB: 2130

SHEET:

BUILDING
 ELEVATIONS

A3.3



1 SOUTH ELEVATION
 A3.3

3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



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JOB: 2130

SHEET:

BUILDING
 ELEVATIONS

A3.4



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SHEET:

STREET STRIP
ELEVATIONS

A3.5



2580 BANCROFT

2560 BANCROFT

2554 BANCROFT

2552 BANCROFT

2530 BANCROFT

2522 BANCROFT

2510 BANCROFT

1
A3.5

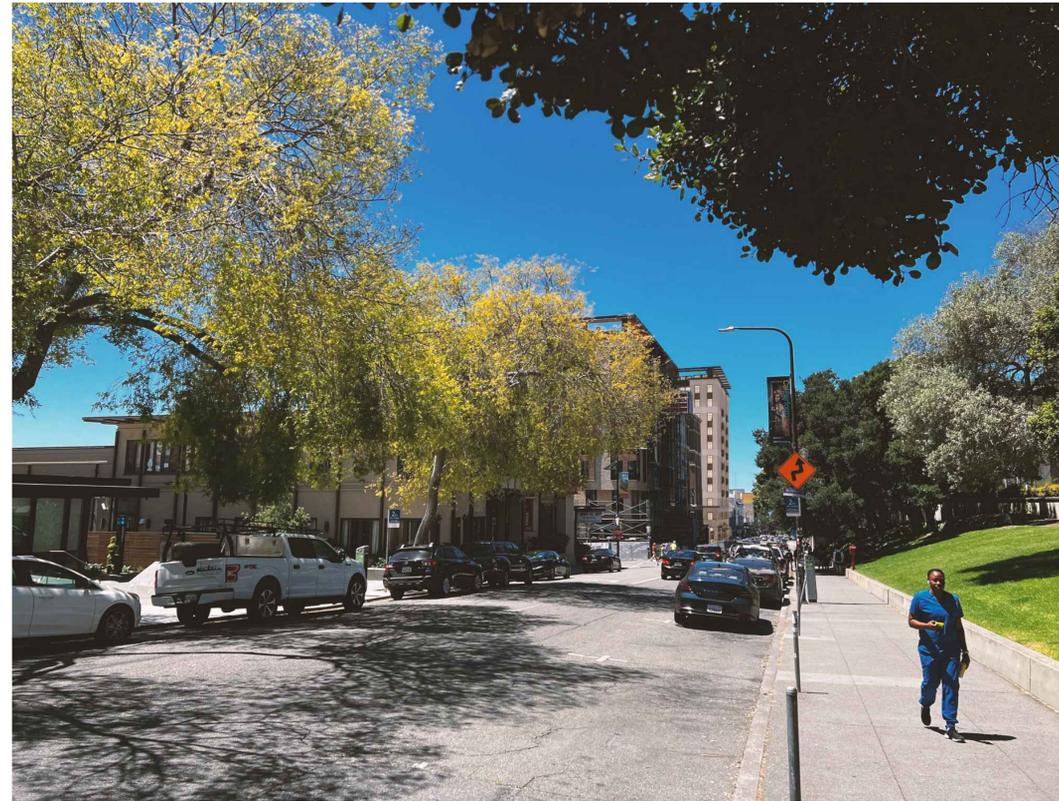
STREET STRIP ELEVATION @ BANCROFT WAY

1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32



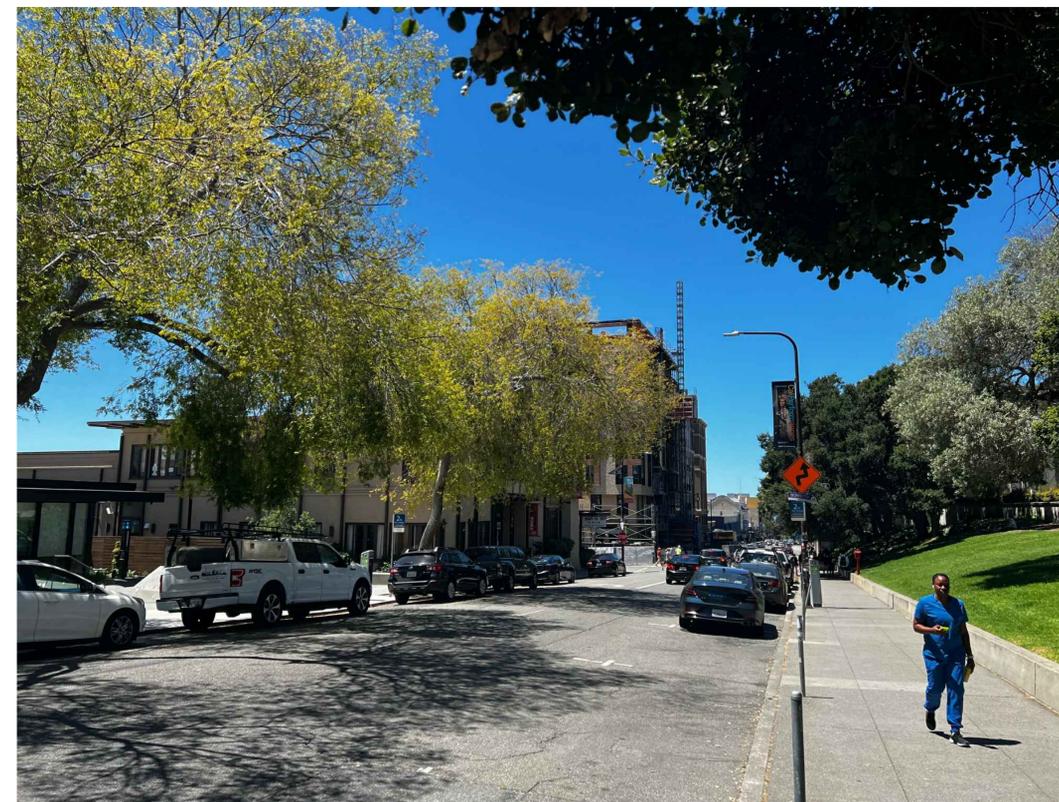
4 BANCROFT LOOKING EAST - AFTER



2 BANCROFT LOOKING WEST - AFTER



3 BANCROFT LOOKING EAST - BEFORE



1 BANCROFT LOOKING WEST - BEFORE

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SHEET:

PHOTO CONTEXT
VIEWS

A3.6



2
-
BARROW LOOKING SOUTH - AFTER



1
-
BARROW LOOKING SOUTH - BEFORE

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SHEET:

PHOTO CONTEXT
VIEWS

A3.7

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SHEET:

PERSPECTIVE
VIEWS

A3.8



1 PERSPECTIVE LOOKING SOUTH AT BANCROFT ELEVATION

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- 10.31.2023 ZONING RESUBMITTAL

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JOB: 2130

SHEET:

PERSPECTIVE
VIEWS

A3.9



1 VIEW LOOKING WEST ALONG BANCROFT

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JOB: 2130

SHEET:

PERSPECTIVE
VIEWS

A3.10



1 VIEW LOOKING EAST ALONG BANCROFT

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JOB: 2130

SHEET:

PERSPECTIVE
VIEWS

A3.11



1 VIEW OF STREET LEVEL ALONG BANCROFT

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JOB: 2130

SHEET:

PERSPECTIVE
VIEWS

A3.12



1 SIDEWALK VIEW ALONG BANCROFT LOOKING EAST

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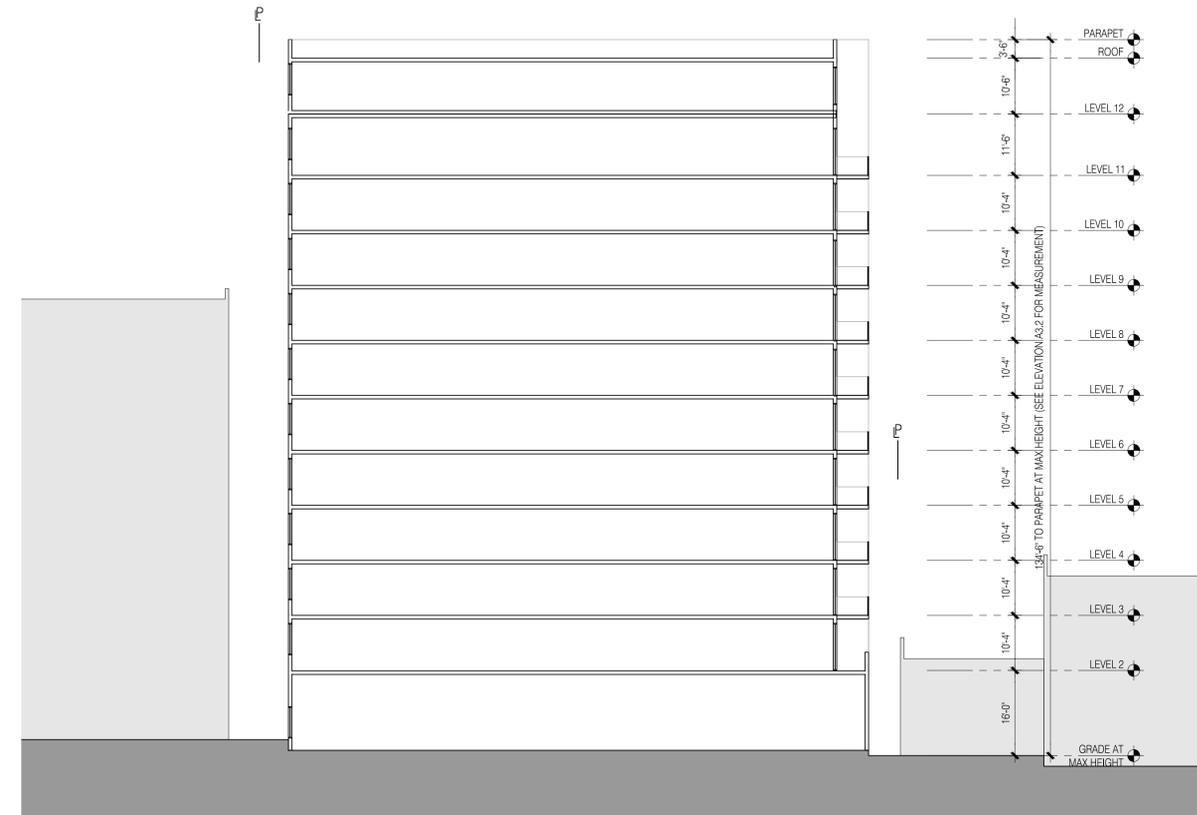
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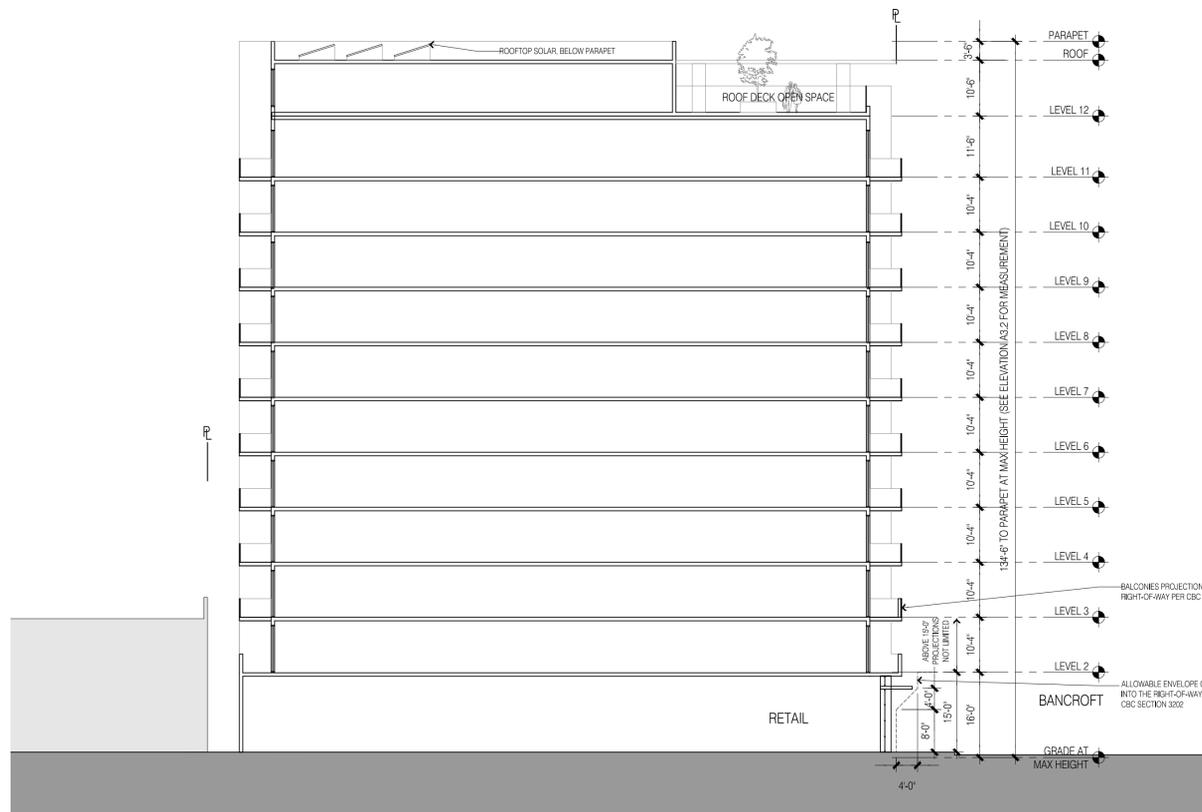
SHEET:

