

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  
APRIL 17, 2025

## 2680 BANCROFT WAY PRELIMINARY DESIGN REVIEW

**Design Review #DRCP2024-0014** to demolish the existing parking lot and construct a multi-family residential, 8-story, 79-unit building (9 VLI) at 2660 Bancroft (APN 55-1871-20), and convert an existing City Landmark hotel into offices at 2680 Bancroft (APN 55- 1871-1-3), in the R-SMU Zoning District.

### I. Introduction

This eight-story residential building is proposed on the South side of Bancroft Way across from the University of California Berkeley campus between College and Bowditch. The project site is located in the R-SMU Residential Mixed Use Zoning District.

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

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

### II. Background

The proposed project would construct an 8-story multifamily building and convert one existing landmark hotel building to commercial offices with the following primary components:

- 79 total units in 8 stories;
- 9 units affordable to Very Low-income households @ 50% AMI;
- 45 total bicycle parking spaces and 0 vehicle parking spaces;
- Common Open Space at the ground level and roof deck; and
- No exterior work is proposed on the landmark hotel structure.

### III. Project Setting

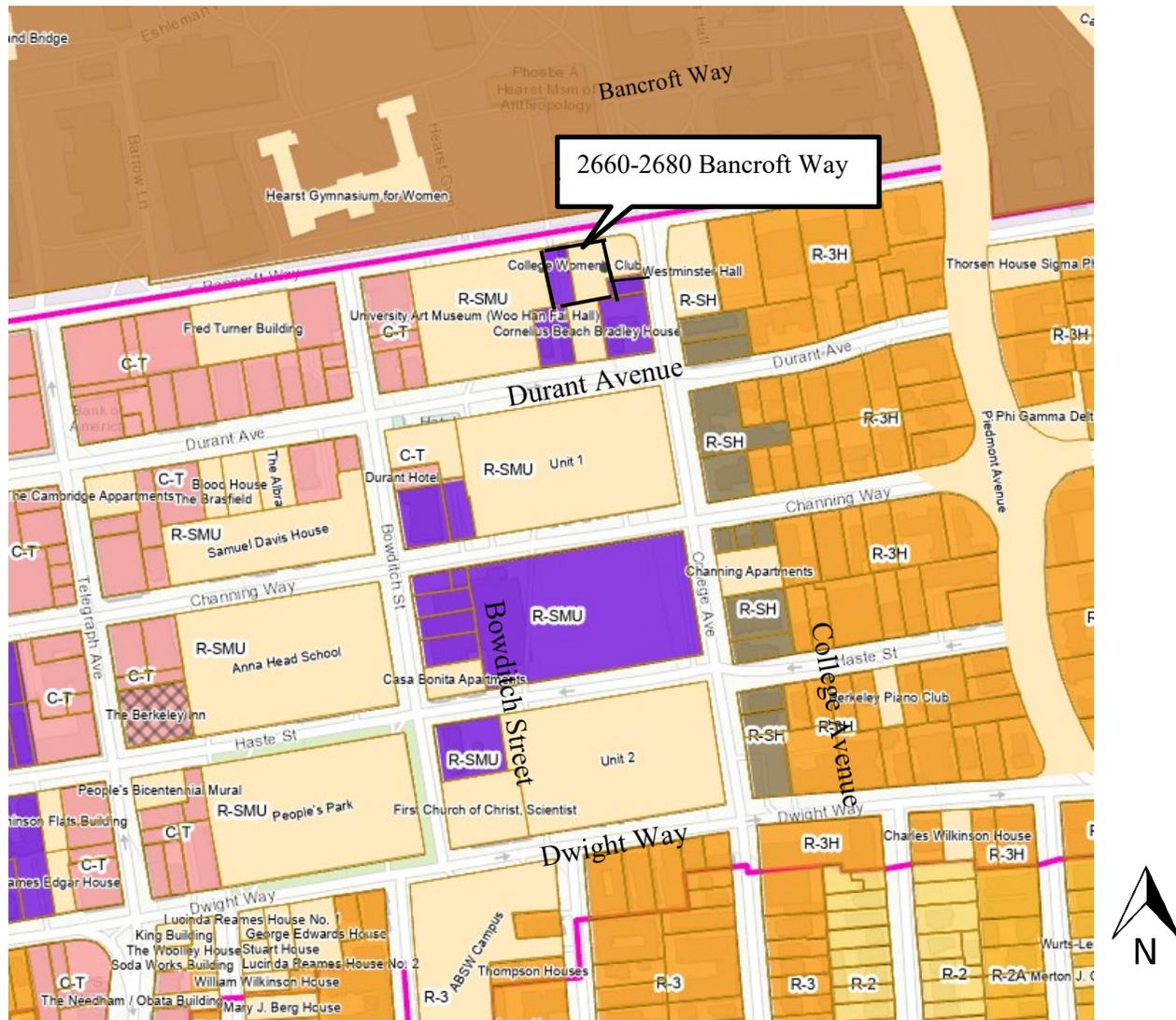
#### A. Neighborhood/Area Description:

The project site is situated near the northeast corner of Bancroft Way and College Avenue, directly across from the University of California, Berkeley campus, within the Southside Plan Area. This neighborhood features a mix of multi-family residential buildings and group living accommodations, ranging from 2 to 10 stories in height, as well as hotels, a laboratory, and several small food establishments primarily catering to the local student population. The area is walkable and is located just 0.2 miles from Alameda County (AC) Transit lines 7, 36, 51B, and 52. Additionally, it is less than a mile from the Downtown Berkeley Bay Area Rapid Transit (BART) station.

#### B. Site Conditions:

The project site comprises two flat, north-south-oriented lots, 2660 (7,150 square feet) and 2680 Bancroft Way (10,140 square feet), located directly across from the U.C. Berkeley campus. Both lots are rectangular with frontages along Bancroft Way. The lot at 2660 Bancroft Way is home to the landmarked Bancroft Hotel, while 2680 Bancroft Way serves as the hotel's ancillary parking lot.

**Figure 1: Vicinity and Zoning Districts Map**



- C-T Commercial Telegraph District  
 C-T
- R-SMU-Residential Southside Mixed-Use District  
 R-SMU
- Multiple-Family Residential District  
 R-3H
- R-2A Restricted Two-Family District  
 R-2A
- Southside Plan Area  
 R-3
- Landmark/Structure of Merit  
 Landmarks / Structure of Merit

**Table 1: Land Use Information**

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Parking Lot	R-SMU	Residential Mixed-Use
Surrounding Properties	North	University of California	R-5H	Institutional
	South	Group Living Accommodation	R-SMU	Residential Mixed-Use
	East	Group Living Accommodation		
	West	Laboratory		

**Table 4: (R-SMU) Development Standards BMC Sections 23.202.140 and 23.322 Parking and Loading for 2660 Bancroft Way**

Standard		Existing	Addition/ (Reduction)	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		7,150	No change	No change	No minimum
Gross Floor Area (sq. ft.)		0	+32,248	32,248	max
Floor Area Ratio		0	+4.6	4.6	no max
Dwelling Units	Total	0	79	79	max
	Affordable	0	9	9	min
	Maximum	0	+88'-0"	88'-0"	65'-0" max
	Stories	0	8	8	5
Building Setbacks (ft. - in.)	Front (Bancroft)	0	8'-0"	8'-0"	10'-0" min
	Rear	0	5'-0"	5'-0"	10'-0" min, incr. above
	Left Side	0	5'-0"	5'-0"	4'-0" min, incr. above
	Right Side	0	5'-0"	5'-0"	4'-0" min, incr. above
Lot Coverage (%)		0	+73%	73%	100% max
Usable Open Space (sq. ft.)		0	+2,601	2,601	2,570
Parking	Automobile	0	0	0	min <sup>a</sup> max
	Bicycle	0	+2	2	min
<p>■ = Concession or Waiver requested to modify the district standard  Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average, ft = feet ('), in. = inches (")</p> <p>Notes:  a. <a href="#">AB-2097</a>, effective January 1, 2023, prohibits local jurisdictions from requiring minimum parking for most non-residential uses.</p>					

**IV. Project Description**

**A. Requested Use Permits**

- Use Permit, under BMC Section 23.202.020(A) to construct a multifamily residential building
- Use Permit, under BMC Section 23.202.140(E)(3) to increase the height limit to 65 feet and 5 stories in the R-SMU District, Sub-Area 2
- Administrative Use Permit, under BMC Section 23.202.140(E)(5), to increase lot coverage up to 100 percent for a main building that contains dwelling units, contains group living accommodations, or is located north of Durant Avenue
- Administrative Use Permit, under BMC Section 23.304.050(A) to allow rooftop projections that exceed the district's height limit
- Administrative Use Permit, under BMC Section 23.304.030(B)(2) to reduce the front, side, and rear setbacks on a lot with two or more main buildings with dwelling units
- Administrative Use Permit, under BMC Section 23.304.080(A) to allow fences above 6 feet in height on a lot line or within a required setback

**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. Waivers and Pursuant to State Density Bonus Law (CA Gov't. Code Section 65915):**

- Waiver of BMC Section 23.202.140(E)(1), to exceed height
- Waiver of BMC Section 23.202.140(E)(1), to reduce minimum front, side, and rear setbacks
- Setbacks above 6 stories/65 feet
- Waiver of BMC Section 23.202.110(E)(2) to reduce minimum required usable open space
- Waiver of BMC Section 23.202.110(E)(2) to reduce minimum landscaped usable open space

**V. Design Review Guidelines**

The project is located within the residential mixed use 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 residential subarea guidelines which relate closely to this project.

### **Building Mass and Height**

- New buildings should reflect and reinforce the height, scale, massing, rhythm and proportion of buildings in this subarea.
- Consider varied rooflines to break up the massing and height of new buildings.

### **Setbacks**

- The front setbacks of adjacent structures must be considered in determining the front setback of a new building in order to foster compatibility.
- Encourage landscaping of setbacks.

### **Building Design**

- In buildings taller than three stories, architecturally distinguish the ground floor from the upper façade to form a visual base for the building, and distinguish the upper façade from the top of the building to provide a visual termination.
- Articulate side and rear facades in a manner compatible with the design of the front façade. Avoid large blank wall surfaces on side and rear facades that are visible from public streets.

### **Roof Shape and Lines**

- Develop distinctive roof forms, profiles, and cornices.
- Continue the precedent of varied roof height, profile, detailing, and shape for new buildings in this subarea.

### **Materials**

- Building materials should draw upon the neighborhood pattern of finish materials and colors that include brick, smooth-faced cement plaster, shingles and clapboard, finished cement, rich earth tone colors, and the incorporation of a variety of contrasting textures.
- New façade materials should be of high quality and durability.

The complete Southside Design Guidelines can be found online at:

[SOUTHSIDE PLAN - PLANNING COMMISSION SUBCOMMITTEE DRAFT](#)

## VI. Issues and Analysis

### A. Design Review Issues:

**Neighborhood Context** The project site is situated near the northeast corner of Bancroft Way and College Avenue, directly across from the University of California, Berkeley campus, within the Southside Plan Area. This neighborhood features a mix of multi-family residential buildings and group living accommodations, ranging from 2 to 10 stories in height, as well as hotels, a laboratory, and several small food establishments primarily catering to the local student population.

**Massing/ Building Design** This eight story structure emphasizes horizontal details and window rhythms on the north and south ends of the building, with recessed planes and balconies located in the middle bays on the east and west sides. The top floor is pulled back from Bancroft for a common roof deck.

**Setbacks / Step backs** While many of the required setbacks on the ground and second floors are met or very close, upper level required step backs have been reduced to achieve program goals and create a quieter mass.

**Ground Floor Design** The main residential entrance is on Bancroft with access to the lobby, mailroom, and interior circulation. The lobby design is a modern glass two-story feature. A quieter façade bay with utilities behind is located between the glassy lobby feature and the landscape hotel to the east.

**Open Space/Landscape** Ground floor landscape is proposed adjacent to the sidewalk. Communal open space for the project is located on an eighth floor roof deck. Additional open space is provided as private balconies for units oriented east and west. Refer to the plant legend and landscape plans for more detailed information.

**Colors and Materials** Material palette includes vertical and horizontal Ceraclad siding, stucco finishes, fire clay tile, and metal balconies with metal mesh railings. Refer to the elevations and materials list on Sheets A200 – A204 for rendered elevations with materials noted.

### 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 March 7, 2025
2. Applicant Statement, received March 7, 2025

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









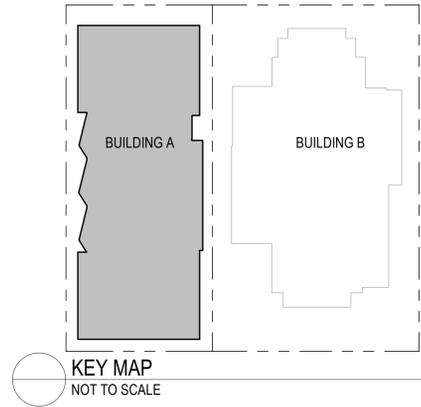




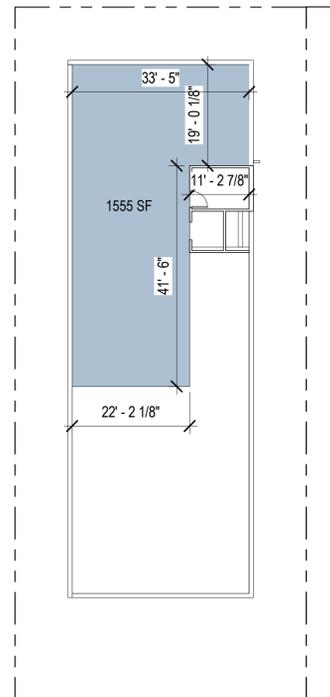




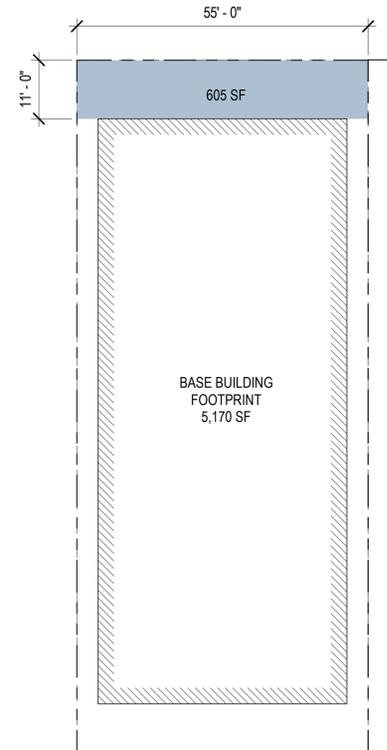




PARCEL WITH BUILDING B WILL BE LANDSCAPED USABLE OPEN SPACE ON THE GROUND FLOOR BUT THERE ARE NOT NON-RESIDENTIAL USABLE OPEN SPACE REQUIREMENTS



7 ROOF TOP UOS - BASE  
G009 1/16" = 1'-0"



6 1ST FLOOR UOS - BASE  
G009 1/16" = 1'-0"

Area Schedule (UOS)			
Level	Name	Area	Comments
<b>UOS COMMON</b>			
01	FIRST FLOOR	West Patio	669 SF
01	FIRST FLOOR	Lobby Patio	282 SF
08	EIGHTH FLOOR	Roof Deck	937 SF
<b>UOS PRIVATE</b>			
02	SECOND FLOOR	Private Balcony	40 SF
03	THIRD FLOOR	Private Balcony	40 SF
04	FOURTH FLOOR	Private Balcony	40 SF
05	FIFTH FLOOR	Private Balcony	40 SF
06	SIXTH FLOOR	Private Balcony	40 SF
07	SEVENTH FLOOR	Private Balcony	40 SF
08	EIGHTH FLOOR	Private Balcony	40 SF
<b>TOTAL</b>			
		Private Balcony	2576 SF

**UOS CALCS PROPOSED BUILDING:**

UOS REQUIRED: 40 SF PER UNIT  
 40 SF X 79 UNITS = 3,160 SF  
 PROPOSED PRIVATE = 680 SF  
 PROPOSED COMMON = 1,888 SF  
**TOTAL PROPOSED = 2,570 SF**

**LANDSCAPED UOS:**

40% OF REQUIRED UOS  
**REQUIRED: 40% OF 3,160 = 1,264 SF**  
**TOTAL PROVIDED: = 471 SF**

**LOT COVERAGE**

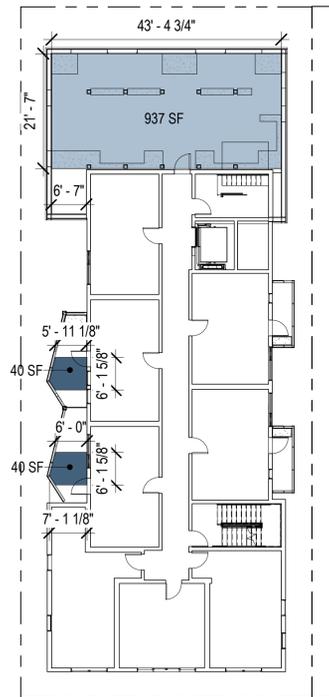
MAX. BLDG. BOUNDRY AREA = 5,215 SF  
 LOT SIZE = 7,150 SF  
**LOT COVERAGE = 5,215 / 7,150 = 73%**  
**MAX LOT COVERAGE ALLOWED = 40%**

