



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
JULY 17, 2025

1899 Oxford Street PRELIMINARY DESIGN REVIEW

Design Review #DRCP2024-0011 to demolish a two-story multifamily building (8 rental units), merge two lots, (APN: 58-2181-19-5 and APN: 58-2181-21) and construct a 7-story, (78 feet, 9 inches in maximum height) with 214 units mixed-use building with 97,234 gross-floor area, including 3,873 commercial floor area, 14 off-street parking spaces, and 80 bicycle parking spaces. The project would utilize a 96.3 percent density bonus and provide 17 very-low-income and 16 middle-income units.

I. Introduction

This seven-story mixed-use development is proposed to be constructed in the Multiple-Family Residential District (R-4) on the northeast corner of Oxford Street and Hearst Avenue. The project would involve demolition of a two-family residential structure on the site.

Demolition of the existing residential building it is not subject to review by the Landmarks Preservation Commission before consideration of the Use Permit by the Zoning Adjustments Board, consistent with BMC Section 23.326.070(B)(1). However, structures older than 40 years are required to submit a Historic Resource Evaluation (HRE), which evaluates the structure's eligibility for the California State Register and its compliance with the City's criteria for designation as a Landmark or Structure of Merit under BMC Sections 3.24.100 and 3.24.110(A). An HRE, dated October 4, 2023, confirmed that the existing structure is not listed on the California Register and determined that it did not meet the eligibility requirements. Staff reviewed the HRE, determined the analysis was sufficient, and agreed with the conclusions presented in the report.

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.

It is before the Design Review Committee this month for Preliminary Design Review. The project will go before the Zoning Adjustments Board at a future hearing date.

II. Background

This project includes the merging of two parcels (1827 Oxford Street and 1899 Oxford Street) and demolition of a two-story residential 8-unit building approximately 10,400 square feet located at 1827 Oxford Street, and construction of a new, 7-story, approximately 97, 234 square foot mixed-use building with 214 dwelling units and 3,873 square feet of commercial space on a corner lot.

Project amenities include:

- Ground level lobby and amenity space
- Ground level commercial space with adjacent courtyard
- Resident lounge and fitness room on the first floor
- Property management and leasing offices
- Ground level residential courtyard
- Common kitchen, study, and lounge space on floors 2 thru 7
- Common roof deck on the southwest corner
- 14 vehicular parking spaces
- 80 bicycle parking spaces
- New street trees on both Hearst and Oxford frontages

III. Project Setting

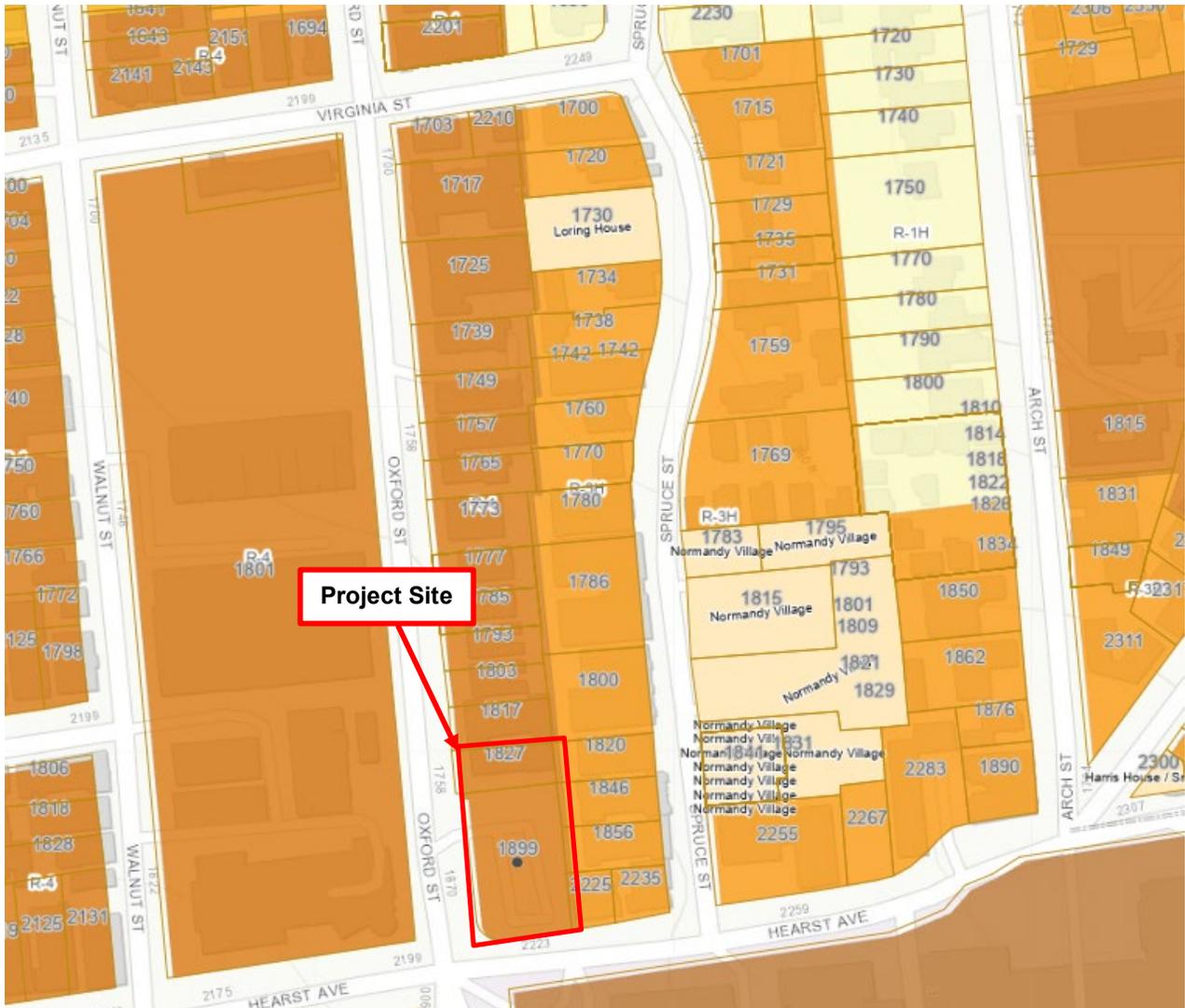
A. Neighborhood/Area Description:

The project site is situated in close proximity to the UC Berkeley campus and Downtown Berkeley - both located just south of the project. The project site is located at the northeast corner of Oxford Street and Hearst Avenue. North of the project site, as well as directly east, consists of multifamily residential buildings. Similarly, lots to the east of the project maintain multi-story, high-density residential buildings. Across the street from the project on the northeast corner is a three-story institutional building for UC Berkeley. Further north on that same side of the block is the Oxford Tract – a farm / educational facility managed by UC Berkeley students. The project site is close to several commercial districts being located two blocks east from Shattuck Avenue and less than a block from Downtown Berkeley along Hearst Avenue.

B. Site Conditions:

The site is currently two parcels (APN: 58-2181-19-5 and APN: 58-2181-21) which once merged, will have a north-south orientation. The northern lot has an existing two-story residential structure and the southern lot at the corner is a gravel parking lot.

Figure 1: Vicinity Map showing Nearby City Landmarks and Structures of Merit (City of Berkeley GIS, 2023)



- R-1H Single-Family Residential District within the Hillside Overlay**
- R-3H Multiple Family Residential District within the Hillside Overlay**
- R-4 Multiple-Family Residential District**

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Residential	Multi-Family Residential District (R-4)	
Surrounding Properties	North	Residential	R-4	High-Density Residential
	South	Institutional	R-5	Institutional
	East	Residential	R-3H	High Density Residential
	West	Institutional	R-4	

Table 2: Development Standards

Standard		Existing	Proposed Total	Permitted/ Required
BMC Sections 23(click and enter #).070-080				
Lot Area (sq. ft.)		22, 304	No Change	5,000 min.
Gross Floor Area (sq. ft.)		10,400	97, 234	n/a
Floor Area Ratio		n/a	4.36	No maximum
Dwelling Units	Total	8	214	n/a
	Affordable	0	33	n/a
Building Height	Average (ft.)	42'-0"	76'-3"	28 feet max
	Maximum (ft.)	42'-0"	78'-9"	35 feet max
	Stories	2	7	3 stories max
Building Setbacks (ft.)	Front (Hearst)	181'-0"	5'9-10'-6"	15'-0" min (Stories 1-6)
	Rear	7'-5"	10'6"	15'-0" (stories 1-2) 17'-0" (story 4) 19'-0" (story 5) 21'-0" (story 6)
	Street Side (Oxford)	7'-3"	1'-2"	6'-0" (story 1) 8'-0" (story 2) 10'-0" (story 3) 12'-0" (story 4) 14'-0" (story 5) 15'-0" (story 6)

	Right Side	15'-5"	0'-6"	4'-0" (stories 1-2) 6'-0" (story 3) 8'-0" (story 4) 10'-0" (story 5) 12'-0" (story 6)
Lot Coverage (%)		12%	74%	40% max
Usable Open Space (sq. ft.)		n/a	5,755	200 sq. ft. per dwelling unit
Parking	Automobile	42	14	n/a
	Bicycle	0	80	1 space per 3 bedrooms 2 space per 40 bedrooms

IV. Project Description

A. Requested Use Permits

- Use Permit, pursuant to Berkeley Municipal Code (BMC) 23.326.030(A), to demolish an 8-unit building at 1827 Oxford Street;
- Use Permit, pursuant to BMC Section 23.202.020(A), construct a 214-unit, multi-family building;
- Use Permit, pursuant to BMC Section 23.202.110(E) to exceed 65 feet, and 6 stories in maximum height.