BUILDING
 SECTIONS

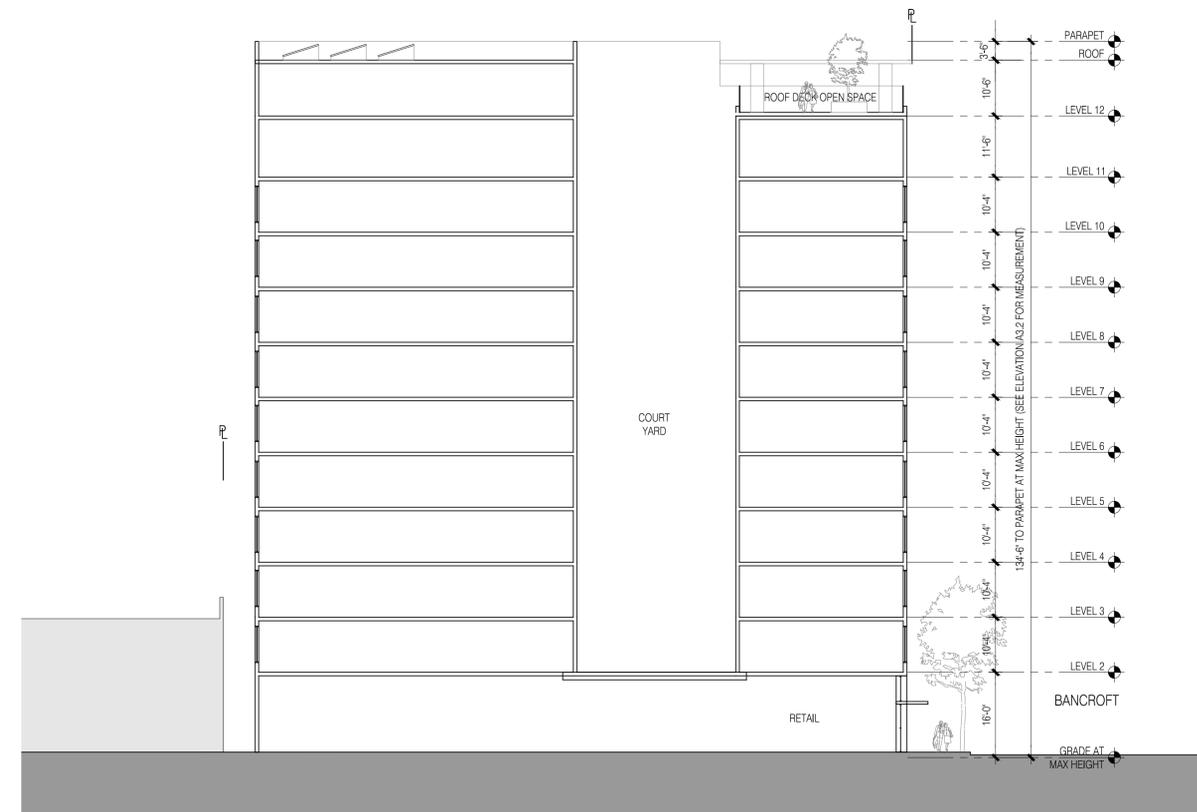
A4.1



3 E-W BUILDING SECTION LOOKING SOUTH
 1/8" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36



2 BUILDING SECTION AT BALCONIES
 1/8" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36



1 BUILDING SECTION AT COURTYARD
 1/8" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36



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JOB: 2130

SHEET:

BUILDING
 MATERIALS

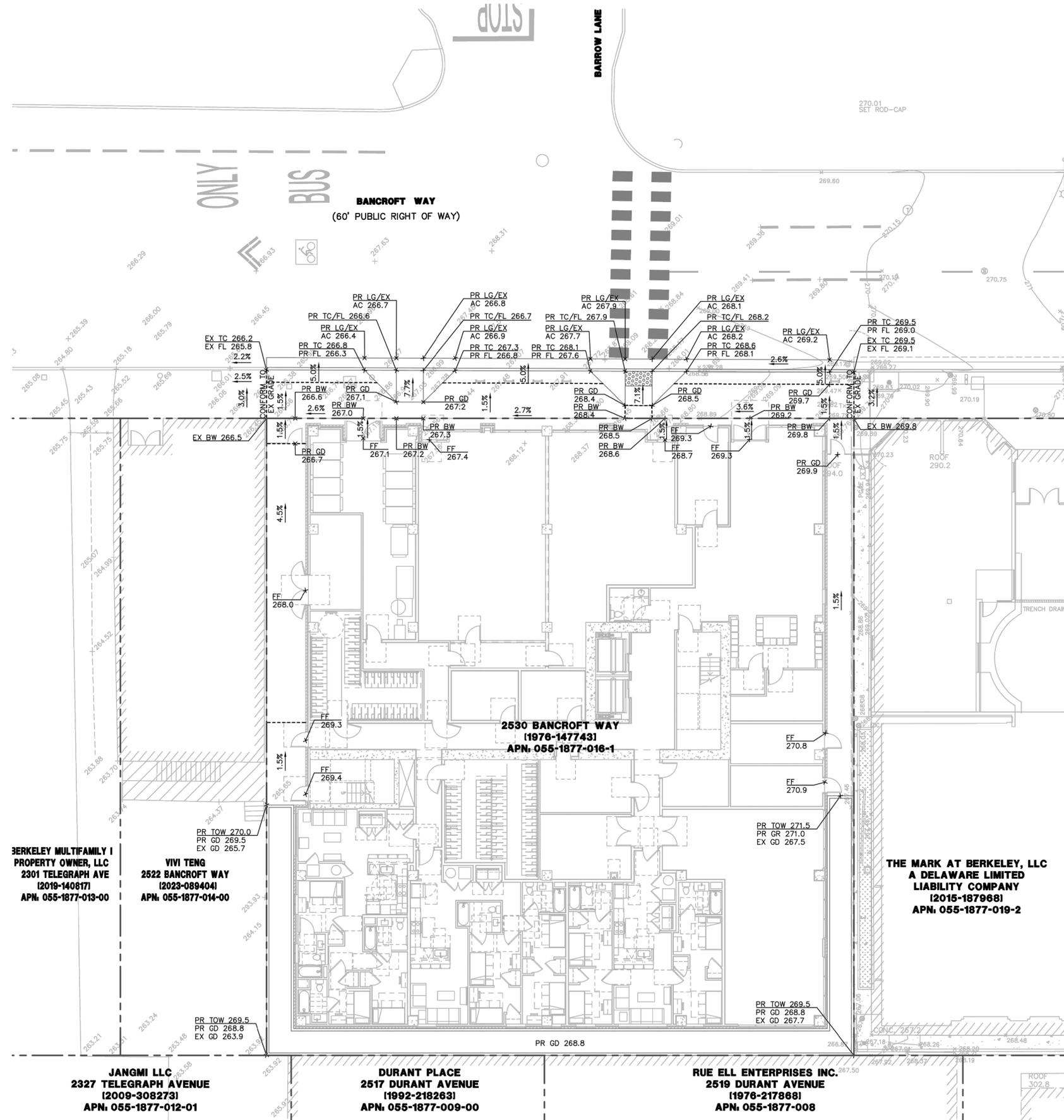
MAT



1 NORTH ELEVATION
 MAT

3/64" = 1'-0" @ 11X17 3/32" = 1'-0" @ 24X36





ABBREVIATIONS:

AC	ASPHALT CONCRETE
BW	BACK OF WALK
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOW LINE
GD	GRADE
LG	LIP OF GUTTER
PR	PROPOSED
TC	TOP OF CURB

**BERKELEY MULTIFAMILY I
 PROPERTY OWNER, LLC
 2301 TELEGRAPH AVE
 (2019-140817)
 APN: 055-1877-013-00**

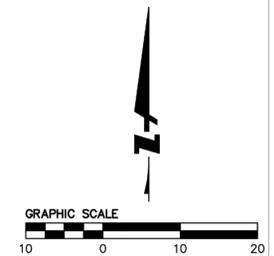
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 (2023-089404)
 APN: 055-1877-014-00**