**UOS CALCS BASE BUILDING:**

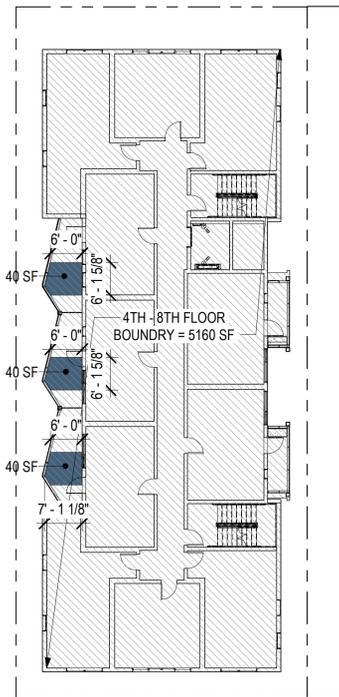
UOS REQUIRED: 40 SF PER UNIT  
 40 SF X 54 UNITS = 2,160 SF  
**TOTAL PROPOSED = 2,160 SF**

**LOT COVERAGE**

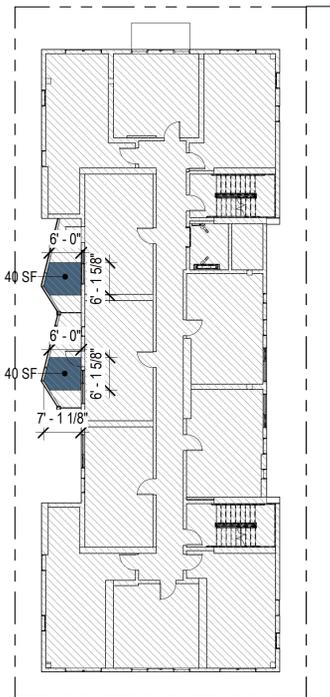
MAX. BLDG. BOUNDRY AREA = 5,170 SF  
 LOT SIZE = 7,150 SF  
**LOT COVERAGE = 5,170 / 7,150 = 72%**



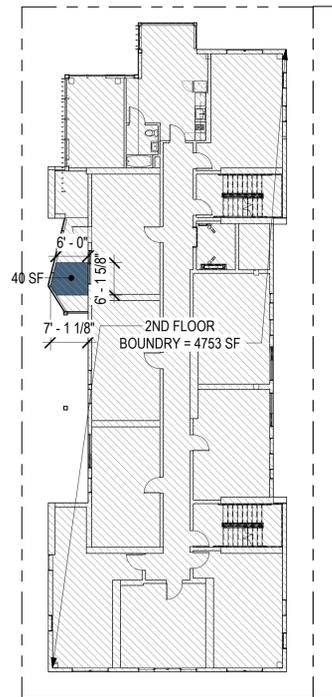
5 8TH FLOOR UOS DIAGRAM  
G009 1/16" = 1'-0"



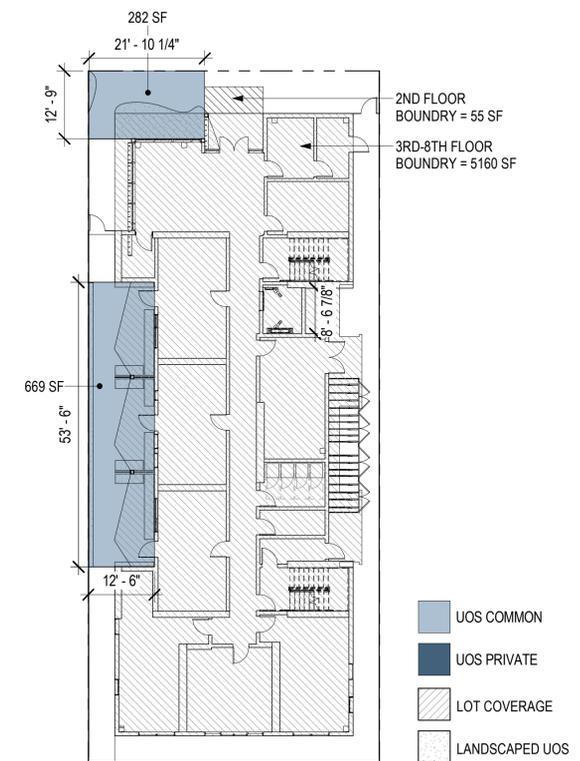
4 4TH, 5TH, 6TH & 7TH FLOORS UOS - PROPOSED  
G009 1/16" = 1'-0"



3 3RD FLOOR UOS - PROPOSED  
G009 1/16" = 1'-0"



2 2ND FLOOR UOS - PROPOSED  
G009 1/16" = 1'-0"



1 1ST FLOOR UOS - PROPOSED  
G009 1/16" = 1'-0"

- UOS COMMON
- UOS PRIVATE
- LOT COVERAGE
- LANDSCAPED UOS



PROJECT ISSUE RECORD:	
1	2/28/24 USE PERMIT APPLICATION
2	12/4/24 DRC COMMENTS
3	3/6/25 ZAB COMMENTS

PROJECT #: DRP01

LOT COVERAGE, USABLE OPEN SPACE CALCS

































**Bay-Friendly Basics Landscape Checklist**



This Bay-Friendly Basics Checklist is for all new construction and renovation of landscapes that are 2,500 square feet of impacted area or greater and require a permit. The Bay-Friendly Basics represents the 9 required practices from the Bay-Friendly Landscape Scorecard. It is considered a minimum set of practices to improve the environmental performance of the landscape. Projects are recommended to meet all applicable measures on the checklist. For measures that are not applicable or are not in the project's scope of work, check "N/A" and make a note of why the measure does not apply to the project (attach additional sheets if necessary). For electronic copies of this checklist, and other Bay-Friendly Landscaping resources, visit [www.BayFriendly.org](http://www.BayFriendly.org)

Project: **227, 2680 Bancroft Hotel and Co-Living Development**  
 Address: **227, 2680 Bancroft Avenue, Berkeley CA 94704** Date: **11/10/2014**

Yes No N/A	Measure & Requirement	Documentation	Notes
<b>Earthwork &amp; Soil Health</b>			
<input checked="" type="checkbox"/>	<b>1. Mulch</b> <b>Requirement</b> All soil on site is protected with a minimum of 3 inches of mulch after construction. <b>Recommendation</b> Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. <b>Reference</b> Bay-Friendly Landscape Guidelines, Practice 4.1; Bay-Friendly Guide to Mulch, available at <a href="http://www.BayFriendly.org">www.BayFriendly.org</a> . Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	<ul style="list-style-type: none"> <li>Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth.</li> <li>Submit a delivery ticket or receipt of purchased mulch and/or</li> <li>Submit receipts for sheet mulching materials and/or</li> <li>(Optional) Submit photos of trees being chipped for mulch (if applicable).</li> </ul>	<p>See the <b>WELQ chart on L200 for SF of plantings areas and CY of mulch.</b></p> <p>Remaining information to be submitted during construction.</p>
<input checked="" type="checkbox"/>	<b>2. Amend the Soil with Compost Before Planting</b> <b>Requirement</b> Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. <b>Recommendation</b> Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance (STA) program to ensure quality. <b>Reference</b> Bay-Friendly Landscape Guidelines, Practice 4.1; Know Bay-Friendly Soil specifications at <a href="http://www.BayFriendly.org">www.BayFriendly.org</a> . U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at <a href="http://www.compostcouncil.org">www.compostcouncil.org</a> .	<ul style="list-style-type: none"> <li>Submit the site soil or imported topsoil analysis. No soil analysis is required if 1" of compost is used.</li> <li>Submit #135 compost details from construction documents.</li> <li>Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased.</li> </ul> <p><i>If a waiver is requested based on soil organic matter content for the reason of plant suitability,</i></p> <ul style="list-style-type: none"> <li>Submit a completed plant palette with species that meet the soil organic matter identified, and include the source of information on their soil needs OR</li> <li>Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.</li> </ul>	<p>Soil analysis to be submitted with building permit application.</p>

**Bay-Friendly Basics Landscape Checklist**

Yes No N/A	Measure & Requirement	Documentation	Notes
<input checked="" type="checkbox"/>	<b>5. Do Not Plant Invasive Plant Species</b> <b>Requirement</b> None of the plant species listed by CAL-IPC's Don't Plant a Plant as Invasive in the San Francisco Bay Area are included in the planting plan. <b>Definition</b> An invasive species is defined as a species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likely to cause economic or environmental harm or harm to human health. Federal Executive Order 13111. <b>Reference</b> Bay-Friendly Landscape Guidelines, Practice 2.1d; Don't Plant A Plant brochure for trees and plants available at <a href="http://www.cal-ipc.org">www.cal-ipc.org</a> . <a href="http://www.cal-ipc.org/cal-ipc/cal-ipc-dont-plant">www.cal-ipc.org/cal-ipc/cal-ipc-dont-plant</a>	<ul style="list-style-type: none"> <li>Compare the complete list of plants in the plant palette to the CAL-IPC list of plants that are invasive to the San Francisco Bay Area.</li> <li>Submit the complete plant palette.</li> <li>Submit a statement signed by the Landscape Architect, Designer or Contractor confirming that no invasive species were substituted for specified species.</li> </ul>	<p>Signed statement to be provided upon completion of construction.</p>
<input checked="" type="checkbox"/>	<b>6. Grow drought tolerant CA native, Mediterranean or climate adapted plants</b> <b>Requirement</b> A minimum of 75% of the total number of plants in non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a published plant reference. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately. <b>Recommendation</b> California native or Mediterranean species are strongly recommended. <b>Reference</b> Bay-Friendly Landscape Guidelines Practice 4.2; <a href="http://www.csws.water.ca.gov/docs/wy030800.pdf">www.csws.water.ca.gov/docs/wy030800.pdf</a> .	<ul style="list-style-type: none"> <li>Submit a plant legend that identifies species, number of plants, irrigation requirements (and reference source of the water requirement), total number of drought tolerant plants and total number of non-turf plants. (Download a Bay-Friendly plant legend template to facilitate this process at <a href="http://www.BayFriendly.org">www.BayFriendly.org</a>.)</li> <li>Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.</li> </ul>	<p>Bay Friendly plant legend is included in drawing set.</p> <p>Signed statement to be provided upon completion of construction.</p>

**Bay-Friendly Basics Landscape Checklist**

Yes No N/A	Measure & Requirement	Documentation	Notes
<b>Materials</b>			
<input checked="" type="checkbox"/>	<b>3. Reduce and Recycle Landscape Construction Waste</b> <b>Requirement</b> Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. <b>Reference:</b> StopWaste.Org, <i>Builders' Guide to Reuse &amp; Recycling, A Directory for Construction and Demolition Materials</i> and <i>Sample Waste Management Plan for recycling C&amp;D materials</i> at <a href="http://www.BuildGreenNow.Org">www.BuildGreenNow.Org</a> .	<ul style="list-style-type: none"> <li>State the percent diversion goal in the design documents.</li> <li>List specific goals and recycling and reuse requirements in plans and specifications.</li> <li>Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan.</li> <li>Prior to construction, complete a construction waste management plan. The City should provide a simple template, or one can be downloaded at <a href="http://www.BuildGreenNow.org">www.BuildGreenNow.org</a>.</li> <li>After construction, provide final waste management plan with backup documentation. If materials were sent to a C&amp;D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&amp;D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).</li> </ul>	<p>Percent diversion to be included in project specifications.</p>
<b>Planting</b>			
<input checked="" type="checkbox"/>	<b>4. Choose &amp; Locate Plants to Grow to Natural Size</b> <b>Requirement</b> Species will be selected and plants spaced to allow them to grow to their natural size and shape. Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into their planting area without significant overhang. Trees must meet the spacing requirements only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements. <b>Reference</b> Bay-Friendly Landscape Guidelines, Practices 2.1, Bay-Friendly Plant Lists are available at <a href="http://www.BayFriendly.org">www.BayFriendly.org</a> . Bronstein, Carol, David Fross and Earl O'Brien, <i>California Native Plants for the Garden</i> ; East Bay Municipal Utility District, <i>Plants and Landscapes for Summer Dry Climate</i> ; Sunset, <i>Western Garden Book</i> .	<ul style="list-style-type: none"> <li>Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread.</li> <li>Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.</li> </ul>	<p>Signed statement to be provided upon completion of construction.</p>

**Bay-Friendly Basics Landscape Checklist**

Yes No N/A	Measure & Requirement	Documentation	Notes
<input checked="" type="checkbox"/>	<b>7. Minimize the Lawn</b> <b>Requirement</b> A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. <b>Reference</b> Bay-Friendly Landscape Guidelines, Practice 4.3; Bay-Friendly Lawn Alternatives plant list at <a href="http://www.BayFriendly.org">www.BayFriendly.org</a> ; Brooklyn Botanic Garden Publications, <i>Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere</i> .	<ul style="list-style-type: none"> <li>Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area.</li> <li>Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields.</li> <li>Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.</li> </ul>	<p>No turf included in project.</p>
<b>Irrigation</b>			
<input checked="" type="checkbox"/>	<b>8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting) that include a Moisture Air Rain Sensor Shutoff</b> <b>Requirement</b> Weather based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. <b>Reference</b> Bay-Friendly Landscape Guidelines, Practice 4.6; EDMUD website has a list of recommended self-adjusting controllers at <a href="http://www.edmud.com">www.edmud.com</a> .	<ul style="list-style-type: none"> <li>Submit the make and model and product sheet of the irrigation controller.</li> <li>Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity.</li> </ul>	<p>Signed statement to be provided upon completion of construction.</p>
<input checked="" type="checkbox"/>	<b>9. Sprinkler &amp; Spray Heads are Not Specified for Areas Less Than 8 Feet Wide</b> <b>Requirement</b> Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	<ul style="list-style-type: none"> <li>Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.</li> </ul>	<p>Signed statement to be provided upon completion of construction.</p>

**Bay-Friendly Basics** Bay-Friendly Basics represents the 9 required practices in the Bay-Friendly Landscape Scorecard. Landscapes that achieve the Bay-Friendly Basics will achieve significant environmental benefits for the project and community, as well as taking the first step toward becoming a Bay-Friendly Rated Landscape. If a project is interested in seeking to qualify as a Bay-Friendly Rated Landscape, it must also earn a minimum of 80 points on the Bay-Friendly Landscape Scorecard and be evaluated by a qualified Bay-Friendly Rater. Please visit [www.BayFriendlyCoalition.org](http://www.BayFriendlyCoalition.org) to learn more about taking this next step in sustainability. The Bay-Friendly Basics is not a substitute for exercising sound judgment in particular circumstances. Rather, the Bay-Friendly Basics is designed to help local governments raise the minimum environmental requirements for landscape projects that require a permit.

This checklist works well with the Small Commercial Green Building Checklist available at [www.stopwaste.org/smallcommercial](http://www.stopwaste.org/smallcommercial).