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

- Concession from BMC Section 23.202.110(E) to reduce the Usable Open Space below 200 square feet per dwelling unit.
- Concession from Public Art allocation on Private property.
- Concession from including underground parking from the base project to the proposed project.
- Waiver to BMC 23.202.110(E)(1) to exceed the Lot Coverage maximum beyond the 40%.
- Waiver from BMC Section 23.202.110(E) to exceed the maximum height allowed.
- Waiver from BMC 23.202.110(E) to reduce the required front, rear, and side setbacks below the minimum allowed.

C. CEQA Determination

It is staff's recommendation to the Zoning Adjustments Board 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 (15183).

V. Design Review Guidelines

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

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

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

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

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

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

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

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

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

VI. Issues and Analysis

A. Design Review Issues:

Neighborhood Context The project site is located at the northeast corner of Hearst and Oxford, and in the R-4 Multi-residential zoning district. The project site is situated in close proximity to the UC Berkeley campus and Downtown Berkeley - both located just south of the project. North of the project site, as well as directly east, consists of multifamily residential buildings. Similarly, lots to the east of the project maintain multi-story, high-density residential buildings.

Massing The proposed seven-story structure fronts to the west onto Oxford Street, but also has a strong presence on Hearst as well. Residential units are located along a U shaped corridor with a ground level courtyard facing east. A roof deck is located in the southwest corner, allowing for a more articulated and active corner looking south on Oxford.

Ground Floor Design The main residential entry and lobby, lounge, office, mail room, and ground floor courtyard are organized along Oxford Street. A ground floor commercial space is proposed along the entire Hearst Avenue frontage. The parking garage proposed is accessed from the north end of the Oxford elevation. A bike room is accessed from the lobby entrance.

Setbacks The ground floor design meets the property line on the north and northeast sides of the parcel but steps back 5 foot in the southeast corner for egress. The structure does step back on both the Hearst and Oxford frontages, allowing for landscape. The massing also steps back above the podium level on the north and east sides, also allowing for landscape at the sidewalk edge.

Encroachments Balconies are proposed adjacent to study rooms on Level 2 and there appears to be some slight encroachment over the public right of way on the Oxford frontage and at the corner. Approval from Public Works will be required.

Landscape/ Open Space Open space is proposed at the ground level facing east and on the roof in the southwest corner. A planting area is proposed at the second floor along the north edge and northeast corner. New street trees are proposed on both Oxford Street and Hearst Avenue.

Materials The project proposes insulated metal panels, metal infill panels and aluminum windows. Decorative railings are proposed at balconies, located on all sides of the project except the east.

B. Issues for Discussion:

- Neighborhood Context
- Building Design
- Open Space Design
- Colors and Materials

VII. Recommendation

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

Attachments:

1. Project Plans, received July 1, 2025
2. Applicant Statement, received February 28, 2025

Staff Planner: Anne Burns, aburns@berkeleyca.gov, (510) 981-7410

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JOB: 2143

SHEET:

ZONING DATA

A0.1

OPEN SPACE DIAGRAMS

ROOF LEVEL UOS = 2,826SF

GROUND LEVEL UOS = 2,929SF

ZONING MAP

ZONING CODE DATA

CITY OF BERKELEY ZONING TABULATIONS

ZONING	BASE ZONING	ALLOWABLE W/ UP'S & AUP'S	PROPOSED W/ DENSITY BONUS	COMPLIANCE
ZONING	R-4 Multi-Family Residential District			
LOT AREA	22,304	22,304	22,304	
LOT AREA (ACRES)	0.51	0.51	0.51	
NUMBER OF DWELLING UNITS	N/A	N/A	222	
SETBACK - FRONT (HEARST AVE.) 1ST - 6TH STORY	15'	15'	5'-9" to 10'-6"	COMPLIES W/WAIVER
SETBACK - REAR 1ST - 3RD STORY	15'	15'	6"	COMPLIES W/WAIVER
SETBACK - REAR 3RD - 6TH STORY	17', 19', 21'	17', 19', 21'	10'	COMPLIES W/WAIVER
SETBACK - INTERIOR SIDE 1ST - 2ND STORY	4'	4'	6" to 5' to 48'-4"	COMPLIES W/WAIVER
SETBACK - INTERIOR SIDE 3RD - 6TH STORY	6', 8', 10', 12"	6', 8', 10', 12"	5' to 48'-4"	COMPLIES W/WAIVER
SETBACK - STREET SIDE (OXFORD ST) 1ST STORY	6'	6'	1'-2" to 6'-5"	COMPLIES W/WAIVER
SETBACK - STREET SIDE (OXFORD ST) 2ND STORY	8'	8'	1'-2" to 6'-5"	COMPLIES W/WAIVER
SETBACK - STREET SIDE (OXFORD ST) 3RD STORY	10'	10'	1'-2" to 6'-5"	COMPLIES W/WAIVER
SETBACK - STREET SIDE (OXFORD ST) 4TH-6TH STORY	12', 14', 15'	12', 14', 15'	1'-2" to 6'-5"	COMPLIES W/WAIVER
BUILDING HEIGHT (avg.)	35'	65'	78'-9"	COMPLIES W/WAIVER
BUILDING STOREIES	3	5	7	COMPLIES W/WAIVER
LOT COVERAGE (CORNER LOT, 6 STORIES)	40%	40%	74%	COMPLIES W/WAIVER
BUILDING FOOTPRINT	8,922	8,922	16,400	COMPLIES W/WAIVER
FAR	no max.	no max.	4.36	COMPLIES
TOTAL GSF	NA	NA	97,234	
USABLE OPEN SPACE (SEE TABLE)	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES W/ CONCESSION
PARKING	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES
BIKE PARKING	SEE TABLE	SEE TABLE	SEE TABLE	COMPLIES

BIKE STORAGE

74 BIKE PARKING

PROPOSED FLOOR AREA WITH DENSITY BONUS

	RESIDENTIAL	BUSINESS	TOTAL
LEVEL 7	14,598		14,598
LEVEL 6	14,598		14,598
LEVEL 5	14,598		14,598
LEVEL 4	14,598		14,598
LEVEL 3	14,598		14,598
LEVEL 2	14,598		14,598
GROUND LEVEL	5,870	3,336	9,645
TOTAL FLOOR AREA W/ DENSITY BONUS	93,568	3,336	97,234

UNIT COUNTS

UNIT TYPE	STUDIO	TOTAL
LEVEL 7	37	37
LEVEL 6	37	37
LEVEL 5	37	37
LEVEL 4	37	37
LEVEL 3	37	37
LEVEL 2	37	37
GROUND LEVEL		0
TOTAL	222	222
PERCENT OF TOTAL	100%	
TOTAL BEDROOMS	222	222

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	LANDSCAPE AREA (40%)
REQUIRED OPEN SPACE (PER UNIT)	222	200	44400	17760
TOTAL CONCESSION REQUESTED			38645	15458
TOTAL AREA PROVIDED			5755	2302
GROUND FLOOR GARDENS			2925	1172
ROOFTOP DECK			2826	1130

BIKE PARKING CALCULATIONS

	UNITS/SF	SPACES	PER	TOTAL REQ. PROPOSED
RESIDENTIAL (LONG TERM) (PER BEDROOM)	222	1	3	74
RESIDENTIAL (SHORT TERM) (PER BEDROOM)	222	1	40	6
COMMERCIAL (SHORT TERM) (PER SF)	3,856	1	2300	2
TOTAL BIKE PARKING				80

PARKING TABLE

	UNITS/SF	SPACES	PER	TOTAL REQ. PROPOSED
RESIDENTIAL (none required per Table 23.222-2)	222	0	0	0
COMMERCIAL (PER 23.322.030.A.2)	3873			Per Planner
TOTAL				6

ROOFTOP ARCHITECTURAL ELEMENTS CALC

	13891
AVERAGE AREA	13891
TOTAL AREA OF ROOFTOP ELEMENTS	487
% AREA OF ROOFTOP ARCH. FEATURES	3.5%
ALLOWABLE % (PER 23E.04.020C)	15.0%

REFUSE AND RECYCLING

Waste and Recycling Calculation								
# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons/ 3	Waste (40%)	Recycling (40%)	Organics (20%)		
222	1.33	295	24.61 cy	4,921 gal	9.84 cuft	1,968 gal	1,968 gal	964 gal

Space Calculation				Container Quantities		Space Required		150% Additional	
	Waste	Recycling	Organics	Factor/container	Space/ Container	Required	Provided		
3 cy bin (605 gal)	3	3		28 sf	168 sf				
96 gallon cart	1	1	10	7 sf	84 sf				
64 gallon cart	1	1	1	6 sf	17 sf				
Total capacity	1975 gal	1975 gal	1024 gal			269 sf	403 sf	403 sf	

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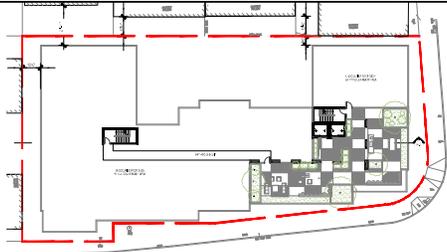
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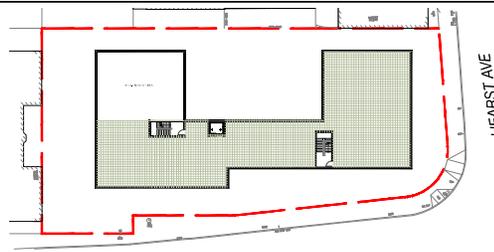
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DENSITY BONUS
 DIAGRAMS