**JANGMI LLC
 2327 TELEGRAPH AVENUE
 (2009-308273)
 APN: 055-1877-012-01**

**DURANT PLACE
 2517 DURANT AVENUE
 (1992-218263)
 APN: 055-1877-009-00**

**RUE ELL ENTERPRISES INC.
 2519 DURANT AVENUE
 (1976-217868)
 APN: 055-1877-008**

**THE MARK AT BERKELEY, LLC
 A DELAWARE LIMITED
 LIABILITY COMPANY
 (2015-187968)
 APN: 055-1877-019-2**



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JOB: 2130

SHEET:
**GRADING
 PLAN**

C3.0

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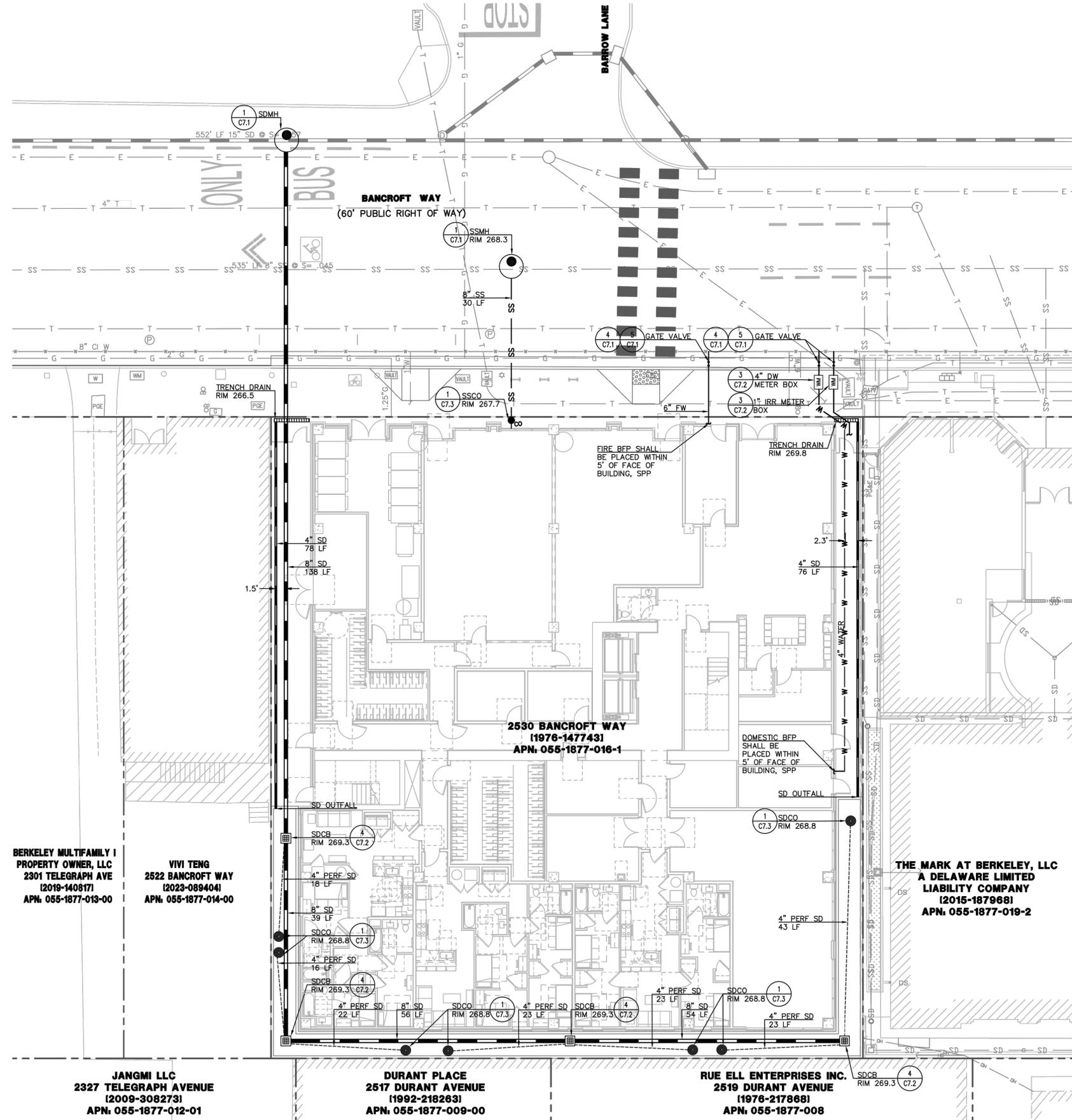
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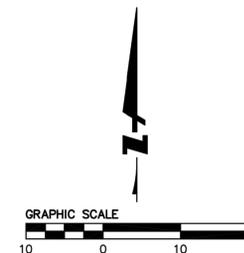
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UTILITY
 PLAN

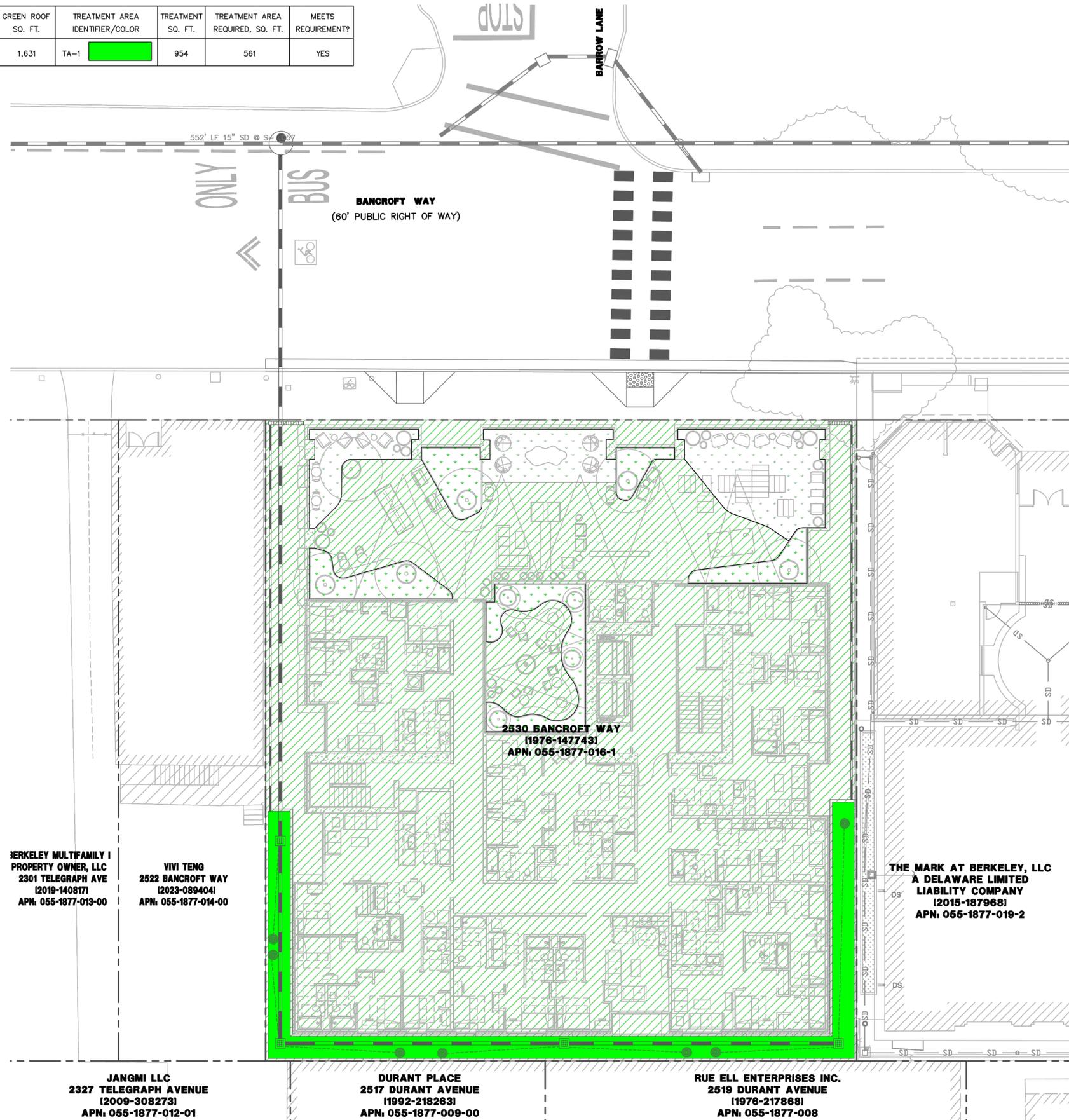
C4.0



ABBREVIATIONS:
 BFP BACK FLOW PREVENTER
 CB CATCH BASIN
 CO CLEANOUT
 DW DOMESTIC WATER
 FW FIRE WATER
 IRR IRRIGATION
 MH MANHOLE
 PERF PERFORATED
 SD STORM DRAIN
 SPP SEE PLUMBING PLANS
 SS SANITARY SEWER



CATCHMENT AREA IDENTIFIER/COLOR	IMPERVIOUS SQ. FT.	GREEN ROOF AREA	GREEN ROOF SQ. FT.	TREATMENT AREA IDENTIFIER/COLOR	TREATMENT SQ. FT.	TREATMENT AREA REQUIRED, SQ. FT.	MEETS REQUIREMENT?
CA-1 	14,022		1,631	TA-1 	954	561	YES



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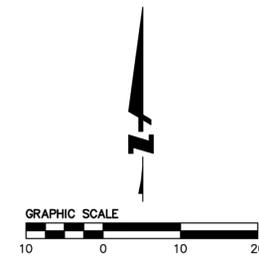
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SHEET:

STORMWATER PLAN

C5.0



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 2522 BANCROFT WAY
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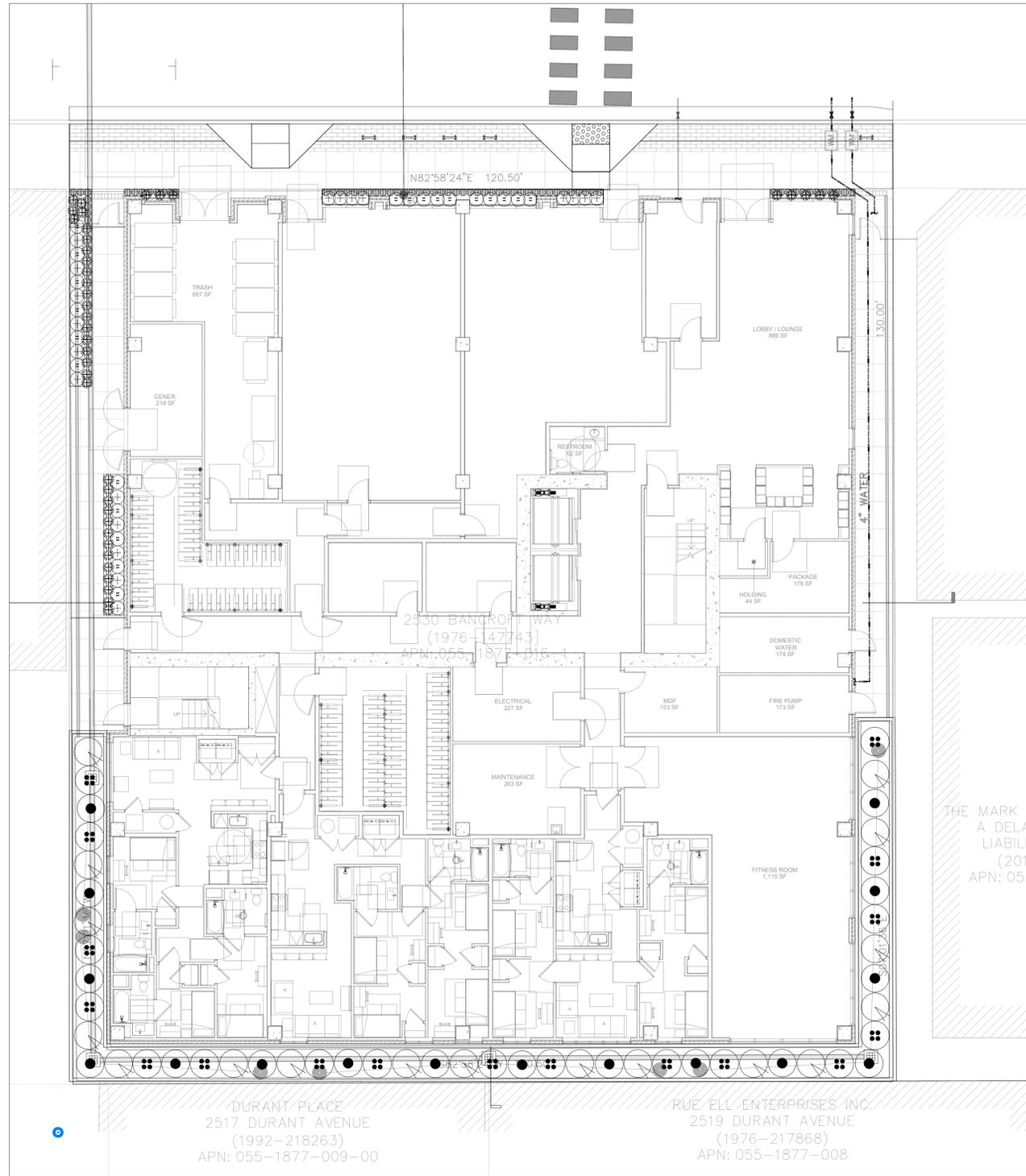
SHEET:

LANDSCAPE
 PLAN

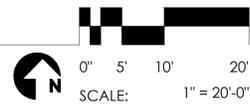
L1.00

PLANT PALETTE - GROUND LEVEL

SHRUBS							
NAME	QTY.	SIZE	HEIGHT	COMMENTS	MATURE	SPACING	WATER REQ.
<i>Salvia greggii</i> 'Red Star' RED STAR AUTUMN SAGE	21	5 GAL	18" HT.	HEAVY SPECIMENS	H:3' x W:3'	36" O.C.	LOW
<i>Nepeta grandiflora</i> CATMINT	19	5 GAL	18" HT.	HEAVY SPECIMENS	H:3' x W:3'	36" O.C.	LOW
LID PLANTER							
NAME	QTY.	SIZE	HEIGHT	COMMENTS	MATURE	SPACING	WATER REQ.
<i>Baccharis pilularis</i> 'Twin Peaks' DWARF COYOTE BUSH	17	5 GAL	30" HT.	HEAVY SPECIMENS	H:3' x W:6'	36" O.C.	LOW
<i>Erigeron karvinskianus</i> SANTA BARBARA DAISY	17	5 GAL	30" HT.	HEAVY SPECIMENS	H:3' x W:4'	36" O.C.	LOW
<i>Muhlenbergia rigens</i> DEERGRASS	16	5 GAL	30" HT.	HEAVY SPECIMENS	H:3' x W:5'	36" O.C.	LOW
ACCENTS							
NAME	QTY.	SIZE	HEIGHT	COMMENTS	MATURE	SPACING	WATER REQ.
<i>Escholtzia californica</i> CALIFORNIA POPPY	41	1 GAL	12" HT.	-	H:12" x W:12"	12" O.C.	VERY LOW
GROUNDCOVERS							
NAME	QTY.	SIZE	HEIGHT	COMMENTS	MATURE	SPACING	WATER REQ.
<i>Ceanothus hearstiorum</i> CEANOTHUS	66	1 GAL	12" HT.	-	H:6" x W:60"	60" O.C.	LOW
SURFACE MATERIALS:							
NAME							
	SHREDDED HARDWOOD MULCH 3" DEPTH MIN.						



LANDSCAPE PLAN
 GROUND LEVEL



DURANT PLACE
 2517 DURANT AVENUE
 (1992-218263)
 APN: 055-1877-009-00

RUE ELL ENTERPRISES, INC.
 2519 DURANT AVENUE
 (1976-217868)
 APN: 055-1877-008

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 A DELA
 LIABILITY
 (201
 APN: 055

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LANDSCAPE
 PLAN

L1.01

PLANT PALETTE - LEVEL 2

TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS	MATURE	SPACING	WATER REQ.
<i>Ceanothus velutinus</i> TOBACCO BRUSH	03	24" BOX	3" CAL. MIN.	10' HT. STANDARD	H:12' x W:12'	AS SHOWN	LOW

SHRUBS

NAME	QTY.	SIZE	HEIGHT	COMMENTS	MATURE	SPACING	WATER REQ.
<i>Salvia greggii</i> 'Red Star' RED STAR AUTUMN SAGE	05	5 GAL	18" HT.	HEAVY SPECIMENS	H:3' x W:3'	36" O.C.	LOW
<i>Nepeta grandiflora</i> CATMINT	03	5 GAL	18" HT.	HEAVY SPECIMENS	H:3' x W:3'	36" O.C.	LOW
<i>Rosmarinus officinalis</i> 'Tuscan Blue' TUSCAN BLUE ROSEMARY	03	5 GAL	18" HT.	HEAVY SPECIMENS	H:3' x W:6'	72" O.C.	LOW
<i>Salvia clevelandii</i> CLEVELAND SAGE	03	5 GAL	18" HT.	HEAVY SPECIMENS	H:3' x W:6'	60" O.C.	LOW
<i>Salvia leucantha</i> 'Santa Barbara' SANTA BARBARA SAGE	02	5 GAL	30" HT.	HEAVY SPECIMENS	H:3' x W:3'	36" O.C.	LOW
<i>Muhlenbergia lindheimeri</i> LINDHEIMER'S MUHLY	03	5 GAL	24" HT.	HEAVY SPECIMENS	H:4' x W:3'	36" O.C.	LOW
<i>Lavandula x intermedia</i> LAVENDER	05	5 GAL	30" HT.	HEAVY SPECIMENS	H:3' x W:4'	36" O.C.	LOW

ACCENTS

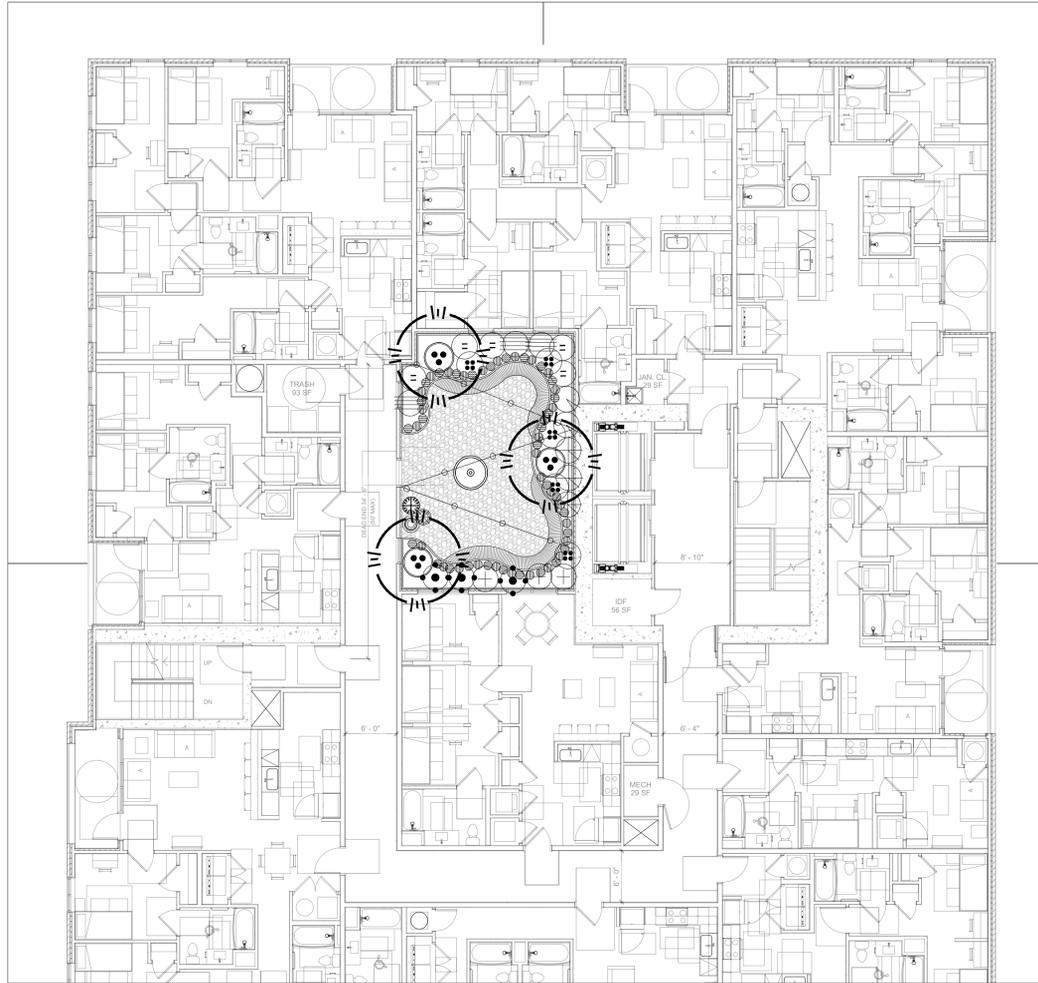
NAME	QTY.	SIZE	HEIGHT	COMMENTS	MATURE	SPACING	WATER REQ.
<i>Escholzia californica</i> CALIFORNIA POPPY	01	1 GAL	12" HT.	-	H:12" x W:12"	12" O.C.	VERY LOW
<i>Aristida purpurea</i> PURPLE THREE AWN	01	3 GAL	24" HT.	-	H:36" x W:24"	36" O.C.	LOW
<i>Deschampsia cespitosa</i> TUFTED HAIRGRASS	01	3 GAL	24" HT.	-	H:36" x W:24"	24" O.C.	LOW