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**BAYFRIENDLY CAL GREEN CHECKLIST**

PROJECT NO.:  
 DATE: 02/26/2014  
 SCALE: SEE DRAWING

SHEET NO:  
**L100**



PERMEABLE BRICK PAVING



FLEXI-PAVE FOR PARKWAY



STORMWATER PLANTER WITH BUILT IN BENCH



WOOD-METAL NEIGHBOR FENCE



TRELLIS PRIVACY DIVIDERS



SCULPTURAL PEBBLE SEATING & PRECAST PAVERS



EXISTING MASONRY WALL



BIKE RACK



● PATH LIGHTING



● PERGOLA DOWN LIGHTING



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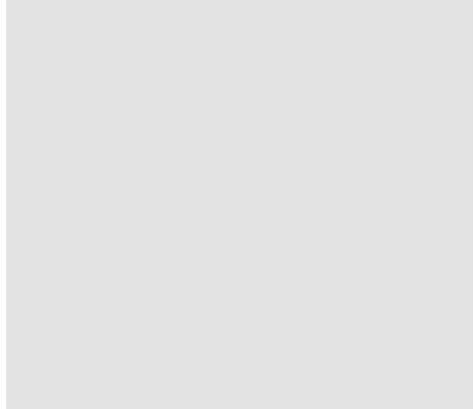
**MATERIAL PLAN**

PROJECT NO.:  
 DATE: 09/06/2024  
 SCALE: SEE DRAWING

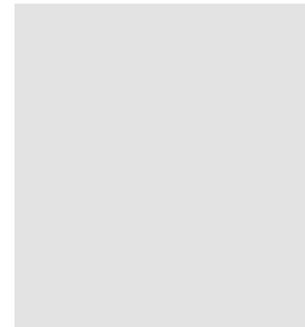
SHEET NO:  
**L101**



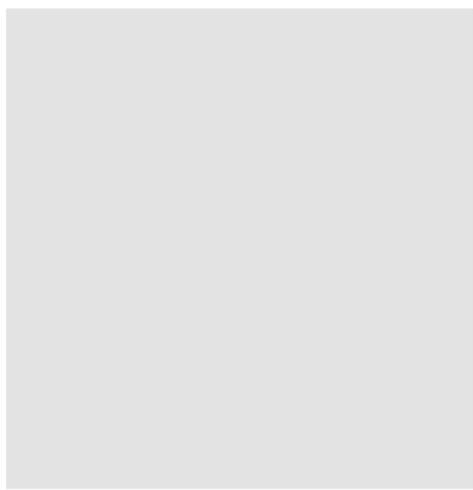
MOVABLE SEATING



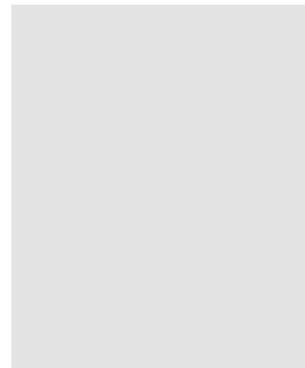
BUILT IN LOUNGE SEATING



BAR HEIGHT SEATING



RAISED PLANTERS



VINE SCREENS



ELECTRIC FIRE TABLES

TOTAL AREA:  
7,784.2 SF

**LANDSCAPED UOS**  
(2,792 SF Ground level + 234 SF Roof Deck):  
**3,026 SF**



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NO.	DESCRIPTION	DATE

STAMP:

**MATERIAL PLAN**  
  
SITE PLAN  
ROOF DECK

PROJECT NO.:  
DATE: 02/26/2024  
SCALE: SEE DRAWING

SHEET NO:  
**L102**

**WELO  
Water Budget and Water Use Calculator**

**INSTRUCTIONS:**

1. Enable macros.
2. Enter values in blue cells. Gray cells will automatically fill.
3. For Eto, refer to Appendix A of the ordinance, available here: <https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency>.
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date:	2024.02.26
Project Name:	2660-2680 BANCROFT
Project Contact:	Ning Zhang
Project Contact Email:	ning@groundworksoffice.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)
	Non-residential	41.8	0.45	-	3,119	<b>36,374</b>

MAWA = (ETo) \* (0.62) \* [(ETAF \* LA) + ((1-ETAF) \* SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)
	41.8	1,153	-	<b>29,879</b>

ETWU = (ETo) \* (0.62) \* [(PF \* SF) / IE] + SLA

Difference between MAWA and ETWU	<b>6,496</b>
----------------------------------	--------------

Project meets water budget.

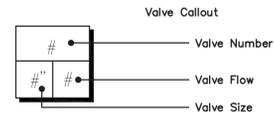
ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	L1 Grass	Drip	446	0.30	0.81	165
	2	L1 GC	Drip	2,217	0.35	0.81	958
	3	L1 Pot	Drip	11	0.30	0.81	4
	4	L1 Tree - L	Bubbler	52	0.40	0.81	26
	5	L1 Tree - M	Bubbler	54	0.00	0.81	0
	6	L1 Tree - H	Bubbler	25	0.00	0.81	0
	7	L1 GC&Vine	Drip	54	0.00	0.81	0
	8	R GC	Drip	149	0.00	0.81	0
	9	R GC&Vine	Drip	111	0.00	0.81	0
	Landscape area (not including SLA)			3,119			1,153

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	-
	<b>Total SLA</b>	<b>0</b>		<b>0</b>

Total Landscape Area (including SLA) from ETWU Calculation	<b>3,119</b>
--	--------------

**\*FOR SCHEMATIC PRICING PURPOSES ONLY,  
DESIGN AND CONSTRUCTION TO BE  
PROVIDED BY LICENSED IRRIGATION SPECIALIST\***

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
∨	BUBBLER	11	-
■	RAIN BIRD LFV-100 1" 1" LOW FLOW DV VALVE AREA TO RECEIVE DRIPLINE	22	
	RAIN BIRD XFD-06-18 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	2,012 L.F.	
○	RAIN BIRD 100-HV-MB 1" ELECTRIC REMOTE CONTROL VALVE 1" WITH MALE X BARB CONFIGURATION.	12	
HB	HOSE BIBB	1	
M	HUNTER IBV 1" 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1	
BF	NETAFIM BACKFLUSH VALVE SIZE 3". 16", 20", AND 24" EPOXY MEDIA, IRON BODY, 3-WAY HYDRAULICALLY OPERATED DIAPHRAGM VALVE WITH LOW PRESSURE LOSS	1	
C	RAIN BIRD ESP-LXD 50 STATION, 2-WIRE DECODER BASED CONTROLLER. (1) ESP-LXD 50-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. SYSTEM REQUIREMENTS: RAIN BIRD FD-XXX-TURF FIELD DECODERS, PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LSP-1TURF LINE SURGE PROTECTORS IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1	
RG	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1	
POC	POINT OF CONNECTION	1	
—	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	-	L.F.
----	PIPE SLEEVE: PVC CLASS 200 SDR 21	-	L.F.




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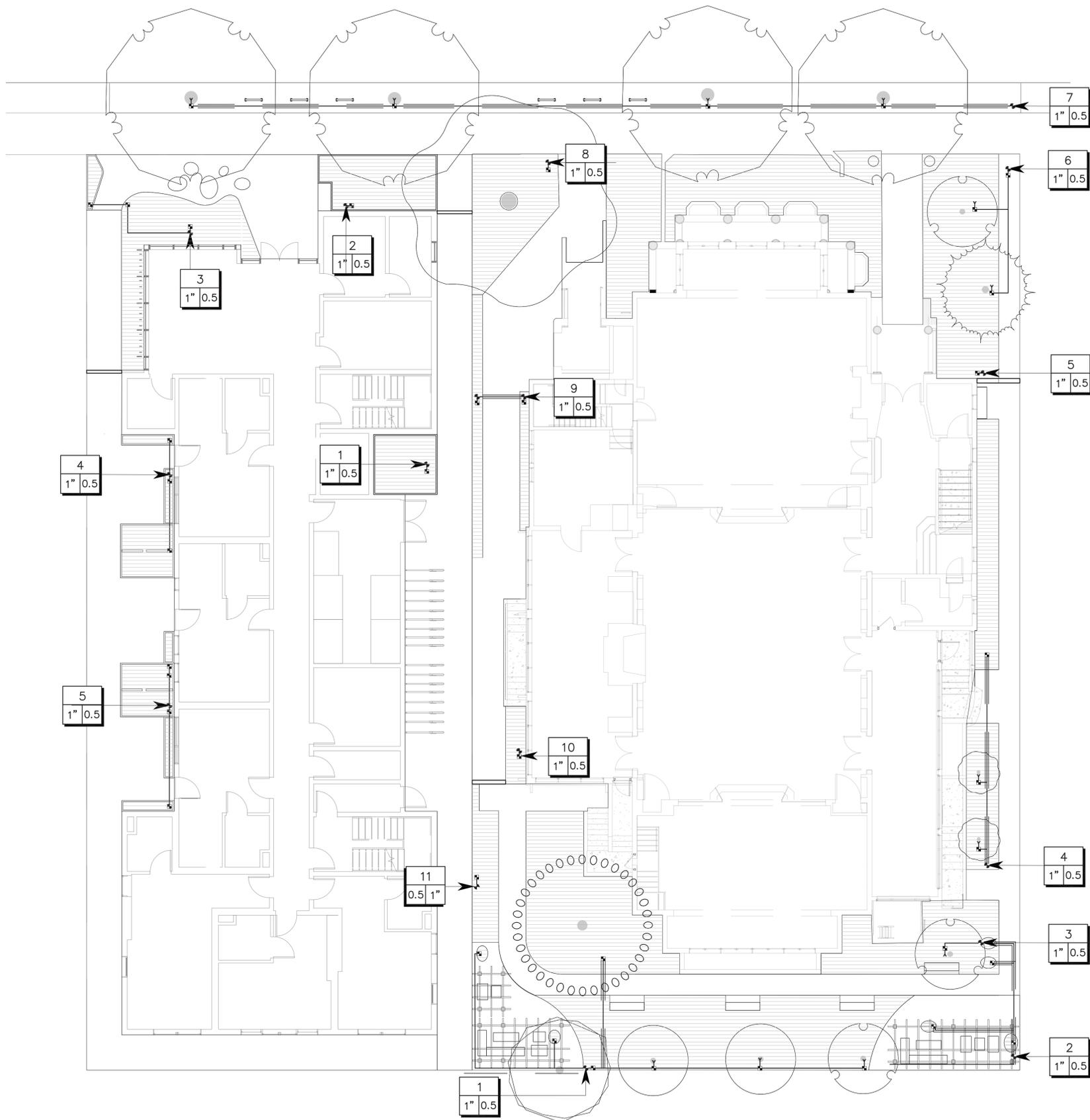
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**IRRIGATION  
SCHEDULE AND  
CALCULATIONS**

PROJECT NO.:  
DATE: 09/06/2024  
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SHEET NO:  
**L200**



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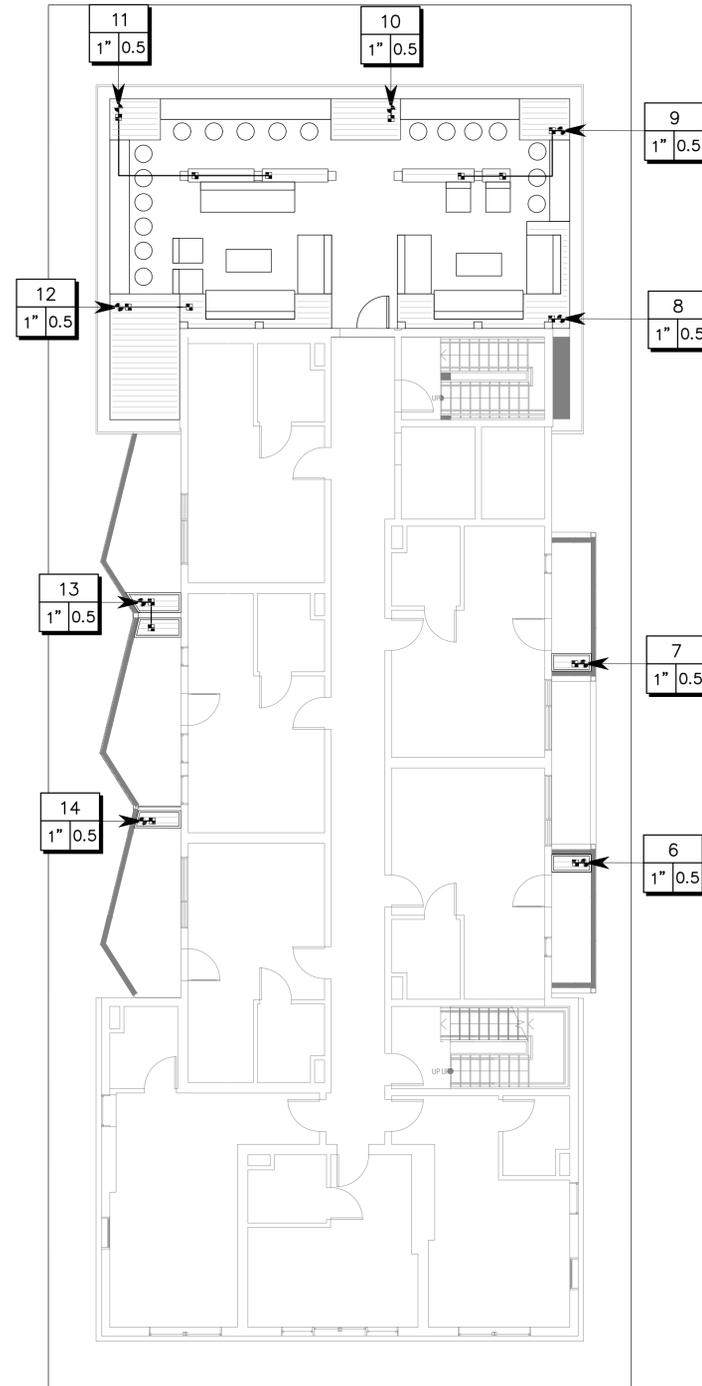
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**IRRIGATION PLAN  
- SITEPLAN**

PROJECT NO.:  
DATE: 09/06/2024  
SCALE: SEE DRAWING

SHEET NO:  
**L201**





SCALE 1/8"=1'-0"



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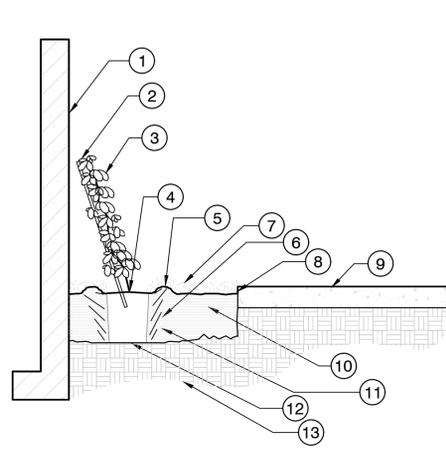
NO.	DESCRIPTION	DATE

STAMP:

**IRRIGATION PLAN  
- ROOF DECK**

PROJECT NO.:  
DATE: 02/26/2024  
SCALE: SEE DRAWING

SHEET NO:  
**L202**



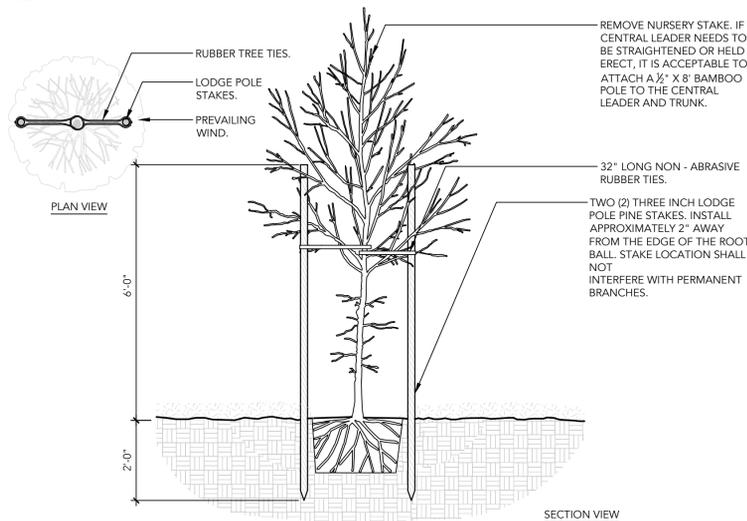
- 1 FACE OF WALL OR BUILDING.
- 2 LEAN NURSERY STAKE AGAINST THE WALL. STAKE TO BE REMOVED AT THE END OF THE MAINTENANCE (WARRANTY) PERIOD AFTER THE VINE HAS ATTACHED TO THE WALL.
- 3 VINE.
- 4 ROOT BALL.
- 5 4" X 8" WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
- 6 PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
- 7 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON THE TOP OF THE ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
- 8 FINISHED GRADE.
- 9 PAVEMENT.
- 10 MODIFIED SOIL. DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
- 11 LOOSENED SOIL DIG AND TURN THE SOIL TO REDUCE THE COMPACT TO THE AREA AND DEPTH SHOWN.
- 12 ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
- 13 EXISTING SOIL.

NOTES:  
 1- VINES SHALL BE OF QUALITY AS PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.  
 2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

### 3 VINE - MODIFIED SOIL

1/2" = 1'-0"

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REMOVE NURSERY STAKE. IF CENTRAL LEADER NEEDS TO BE STRAIGHTENED OR HELD ERECT, IT IS ACCEPTABLE TO ATTACH A 1/2" X 8" BAMBOO POLE TO THE CENTRAL LEADER AND TRUNK.

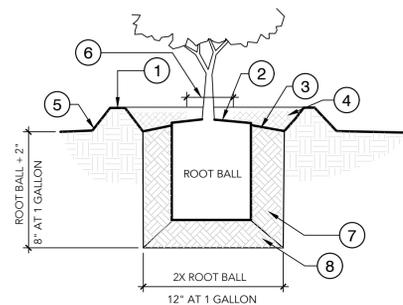
32" LONG NON - ABRASIVE RUBBER TIES.

TWO (2) THREE INCH LODGE POLE PINE STAKES. INSTALL APPROXIMATELY 2" AWAY FROM THE EDGE OF THE ROOT BALL. STAKE LOCATION SHALL NOT INTERFERE WITH PERMANENT BRANCHES.

### 2 TREE STAKING - LODGE POLES (2)

1/2" = 1'-0"

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- 1 4" HIGH WATER WELL.
- 2 SET ROOT BALL CROWN 1" HIGHER THAN SURROUNDING FINISHED GRADE.
- 3 SLOPE FINISHED GRADE AT BACKFILL AWAY FROM ROOT BALL.
- 4 MULCH TO 2" DEPTH AT WATER WELL.
- 5 FINISHED GRADE.
- 6 KEEP MULCH FREE FROM A 6" RADIUS AT THE PLANT TRUNK.
- 7 BACKFILL WITH NATIVE SOILD WITHOUT ANY SOIL AMENDMENT.
- 8 NATIVE SOIL MIX FIRMLY COMPACTED.