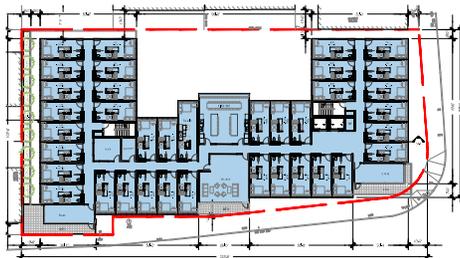
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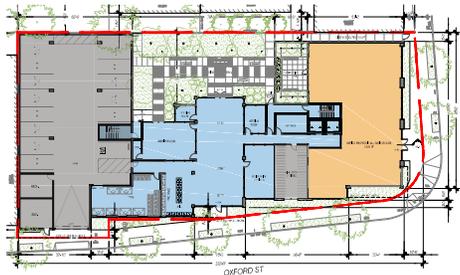
ROOF PLAN



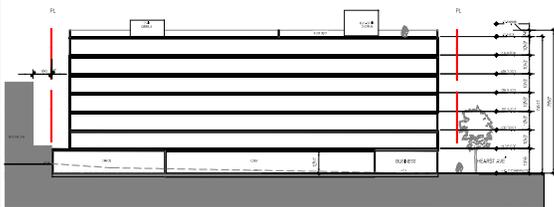
ROOF PLAN



PLAN AT LEVELS 2-7



PLAN AT GROUND

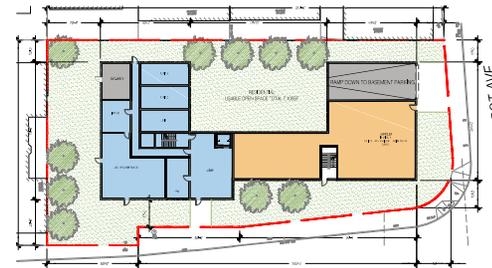


SECTION

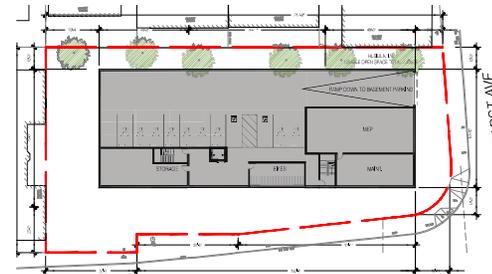
PROPOSED DENSITY BONUS PROJECT



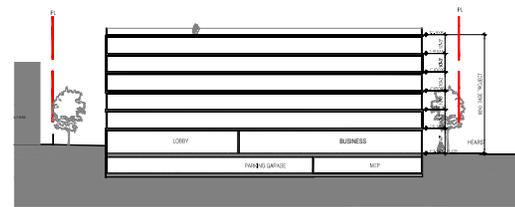
PLAN AT LEVELS 3-6



PLAN AT LEVEL 2



PLAN AT BASEMENT



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BASE PROJECT

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DENSITY BONUS
 DIAGRAMS

A0.2B

DENSITY BONUS TABLE

Base Project	base avg unit size	Base # Units	% VLI units	# VLI Units	#VLI Units	% MI units	# MI Units	#MI Units	Bonus %	# DB Units	# DB Units	Maximum DB Project
sq. ft. - see calculation below	base avg unit size	Base Project Area / Base Avg Unit Size	VLI = Verr/ Low Income <50 AMI	% VLI x Base # Units		MI = Moderate Income <120 AMI	% MI x Base # Units			% Bonus x Base # Units	% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)
47,675	422	113	15%	16.95	17.00	14%	15.82	16.00	96.3%	108.7625	109	222

Base Project Res. Area	Floor	Proposed Project Res. Area	#VLI	%VLI	%DB	#DB	#Concessions
			6	5%	20.00%	135	1
			7	6%	22.50%	139	1
			8	7%	25.00%	142	1
			10	8%	27.50%	145	1
			11	9%	30.00%	147	1
	Seventh	14,593	12	10%	32.50%	150	2
	Sixth	14,593	13	11%	35.00%	153	2
	Fifth	14,593	14	12%	38.75%	157	2
6,680	Fourth	14,593	15	13%	42.50%	162	2
6,680	Third	14,593	16	14%	46.25%	165	2
6,680	Second	14,593	17	15%	50.00%	170	3
4,275	Ground	5,810					
47,675		93,358					

Base Project # of units	Floor	Proposed Project # of Units	Additional DB	#MI	%MI	%DB	#DB	#Concessions
			6	5%	20.00%	133	4	
			7	6%	22.50%	135	4	
			8	7%	25.00%	138	4	
			10	8%	27.50%	141	4	
			11	9%	30.00%	144	4	
			12	10%	32.50%	147	4	
			13	11%	35.00%	150	4	
			14	12%	38.75%	154	4	
			15	13%	42.50%	158	4	
			16	14%	46.25%	162	4	
			17	15%	50.00%	166	4	
	Seventh	37						
	Sixth	37						
22	Fifth	37						
22	Fourth	37						
22	Third	37						
22	Second	37						
3	Ground							
113		222						

Total Floor Area: 47,675

Total Units: 113

Avg. Unit Size: Base Project 422 sf
 Proposed Project 421 sf

Concession #1 Usable Cper Space Reduction
 Concession #2
 Concession #3

BASE PROJECT ZONING COMPLIANCE TABLE

ZONING	BASE ZONING ALLOWABLE/REQUIRED	ALLOWABLE W/ UP & AUP MODIFICATIONS	CODE SECTION	PROPOSED BASE PROJECT	COMPLIANCE
	R-4 Multi-Family Residential District				
LOT AREA	22,304	22,304		22,304	
LOT AREA (ACRES)	0.51	0.51		0.51	
SE'BACK - FRONT (HEARST AVE.) 1ST - 6TH STORY	15'	15'		13'-0" TO 18'-11"	COMPLIES
SE'BACK - REAR 1ST - 3RD STORY	15'	15'		29'-4"	COMPLIES
SE'BACK - REAR 3RD - 6TH STORY	17', 19', 21'	17', 19', 21'		29'-4"	COMPLIES
SE'BACK - INTERIOR SIDE 1ST - 2ND STORY	4'	4'		12	COMPLIES
SE'BACK - INTERIOR SIDE 3RD - 6TH STORY	5, 8, 10, 12'	5, 8, 10, 12'		12	COMPLIES
SE'BACK - STREET SIDE (OXFORD ST.) 1ST STORY	6'	6'		15	COMPLIES
SE'BACK - STREET SIDE (OXFORD ST.) 2ND STORY	8'	8'		15	COMPLIES
SE'BACK - STREET SIDE (OXFORD ST.) 3RD STORY	10'	10'		15	COMPLIES
SE'BACK - STREET SIDE (OXFORD ST.) 4TH-5TH STC	12', 14', 15'	12', 14', 15'		15	COMPLIES
BUILDING HEIGHT (avg.)	35'	65'	23.202.110.E.2	65	COMPLIES W/UP
BUILDING STORIES	3	6	23.202.110.E.2	6	COMPLIES W/UP
LOT COVERAGE (CORNER LOT, 6 STORIES)	40%	40%		40%	COMPLIES
BUILDING FOOTPRINT	8,922	8,922		8,522	COMPLIES
FAR	no max.	no max.		2.21	COMPLIES
TOTAL GSF	NA	NA		49,341	COMPLIES
USABLE OPEN SPACE (SEE TABLE)	SEE TABLE	SEE TABLE		SEE TABLE	COMPLIES
PARKING	SEE TABLE	SEE TABLE		SEE TABLE	COMPLIES
BIKE PARKING	SEE TABLE	SEE TABLE		SEE TABLE	COMPLIES

PROPOSED FLOOR AREA WITH DENSITY BONUS

	RESIDENTIAL	BUSINESS	TOTAL
LEVEL 6	8,739		8,739
LEVEL 5	8,739		8,739
LEVEL 4	8,739		8,739
LEVEL 3	8,739		8,739
LEVEL 2	8,739		8,739
GROUND LEVEL	4,342	3,374	7,716
TOTAL FLOOR AREA W/ DENSITY BONUS	48,037	3,374	51,411

UNIT COUNTS

UNIT TYPE	STUDIO	TOTAL
LEVEL 6	22	22
LEVEL 5	22	22
LEVEL 4	22	22
LEVEL 3	22	22
LEVEL 2	22	22
GROUND LEVEL		0
TOTAL	110	110
PERCENT OF TOTAL	100%	
TOTAL BEDROOMS	110	110

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	LANDSCAPE AREA (40%)
REQUIRED OPEN SPACE (PER UNIT)	110	200	22,000	8800.00
TOTAL AREA PROVIDED			22,038	9,094
GROUND FLOOR			12,508	6,254
UNIT BALCONIES	30	81	2,430	
ROOF DECK			7,100	2,840

BICYCLE PARKING CALCULATIONS

	UNITS or SF	SPACES	PER	TOTAL REQ.	PROVIDED
RESIDENTIAL (LONG TERM), (PER BEDROOM)	110	1	3	37	37
RESIDENTIAL (SHORT TERM), (PER BEDROOM)	110	1	40	3	3
COMMERCIAL (1/2300sf)	3,374	1	2000	2	2
TOTAL BICYCLE PARKING				42	42