GROUNDCOVERS

NAME	QTY.	SIZE	HEIGHT	COMMENTS	MATURE	SPACING	WATER REQ.
<i>Ceanothus hearstiorum</i> CEANOOTHUS	30	1 GAL	12" HT.	-	H:6" x W:60"	60" O.C.	LOW
<i>Thymus x 'Archer's Gold Lemon'</i> ARCHER'S GOLD LEMON THYME	30	1 GAL	12" HT.	-	H:6" x W:24"	24" O.C.	LOW

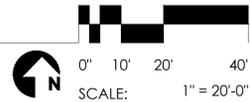
SURFACE MATERIALS:

NAME	QTY.
SHREDDED HARDWOOD MULCH 3" DEPTH MIN.	237 SF



LANDSCAPE PLAN

LEVEL 2



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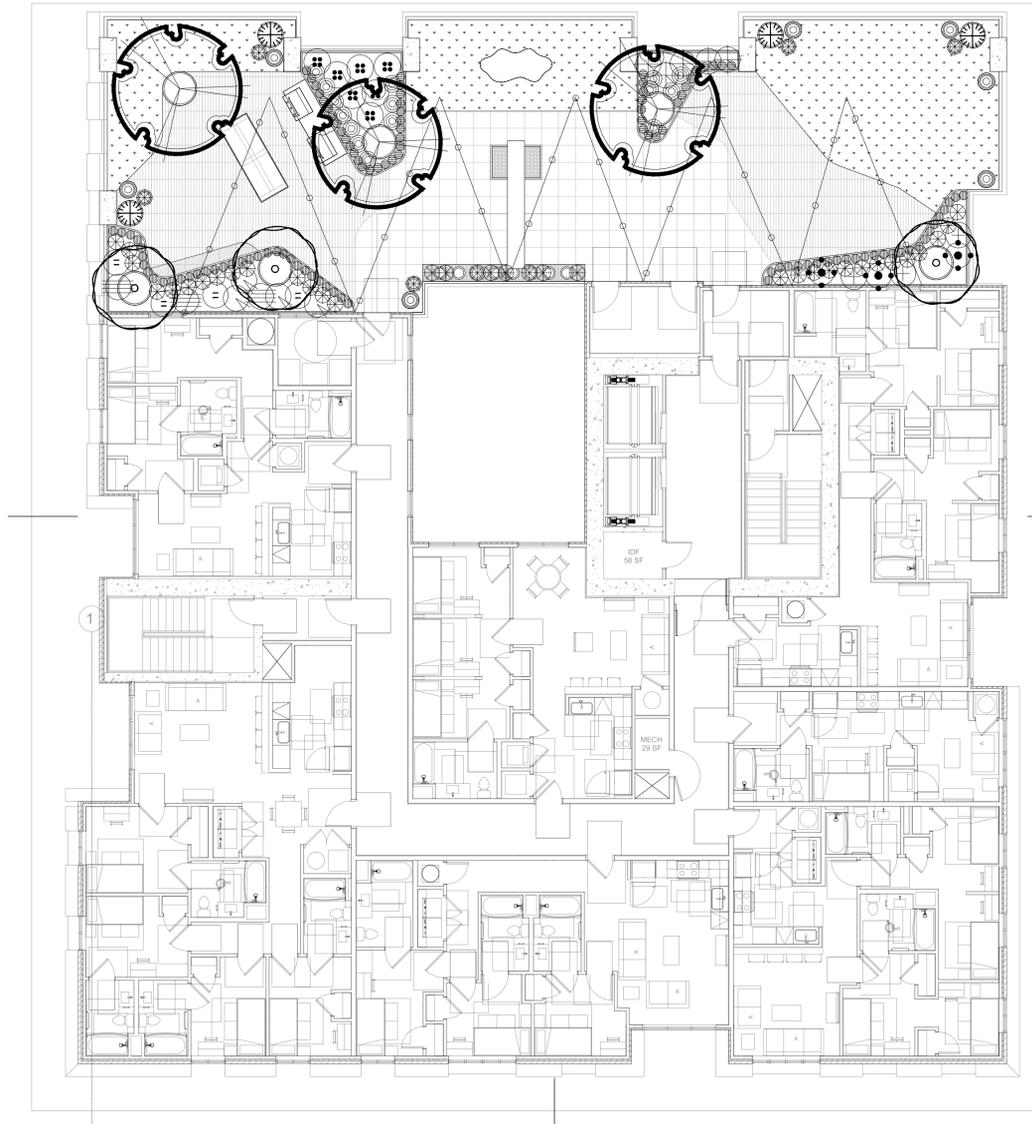
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LANDSCAPE
 PLAN

L1.02



TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS	MATURE	SPACING	WATER REQ.
<i>Ceanothus 'Ray Hartman'</i> CALIFORNIA LILAC (CL)	03	24" BOX	3" CAL. MIN.	10' HT. STANDARD	H:16' x W:20'	AS SHOWN	LOW
<i>Malus floribunda 'Prairie Fire'</i> FLOWERING CRABAPPLE (CA)	03	24" BOX	3" CAL. MIN.	10' HT. STANDARD	H:20' x W:20'	AS SHOWN	MODERATE

SHRUBS

NAME	QTY.	SIZE	HEIGHT	COMMENTS	MATURE	SPACING	WATER REQ.
<i>Salvia greggii 'Red Star'</i> RED STAR AUTUMN SAGE	04	5 GAL	18" HT.	HEAVY SPECIMENS	H:3' x W:3'	36" O.C.	LOW
<i>Nepeta grandiflora</i> CATMINT	03	5 GAL	18" HT.	HEAVY SPECIMENS	H:3' x W:3'	36" O.C.	LOW
<i>Rosmarinus officinalis 'Tuscan Blue'</i> TUSCAN BLUE ROSEMARY	03	5 GAL	18" HT.	HEAVY SPECIMENS	H:3' x W:6'	72" O.C.	LOW
<i>Salvia clevelandii</i> CLEVELAND SAGE	03	5 GAL	18" HT.	HEAVY SPECIMENS	H:3' x W:6'	60" O.C.	LOW
<i>Salvia leucantha 'Santa Barbara'</i> SANTA BARBARA SAGE	04	5 GAL	30" HT.	HEAVY SPECIMENS	H:3' x W:3'	36" O.C.	LOW
<i>Muhlenbergia lindheimeri</i> LINDHEIMER'S MUHLY	05	5 GAL	24" HT.	HEAVY SPECIMENS	H:4' x W:3'	36" O.C.	LOW
<i>Lavandula x intermedia</i> LAVENDER	07	5 GAL	30" HT.	HEAVY SPECIMENS	H:3' x W:4'	36" O.C.	LOW

ACCENTS

NAME	QTY.	SIZE	HEIGHT	COMMENTS	MATURE	SPACING	WATER REQ.
<i>Escholtzia californica</i> CALIFORNIA POPPY	04	1 GAL	12" HT.	-	H:12" x W:12"	12" O.C.	VERY LOW
<i>Aristida purpurea</i> PURPLE THREE AWL	40	3 GAL	24" HT.	-	H:36" x W:24"	36" O.C.	LOW
<i>Deschampsia cespitosa</i> TUFTED HAIRGRASS	22	3 GAL	24" HT.	-	H:36" x W:24"	24" O.C.	LOW

GROUNDCOVERS

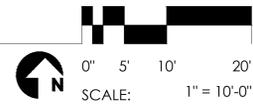
NAME	QTY.	SIZE	HEIGHT	COMMENTS	MATURE	SPACING	WATER REQ.
<i>Ceanothus hearstiorum</i> CEANOTHUS	59	1 GAL	12" HT.	-	H:6" x W:60"	60" O.C.	LOW
<i>Thymus x 'Archer's Gold Lemon'</i> ARCHER'S GOLD LEMON THYME	47	1 GAL	12" HT.	-	H:6" x W:24"	24" O.C.	LOW

SURFACE MATERIALS:

NAME	QTY.
SHREDDED HARDWOOD MULCH 3" DEPTH MIN.	587 SF

LANDSCAPE PLAN

ROOF LEVEL



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LANDSCAPE
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L1.03

LANDSCAPE MATERIALS

TOBACCO BRUSH



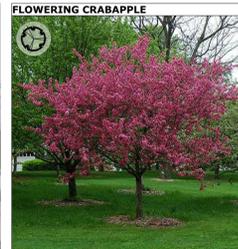
SCIENTIFIC NAME: *Ceanothus velutinus*
WATER / SUN: LOW WATER, PART SHADE / FULL SUN
SOIL: WELL-DRAINED
PHENOLOGY: EVERGREEN
GROWTH RATE: FAST GROWING
MATURE SIZE: 6'-13' T / 6'-12' W
MAINTENANCE: LOW
NATIVE: YES
POLLINATOR: YES
ATTRACTS: BEES & BUTTERFLIES

CALIFORNIA LILAC



SCIENTIFIC NAME: *Ceanothus 'Roy Hartman'*
WATER / SUN: LOW WATER, PART SHADE / FULL SUN
SOIL: WELL-DRAINED
PHENOLOGY: EVERGREEN
GROWTH RATE: FAST GROWING
MATURE SIZE: 15-30' T / 5-10' W
MAINTENANCE: LOW
NATIVE: YES
POLLINATOR: YES
ATTRACTS: BEES

FLOWERING CRABAPPLE



SCIENTIFIC NAME: *Malus forsythiana 'Primo Fide'*
WATER / SUN: LOW WATER, FULL SUN
SOIL: WELL-DRAINED
PHENOLOGY: DECIDUOUS, FLOWERS IN SPRING
GROWTH RATE: FAST GROWING
MATURE SIZE: 15-20' T / 15-20' W
MAINTENANCE: LOW
NATIVE: NO
POLLINATOR: YES
ATTRACTS: BUTTERFLIES, BIRDS & HUMMINGBIRDS

RED STAR AUTUMN SAGE



SCIENTIFIC NAME: *Salvia greggii 'Red Star'*
WATER / SUN: MEDIUM WATER, FULL SUN
SOIL: WELL-DRAINED
PHENOLOGY: EVERGREEN
GROWTH RATE: FAST GROWING
MATURE SIZE: 2'-4' T / 2'-3' W
MAINTENANCE: LOW
NATIVE: NO
POLLINATOR: YES
ATTRACTS: BUTTERFLIES, BIRDS & HUMMINGBIRDS