### 1 SHRUB PLANTING

1" = 1'-0"

FX-PL-FX-SHRB-09

### PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	NATIVE (Y/N)	POLLINATOR FRIENDLY
<b>TREES</b>							
	ARC HUR	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD COMMON MANZANITA	24"	Very low	Y	ATTRACT BUTTERFLIES
	CEA HAR	CEANOTHUS X 'RAY HARTMAN'	RAY HARTMAN WILD LILAC	36"	Very low	Y	ATTRACT BUTTERFLIES
	(EX)REM	TREE TO BE REMOVED	EXISTING TREE	---	---	EXISTING	N/A
	UMB CAL	UMBELLULARIA CALIFORNICA	BAY LAUREL	36"	Moderate	Y	ATTRACT BUTTERFLIES
<b>EXISTING</b>							
	(EX)ACE	ACER PALMATUM	JAPANESE MAPLE	---	Moderate	EXISTING	
	(EX)COR	CORDYLINA SPP.	CORDYLINA SPP.	---	Low	EXISTING	
	(EX)SEQ	SEQUOIA SEMPERVIRENS	COAST REDWOOD	---	High	EXISTING	
<b>PALM TREES</b>							
	TRA FO2	TRACHYCARPUS FORTUNEI	WINDMILL PALM	36"	Low	N	
<b>STREET TREES</b>							
	ULM EM2	ULMUS PROPINQUA 'JFS-BIEBERICH'	EMERALD SUNSHINE® ELM	36"	Low	N	ATTRACT BIRDS
<b>SHRUBS</b>							
	ARC BSR	ARCTOSTAPHYLOS EDMUNDsii 'BIG SUR'	BIG SUR LITTLE SUR MANZANITA	15 GAL.	Low	Y	ATTRACT BIRDS, BEES, BUTTERFLIES
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	5 GAL.	Low	Y	ATTRACT BEES
	ERI ERI	ERICAMERIA ERICOIDES	CALIFORNIA GOLDENBUSH	2 GAL.	Low	Y	ATTRACT BIRDS, BUTTERFLIES
<b>FERN</b>							
	POL CA2	POLYPODIUM CALIFORNICUM	CALIFORNIA POLYPODY	1 GAL.	Very low	Y	-
<b>GRASSES</b>							
	LOM LON	LOMANDRA LONGIFOLIA	MAT RUSH	1 GAL.	Low	Y	ATTRACT BEES
<b>PERENNIALS</b>							
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	Low	Y	ATTRACT BIRDS, BEES, BUTTERFLIES
	DIP AUR	DIPLACUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL.	Very low	Y	ATTRACT BIRDS, BEES, BUTTERFLIES
	EPI HUM	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL.	Low	Y	ATTRACT BIRDS, BUTTERFLIES
	ERI BEA	ERIGERON GLAUCUS	SEASIDE DAISY	1 GAL.	Low	Y	ATTRACT BEES, BUTTERFLIES
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	Very low	Y	ATTRACT BIRDS, BEES, BUTTERFLIES
	IRI IRI	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL.	Low	Y	ATTRACT BUTTERFLIES
	IRI CSW	IRIS X 'CANYON SNOW'	WHITE PACIFIC COAST HYBRID IRIS	1 GAL.	N/A	Y	ATTRACT BUTTERFLIES
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	Low	Y	ATTRACT BIRDS, BEES, BUTTERFLIES
	SAL BEE	SALVIA X 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL.	Low	Y	ATTRACT BIRDS, BEES, BUTTERFLIES
	SIS BEL	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL.	Very Low	Y	ATTRACT BUTTERFLIES
<b>RUSH</b>							
	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL.	Low	Y	ATTRACT BUTTERFLIES
	JUN ELK	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GRAY RUSH 'ELK BLUE'	---	Low	Y	ATTRACT BUTTERFLIES
<b>SUCCULENTS</b>							
	AGA DES	AGAVE DESERTI	DESERT AGAVE	3 GAL.	N/A	Y	ATTRACT BUTTERFLIES
<b>VINE/ESPALIER</b>							
	ARI CAL	ARISTOLOCHIA CALIFORNICA	CALIFORNIA DUTCHMAN'S PIPE	1 GAL.	Low	Y	ATTRACT BUTTERFLIES
	CAL ISL	CALYSTEGIA MACROSTEGIA VAR. CYCLOSTEGIA 'CANDY CANE'	COASTAL MORNING GLORY 'CANDY CANE'	1 GAL.	Low	Y	ATTRACT BEES, BUTTERFLIES
	CLE RFS	CLEMATIS LIGUSTICIFOLIA	OLD-MAN'S BEARD	1 GAL.	Moderate	Y	ATTRACT BUTTERFLIES
	FIC PUM	FICUS PUMILA	CREEPING FIG	1 GAL.	Moderate	Y	ATTRACT BEES
	LON HOS	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	1 GAL.	Low	Y	ATTRACT BIRDS, BUTTERFLIES

	GRASS	446 SF
	CAREX TUMULICOLA / BERKELEY SEDGE	25%
	FESTUCA CALIFORNICA / CALIFORNIA FESCUE	25%
	FESTUCA IDAHOENSIS / IDAHO FESCUE	25%
	FESTUCA RUBRA / RED FESCUE	25%



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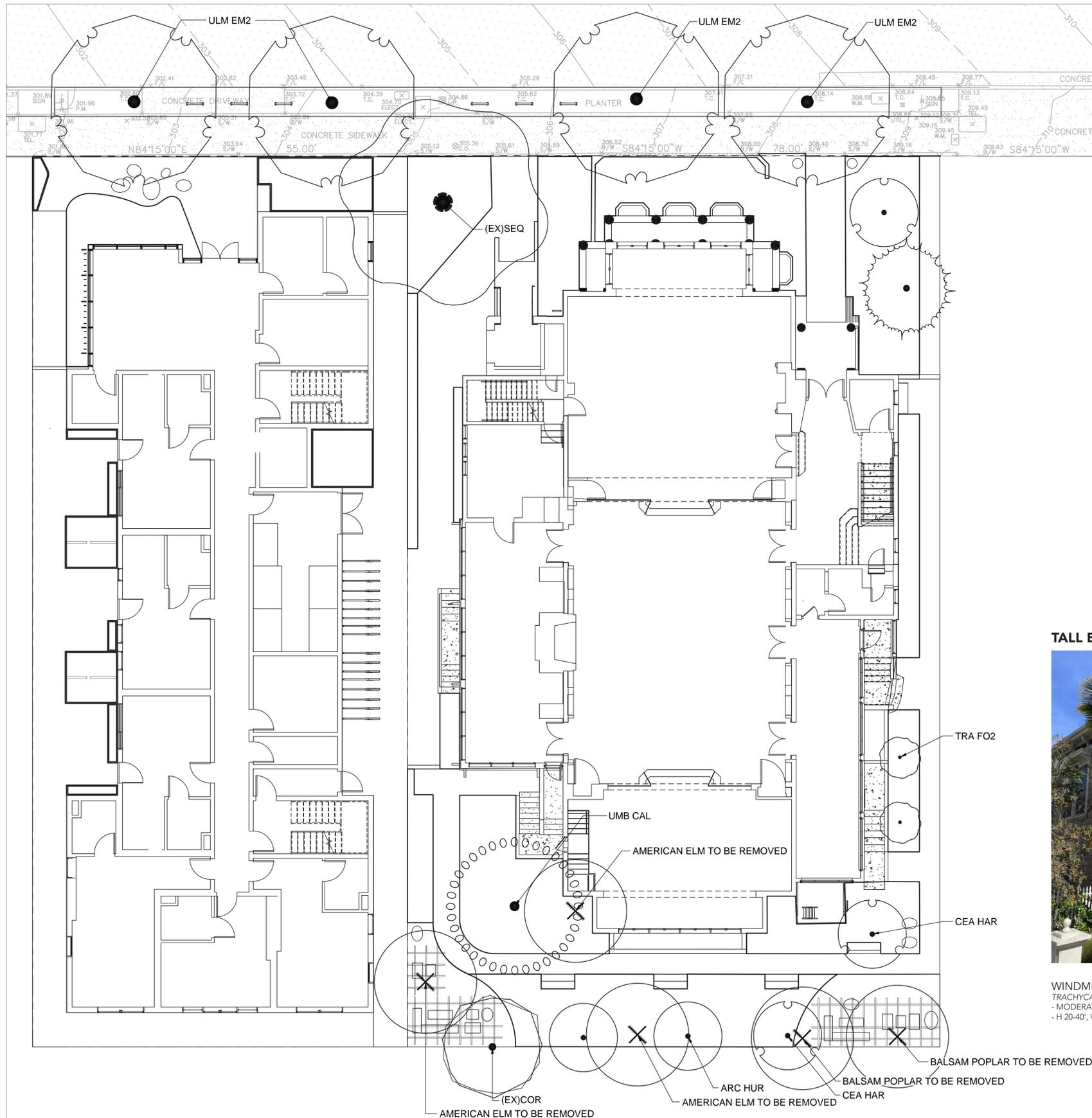
## PLANTING PLANS

### FULL SCHEDULE

PROJECT NO.:  
 DATE: 09/06/2024  
 SCALE: SEE DRAWING

SHEET NO:

**L300**



PLANT LEGEND			
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
<b>TREES</b>			
	ARC HUR	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD COMMON MANZANITA
	CEA HAR	CEANOTHUS X 'RAY HARTMAN'	RAY HARTMAN WILD LILAC
	(EX)REM	TREE TO BE REMOVED	EXISTING TREE
	UMB CAL	UMBELLULARIA CALIFORNICA	BAY LAUREL
<b>EXISTING</b>			
	(EX)ACE	ACER PALMATUM	JAPANESE MAPLE
	(EX)COR	CORDYLINE SPP.	CORDYLINE SPP.
	(EX)SEQ	SEQUOIA SEMPERVIRENS	COAST REDWOOD
<b>PALM TREES</b>			
	TRA FO2	TRACHYCARPUS FORTUNEI	WINDMILL PALM
<b>STREET TREES</b>			
	ULM EM2	ULMUS PROPINQUA 'JFS-BIEBERICH'	EMERALD SUNSHINE® ELM



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**PLANTING PLAN**

**TREE PLAN**

PROJECT NO.:  
DATE: 09/06/2024  
SCALE: SEE DRAWING

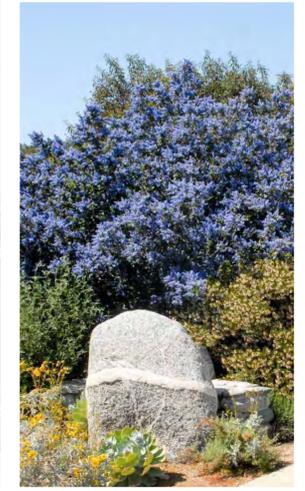
SHEET NO:  
**L301**

**TALL EVERGREEN TREE/PALM**



**WINDMILL PALM**  
*TRACHYCARPUS FORTUNEI*  
- MODERATE WATER USE  
- H 20-40', W 4-6'

**STREET TREE**

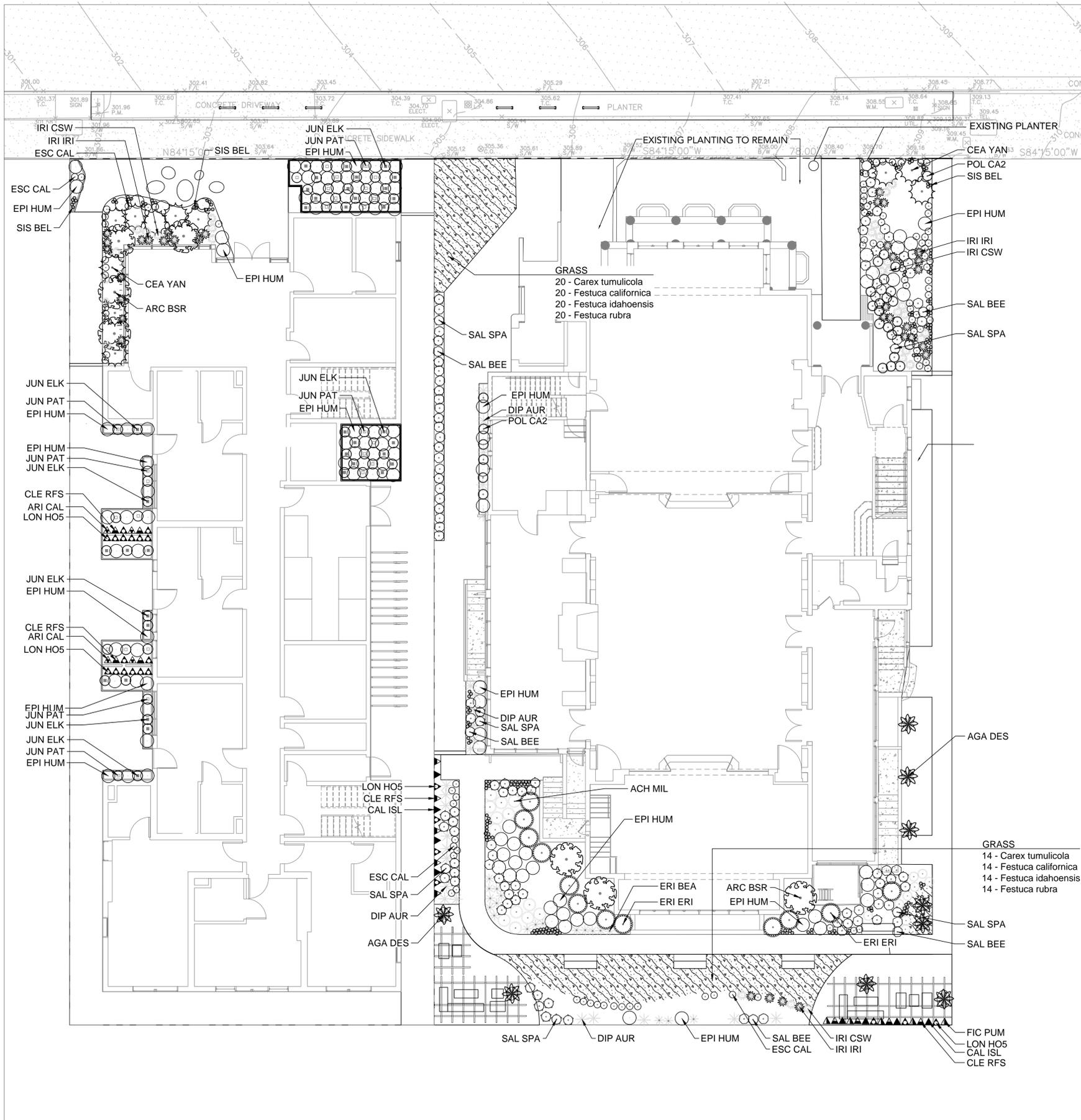


**RAY HARTMAN CEANOTHUS**  
*CEANOTHUS 'RAY HARTMAN'*  
- LOW WATER USE  
- H 10-20', W 10-20'



**EMERALD SUNSHINE® ELM**  
*ULMUS PROPINQUA 'JFS-BIEBERICH'*  
- LOW WATER USE  
- H 35' W 25'





PLANT LEGEND			
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
<b>SHRUBS</b>			
	ARC BSR	ARCTOSTAPHYLOS EDMUNDSII 'BIG SUR'	BIG SUR LITTLE SUR MANZANITA
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CEANOTHUS
	ERI ERI	ERICAMERIA ERICOIDES	CALIFORNIA GOLDENBUSH
<b>FERN</b>			
	POL CA2	POLYPODIUM CALIFORNICUM	CALIFORNIA POLYPODY
<b>GRASSES</b>			
	LOM LON	LOMANDRA LONGIFOLIA	MAT RUSH
<b>PERENNIALS</b>			
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW
	DIP AUR	DIPLACUS AURANTIACUS	STICKY MONKEYFLOWER
	EPI HUM	EPILOBIUM CANUM	CALIFORNIA FUCHSIA
	ERI BEA	ERIGERON GLAUCUS	SEASIDE DAISY
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY
	IRI IRI	IRIS DOUGLASIANA	DOUGLAS IRIS
	IRI CSW	IRIS X 'CANYON SNOW'	WHITE PACIFIC COAST HYBRID IRIS
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE
	SAL BEE	SALVIA X 'BEE'S BLISS'	BEE'S BLISS SAGE
	SIS BEL	SISYRINCHIUM BELLUM	BLUE-EYED GRASS
<b>RUSH</b>			
	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH
	JUN ELK	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GRAY RUSH 'ELK BLUE'
<b>SUCCULENTS</b>			
	AGA DES	AGAVE DESERTI	DESERT AGAVE
<b>VINE/ESPALIER</b>			
	ARI CAL	ARISTOLOCHIA CALIFORNICA	CALIFORNIA DUTCHMAN'S PIPE
	CAL ISL	CALYSTEGIA MACROSTEGIA VAR. CYCLOSTEGIA 'CANDY CANE'	COASTAL MORNING GLORY 'CANDY CANE'
	CLE RFS	CLEMATIS LIGUSTICIFOLIA	OLD-MAN'S BEARD
	FIC PUM	FICUS PUMILA	CREEPING FIG
	LON HO5	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE

	GRASS CAREX TUMULICOLA / BERKELEY SEDGE FESTUCA CALIFORNICA / CALIFORNIA FESCUE FESTUCA IDAHOENSIS / IDAHO FESCUE FESTUCA RUBRA / RED FESCUE	446 SF 25% 25% 25%
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**GWO**

**GROUNDWORKS OFFICE**

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BERKELEY CALIFORNIA  
510 - 833 - 2111  
GWSITE.COM

**2660 - 2680 BANCROFT**  
Berkeley, CA 94704

NO.	DESCRIPTION	DATE

STAMP:

**PLANTING PLAN**

**UNDERSTORY PLAN**

PROJECT NO.:  
DATE: 09/06/2024  
SCALE: SEE DRAWING

SHEET NO.:  
**L302**



**EVERGREEN SHRUB**



CA NATIVE

**CALIFORNIA GOLDENBUSH**  
*ERICAMERIA ERICOIDES*  
 - LOW  
 - H 2-3', W 3-4"  
 - FALL



CA NATIVE

**YANKEE POINT CEANOTHUS**  
*CEANOTHUS THYRSIFLORUS* VAR. *GRISEUS* 'YANKEE POINT'  
 - LOW WATER USE  
 - H 2-3', W 10-12"  
 - SPRING



CA NATIVE

**BIG SUR MANZANITA**  
*ARCTOSTAPHYLOS EDMUNDsii* 'BIG SUR'  
 - LOW  
 - H 3-4', W 4-6"  
 - LATE WINTER / EARLY SPRING



CA NATIVE

**DR. HURD MANZANITA**  
*ARCTOSTAPHYLOS MANZANITA* 'DR. HURD'  
 - VERY LOW WATER USE  
 - H 10-15' W 8-10"  
 - LATE WINTER / EARLY SPRING

**PERENNIAL**



CA NATIVE

**COMMON YARROW**  
*ACHILLEA MILLEFOLIUM*  
 - LOW WATER USE  
 - H 1-3'  
 - SPRING / SUMMER



CA NATIVE

**SEASIDE DAISY**  
*ERIGERON GLAUCUS*  
 - LOW WATER USE  
 - H 1-2', W 1-2"  
 - SPRING / SUMMER (YEAR AROUND)



CA NATIVE

**DOUGLAS IRIS**  
*IRIS DOUGLASIANA*  
 - LOW WATER USE  
 - H 1-3', W 4-5"  
 - LATE WINTER / EARLY SPRING

**PERENNIAL**



CA NATIVE

**CALIFORNIA FUCHSIA**  
*EPILOBIUM CANUM*  
 - LOW  
 - H 1-2', W 1-2"  
 - MID SUMMER / FALL



CA NATIVE

**CALIFORNIA POPPY**  
*ESCHSCHOLZIA CALIFORNICA*  
 - VERY LOW WATER USE  
 - H 1-2', W 1-2"  
 - LATE WINTER / SUMMER



CA NATIVE

**STICKY MONKEY FLOWER**  
*DIPLOACUS AURANTIACUS*  
 - VERY LOW WATER USE  
 - H 1-3', W 1-3"  
 - SPRING / SUMMER



CA NATIVE

**WHITE PACIFIC COAST HYBRID IRIS**  
*IRIS* X 'CANYON SNOW'  
 - VERY LOW WATER USE  
 - H 1-2', W 1-2"  
 - LATE WINTER / SUMMER



CA NATIVE

**BLUE-EYED GRASS**  
*SISYRINCHIUM BELLUM*  
 - LOW WATER USE  
 - H 1' W 1"  
 - SPRING



CA NATIVE

**BEE'S BLISS SAGE**  
*SALVIA* X 'BEE'S BLISS'  
 - LOW  
 - H 1-2', W 6-8"  
 - LATE WINTER / SUMMER



CA NATIVE

**HUMMINGBIRD SAGE**  
*SALVIA SPATHACEA*  
 - LOW WATER USE  
 - H 1-3', W 4-5"  
 - LATE WINTER / SUMMER

**GRASS**



CA NATIVE

**IDAHO FESCUE**  
*FESTUCA IDAHOENSIS* AND CVS.  
 - VERY LOW WATER USE  
 - H 1' W 2-3"  
 - YEAR AROUND



CA NATIVE

**RED FESCUE**  
*FESTUCA RUBRA*  
 - LOW WATER USE  
 - H 1-2 W 1-2"  
 - SPRING / SUMMER



CA NATIVE

**CALIFORNIA FESCUE**  
*FESTUCA CALIFORNICA* AND CVS.  
 - LOW WATER USE  
 - H 1-2 W 1-2"  
 - SPRING / SUMMER



CA NATIVE

**MAT RUSH**  
*LOMANDRA LONGIFOLIA*  
 - LOW WATER USE  
 - H 2-5' W 2-5"  
 - YEAR AROUND



CA NATIVE

**BERKELEY SEDGE**  
*CAREX TUMULICOLA*  
 - VERY LOW WATER USE  
 - H 1' W 1-2"  
 - SPRING

**FERN**



CA NATIVE

**POLYPODIUM CALIFORNICUM**  
*CALIFORNIA POLYPODY*  
 - VERY LOW WATER USE  
 - H 1-1.5' W 1-1.5"

**SUCCURANT**



CA NATIVE

**DESERT AGAVE**  
*AGAVE DESERTI*  
 - LOW WATER USE  
 - H 1-10' W 3"

**VINE**



CA NATIVE

**OLD-MAN'S BEARD**  
*CLEMATIS LIGUSTICIFOLIA*  
 - MODERATE WATER USE  
 - W 2-6'  
 - SUMMER



CA NATIVE

**CALIFORNIA HONEYSUCKLE**  
*LONICERA HISPIDULA*  
 - LOW WATER USE  
 - W 8'  
 - SPRING / SUMMER



CA NATIVE

**CALIFORNIA DUTCHMAN'S PIPE**  
*ARISTOLOCHIA CALIFORNICA*  
 - LOW WATER USE  
 - W 12-20'  
 - WINTER / SPRING



CA NATIVE

**COASTAL MORNING GLORY 'CANDY CANE'**  
*CALYSTEGIA MACROSTEGIA* VAR. *CYCLOSTEGIA* 'CANDY CANE'  
 - MODERATE WATER USE  
 - W 6'  
 - SPRING TO FALL



MATCH TO EXISTING AT MASONRY WALL

**CREeping FIG**  
*FIGUS PUMILA*  
 - MODERATE WATER USE  
 - W 6'

**STORMWATER PLANTER**



CA NATIVE

**CALIFORNIA GRAY RUSH**  
*JUNCUS PATENS*  
 - LOW  
 - H 2', W 2"  
 - SPRING / SUMMER



CA NATIVE

**CALIFORNIA GRAY RUSH 'ELK BLUE'**  
*JUNCUS PATENS* 'ELK BLUE'  
 - LOW  
 - H 2', W 2"  
 - SPRING / SUMMER



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2660 - 2680 BANCROFT  
 Berkeley, CA 94704

NO.	DESCRIPTION	DATE

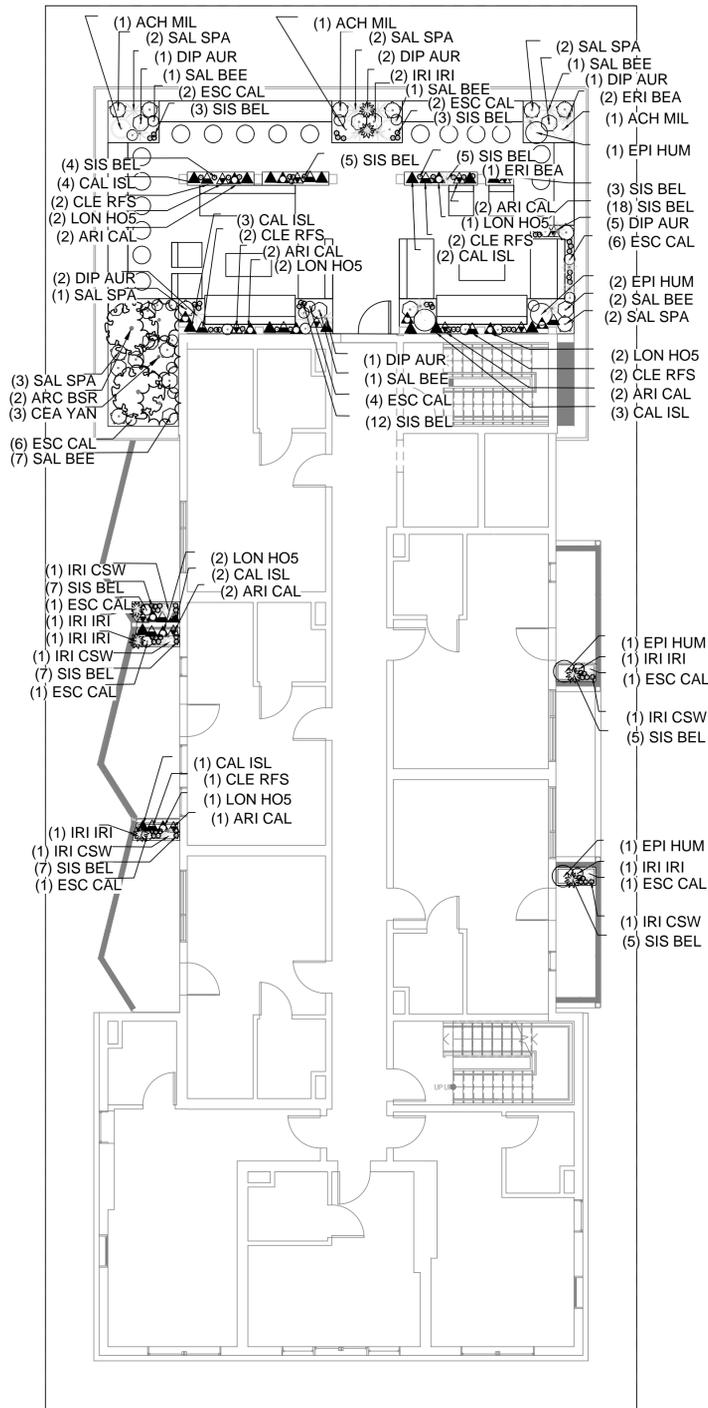
STAMP:

**PLANTING PLAN**

**PLANT PALETTE**

PROJECT NO.:  
 DATE: 02/26/2024  
 SCALE: SEE DRAWING

SHEET NO:  
**L303**



SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	ARC BSR	ARCTOSTAPHYLOS EDMUNDsii 'BIG SUR'	BIG SUR LITTLE SUR MANZANITA	15 GAL.
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	5 GAL.
PERENNIALS	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.
	DIP AUR	DIPLACUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL.
	EPI HUM	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL.
	ERI BEA	ERIGERON GLAUCUS	SEASIDE DAISY	1 GAL.
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.
	IRI IRI	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL.
	IRI CSW	IRIS X 'CANYON SNOW'	WHITE PACIFIC COAST HYBRID IRIS	1 GAL.
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.
	SAL BEE	SALVIA X 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL.
	SIS BEL	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL.
VINE/ESPALIER	CODE	BOTANICAL NAME	COMMON NAME	SIZE
	ARI CAL	ARISTOLOCHIA CALIFORNICA	CALIFORNIA DUTCHMAN'S PIPE	1 GAL.
	CAL ISL	CALYSTEGIA MACROSTEGIA VAR. CYCLOSTEGIA 'CANDY CANE'	COASTAL MORNING GLORY 'CANDY CANE'	1 GAL.
	CLE RFS	CLEMATIS LIGUSTICIFOLIA	OLD-MAN'S BEARD	1 GAL.
	LON HO5	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	1 GAL.



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**2660 - 2680 BANCROFT**  
Berkeley, CA 94704

NO.	DESCRIPTION	DATE

STAMP:

**PLANTING PLAN**  
**ROOFDECK**  
**TREE / UNDERSTORY**  
**PLAN**

PROJECT NO.:  
DATE: 02/26/2024  
SCALE: SEE DRAWING

SHEET NO:

**L304**



SCALE 1/8"=1'-0"



**SHRUB**



CA NATIVE

**YANKEE POINT CEANOTHUS**  
*CEANOTHUS THYRSIFLORUS* VAR. *GRISEUS* 'YANKEE POINT'  
 - LOW  
 - H 2-3', W 10-12"  
 - SPRING



CA NATIVE

**BIG SUR MANZANITA**  
*ARCTOSTAPHYLOS EDMUNDSII* 'BIG SUR'  
 - LOW  
 - H 3-4', W 4-6'  
 - LATE WINTER / EARLY SPRING

**PERENNIAL**



CA NATIVE

**CALIFORNIA FUCHSIA**  
*EPILOBIUM CANUM*  
 - LOW  
 - H 1-2', W 1-2"  
 - MID SUMMER / FALL



CA NATIVE

**COMMON YARROW**  
*ACHILLEA MILLEFOLIUM*  
 - LOW  
 - H 1-3'  
 - SPRING / SUMMER



CA NATIVE

**HUMMINGBIRD SAGE**  
*SALVIA SPATHACEA*  
 - LOW  
 - H 1-3', W 4-5"  
 - LATE WINTER / SUMMER



CA NATIVE

**CALIFORNIA POPPY**  
*ESCHSCHOLZIA CALIFORNICA*  
 - VERY LOW  
 - H 1-2', W 1-2"  
 - LATE WINTER / SUMMER



CA NATIVE

**STICKY MONKEY FLOWER**  
*DIPLACUS AURANTIACUS*  
 - VERY LOW  
 - H 1-3', W 1-3"  
 - SPRING / SUMMER



CA NATIVE

**BLUE-EYED GRASS**  
*SISYRINCHIUM BELLUM*  
 - LOW  
 - H 1' W 1'  
 - SPRING



CA NATIVE

**BEE'S BLISS SAGE**  
*SALVIA X 'BEE'S BLISS'*  
 - LOW  
 - H 1-2', W 6-8"  
 - LATE WINTER / SUMMER



CA NATIVE

**DOUGLAS IRIS**  
*IRIS DOUGLASSIANA*  
 - LOW  
 - H 1-3', W 4-5"  
 - LATE WINTER / EARLY SPRING



CA NATIVE

**WHITE PACIFIC COAST HYBRID IRIS**  
*IRIS X 'CANYON SNOW'*  
 - VERY LOW  
 - H 1-2', W 1-2"  
 - LATE WINTER / SUMMER



CA NATIVE

**SEASIDE DAISY**  
*ERIGERON GLAUCUS*  
 - LOW  
 - H 1-2', W 1-2"  
 - SPRING / SUMMER (YEAR AROUND)

**VINE**



CA NATIVE

**OLD-MAN'S BEARD**  
*CLEMATIS LIGUSTICIFOLIA*  
 - MODERATE  
 - W 2-6'  
 - SUMMER



CA NATIVE

**CALIFORNIA HONEYSUCKLE**  
*LONICERA HISPIDULA*  
 - LOW  
 - W 8'  
 - SPRING / SUMMER



CA NATIVE

**CALIFORNIA DUTCHMAN'S PIPE**  
*ARISTOLOCHIA CALIFORNICA*  
 - LOW  
 - W 12-20'  
 - WINTER / SPRING



CA NATIVE

**COASTAL MORNING GLORY 'CANDY CANE'**  
*CALYSTEGIA MACROSTEGIA* VAR. *CYCLOSTEGIA* 'CANDY CANE'  
 - MODERATE  
 - W 6'  
 - SPRING TO FALL



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 510 - 833 - 2111  
 GWOSITE.COM

2660 - 2680 BANCROFT  
 Berkeley, CA 94704

NO.	DESCRIPTION	DATE

STAMP:

**PLANTING PLAN**

ROOFDECK  
 TREE / UNDERSTORY  
 PALETTE

PROJECT NO.:  
 DATE: 02/26/2024  
 SCALE: SEE DRAWING

SHEET NO.:  
**L305**





























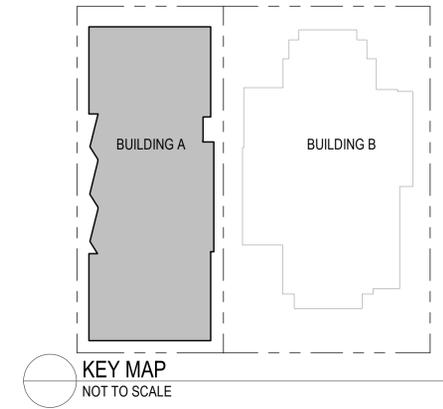












- 01 MTL-1 VERTICAL CERACLAD BARNWOOD BROWN
- 02 MTL-2 HORIZONTAL CERACLAD BARNWOOD BROWN
- 03 MTL-3 FIRECLAY TILE CRATER LAKE FLAGSTONE JADE
- 04 MTL-4 BLUE STUCCO SHERWIN WILLIAMS SW 6523 DENIM
- 05 MTL-5 METAL MESH BOK A57 PATTERN
- 06 MTL-6 METAL ACCENTS UNA CLAD ANODIZED ALUMINUM DARK BRONZE
- 07 MTL-7 VPI WINDOWS VINYL RUSTIC BRONZE
- 08 MTL-8 BROWN STUCCO BENJAMIN MOORE RUSTIC TAUPE

PROJECT ISSUE RECORD:		
NO.	DATE	DESCRIPTION
1	2/28/24	USE PERMIT APPLICATION
2	12/4/24	DRC COMMENTS

PROJECT #: DRP01

EXTERIOR SOUTH ELEVATION BUILDING A

**1 SOUTH ELEVATION**  
A203 1/8" = 1'-0"

**MATERIAL KEY**

























# 2660-2680 Bancroft Way Project

## Applicant Statement

February 28, 2024

### Overview and Project Introduction

The applicant team is pleased to submit this application package for a mixed-use development project at 2660 and 2680 Bancroft Way in Berkeley, California. A new 79-unit multifamily residential infill project is proposed at 2660 Bancroft while the historic landmark at 2680 Bancroft will be preserved and changed from a hotel to an office use. This applicant statement includes:



Figure 1: View of Proposed Project at 2660-2680 Bancroft Way

1. Project Description
2. Project Background
3. Compliance with General Plan and Zoning Code
4. Project Analysis
5. Landmark Alteration Permit Requirements
6. CEQA Overview and Legislative Context
7. Required Findings
8. Project Team Contact Information

### Property Information

APN: 55-1871-20 and 55-1871-1-3

Total Lot Area: 17,290 SF/0.40 acres

General Plan Designation: Residential Mixed Use (RMU)

Zoning District: Residential – Southside Mixed Use (R-SMU)

Area Plan: Southside Area Plan (Residential Mixed Use Subarea)



Figure 2: View of Project Site

### 1. Project Description

The proposed project is an application for a housing development project to construct 79 dwelling units in a new 32,241 gross square foot building and preserve the landmarked commercial building at 2680 Bancroft Way. The historic commercial structure is proposed to

change from a hotel use to a professional office use. In addition, the parking for the commercial building will be eliminated (which is the current land use for the 2660 Bancroft parcel).