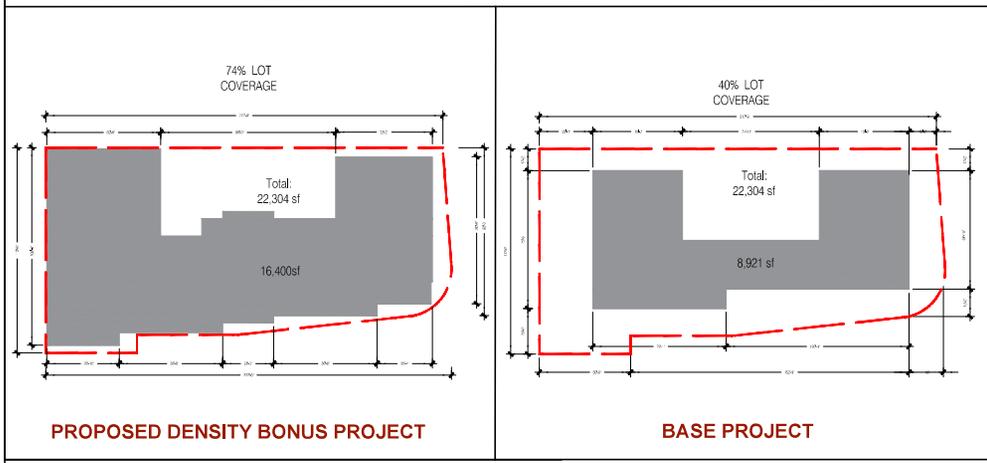
PARKING TABLE

	UNITS/SF	SPACES	PER	TOTAL REQ.	PROVIDED
RESIDENTIAL (none required per Table 23.322-2)	110	0	0	0	6
COMMERCIAL (PER 23.322.C30.A.2)	3,374				5
TOTAL					11

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA	8569
TOTAL AREA OF ROOFTOP ELEMENTS	1285
% AREA OF ROOFTOP ARCH. FEATURES	15.0%
ALLOWABLE % (PER 23E.04.020C)	15.0%

LOT COVERAGE DIAGRAMS



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JOB: 2143

SHEET:

PRELIMINARY AFFORDABLE
 HOUSING DIAGRAMS

A0.3

Calculation of the Final Proposed Residential Unit Floor Area:

Floor	Proposed Project Res. Unit Area	Proposed Project Residential Units
7th	8,953	37
6th	8,953	37
5th	8,953	37
4th	8,953	37
3rd	8,953	37
2nd	8,953	37
1st		
Final Proposed Residential Unit Floor Area	53,718	222

Calculation of Base Project Residential Floor Area:

Final Proposed DB Residential Unit Floor Area	53,718
	/
1 +96.25% Density Bonus percentage taken	1,963
	=
Base Project Residential Unit Floor Area	27,372

Calculation of the Affordable Housing Fee:

A Total Base Project Residential Unit Floor Area	27,372
B Total Base Project Units	113
C Total VLI and LI Requirements (20% of Base)	23
D Total VLI and LI Units Proposed	17
Fee per Square Foot	\$56.25
	X
Total Base Project Residential Unit Floor Area	27,372
	X
In Lieu Fee Percentage Calculation (C-D)/C	26.1%
	=
Total Fee Due	\$401,658

LEGEND
 ■ DWELLING UNIT (R/FA)



PLAN AT LEVELS 3-7



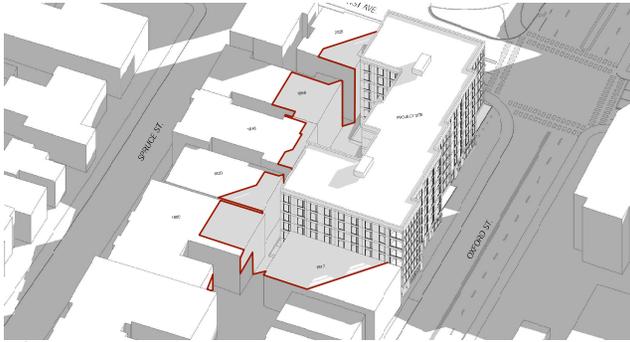
PLAN AT LEVEL 2



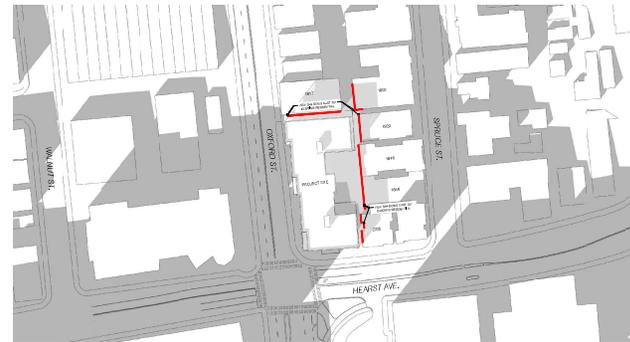
PLAN AT GROUND

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

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



6 SHADOW STUDY AXONOMETRIC - PM
 N.T.S.



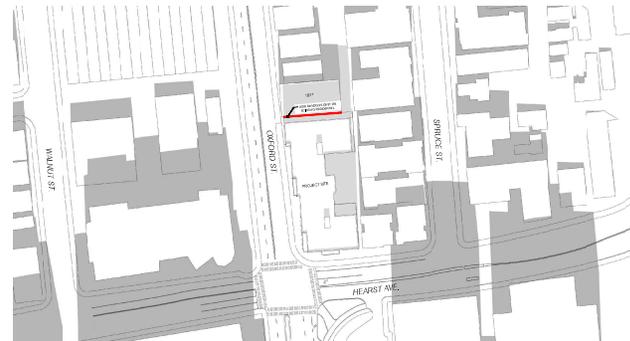
5 SHADOW STUDY - PM
 1:240 @ 11X17 1:120 @ 24X36

WINTER SOLSTICE
 DEC 21ST:
 NOON

■ DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
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4 SHADOW STUDY AXONOMETRIC - NOON
 N.T.S.



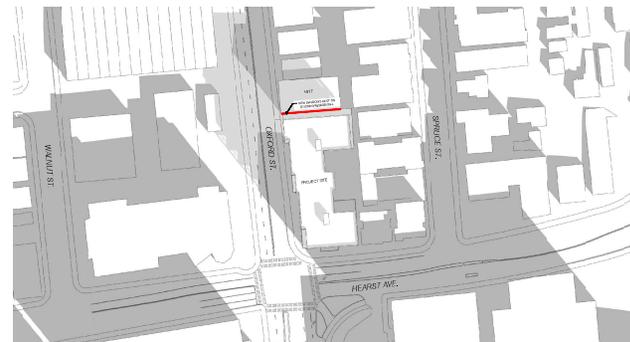
3 SHADOW STUDY - NOON
 1:240 @ 11X17 1:120 @ 24X36

WINTER SOLSTICE
 DEC 21ST:
 2-HRS AFTER SUNRISE (AM)

■ DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
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2 SHADOW STUDY AXONOMETRIC - AM
 N.T.S.



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

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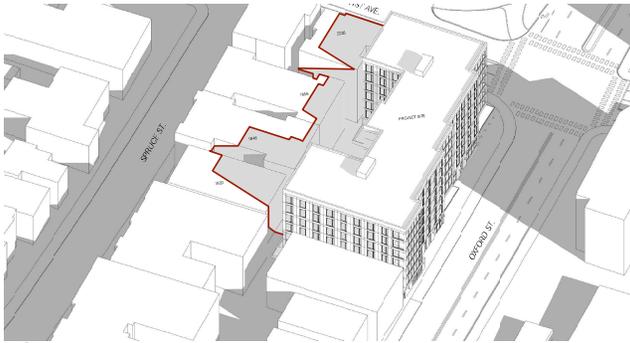
SHADOW STUDIES
 DECEMBER 21ST

A0.4A

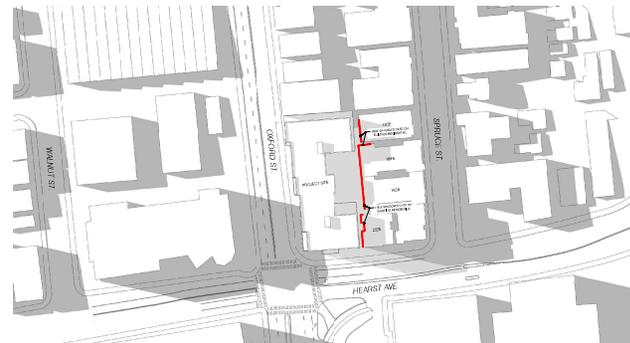
SUMMER SOLSTICE
 JUN 21ST:
 2-HRS BEFORE SUNSET (PM)

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6 SHADOW STUDY AXONOMETRIC - PM
 N.T.S.



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

SUMMER SOLSTICE
 JUN 21ST:
 NOON

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4 SHADOW STUDY AXONOMETRIC - NOON
 N.T.S.

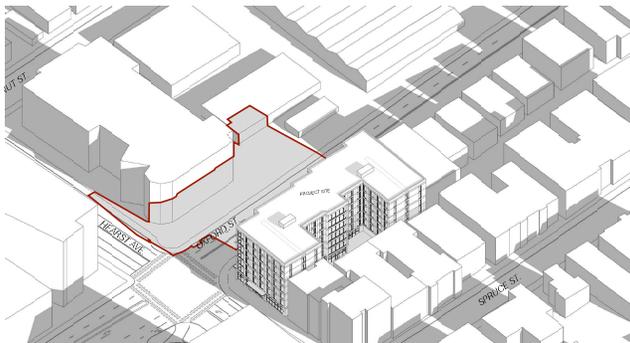


3 SHADOW STUDY - NOON
 1:240 @ 11X17 1:120 @ 24X36

SUMMER SOLSTICE
 JUN 21ST:
 2-HRS AFTER SUNRISE (AM)

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 N.T.S.