CATMINT



SCIENTIFIC NAME: *Nepeta graniflora*
WATER / SUN: LOW WATER, FULL SUN
SOIL: WELL-DRAINED
PHENOLOGY: EVERGREEN
GROWTH RATE: FAST GROWING
MATURE SIZE: 2'-3' T / 1'-2' W
MAINTENANCE: LOW
NATIVE: NO
POLLINATOR: YES
ATTRACTS: BEES & BUTTERFLIES

TUSCAN BLUE ROSEMARY



SCIENTIFIC NAME: *Rosmarinus officinalis 'Tuscan Blue'*
WATER / SUN: LOW WATER, FULL SUN
SOIL: WELL-DRAINED
PHENOLOGY: EVERGREEN
GROWTH RATE: FAST GROWING
MATURE SIZE: 5'-6' T / 2'-4' W
MAINTENANCE: LOW
NATIVE: NO
POLLINATOR: YES
ATTRACTS: BEES, BUTTERFLIES & HUMMINGBIRDS

CLEVELAND SAGE



SCIENTIFIC NAME: *Salvia clevelandii*
WATER / SUN: LOW WATER, PART SHADE / FULL SUN
SOIL: WELL-DRAINED
PHENOLOGY: EVERGREEN
GROWTH RATE: FAST GROWING
MATURE SIZE: 3'-5' T / 5'-8' W
MAINTENANCE: LOW
NATIVE: YES
POLLINATOR: YES
ATTRACTS: BEES, BUTTERFLIES & HUMMINGBIRDS

SANTA BARBARA SAGE



SCIENTIFIC NAME: *Salvia leucantha 'Santa Barbara'*
WATER / SUN: LOW WATER, PART SHADE / FULL SUN
SOIL: WELL-DRAINED
PHENOLOGY: EVERGREEN
GROWTH RATE: FAST GROWING
MATURE SIZE: 2'-3' T / 2'-3' W
MAINTENANCE: LOW
NATIVE: NO
POLLINATOR: YES
ATTRACTS: BUTTERFLIES & HUMMINGBIRDS

LINDHEIMER'S MUHLY



SCIENTIFIC NAME: *Muhlenbergia lindheimeri*
WATER / SUN: LOW WATER, FULL SUN
SOIL: WELL-DRAINED
PHENOLOGY: EVERGREEN
GROWTH RATE: FAST GROWING
MATURE SIZE: 3'-5' T / 3'-4' W
MAINTENANCE: LOW
NATIVE: NO
POLLINATOR: NO
ATTRACTS: -

LAVENDER



SCIENTIFIC NAME: *Lavandula x intermedia*
WATER / SUN: LOW WATER, FULL SUN
SOIL: WELL-DRAINED
PHENOLOGY: EVERGREEN
GROWTH RATE: FAST GROWING
MATURE SIZE: 2'-3' T / 2'-3' W
MAINTENANCE: LOW
NATIVE: NO
POLLINATOR: YES
ATTRACTS: BEES & BUTTERFLIES

CALIFORNIA POPPY



SCIENTIFIC NAME: *Echynopsis californica*
WATER / SUN: LOW WATER, FULL SUN
SOIL: WELL-DRAINED
PHENOLOGY: PERENNIAL
GROWTH RATE: FAST GROWING
MATURE SIZE: 0-16" T / 1'-2' W
MAINTENANCE: LOW
NATIVE: YES
POLLINATOR: YES
ATTRACTS: BEES & BUTTERFLIES

PURPLE THREE AWN



SCIENTIFIC NAME: *Aristida purpurea*
WATER / SUN: LOW WATER, FULL SUN
SOIL: WELL-DRAINED
PHENOLOGY: EVERGREEN
GROWTH RATE: FAST GROWING
MATURE SIZE: 1'-6" T / 1'-2' W
MAINTENANCE: LOW
NATIVE: YES
POLLINATOR: NO
ATTRACTS: -

TUFTED HAIRGRASS



SCIENTIFIC NAME: *Deschampsia cespitosa*
WATER / SUN: LOW WATER, PART SHADE
SOIL: WELL-DRAINED
PHENOLOGY: EVERGREEN
GROWTH RATE: FAST GROWING
MATURE SIZE: 2'-3' T / 1'-2' W
MAINTENANCE: LOW
NATIVE: YES
POLLINATOR: YES
ATTRACTS: BIRDS

DEERGRASS



SCIENTIFIC NAME: *Muhlenbergia rigens*
WATER / SUN: LOW WATER, PART SHADE
SOIL: WELL-DRAINED
PHENOLOGY: EVERGREEN
GROWTH RATE: FAST GROWING
MATURE SIZE: 4'-5' T / 4' W
MAINTENANCE: LOW
NATIVE: YES
POLLINATOR: NO
ATTRACTS: -

CEANOTHUS



SCIENTIFIC NAME: *Ceanothus leucanthemum*
WATER / SUN: LOW WATER, FULL SUN
SOIL: WELL-DRAINED
PHENOLOGY: EVERGREEN
GROWTH RATE: FAST GROWING
MATURE SIZE: 0-2' T / 8' W
MAINTENANCE: LOW
NATIVE: YES
POLLINATOR: YES
ATTRACTS: BUTTERFLIES, BEES & BIRDS

ARCHER'S GOLD LEMON THYME



SCIENTIFIC NAME: *Thymus x Archer's Gold Lemon*
WATER / SUN: LOW WATER, FULL SUN
SOIL: WELL-DRAINED
PHENOLOGY: EVERGREEN
GROWTH RATE: FAST GROWING
MATURE SIZE: 6"-1' T / 1'-2' W
MAINTENANCE: LOW
NATIVE: NO
POLLINATOR: YES
ATTRACTS: BEES & BUTTERFLIES

DWARF COYOTE BUSH



SCIENTIFIC NAME: *Baccharis pilularis 'Twin Peaks'*
WATER / SUN: MEDIUM WATER, FULL SUN
SOIL: WELL-DRAINED
PHENOLOGY: EVERGREEN
GROWTH RATE: FAST GROWING
MATURE SIZE: 2-4' TALL / 6' SPREAD
MAINTENANCE: LOW
NATIVE: YES
POLLINATOR: NO
ATTRACTS: -

SANTA BARBARA DAISY



SCIENTIFIC NAME: *Eriogonum karwinskianum*
WATER / SUN: MEDIUM WATER, FULL SUN
SOIL: WELL-DRAINED
PHENOLOGY: EVERGREEN
GROWTH RATE: FAST GROWING
MATURE SIZE: 1'-2' TALL AND WIDE
MAINTENANCE: LOW
NATIVE: YES
POLLINATOR: YES
ATTRACTS: BEES, BUTTERFLIES & HUMMINGBIRDS

DEERGRASS



SCIENTIFIC NAME: *Muhlenbergia rigens*
WATER / SUN: MEDIUM WATER, FULL SUN
SOIL: WELL-DRAINED
PHENOLOGY: EVERGREEN
GROWTH RATE: FAST GROWING
MATURE SIZE: 3'-5' TALL AND WIDE
MAINTENANCE: LOW
NATIVE: YES
POLLINATOR: NO
ATTRACTS: -

NATIVE PLANTING PERCENTAGE	
TOTAL PLANTING	QTY
PROPOSED	294
TOTAL NATIVE PLANTS	123
PERCENTAGE OF PLANTING	41.8%

EBMUD Water Efficient Landscape Worksheet

The purpose of this worksheet is to calculate a project's Estimated Total Water Use and Maximum Applied Water Allowance to determine its compliance with the Model Water Efficient Landscape Ordinance (MWELO). This worksheet is to be filled out by the project applicant and is a required element of the MWELO Landscape Documentation Package.

Property address: 2530 Bancroft Way, Berkeley, CA 94710

Reference Site (See MWELO Appendix A): El Cerrito #213

Annual ET_o (Inches): 40.50

ET Adjustment Factor (ETAF) for Regular Landscape Areas: 45% (.45)

ETAF for Special Landscape Areas: 100%

Notes:
 1) ET_o is the reference evapotranspiration rate and represents the water needs of grass at a given location. It is an estimate of the inches of water lost due to evapotranspiration from a field of cool-season grass that is well watered. ET_o values can be derived from MWELO Appendix A for locations throughout the State of California.
 2) Use an evapotranspiration adjustment factor (ETAF) of 45% for new non-residential landscapes, 55% for new residential landscapes and 65% for schools. ETAF is a percentage of ET_o and establishes the limit on the amount of water allowed per year for irrigation.
 3) Use an ETAF of 100% for any special landscape areas which are those dedicated solely to edible plants, programmed recreational areas (e.g. public pools and sports fields), areas irrigated with non-potable water (e.g. recycled, grey and rain water) and stormwater treatment facilities that are required by permit.

Valve No.	Planting Description (E.g. Medium Trees, Groundcover, Water Features, etc.)	Plant Factor (PF)	Irrigation Efficiency (IE)	Adjusted Plant Factor (APF)	Hydrozone Area (Area)	Conversion Factor (0.62)	ETWU per Hydrozone (ET _o APF(Area)(0.62))
Landscape Areas (LA)							
#1	Ground Level Planters	0.40	0.90	0.44444	1,500	0.62	16,759.85
#2	Level 2 Planters	0.40	0.90	0.44444	257	0.62	2,644.89
#3	Roof-Top Planters	0.40	0.90	0.44444	587	0.62	6,550.85
Totals:							25,955.574
Special Landscape Areas (SLA)							
Totals:							0.00
ETWU Grand Total:							25,955.574

Maximum Applied Water Allowance (MAWA)	
MAWA represents the annual water budget for this landscape. It is the maximum amount of water allowed per year for irrigation.	
LA	
(ET _o)(ETAF)(Total Area)(0.62) = Annual gallons allowed	
MAWA for LA:	26,260.04
SLA	
(ET _o)(ETAF)(Total Area)(0.62) = Annual gallons allowed	
MAWA for SLA:	0.00
MAWA Grand Total:	26,260.04

Plant Factor Ranges:
 0-10% = Very Low; 10-30% = Low; 40-60% = Moderate; 70-100% = High
 Water Requirements cited in this guidance are derived from the publication:
 "Water Use Classification of Landscape Species" (ucanr.edu/sites/UCOLS)

Irrigation Methods and Efficiencies:
 Spray = 70%; Rotating nozzle = 75%; Bubblers = 80%;
 Point-source drip = 85%; In-line drip = 90%; Water feature = 100%.

ETWU shall not exceed MAWA.

Pass: PASS

**ZONING APPLICATION
USE PERMIT – 2530 Bancroft Way**

APPLICANT STATEMENT / WAIVER REQUEST – Revised 10/31/2023

Introduction

The Miottel project proposed at 2530 Bancroft (“Project”), is a mixed-use development pairing a ground floor commercial use with residential units. The Project implements the Berkeley Southside Plan's vision for developing a high-density residential and commercial mixed-use edge to the University of California campus, by taking a single floor commercial use, maintaining an active commercial use on the ground-floor portion of the Project fronting Bancroft Way, and developing higher density residential infill uses. The Project respects the history and commercial nature of the surrounding neighborhood, while providing much needed housing for Berkeley residents.