The proposed housing development project is submitted pursuant to Senate Bill 330 (Gov. Code § 66300) and subject to the modifications and protections of State Density Bonus Law (Gov. Code § 65915) and the Housing Accountability Act (Gov. Code § 65589.5). The project includes nine affordable units (which is 15% of the base project) for rent to Very-Low Income households (earning less than 50% of the Area Median Income (AMI)). That affordability entitles the project to a 50% density bonus for a total of 79 units. An Affordable Housing Mitigation Fee of approximately \$198,034 will also apply to the project and be paid to the City of Berkeley.

The project site is 17,290 square feet (0.40 acres) and is zoned R-SMU. The R-SMU designation encourages “high-density, multi-story residential development close to major shopping, transportation, and employment centers.” (BMC § 23.202.140(A)(1)). The new mixed-use development project will provide office space and have 79 studio apartments to help alleviate the housing pressure near the University of California’s Berkeley (UCB) campus. The proposed building will have residential amenities such as the lobby, a rooftop deck, ground-level open space, laundry facilities, a mail/package room and secure bicycle parking.

**Table 1: Proposed Dwelling Units**

2660 BANCROFT WAY	
<u>Unit Type</u>	<u>Unit Count</u>
Studio	79
2680 BANCROFT WAY	
<u>Unit Type</u>	<u>Unit Count</u>
Studio	0
<b>TOTAL UNITS IN PROJECT = 79</b>	

The site is currently developed as a hotel and its associated parking lot, so there are no existing dwelling units onsite. The proposed project will construct 79 units, resulting in a net increase of 79 units with a total of 79 bedrooms. The project will be able to add 9 units to the City of Berkeley’s deed-restricted permanently affordable housing stock as well as increasing the residential density onsite.

The ground floor features residential amenity spaces, back-of-house residential support spaces, and 6 dwelling units. The landmark Bancroft Hotel will be preserved and maintained to continue operating as an office in the future. No parking is proposed for the project because of the site’s excellent access to public transit, nor is it required per BMC § 23.322.030(A) and Assembly Bill 2097 (Government Code § 65863.2(a)).

The project site is on the south side of Bancroft Way between College Avenue and Bowditch Street. The



Figure 3: Aerial View of Neighborhood Vicinity

parcels at 2660 and 2680 Bancroft Way are directly across the street from campus, near one of the southern gateways to the UC Berkeley campus. The proposed project site at 2660-2680 Bancroft Way is located two blocks east of Telegraph Avenue, which is a transit and commercial corridor that provides a wide range of goods and services. The location of this project will provide future residents with outstanding access to the campus, the Southside neighborhood, and the Downtown area.

The site is highly accessible via public transit or active transportation. It is located 0.7 miles from the Downtown Berkeley BART station and is well served by multiple bus routes (Lines 36, 51B, 52, 79, 851, and the Transbay F Line). The project does not include any vehicle parking because the site is so well served by public transit. The City of Berkeley does not require any residential parking to be provided at this site. Per AB 2097, this site location would not require any residential parking or commercial parking for professional office uses because the site is located within one half mile of transit.

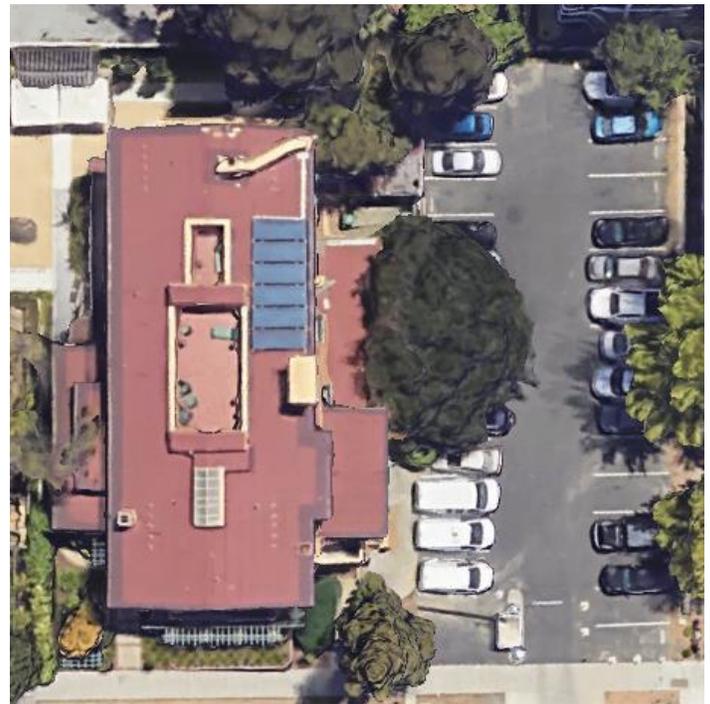


Figure 4: Aerial View of Site

The project will provide ample bicycle parking with 34 secure, long-term spaces for residents and 2 short term spaces for their guests. There will also be 8 non-residential bicycle parking spaces for the office component of this project. This proposed urban infill project is exceptionally well-suited for future residents to rely solely on sustainable modes of transportation. The new construction building at 2660 Bancroft Way is designed to include photovoltaic solar panels on the southern portion of the roof for renewable energy generation.

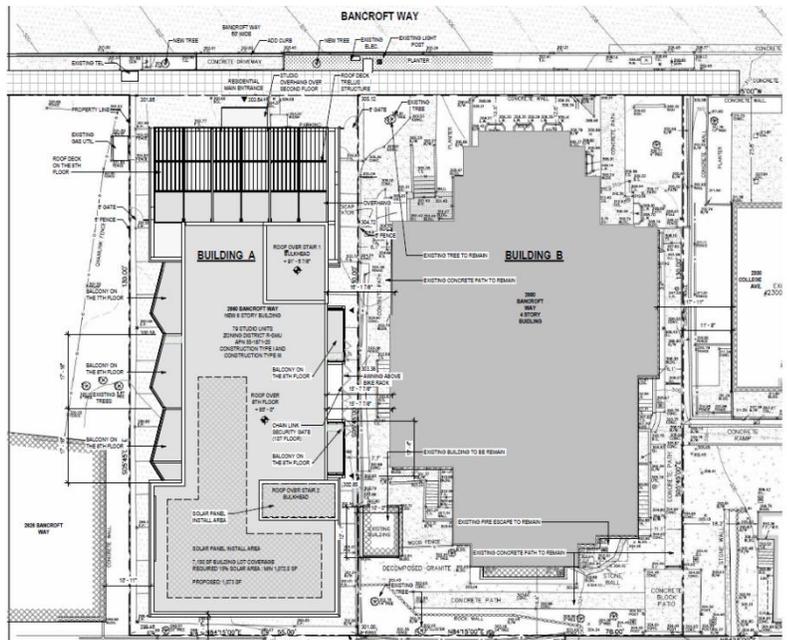


Figure 5: Proposed Site Plan

The proposed project will satisfy the majority of its open space requirements with ground-level open space and a rooftop deck on Level 8 that will have beautiful views of the

Bay and Berkeley Hills. Units on the east and west facing facades have access to private open space on balconies. The ground floor of the project includes residential amenities such as the lobby and mail/package room, as well as back of house service areas and utilities.

Key elements of the project include:

- 79 total units in 8 stories
- 9 units affordable to Very Low-income households @ 50% AMI
- 45 total bicycle parking spaces and 0 vehicle parking spaces
- Common Open Space at the ground-level and rooftop deck
- Affordable Housing Mitigation Fee of approximately \$161,747 paid to City of Berkeley Affordable Housing Trust Fund.

## 2. Project Background

### ***Existing Conditions***

The proposed project site is currently developed with an existing landmarked building and its associated parking lot. The 2680 Bancroft Way building, historically known as the College Women's Club, was designed by Walter Steilberg and constructed in 1928. Steilberg was a prominent figure in Berkeley and in the architectural field. The building was designated as a Berkeley City Landmark #39 in 1979 and listed in the National Register of Historic Places #82002157 in 1982. Per the National Register, the property has historic significance because it expresses high architectural merit and because it was designed by a master architect.

The existing commercial parking lot at 2660 Bancroft Way has 28 vehicle spaces that are deed-restricted for use by the Bancroft Hotel (granted by Use Permit #A1838 in May 1991). This parking lot at 2660 Bancroft Way will be replaced with an eight-story residential building that will increase the residential density in the Southside Area neighborhood.

The Southside Area is directly south of the University campus, so the neighborhood is heavily populated with students. The Southside Area is primarily a pedestrian setting, with many one-way streets and “slow streets” that make it highly walkable. The “Walk Score” for this proposed project site is 95/100. The proposed project seeks to increase the residential density onsite from the current density of 0 dwelling units per acre to the proposed project’s density of 197.5 dwelling units per acre. It will also increase the residential density surrounding the Telegraph Avenue transit & commercial corridor.

**Table 2: Surrounding Uses and Zoning**

<b><u>Direction</u></b>	<b><u>Uses</u></b>	<b><u>Zoning</u></b>
<b>North</b>	Institutional (UC Berkeley campus)	R-5
<b>East</b>	Commercial (Café Strada, Freehouse Restaurant)	R-SMU
<b>South</b>	Multi-Family Residential (The Durant & Theta Fraternities)	R-SMU
<b>West</b>	Institutional (Bakar Labs & BioEnginuity Hub)	R-SMU

### ***Environmental Conditions***

The project does not appear on the California Environmental Protection Agency's (CalEPA) Cortese List. The project site does not contain any hazardous materials onsite. The Hazardous Waste & Substances Statement and the Phase I & Phase II Environmental Site Assessment Reports included in this project application packet provide more detailed information.

The Phase II Environmental Site Assessment compiled by Terraphase is included in this project application. The project's Phase II Report concludes that "the construction of a modern building slab on the parking lot parcel is expected to be protective of indoor air in a future building." The data collected during this investigation are not indicative of a vapor intrusion risk. As a result, Terraphase does not recommend further investigation or mitigation for these two parcels.

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

The proposed project should be deemed to be exempt from the CEQA Guidelines pursuant to Section 15331 for Historic Resources and Section 15332 for Infill Development Projects. The existing landmark at 2680 Bancroft meets the Class 31 Categorical Exemption because the proposed project is "limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources" (CEQA Guidelines § 15331). The proposed project complies with the Secretary of Interior's Standards for the Treatment of Historic Properties, as detailed in this application's Project Impact Analysis (PIA) compiled by Left Coast Architectural History. The proposed project qualifies for the Class 31 Exemption. The project meets each of the Infill Development criteria of Section 15332, as specified in the CEQA discussion in Section 5.



Figure 6: Existing & Proposed Landmark Building at 2680

### **3. Project Compliance with General Plan and Zoning Code**

The City of Berkeley General Plan designates this project site as Residential Mixed Use (RMU). The Residential Mixed-Use designation is characterized by a diverse mixture of residential, commercial and institutional structures near job centers, shopping districts, and transit hubs. This site is located within the Southside Area Plan, in the Residential Mixed Use Subarea that is directly south of the UC Berkeley campus.

The proposed project site is zoned Residential Southside Mixed Use (R-SMU) which seeks to encourage both “the construction of new housing and mixed-use development on vacant properties and surface parking lots;” (BMC § 23.202.140(A)(7) as well as “high-density, multi-story residential development close to major shopping, transportation, and employment centers” (BMC § 23.202.140(A)(1). These zoning district standards are designed to promote the provision of dense multi-family housing and dense goods and services to serve the campus population that lives in the Southside Area neighborhood. The proposed project submitted a complete SB 330 preliminary application on December 21, 2023, so it is not subject to the recently implemented HARD HATS Ordinance or the Southside Area zoning or prevailing wage requirements.

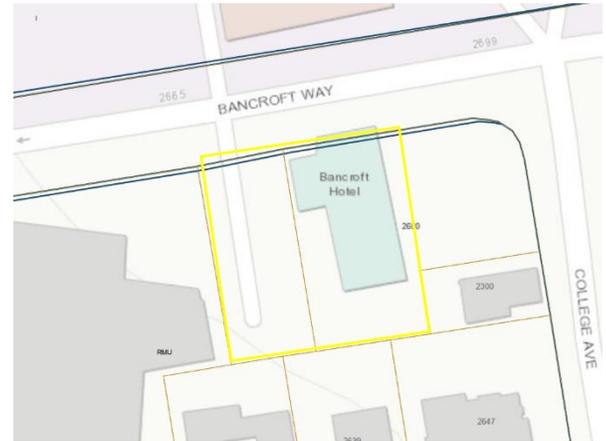


Figure 7: City of Berkeley General Plan Map

The proposed project will meet all the applicable objective zoning development standards, except as modified pursuant to State Density Bonus Law (SDBL). The project complies with some of the R-SMU zone development standards through Use Permits and Administrative Use Permits. The 2680 Bancroft building complies with the lot coverage standard with the BMC §23.324.050(D)(2): Use Permit for Non-Conforming Coverage. The proposed building at 2660 Bancroft includes requests for the BMC § 23.202.140(E)(3): Use Permit to increase maximum stories and building height, and the BMC § 23.324.050(D): Administrative Use Permit to allow 100% lot coverage.

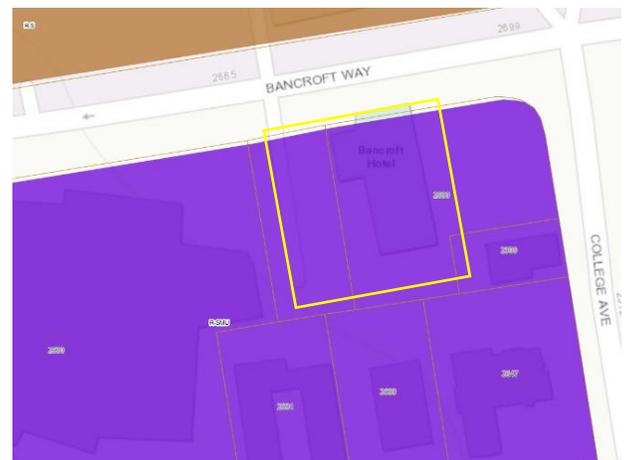


Figure 8: City of Berkeley Zoning Map

State Density Bonus Law waivers and concessions are requested for the following zoning development standards for the proposed new construction of the building at 2660 Bancroft Way:

- Maximum building height and stories,
- Front setback,
- Rear setback,
- Usable open space,
- rooftop mechanical area, and
- Public Art Fee.

Tables 3 and 4 identify the applicable development standards for each of the buildings and how the proposed project complies with them.