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 1:240 @ 11X17 1:120 @ 24X36

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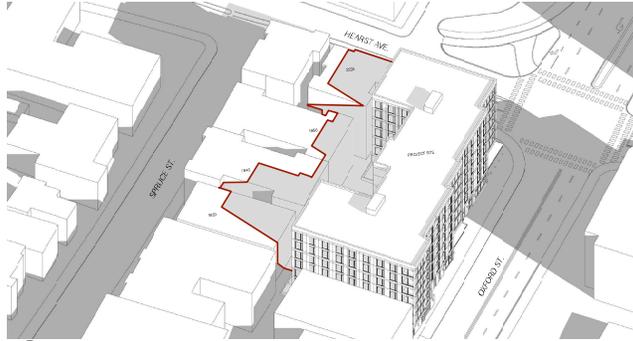
SHEET:
 SHADOW STUDIES
 JUNE 21ST

A0.4B

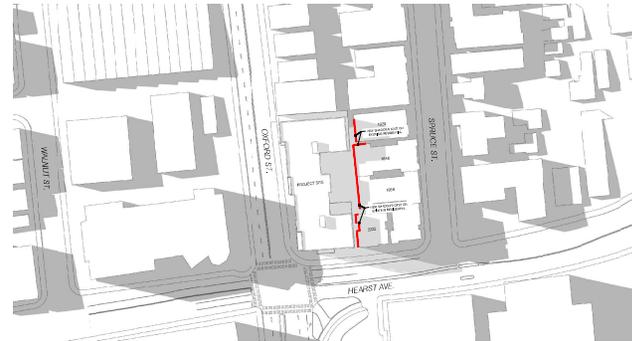
CURRENT
 JUNE 17TH
 2-HRS BEFORE SUNSET (PM)

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6 SHADOW STUDY AXONOMETRIC - PM
 N.T.S.



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

CURRENT
 JUNE 17TH
 NOON

- DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
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4 SHADOW STUDY AXONOMETRIC - NOON
 N.T.S.

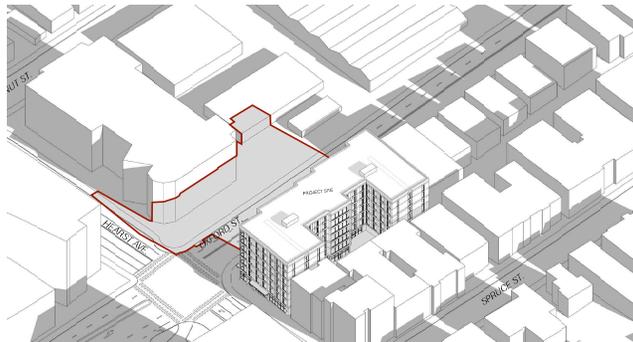


3 SHADOW STUDY - NOON
 1:240 @ 11X17 1:120 @ 24X36

CURRENT
 JUNE 17TH
 2-HRS AFTER SUNRISE (AM)

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



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

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SHEET:
 SHADOW STUDIES
 JUNE 17TH

A0.4C

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SHEET:

SITE CONTEXT
 PHOTOS

A0.5



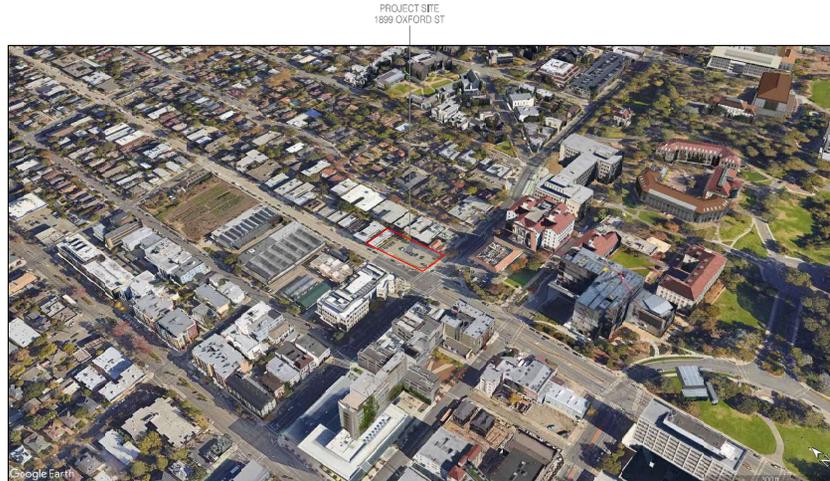
4
 A0.5 VIEW FROM OXFORD AND BERKELEY WY LOOKING NORTH



2
 A0.5 VIEW FROM HEARST AND WALNUT LOOKING EAST



3
 A0.5 VIEW FROM OXFORD LOOKING SOUTH



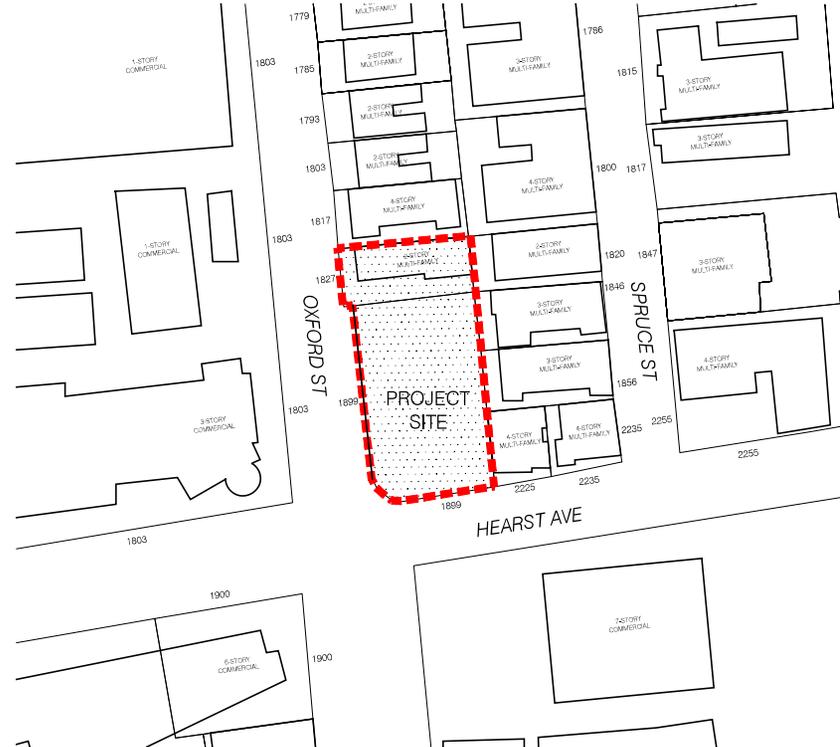
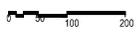
1
 A0.5 GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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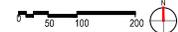
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2 ZONING MAP
 A0.6 1" = 100'-0" @ 11" X 17" 1" = 50'-0" @ 24" X 36"



1 VICINITY MAP
 A0.6 1" = 100'-0" @ 11" X 17" 1" = 50'-0" @ 24" X 36"



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SHEET:

VICINITY MAP

A0.6

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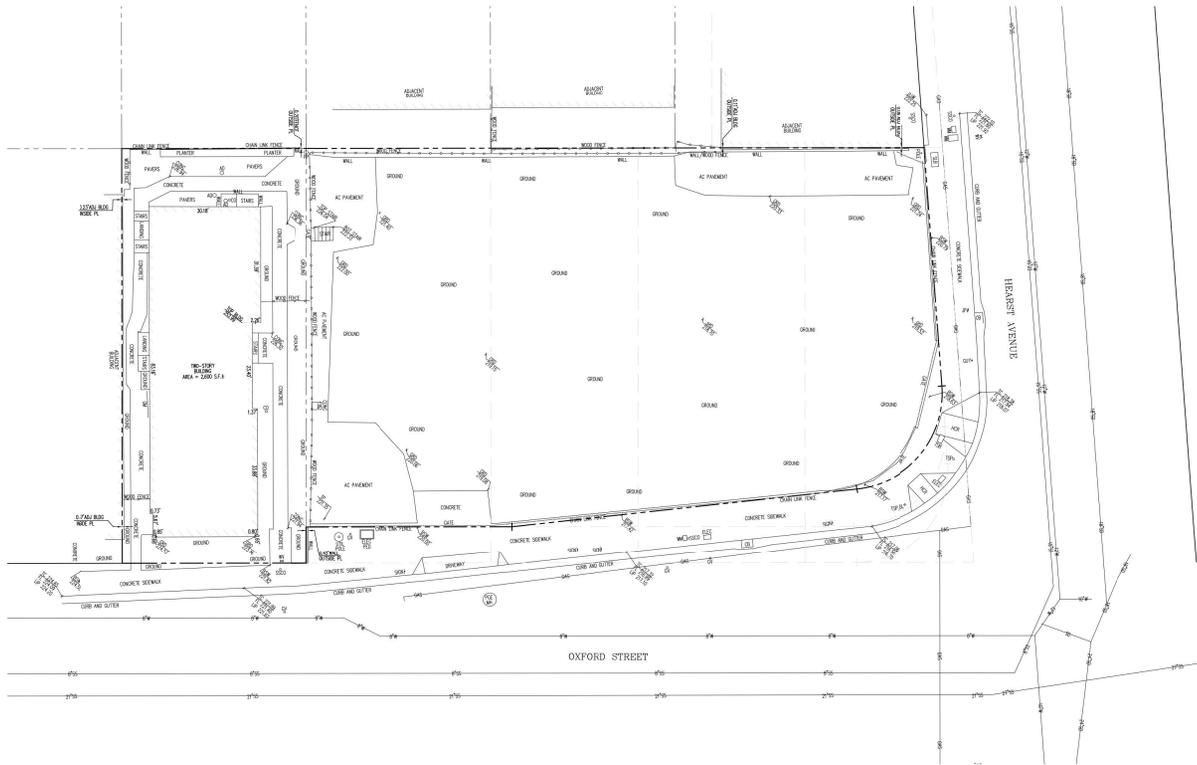
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SHEET:

EXISTING
 SURVEY

A1.0b



LEGEND

SYMBOLS	DESCRIPTION
---	BOUNDARY OF SUBJECT PROPERTY
---	RIGHT OF WAY LINE
---	INTERIOR PROPERTY LINE
---	MONUMENT LINE
---	OLD LOT LINE
---	BUILDING LINE
---	GAS LINE
---	GAS LINE LINE
---	WATER LINE
---	SEWER LINE
---	STORM DRAIN LINE
---	UTILITY POLE
---	POLE MAN HOLE
---	ELECTRIC PEDESTAL
---	ASPHALT CONCRETE PAVEMENT
---	GAS VALVE
---	TRAFFIC SIGNAL POLE
---	STREET SIGN
---	HANDICAP BUMP
---	TRAFFIC SIGNAL BOX
---	STREET LIGHT BOX
---	JOINT POLE
---	CATCH BASIN
---	WATER VALVE
---	SEWER CLEAN OUT
---	ELECTRIC BOX
---	TOP OF GUTTER ELEVATION
---	BACK OF SIDEWALK ELEVATION
---	TOP OF CURB ELEVATION
---	TOP OF PAVEMENT ELEVATION
---	FLOW LINE ELEVATION
---	TOP OF STAIR ELEVATION
---	BOTTOM OF STAIR ELEVATION

ALTA/NSPS
 OF
 LAND TITLE SURVEY
 1827 & 1899 OXFORD STREET
 CITY OF BERKELEY, ALAMEDA COUNTY, CALIFORNIA
 JULY 2023
 PREPARED BY
 LUK AND ASSOCIATES
 CIVIL ENGINEER - LAND PLANNERS - LAND SURVEYORS
 700 ALBERT NOBEL DRIVE
 HERCULES CALIFORNIA 94547
 (916) 724-3388

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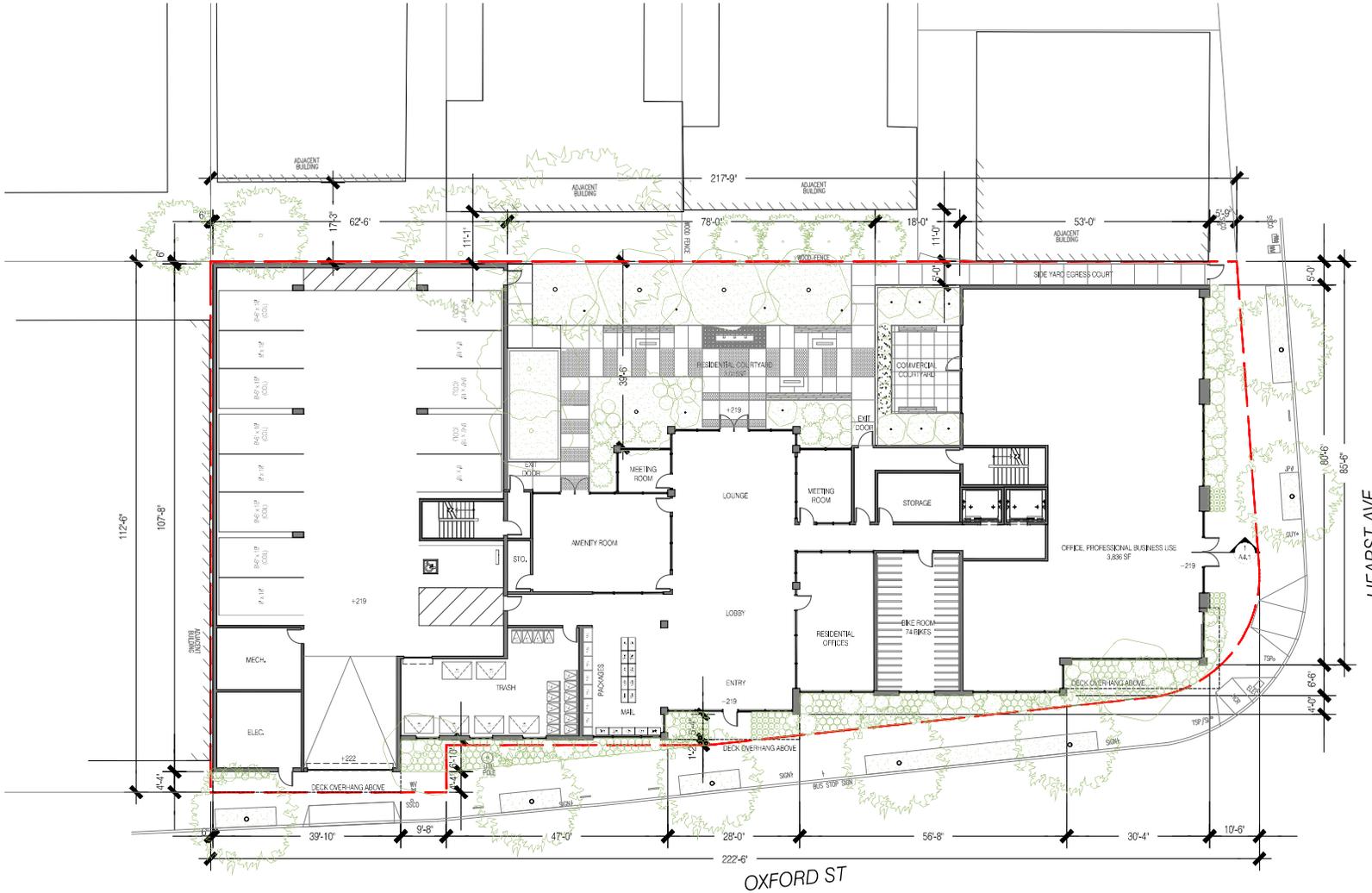
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SHEET:

GROUND LEVEL
 PLAN

A2.1



1 PLAN AT GROUND LEVEL
 3/64"=1'-0" @ 11x17 3/32"=1'-0" @ 24x36



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SHEET

LEVEL 2
 PLAN

A2.2



1 PLAN AT LEVEL 2
 3/64" = 1'-0" @ 11x17 3/32" = 1'-0" @ 24x36



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SHEET:

BUILDING
 ELEVATIONS

A3.3



1
 A3.3

EAST ELEVATION

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



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2 STREET STRIP ELEVATION @ HEARST AVE.
 3/128" = 1'-0" @ 11X17 3/64" = 1'-0" @ 24X36 0 4 8 16 32

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SHEET:

STREET STRIP
 ELEVATIONS

A3.5



1 STREET STRIP ELEVATION @ OXFORD ST.
 3/128" = 1'-0" @ 11X17 3/64" = 1'-0" @ 24X36 0 4 8 16 32



4 OXFORD LOOKING NORTH - AFTER



2 OXFORD LOOKING SOUTH - AFTER



3 OXFORD LOOKING NORTH - BEFORE



1 OXFORD LOOKING SOUTH - BEFORE

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SHEET:

PHOTO CONTEXT
 VIEWS

A3.6A



2 HEARST LOOKING EAST - AFTER



1 HEARST LOOKING EAST - BEFORE

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SHEET:

PHOTO CONTEXT
 VIEWS

A3.6B

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02.28.2025 ZONING RESUBMISSION
07.17.2025 DRC HEARING

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JOB: 2143

SHEET:

PERSPECTIVE
VIEWS

A3.7



1 PERSPECTIVE VIEW LOOKING NORTHEAST ALONG OXFORD
N.T.S.

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SHEET:

PERSPECTIVE
 VIEWS

A3.8



1 PERSPECTIVE VIEW LOOKING NORTHEAST ALONG HEARST
 N.T.S.

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SHEET:

PERSPECTIVE
VIEWS

A3.9



SIDEWALK VIEW - CORNER @ OXFORD AND HEARST

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SHEET:

PERSPECTIVE
VIEWS

A3.10



1 SIDEWALK VIEW - LOBBY ENTRY
N.T.S.

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SHEET:

PERSPECTIVE
VIEWS

A3.11



1 PERSPECTIVE VIEW LOOKING SOUTHEAST ALONG OXFORD
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- 10.01.2024 ZONING RESUBMISSION
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SHEET:

PERSPECTIVE
VIEWS

A3.12



1 EVENING VIEW LOOKING SOUTHEAST ALONG OXFORD
N.T.S.

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- 02.28.2025 ZONING RESUBMISSION
- 07.17.2025 DRC HEARING

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SHEET:

PERSPECTIVE
VIEWS

A3.13



1 EVENING VIEW LOOKING NORTHEAST ALONG HEARST
N.T.S.

STACKHOUSE
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CUT AND FILL CALCULATIONS			
PROPOSED BUILDING and SITE	CUT/FILL AREA	AVERAGE CUT/FILL DEPTH (FT)	TOTAL VOLUME (CY)
	22,304	5.2	4,337

EARTHWORK NOTES:
 1. EARTHWORK QUANTITY IS A ROUGH ESTIMATE BASED ON APPROXIMATE DEPTH OF BOTTOM OF BASEMENT PARKING LEVEL.
 2. EARTHWORK QUANTITIES DO NOT TAKE INTO ACCOUNT SOIL SHRINKAGE, SOIL SWELLING, TRENCH SPOILS, SITE OVER-EXCAVATION REQUIREMENTS.