The Project will provide 110 housing units, including 11 units affordable to very-low income households. These units are immediately adjacent to the University of California, Berkeley campus, and nearby numerous local businesses and public transit lines. This ideal location will provide residents with the ability to reduce their dependence on automobile trips and instead opt for walking or bicycle trips. The Project will seamlessly integrate into the surrounding commercial corridor by incorporating design and building materials typical of existing buildings in the District, and by including a ground floor commercial use to ensure an active pedestrian experience is maintained.

The Project utilizes state density bonus law to provide housing in excess of the density, height and other development standards. The Project is only feasible due to the scale of density that is proposed under state density bonus law. The Project utilizes a small number of waivers from Berkeley's existing development standards; all of these waivers are for the specific purpose of physically accommodating the additional residential density pursuant to state law and City policies. The added density, added height, and limited ground floor units are needed to ensure that the project remains financially feasible through construction and occupancy.

The key benefits of the Project are as follows:

- 110 residential infill units, ranging from studios to four-bedroom apartments;
- 11 units available to very-low income households;
- 5,962 square feet of open space amenities for residents, including roof deck;
- Reduce automobile dependency by emphasizing bike over automobile parking;
- Add residents to Telegraph commercial corridor.

Project Setting

The Project is located at 2530 Bancroft Way, Berkeley, California (APN 55-1877-16-1) a 15,665 square-foot (0.36-acre) site, located on the south side of Bancroft Way between Telegraph Avenue and Bowditch street. The site has frontage on Bancroft Way, and is located immediately South of the University of California, Berkeley campus. The site is part of the Southside Plan, in the Telegraph Commercial Subarea, and is part of the Telegraph Avenue, Commercial ("C-T")

zone. The Project site is currently occupied by a one-story commercial building used by a retail clothing store.

Site History

The existing 1 story, 2 unit commercial building at 2530 Bancroft Way was designed by architects Miller & Warnecke and completed in 1948. It has been used as a retail store for most of the building's history. The original tenant was the Roos Bros. (later Roos-Atkins) clothing chain, which occupied the western portion of the building through the 1970s. A local chain, McCaulou's, operated in the 1980s, and the Bancroft Clothing Co. has been located at the building since 1989. Smaller specialty shops have occupied the eastern unit, including clothing stores, an audio equipment store, and a card and gift store. The building was altered in 1969 to remove most of its original glazed tile façade. An August 30, 2023 Historical Analysis conducted by Page & Turnbull concluded that the existing building at 2530 Bancroft Way is not eligible for individual listing in the California Register under any criteria, nor eligible for designation as a City of Berkeley Landmark or Structure of Merit.

The Project is located directly west of the Fred Turner Building at 2546 Bancroft Way. The Fred Turner Building was designed by architect Julia Morgan and was completed circa 1940. It is listed as a City of Berkeley Landmark. The Historical Analysis conducted by Page & Turnbull notes that the Project will be set back five feet and six inches from the eastern property line, meaning that the east façade of the Project would be located nine feet from the west façade of the Fred Turner Building. Page & Turnbull's Historical Analysis evaluates the Project under the *Secretary of the Interior's Standard for the Treatment of Historic Properties* and determines that the Project would not represent a project-specific impact on neighboring historic resources, and would not contribute to any broader cumulative impact on neighboring historic resources, primarily due to the Project's setback from the Fred Turner Building, which ensures that the Project will not involve any physical changes to the building, and the Project's compatibility in materials, storefront style, and fenestration with the character of the City's existing Telegraph Commercial subarea. (Page & Turnbull Historical Analysis at p. 21).

Summary of Proposed Project

The proposed project entails demolition and removal of the existing single-story commercial structure at 2530 Bancroft, and development of a 12-story, 139,833 square foot mixed use development with 110 residential units. The Project includes 137,638 square feet of residential space and 2,195 square feet of ground floor restaurant/retail space. The residential unit mix includes a broad range of unit sizes ranging from studio units to four bedroom units. The ground floor of the Project will include retail/restaurant space, ensuring that the present commercial street frontage of Bancroft Street is maintained. The Project also includes open space that significantly exceeds the minimum requirement of 4,400 square feet. The open space is comprised of private unit patios, a building courtyard, and a roof deck.

The Project's façade uses materials and design consistent with surrounding buildings, and consistent with existing development in the C-T zoning district. The two lowest stories, including the ground floor, are clad with brick. A simple, intermediate cornice separates the second and third story. The third through eleventh stories are finished with a pattern of smooth and rough stucco. Regularly spaced vertical bands of rectangular anodized aluminum windows in groups of two and three feature accent panels between windows, matching the material of those on the

ground floor. Two slightly recessed vertical channels at the primary façade from the third through 11th stories include balconies with metal railings. The upper, 12th story is set back, with glazed doors opening to a rooftop amenity space, shaded by a wood trellis at the north side of the building. Cladding at the 12th story is metal siding, terminating in a three-and-a-half-foot rectangular parapet.

Pursuant to California Government Code sections 65585 and 65863.2 and Berkeley Municipal Code section 23.322.070, the Project will not provide on-site vehicle parking given its proximity to major public transit stops. The Project includes 109 bicycle parking spots (99 long-term and 10 short-term).

The Project Proposes Residential Density Pursuant to State Density Bonus Law

The Project will result in high-density residential uses to serve the Southside area. In order to feasibly develop the project, the Project includes a request for a density bonus pursuant to state density bonus law (Gov. Code § 65915), Berkeley Municipal Code (BMC Chapter 23.330), and the City's administrative policies. State density bonus law allows cities and developers to address the economic realities of developing high-density residential projects, while producing significant, additional public benefits through the provision of onsite affordable housing.

As detailed in the Density Bonus Eligibility Statement and plan sheets, the proposed project will include 11 units onsite (15% of the base project units) that will be affordable to very-low income households. In exchange for providing onsite affordable units, the project requests a 50% density increase over the base units (determined to be 73 units that would otherwise be authorized under the C-T zoning district standards), allowing for a total of 110 units. In order to accommodate 110 units, the Project needs additional building stories and height, modification of the front yard setback, and a higher floor ratio in order to feasibly develop the density bonus units.

In order to physically accommodate the proposed project, the following development standards must be or waived pursuant to state density bonus law:

- Maximum Height (BMC 23.204.110(D)(4)(a));
- Maximum FAR (BMC 23.204.110(D)(4)(a));
- Front Yard Setback (BMC 23.304(C)(4)(2))

Under Section 65917, as a project which provides 15 percent very low-income units, the project is eligible for three incentives or concession which results in identifiable and actual cost reductions. As such, the project proposes the following cost reduction concessions:

- Concession #1: Concession to permit dwelling units on the ground level in order to reduce the cost of constructing those units in additional square footage and building envelope on the 12th floor. (BMC 23.204.110(B)(5)).

The applicant reserves the right to use the remaining 2 incentives and concessions pending further processing of the Project.

The Application is for a Housing Development Project Pursuant to the HAA and SB 330

The proposed project is a “housing development project” pursuant to the Housing Accountability Act (Gov. Code 65589.5 et seq.), as amended by the Housing Crisis Act of 2019 (SB 330) and other laws (together, the “HAA”), as it consists of a mixed-use development with at least two-thirds of the square footage designated for residential use. (Gov. Code § 65589.5(h)(1).) Pursuant to the HAA, the August 14, 2023 submittal for the Project constituted a preliminary application under SB 330; this application constitutes a completed application under SB 330.

Summary of Project Features

The following is a general summary of the Project's features:

Project Features	Proposed Project
Unit Mix	
Studios	11 Studios
One-Bedrooms	11 One-Bedrooms
Two Bedrooms	35 Two-Bedrooms
Three Bedrooms	12 Three-Bedrooms
Four Bedrooms	41 Four-Bedrooms
Total Units	110
Onsite Affordable Units	11 units (very-low income)
Building Square Footage	
Residential	389,712 sq. ft.
Commercial	2,195 sq. ft.
Open Space	5,962 sq. ft.
	<ul style="list-style-type: none"> • 602 sq. ft. courtyard • 2,200 sq. ft. patios
	3,160 sq. foot roof deck
Total Square Footage	<ul style="list-style-type: none"> • 139,833 sq. ft.
Parking and TDM	
Automobile Parking	<ul style="list-style-type: none"> • 0 spaces (No minimum parking required pursuant to Gov. Code §§ 65585 and 65863.2 and BMC § 23.322.070)
Bicycle Parking	<ul style="list-style-type: none"> • 99 Residential long-term 8 Residential short-term 2 Commercial short-term 109 total bicycle parking
TDM Measures	<ul style="list-style-type: none"> • Real Time Transportation Info; • 109 Bicycle Parking Spaces; Unbundled parking.

Project Features	Proposed Project
Development Standards Setbacks <ul style="list-style-type: none"> • Front • Side • Rear Building Height FAR	<ul style="list-style-type: none"> • 1 Foot (Density Bonus Waiver from 10' requirement) • 5 Feet, 6 inches to 8 feet • 5 Feet, 6 inches Approximately 134'-6" (Density Bonus Waiver) <ul style="list-style-type: none"> • Approximately 8.93 (Density Bonus Waiver)

The Project is Consistent with Applicable Provisions of the C-T Zone and Southside Plan

A. *The Proposed Project Fulfills the Purposes of the C-T Zoning District and the Southside Plan*

The Project is consistent with the Plan Goals of the Southside Plan. The Project's proximity to the University of California and Telegraph Avenue places it within the heart of the Southside Plan, specifically within the mixed-use "edge" and commercial "spine" along Telegraph Avenue, for which the Southside Plan envisions high-density residential and commercial mixed-use development. (Southside Plan at p. 7). The Project's 110 units will "create additional housing at appropriate locations to help meet the housing demand for students and people employed nearby," and take advantage of the "proximity to the University and Downtown to reduce automobile dependence and to increase travel to work or school by non-automobile transportation," while also providing 11 units for very-low-income families. (*Id.*) In addition to the Project's proximity to the University and commercial employment sites, the Project promotes the Southside Plan's goal of increasing the use of non-automotive modes of transportation by providing 109 bicycle spaces, while not providing on-site parking spaces for automobiles. (*Id.*) Meanwhile, the exterior materials and design of the Project, as well as its ground floor commercial use, ensure that the Project will recognize, preserve, and enhance the unique physical character of the Southside. (*Id.*)

The Project is consistent with Objective LU-A of the Southside Plan, which aims to "increase the amount of housing types in the Southside for students, faculty and staff, year-round residents, and employees of Southside businesses, by encouraging new housing," and Policy LU-C1, which specifically calls for the redevelopment of underutilized lots on Bancroft currently occupied by single-story structures that are not historically significant. The Project implements Land Use Policy LU-F14 of the Southside Plan, which specifically envisions that the Telegraph Commercial subarea be composed of "Mixed-use buildings with housing above retail uses."

As detailed below, the Project has been designed to comply with all applicable development standards in the C-T Zoning District. The Project also supports the stated purpose of the C-T Zoning District, including, but not limited to:

- Encouraging the availability of a variety of goods and services which serve residents in the district and the University population but do not generate a high volume of vehicular

traffic, by maintaining a ground floor commercial use, but reducing daily vehicle trips (BMC 23.204.110(A)(4));

- Maintaining the cultural quality of the District without generating substantial vehicular traffic by maintaining compatibility in materials, storefront style, and fenestration with the character of the City's existing Telegraph Commercial subarea but reducing daily vehicle trips (BMC 23.204.110(A)(5));
- Redeveloping a non-historically significant single story structure to create additional housing in the district which is affordable, including housing for those who work or study nearby in a mixed commercial and residential use development (BMC 23.204.110, subds. (A)(9), (11), (13));
- Using structural architecture that reinforces the pedestrian orientation of the District (BMC 23.204.110(A)(10));
- Protecting historically significant buildings by ensuring that new development and alterations complement their existing architectural character and ensuring that new development harmonizes with the unique character of the District (BMC 23.204.110(A)(14);(18)).

B. The Project is Allowed in the C-T Zoning District

The Project is permitted in the C-T zoning district pursuant to a use permit for the additional residential units. (BMC Table 23.204-1.)

C. The Project is Subject to Additional Permit Requirements

Pursuant to BMC § 23.204.030, the project requires an additional use permit for developing more than 1,500 square feet of new floor area.

D. The Proposed Project is Compliant with All Applicable Development Standards in the C-T Zoning District, Pursuant to State Density Bonus Law and the HAA

1. The Project complies with all applicable objective Development Standards in the C-T zoning district pursuant BMC section 23.204.110, including:

- Lot Area (No Minimum Requirement, Project is 15,665 sq. ft. and 0.36 Acres)
- Minimum Usable Open Space (4,400 sq. ft. required, Project includes 5,962 sq. ft.)
- Minimum Lot Line Setbacks and Building Separation
 - Front yard Setback along Bancroft) (10' minimum, Project includes 1' Setback, density bonus waiver)
 - Side Yard Setback (No Minimum, Project ranges from 5'-6" to 8'-0 setback)
 - Rear Yard Setback (No Minimum, Project includes 5'-6" setback)
- Lot Coverage (Maximum is 100%, Project includes 84%)

The proposed project seeks waivers for the following development standards, to physically accommodate the onsite affordable and bonus housing units pursuant to state density bonus law: (1) waive maximum building height and associated stories; (2) waive maximum floor area ratio; (3) Waiver of the front yard setback, (4) concession from the ground floor residential restriction (BMC § 23.204.110, subds. (D)(4)(a) and (B)(5)). (For more detail, see Density Bonus Eligibility Statement.)

2. The Project parcel does abut a residential district and request a Use Permit pursuant to waive the 10' front yard setback and the requirements of BMC § 23.304.130 per subsection D with the findings that the requirements are unnecessary to minimize the effects of commercial uses on a lot in the Residential District and the reduced setbacks would provide improved amenities to a lot in the Residential District. These findings are self-evident given the facts that the Residential District is comprised solely of the UC Berkeley campus, the campus includes no adjacent Residential Uses, Bancroft Street has historically been developed and continues to developed with a predominant pattern of commercial uses which orient to the UC Campus to provide amenities to the Campus (including retail and housing for the Campus).

3. The provisions for increased density for group living accommodations do not apply to this Project.

4. The Project does not rely on the City's zoning provisions for additional height under BMC § 23.204.110.D.4. The Project includes a waiver of development standards for additional height pursuant to state density bonus law. Nevertheless, the Project will not have any effect in reducing sunlight on Telegraph Avenue, as shown in the shade study provided in this application. At certain points in time, the Project would cast shadows on a small portion of Telegraph Ave. at its terminus with Bancroft Way. This area, however, is already shaded due to the existing built environment.

5. The Project includes a shady study and no additional setbacks are warranted or applicable in this case under BMC § 23.204.110.D.5. As a housing development project pursuant to the HAA, the City cannot impose a condition that would lower the density of the project unless it makes a finding that the condition is needed to address a specific, adverse impact upon public health and safety. The Zoning Adjustments Board therefore cannot condition the Project to increase building setbacks above the fourth floor due to potential shade impacts on adjacent properties or rights-of-way.

6. The Project is consistent with the environmental analysis in the Southside Plan Final EIR and will not result in impact beyond those that were previously analyzed. In addition, the Project meets all of the criteria for a Class 32 Infill Exemption under CEQA.

E. The Project Meets All of the Applicable Criteria for the City to Issue a Use Permit

1. The Project meets all of the City's general findings for use permits.

The Project implements one of the primary goals of the Southside Area Plan, by developing high-density, mixed use residential housing and ground-floor commercial uses on the edge of the UC Berkeley campus. In addition, the Project meets the key objective of state density bonus law, by facilitating the physical production of affordable housing onsite, within the mixed-use development. In doing so, the Project meets all of the Southside Area Plan and goals and

policies, to facilitate additional, infill housing while reducing dependence on fossil fuels and automobile use. As such, the Project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting the neighborhood or the proposed Project; and the Project will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

2. The Project meets all required findings for use permits in the C-T Zone.

The Project satisfies all of the applicable criteria for the City to issue use permit pursuant to BMC § 23.204.110:

1. As outlined above, the Project is compatible with the purposes of the C-T zoning district;
2. The Project includes a ground floor retail/commercial use and therefore encourage and maintain the street frontage in the same manner as the existing building at 2530 Bancroft Way;
3. The Project includes a ground floor retail/commercial use and therefore will not interfere with the continuity of retail or compatible service facilities at the ground level;
4. The Project will maintain a continuous wall of building façade along Bancroft Way;
5. As documented by the Page & Turnbull report, the storefront style and fenestration will ensure that the building façade maintains compatibility with surrounding buildings;
6. As documented by the traffic impact study; the Project will result in a net reduction in trips and will therefore not generate traffic or parking demand significantly beyond the capacity of the district or significantly increase impacts on adjacent residential neighborhoods; and pursuant to State law and the City of Berkeley VMT guidelines, the Project is presumed to have lower than significant VMT given its proximity to existing public transit;
7. The Project will comply with the applicable provisions of the Southside Plan's adopted Mitigation Monitoring Program.

F. The Proposed Project is Compatible with the Applicable Provisions Regarding Design in the Southside Area Design Guidelines

The purpose of the Southside Design Guidelines "is not that each project must comply with every guideline for the subarea in which it is located, but rather that the final design substantially complies with the overall intent of the guidelines for that subarea." (Southside Design Guidelines, p. 2). In addition, as a housing development project pursuant to the HAA, the Project must only comply with objective standards in the Southside Design Guidelines. Subjective standards, including those related to visual character, may be superseded by the HAA if the project complies with all applicable objective standards. Additionally, state density bonus law requires the City to waive development and design standards, as needed to facilitate the production of onsite affordable housing and the corresponding bonus units. The Southside Design Guidelines are therefore inapplicable for determining consistency if they conflict with the proposed waivers of building height, building stories, and floor area ratio, and any further waiver or concession needed to facilitate the inclusion of onsite affordable and density bonus units.

In any event, the proposed project has been designed to ensure consistency with the Southside Design Guidelines, and incorporates the following features in particular:

- Reflect the desirable characteristics of surrounding local building clusters (Commercial Subarea Design Guideline (A)(2));
- Differentiate in height from buildings around it to avoid a canyon effect (Commercial Subarea Design Guideline (B)(1));
- Echo the proportions, rhythm, and detailing established by the façades of older buildings in the district (Commercial Subarea Design Guideline (C)(1));
- Utilize a brick clad storefront on the first two floors to appeal to pedestrian scale and interest and reflect the traditional storefront rhythm and proportion in the area (Commercial Subarea Design Guidelines (C)(2); (D)(1);(D)(6));
- Utilize different exterior façade elements to distinguish floors of the multi-story building (Commercial Subarea Design Guideline (C)(3)); and
- Use materials that provide a sense of continuity with the existing area (Commercial Subarea Design Guideline (F)(1)).

As previously described, the Project utilizes exterior materials, storefront style, and fenestration in keeping with the character of the City's existing Telegraph Commercial subarea to ensure compatibility with the surrounding area. This is consistent with the Southside Design Guidelines vision that new construction in commercial subareas "need not replicate older buildings, but, though its design materials and detailing, should reflect the rich and historic architectural character of these subareas." (Southside Design Guidelines at p. 12).

Summary of Inapplicable Zoning Application Submittal Requirements

The following provisions from Section 3, Section 4, Section 5, and Section 7 of the City's Zoning Project Application Submittal Requirements are not applicable to the proposed project:

Section 3

- C. Story Pole Plan – not required; the project site is not located in the Hillside (H) zone.
- D. Arborist Report – not required; no Coast Live Oak trees will be affected by the proposed project.
- E. Structural Evaluation – not required; the Project entails demolition of the existing structure.
- F. Parking Survey- not required; the Project is not seeking a waiver of any required off street vehicular parking space, pursuant to BMC § 23.322.070 and Gov. Code §§ 65585 and 65863.2, there is no required off-street parking for the Project.

Section 4

- A. Creek Protection Documentation – not required; the Project is not located within 40 feet of the centerline of an open creek, and/or within 25 feet of a culverted

creek, that is protected by the Creeks Ordinance (see Figure 2.11f of Preliminary Application).

- D. Geotechnical and Seismic Hazard Investigation – not required; the project site is not located in a landslide or liquefaction zone as shown on the City’s Environmental Constraints Map or the City’s GIS Zoning Summary for the project site.
- F. State General Construction Permit – not required, as the project would not disturb one acre or more of soil (or less than one acre as part of a larger development plan that disturbs one acre or more).

Section 5

- D. Area of Potential Effects Statement – not required, as the proposed project is not seeking federal funds, either directly or through the City’s Housing Trust Fund

Section 7

- B. Structural Alterations Submittal – not required, as the proposed project does not entail alteration or demolition of a City landmark or structure of merit. As previously discussed, the Historical Analysis conducted by Page & Turnbull concluded that the existing building at 2530 Bancroft Way is not eligible for individual listing in the California Register under any criteria, or eligible for designation as a City of Berkeley Landmark or Structure of Merit. (Page & Turnbull historical Analysis at pp. 4-5).
- C. Zoning Use Questionnaire – not required, as no tenant or operator has been selected for the new commercial space.
- D. Home Occupation Questionnaire – not required, as no home occupations are proposed.