**Table 3: Major Development Standards for 2680 Bancroft Way Building**

<u>Municipal Code Standards</u>		<u>R-SMU Standard</u>	<u>Existing/ Proposed</u>	<u>Compliance</u>
<b>Building Height and Stories</b>	Main Building Height Maximum, South of Dwight Way	60 feet and 4 stories	49 feet and 4 stories	Compliant
<b>Lot Line Setbacks, Minimum</b>	Front	10 feet	12 feet 6 inches	Compliant through BMC § 23.304.030(B)(6) and Table 23.304-2
	Rear	<ul style="list-style-type: none"> <li>1<sup>st</sup> through 3<sup>rd</sup> Story = 10 feet</li> <li>4<sup>th</sup> Story = 17 feet</li> </ul>	<ul style="list-style-type: none"> <li>1<sup>st</sup> through 3<sup>rd</sup> Story = 16 feet, 7 inches</li> <li>4<sup>th</sup> Story = 22 feet</li> </ul>	Compliant
	Interior Side (West)	<ul style="list-style-type: none"> <li>1<sup>st</sup> through 2<sup>nd</sup> story = 4 feet</li> <li>3<sup>rd</sup> Story = 6 feet</li> <li>4<sup>th</sup> Story = 8 feet</li> </ul>	<ul style="list-style-type: none"> <li>1<sup>st</sup> through 2<sup>nd</sup> story = 8 feet, 1 inch</li> <li>3<sup>rd</sup> Story = 6 feet, 9 inches</li> <li>4<sup>th</sup> Story = 18 feet, 7 inches</li> </ul>	Compliant
	Interior Side (East)	<ul style="list-style-type: none"> <li>1<sup>st</sup> through 2<sup>nd</sup> story = 4 feet</li> <li>3<sup>rd</sup> Story = 6 feet</li> <li>4<sup>th</sup> Story = 8 feet</li> </ul>	<ul style="list-style-type: none"> <li>1<sup>st</sup> through 2<sup>nd</sup> story = 6 feet, 1 inch</li> <li>3<sup>rd</sup> Story = 11 feet, 6 inches</li> <li>4<sup>th</sup> Story = 21 feet, 1 inch</li> </ul>	Compliant

<b>Lot Coverage, Maximum</b>	Interior and Through Lots	45%	56.5%	Not Applicable to existing buildings
<b>Parking</b>	Automobile Parking	0	0	Compliant per BMC Table 23.322-1
	Bicycle Parking	1 space per 2,000 SF	9	Compliant

**Table 4: Major Development Standards for 2660 Bancroft Way Building**

<u>Municipal Code Standards</u>		<u>R-SMU Standard</u>	<u>Proposed</u>	<u>Compliance</u>
<b>Building Height and Stories</b>	Main Building Height Maximum, South of Dwight Way	65 feet and 5 stories [Maximum 65 feet and 5 stories allowed with Use Permit]	83 feet	Compliant through SDBL waiver
<b>FAR</b>	Floor Area Ratio, Maximum	No Maximum	4.6	Compliant
<b>Lot Line Setbacks, Minimum</b>	Front	10 feet	8 feet	Compliant through SDBL waiver
	Rear	10 feet	5 feet	Compliant through SDBL
	Interior Side (East)	4 feet	5 feet	Compliant
	Interior Side (West)	4 feet	5 feet	Compliant
<b>Lot Coverage, Maximum</b>	All Lots	100% [100% maximum allowed with AUP]	61%	Compliant
<b>Useable Open Space (UOS)</b>	Per Dwelling Unit	40 square feet per Dwelling Unit  79 units = 3,160 square feet required	2,601 square feet	Compliant with SDBL waiver

<b>Landscaped UOS</b>	40% of required UOS (except balconies)	40% of 3,160 SF = 1,264 SF required	1773.2 SF = 56%	Compliant
<b>Parking</b>	Automobile Parking	0	0	Compliant per BMC Table 23.322-1
	Long Term Bicycle Parking	1 space per 3 bedrooms	34	Compliant
	Short Term Bicycle Parking	2, or 1 space per 40 bedrooms	2	Compliant

#### 4. Project Analysis

##### **Density Bonus Eligibility**

The proposed project is eligible for the State Density Bonus because it:

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

The proposed base project that meets all objective standards includes 55 dwelling units, nine of which are affordable for very low-income households (less than 50% AMI). These eight affordable units comprise 15% of the proposed base project. Per State Density Bonus Law, that makes this project eligible for a 50% density bonus. The average unit size for both the base project and density bonus project is 408 square feet.

<u>Project Proposals</u>	<u>Market Rate Units</u>	<u>Below Market Rate Units</u>	<u>Total Units</u>
<b>Table 4: Density Bonus</b>			
<b>Base Project</b>	46	9 <i>(15% of base project)</i>	55
<b>Density Bonus Project</b>	70	9	79 <i>(50% SDBL)</i>

With this density bonus, the project is entitled to use an unlimited number of waivers and up to three concessions for development standards that impede the project’s ability to utilize the density bonus or increase feasibility. Tables 5 and 6 below show the five waivers and one concession that are requested to be granted to accommodate the project. Without these waivers and concessions being granted, the proposed project would not be fiscally viable and could not physically be built as designed.

##### **Table 5: Waivers Requested to Accommodate Density Bonus**

2660-2680 Bancroft Way Project  
Applicant Statement  
February 28, 2024  
Page 10 of 26

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>
<b><i>Waivers Requested for 2660 Bancroft Building</i></b>		
Building Height and Stories <i>(per BMC § 23.202.140(E)(3))</i>	65 feet and 5 stories	83 feet
Front Setback <i>(per BMC Table 23.202-24)</i>	10 feet	8 feet
Rear Setback <i>(per BMC Table 23.202-24)</i>	10 feet	5 feet
Usable Open Space <i>(per BMC Table 23.202-23)</i>	3,160 SF	2,601 SF
Rooftop Mechanical Area <i>(per BMC 23.304.050(A))</i>	May not exceed 15% of the average floor area of all the building's stories.	The rooftop mechanical area will exceed 15% of the average floor area of all the building's stories

**Table 6: Concessions Requested to Accommodate Density Bonus**

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>
<b><i>Concessions Requested for 2660 Bancroft Building</i></b>		
Public Art Fee <i>(per BMC 23.316.060(A))</i>	\$42,567	\$0

**Project Design**

The proposed project includes the existing building at 2680, one of Berkeley's beautiful landmarks, and the proposed new building at 2660 Bancroft Way. There are no proposed changes to the building at 2680 Bancroft, however the use of the building will convert to professional offices. The character-defining features and decorative elements of the historic landmarked building will be preserved for future generations to enjoy, just as past generations have done since 1928.

The architectural design of the proposed building at 2660 Bancroft was heavily influenced by the architecture of the adjacent buildings. Directly adjacent to the east, the historic 2680 Bancroft landmark will be preserved as part of this project. To the west, there is an expansive, modernist concrete building that now houses the Bakar Labs & BioEgnuity Hub (formerly the Berkeley Art Museum and Pacific Film Archive (BAMPFA)).

The proposed wood siding (the actual material is a cement siding that mimics the texture and color of wood) was chosen as a contrast to the heavy board-formed concrete of the BioEgnuity Hub and the bright concrete stucco of the Hotel. The ground floor lobby/lounge

exterior metal detailing and vertical expression was a response to the adjacent Hotel's entry trellis feature with its intricate detailing. The angular exterior balconies on the western face of the building are a nod to the angular floor plan of the BioEnginuity Hub.

Context and program had an equal hand in forming the look and feel of the newly proposed apartment homes at 2660 Bancroft. The design theme considered is "friendly modernism" - it acknowledges its primary function but works to include contextual influences from its neighbors. The architectural design of the proposed project creates a formal language that speaks to the design of the adjacent historic and institutional buildings but does not mimic their essential qualities.



Figure 9: Rendering of the proposed project

The proposed 2660 building focuses its ground floor lobby to the north-west, given that the adjacent site to the west includes a landscaped courtyard with the BioEnginuity Hub building pushed back farther from the street. Many of the apartments on the east and west side of the proposed new building include private open space on balconies. Apartment homes extend to the 8th floor and many of them will have beautiful views of Berkeley. The array of private outdoor balconies on the west elevation will feature views of the San Francisco Bay. The top floor roof deck will also feature views of the Bay to the west and the Berkeley Hills to the east.

### **Sustainability**

The proposed building will be all electric, in conformance with the City of Berkeley's 2019 All-Electric Building Ordinance. The proposed project will be solar-ready, with a rooftop area of 1,053 SF reserved for future installation of solar photovoltaic (PV) panels.

The project site is very well-located for future residents to use sustainable modes of public transportation. The proposed project is 0.7 miles (a 16-minute walk) from the Downtown Berkeley BART station and is adjacent to multiple AC Transit bus lines (Lines 36, 51B, 52, 79, 851, and the Transbay F Line), as well as City of Berkeley bicycle routes. There is no vehicle parking provided onsite, only bicycle parking spaces.

The proposed project will have a Transportation Demand Management (TDM) Program that encourages sustainable modes of transportation. The requirements are to provide unbundled vehicle parking, secure bicycle parking, and real-time transit information monitors that display

information such as departures. The proposed project complies with these TDM Program requirements because it does not provide vehicle parking, has a secure bicycle room within the building, and will include at least one real-time transit information monitor in the lobby area.

The proposed residential building is close to goods and services, so the proposed project anticipates the majority of trips to be completed by pedestrian, bicycle, or public transit modes. There are also two grocery stores nearby within a 1-mile walking distance. Therefore, the project contributes to Berkeley's Climate Action Plan goals of providing housing in locations close to goods and services, and oriented to use of public- and active-transportation, serving to reduce the City's overall per capita carbon footprint.

***Statement Regarding Natural Gas Prohibition, Berkeley Energy Code and Berkeley Green Code***

The proposed new construction is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37) including solar PV system, battery energy storage, electric vehicle charging, and low-carbon concrete requirements. The proposed new building will not include any natural gas infrastructure in compliance with BMC Chapter 12.80. The proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by the City Council on December 3, 2019, including a solar PV system as well as energy and water efficiency measures in an all-electric building. Though the courts recently determined that this ordinance is not enforceable, the proposed new construction will comply regardless.

***Bird Safe Glass***

The proposed project is subject to the City of Berkeley's Bird Safe Glass Ordinance and will comply with its provisions. The four facades of the proposed building at 2660 Bancroft Way qualify as Low Hazard Facades because they contain less than 30% transparent or reflective features. The proposed building at 2660 Bancroft will install Bird Safe Glass up to 75 feet. The existing landmark building that will remain at 2680 Bancroft is exempt from the Bird Safe Glass Ordinance because it is a historic resource and will not undergo any changes as part of this project.

**5. Landmark Alteration Permit Requirements**

This project is applying for a Landmark Alteration Permit to preserve and maintain the existing landmarked building at 2680 Bancroft Way. The proposed project will convert the land use of the existing building at 2680 Bancroft Way from a commercial hotel use to a commercial office use. The existing façades will be kept entirely intact. There will be some minor repairs or in-kind restoration of dilapidated features, as needed. The character-defining features and decorative elements of the landmarked building will be preserved for future generations to enjoy, just as past generations have done since 1928.

***Existing Conditions***

2660-2680 Bancroft Way Project  
Applicant Statement  
February 28, 2024  
Page 13 of 26

The existing building at 2680 Bancroft Way was designed by Walter Steilberg and constructed in 1928 to be the College Women's Club. Steilberg was a prominent figure in Berkeley and in the architectural field. The building was designated as a City of Berkeley Landmark (#39) in 1979 and was listed on the National Register of Historic Places (#82002157) in 1982. Per the National Register, the property has historic significance because it expresses high architectural merit and because it was designed by a master architect.

The National Register identified the following character-defining features of 2680 Bancroft Way:

- Three-story main mass with two-story projecting bays on east and west sides,
- Shallowly pitched gable and shed roof forms,
- Boxed eaves with decorative fascia (buttons) and paneled soffits,
- Stucco exterior cladding,
- Applied stucco/plaster ornament (flat trim/corner definition/beltcourses, pilasters, sunburst panel),
- Multi-lite, wood sash, casement windows,
- Leaded and stained glass in some windows,
- Prominent three-part window groupings on each story of primary façade,
- Decorative pergola with Classical columns at first story of primary façade,
- Small balconies and terraces with decorative railings,
- Decorative tilework, and
- Chimneys with decorative caps.

### ***Project Rationale***

The purpose of the proposed project is to adaptively re-use the existing building and convert the land use from a commercial hotel to a commercial office. The owner and operator of the Bancroft Hotel over the last three decades is converting the land use for this building because the profitability of the hotel has declined in recent years (including pre-COVID-19 years). The proposed project will ensure that the landmarked building remains as-is and will serve a new purpose as commercial offices.

### ***Proposed Alterations***

There are no proposed alterations to the building's exterior. Because this building is almost 100 years old, there may be minor repairs completed, as necessary. The existing hotel rooms will be converted to office spaces with minimal changes required.



be pockets of seating to anchor both corners of the garden. These seating areas will be shaded with a pergola covered in climbing vines. New walkways using brick material will connect the existing concrete areas that will remain. Permeable decomposed granite will be used under the pergolas to soften the space. All new planting at the south side of the garden and the east and west edges will be California native species.

The 100% native planting palette includes evergreen shrubs (Big Sur Manzanita and Yankee Point Ceanothus), vines (California Honeysuckle, Coastal Morning Glory, California Dutchman's Pipe and Old-Man's Beard vines) and Perennials (California Poppy, Blue-Eyed Grass, California Fuchsia, Douglas Iris, Seaside Daisy, Hummingbird Sage, Bee's Bliss Sage, and White Pacific Coast Hybrid Iris). The stormwater planters will feature rush plants (California Gray Rush and Elk Blue Rush) to help filter and purify the stormwater runoff from the project.

### ***Project Benefits***

The following benefits of the proposed project at 2680 Bancroft provide the basis for the Landmarks Preservation Commission's approval of this application. The proposed project will offer the following benefits to the City of Berkeley:

- Adaptively reuse an historic and underutilized building in Southside Area,
- Preserve and repair a National and City Landmark,
- Conversion of existing building will have a limited amount of demolition waste and use less new materials than an entirely new construction project would,
- Landscaping will be drought-tolerant and comprised of 100% California native plants,
- The project site is very conveniently located and is easy to access using sustainable modes of transportation. The proposed project is 0.7 miles (a 16-minute walk) from the Downtown Berkeley BART station and is adjacent to multiple AC Transit bus lines (Lines 36, 51B, 52, 79, 851, and the Transbay F Line), as well as City of Berkeley bicycle routes.
- The project contributes to Berkeley's Climate Action Plan goals of providing housing and office space in locations close to goods and services, and oriented to use of public- and active-transportation, serving to reduce the City's overall per capita carbon footprint.

### ***SOI Standards***

This project application includes a Project Impacts Analysis (PIA) using the Secretary of the Interior's (SOI) Standards for Rehabilitation of Historic Properties. This PIA establishes that the proposed project will not conflict with the SOI Standards. Preserving the exterior of the existing building (and restoring in-kind, where needed) does not conflict with the Secretary of Interior standards. As such, the proposed project does not create a significant and unavoidable impact, per CEQA requirements. The Project Impacts Analysis concluded that the proposed project complies with all of the Secretary of the Interior Standards for Rehabilitation (#1-10) and the provisions of the Berkeley Municipal Code Ch. 3.24.

## 5. CEQA Overview and Legislative Context

The housing crisis continues to have a significant impact on Californians across the state. The Government Code sections discussed below are state legislative efforts that recognize the severity of California’s housing crisis and the difficulties associated with developing new housing at appropriately zoned, transit-oriented, and urbanized locations. These pieces of legislation are applicable to the proposed project:

- California Environmental Quality Act Class 31 Categorial Exemption for Historic Resources (CEQA Guideline § 15331)
- California Environmental Quality Act Class 32 Categorial Exemption for Infill Developments (CEQA Guideline § 15332)
- Permit Streamlining Act (Gov. Code § 65920 et seq.)
- State Density Bonus Law (Gov. Code § 65915)
- Housing Accountability Act (Gov. Code § 65589.5)
- Housing Crisis Act of 2019 (Gov. Code § 66300)
- Assembly Bill 2097 (Government Code § 65863.2)
- Assembly Bill 1633 (Gov. Code § 65589.5)

### ***CEQA Class 31 Exemption, Historic Resource***

The proposed project is eligible for a Class 31 Exemption from the CEQA Guidelines (Section 15331). To qualify as a Class 31 Exemption, a project must be:

“...limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.”

*Source: California Environmental Quality Act Guidelines § 15531.*

The Project Impact Analysis (PIA) included in this application evaluates the proposed project against each of the Secretary of Interior (SOI) Standards #1-10. The PIA concludes that the proposed project complies with each SOI standard and that “project that will not cause a significant impact to a historical resource.”

### ***CEQA Class 32 Exemption, Infill Development***

The proposed project is eligible for a Class 32 Exemption from the CEQA Guidelines (Section 15332). To qualify as a Class 32 Exemption, a project must meet the following standards:

- a) “The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.”

*Source: California Environmental Quality Act Guidelines § 15532.*

This section provides justification for a Class 32 Exemption, which must then be independently verified by the local agency.

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The proposed project is a mixed-use project, which is an allowed use in the R-SMU zone, permitted with a Use Permit (and Public Hearing). The proposed project, with the density bonus, waivers, and concessions requested as part of this application, is otherwise consistent with all applicable, objective general plan policies and zoning regulations.

- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The project is within the City Limits of Berkeley, south of the University of California Berkeley campus. The total lot area of the proposed project site is 0.40 acres (17,290 SF), which is less than five acres. The project site is 100% surrounded by urbanized uses and development.

- c) The project site has no value as habitat for endangered, rare or threatened species.**

The existing condition of the project site is: an operating hotel that was built in 1928 and its associated parking lot that was added decades later. There is no habitat value of any kind for any species (except humans), and the project site certainly does not contain any endangered, rare, or threatened species. The existing building at 2680 Bancroft has been on the site for almost 100 years and the adjacent parcel that serves as a parking lot has been entirely paved over as an impervious surface parking lot for the last 50+ years. The project site is located in the rapidly developing Southside Area of Berkeley. The site does not contain, nor is it adjacent to, any habitat for rare, endangered, or threatened species.

- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The project will not have any significant effects relating to traffic, noise, air quality, or water quality. There will be no vehicle parking onsite, and the site is located in the City of Berkeley’s “low-VMT areas”. The majority of trips are expected to be pedestrian, bicycle, or public transit trips, so the project will not result in significant effects relating to traffic or air quality.

The proposed project is not located near a stream or other body of water. It has direct access to storm and wastewater sewer connections. The proposed project will not include any sources of air or water pollution. A Stormwater Treatment Control Plan is included in the proposed project to remediate any stormwater runoff.

The proposed project is an allowed mixed residential and commercial use in the R-SMU zoning district. Mixed use projects are typical in this location and neighborhood context adjacent to the University campus. As a mixed use residential project, no significant noise sources will be generated by the project, with the exception of the construction period. The City of Berkeley's generally applicable conditions for construction and noise management will ensure the noise to a level of non-significance.

**e) The site can be adequately served by all required utilities and public services.**

The project site is within the service boundaries of all necessary utilities, none of which have declared a moratorium, or pending moratorium, on new services.

***CEQA Categorical Exemption Exceptions***

The proposed project does not trigger any of the following exceptions that would disqualify the project from CEQA's Categorical Exemptions.

**(a) Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

**(b) Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

**(c) Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

**(d) Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

**(e) Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

**(f) Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource."

None of the exceptions listed above apply to the proposed project, so it is still eligible for Categorical Exemptions under CEQA. Exception (a) is not applicable to the proposed project because it is seeking a Class 31 and Class 32 Categorical Exemption. The proposed impact will not contribute to any cumulative impacts on the environment. This is an infill development project that will not have a significant effect on any CEQA issues. The proposed project is on Bancroft Way, which is not a Scenic Highway. The proposed project is not on a hazardous waste site, as attested to in the "Hazardous Waste & Substances Statement" and detailed in the Phase I & II Environmental Site Assessment Reports. These supportive documents are included as attachments in this application package. The proposed project does contain a historic resource at 2680 Bancroft Way, however the conclusion of the Project impact Analysis submitted as part of this application concludes that there will not be "a substantial adverse change in the significance of a historical resource" as a result of the proposed project.

Assembly Bill 1633 (AB 1633), which went into effect on January 1, 2024, establishes that if certain sites qualify for a Categorical Exemption under CEQA, and a local agency does not make an Exempt determination, it constitutes a violation under the Housing Accountability Act (HAA). To be eligible for the protections of AB 1633,

- "(I) The Project cannot be on an environmentally sensitive site or a site subject to certain environmental hazards;
- (II) The Project must be on a legal parcel, within an urbanized area, and provide certain green benefits;
- (III) The density of the housing development project meets or exceeds 15 dwelling units per acre; and
- (IV) There is substantial evidence in the record that the Project qualifies for an exemption, and that it is not subject to any exception to the exemption."

The proposed project meets each of these requirements. The subject site is an urban infill lot that has been developed for over 100 years and is not an environmentally sensitive or hazardous site. The proposed project is on two legal parcels within an urbanized area.

Both buildings will provide green benefits by increasing the supply of housing and offices near public transit and the University. The new building will be constructed according to the Berkeley Green Code and Energy Code, as well as being natural gas free. The existing building is being preserved, which will keep demolition materials out of landfills and will not require the use of new construction materials. The proposed project has a residential density of 197.5 units per acre.

The project materials provided in this application package provide substantial evidence that the project qualifies for Class 31 and Class 32 Categorical Exemptions. As detailed above, the proposed project is not subject to any exceptions to the exemptions. By satisfying each of these eligibility requirements, the proposed project is subject to the protections and provisions of AB 1633.

### ***BAAQMD provisions***

In May 2022, BAAQMD adopted updated criteria thresholds to screen out projects that will have a significant impact on greenhouse gas emissions. If a project adopts certain design elements, it falls below the threshold of significance. These design elements are listed below:

- The project will not include natural gas appliances or natural gas plumbing.
- The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under Public Resources Code section 21100(b)(3) and section 15126.2(b) of the State CEQA Guidelines.
- The project will achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA: 15 percent below the existing VMT per capita (see Attachment 4E for the City of Berkeley's Map of Low VMT Area).
- The project will achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

Because it will meet all the BAAQMD greenhouse gas (GHG) threshold criteria, the proposed project at 2660-2680 Bancroft Way does not result in any new or substantially more severe impacts related to GHGs.

### ***Environmental Site Assessment***

Phase I and II Environmental Site Assessments for the 2660 and 2680 Bancroft Way parcels were conducted by Terraphase Engineering and completed June 16, 2023. The proposed project site is not listed on the State of California Environmental Protection Agency's "Cortese Lists." The Phase II Environmental Site Assessment concludes that:

"the construction of a modern building slab on the parking lot parcel is expected to be protective of indoor air in a future building. The data collected during this investigation are not indicative of a vapor intrusion risk, so Terraphase does not recommend further investigation or mitigation on this parcel."

The City of Berkeley's generally applicable conditions relevant to soil contamination are adequate to address the findings of the Phase I and Phase II Reports. The Phase I and II Reports compiled by Terraphase Engineering are included in this project application.

### ***SB 330/Housing Crisis Act***

The proposed project at 2660-2680 Bancroft Way is eligible for the SB 330 streamlined approval process because it meets the definition of a "Housing Development Project" in the Housing Crisis Act (HCA). Per Government Code § 65589.5(h)(2), a

*"Housing development project" means a use consisting of any of the following:*

- (A) Residential units only.
- (B) Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use.
- (C) Transitional housing or supportive housing.”

The proposed project meets the definition of a Housing Development Project under SB 330, so it is subject to the HCA provisions and protections. As shown in Table 6, the proposed project is a mixed use development with 2/3 of the square footage designated as residential.

On December 21, 2023, an SB 330 Preliminary Application was submitted to the City of Berkeley that locked in the standards and fees applicable at the time of submission. The Housing Crisis Act (Gov. Code § 66300) prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project that provides affordable housing. The act also requires that a development project must comply with all applicable, objective general plan and zoning standards and criteria that were in effect at the time the application was deemed to be complete. The law also requires the city or county to consider and either approve or disapprove the housing development project within the 5 allowable public hearings under the HCA, and consistent with the applicable timelines under the Permit Streamlining Act.

**Table 7: SB 330 Eligibility**

BUILDING AREA BREAKDOWN FOR SB 330 ELIGIBILITY (GROSS FLOOR AREA BMC)				
TOTAL BUILDING AREA PER CA BUILDING CODE				
PARCEL	RESIDENTIAL SF	COMMERCIAL SF	TOTAL SF	%
2660 BANCROFT	32,241	-	32,241	67%
2680 BANCROFT	-	16,216	16,216	33%
TOTAL	32,241	16,216	48,457	100%

**Permit Streamlining Act**

The project is required to go through a completeness review under the Permit Streamlining Act (“PSA”), Government Code § 65920 et seq. The PSA imposes several relevant obligations on the City as it conducts its completeness review of the project’s application.

First, the City is required to compile lists that include the information required for a complete submittal (Gov Code § 65940 et seq). The City has several checklists and application documents governing what needs to be included in planning applications. Second, Gov Code § 65943 spells out a jurisdiction’s obligations after submittal:

Not later than 30 calendar days after any public agency has received an application for a development project, the agency shall determine in writing whether the application is complete and shall immediately transmit the determination to the applicant for the development project. If the application is determined to be incomplete, the lead agency shall provide the applicant with an exhaustive list of items that were not complete. That list shall be limited to those items actually required on the lead agency’s submittal requirement checklist. In any subsequent review of the application determined to be incomplete, the local agency shall not request the applicant to provide any new information that was not stated in the initial list of items that were not complete.

The section above requires a jurisdiction to:

1. Return a completeness determination within 30 days of submittal.
2. An incomplete determination must be exhaustive.
3. A jurisdiction's review must be limited to only those items found on the agency's submittal requirement checklist.
4. Subsequent completeness determinations may not request new information.

Lastly, if the City determines that the application is incomplete, the City is required to "specify those parts of the application which are incomplete and shall indicate the manner in which they can be made complete" (Gov Code § 65943).

### ***Housing Accountability Act***

The project is subject to the Housing Accountability Act (Gov. Code § 65589.5) which requires the City of Berkeley to approve the project because it is consistent with all objective standards. Under the Housing Accountability Act, the City is only permitted to reject a project if it can make findings based on a *preponderance* of evidence that the project would have a significant, unavoidable, and quantifiable impact on "objective, identified written public health or safety standards, policies, or conditions." (Gov. Code §65589.5(j)). The Legislature recently affirmed its expectation that these types of conditions "arise infrequently." (Ch. 243, Stats. 2018, § 1 (adding subdivision (a)(3) to Gov. Code § 65585.5)). Here, there is no evidence, let alone a preponderance of evidence, that the project would have any impact on public health and safety.

The following legislative findings (from Government Code § 65589.5(a)(2)) are instructive of how, and why, the City must interpret and implement these laws:

California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives...

The Legislature's intent in enacting this section in 1982 and in expanding its provisions since then was to significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects and emergency shelters. That intent has not been fulfilled...

It is the policy of the state that this section should be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.

The Housing Accountability Act (Gov. Code § 65589.5) also requires the City of Berkeley to approve the project. The project is protected under the Housing Accountability Act because it complies with the City’s objective standards and criteria. The City is only permitted to reject a project under these circumstances if it can make findings based on a preponderance of evidence that the project would have a significant, unavoidable, and quantifiable impact on “objective, identified written public health or safety standards, policies, or conditions.” (Gov. Code § 65589.5(j)). The Legislature recently affirmed its expectation that these types of conditions “arise infrequently.” (Ch. 243, Stats. 2018, § 1 (adding subdivision (a)(3) to Gov. Code § 65585.5)). Here, there is no evidence, let alone a preponderance of evidence, that the project would have any impact on public health and safety.

A broad range of plaintiffs can sue to enforce the Housing Accountability Act, and the City would bear the burden of proof in any challenge (Gov. Code § 65589.5(k)). As recently reformed in the 2017 legislative session, the act makes attorney’s fees and costs of suit presumptively available to prevailing plaintiffs, requires a minimum fine of \$10,000 per housing unit for jurisdictions that fail to comply with the act within 60 days, and authorizes fines to be multiplied by five times if a court concludes that a local jurisdiction acted in bad faith when rejecting a housing development.

## 6. Required Findings

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

1. Use Permit, under BMC § 23.202.020(A), to allow a Multi-family Residential Building
2. Use Permit, under BMC § 23.202.140(E)(3) to allow Increased Building Height
3. Administrative Use Permit, under BMC § 23.204.140(E)(5) to allow Increased Lot Coverage
4. Administrative Use Permit, under BMC § 23.304.050 to allow rooftop equipment projections.

### ***Use Permit Findings***

#### **1. Use Permit, under BMC § 23.204.020(A), to allow a residential building**

*Table 23.202-1: Allowed Uses in the Residential Districts.*

- *Multi-Family Residential: UP(PH)*

**Response:** Because this Use Permit does not have any objective standards in the required findings, the density bonus project assumes the Use Permit for new construction of a residential building. Multi-family residential buildings are permitted and encouraged in the R-SMU district. The proposed project is appropriate in that it makes housing available in a convenient location proximate to downtown and campus. Future residents will also enjoy a reasonable amount of open space onsite, located on the ground floor, rooftop deck, and

balconies. The future residents of the proposed housing project will also enjoy amenities designed for the student lifestyle and urban lifestyle, such as bicycle parking.

The project will replace the existing underutilized commercial parking lot with 79 new units that have a modern and sustainable design. The efficient project design will offer 79 bedrooms to help meet the demand for student-oriented and downtown-adjacent housing. The housing crisis is felt acutely here in Berkeley, with people paying extremely high rents to be able to live near campus or downtown because there are so few options available. The project at 2660 Bancroft Way will be able to offer eight of the proposed units as affordable for very low-income households earning less than 50% of AMI. This project will supply some of this badly needed housing at market rate and below market rate, offering amenities tailored to the student lifestyle. This is a true infill development project, which will redevelop an underutilized parcel into a vibrant residential address with an attractive pedestrian atmosphere.

This infill project is especially sustainable in its provision of housing near services and public transportation. The project is adjacent to multiple AC Transit lines on Bancroft Way and near Telegraph Avenue and is walkable to the Downtown Berkeley BART Station. This proposed project site has a "Walk Score" of 95/100. Providing dense housing in close proximity to regional transit, bicycle facilities, UC Berkeley campus, shops, and services will reduce vehicle miles traveled and the greenhouse gas emissions impacts of the future residents.

The proposed project is not anticipated to generate significant traffic or parking demand because it is located in the City of Berkeley's Low Vehicle-Miles Traveled (VMT) Area. This Low VMT area includes the Southside Area because the VMTs per resident are an average of 15% less than the rest of the Bay Area. In addition, the proposed project will have a Transportation Demand Management Program that includes secure bicycle parking and real-time transit information display monitors. Future residents will not be eligible for Residential Parking Permits (RPP). The proposed project will comply with all objective standards in the Southside Plan's adopted Mitigation Monitoring Program (MMP). As a result, the project would not be materially detrimental to the housing needs or public interest of the affected neighborhood and the City of Berkeley.

2. Use Permit, under BMC § 23.202.140(E)(3)(b) to allow Increased Building Height

*(b) To approve the Use Permit for increased building height, the ZAB must make the following findings:*

- i. At least 50 percent of the total floor area is designated for residential use.*
- ii. The project meets the purposes of the R-SMU district as stated in Section 23.202.140.A (District Purpose).*

**Response:** The proposed project complies with the objective standard of having 50% or more of the total building floor area dedicated to residential use, thus it is eligible for the Use Permit for increased building height. The proposed building will be 100% residential floor area. The proposed project also meets the purposes of the R-SMU zoning district per BMC §

23.202.140(A). The proposed project complies with all of the purposes of the R-SMU district, and it aligns most closely with these district purposes to:

- “Implement General Plan and Southside Plan policy by encouraging high-density, multi-story residential development close to major shopping, transportation, and employment centers;” (BMC 23.202.140(A)(1), and
- “Encourage the construction of new housing and mixed-use development on vacant properties and surface parking lots;” (BMC 23.202.140(A)(7).

Because the proposed project does comply with the objective standard in the required findings for this UP, the proposed project assumes this Use Permit to allow increased building height in the proposed building design.

3. Administrative Use Permit, under BMC § 23.202.140(E)(5) to allow Increased in Lot Coverage (5) Increase in Lot Coverage.

*(a) An AUP may be approved to increase lot coverage up to 100 percent for a main building that contains dwelling units, contains group living accommodations, or is located north of Durant Avenue.*

*(b) To approve an AUP, a finding must be made that the increase is appropriate given the setbacks and architectural design of surrounding buildings.*

Response: The proposed project assumes this AUP in its base project and density bonus project configurations because it complies with the one objective standard in the findings. The proposed project is a building that contains dwelling units and is located north of Durant Avenue. Clause (a) of the findings contain objective standards that the project complies with, however Clause (b) is not an objective standard, so does not apply to the project. The finding for Clause (b) would require discretion to determine because the term “appropriate” is not an objective standard.

The proposed project’s architecture was carefully designed to respond to the existing surrounding buildings. To the East, there is the historic Bancroft Hotel. To the West, there is the modern, brutalist design of the BioEnginuity Hub. The BioEnginuity Hub building is pushed back from Bancroft Way and is set back from the project site as well. The layout of that adjacent site accommodates a large, landscaped courtyard in front of the BioEnginuity Hub building. The proposed building focuses its ground floor lobby to the north-west, to take advantage of the open courtyard in front of the BioEnginuity Hub.

Surrounding land uses include other multi-family residential developments of similar scale to the proposed project. The new residential development directly adjacent to this proposed project has a similar scale and has a lot coverage that exceeds the base zoning standards. The increased lot coverage allows the proposed project to provide additional residential density on this site (475 dwelling units per acre). The project is located within the Residential Southside Mixed Use zone, which the City of Berkeley envisioned to support dense housing development near regional transit, shops, and amenities that the Downtown and campus areas provide.

2660-2680 Bancroft Way Project  
Applicant Statement  
February 28, 2024  
Page 26 of 26

4. Administrative Use Permit, under BMC § 23.304.050 to construct rooftop projections which exceed the maximum height.

*Table 23.304-5: Allowed Projections Above Height Limit.*

- *Residential Districts*

Response: Because this Administrative Use Permit does not have any objective standards in the required findings, the proposed project assumes the Administrative Use Permit to allow rooftop projections to exceed the district's height limit. Because the proposed building height exceeds the district's height limit, the rooftop projections will also exceed that limit.

## **7. PROJECT TEAM**

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