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- 10.01.2024 ZONING RESUBMISSION
- 02.28.2025 ZONING RESUBMISSION
- 07.17.2025 DRC HEARING SET

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SHEET:
 CONCEPTUAL
 GRADING PLAN

A5.0



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SHEET:

BUILDING
 MAT

MAT



ALUMINUM
 STOREFRONT
 WINDOWS

1
 MAT

WEST ELEVATION

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



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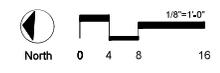
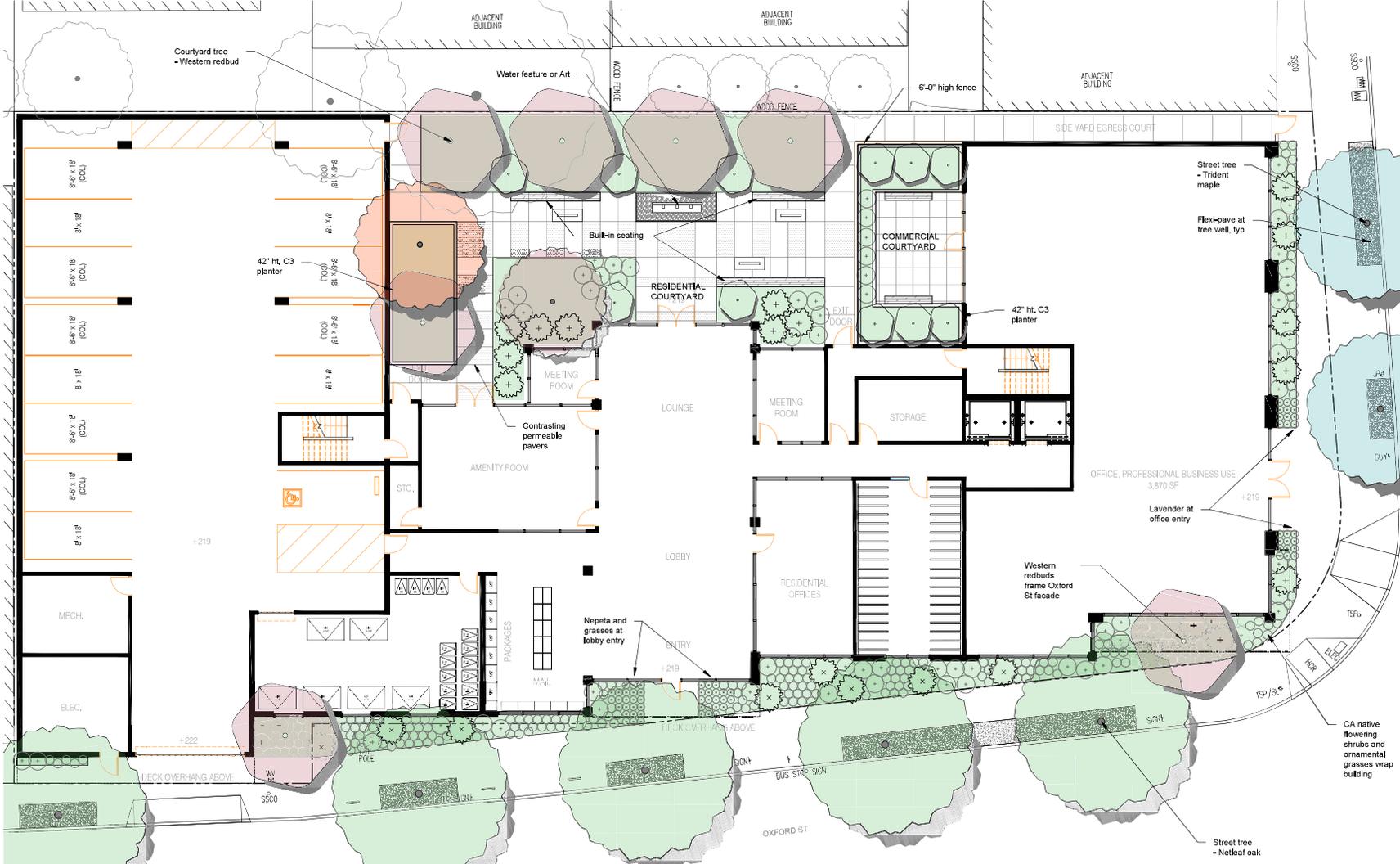
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SHEET:

Courtyard and
 Streetscape

L1.0



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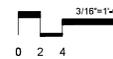
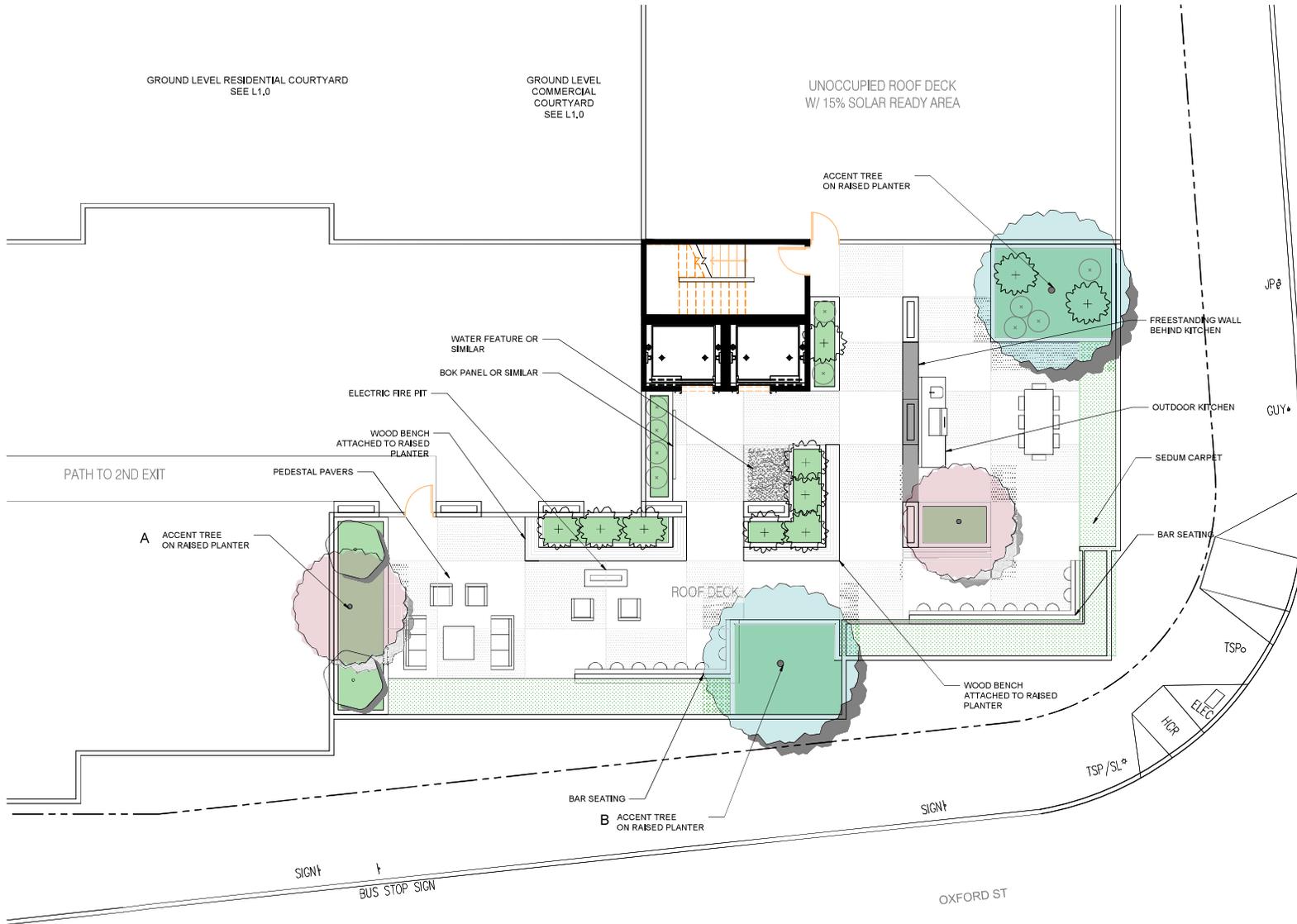
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JOB: 2143

SHEET:

Landscape Plan
 at Roof Deck

L2.0



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JOB: 2143

SHEET:

Landscape Plan at
Second Floor, Plant
List, Water Use

L3.0

Plant List

Index	Latin Name	Common Name	Size	Qty	Spacing	WUCOLS	Exposure	FTP*	Notes + Pollinators Supported	CA Native
Trees										
AB	Acer buergerianum	Trident maple	24" box STF	2	As Shown	M	SU, P	X	Street tree along Hearst Avenue per City Arborist	-
AH	Arctostaphylos densiflora 'Howard McMin'	Howard McMin Manzanita	24" box	1	As Shown	L	SU, P		Courtyard accent	X
CO	Cercis occidentalis	Western Redbud	24" box STF	5	As Shown	VL	SU, P	X	Courtyard tree	X
MG	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	24" box STF	2	As Shown	M	SU		Roof deck tree	
MV	Magnolia virginiana 'Jim Wilson'	Moonglow Sweet Bay Magnolia	24" box STF	2	As Shown	M	SU		Roof deck tree	
PE	Podocarpus elongatus 'Crystal Blue'	Crystal Blue Fern Pine	15 gallon	13	3'x3'	M	SU, P		Second floor screening tree	
QR	Quercus rugosa	Netleaf oak	24" box STF	5	As Shown	L	SU, P	X	Street tree along Oxford Street per City Arborist	-
Shrubs										
AA	Agave attenuata 'Boutin Blue, 'Nova'	Blue Fox Tail Agave	15 gallon	TBD	36"	L	any			
BA	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	1 gallon	TBD	36"	L	SU, P	X		C
CM	Ceanothus 'Marie Simon'	Marie Simon Ceanothus (pale pink)	15 gallon	TBD	60"	L	SU, P			H
MR	Muhlenbergia rigens	Deer Grass	5 gallon	TBD	42"	L	any	X	Anicla infesta	X
RO	Rhododendron occidentale 'Irene Koster'	Irene Koster Western Rhododendron	15 gallon	TBD	60"	M	PA, SH			C
RS	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	5 gallon	TBD	60"	L	any	X		C
YF	Yucca filamentosa x pallida 'Silver Anniversary'	Silver Anniversary Yucca (opuntiac)	10 gallon	TBD	48"	L	SU			
Groundcovers and Vines										
AM	Achillea millefolium 'Sonoma Coast'	Sonoma Coast Yarrow	1 gallon	TBD	18"	L	SU			X
AP	Antistea purpurea	Purple Three-Aw	1 gallon	TBD	18"	L	SU, P		Butterflies, bumblebees and sweat bees.	X
CF	Calamagrostis foliosa	Leafy Reed Grass	1 gallon	TBD	18"	M	any			X
DP	Dudleya pulverulenta	Chalk Dudleya	1 gallon	TBD	as shown	L	SU, P			X
EG	Erigeron glaucus 'Sea Breeze'	Sea Breeze Seaside Daisy	4" pots	TBD	12"	L	any	X		X
EN	Echeveria 'Nodulosa'	Painted Echeveria	1 gallon	TBD	as shown	L	any			-
LA	Lavandula angustifolia 'Munstead'	Munstead Dwarf English Lavender	1 gallon	TBD	15"	L	SU			
LC	Leymus condensatus 'Canyon Prince'	Canyon Prince Blue Wild Rye	1 gallon	TBD	36"	L	any	X		C
NP	Nepeta x 'Patina' PP 19,904	Little Trudy Catmint	1 gallon	TBD	15"	L	any			
SA	Salvia splendens 'Compacta'	Dwarf California White Sage	1 gallon	TBD	24"	L	any	X	Hummingbirds	X
SS	Sedum spathulifolium 'Cape Blanco' or 'Purpureum'	Pacific Stonecrop	1 gallon	TBD	12"	L	any	X	Caterpillars, butterflies.	X

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

Note: At least 85% of specified plants will be California native and wildlife-supporting.
X = California native; C = Cultivar of CA native; H = Hybrid of CA native

Berkeley is USDA 10a and Sunset 17

1899 OXFORD ST - WATER USE ESTIMATION

Site Level and Roof Level

WATER TYPE	POTABLE
SITE ET&H	416

REGULAR LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME	PLANT USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ET&F (PPH)	AREA (SQ. FT.) (HA)	ET&F x AREA (HA)	ET&W (GAL/IN)	ACRE FEET/ YEAR	HCY/ YEAR	PERCENTAGE OF LANDSCAPE
1	SHRUBS/GROUNDCOVER	LOW	0.5	DRIP	0.85	0.37	346	393	9.89	0.09	12.00	20%
2	SHRUBS/GROUNDCOVER	MED	0.5	DRIP	0.85	0.52	111	69	1.80	0.01	2.38	3%
3	SHRUBS	LOW	0.3	DRIP	0.85	0.37	1,292	483	11.94	0.04	15.96	30%
4	SHRUBS	MED	0.5	DRIP	0.85	0.52	371	203	3.90	0.02	12.15	14%
5	TREES	LOW	0.3	DRIP	0.85	0.37	850	294	7.64	0.02	10.02	19%
6	TREES	MED	0.5	DRIP	0.85	0.52	440	222	7.05	0.02	9.37	11%
						TOTALS	4,116	1,961	16.48	0.14	82.52	100%

SPECIAL LANDSCAPE AREAS												
HYDROZONE #	HYDROZONE NAME	PLANT USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ET&F (PPH)	AREA (SQ. FT.) (HA)	ET&F x AREA (HA)	ET&W (GAL/IN)	ACRE FEET/ YEAR	HCY/ YEAR	PERCENTAGE OF LANDSCAPE
1												3%
						TOTALS	0					8%

MAWA	
GALLONS/YR	93,391
ACRE FEET/YR	0.19
HCY/YR	79.62

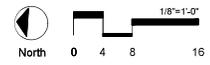
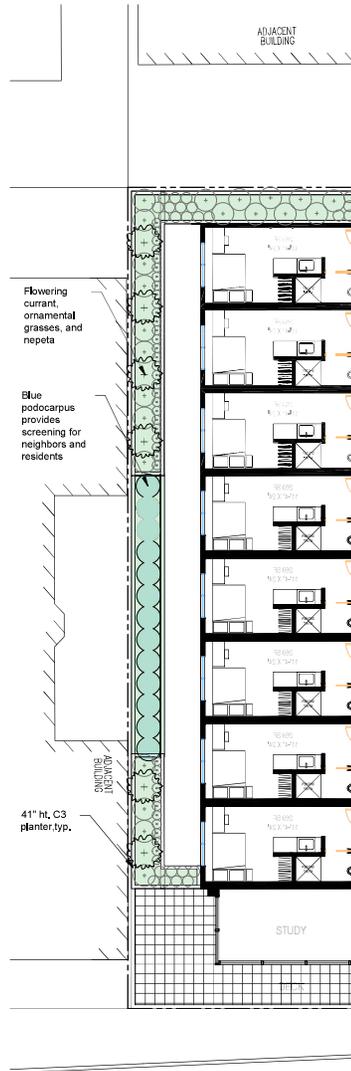
ET&W	
GALLONS/YR	81,454
ACRE FEET/YR	0.14
HCY/YR	82.12

SITE IRRIGATION EFFICIENCY	
81.0%	0.35
81.0%	0.35

ET&F CALCULATIONS	
TOTAL ET&F x AREA	1,961
TOTAL AREA	4,116
AVG. ET&F	43.77%

MAWA FORMULA	
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	0.45 x (1,000 SQ. FT. x 0.45) x 0.45
MAWA = ET&W (GALLONS/YR) x 0.45	93,391

ET&W FORMULA	
ESTIMATED TOTAL WATER USE (ET&W) GALLONS PER YEAR	ET&W (GAL/IN) x (ET&F x LA)
ET&W = 16.48 (GAL/IN) x 82.52 (FT ²)	1,369,000



TRACHTENBERG ARCHITECTS

2421 Fourth Street Berkeley, CA 94710
phone: 510.649.1414
www.TrachtenbergArch.com

1899 Oxford Street Mixed Use Revised Applicant's Statement

February 28, 2025

Dear Sir/Madam:

We propose to construct a new 7-story mixed-use building at 1899 Oxford Street in Berkeley. The project, as generally described our "Zoning Resubmittal" drawings dated February 28th, 2025, consists of 222 residential apartments over a 3,873square foot commercial space. The project seeks to utilize State of California Density Bonus and to provide Below Market Rate units. Please refer to the attached *Statement Regarding the Use of the California Density Bonus*

Zoning

The 22,304sq. ft. lot is within the R-4 Multi-family Residential Zone.

Parking

No automobile parking is required for residential and commercial portion of the project. We are proposing 15 parking spots for the project. The project will provide 74 long term bicycle parking spaces.

Building Height

The base project height allowed for Mixed Use building in the R-4 District is 35' (up to 65' with Use Permit). As a State Density Bonus project with an increase in density of 96.3% above the maximum density allowed under the zoning code, this project proposes a height waiver for 78'-9" in order to physically accommodate the additional density bonus units.

Setbacks/Yards

Setbacks are as follows in the R-4 Zone:

Front		Interior Side		Street Side		Rear	
Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
15'	Varies; 5'-9" to 10'-6"	Varies; 4'-12'	Varies; 6" to 5' to 48'-4"	Varies; 6'-10'	Varies 1'-2" to 6'-6"	Varies; 15' to 21'	6" to 10'

Replacement Units

The project complies with applicable provisions of BMC Section 23. 326 for Demolition and Dwelling Unit Control.

In 1827 Oxford Street there are two units which are NAR (Not Available for Rent) for 18 years. Six units are one-bedroom units occupied by single occupants. See unit occupancy list below:

Unit 1	NAR	
Unit 2	Kevin Heaney	9/1/2010 - present
Unit 3	Michael Pinto	7/1/2006 - present
Unit 4	Karl van Bibber	7/1/2006 - present
Unit 5	NAR	
Unit 6	James Herrick	9/15/2023 - present
Unit 7	Mark Gibson	7/1/2006 - present
Unit 8	Douglas Tatz	10/7/2019 - present

Because we are demolishing 1827 Oxford Street, we will replace the 6 one-bedroom rental units with 6 studios in the base and proposed project which is acceptable per correspondence with Sharon Gong indicating that studios and one-bedrooms are each considered to have one bedroom.

The income levels of all existing occupying tenants are above AMH. Therefore, the Density Bonus and SB 330 law which requires that protected units that were occupied within the last five years must be replaced at affordability levels for the existing or last occupying tenants does not apply.

Design Intent

The proposed project is sited, massed and articulated so as to continue the urban building fabric along Oxford Street. The project is ideally located for a high-density development as it is located at the intersection of Oxford Street and Hearst Ave. and walkable to BART, transit, groceries, services and UC Berkeley campus.

The U-shaped foot print allows for a courtyard with screening trees to provide buffer next to the adjacent residential buildings. The stepping of the façade on Oxford Street breaks down the length of the building to give the project a residential scale.

The clean, simple material and color choice for the exterior skin presents an elegant, modern visual appearance for anchoring the street corner.

The project will create needed housing, especially additional affordable housing and will benefit Berkeley by providing a high-quality infill development.

Thank you for your consideration of this application.

Sincerely,

A handwritten signature in black ink that reads "Isaiah Stackhouse". The signature is written in a cursive, flowing style.

Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS