



Zoning Adjustments Board Staff Report

APP # ZP2024-0096

September 11, 2025

Use Permit Modification for a Project at 2147 San Pablo Avenue



Quick Facts	Project Description:
<p>Applicant: Curtis Miller, Lowney Architecture</p> <p>Project Address: 2147 San Pablo Avenue</p> <p>Site Size: 14,571 sq. ft.</p> <p>GP Land Use: Avenue Commercial (AC)</p> <p>Zoning: West Berkeley Commercial (C-W)</p> <p>CEQA: Section 15332 “In-Fill Development Projects”</p> <p>Date Submitted: June 27, 2024</p> <p>SB 330 Vesting Date: July 25, 2023</p> <p>Date Deemed Complete: August 28, 2024</p> <p>Project Planner: Allison Riemer</p>	<p>The applicant is seeking approval to modify approved Use Permit #ZP2022-0113, to increase the number of Group Living Accommodation (GLA) units from 127 to 140, increase the height from 70 feet to 75 feet, reduce the ground-level commercial space from 1,873 square feet to 1,804 square feet, remove the 23 parking spaces, and increase the number of Very Low Income (VLI) units from 12 to 15, utilizing a State Density Bonus.</p>
	<p style="text-align: center;">Zoning Permits Requested:</p> <p>A Use Permit Public Hearing is required for the following permit:</p> <ol style="list-style-type: none"> Permit Modifications. BMC Section 23.404.070 to modify an approved permit to increase the number of GLA units. <p>Waivers for Modified Project Requested Pursuant to State Density Bonus Law (California Government Code Section 65915):</p> <ul style="list-style-type: none"> To exceed the maximum 50-foot and 4-stories building height limit and permit a 75-foot, 6-story building; and To exceed the maximum floor area ratio (FAR) from 3.0 to 4.42
	<p style="text-align: center;">Staff Recommendation:</p> <p>Staff recommends that ZAB determine the project is exempt from CEQA pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”) and approve ZP2024-0096 pursuant to Section 23.406.040(E) “Findings for Approval” and subject to the attached Findings and Conditions of Approval.</p>

Use Permits and Waivers required for the original Use Permit:

Permits

- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.326.070 to demolish a non-residential main building
- Use Permit pursuant to BMC Section 23.204.020(A) for Group Living Accommodations
- Use Permit pursuant to BMC Section 23.204.030(A) to construct 5,000 square feet or more of new floor area
- Use Permit pursuant to BMC Section 23.204.140(B)(2) to construct a mixed-use residential development that is more than 9,000 square feet
- Administrative Use Permit pursuant to BMC 23.304.030(C)(2)(b) to reduce setbacks adjacent to a residential district
- Administrative Use Permit under BMC Section 23.304.050(A), to construct rooftop projections which exceed the maximum height limit

Waivers

- To exceed the maximum 50-foot and 4-stories building height limit and permit a 70-foot, 6-story building; and
- To exceed the maximum floor area ratio (FAR) from 3.0 to 4.0.

ZONING MAP

Figure 1: Vicinity and Zoning Districts Map



Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Avenue Commercial	C-W	Food service
South			
East	Low Medium Density Residential	R-2	Multi-family residential
West	Avenue Commercial	C-W	Vacant one-story commercial building

AERIAL



STREET ELEVATION (San Pablo Avenue)



BACKGROUND

Subject Site

The project site is located on the southeast corner of San Pablo Avenue and Cowper Street. The surrounding area consists of a mix of both commercial and residential uses ranging from one-story commercial buildings to four-story mixed-use buildings, to single and multi-family residences. Directly south of the project site is a Jack in the Box fast food restaurant and to the north is Heads and Tails Barbeque restaurant. The North Berkeley BART station located along Sacramento Street between

Delaware Street and Virginia Street is located to the northeast within walking distance from the project site (0.9 miles). In addition, bus service is available via AC Transit routes 800, 802, 72, and 51B at stops along San Pablo Avenue and University Avenue.

The rectangular lot is approximately 14,500 square feet, relatively flat, and developed with an auto service/repair use. A surface parking lot is located at the west of the site adjacent to San Pablo Avenue. There are two driveways located on San Pablo Avenue and Cowper Street, respectively, with access to the parking lot.

Site History

ZAB approved Use Permit ZP2022-0113 to demolish a one-story automotive commercial building and construct a 58,000-square-foot, six-story (70 feet) mixed-use building with 1,873 square feet of commercial area and 127 Group Living Accommodation (GLA) units (including 12 Very Low-Income units), and 23 ground-floor parking spaces, using a State Density Bonus, on August 10, 2023. This application for a modification (ZP2024-0096) of the approved Use Permit was submitted in June of 2024. No building permits have been submitted for the approved project.

ANALYSIS

Project Scope

The proposed modification would:

1. Increase the number of GLA units from 127 to 140 (there would also be one two-bedroom manager's unit).
2. Increase the height from 70 feet to 75 feet.
3. Reduce the commercial space from 1,873 to 1,804 square feet.
4. Remove all off-street parking spaces.
5. Increase the number of Very Low-Income units from 12 to 15.

Findings

Draft findings for approval can be found in Attachment 2 to the staff report.

Base Project and Density Bonus

The applicant has requested a Density Bonus under the State Density Bonus Law (Govt. Code Section 65915). Under the City's Density Bonus procedures, the "base project"¹ is 94 units, as the maximum allowable density for the site. The base project and the resulting six-story proposed project both have an average unit size of 439 square feet. By providing 15 Very Low-Income (VLI) units on site (15 percent of the 94-unit base density), the project is eligible for a 50 percent density bonus, or 47 additional units. Therefore, the applicant proposes 47 additional units above the base density for a total of 141 dwelling units.

¹ Per the [City's Density Bonus Procedures \(DBP\)](#), the base project is the largest project allowed on the site that is fully compliant with district development standards (i.e. height, setbacks, usable open space, parking, etc.), or, the *maximum allowable density* for the site. The City uses the DBP to calculate the maximum allowable density for a site where there is no density standard in the zoning district, and to determine the number of units in the proposed project, which is the number of base project units plus the number of density bonus units that can be added according to the percentage of BMR units proposed, per Government Code, Section 65915(f).

Base Project Units ^a	Qualifying Units	Percent Density Bonus	Number of Density Bonus Units ^a	Proposed Project Units ^a
94	15 VLI (15% of 94)	50	47 (50% of 94)	141
Notes:				
a. Pursuant to Government Code 65915(q), all unit calculations are rounded up to the next whole number.				

Concession and Waivers Pursuant to State Density Bonus Law (CA Govt. Code Section 65915)

A **concession** is a modification of a development standard that reduces the cost of providing affordable housing. The City may only deny the concession if it finds that the concession would have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the concession would be contrary to State or Federal law.

The project is entitled to three concessions (or incentives) under Government Code Section 65915(d), and an unlimited number of waivers under Section 65915(e). The original project did not request concessions, and the modified project does not either.

A **waiver** is a modification of a development standard that would otherwise physically preclude the construction of the project with the permitted density bonus and concessions. The City may only deny the waivers if it finds that the waivers would have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the waiver would be contrary to State or Federal law. Staff believes such a finding cannot be made.²

The applicant is requesting two waivers from the following development standards for the modified project from BMC Section 23.204.140(E):

1. To exceed the maximum 50-foot and 4-stories building height limit and permit a 75-foot, 6-story building; and
2. To exceed the maximum floor area ratio (FAR) from 3.0 to 4.42.

Environmental Review

The project qualifies for a Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15332 (“In-Fill Development Projects”) because:

² A “specific, adverse impact” means “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete”.

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

Additionally, none of the exceptions to eligibility for a categorical exemption as listed in Section 15300.2 of the CEQA Guidelines applies. The cumulative impact of successive projects of the same type in the same place, over time would not be significant; there are no “unusual circumstances” at the project site that would result in significant environmental effects; the project site is not in view of a state scenic highway; the site is not included on a list compiled pursuant to Section 65962.5 of the Government Code; and the project would not result in a substantial adverse change in the significance of a historical resource.

ADVISORY BODY REVIEW

Landmarks Preservation Commission Review:

The demolition of the existing commercial building was approved with the original Use Permit and the modified project is not subject to LPC review.

Design Review Committee Review: Preliminary Design Review

On February 20, 2025, the Design Review Committee (DRC) reviewed the revised project design for 2147 San Pablo Avenue, gave a favorable recommendation on the design as presented, and provided the following direction for Final Design Review: ***Motion: (Tam, Woo) VOTE (7-0-0-0)***

Recommendations:

Site Design

- Special 6th floor southwest corner feature should be celebrated; DRC highly recommends moving residential amenity here instead of back corner.
- Consider balconies on the southwest corner to be simpler than the northwest corner.
- Provide a more gracious lobby entrance.

Exterior Finishes

- Add accent colors and materials on the east elevation consistent with the San Pablo elevation.
- Further develop the ground floor Cowper façade for better design consistency.
- Consider medium blue walls in the interior courtyard to be integral stucco.

Landscaping

- Recommend raised planters on San Pablo.
- Recommend more plants, and more natives, especially in corner balconies.

Windows

- Provide more detail and development to the storefront windows; resolve stucco band above.
- Consider ground floor residential windows on east and west different than others; these could have more detail.

Community Meeting

On August 4, 2024, the applicant mailed a letter to the owners and occupants within 300 feet of the project site to inform them of the modification. In July of 2024, the applicant installed a yellow poster on site. On August 28, 2025, the City mailed public hearing notices to property owners and occupants within 300 feet of the project site, and to interested neighborhood organizations. The City also posted notices within the neighborhood at three nearby locations.

At the time of writing this report, staff has received three letters in opposition to the project (Attachment 4). One neighbor is concerned about the removal of all the off-street parking. A neighbor at 1114 Cowper Street had questions about the process and was concerned about noise and lighting. On August 28, 2025, staff met with two residents of the adjacent residential property, 1114 Cowper Street. The neighbors are concerned about the gathering space in the interior side setback, and the balconies that would look down into their backyard.

POLICY CONSISTENCY

Housing Accountability Act

Pursuant to the Housing Accountability Act (HAA), California Government Code Section 65589.5(j), when a proposed housing development complies with the applicable, objective general plan and zoning standards, but a local agency proposes to deny the project or approve it only if the density is reduced, the agency must base its decision on written findings supported by substantial evidence that:

1. The development would have a specific adverse impact on public health or safety³ unless disapproved, or approved at a lower density; and
2. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.

The project is a “housing development project” consisting of a mixed-use building with at least two-thirds of the floor area in residential use. The Base Project, including the extension of height to 50 feet and four stories, allowed by use permits⁴, complies with applicable, objective general plan and zoning standards. Government Code Section 65589.5(j)(3) provides that a request for a density bonus “shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision.” Therefore, the City may not deny the Base Project or density bonus request or reduce the density with respect to those units without basing its decision on the written findings under Section 65589.5(j), above.

While the project may include other Use Permits or Administrative Use Permits to modify standards not associated with the base project, there are no objective criteria in the findings. Therefore, the project still complies with the HAA. The ZAB has the discretion to approve, deny, or modify the request according

³ A “specific, adverse impact” means “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.”

⁴ The City has determined that the “protections afforded by the HAA and the definition of a base project for density bonus calculations apply to a housing development project up to and including the maximum development allowed with use permits and/or administrative use permits”. Therefore, the use permits to allow height to 50 feet and 4 stories are included in the Base Project for the purpose of determining the applicability of Section 65589.5(j).

to the zoning findings, provided the action does not reduce the project density or effectively deny the project by making it infeasible, unless the ZAB is also able to make the required findings for denial set forth under Section 65589.5(j), above.

Staff has not identified any adverse impacts that could occur with the construction of the project.

Housing Crisis Act of 2019 – Senate Bill (SB) 330

The Housing Crisis Act, also known as Senate Bill 330, 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. A “housing development project” can include any of the following: residential units only; mixed use consisting of residential and nonresidential uses in which at least two-thirds of the square-footage is designated residential, and transitional or supportive housing. Sections of SB 330 that apply to the proposed project include the following:

Government Code Section 65905.5(a) states that if a proposed housing development project complies with the applicable, objective general plan and zoning standards in affect at the time an application is deemed complete, then the city shall not conduct more than five hearings in connection with the approval of that housing development project. This includes all public hearings in connection with the approval of the housing development project and any continuances of such public hearings. The city must consider and either approve or disapprove the project at any of the five hearings consistent with applicable timelines under the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920)).

Evidence: The September 11, 2025, ZAB hearing represents the second public hearing on the proposed project since the project was deemed complete. The City can hold up to three additional public hearings on this project, if needed. One of those hearings must be reserved for any possible appeal to the City Council.

Government Code Section 65913.10(a) requires that the City determine whether the proposed development project site is a historic site at the time the application for the housing development project is deemed complete. The determination as to whether the parcel is a historic site must remain valid during the pendency of the housing development project, unless any archaeological, paleontological, or tribal cultural resources are encountered during any grading, site disturbance, or building alteration activities.

Evidence: The existing commercial building was less than 40 years old when the preliminary application was submitted, therefore, the site is not a historic site. In addition, the demolition permit for the existing building was approved with the original application and does not need to be reconsidered.

General Plan Consistency

The 2002 General Plan contains several policies applicable to the project, including the following:

1. **Policy LU-3–Infill Development:** Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and construction, and is compatible with neighboring land uses and architectural design and scale.
2. **Policy LU-7–Neighborhood Quality of Life, Action A:** Require that new development be consistent with zoning standards and compatible with the scale, historic character, and surrounding uses in the area.

3. Policy H-33 – Regional Housing Needs: Encourage housing production adequate to meet City needs and the City’s share of regional housing needs.
4. Policy H-12 – Transit-Oriented New Construction: Encourage construction of new medium- and high-density housing on major transit corridors and in proximity to transit stations consistent with zoning, applicable area plans, design review guidelines, and the Climate Action Plan.
5. Policy T-16 – Access by Proximity, Action B: Encourage higher density housing and commercial infill development that is consistent with General Plan and zoning standards in areas adjacent to existing public transportation services.
6. Policy T-43 – Bicycle Network, Action C: Encourage, and when appropriate, require new multi-family residential developments to provide secure locker and storage space for resident bicycles.

Staff Analysis: The project would add density to a lot developed with a one-store commercial building. In addition, the project would be consistent with C-W District zoning standards, such as lot coverage and useable open space, and would modify the required height and Floor Area Ratio with waivers that are allowed with a State Density Bonus. The original project has been modified to provide additional GLA units, and to increase the height and Floor Area Ratio, but the modified project would still be consistent with the Avenue Commercial General Plan designation because it would add commercial and residential uses on a wide, multi-lane avenue served by transit. The project site is served by multiple bus lines, including local and Transbay lines, that operate along San Pablo and University Avenues, and a nearby BART Station. The modified project would continue to provide secure interior bike storage for residents. The modified project would help Berkeley meet its regional housing needs by adding 140 new GLA units, including 15 VLI units, and one manager’s unit.

Attachments

1. Table 1-3: Project Chronology, Special Characteristics, Development Standards
2. Draft Findings
3. Conditions of Approval
4. Correspondence Received
5. Project Plans, received March 28, 2025
6. Notice of Public Hearing

Attachment 1

Table 1-3: Project Chronology, Special Characteristics, Development Standards

Table 1: Project Chronology

Date	Action
March 21, 2022 (initial vesting)	SB 330 complete Preliminary Housing Development Project Application submitted
July 25, 2023 (new vesting date)	SB 330 complete Preliminary Housing Development Project Application submitted; supersedes previous preliminary application
August 10, 2023	Use Permit ZP2022-0113 approved by ZAB
June 27, 2024	Use Permit modification application ZP2024-0096 submitted
July 17, 2024	Application deemed incomplete
August 6, 2024	Application resubmitted
August 13, 2024	Application deemed incomplete
August 28, 2024	Application deemed complete
September 26, 2024	Application processing
November 14, 2024	Application resubmitted
December 13, 2024	Application processing
December 18, 2024	Application resubmitted
January 17, 2025	Application processing
January 24, 2025	Application resubmitted
February 20, 2025	Design Review Committee hearing
February 21, 2025	Application processing
February 26, 2025	Application resubmitted
March 17, 2025	Application processing
March 17, 2025	Application resubmitted
March 27, 2025	Application processing
March 28, 2025	Application resubmitted
April 24, 2025	Application processing
May 20, 2025	Application resubmitted
August 28, 2025	Public hearing notices mailed/posted
September 11, 2025	ZAB hearing
Notes: a. Application processing reflects the project compliance review, including CEQA if applicable, after the application is deemed complete. Submittals are reviewed within 30 days of receipt, pursuant to the Permit Streamlining Act.	

Table 2: Special Characteristics

Characteristic	Applicability	Explanation
Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.)	No	These fees apply to net newly constructed nonresidential gross floor area over 7,500 square feet. The proposed net new non-residential floor area is less than 7,500 square feet; therefore, the fees does not apply to the modified project.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable / Inclusionary Housing Requirements (BMC Chapter 23.328)	Yes	The modified project is a housing development project, as defined in BMC 23.328.020 ^a , and would provide at least 20 percent of residential units, pay an in-lieu fee based on the residential unit floor area of the project, or a combination. The project would provide 15 VLI units and would be required to pay an in-lieu fee to satisfy the remainder of the requirement.
Bird Safe Buildings (BMC Section 23.304.150)	No	The project was vested under the Housing Crisis Act of 2019 prior to the July 27, 2023 effective date of the ordinance, and therefore these provisions do not apply.
Coast Live Oak Trees (BMC Chapter 6.52)	No	There are no Coast Live Oak (<i>Quercus agrifolia</i>) trees on the project site.
Creeks	No	No creek or culvert, as defined by BMC Chapter 17.08, exists on or within 30 feet of the project site.
Density Bonus	Yes	The modified project would provide 15 Very Low-Income units, or 15 percent of the Base Project units, and qualifies for a 50 percent density bonus, or 47 bonus units (47 taken).
Hard Hats (BMC Chapter 13.107)	No	The project was vested under the Housing Crisis Act of 2019 prior to the January 1, 2024 effective date of the ordinance, and therefore these provisions do not apply.
Historic Resources	No	The project site was less than 40 years old when the original project vested under SB 330 and no Historic Resource Evaluation was required. The demolition permit was approved with the original permit, and no changes to the demolition permit are proposed in the modified project.
Housing Accountability Act (HAA) (Gov't Code Section 65589.5(j))	Yes	The modified project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2)b. The project complies with applicable, objective general plan and zoning standards, and thus section (j) of the Housing Accountability Act does apply, and the project cannot be denied at the density proposed unless the findings for denial can be made.
Housing Crisis Act of 2019 (SB 330)	Yes	The modified project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2) ^b .
Rent Controlled Units	No	There are no existing dwelling units on site.
Residential Preferred Parking (RPP)	No	The site is not located in an RPP zone. The project is not eligible for RPP permits per BMC Section 14.72.080(C)(1) as no permits shall be issued to residents in newly constructed residential units.

Seismic Hazards (SHMA)	No	The project site is not located within an area susceptible to landslide/liquefaction/fault rupture as shown on the State Seismic Hazard Zones map. ^c
Soil/Groundwater Contamination	No	The project site is not on the Cortese List. ^d The project site is within the City’s Environmental Management Area. The applicant has submitted Phase I and Phase II reports. No further investigation is recommended for the modified project. Standard Conditions of Approval related to hazardous materials would apply.
Transit	Yes	The project area is served by the AC Transit lines (local, rapid and all-nighter) that operate along San Pablo Avenue and University Avenue (including Transbay route FS) and is approximately eight blocks from the Amtrak Berkeley Station and approximately 1 mile northeast from the North Berkley BART Station. In addition, nearby Allston Way and Ninth Street are signed bike routes.

Notes:

a. BMC 23.328.020(E) defines a "Housing Development Project" for purposes of inclusionary housing requirements as “a development project, including a Mixed-Use Residential project involving the new construction of at least one Residential Unit. Projects with one or more buildings or projects including multiple contiguous parcels under common ownership or control shall be considered as a sole Housing Development Project and not as individual projects.

b. Government Code Section 65589.5(h)(2) “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 in which at least two-thirds of the square footage is designated for residential use, and (C) transitional or supportive housing.

c. California Department of Conservation. DOC Maps: Geologic Hazards. Available: <https://maps.conservation.ca.gov/geologic Hazards/>

d. Cortese List is an annually updated list of hazardous materials sites compiled pursuant Government Code Section 65962.5.

Table 3: C-W West Berkeley Commercial Development Standards BMC Sections 23.204.140(E) and 23.322 Parking and Loading

Standards		Approved Project	Proposed	Permitted/ Required
Lot Area (sq. ft.)		14,571	No change	No min.
Gross Floor Area (sq. ft.)		58,333	64,460	43,713 max.
Floor Area Ratio		4.0	4.42	3.0 max.
Dwelling Units	Total	127 GLA, plus 1 two-bedroom	140 GLA, plus 1 two-bedroom	N/A
	Affordable	12 VLI	15 VLI	N/A
Building Height	Maximum (ft.)	70'	74'-10 ½"	50' max. for mixed-use projects
	Stories	6	6	4 stories max. for mixed-use projects
Building Setbacks ¹ (ft.)	Front (Cowper St., north)	2' min.	2' min.	20' min. (Use Permit for reduced setbacks approved under BMC Section 23.304.030(C)(2)(b) in original permit)
	Rear (south)	3'	5'	10' min. (Use Permit for reduced setbacks approved under BMC Section 23.304.030(C)(2)(b) in original permit)
	Street Side (San Pablo Ave., west)	3'	2'	No min.
	Interior Side (east)	5'	5' min.	5' min.
Lot Coverage (%)		88	84	100 max.
Usable Open Space (sq. ft.) per Dwelling Unit		5,229	4,971	40 sq. ft. min. for dwellings, no min. for GLAs
Automobile Parking		23	0	No min.
Bicycle Parking	Commercial	1	1	1 (1 space/2,000 sq. ft. min.)
	Residential (long-term)	100	124	57 (1 space/2.5 GLA Units min.)
	Residential (short-term)	9	12	7 (1 space/20 GLA Units min.)
	Total	110	137	65
<p>¹ = Waiver, pursuant to State Density Bonus Law, requested to modify the district standard.</p> <p>¹ Setbacks per BMC 23.304.030(C)(2), Non-Residential Districts, Lots Adjacent to Residential Districts</p>				



Zoning Adjustments Board Findings

APP # ZP2024-0096

September 11,
 2025

Use Permit Modification for a Project at 2147 San Pablo Avenue

Quick Facts	Project Description:
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	<p style="text-align: center;">CEQA:</p> <p>The project is exempt from CEQA pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects").</p>

I. CEQA

The project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15332 (“In-Fill Development Projects”).

Evidence: The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. The project site is within city limits on a project site of fewer than five acres that is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no significant cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect an historical resource.

II. FINDINGS FOR APPROVAL

1. As required by BMC Section 23.406.040(E)(1) “**Findings for Approval,**” to approve a Use Permit, the ZAB shall find that the proposed project or use:

(a) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use; and

Evidence: The project will not be detrimental to the health safety, peace, morals, comfort or general welfare of persons residing or visiting in the area because the project will replace an automotive repair building with a mixed-use residential building including ground-floor commercial and residential uses above, which are uses that already exist in the area. The usable open space at floors one through sixth will exceed the amount that is required, and the proposed lot coverage is 84 percent, where 100 percent is allowed. A Use Permit for reduced front and rear setbacks was approved under BMC Section 23.304.030(C)(2)(b)

“**Modifications in Commercial Districts**” with the original Use Permit, and the interior and street side setbacks will meet the requirements of BMC Section 23.304.030(C)(2)(a) “**Setbacks Adjacent to Residential Districts**” and the C-W District. Waivers for an increased height and FAR are permissible pursuant to State Density Bonus Law.

(b) Will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

Evidence: Findings can be made for adding a mixed-use residential building with 140 Group Living Accommodation units and one two-bedroom manager's unit in the C-W District, where mixed-use residential buildings are allowed:

Sunlight: According to the shadow studies submitted for the project, new shadows will affect dwellings in the existing single and multi-family buildings directly east of the site, casting new shadows in the winter and summer months in the few hours before sunset.

Shadow impacts on adjacent dwellings are to be expected, because the subject site is in the C-W district, which allows heights of up to 40 feet by right and 50 feet for mixed-use projects. A waiver is allowed for a height beyond 50 feet to accommodate the density bonus units.

Based on the shadow analysis provided by the applicant, shadow impacts to neighboring residences will be limited to certain times of year, and during certain hours of the day, and shadow impacts will not be detrimental. Therefore, though the project will create new shadow impacts on neighboring residences, the projected impacts will be in line with what is expected within a built urban environment.

2. As required by BMC Section 23.406.040(E)(2) "**Findings for Approval,**" to approve the Use Permit, the ZAB must also make any other Use Permit findings specifically required by the Zoning Ordinance for the proposed project.

Density Bonus

- A. Pursuant to Government Code Section 65915, the Zoning Adjustments Board finds that:
 1. Under the City's methodology for implementing density bonuses, the base project consists of 94 units;
 2. The project will provide at least 15 qualifying units in the 94-unit base project, as more fully set forth in Condition 7;
 3. The project is entitled to a density increase of 50 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f), plus three concessions or incentives. This equates to a density bonus of up to 47 units above the base project, for a total of up to 141 units.
- B. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers to modify development standards as necessary to accommodate these density bonus units.
 - a. To exceed the maximum 50-foot and 4-stories building height limit and

- permit a 75-foot, 6-story building; and
- b. To exceed the maximum floor area ratio (FAR) from 3.0 to 4.42.
- C. In accordance with Government Code Section 65915(e), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of waivers is required 1) to construct the proposed project at the density permitted under State law; 2) approval of requested waivers will not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) approval of the requested waivers will not be contrary to State or Federal law.

Housing Accountability Act

The Housing Accountability Act, Government Code Section 65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that: (1) the development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and (2) there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.

Evidence: The project includes construction of 140 GLA units and one two-bedroom manager's unit. Because the project complies with applicable, objective general plan and zoning standards, Section 65589.5(j) does apply to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified.

3. As required by BMC Section 23.406.040(E)(3) "**Findings for Approval,**" when taking action on a Use Permit, the ZAB shall consider in its findings:

- (a) The proposed land use;

Evidence: The proposed land use meets the findings for approval because the proposed mixed-use, multi-family residential use is consistent with the C-W District purposes. One of the purposes of the C-W District is to "increase the opportunities for development of housing in commercial areas to support local retailing and use of transit lines and opportunities for mixed use projects combining pedestrian-oriented neighborhood-serving uses with mixed income housing in locations abutting residential districts." The project provides mixed-income housing in a location abutting a residential district, and 1,804 square feet of commercial space will be provided in two commercial spaces along San Pablo Avenue.

2147 SAN PABLO AVENUE- USE PERMIT #ZP2024-0096

FINDINGS

September 11, 2025

Page 5 of 5

(b) and the structure or addition that accommodates the use.

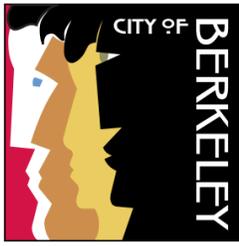
Evidence: The proposed 6-story mixed-use residential building meets the findings for approval because it meets the C-W District development standards, with waivers to allow for a State Density Bonus.

4. As required by BMC Section 23.406.040(E)(4) “**Findings for Approval,**” required findings shall be made based on the circumstances existing at the time a decision is made on the application.

Evidence: This finding is met because the application has been reviewed based on the current zoning standards, general plan policies, environmental conditions, site context, and plans received March 28, 2025.

5. As required by BMC Section 23.406.040(E)(5) “**Findings for Approval,**” the ZAB shall deny a Use Permit application if it determines that it is unable to make any of the required findings.

Evidence: This finding does not apply because all required findings for approval can be made based on the submitted documents.



PLANNING AND
DEVELOPMENT

USE PERMIT ZP2024-0096

CONDITIONS OF APPROVAL

September 11, 2025

2147 San Pablo Avenue

Use Permit Modification to modify approved Use Permit #ZP2022-0113, to increase the number of Group Living Accommodation (GLA) units from 127 to 140, increase the height from 70 feet to 75 feet, reduce the ground-level commercial space from 1,873 square feet to 1,804 square feet, remove the 23 parking spaces, and increase the number of Very Low Income (VLI) units from 12 to 15, utilizing a State Density Bonus.

I. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

Pursuant to Berkeley Municipal Code (BMC) Title 23 Zoning Ordinance and Title 13 Public Peace, Morals, and Welfare, the following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

- 1. Posting of Wage Theft Ordinance (BMC Section 13.104.050).** Each day work is performed on the Project, each Permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of BMC Chapter 13.104; (B) explains that workers can report violations of Labor Code sections 226 and 2810.5 to the Labor Commissioner of the State of California; and (C) provides current contact information, including office address, telephone number, and email address of the Labor Commissioner of the State of California.
- 2. Wage Theft Prevention Conditions of Approval (BMC Section 13.104.060).** The requirements of BMC Sections 13.104.030 through 13.104.050 shall be included as conditions of approval of any Use Permit or Zoning Certificate for any Project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under BMC Chapter 1.28 and/or the revocation or modification of any Use Permit issued for the Project under BMC Chapter 23.404.
- 3. Hold Harmless.** The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under

the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.

II. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC Section 23.404.050(H) Conditions of Approval, the Zoning Adjustments Board attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

- 4. Previous Use Permits. This permit is subject to all applicable and ongoing Conditions of Approval attached to Use Permit #ZP2022-0113 that are not otherwise superseded by subsequent conditions or updated land use and building code.**

Prior to Issuance of Any Building & Safety Permit (Demolition or Construction)

- 5. Toxics.** The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:
 - A. Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527).** A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for developments for: all new commercial, industrial and mixed-use developments and all improvement projects that require work 5 or more feet below grade, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: [City of Berkeley Community GIS Portal \(arcgis.com\)](https://www.berkeley.ca.gov/arcgis)
 - B.** Depending on the findings in the Phase I, a Phase II or additional investigation may be necessary. Any available soils and groundwater analytical data available for projects listed in this section must also be submitted to TMD.
 - C. Environmental Site Clearance.** The applicant shall provide environmental screening clearance from either the San Francisco Bay Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), or the Alameda County Department of Environmental Health's Local Oversight Program (LOP). Clearance from one of these regulatory agencies will ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Environmental screening clearance shall be submitted to the City of Berkeley's Toxics Management Division prior to issuance of any building permits.

D. Soil and Groundwater Management Plan. A site-specific Soil and Groundwater Management Plan (SGMP) shall be submitted to Toxics Management Division (TMD) for all non-residential projects, and residential or mixed-use projects with more than four dwelling units, that: (1) are in the Environmental Management Area (EMA), as shown on the most recent City of Berkeley EMA map, and (2) propose any excavations deeper than 5 feet below grade or if significant soils removal is anticipated. The SGMP shall be submitted to the TMD with the project's building permit application and shall be approved by TMD prior to issuance of the building permit.

The SGMP shall comply with the hazardous materials and waste management standards required by BMC Section 15.12.100, the stormwater pollution prevention requirements of San Francisco Bay Regional Water Quality Control Board's Order No. R2-2009-0074, California hazardous waste generator regulations (Title 22 California Code of Regulations (CCR) 66260 et seq.), and the East Bay Municipal Utility District's Ordinance 311, and shall include the following:

- i. procedures for soil and groundwater management including identification of pollutants and disposal methods;
- ii. procedures to manage odors, dust and other potential nuisance conditions expected during development;
- iii. notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and
- iv. the name and phone number of the individual responsible for implementing the SGMP and who will respond to community questions or complaints.

TMD may require additional information or impose additional conditions as deemed necessary to protect human health and the environment. All requirements of the approved SGMP shall be deemed conditions of approval.

E. Demolitions & Renovations – Building Materials Survey. A hazardous materials survey for building materials and plans on hazardous materials and hazardous waste removal and disposal is required and must be prepared by qualified professionals, and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit.

- i. The survey shall include the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals.
- ii. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors must follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)

- iii. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.
- iv. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition.

Please note, the PCB Screening Form required by Public Works, Engineering, is a separate requirement and does not address the PCB identification requirement of the Toxics Management Division.

F. Hazardous Materials Business Plan. A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 and California Health & Safety Code, Chapter 6.95 Div. 20, shall be submitted to the Toxics Management Division through the California Environmental Reporting System: <http://cers.calepa.ca.gov/> for chemicals used or stored on site during construction that exceed reporting thresholds. The reporting is required if your facility stores or handles hazardous materials in aggregate quantities equal to or greater than 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet of compressed gases, or generates any quantity of hazardous waste. This includes welding gases, emergency generator fuel, paints, etc.

Additionally, the business occupant must submit an HMBP within 30 days of starting operations.

Prior to Issuance of Any Building (Construction) Permit

AFFORDABLE HOUSING REQUIREMENTS – RESIDENTIAL PROJECTS

- 6. **Affordable Housing Compliance Plan.** The final Affordable Housing Compliance Plan (“AHCP”) must be certified by the Zoning Officer and the Department of Health, Housing, and Community Services prior to the issuance of Building Permit. Projects that receive approval from the Building Official for multiple phase construction permits must have the final AHCP certified prior to the issuance of the phase one building permit.
- 7. **Below Market Rate Units.** 15 Very-Low Income rental Group Living Accommodation units (BMR Units) shall be provided in the project. All affordable units provided pursuant to Section 2, Density Bonus, of the permit findings shall be designated as BMR Units. All BMR units are required to comply with the stricter of the State Density Bonus Law (Government Code Section 65915) or BMC Section 23.328.030(A) Affordable Housing Requirements.

Summary table of project BMR units			
Code Section	Extremely-Low Income (30% AMI)	Very-Low Income (50% AMI)	Low Income (80% AMI)
BMC Chapter 23.328		15	

(Inclusionary Housing)			
State Density Bonus Law (Gov. Code Section 65915)		15	
Total		15	

8. **Regulatory Agreement.** If BMR units are provided, the owner shall enter into a Regulatory Agreement that implements Government Code Section 65915 BMC Section 23.328.030, and other provisions for BMR units included in this Use Permit. The Regulatory Agreement may include any terms and affordability standards determined by the City to be necessary to ensure such compliance. The Regulatory Agreement will secure the property’s obligation to comply with the requirements for providing BMR units as defined by BMC Chapter 23.328 and State Density Bonus Law (Government Code Section 65915). The applicant shall submit the Regulatory Agreement to the Department of Health, Housing, and Community Services for review and approval. All BMR units are required to comply with the Regulatory Agreement and the BMR Administrative Guidelines. Regulatory Agreements must be executed prior to the issuance of Building Permit, or, in the case of projects that receive approval from the Building Official for multiple phase construction permits, prior to the issuance of the phase one building permit.
9. **Payment of Affordable Housing In-Lieu Fee.** The Affordable Housing In-Lieu Fee shall be paid as required by BMC Section 23.328.030(B) and Resolution 70,698 N.S. The fee for this project is \$300,915.81. Any adjustments to the fee and the final fee amount will be determined prior to building permit issuance as part of the Affordable Housing Compliance Plan approval. The In-Lieu Fee shall be paid prior to the issuance of the first Certificate of Occupancy, or if no Certificate of Occupancy is required, prior to the final inspection of the Project. Nothing in these conditions shall be interpreted to prohibit, or to require modification of the Use Permit or Regulatory Agreement to allow, the provision of additional BMR units, or additional affordability, then are required in the foregoing provisions.

During Construction:

10. **Public Works - Implement Bay Area Air District (BAAD)-Recommended Measures** during Construction. For all proposed projects, BAAD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:
 - A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

- C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator.
- H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

11. Public Works. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.

Prior to Final Inspection or Issuance of Occupancy Permit:

- 12. All landscape, site and architectural improvements shall be completed per the attached approved drawings received March 28, 2025.
- 13. **Transportation Demand Management.** Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Land Use Division staff to confirm that the physical improvements required in BMC Sections 23.334.030(C) and 23.322.090 (bike parking) have been installed. A Parking and Transportation Demand Management (PTDM) compliance report documenting that the programmatic measures required in BMC Sections 23.334.030(C) and 23.322.090 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the project is compliant with the applicable requirements in these sections.
 - A. Consistent with BMC Section 23.334.030(A), all parking spaces provided for residents be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of Certificate of Occupancy or final inspection.

- B.** Consistent with BMC Section 23.334.030(B), at least one of the following transit benefits shall be offered, at no cost to the resident, for a period of ten years after the issuance of a Certificate of Occupancy. A notice describing these transportation benefits shall be posted in a location or locations visible to all residents.
- i.** One monthly pass for unlimited local bus transit service for every bedroom in each dwelling unit, up to a maximum of two benefits per dwelling unit.
 - ii.** Each Group Living Accommodation room will receive one pass
 - iii.** Subject to the review and approval of the Zoning Officer in consultation with the Transportation Division Manager, a functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted unlimited adult monthly pass for unlimited local bus transit service monthly local bus pass.
- C.** Consistent with BMC Section 23.334.030(C), publicly-available, real-time transportation information in a common area, such as a lobby or elevator bay, on televisions, computer monitors or other displays readily visible to residents and/or visitors, shall be provided. Transportation information shall include, but is not limited to, transit arrivals and departures for nearby transit routes.
- D.** Property owners may be required to pay administrative fees associated with compliance with this Condition.

At All Times:

- 14. Required Bike Parking.** Secure and on-site bike parking for at least 65 bicycles shall be provided for the life of the building.

Riemer, Allison

From: San Pablo Plan
Sent: Wednesday, August 21, 2024 11:43 AM
To: Riemer, Allison
Subject: FW: In regards to permit #ZP2022-0113- 2147 San Pablo Ave

Follow Up Flag: Follow up
Flag Status: Flagged

Internal
Hey Allison,

I received this email through the San Pablo Plan email and wanted to forward over to you because I saw that you may be processing a modification to the permit. Please let me know if you're not the correct person working on this project or if I can forward this along to another person.

Thanks,
Robert

-----Original Message-----

From: lyndavigil@gmail.com <lyndavigil@gmail.com>
Sent: Saturday, August 10, 2024 11:10 AM
To: San Pablo Plan <SanPabloPlan@berkeleyca.gov>
Subject: In regards to permit #ZP2022-0113- 2147 San Pablo Ave

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

I am a resident that lives very close to this development and recieved a notice in the mail to change the current build.

I have a huge problem with this change, it's in the wrong direction.

The proposal is to remove the already limited parking spaces from the plan.

I live less then half a block away and there are at least two more large mixed use buildings planned for the corner of Allston and San Pablo. And while I'm for development, we already have a parking shortage!

This change in permit to remove all of its planned parking, which is 14spots, is going in the wrong direction. There should be an increase in parking not removal.

The unit already is planned for 144 units with multiple residents in each unit. Providing bike parking alone is absolutely ridiculous and completely unfair to the people living in the area.

I truly hope with this development and all future ones planned for San Pablo beginne to increase parking requirements. We do not have a housing shortage, we have an affordability shortage and this push to develop without thinking about the long term effects is going to destroy the charm and beauty of Berkeley.

There needs to be a better balance of care.

Lynda Vigil, a concern neighbor
510-570-5512

Riemer, Allison

From: Murphy Sontag <murphyklongo@gmail.com>
Sent: Friday, September 6, 2024 4:54 PM
To: Riemer, Allison
Subject: Fwd: Comments on 2136 San Pablo EIR - West Berkeley bears the brunt of Berkeley's new housing - 2147 SPA
Attachments: image001.png; image003.png; image005.png
Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Allison,

I live on Cowper street adjacent to a location soon to be developed, 2147 San Pablo Avenue. I share a property line with 2147. Would you be available to discuss the project? I have questions about the process and application for design changes and a Use Permit.

I am forwarding some of the previous discussions with Sharon Gong in your office. I hope to meet you soon.

Sincerely,

Murphy Sontag
1114 Cowper St, Berkeley
510-384-4871

----- Forwarded message -----

From: Gong, Sharon <SGong@berkeleyca.gov>
Date: Wed, Aug 7, 2024 at 4:40 PM
Subject: RE: Comments on 2136 San Pablo EIR - West Berkeley bears the brunt of Berkeley's new housing - 2147 SPA
To: Murphy Sontag <murphyklongo@gmail.com>

Hi Murphy,

It looks like the applicants are applying for a use permit modification. We just got the application, and it hasn't been assigned to a planner yet. But you can see application materials here:

- <https://aca.cityofberkeley.info/CitizenAccess/Default.aspx>

Click on Zoning tab; enter permit number "ZP2024-0096"; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials.

Regards,

Sharon



Sharon Gong (she/her/hers)

Senior Planner

Planning and Development, Land Use Division

1947 Center St., 2nd Floor, Berkeley, CA 94704

From: Murphy Sontag <murphyklongo@gmail.com>

Sent: Monday, August 5, 2024 11:06 AM

To: Gong, Sharon <SGong@berkeleyca.gov>

Subject: Re: Comments on 2136 San Pablo EIR - West Berkeley bears the brunt of Berkeley's new housing

Hello Sharon,

The owner at [2147 San Pablo Avenue](#) posted signs on their property. Did the City approve a building permit? My property borders the project on Cowper Street.

I have not received a notice.

Sincerely,

Murphy sontag

owner [1114 Cowper Street](#)

On Fri, Jan 26, 2024 at 2:27 PM Gong, Sharon <SGong@berkeleyca.gov> wrote:

Hello Murphy,

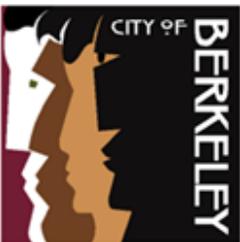
I can give you a more detailed update – the Final EIR documents are being reviewed by the City and we are working toward finalizing them, with the aim to bring this project to the Board for decision this spring.

As a resident within 300 feet of the site, you will receive a notice public hearing when the meeting is scheduled.

Hope that helps.

Regards,

Sharon



Sharon Gong (she/her/hers)

Senior Planner

Planning and Development, Land Use Division

1947 Center St., 2nd Floor, Berkeley, CA 94704

From: Murphy Sontag <murphyklongo@gmail.com>

Sent: Thursday, January 25, 2024 3:45 PM

To: Gong, Sharon <SGong@berkeleyca.gov>

Subject: Re: Comments on 2136 San Pablo EIR - West Berkeley bears the brunt of Berkeley's new housing

Dear Sharon,

I share the property line with a development on San Pablo Avenue. Has the City of Berkeley issued a building permit for [2147 San Pablo Avenue?](#) I cannot interpret this

link. <https://permits.cityofberkeley.info/CitizenAccess/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=22PLN&capID2=00000&capID3=00703&agencyCode=BERKELEY&IsToShowInspection=>

Thank you,

Murphy Levitt Sontag

[1114 Cowper Street, Berkeley](#)

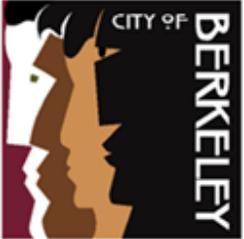
On Fri, Sep 16, 2022 at 9:07 AM Gong, Sharon <SGong@cityofberkeley.info> wrote:

Hi Miranda,

Your comments have been received.

Thanks,

Sharon



Sharon Gong (she/her/hers)
Senior Planner
Planning and Development, Land Use Division
1947 Center St., 2nd Floor, Berkeley, CA 94704

Riemer, Allison

From: Murphy Sontag <murphyklongo@gmail.com>
Sent: Tuesday, October 15, 2024 12:40 PM
To: Riemer, Allison
Cc: janice Williams; Tyson Fulmer; Janet Delaney; Miranda; Adrienne Lapin; Ann Keri; Avram Gimbel; Avram Siegel; Bill Jetton; Cathy Goerz; Colleen Silva; Dan McClain; Daren.allan@gmail.com; Edna Lung; Izi; Jennifer Greer; John Hell; Kim Van Liefferinge; Kirby Lawton; Kristina; Lorin Dole; Nate Lohman; Ramona Atanacio; Rhetta Lavinder-Hill; Robin; Seewan Eng; Sam Tia; Sarah; Seewan Eng; Timothy Nunes; Girish Venkataramani; info@sacredstream.org; james donnelly; jh.bartell@gmail.com; jj.weber@gmail.com; Joe Eckhart; lauraeinowski; lisa mcclain; Robin Earth; Richard Leaf; sarah burnworth; sarajoyculver@gmail.com; stank.emily@gmail.com; wpcole; zhairiguang@outlook.com
Subject: Re: 2147 San Pablo plans
Follow Up Flag: Follow up
Flag Status: Flagged

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hi Allison,
Thanks for meeting with me and helping me understand your process. Please take this letter below to Zoning as soon as possible and please consider this request to mitigate open hours of the roof top level of 2147 San Pablo Avenue.

Sincerely,
Murphy

2147 San Pablo Avenue
Use Permit

Dear City Staff:

I am the homeowner at 1114 Cowper Street. There is a pending use permit for a residential/commercial building at the above address. My property borders this project. My neighbors and I have concerns about noise and lighting should this new business be granted a use permit by City of Berkeley. I have experienced abuse of Use Permits, being an adjacent neighbor to Jack In The Box at 2121 San Pablo Avenue, Use Permit #10-1000011

I ask that the City of Berkeley mitigate the use hours to match the hours allowed in The Jack In The Box use permit #10-100001 specifically the roof level which is the 7th floor. The roof level of 2147 San Pablo should be closed for use outside of these hours. If Jack in the Box must close their drive thru during these hours, so must 2147 close the roof top. The impacts of noise and light from the use of the roof level will be felt by us, the neighbors on Cowper Street.

Cowper Street is truly unique; it is the only Berkeley street off of San Pablo that is one block long. The use of 2147 is going to change the area a lot and we as a neighborhood are

adapting to these changes, but this project must adhere to the same limits in open hours as other use permits in the area already do.

Thank you for your consideration.

Sincerely,

Murphy Sontag

owner, 1114 Cowper Street

On Thu, Oct 10, 2024 at 9:30 AM Riemer, Allison <ARiemer@berkeleyca.gov> wrote:

Hi Murphy,

You can find the plans and documents for Zoning projects [here](#) (you don't need to log in, just search by address or application number, select the application, select Record Info, and then select Attachments).

Best,

Allison

Allison Riemer, AICP (she/her)

Associate Planner

Land Use Planning Division | (510) 981-7433

1947 Center Street, 2nd Floor | Berkeley, CA 94704

ariemer@berkeleyca.gov

The Permit Service Center (PSC), including the Zoning Counter, is open between 8:30 am – 2:30 pm (final check in at 2:00 pm) Monday through Thursday.

[Zoning Project Submittal Requirements](#) (updated October 2023)

General Planning Department questions: Planning@berkeleyca.gov

Zoning questions: ZoningCounter@berkeleyca.gov

Planning Department [Forms](#)

City of Berkeley [holidays and reduced service days](#)

PROJECT DIRECTORY

OWNER: WANG BROTHERS INVESTMENTS, LLC 2417 MARINER SQUARE LOOP, SUITE 247 ALAMEDA, CA 94501 925.386.0285	ARCHITECT: LOWNEY ARCHITECTURE 360 17th STREET, SUITE 100 OAKLAND, CA 94612 ATTN: CURTIS MILLER CURTIS@LOWNEYARCH.COM 510.836.5400 510.836.5454(FAX)	CIVIL: BKF ENGINEERING 1646 N. CALIFORNIA BLVD., SUITE 400 WALNUT CREEK, CA 94596 ATTN: MELINDA THOMAS MELINDATHOMAS@BKF.COM 925.940.2200	STRUCTURAL: TIPPING 1906 SHATTUCK AVENUE BERKELEY, CA 94704 ATTN: JOY WEI J.WEI@TIPPINGSTRUCTURAL.COM 510.549.1906	LANDSCAPE: 122 WEST LANDSCAPE ARCH. ATTN: CHRISTIAN MACKE CMACKE@122WESTDESIGN.COM 510.525.9517
---	--	--	---	--

BUILDING INFORMATION

BUILDING INFORMATION	
BUILDING ADDRESS	2147 SAN PABLO AVE, BERKELEY, CA 94702
NUMBER OF STORIES	6
ALLOWABLE AREA	72,000 SF
PROPOSED AREA	69,468 SF (INCLUDES OPEN SPACE - CONSTRUCTABLE)
ALLOWABLE HEIGHT	85'
PROPOSED HEIGHT	t.o. elevator overrun 76'-6" / t.o. parapet 74'-10 1/2"
CONSTRUCTION TYPE	5 STORIES OF TYPE III-A OVER 1 STORY OF TYPE 1-A
SPRINKLER TYPE	NFPA 13
STANDPIPE CLASS	CLASS III
OCCUPANCY CLASSIFICATION	A-3,R-2,M,B,S-2
OCCUPANT LOAD	177
ZONING INFORMATION	
ASSESSOR'S PARCEL #	56-1983-42-1
ZONING DISTRICT	C-W
LOT SIZE	14,571 SF
OVERLAY ZONE(S)	(IF ANY)
HISTORIC DESIGNATION	(IF ANY)
TENANT IMPROVEMENT INFORMATION	
PROPOSED USE	2 RETAIL
PROPOSED AREA	1,804 SF
OCCUPANT TYPE	M-2
PARKING INFORMATION	
CAR ALLOWED	N/A
CAR PROPOSED	N/A
REQUIRED BIKE PARKING	(10 Short Term) (57 Long Term) Total 67
PROPOSED BIKE PARKING	(10 Short Term) (124 Long Term) Total 134
OPEN SPACE	5,008 SF

ZONING CODE INFORMATION

SITE INFORMATION	
ADDRESS	2147 SAN PABLO AVENUE, BERKELEY, CA 94702
APN	55-1983-42-1
ZONING DISTRICT	C-W
OVERLAY/SPECIAL DISTRICT	N/A
SEISMIC SAFETY	
EARTHQUAKE FAULT RUPTURE ZONE	NO
LIQUEFACTION ZONE	NO
LANDSLIDE ZONE	NO
UNREINFORCED MASONRY BUILDING INVENTORY	NO
HISTORIC ZONE	
LANDMARK/STRUCTURE OF MERIT	NO
ENVIRONMENTAL SAFETY	
CREEK BUFFER	NO
FLOOD ZONE	NO
FIRE ZONE	NO
ENVIRONMENTAL MANAGEMENT AREA	NO
ADDITIONAL PARCEL INFO	
REDEVELOPMENT AREA	NO
SPECIFIC PLAN (WEST BERKELEY, SS, ETC.)	NO

APPLICABLE CODES

CALIFORNIA CODE OF REGULATIONS (CCR)

2022 TITLE 24, PART 1 - CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
 2022 TITLE 24, PART 2 - CALIFORNIA BUILDING CODE
 2022 TITLE 24, PART 2.5 - CALIFORNIA RESIDENTIAL BUILDING CODE
 2022 TITLE 24, PART 3 - CALIFORNIA ELECTRICAL CODE
 2022 TITLE 24, PART 4 - CALIFORNIA MECHANICAL CODE
 2022 TITLE 24, PART 5 - CALIFORNIA PLUMBING CODE
 2022 TITLE 24, PART 6 - CALIFORNIA ENERGY CODE
 TITLE 8, DIVISION 1. CHAPTER 4. SUBCHAPTER 6. ELEVATOR SAFETY ORDERS
 2022 TITLE 24, PART 8 - CALIFORNIA HISTORICAL BUILDING CODE
 2022 TITLE 24, PART 9 - CALIFORNIA FIRE CODE
 2022 TITLE 24, PART 10 - CALIFORNIA EXISTING BUILDING CODE
 2022 TITLE 24, PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE
 2022 TITLE 24, PART 12 - CALIFORNIA REFERENCE STANDARDS CODE

ACCESSIBILITY 2010 ADA
 ACCESSIBILITY: 11B

ALL CONSTRUCTION TO COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.

NEW MIXED USE RESIDENTIAL BUILDING

2147 SAN PABLO AVE, BERKELEY, CA 94702



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2147 SAN PABLO AVE HOUSING

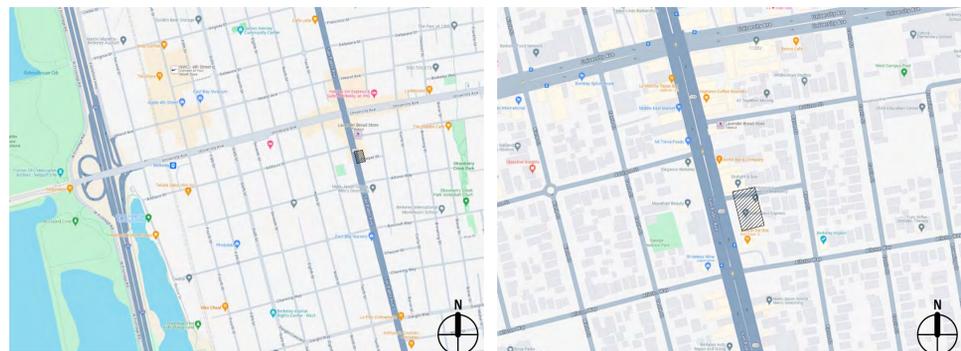
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OWNER
WANG BROTHERS INVESTMENTS, LLC
2417 Mariner Square Loop, Suite 247
Alameda, CA 94501
Phone: 925.386.0285

SHEET INDEX

GENERAL	
G0.00	COVER SHEET
G0.02	STREET CONTEXT PHOTOS
G0.03	STREET CONTEXT PHOTOS
G0.10	STREET STRIP ELEVATIONS
G0.11	PERSPECTIVE CONTEXT PHOTO-RENDERINGS
G0.12	PERSPECTIVE CONTEXT PHOTO-RENDERINGS
G0.13	PERSPECTIVE CONTEXT PHOTO-RENDERINGS
G0.20	SHADOW STUDIES
G0.30	DENSITY BONUS DIAGRAMS AND AHCP
G0.30A	AFFORDABLE HOUSING COMPLIANCE PLAN SHEET
G0.30B	AFFORDABLE HOUSING COMPLIANCE PLAN SHEET
G0.31	USABLE OPEN SPACE CALCULATIONS
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L-1.2 -	LANDSCAPE PLAN - 6TH FLOOR
L-1.3 -	COURTYARD ENLARGEMENT
L-2.0 -	IRRIGATION CALCULATIONS
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A0.12	LOT COVERAGE DIAGRAMS
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A1.05	SIXTH FLOOR PLAN
A1.06	ROOF PLAN
A2.00	ELEVATIONS AND MATERIALS
A2.01	ELEVATIONS AND MATERIALS
A3.00	BUILDING SECTIONS
A4.01	ENLARGED ROOM PLAN AND ELEVATIONS
SHEET TOTAL: 41	

PROJECT LOCATION



PROJECT DESCRIPTION

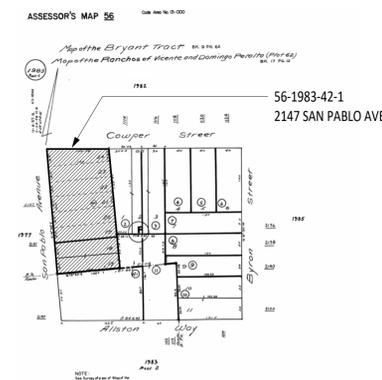
2147 SAN PABLO AVENUE IS A PROPOSED MIXED-USE DEVELOPMENT AT THE CORNER OF SAN PABLO AND COWPER STREET IN BERKELEY, CA. THE PROJECT IS A MULTI-STORY WOOD CONSTRUCTION OVER A CONCRETE PODIUM THAT INCLUDES 141 GROUP LIVING ACCOMMODATIONS AND TWO RETAIL SPACE. THE TWO RETAIL SPACES TOTAL 1,804 SF STREET LEVEL RETAIL. THE PROJECT PROVIDES THAT 15 UNITS WILL BE VERY LOW INCOME UNITS AND INVOKES THE STATE DENSITY BONUS LAW FOR INCREASED UNIT COUNT.

THE PROJECT FEATURES OPEN SPACE FOR THE TENANTS ON THE GROUND FLOOR, 2ND FLOOR PODIUM AS WELL AS A COLLECTION OF BALCONIES AND ROOF DECKS. THE PROJECT INCLUDES A SECURED BIKE PARKING ROOM, MANAGER'S OFFICE AND RESIDENT COMMUNITY WORKSHARE SPACE.

A USE PERMIT IS REQUESTED TO DEMOLISH THE EXISTING 4,928 S.F. AUTO-GLASS SHOP AND ASSOCIATED PARKING LOT AT 2147 SAN PABLO AVENUE.

AN ADDITIONAL USE PERMIT IS REQUESTED TO BUILD A NEW MIXED-USE RESIDENTIAL BUILDING; COMPRISED OF ~1,804 S.F. OF RETAIL SPACE, & 141 RESIDENTIAL GLA (GROUP LIVING ACCOMMODATION) UNITS IN A 6-STORY, ~66,000 S.F. BUILDING.

PARCEL MAP



BUILDING DATA PER PLANNING CODE

	EXISTING	(N) PROPOSED	(N) REQ./ALLOWED	NOTES/CODE
PARCEL CONDITIONS				
OCCUPANCY TYPE	S1, B	M, R2		See BMC 23E.64.030
LOT AREA	14,571 SF	14,571 SF	N/A	
BUILDING FOOTPRINT	4,823 SF	12,240 SF	N/A	
LOT COVERAGE	33.1%	84%	N/A	
FLOOR AREA RATIO	0.34	4.42	3	Waiver for Additional FAR
AREAS				
RETAIL FLOOR AREAS	4,928 SF	1,804 SF	N/A	
RESIDENTIAL FLOOR AREA	0 SF	59,265 SF	See Density Bonus	
USABLE OPEN SPACE	0 SF	5,008 SF	0 SF	No UOS required for GLAs
IMPERVIOUS SURFACE AREA	12,760 SF	14,564 SF	See Civil SWCP	
GROSS FLOOR AREA	4,928 SF	64,460 SF	43,713 SF	Waiver for additional FAR / BMC Section 23.106.030(C) Floor Area, Gross
HEIGHT				
BUILDING HEIGHT - # OF STORIES	1	6	4	4th story allowed with residential use on top floor
BUILDING HEIGHT - FEET	20'	70'	50'	50' height allowed with residential use on top floor
SETBACKS				
			M, R-2	23.304.030(C)(2) (b) Modifications in Commercial Districts. For lots in a Commercial District that abut or confront one or more lots in a Residential District, the Zoning Adjustments Board (ZAB) may approve a Use Permit to allow setbacks smaller than required in Table 23.304-3 upon finding that the reduced setback would provide greater privacy or improved amenities to a lot in the Residential District. (Ord. 7890-NS §§ 34, 35, 2023; Ord. 7882-NS §§ 1...
FRONT	12'-7"	2'-0"	0', 20'-0"	
REAR	0'-0"	5'-0"	0', 10'-0"	
INTERIOR SIDE	10'-0"	5'-0", 11'-0"	0', 5'-0"	
STREET SIDE	43'-0"	2'-0"	0', 10'-0"	
PARKING				
BIKE PARKING (SHORT TERM)	0	12	7	(1) space per 20 GLA residents and (1) space per 2,000 SF commercial
BIKE PARKING (LONG TERM)	0	124	57	(1) space per 2.5 GLA residents
AUTO PARKING	16	0	0	Per AB 2097, no parking is required due to proximity to high-quality transit

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SHEET TITLE:

COVER SHEET

SHEET NUMBER
GO.00

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 HOUSING**

2147 San Pablo Ave, Berkeley, CA 94702

OWNER
 WANG BROTHERS INVESTMENTS, LLC
 2417 Mariner Square Loop, Suite 247
 Alameda, CA 94501
 Phone: 925.386.0285

2198 SAN PABLO AVE.

2154 SAN PABLO AVE.

2146 SAN PABLO AVE.

2144 SAN PABLO AVE.

2140 SAN PABLO AVE.

2100 SAN PABLO AVE.



2 SAN PABLO AVE LOOKING WEST

**SITE LOCATION:
 2147 SAN PABLO AVE.**

2115 SAN PABLO AVE.

2117 SAN PABLO AVE.

2119 SAN PABLO AVE.

2121 SAN PABLO AVE.

2197 SAN PABLO AVE.



COWPER ST.

1 SAN PABLO AVE LOOKING EAST

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**STREET CONTEXT
 PHOTOS**

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2 COWPER ST. LOOKING NORTH

**SITE
 LOCATION:**

2147 SAN PABLO AVE. SAN PABLO AVE.



1 COWPER ST. LOOKING SOUTH

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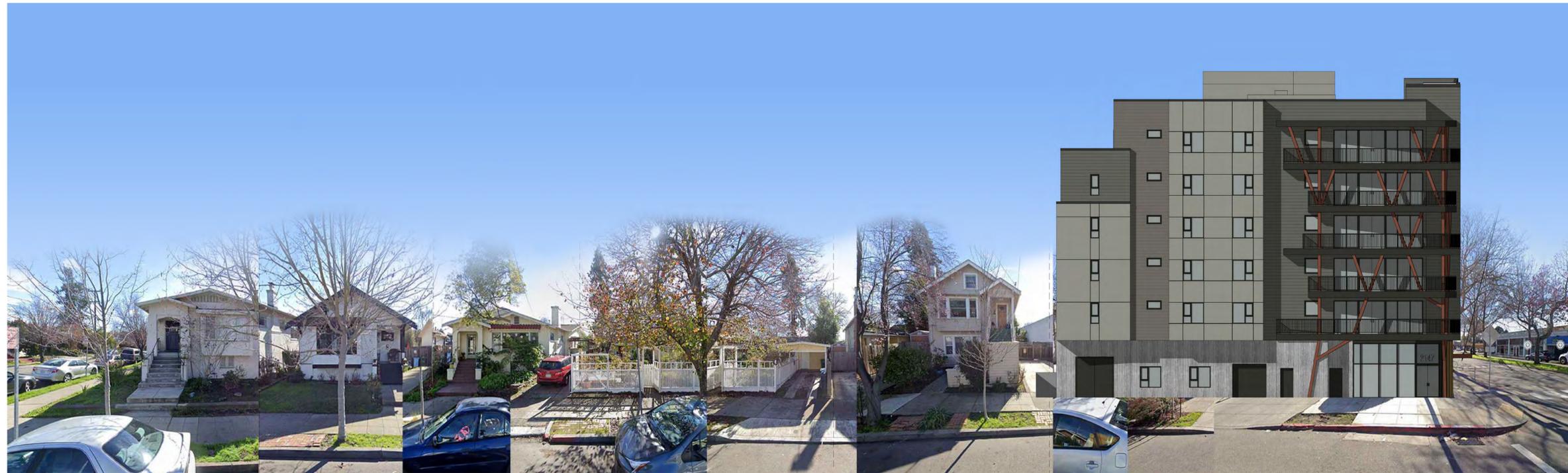
**STREET CONTEXT
 PHOTOS**

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② STREET STRIP ELEVATION - COWPER ST
 12" = 1'-0"



① STREET STRIP ELEVATION - SAN PABLO AVENUE
 12" = 1'-0"

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**STREET STRIP
 ELEVATIONS**

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KEY MAP



4 STREET VIEW FROM THE CORNER OF SAN PABLO AVE AND COWPER STREET - EXISTING
 N.T.S.



3 STREET VIEW FROM SAN PABLO AVENUE - EXISTING
 N.T.S.



2 STREET VIEW FROM THE CORNER OF SAN PABLO AVE AND COWPER STREET - PROPOSED
 N.T.S.



1 STREET VIEW FROM SAN PABLO AVENUE - PROPOSED
 N.T.S.

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PERSPECTIVE CONTEXT
PHOTO-RENDERINGS

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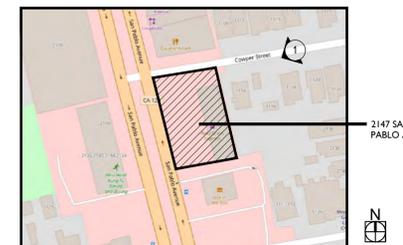
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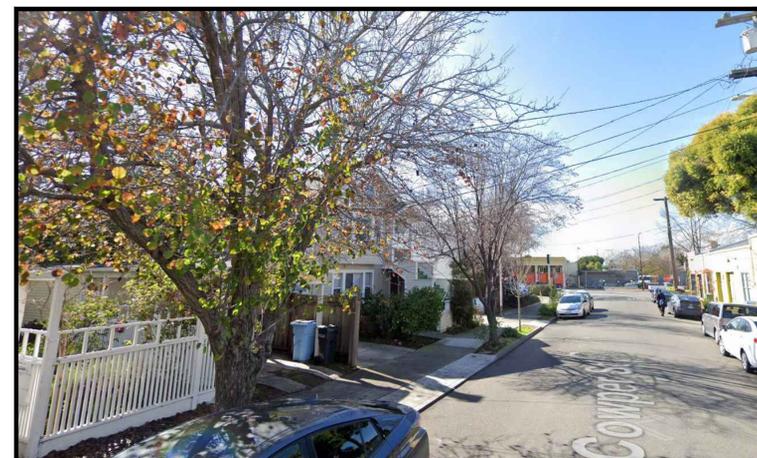
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KEY MAP



4 STREET VIEW FROM SAN PABLO AVENUE - EXISTING
 N.T.S.



3 STREET VIEW FROM THE CORNER OF SAN PABLO AVE AND COWPER STREET - EXISTING
 N.T.S.



2 STREET VIEW FROM SAN PABLO AVENUE - PROPOSED
 N.T.S.



1 STREET VIEW FROM THE CORNER OF SAN PABLO AVE AND COWPER STREET - PROPOSED
 N.T.S.

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**PERSPECTIVE CONTEXT
 PHOTO-RENDERINGS**

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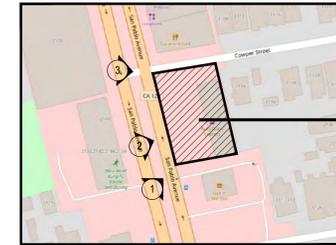
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KEY MAP



5 CORNER OF SAN PABLO AVE AND COWPER STREET - EXISTING
 N.T.S.



4 STREET VIEW FROM SAN PABLO AVENUE - EXISTING
 N.T.S.



3 CORNER OF SAN PABLO AVE AND COWPER STREET - PROPOSED
 N.T.S.



2 STREET VIEW FROM SAN PABLO AVENUE - PROPOSED
 N.T.S.



1 STREET VIEW FROM SAN PABLO AVENUE - PROPOSED
 N.T.S.

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**PERSPECTIVE CONTEXT
 PHOTO-RENDERINGS**

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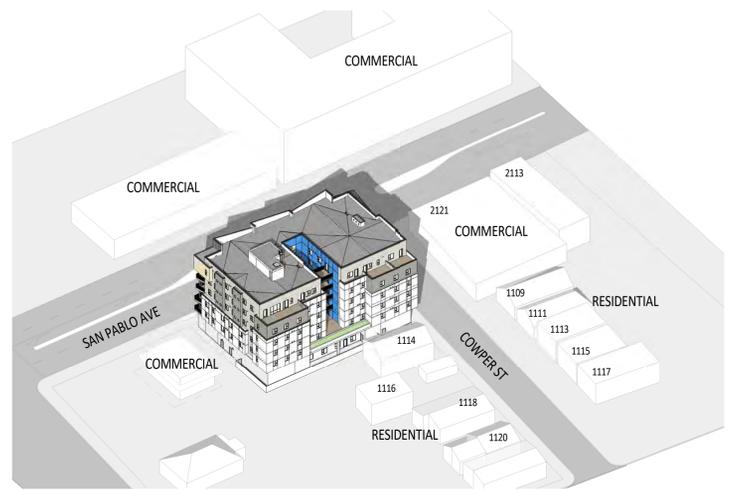


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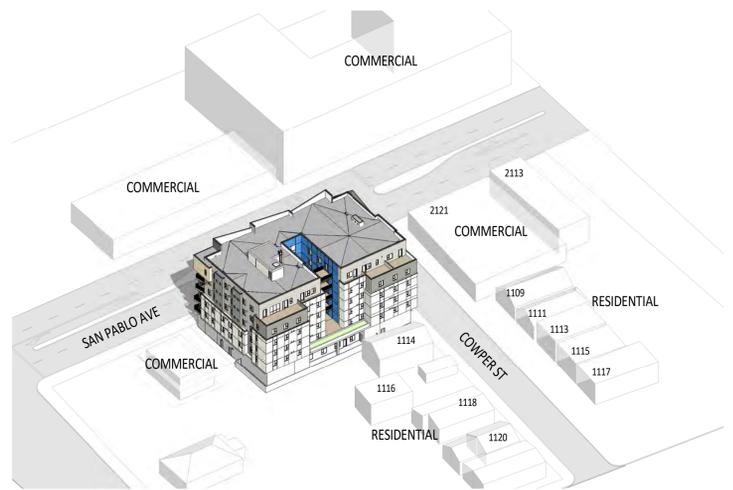
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9 MARCH 21, 9 AM



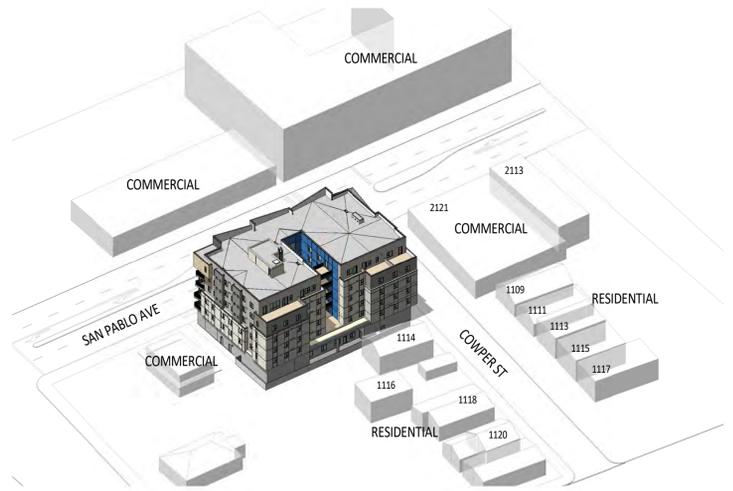
6 JUNE 21, 9 AM



3 DECEMBER 21, 9 AM



8 MARCH 21, 12 PM



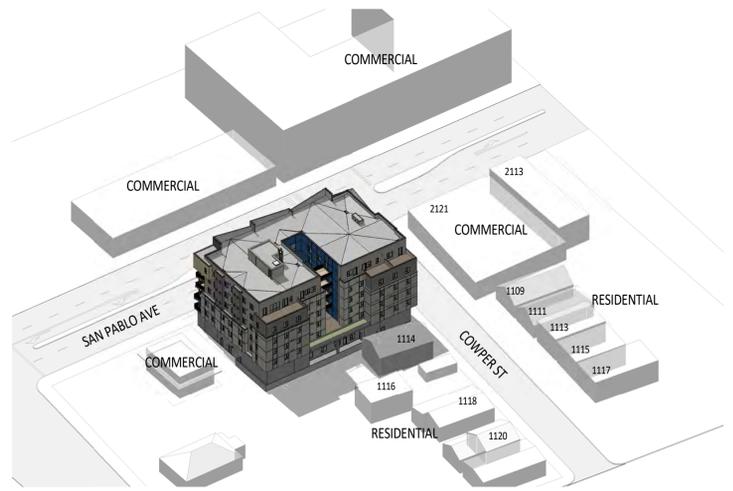
5 JUNE 21, 12 PM



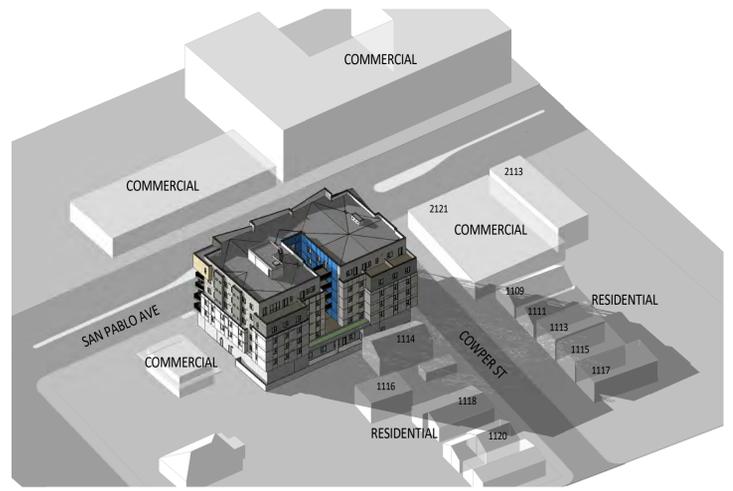
2 DECEMBER 21, 12 PM



7 MARCH 21, 3 PM



4 JUNE 21, 3 PM



1 DECEMBER 21, 3 PM

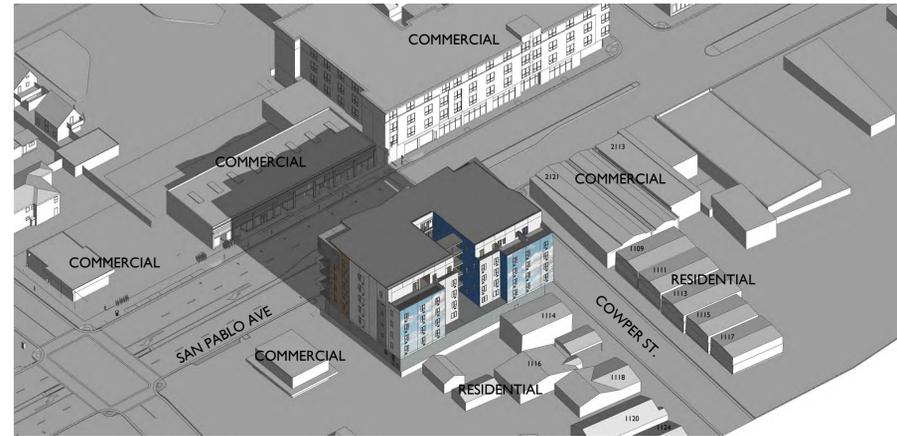
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SHADOW STUDIES

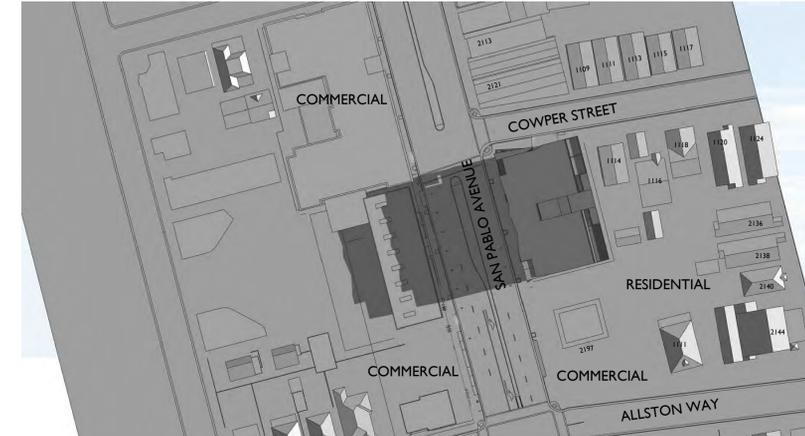
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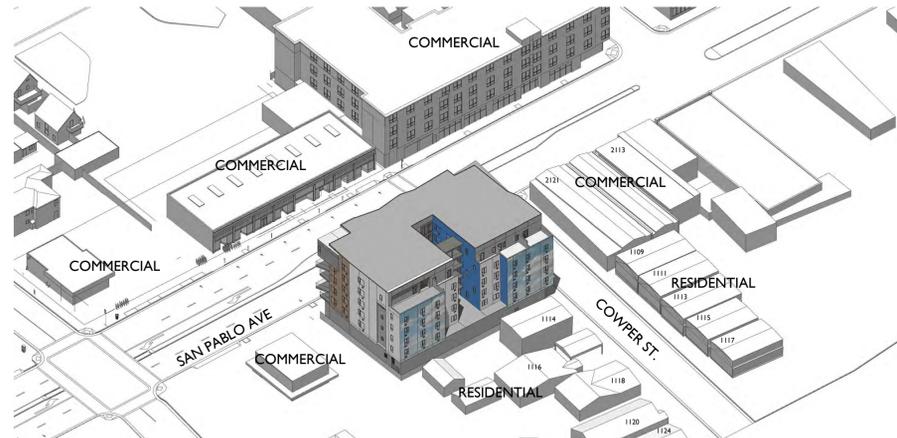
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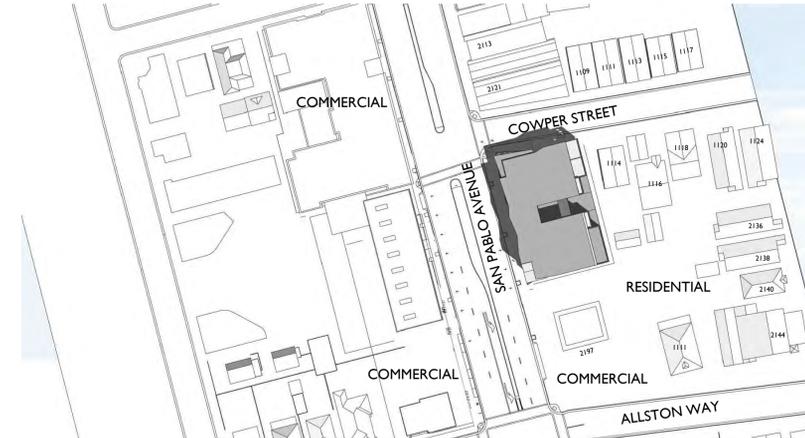
6 SHADOW STUDY: JUNE 21, 7:48 AM - PERSPECTIVE



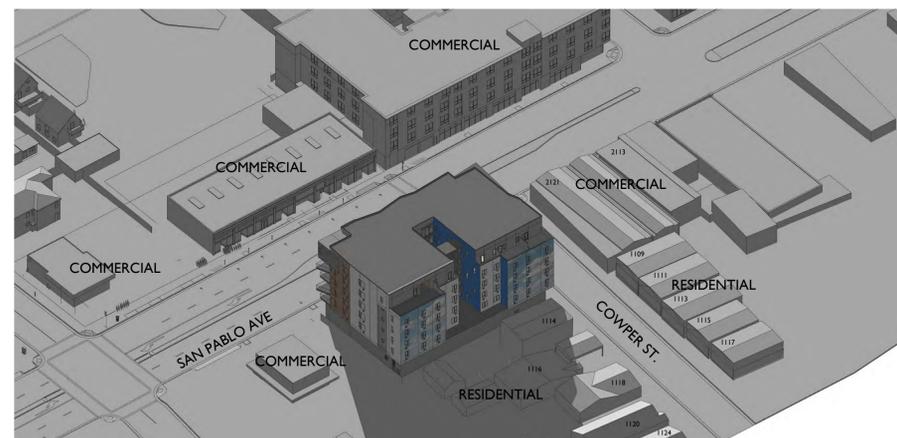
3 SHADOW STUDY: JUNE 21, 7:48 AM - PLAN VIEW



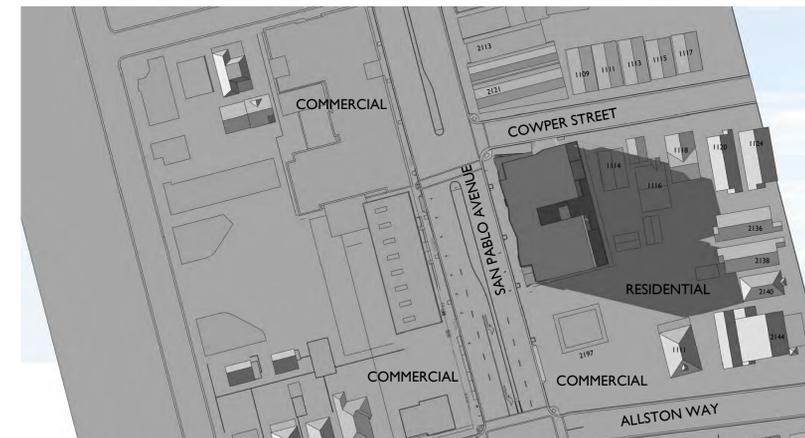
5 SHADOW STUDY: JUNE 21, 12:00 PM - PERSPECTIVE



2 SHADOW STUDY: JUNE 21, 12:00 PM - PLAN VIEW



4 SHADOW STUDY: JUNE 21, 6:34 PM - PERSPECTIVE



1 SHADOW STUDY: JUNE 21, 6:34 PM - PLAN VIEW

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 Alameda, CA 94501
 Phone: 925.386.0285

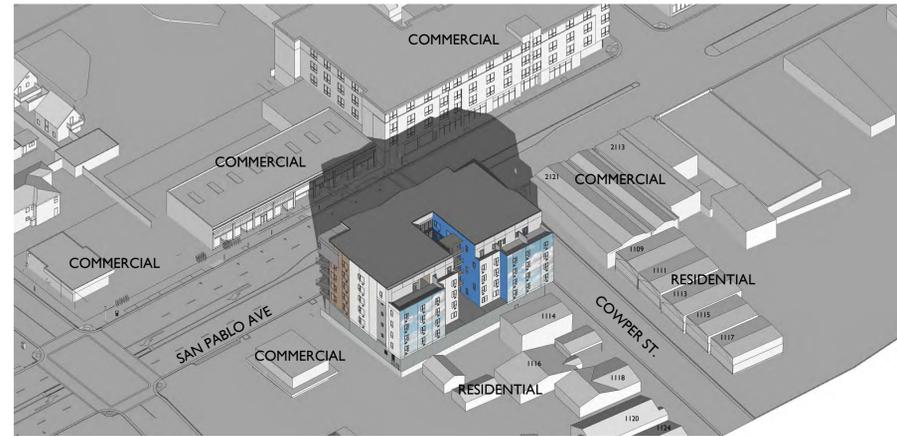
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 PROJECT NUMBER: OAK23-MF-035
 SHEET ISSUE DATE: 06/21/24
 SHEET TITLE:

**SHADOW STUDIES -
JUNE 21**

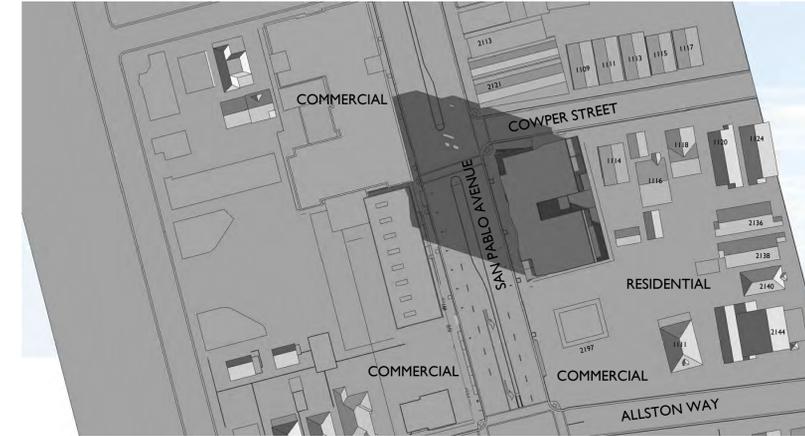
SHEET NUMBER

G0.21

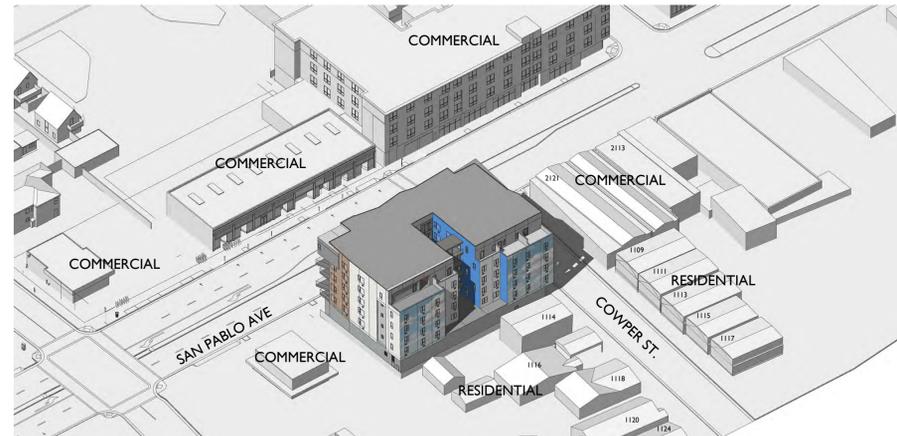
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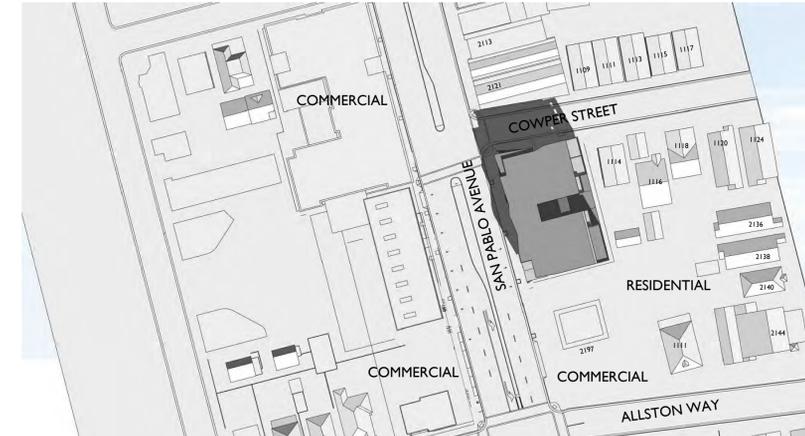
6 SHADOW STUDY: MARCH 21, 9:11 AM - PERSPECTIVE



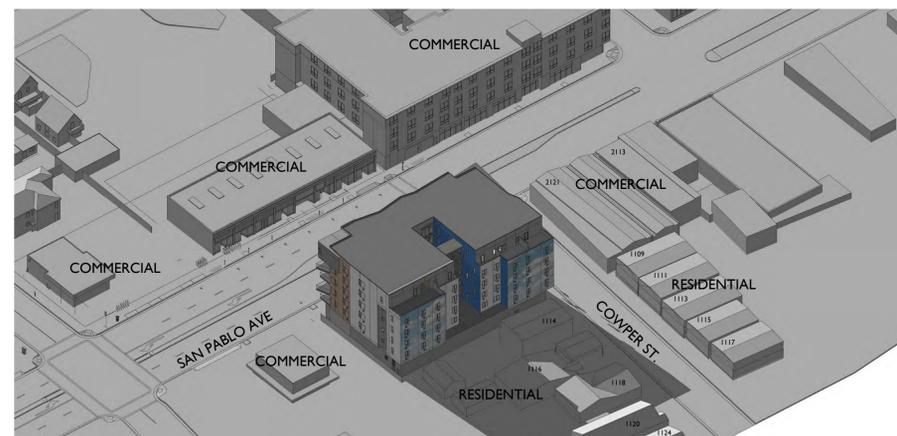
3 SHADOW STUDY: MARCH 21, 9:11 AM - PLAN VIEW



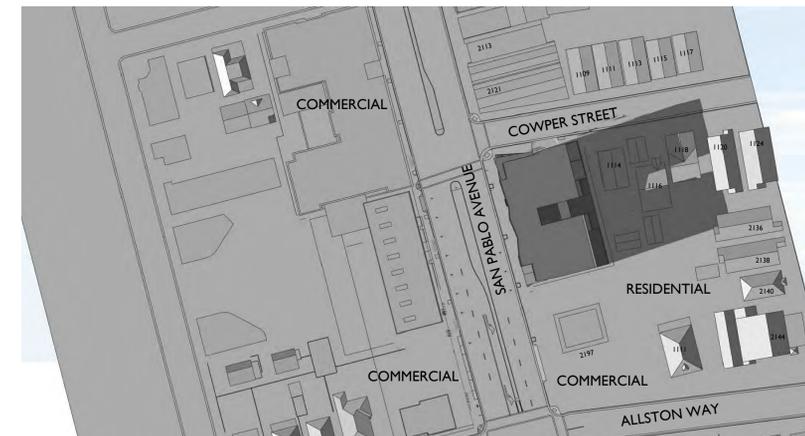
5 SHADOW STUDY: MARCH 21, 12:00 PM - PERSPECTIVE



2 SHADOW STUDY: MARCH 21, 12:00 PM - PLAN VIEW



4 SHADOW STUDY: MARCH 21, 5:22 PM - PERSPECTIVE



1 SHADOW STUDY: MARCH 21, 5:22 PM - PLAN VIEW

lowney
arch

TEL 510.836.5400 URL lowneyarch.com
 350 SEVENTEENTH STREET | SUITE 200 | OAKLAND, CALIFORNIA 94612

**2147 SAN PABLO AVE
HOUSING**

2147 San Pablo Ave, Berkeley, CA 94702

OWNER
 WANG BROTHERS INVESTMENTS, LLC
 2417 Mariner Square Loop, Suite 247
 Alameda, CA 94501
 Phone: 925.386.0285

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 PROJECT NUMBER: OAK23-MF-035
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 SHEET TITLE:

**SHADOW STUDIES -
MARCH 21**

SHEET NUMBER

G0.22

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AFFORDABILITY HOUSING COMPLIANCE PLAN AND CALCULATIONS

21 UNITS + 2BD MANAGER UNIT



5 PROPOSED BUILDING - FLOOR 6
1" = 20'-0"

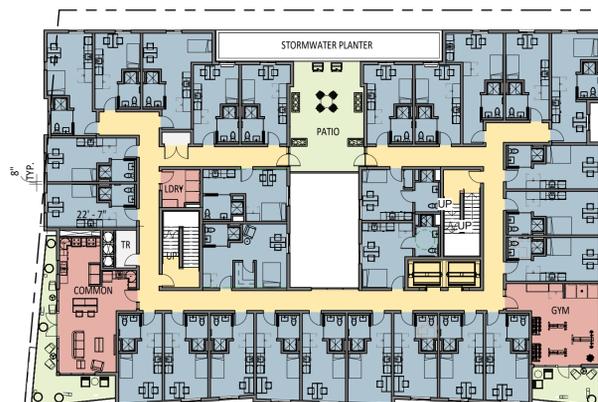
AFFORDABLE HOUSING FEE DUE

Per Square Foot Fee based on Total Residential Unit Floor Area, see Fee Schedule on Page 1) (Base Project only for density bonus projects)	\$56.25/s.f.
Total Residential Unit Floor Area (square feet) (Base Project only for density bonus projects)	24,410.67
In Lieu Fee percentage calculation*: (Affordable Units required – affordable units provided) / Affordable Units required	19-15/19
TOTAL FEE DUE	\$289,073.72

*See BMC 23.328.020 Definitions

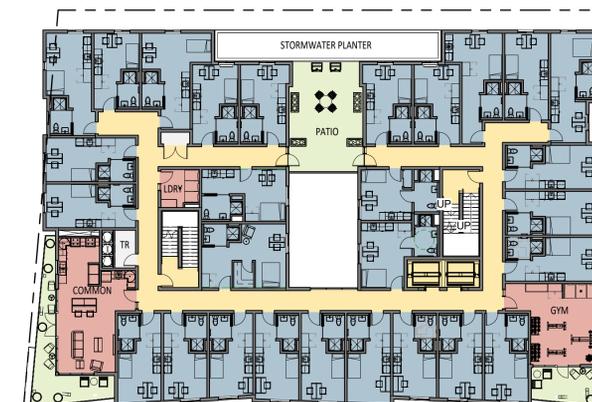
Page

28 UNITS



4 PROPOSED BUILDING - FLOOR 2-5 (SIMILAR)
1" = 20'-0"

28 UNITS



2 BASE BUILDING - FLOOR 2-4
1" = 20'-0"

7 UNITS 141'-0"



3 PROPOSED BUILDING - GROUND FLOOR
1" = 20'-0"

10 UNITS 141'-0"

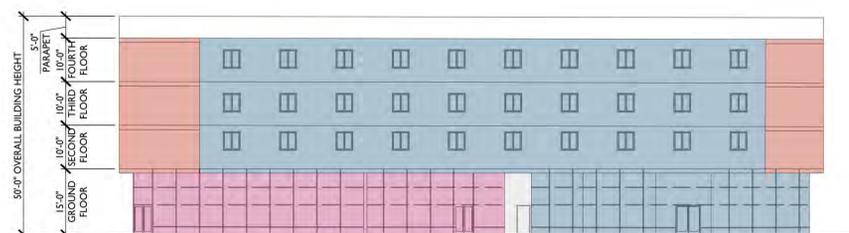


1 BASE BUILDING - GROUND FLOOR
1" = 20'-0"

7 PROPOSED BUILDING ELEVATION
1" = 20'-0"



6 BASE BUILDING ELEVATION 1
1" = 20'-0"



DENSITY BONUS ANALYSIS

BASE PROJECT		
FLOOR	AREA	UNITS
GROSS RESID.		
1	6,509 SF	10
2	11,775 SF	28
3	11,775 SF	28
4	11,775 SF	28
LOT AREA	14,571 SF	
FAR	3.0	
TOTAL RESIDENTIAL (BASE PROJECT)	41,834 SF	
BASE PROJECT UNITS (PROPOSED AVERAGE UNIT SIZE/PROPOSED UNITS, ROUNDED UP)		94 UNITS
TOTAL BUILDING AREA (BASE)	43,713 SF	
COMPARISON: AVERAGE UNIT SIZE (BASE RFA) / (BASE UNITS)	445.05 SF	
TOTAL HEIGHT (BASE)	50 FT	
DENSITY BONUS	50 %	
DENSITY BONUS UNITS ALLOWED		47
TOTAL UNITS ALLOWED WITH D.B.		142

UPDATED ANALYSIS FOR 141 UNITS

PROPOSED PROJECT		
FLOOR	AREA	UNITS
GROSS RETAIL	1,804 SF	
GROSS BIKE	1,336 SF	
GROSS UTILITY	1,803 SF	
GROSS RESID.	6,509 SF	7
	11,070 SF	28
	11,462 SF	28
	11,366 SF	28
	11,259 SF	28
	10,212 SF	22
TOTAL UNITS	141	
FAR	4.42	
TOTAL RFA (PROPOSED)	59,265 SF	
TOTAL UNITS (PROPOSED)		141 UNITS
TOTAL BUILDING AREA (PROPOSED)	64,460 SF	
AVERAGE UNIT SIZE (PROPOSED) (PROPOSED RFA) / (PROPOSED UNITS)	420.32 SF	
TOTAL HEIGHT (PROPOSED) (2) ADDITIONAL FLOORS FOR D.B. UNITS (TOTAL HEIGHT INCLUDES STAIR PENTHOUSE AND ELEVATOR OVERRUN)	76-6" FT	
15 VERY LOW INCOME PROVIDED IN EXCHANGE FOR (46) ADDITIONAL UNITS, CONSTITUTING A 48% INCREASE IN RESIDENTIAL UNITS AND GROSS RESIDENTIAL SQUARE FOOTAGE.		
DENSITY BONUS UNITS PROPOSED		46
TOTAL UNITS PROPOSED WITH D.B.		141
PERCENTAGE INCREASE OF UNITS PROPOSED		48%

AFFORDABILITY HOUSING COMPLIANCE PLAN AND CALCULATIONS



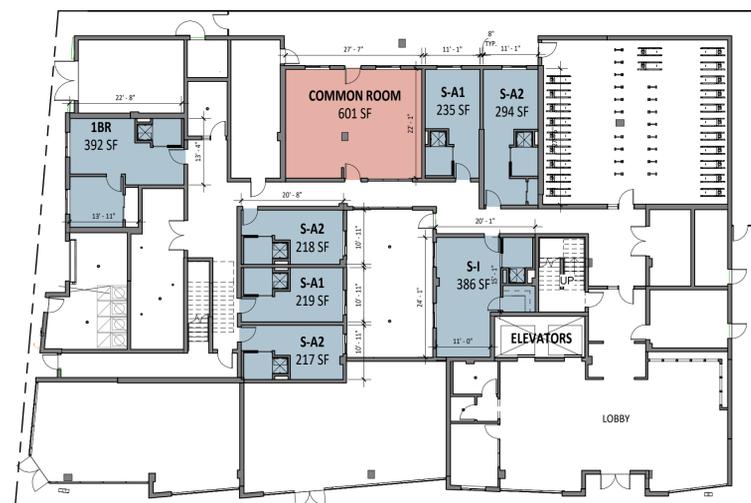
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350 seventeenth street | suite 200 | oakland, california 94612

2147 SAN PABLO AVE HOUSING

2147 San Pablo Ave, Berkeley, CA 94702

OWNER
WANG BROTHERS INVESTMENTS, LLC
2417 Mariner Square Loop, Suite 247
Alameda, CA 94501
Phone: 925.386.0285

7 UNITS



1 PROPOSED BUILDING - GROUND FLOOR
1/16" = 1'-0"

28 UNITS



2 PROPOSED BUILDING - FLOOR 2
1/16" = 1'-0"

28 UNITS



3 PROPOSED BUILDING - FLOOR 3
1/16" = 1'-0"

Residential Unit Floor Areas	
Name	Area
GROUND FLOOR	
1BR	392 SF
ADA RR	59 SF
COMMON ROOM	601 SF
S-A1	235 SF
S-A1	219 SF
S-A2	294 SF
S-A2	218 SF
S-A2	217 SF
S-1	386 SF
GROUND FLOOR	2,620 SF

Residential Unit Floor Areas	
Name	Area
LEVEL 2	
COMMON ROOM	498 SF
S-A1	237 SF
S-A1	226 SF
S-A1	228 SF
S-A1	232 SF
S-A1	220 SF
S-A1	231 SF
S-A1	246 SF
S-A1	229 SF
S-A1	246 SF
S-A2	237 SF
S-A2	235 SF
S-A2	218 SF
S-A2	237 SF
S-A2	225 SF
S-A2	246 SF
S-B1	257 SF
S-B2	342 SF
S-C	249 SF
S-D	228 SF
S-E1	283 SF
S-F1	274 SF
S-G1	218 SF
S-G1	223 SF
S-G2	209 SF
S-G2	218 SF
S-G2	223 SF
S-J	299 SF
S-K	280 SF
LEVEL 2	7,296 SF

Residential Unit Floor Areas	
Name	Area
LEVEL 3	
COMMON ROOM	510 SF
S-A1	237 SF
S-A1	226 SF
S-A1	228 SF
S-A1	232 SF
S-A1	220 SF
S-A1	231 SF
S-A1	229 SF
S-A1	246 SF
S-A2	237 SF
S-A2	246 SF
S-A2	235 SF
S-A2	218 SF
S-A2	237 SF
S-A2	225 SF
S-A2	246 SF
S-B2	342 SF
S-B4	257 SF
S-C	247 SF
S-D	233 SF
S-E1	283 SF
S-F1	274 SF
S-G1	218 SF
S-G1	223 SF
S-G2	209 SF
S-G2	218 SF
S-G2	223 SF
S-J	299 SF
S-K	280 SF
LEVEL 3	7,310 SF

AFFORDABILITY HOUSING COMPLIANCE PLAN AND CALCULATIONS SUMMARY

The project will comply with the new AHCP by paying the In-Lieu Fee. The fee of \$56.25/s.f. is applied to the GLA bedroom floor area (excluding walls) as well as common kitchens.

The total square footage of these areas is 38,238 s.f.

Of 141 units we are proving 15 units at VLI affordability levels.

AHCP requires 20% inclusionary units = 141 x 0.2 = 28.2

Total In-Lieu Fee is calculated as

(per/sf fee) * (RSF) * (1-[ratio of required affordable units provided])

(\$56.25) * (38,238) * (1-[15/28.2])

= \$1,010,917.12 In-Lieu Fee

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AFFORDABLE HOUSING COMPLIANCE PLAN SHEET

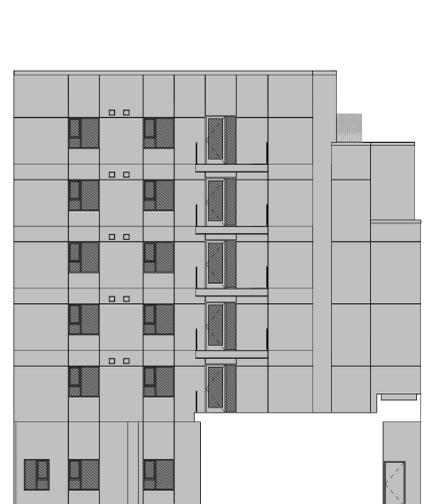
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2147 San Pablo Ave, Berkeley, CA 94702

OWNER
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 Alameda, CA 94501
 Phone: 925.386.0285



6 COURTYARD ELEVATION A - TRANSPARENCY
 3/32" = 1'-0"

FACADE AREA: 3,914 SF
 TRANSPARENT AREA: 450 SF
 TRANSPARENCY: 11.5%



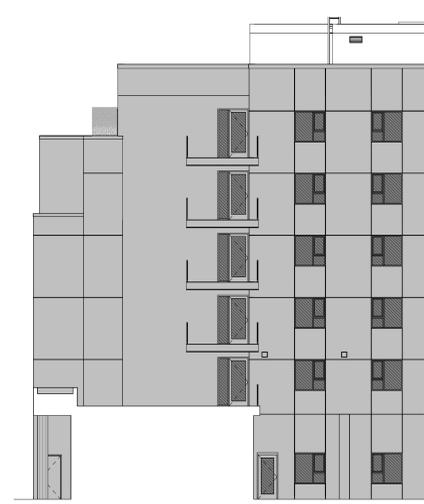
4 SOUTH ELEVATION - FACADE TRANSPARENCY
 3/32" = 1'-0"

FACADE AREA: 6,424 SF
 TRANSPARENT AREA: 718 SF
 TRANSPARENCY: 11.2%



2 WEST ELEVATION - FACADE TRANSPARENCY
 3/32" = 1'-0"

FACADE AREA: 10,114 SF
 TRANSPARENT AREA: 3,008 SF
 TRANSPARENCY: 29.7%



5 COURTYARD ELEVATION B - TRANSPARENCY
 3/32" = 1'-0"

FACADE AREA: 3,914 SF
 TRANSPARENT AREA: 441 SF
 TRANSPARENCY: 11.3%



3 NORTH ELEVATION - FACADE TRANSPARENCY
 3/32" = 1'-0"

FACADE AREA: 6,445 SF
 TRANSPARENT AREA: 1,441 SF
 TRANSPARENCY: 22.4%



1 EAST ELEVATION - FACADE TRANSPARENCY
 3/32" = 1'-0"

FACADE AREA: 9,768 SF
 TRANSPARENT AREA: 1,679 SF
 TRANSPARENCY: 17.2%

CHECKED BY: Checker
 PROJECT NUMBER: OAK23-MF-035
 CONSULTANT PROJECT NO:
 SHEET TITLE:

**ZONING CODE - BIRD
 SAFE BUILDING
 REQUIREMENTS**

SHEET NUMBER
G401

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 LANDSCAPE PLANS
 2147 SAN PABLO AVE, BERKELEY, CA

PHASE AGENCY RESUBMITTAL
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No.	Description	Date

LANDSCAPE PLAN
 GROUND FLOOR

L-1.0

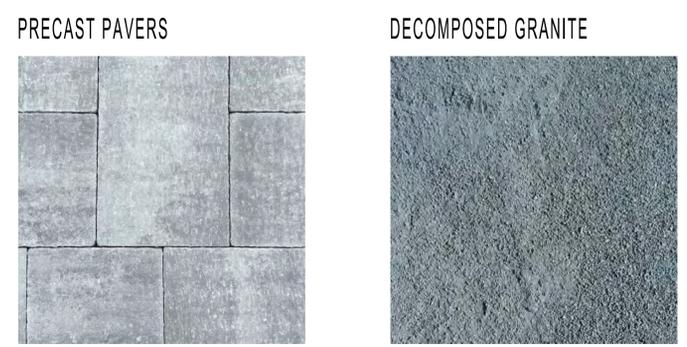
SHEET INDEX

L-1.0	LANDSCAPE PLAN - GROUND FLOOR
L-1.1	LANDSCAPE PLAN - 2ND FLOOR
L-1.2	LANDSCAPE PLAN - 6TH FLOOR
L-1.3	COURTYARD ENLARGEMENT
L-2.0	IRRIGATION CALCULATIONS
L-2.1	IRRIGATION PLAN - GROUND FLOOR
L-2.2	IRRIGATION PLAN - 2ND FLOOR
L-2.3	IRRIGATION PLAN - 6TH FLOOR
L-3.0	PLANTER POT DETAILS
L-3.1	PLANTING DETAILS
L-3.2	IRRIGATION DETAILS
L-3.3	IRRIGATION DETAILS

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL & SIZE	COLOR	NOTES
P-1	DECOMPOSED GRANITE	AMERICAN SOIL & STONE	PENDING SAMPLES OF CRUSHED ROCK	MEDIUM GRAY	270 SF
P-2	PRECAST PAVERS	CALSTONE	LARGE FORMAT LINEAR TBD	TBD	695 SF
P-3	NATURAL GRAY CONCRETE SIDEWALK PAVING AND SCORING TO ADHERE TO CITY STANDARDS				

NOTES:
 1. ALL PAVERS AND PAVES COLOR SELECTIONS ARE FOR DESIGN INTENT AND COORDINATION PURPOSES ONLY.



PLANT SCHEDULE

STREETSCAPE PLANTING * after botanical name indicates native CA species

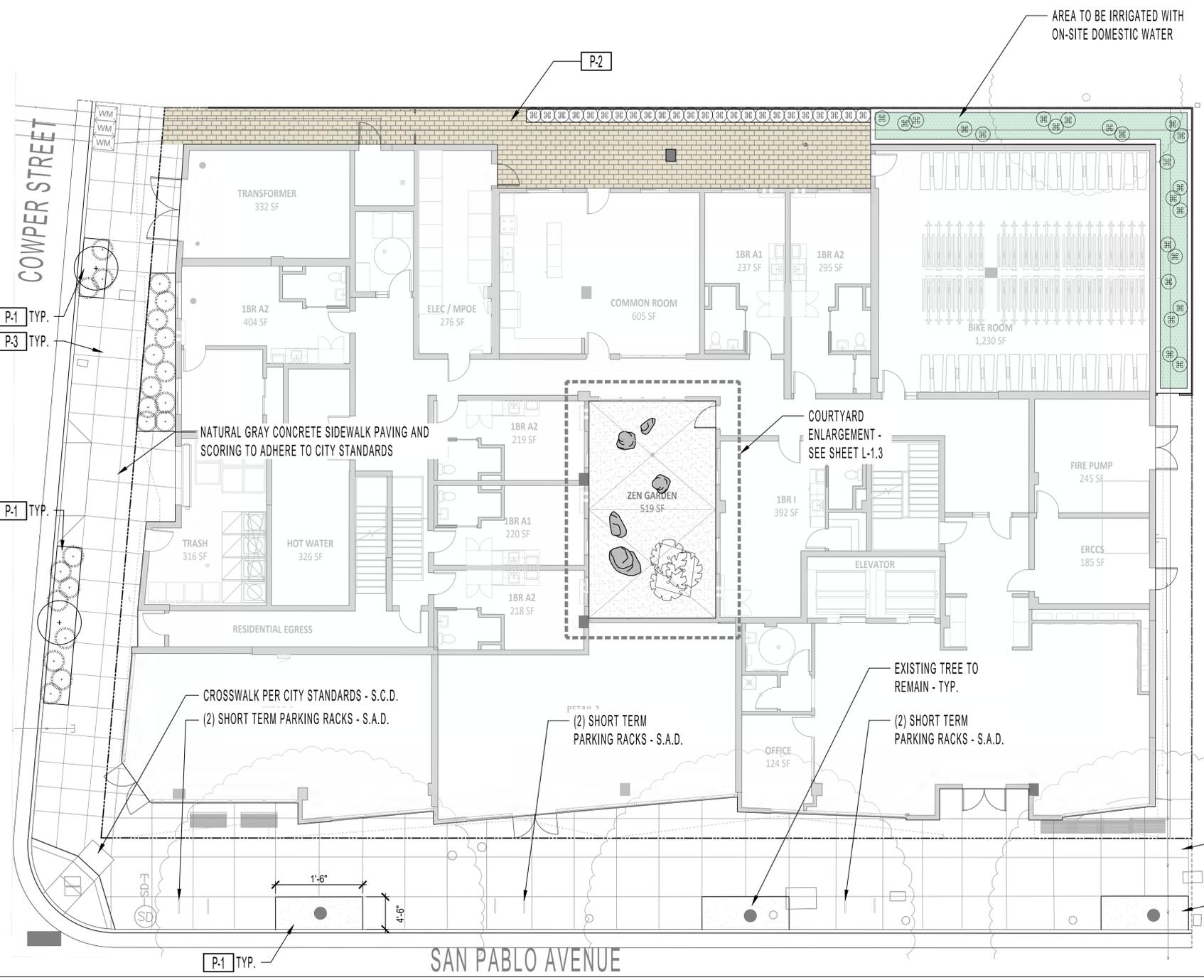
SYMBOL	STREET	SPECIES	NOTES
⊙	SAN PABLO AVENUE	LONDON PLANE TREE (EXISTING)	ALL EXISTING STREET TREES TO BE EVALUATED FOR PRUNING AND SOIL AMENDMENTS PRIOR TO CONSTRUCTION BY A CERTIFIED ARBORIST.
⊙	COWPER STREET	COAST LIVE OAK <i>Quercus agrifolia*</i>	24" BOX, PROPOSED LOCATIONS PER PLAN
⊙	COWPER STREET	MAIRE'S FESCUE <i>Festuca mairei</i>	#5, PROPOSED LOCATIONS PER PLAN

FLOW-THROUGH (C-3) PLANTER - SEE CIVIL DRAWINGS FOR WALL DETAIL

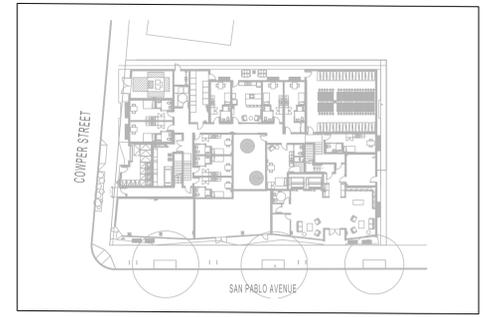
SYMBOL	MIX(%)	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	WUCOLS
⊙	80%	CALIFORNIA GRAY RUSH	<i>Juncus patens*</i>	#5 Min.	30" O.C.	Low
⊙	20%	FORTNIGHT LILY	<i>Diets iridioides</i>	#5 Min.	Per Plan	Low

COMMON SPACE PLANTING

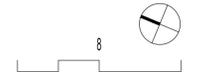
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	WUCOLS
⊙	FORTNIGHT LILY	<i>Diets iridioides</i>	#5 Min.	Per Plan	Low



KEYMAP - GROUND FLOOR



NOTES
 1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS DATED 07/22/2024.



LANDSCAPE MATERIALS SCHEDULE

PLANTER POTS / WALL

SYMBOL	DESCRIPTION	MANUFACTURER / MODEL	COLOR, FINISH	TYPE	QUANTITY	PLANTING AREA
PT-2	FRP 48"x24"x42" PLANTER	TOURNESOL / MODEL #WR-482442	TBD	FRP	2	6.56 SF
PT-3	FRP 60"x24"x42" PLANTER	TOURNESOL / MODEL #WR-602442	TBD		4	8.31 SF
PT-4	FRP 120"x24"x42" PLANTER	TOURNESOL / MODEL #WR-1202442	TBD		1	17 SF

NOTES:

1. PLANTERS TO BE PLUMBED FOR IRRIGATION AND DRAINAGE FROM BELOW. SEE DETAIL ON SHEET L-3.0
2. TOURNESOL CONTACT: JENECE COMO - TOURNESOL - PH: 510 305 5035
3. PLANTER POT SOIL MIX - 'ULTRA POTTING MIX' BY AMERICAN SOIL AND STONE. CONTACT: 510-292-3000 - NO ONSITE SOILS TO BE USED IN POTS.

PLANT SCHEDULE

PATIO PLANTERS

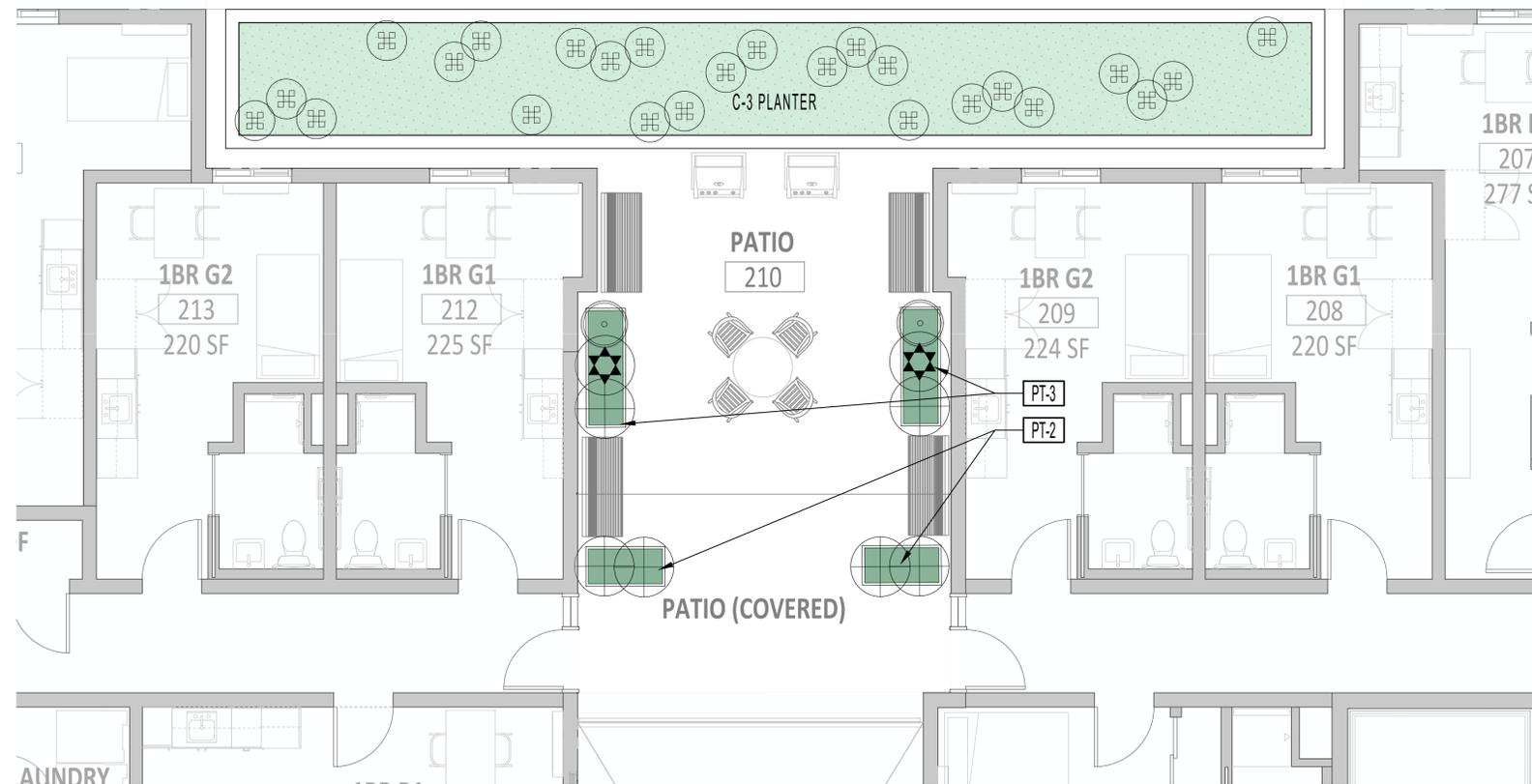
* after botanical name indicates native CA species

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	WUCOLS
	CAST IRON PLANT	Aspidistra elatior	#5 Min.	Per Plan	LOW
	TASSEL FERN	Polystichum polyblepharum	#5 Min.	Per Plan	MOD
	WESTERN SWORD FERN	Polystichum munitum	#5 Min.	Per Plan	MOD

FLOW-THROUGH (C-3) PLANTER - SEE CIVIL DRAWINGS FOR WALL DETAIL

SYMBOL	MIX(%)	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	WUCOLS
	80%	CALIFORNIA GRAY RUSH	Juncus patens*	#5 Min.	30" O.C.	Low
	20%	FORTNIGHT LILY	Diets iridioides	#5 Min.	Per Plan	Low

IRIS DOUGLASIANA - C3 FLOW THROUGH PLANTER



2ND FLOOR - PATIO PLAN

KEYMAP - 2ND FLOOR



NOTES
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No.	Description	Date

LANDSCAPE PLAN 2ND FLOOR

L-1.1

LANDSCAPE MATERIALS SCHEDULE

PLANTER POTS / WALL

SYMBOL	DESCRIPTION	MANUFACTURER / MODEL	COLOR, FINISH	TYPE	QUANTITY	PLANTING AREA
PT-2	FRP 48"x24"x42" PLANTER	TOURNESOL / MODEL #WR-482442	TBD	FRP	2	6.56 SF
PT-3	FRP 60"x24"x42" PLANTER	TOURNESOL / MODEL #WR-602442	TBD		4	8.31 SF
PT-4	FRP 120"x24"x42" PLANTER	TOURNESOL / MODEL #WR-1202442	TBD		1	17 SF

NOTES:

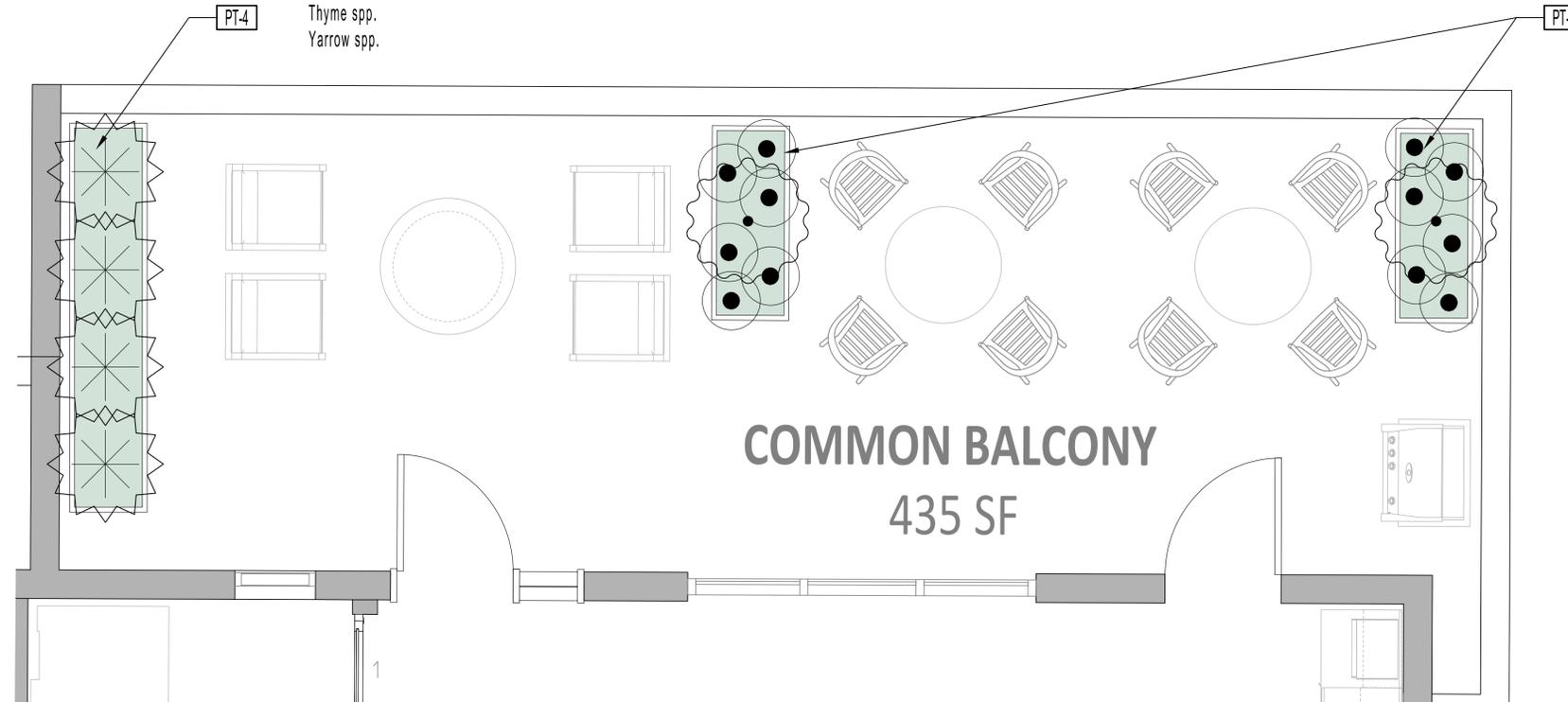
1. PLANTERS TO BE PLUMBED FOR IRRIGATION AND DRAINAGE FROM BELOW. SEE DETAIL ON SHEET L-3.0
2. TOURNESOL CONTACT: JENECE COMO - TOURNESOL - PH: 510 305 5035
3. PLANTER POT SOIL MIX - 'ULTRA POTTING MIX' BY AMERICAN SOIL AND STONE. CONTACT: 510-292-3000 - NO ONSITE SOILS TO BE USED IN POTS.

PLANT SCHEDULE

ROOFDECK PLANTERS

* after botanical name indicates native CA species

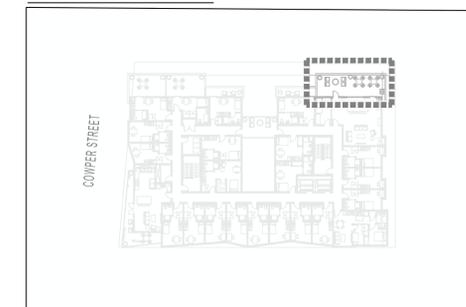
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	WUCOLS
	Dwarf Citrus Trees	Citrus 'Bearss' Dwarf Citrus 'Improved Meyer' Dwarf	#15	Per Plan	MOD
	ACCENT SHRUB	Laurus nobilis 'Saratoga'	#15	Per Plan	LOW
	NATIVE PERENNIALS AND CULINARY HERBS (BEST AVAILABLE AT TIME OF ORDERING)	Hyssop spp. Oregano spp. Penstemon spp. Rosemary spp. Salvia spp. Strawberry spp. Thyme spp. Yarrow spp.	#1	24" O.C.	MOD



6TH FLOOR PLAN



KEYMAP - 6TH FLOOR



NOTES
 1. SITE PLAN INFORMATION DERIVED FROM
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No.	Description	Date

LANDSCAPE PLAN
 6th FLOOR

L-1.2



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REVISIONS

No.	Description	Date

COURTYARD ENLARGEMENT

L-1.3

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL & SIZE	COLOR / FINISH	NOTES
P-4	ZEN GARDEN PAVING (6" DEPTH MIN.)	AMERICAN SOIL & STONE	3/8" CRUSHED ROCK - TEA GARDEN / FRENCH COUNTRY / BLACK BASALT - TBD PENDING SAMPLES		500 SF
S-1	LANDSCAPE BOULDERS	MOSS ROCK	1 6-8'x3-4'x3-4' 2 5-4'x3'x3' 2 3-4'x3'x3'	TBD	LANDSCAPE ARCHITECT TO TAG & DETERMINE FINAL LOCATIONS.
PT-1	CUSTOM ALUMINUM PLANTER	TOURNESOL	CUSTOM - 6'x5'x2' BASE: FREESTANDING EDGE: LIP	TBD	CONTACT: JENECE COMO PH: 510-305-5035

- NOTES:
1. CUSTOM ALUMINUM PLANTER TO BE PLUMBED FROM THE SIDE - SEE SECTION A, THIS SHEET
 2. TOURNESOL CONTACT: JENECE COMO - TOURNESOL - PH: 510 305 5035
 3. PLANTER POT SOIL MIX - 'ULTRA POTTING MIX' BY AMERICAN SOIL AND STONE. CONTACT: 510-292-3000 - NO ONSITE SOILS TO BE USED IN POTS.

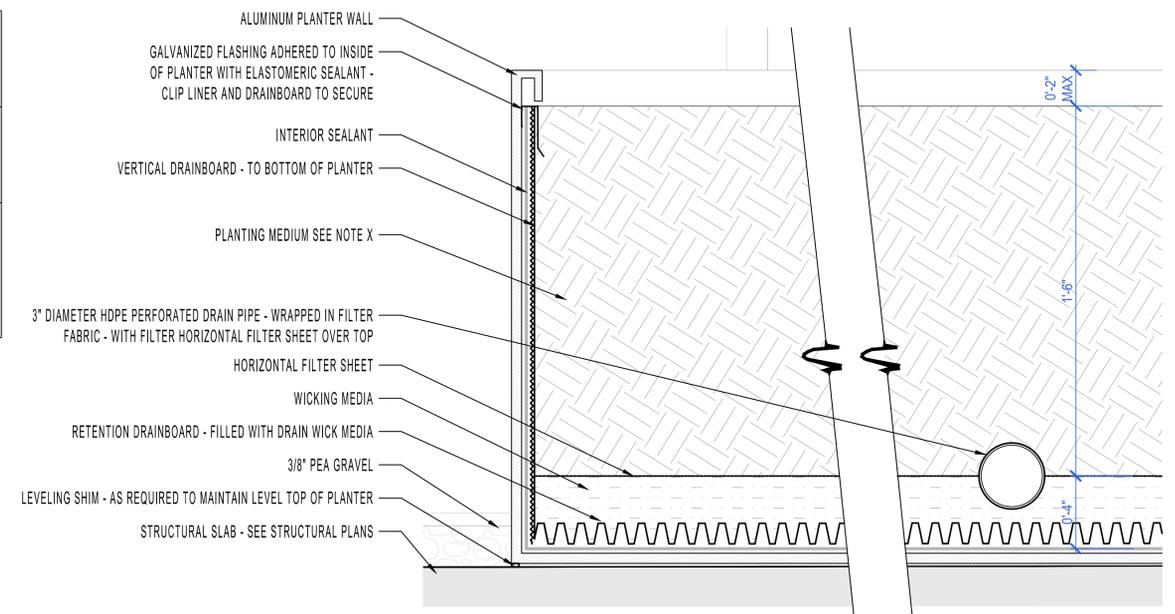
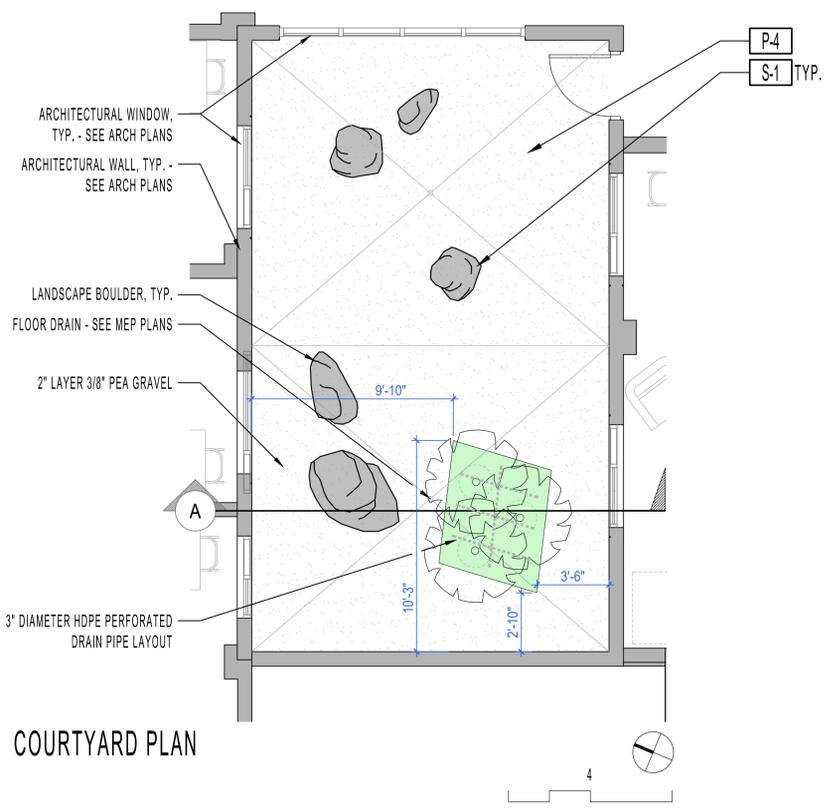
PLANT SCHEDULE

COURTYARD PLANTER

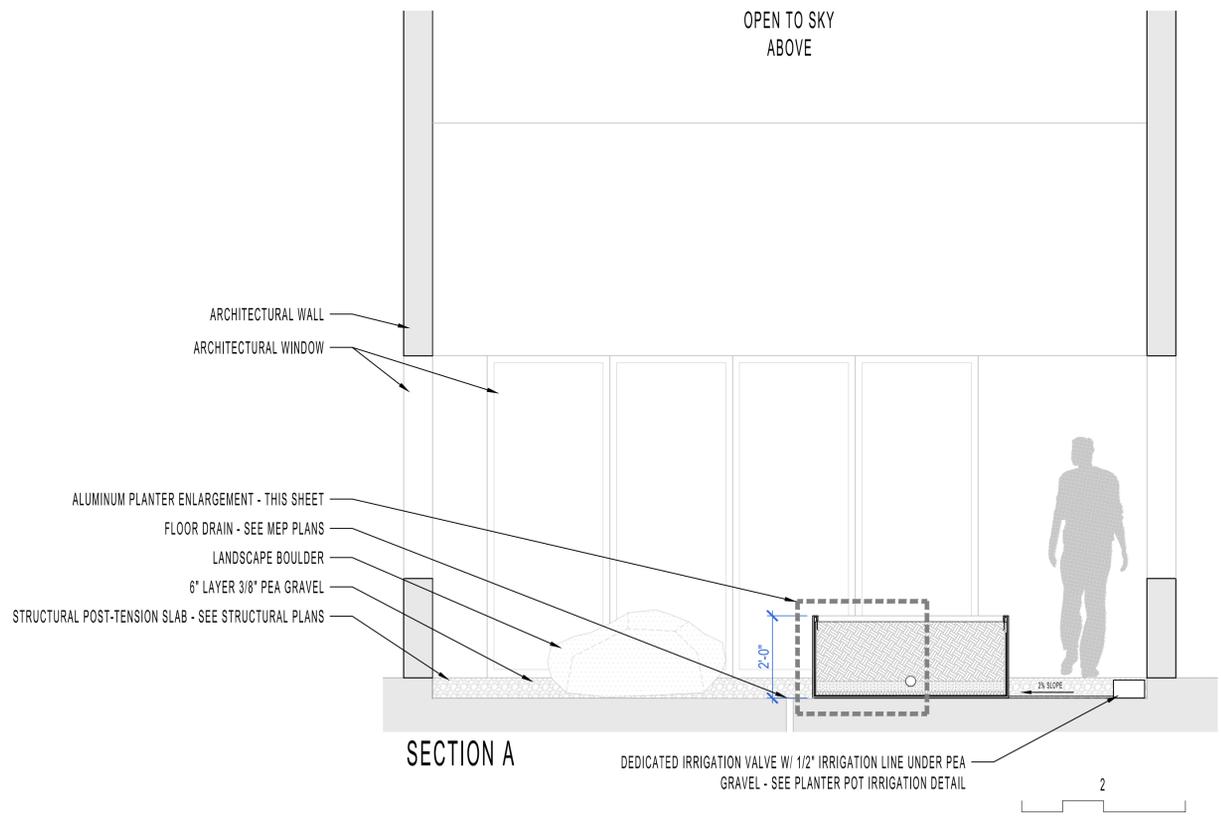
* after botanical name indicates native CA species

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	WUCOLS
--------	-------------	----------------	------	---------	--------

- TASMANIAN TREE FERN
Dicksonia antarctica #20 Min. Per Plan HIGH
- 30 SF DRIED MOSS GROUNDCOVER



ALUMINUM PLANTER ENLARGEMENT
 SCALE: 3" = 1'-0"



SECTION A



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 LANDSCAPE PLANS
 2147 SAN PABLO AVE, BERKELEY, CA

GENERAL IRRIGATION NOTES

- IRRIGATION SYSTEM TO CONTAIN BACKFLOW PREVENTION DEVICE AS REQUIRED BY ALL APPLICABLE LAWS AND GUIDELINES. REFER TO PLUMBING PLANS.
- PRESSURE REGULATOR TO BE USED TO LOWER WATER PRESSURE IF REQUIRED.
- FINAL CONNECTION OF THE ELECTRICAL POWER TO THE CONTROLLER SHALL BE THE RESPONSIBILITY OF GENERAL CONTRACTOR. REFER TO ELECTRICAL ENGINEERING PLANS.
- THIS IRRIGATION SYSTEM IS DESIGNED FOR USE WITH POTABLE WATER.
- THIS IRRIGATION DESIGN IS SCHEMATIC. PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL PIPING AND IRRIGATION FACILITIES WITHIN PLANTING AREAS WHERE POSSIBLE. AVOID CONFLICTS BETWEEN SPRINKLER SYSTEM, LANDSCAPE PLANTING, SITE IMPROVEMENTS, AND ARCHITECTURAL FEATURES.
- DO NOT WILLFULLY INSTALL SPRINKLER SYSTEM AS INDICATED ON DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT EXISTING OBSTRUCTIONS, DIFFERENCES IN AREA DIMENSIONS, AND OTHER SITE SPECIFIC INFORMATION THAT MIGHT NOT HAVE BEEN CONSIDERED DURING DESIGN. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF SUCH OBSTRUCTIONS OR DIFFERENCES FOR RESOLUTION. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR REVISIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH GRADE DIFFERENCES, WALL/HARDSCAPE LOCATIONS, ETC. COORDINATE WORK FOR THE INSTALLATION OF IRRIGATION PIPE SLEEVES THROUGH WALLS, UNDER PAVEMENT AND STRUCTURES, ETC.
- CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF SUFFICIENTLY SIZED SLEEVES FOR CONTROL WIRES AND NON-PRESSURE LATERAL LINE PIPING UNDER PAVED AREAS, IN ADDITION TO CONTROL WIRES AND LATERAL LINE PIPING SLEEVES SHOWN ON THE DRAWINGS.
- INSTALL PIPING, RELATED MATERIALS AND EQUIPMENT AS SHOWN ON THE DRAWINGS.
- THE ESTABLISHMENT OF AUTOMATIC SEASONAL ADJUSTMENTS AND BASIC CONTROLLER PROGRAMMING IS THE RESPONSIBILITY OF THE OWNER. MAKE ARRANGEMENTS WITH THE APPROPRIATE FIELD TECHNICIAN FOR A SITE VISIT ON INSTRUCTION OF ESTABLISHING AUTOMATIC CONTROLLER BASIC PROGRAMMING INFORMATION AND AUTOMATIC SEASONAL SCHEDULING. CONTROLLER PROGRAMMING INFORMATION REQUIRED INCLUDES, BUT IS NOT LIMITED TO: PRECIPITATION RATES, PLANT WATER-USE FACTORS, SYSTEM EFFICIENCY RATINGS, FLOW SENSOR CALIBRATION, AND MONTHLY HISTORIC DATA.
- IRRIGATION RECOMMENDED TO BE SCHEDULED BETWEEN THE HOURS OF 8:00 p.m. AND 10:00 a.m.
- IRRIGATION RECOMMENDED TO BE SCHEDULED IN A PULSE SUCCESSION FOR TIMES NO LONGER THAN 15 MINUTES PER WATERING WITH NO MORE THAN 4 WATERINGS PER 24 HOURS.
- CONNECT PIPING TO PRESSURE REGULATOR UNITS WITH SCHEDULE 40 PVC COMPRESSION ADAPTER FITTINGS.

IRRIGATION SYSTEM DESCRIPTION

- PLAN LAYOUT SHOWN IS CONCEPTUAL FOR THE PROJECT DEVELOPMENT TEAM'S REVIEW AND CONTRACTOR ESTIMATING AND IS SUBJECT TO CHANGE.
- NEW IRRIGATION SYSTEM IMPROVEMENTS ARE SUPPLIED WITH POTABLE WATER. A DEDICATED POTABLE WATER POINT-OF-CONNECTION WITH A BACKFLOW PREVENTER, MASTER VALVE AND FLOW SENSOR IS SPECIFIED TO PROVIDE IRRIGATION WATER TO LANDSCAPE PLANTING AREAS.
- IRRIGATION SYSTEM POINT-OF-CONNECTION AND APPURTENANCES SHALL BE ESTABLISHED PER ARCHITECT AND PLUMBING DRAWINGS AND ARE SHOWN FOR INFORMATION ONLY.
- A NEW IRRIGATION 'SMART' CONTROLLER OPERATES A NEW DEDICATED FLOW SENSOR AND MASTER VALVE TO PROVIDE HIGH-FLOW SHUT DOWN AND TO REMOVE PRESSURE FROM MAIN LINE PIPING BEING SERVED DURING NON-IRRIGATION HOURS. 'SMART' IRRIGATION CONTROLLER OPERATES CONVENTIONAL HARD WIRE SYSTEM WITH SPARE CONTROL WIRES PROVIDED WHERE NOTED. THE URBAN AGRICULTURE PLANTING AREAS WILL BE CONTROLLED BY A SEPARATE CONTROLLER THAN THE REMAINDER OF THE LANDSCAPE.
- IN-LINE DRIP EMITTER TUBING SHOWN IS FOR PRICING AND COORDINATION REFERENCE ONLY.

IRRIGATION SYSTEM OPERATIONAL REQUIREMENTS

- THE PRESSURE DEMANDS OF THE DRIP SYSTEM USUALLY REQUIRE A PRESSURE REDUCER TO 10-20 PSI.
- WATER SOURCE IS FROM DOMESTIC MAIN BUILDING SOURCE, A BACKFLOW PREVENTER (BFP) SHALL BE INSTALLED PER PLUMBING PLANS.
- PRESSURE DEMANDS 20 PSI FOR ALL DRIP AND SPRINKLER SYSTEMS.
- 15 PSI MEDIUM-FLOW PRESSURE REDUCERS SHALL BE INSTALLED WHERE, AND IF, NEEDED.
- PEAK FLOW DEMANDS ARE NO MORE THAN 10 GPM AT ANY GIVEN TIME.
- SIZE OF ALL PIPING TO SERVICE THE ROOF SHOULD BE 1" IN DIAMETER. DISTRIBUTION LINES WILL BE 3/4" IN DIAMETER AND SURFACE DISTRIBUTION IN 1/2" IRRIGATION TAPE AND 1/4" TUBING TO MICRO-DRIBBLER SPRINKLERS WHERE APPLICABLE.

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: 11/12/2024							
Project Name: 2147 San Pablo Ave							
Project Contact: Christian Macke							
Project Contact Email: cmacke@122westdesign.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		862	10,053	
MAWA = (Eto) * (0.62) * ((ETAF * LA) + ((1 - ETAF) * SLA))							
Estimated Total Water Use (ETWU)			Eto	(SF * PF) / IE	SLA	ETWU (gal/yr)	
			41.8	351		9,087	
ETWU = (Eto) * (0.62) * ((PF * SF) / IE) + SLA							
Difference between MAWA and ETWU						966	
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	A-1	Drip	95	Low 0.30	0.81	35
	2	A-2	Drip	80	Low 0.30	0.81	30
	3	A-3	Drip	283	Low 0.30	0.81	105
	4	A-4	Drip	307	Low 0.30	0.81	114
	5	A-5	Drip	33	Moderate 0.50	0.81	20
	6	A-6	Drip	34	Moderate 0.50	0.81	21
	7	A-7	Drip	30	High 0.70	0.81	26
	8	A-8					
	9	A-9					
	10	A-10					
	11	A-11					
Landscape area (not including SLA)				862			351
ETWU Calculation Special Landscape Areas (SLA)	Description		Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)		(SF * PF) / IE	
	Edible planting area			1.0		-	
	Multi-use and sports field turf area			1.0		-	
	Area irrigated with recycled water			1.0		-	
	Pool			1.0		-	
	Total SLA		0			0	
Total Landscape Area (including SLA) from ETWU Calculation				862			

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DATE 01/22/2025

No.	Description	Date

IRRIGATION
CALCULATIONS



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 LANDSCAPE PLANS
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HYDROZONES

SYMBOL	WATER-USE DESIGNATION	AREA	PLANTING & IRRIGATION TYPE
A-1	LOW	95 SF	COWPER STREET PLANTING - DRIP
A-2	LOW	80 SF	REAR GROUND LEVEL SHADE PLANTING - DRIP
A-3	LOW	283 SF	GROUND LEVEL C-3 SHADED PLANTER - DRIP
A-4	LOW	307 SF	2ND LEVEL C-3 SHADED PLANTER - DRIP
A-5	MODERATE	33 SF	2ND FLOOR PATIO PLANTERS - DRIP
A-6	MODERATE	34 SF	6TH FLOOR COMMON SPACE PLANTERS - DRIP
A-7	HIGH	30 SF	SHADED COURTYARD - DRIP

NOTES
 1. PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE
 2. IRRIGATION SYSTEM SHALL EMPLOY A 'SMART' ET CONTROLLER

IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION NOTE

IRRIGATION POINT-OF-CONNECTION - CONNECT NEW COPPER PIPING TO NEW 1-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD). REFER TO CIVIL ENGINEERING DRAWINGS FOR ACTUAL LOCATION AND ADDITIONAL WATER SUPPLY INFORMATION.

 PEAK IRRIGATION DEMAND: 2.0 G.P.M.
 SYSTEM DESIGN PRESSURE: 40 P.S.I.
 EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
 IRRIGATED AREA OF COVERAGE: 876 SF

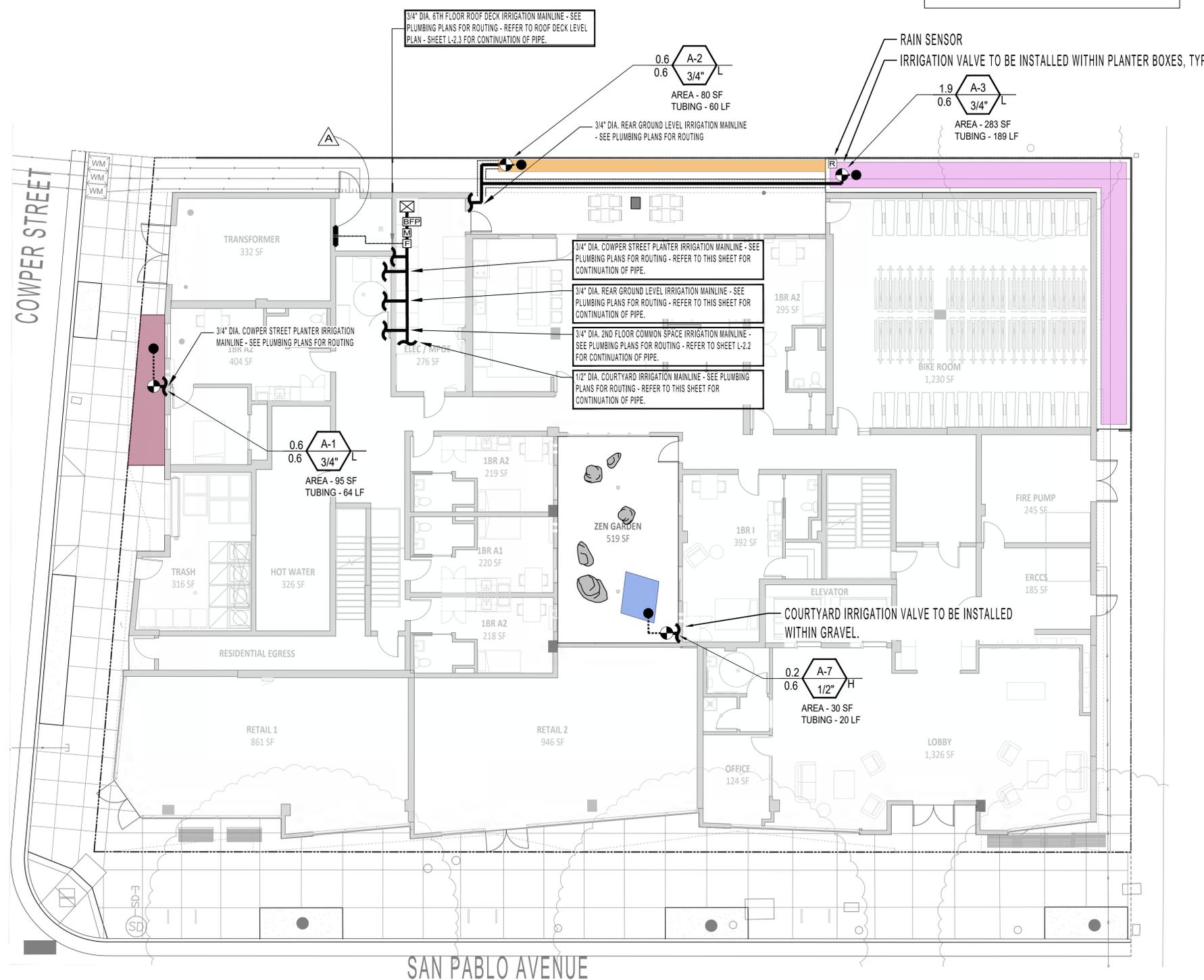
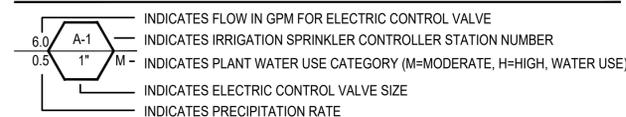
LANDSCAPE IRRIGATION COORDINATION NOTES

IRRIGATION CONTROLLER - SEE ELECTRICAL ENGINEER'S PLANS FOR 110V ELECTRICAL CONNECTION
 IRRIGATION POINT-OF-CONNECTION - SEE PLUMBING PLANS FOR 1" IRRIGATION WATER CONNECTION FROM PROJECT IRRIGATION MASTER SOURCE
 3/4" IRRIGATION MAINLINE & WIRE ROUTING TO BE DIAGRAMMATIC - SEE **IRRIGATION WIRING NOTES** THIS SHEET

IRRIGATION WIRING NOTES

ALL WIRES BEGIN AT IRRIGATION CONTROLLER AND RUN DIRECT TO INDIVIDUAL SOLENOID VALVES. DO NOT USE A SPLICED 12-WIRE CABLE. RUN INDIVIDUAL WIRES AS SHOWN. ZIP-TIE THE DIRECT BURIAL ENCASED STRANDED WIRE TO IRRIGATION LINE. TOTAL OF 12 CABLES - 12 WIRES AT IRRIGATION CONTROLLER - FOR 12 STATIONS (EXTRA LINE AT BOTH OF THE 12 WIRE RUNS). AT THE 4 WIRE TERMINATION THE NEUTRAL IS SPLICED TO SERVE ALL THREE STATIONS. LEAVE AN EXTRA 10 FEET AT TERMINATION.

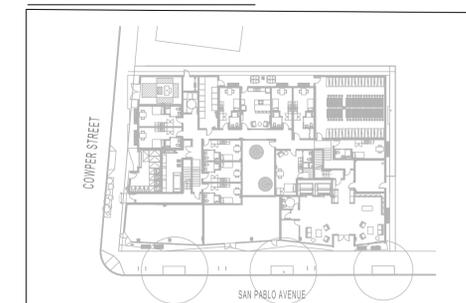
VALVE CALLOUT LEGEND



IRRIGATION EQUIPMENT

ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
IRRIGATION POINT-OF-CONNECTION	☒	REFER TO PLUMBING PLANS FOR LOCATION INFORMATION		
IRRIGATION 'SMART' CONTROLLER	△	IRRIGATION 'SMART' CONTROLLER MOUNTED ON WALL INSIDE WEATHERPROOF LOCKABLE CABINET, SWITCH AND SURGE PROTECTION - PROVIDE ON-SITE WEATHER SENSOR AND ENCLOSURE IN VICINITY AS DIRECTED BY ON-SITE OPERATOR	HUNTER	PRO-HC
FLOW METER	⊞	HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY - REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
SOIL MOISTURE SENSOR	⊞	SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	SOIL-CLIK
RAIN MOISTURE SENSOR	⊞	RAIN METER - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	RAIN-CLIK
MASTER CONTROL VALVE	⊞	MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR	SUPERIOR	
DRIP VALVE STATION	⊞	DRIP VALVE STATION - DRIP ELECTRIC CONTROL VALVE ASSEMBLY - W/ PRESSURE REGULATING BASKET FILTER (200 POLY MESH /40 PSI SETTING) USE 3/4-INCH SIZE DRIP ELECTRIC CONTROL VALVE ASSEMBLY FOR FLOWS 4 GPM AND UNDER (USE 1-INCH SIZE FOR FLOWS 5 GPM THROUGH 14 GPM - USE 1-1/2 INCH SIZE FOR FLOWS 15 GPM AND GREATER)	HUNTER	
QUICK COUPLING VALVE	⊞	QUICK COUPLING VALVE - 1-INCH SIZE - POTABLE WATER USE - LOCKING RUBBER COVER MOUNTED IN ROUND BOX - PROVIDE VALVE KEY AND SWIVEL		
AIR RELIEF VALVE	⊞	AIR RELIEF VALVE - THREADED - 1/2-INCH MIPT - INSTALL WITHIN ROUND VALVE BOX - INSTALL UNITS AT HIGH POINTS OF DRIPLINE SYSTEMS AT 1 PER VALVE		
BALL FULL PORT VALVE / DRIPLINE FLUSH OUT ASSEMBLY	⊞	SCHEDULE 40 PVC BALL FULL PORT VALVE AND PVC FLEX HOSE TUBING INSTALLED WITHIN ROUND VALVE BOX - ADAPT TO INSTALL DRIPLINE TUBING AS REQUIRED - UNITS WHERE SHOWN LOCATED AT ENDS OF DRIPLINE SYSTEMS		
PRESSURIZED MAIN LINE - COPPER IRRIGATION WATER PIPING STUB OUT	⊞	DRY COPPER PIPING - 3/4-INCH SIZE PIPING STUB OUT - PIPING ROUTED THROUGH BUILDING AND ROOF DECKING(S) FOR IRRIGATION SYSTEM CONTINUATION PER MECHANICAL ENGINEER'S DRAWINGS - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL LOCATION - ROUTING OF PIPE TO IRRIGATION VALVE TO BE PROVIDED BY PLUMBING CONTRACTOR.		
LATERAL LINE	⊞	SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS		
FLOW SENSOR CABLE	⊞	FLOW SENSOR SIGNAL CABLE AND CONDUIT - MULTIPLE WIRE PAIR SHIELDED CABLE INSTALLED WITH 1.25-INCH MINIMUM SIZE SCHEDULE 40 PVC CONDUIT - NO SPLICES PERMITTED	HYDROSCAPE	HSCST150
PIPING SLEEVE UNDER PAVED AREA	⊞	SCHEDULE 40 PVC - 4-INCH MINIMUM SIZE. SIZE AS REQUIRED		
DRIPLINE	⊞	DRIPLINE (COPPER SHIELD SERIES) SYSTEM - PRESSURE COMPENSATING - 0.8 GPH @ 12-INCHES O.C. EMITTER SPACING - ROW SPACING BY OPERATOR - 17MM (BROWN COLOR) 0.634" O.D. POLYETHYLENE TUBING WITH COMPRESSION-TYPE FITTINGS FOR ELLS, TEES, COUPLERS & PVC ADAPTERS - PROVIDE METAL HOLD DOWN STAKES FOR EVERY 3'-0.C. AND CHANGES IN DIRECTION - SURFACE DRIPLINE TO BE PROVIDED BY CONTRACTOR, INSTALLED BY TMO OPERATOR		

KEYMAP - GROUND FLOOR



NOTES
 1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS DATED 07/22/2024.

PHASE AGENCY RESUBMITTAL
 DATE 01/22/2025

REVISIONS

No.	Description	Date

**IRRIGATION PLAN
GROUND FLOOR**

L-2.1



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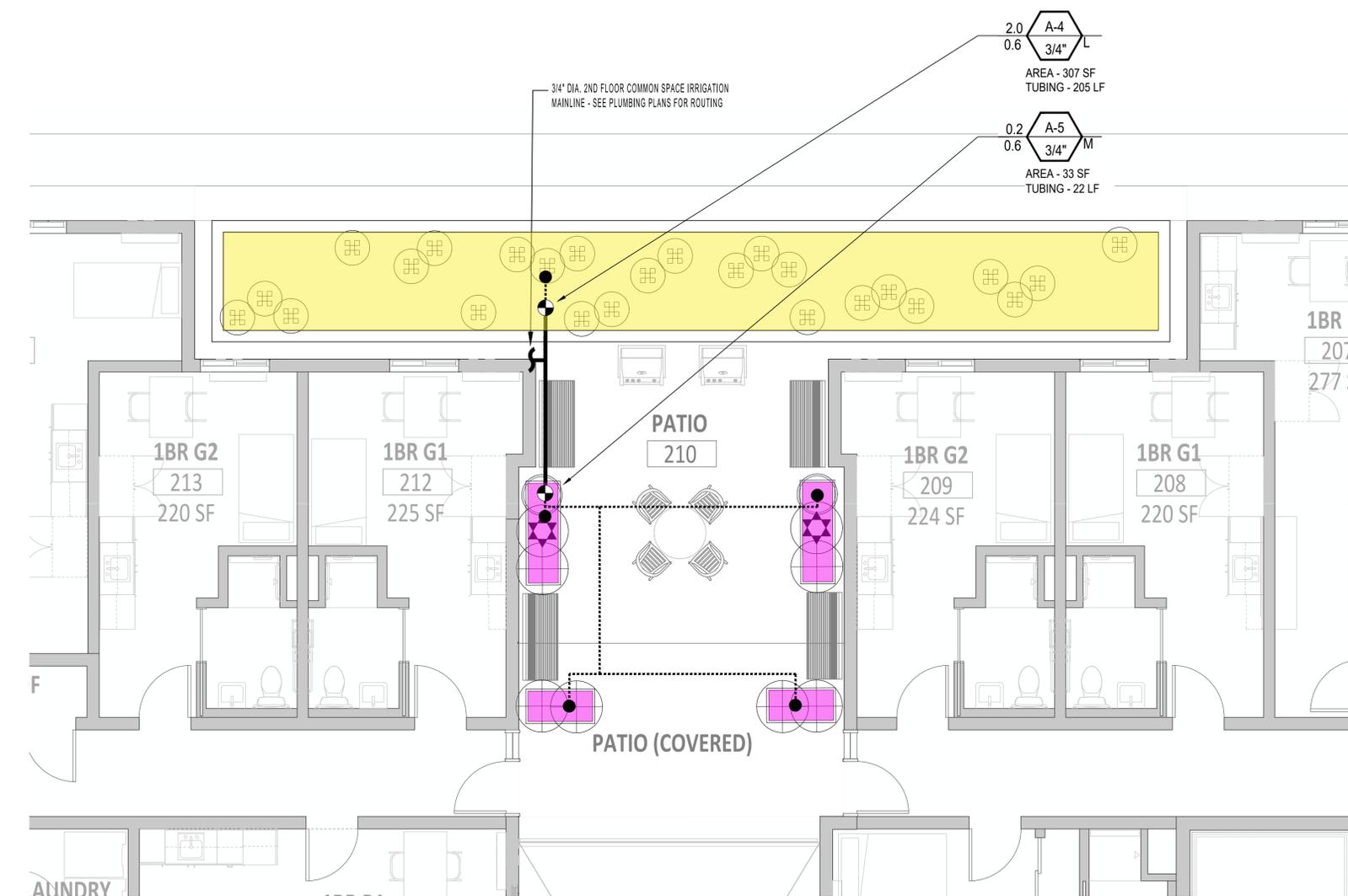
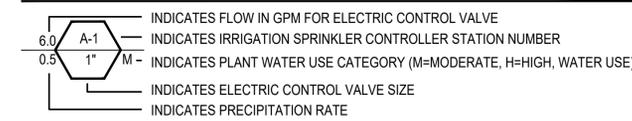
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 LANDSCAPE PLANS
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HYDROZONES

SYMBOL	WATER-USE DESIGNATION	AREA	PLANTING & IRRIGATION TYPE
A-1	LOW	95 SF	COWPER STREET PLANTING - DRIP
A-2	LOW	80 SF	REAR GROUND LEVEL SHADE PLANTING - DRIP
A-3	LOW	283 SF	GROUND LEVEL C-3 SHADED PLANTER - DRIP
A-4	LOW	307 SF	2ND LEVEL C-3 SHADED PLANTER - DRIP
A-5	MODERATE	33 SF	2ND FLOOR PATIO PLANTERS - DRIP
A-6	MODERATE	34 SF	6TH FLOOR COMMON SPACE PLANTERS - DRIP
A-7	HIGH	30 SF	SHADED COURTYARD - DRIP

NOTES
1. PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE
2. IRRIGATION SYSTEM SHALL EMPLOY A 'SMART' ET CONTROLLER

VALVE CALLOUT LEGEND

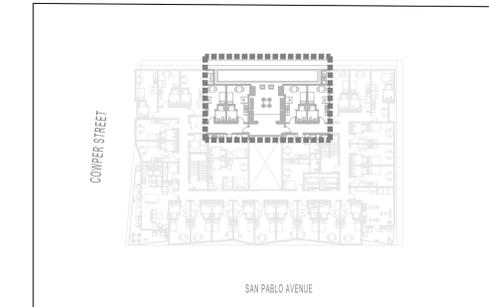


2ND FLOOR - PATIO PLAN

IRRIGATION EQUIPMENT

ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
IRRIGATION POINT-OF-CONNECTION	☒	REFER TO PLUMBING PLANS FOR LOCATION INFORMATION		
IRRIGATION 'SMART' CONTROLLER	△	IRRIGATION 'SMART' CONTROLLER MOUNTED ON WALL INSIDE WEATHERPROOF LOCKABLE CABINET, SWITCH AND SURGE PROTECTION - PROVIDE ON-SITE WEATHER SENSOR AND ENCLOSURE IN VICINITY AS DIRECTED BY ON-SITE OPERATOR	HUNTER	PRO-HC
FLOW METER	F	HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY - REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
SOIL MOISTURE SENSOR	□	SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	SOIL-CLIK
RAIN MOISTURE SENSOR	Ⓜ	RAIN METER - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	RAIN-CLIK
MASTER CONTROL VALVE	Ⓜ	MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR	SUPERIOR	
DRIP VALVE STATION	⊙	DRIP VALVE STATION - DRIP ELECTRIC CONTROL VALVE ASSEMBLY - W/ PRESSURE REGULATING BASKET FILTER (200 POLY MESH (40 PSI SETTING) USE 3/4-INCH SIZE DRIP ELECTRIC CONTROL VALVE ASSEMBLY FOR FLOWS 4 GPM AND UNDER (USE 1-INCH SIZE FOR FLOWS 5 GPM THROUGH 14 GPM - USE 1-1/2 INCH SIZE FOR FLOWS 15 GPM AND GREATER)	HUNTER	
QUICK COUPLING VALVE	⊙	QUICK COUPLING VALVE - 1-INCH SIZE - POTABLE WATER USE - LOCKING RUBBER COVER MOUNTED IN ROUND BOX - PROVIDE VALVE KEY AND SWIVEL		
AIR RELIEF VALVE	Ⓜ	AIR RELIEF VALVE - THREADED - 1/2-INCH MPT - INSTALL WITHIN ROUND VALVE BOX - INSTALL UNITS AT HIGH POINTS OF DRIPLINE SYSTEMS AT 1 PER VALVE		
BALL FULL PORT VALVE / DRIPLINE FLUSH OUT ASSEMBLY	Ⓜ	SCHEDULE 40 PVC BALL FULL PORT VALVE AND PVC FLEX HOSE TUBING INSTALLED WITHIN ROUND VALVE BOX - ADAPT TO INSTALL DRIPLINE TUBING AS REQUIRED - UNITS WHERE SHOWN LOCATED AT ENDS OF DRIPLINE SYSTEMS		
PRESSURIZED MAIN LINE - COPPER IRRIGATION WATER PIPING STUB OUT	T	DRY COPPER PIPING - 3/4-INCH SIZE PIPING STUB OUT - PIPING ROUTED THROUGH BUILDING AND ROOF DECKING(S) FOR IRRIGATION SYSTEM CONTINUATION PER MECHANICAL ENGINEER'S DRAWINGS - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL LOCATION - ROUTING OF PIPE TO IRRIGATION VALVE TO BE PROVIDED BY PLUMBING CONTRACTOR.		
LATERAL LINE	●	SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS INDICATES CONNECTION TO ASSIGNED DRIPLINE, TYP.		
FLOW SENSOR CABLE	—	FLOW SENSOR SIGNAL CABLE AND CONDUIT - MULTIPLE WIRE PAIR SHIELDED CABLE INSTALLED WITH 1.25-INCH MINIMUM SIZE SCHEDULE 40 PVC CONDUIT - NO SPLICES PERMITTED	HYDROSCAPE	HSCST150
PIPING SLEEVE UNDER PAVED AREA	≡	SCHEDULE 40 PVC - 4-INCH MINIMUM SIZE, SIZE AS REQUIRED		
DRIPLINE	—	DRIPLINE (COPPER SHIELD SERIES) SYSTEM - PRESSURE COMPENSATING - 0.6 GPM @ 12-INCHES O.C. EMITTER SPACING - ROW SPACING BY OPERATOR - 17MM (BROWN COLOR) 0.634" O.D. POLYETHYLENE TUBING WITH COMPRESSION-TYPE FITTINGS FOR ELLS, TEES, COUPLERS & PVC ADAPTERS - PROVIDE METAL HOLD DOWN STAKES FOR EVERY 3'-0" C. AND CHANGES IN DIRECTION - SURFACE DRIPLINE TO BE PROVIDED BY CONTRACTOR, INSTALLED BY TNDC OPERATOR		

KEYMAP - 2ND FLOOR



NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS DATED 07/22/2024.

PHASE AGENCY RESUBMITTAL
DATE 01/22/2025
REVISIONS

No.	Description	Date

**IRRIGATION PLAN
2ND FLOOR**

L-2.2



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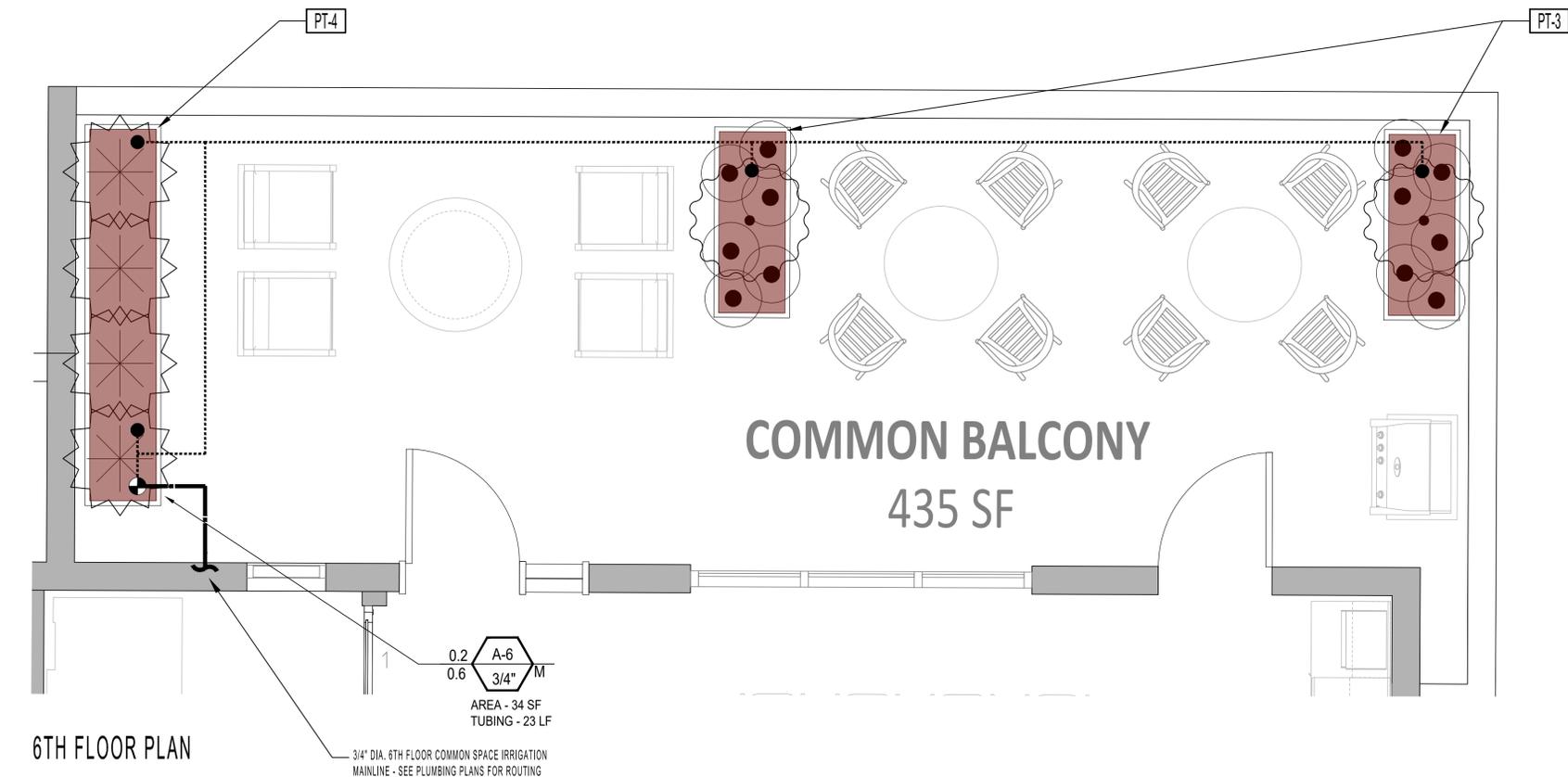
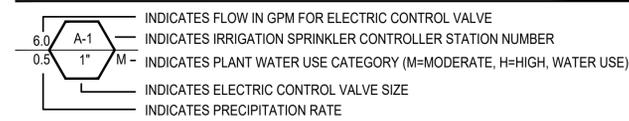
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HYDROZONES

SYMBOL	WATER-USE DESIGNATION	AREA	PLANTING & IRRIGATION TYPE
A-1	LOW	95 SF	COWPER STREET PLANTING - DRIP
A-2	LOW	80 SF	REAR GROUND LEVEL SHADE PLANTING - DRIP
A-3	LOW	283 SF	GROUND LEVEL C-3 SHADED PLANTER - DRIP
A-4	LOW	307 SF	2ND LEVEL C-3 SHADED PLANTER - DRIP
A-5	MODERATE	33 SF	2ND FLOOR PATIO PLANTERS - DRIP
A-6	MODERATE	34 SF	6TH FLOOR COMMON SPACE PLANTERS - DRIP
A-7	HIGH	30 SF	SHADED COURTYARD - DRIP

NOTES
1. PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE
2. IRRIGATION SYSTEM SHALL EMPLOY A 'SMART' ET CONTROLLER

VALVE CALLOUT LEGEND



6TH FLOOR PLAN

IRRIGATION EQUIPMENT

ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
IRRIGATION POINT-OF-CONNECTION	☒	REFER TO PLUMBING PLANS FOR LOCATION INFORMATION		
IRRIGATION 'SMART' CONTROLLER	△	IRRIGATION 'SMART' CONTROLLER MOUNTED ON WALL INSIDE WEATHERPROOF LOCKABLE CABINET, SWITCH AND SURGE PROTECTION - PROVIDE ON-SITE WEATHER SENSOR AND ENCLOSURE IN VICINITY AS DIRECTED BY ON-SITE OPERATOR	HUNTER	PRO-HC
FLOW METER	⊞	HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY - REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
SOIL MOISTURE SENSOR	⊞	SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	SOIL-CLIK
RAIN MOISTURE SENSOR	⊞	RAIN METER - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	RAIN-CLIK
MASTER CONTROL VALVE	⊞	MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR	SUPERIOR	
DRIP VALVE STATION	⊞	DRIP VALVE STATION - DRIP ELECTRIC CONTROL VALVE ASSEMBLY - W/ PRESSURE REGULATING BASKET FILTER (200 POLY MESH (40 PSI SETTING) USE 3/4-INCH SIZE DRIP ELECTRIC CONTROL VALVE ASSEMBLY FOR FLOWS 4 GPM AND UNDER (USE 1-INCH SIZE FOR FLOWS 5 GPM THROUGH 14 GPM - USE 1-1/2 INCH SIZE FOR FLOWS 15 GPM AND GREATER)	HUNTER	
QUICK COUPLING VALVE	⊞	QUICK COUPLING VALVE - 1-INCH SIZE - POTABLE WATER USE - LOCKING RUBBER COVER MOUNTED IN ROUND BOX - PROVIDE VALVE KEY AND SWIVEL		
AIR RELIEF VALVE	⊞	AIR RELIEF VALVE - THREADED - 1/2-INCH MPT - INSTALL WITHIN ROUND VALVE BOX - INSTALL UNITS AT HIGH POINTS OF DRILINE SYSTEMS AT 1 PER VALVE		
BALL FULL PORT VALVE / DRILINE FLUSH OUT ASSEMBLY	⊞	SCHEDULE 40 PVC BALL FULL PORT VALVE AND PVC FLEX HOSE TUBING INSTALLED WITHIN ROUND VALVE BOX - ADAPT TO INSTALL DRILINE TUBING AS REQUIRED - UNITS WHERE SHOWN LOCATED AT ENDS OF DRILINE SYSTEMS		
PRESSURIZED MAIN LINE - COPPER IRRIGATION WATER PIPING STUB OUT	⊞	DRY COPPER PIPING - 3/4-INCH SIZE PIPING STUB OUT - PIPING ROUTED THROUGH BUILDING AND ROOF DECKING(S) FOR IRRIGATION SYSTEM CONTINUATION PER MECHANICAL ENGINEER'S DRAWINGS - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL LOCATION - ROUTING OF PIPE TO IRRIGATION VALUE TO BE PROVIDED BY PLUMBING CONTRACTOR.		
LATERAL LINE	⊞	SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS INDICATES CONNECTION TO ASSIGNED DRIP LINES, TYP.		
FLOW SENSOR CABLE	⊞	FLOW SENSOR SIGNAL CABLE AND CONDUIT - MULTIPLE WIRE PAIR SHIELDED CABLE INSTALLED WITH 1.25-INCH MINIMUM SIZE SCHEDULE 40 PVC CONDUIT - NO SPLICES PERMITTED	HYDROSCAPE	HSCST150
PIPING SLEEVE UNDER PAVED AREA	⊞	SCHEDULE 40 PVC - 4-INCH MINIMUM SIZE, SIZE AS REQUIRED		
DRILINE	⊞	DRILINE (COPPER SHIELD SERIES) SYSTEM - PRESSURE COMPENSATING - 0.6 GPH @ 12-INCHES O.C. EMITTER SPACING - ROW SPACING BY OPERATOR - 17MM (BROWN COLOR) 0.634" O.D. POLYETHYLENE TUBING WITH COMPRESSION-TYPE FITTINGS FOR ELLS, TEES, COUPLERS & PVC ADAPTERS - PROVIDE METAL HOLD DOWN STAKES FOR EVERY 3'-0.C. AND CHANGES IN DIRECTION - SURFACE DRIP LINES TO BE PROVIDED BY CONTRACTOR, INSTALLED BY TNDC OPERATOR		

KEYMAP - 6TH FLOOR



NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURAL PLANS DATED 07/22/2024.

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No.	Description	Date

IRRIGATION PLAN
6TH FLOOR

L-2.3



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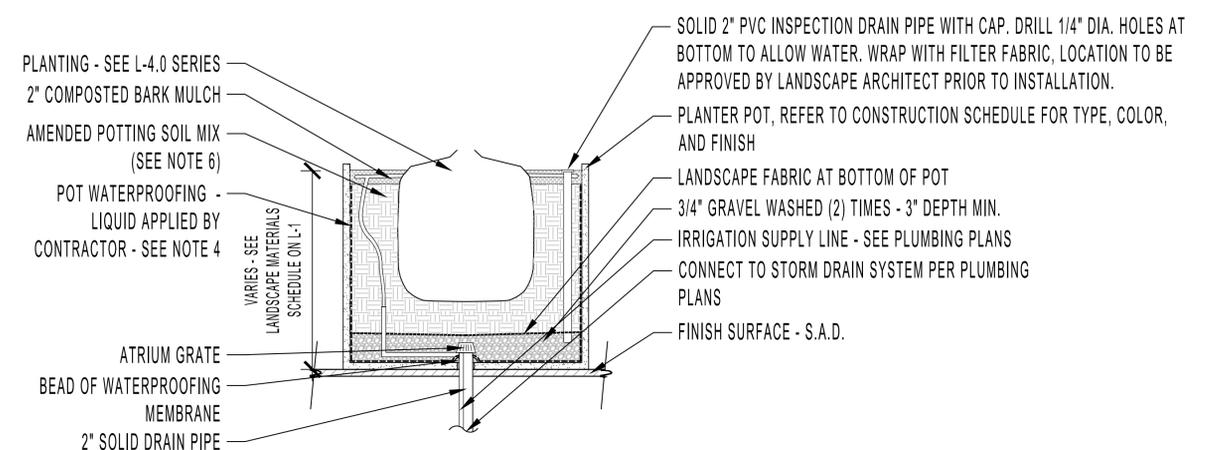
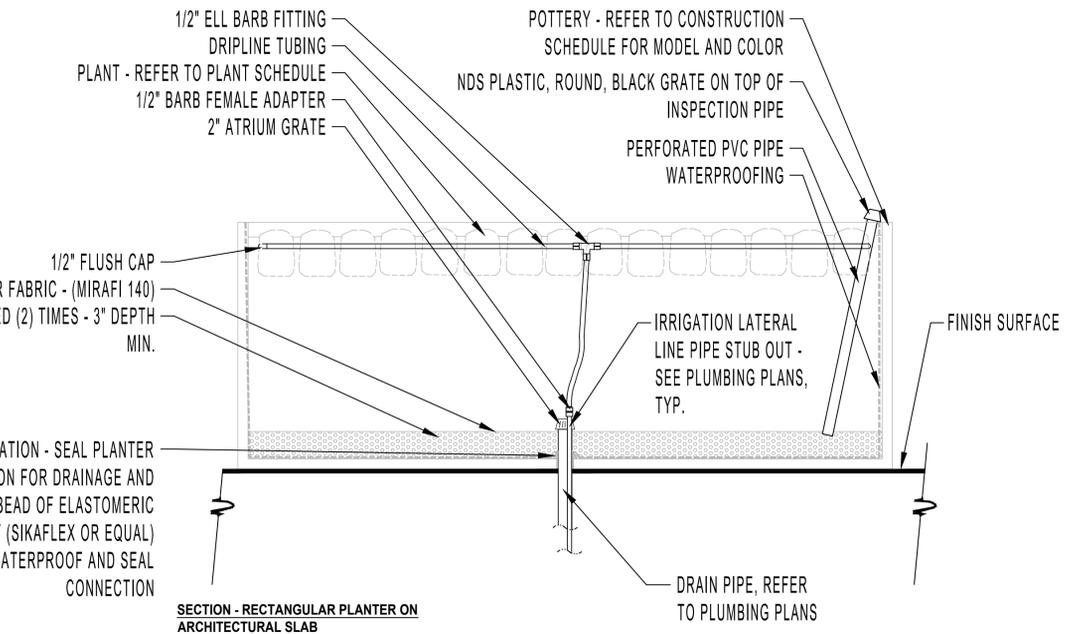
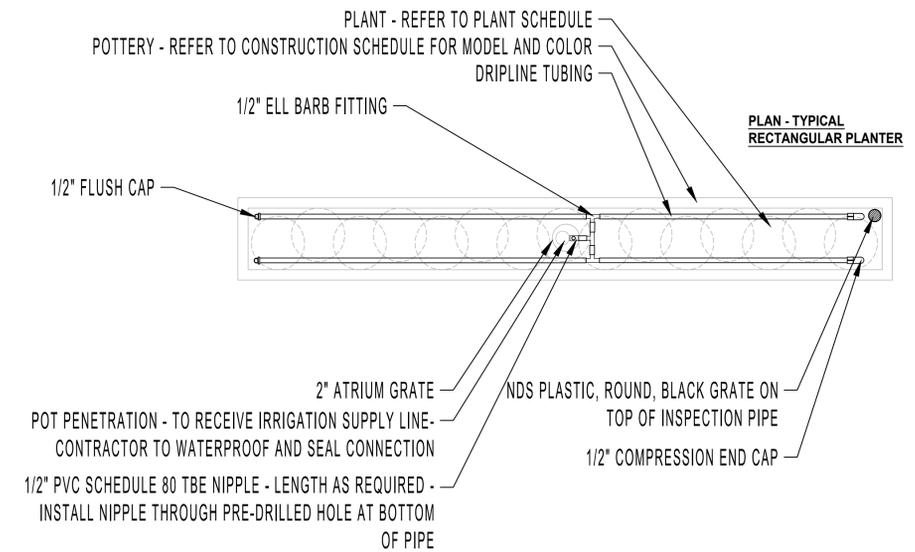
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No.	Description	Date

PLANTER POT
 DETAILS

L-3.0



TYPICAL - SECTION ON SLAB

- NOTES**
- CONTRACTOR TO STAKE / MARK LOCATION OF ALL PLANTER POTS TO BE REVIEWED BY LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.
 - DRILL HOLE IN POT TO CLOSEST TOLERANCE OF PIPE - NO MORE THAN 1/4" GAP.
 - ROUGHEN PIPE AT PENETRATION WITH SANDPAPER SO WATERPROOF MATERIAL CAN ADHERE.
 - APPLY TREMCO "VULKEM" 250 G.C. (2) 60ML. COATS SHALL BE APPLIED THROUGHOUT INTERIOR OF POT. TREMCO SEALANTS AVAILABLE FROM: LOWRY'S INC. 800-252-2449.
 - PLANTER POT SOIL MIX - "ULTRA POTTING MIX" BY AMERICAN SOIL AND STONE. CONTACT: 510-292-3000 - NO ONSITE SOILS TO BE USED IN POTS.
 - NO FERTILIZER TABLETS TO BE USED WITH POTTING SOIL MIX.
 - CONTRACTOR PROVIDE CUT-SHEETS AND MATERIAL SAMPLES OF POTTERY, GRAVEL AND PLANT MATERIAL FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
 - CONTRACTOR TO COORDINATE WITH IRRIGATION AND DRAINAGE CONTRACTORS TO FIELD VERIFY STUBBED LOCATIONS AND FIELD ADJUST POT PENETRATIONS INTO POT, AS NECESSARY.

- NOTES**
- CONTRACTOR TO COORDINATE IRRIGATION WITH DRAINAGE AND PLUMBING CONTRACTORS TO FIELD VERIFY STUBBED LOCATIONS AND FIELD ADJUST POT PENETRATIONS INTO POT AS NECESSARY.
 - CONTRACTOR SHALL COORDINATE ALL PIPING WITH OTHER TRADES PRIOR TO CONSTRUCTION.
 - COORDINATE THE WATER SUPPLY LINE STUB OUT LOCATIONS WITH THE INSTALLATION OF PLANTER POTS.

TYPICAL RAISED PLANTER 2

RAISED PLANTER IRRIGATION 1



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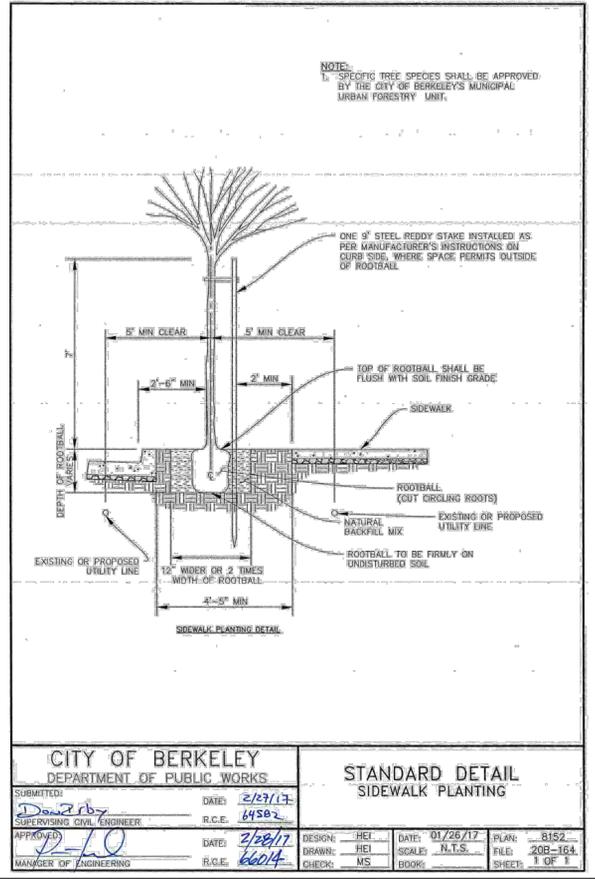
No.	Description	Date

PLANTING
DETAILS

L-3.1

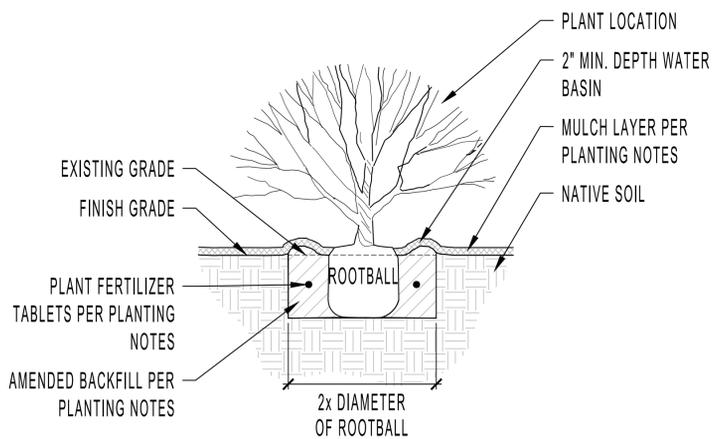
PLANTING NOTES

- INSTALL CONTAINER PLANT MATERIAL AS SPECIFIED. ANY PROPOSED SUBSTITUTIONS TO BE MADE IN WRITING FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
- ALL PLANTING AREAS TO RECEIVE IN-LINE DRIP IRRIGATION TO COVER AS NEEDED. DRIP LINES TO BE STAKED BELOW MULCH.
- ALL PLANTING AREAS AND PLANTER POTS TO RECEIVE 3" LAYER COMPOSTED BARK MULCH (50% 'GARDEN MULCH' + 50% 'FOREST FLOOR BARK' UNLESS OTHERWISE NOTED. BY: AMERICAN SOIL & STONE) CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL.
- MULCH COMPOST SHALL BE TESTED TO HAVE A MINIMUM OF 6% ORGANIC MATTER IN SOIL COMPOSITION.
- PLANT SYMBOLS WITH MULTIPLE SPECIES LISTED MAY BE ANY OF THE SPECIES, AS AVAILABLE AT TIME OF INSTALLATION.
- ALL PLANTING AREAS TO BE EXCAVATED 8" MINIMUM (18" AT TREE LOCATIONS) WITH ROCKS AND DEBRIS REMOVED. BACKFILL, IN 4" LIFTS, PLANTER AREAS WITH EXISTING CLEAN SOIL AMENDED WITH COMPOST. CONFIRM WITH LANDSCAPE ARCHITECT SOURCE OF COMPOST PRIOR TO ORDERING. AMENDED SOIL NOT CONSISTENT WITH DESIGN INTENT AND ACCEPTABLE STANDARD OF CARE WILL BE REJECTED.
- ALL PLANT SPECIES HAVE BEEN SELECTED FOR DURABILITY AND PERFORMANCE IN SUNSET ZONE 17.
- NO PLANT SPECIES OCCUR ON THE INVASIVE PLANT COUNCIL'S (IPC) PROHIBITED PLANT LIST.
- NO PLANT SPECIES OCCUR ON THE FIRE SAFE ALAMEDA FIRE-HAZARDOUS PLANT LIST.
- PLANTS WILL BE IRRIGATED WITH A DEDICATED, WEATHER-BASED 'SMART' IRRIGATION CONTROLLER USING DRIP EMITTERS.



NOTES:

- SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE AND SLOPE FOR DRAINAGE

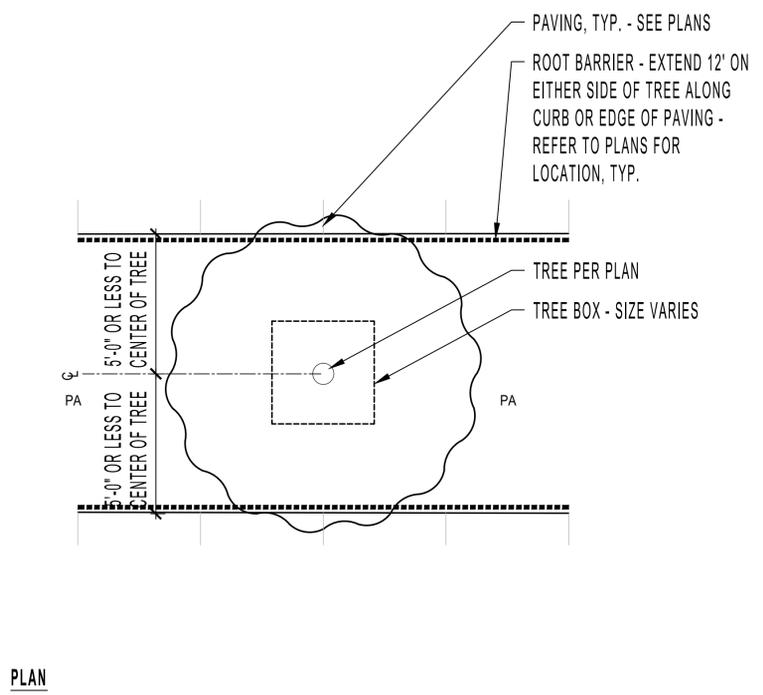


SECTION

PLANTING NOTES 5

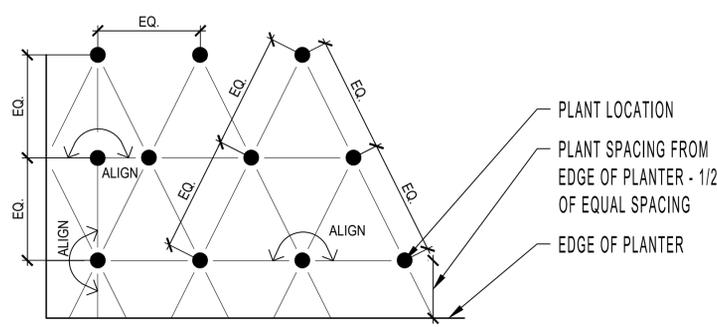
BERKELEY STANDARD TREE DETAIL 3

SHRUB / GROUND COVER PLANTING 1



PLAN

TYPICAL ROOT BARRIER CONDITION 4



SPACING	*xx SF = QTY OF PLANTS	NOTES
6" o.c.	* 4.61	1. SEE PLANTING SCHEDULE FOR SPACING OF ALL SHRUBS AND GROUNDCOVERS
8" o.c.	* 2.6	
10" o.c.	* 1.66	
12" o.c.	* 1.15	
15" o.c.	* 0.73	
18" o.c.	* 0.57	
24" o.c.	* 0.29	
30" o.c.	* 0.18	
36" o.c.	* 0.123	
48" o.c.	* 0.046	
60" o.c.	* 0.032	
96" o.c.	* 0.018	
120" o.c.	* 0.0116	

- ALL SHRUBS / GROUND COVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS.
- TO DETERMINE APPROPRIATE PLANT QUANTITIES REFER TO THE TABLE HEREIN.

TRIANGULAR SHRUB / G.C. SPACING 2

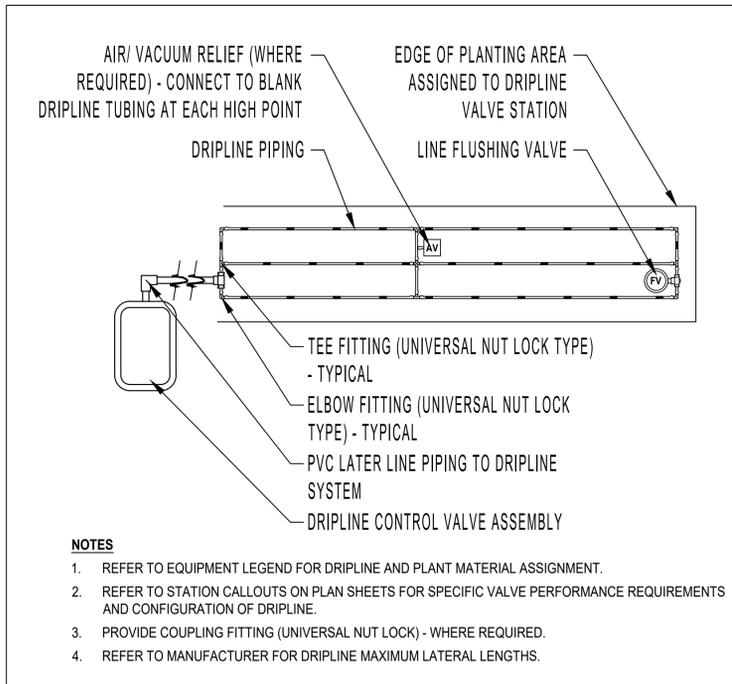


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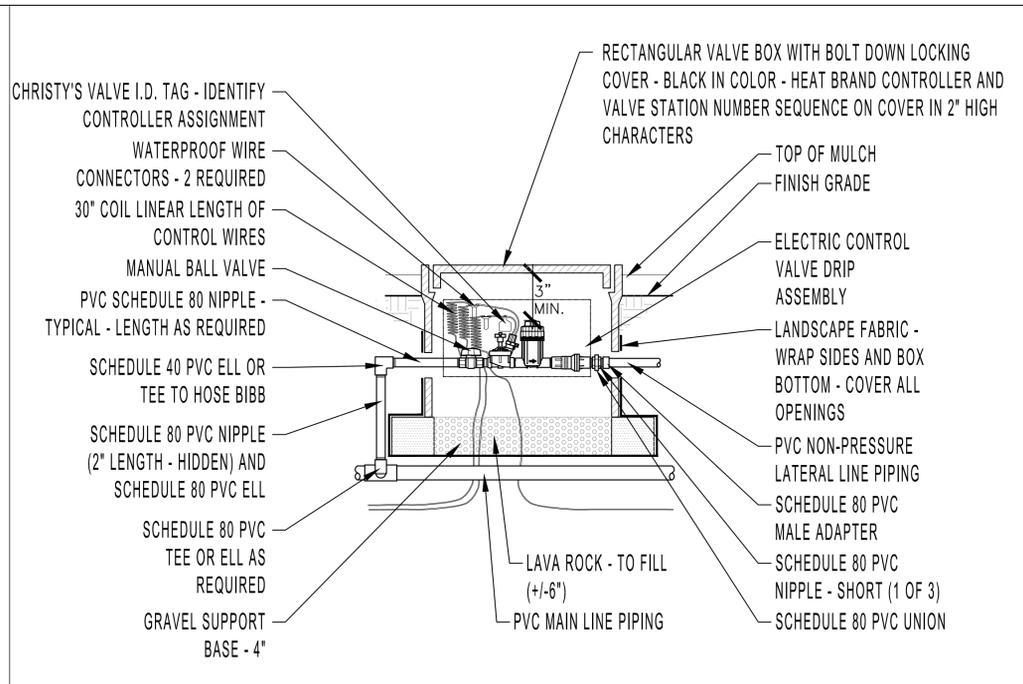


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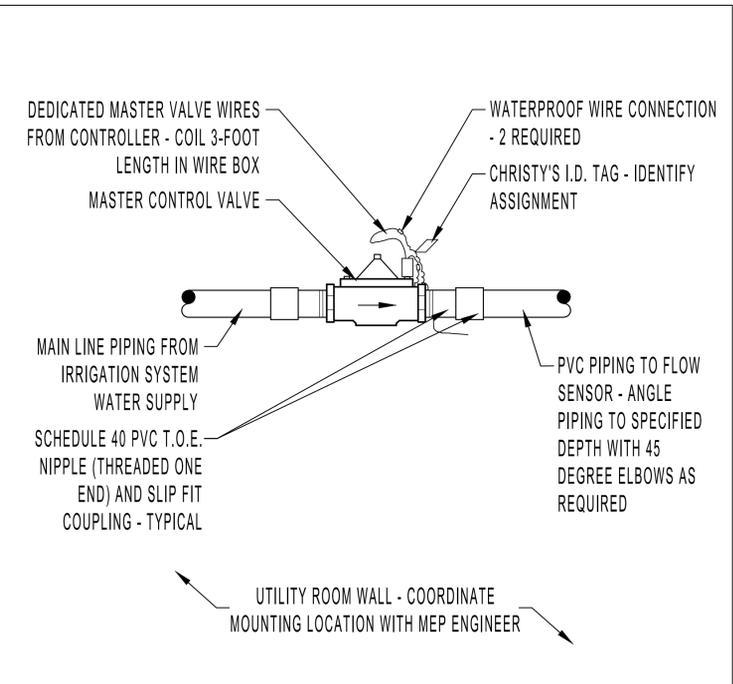


- NOTES**
1. REFER TO EQUIPMENT LEGEND FOR DRIPLINE AND PLANT MATERIAL ASSIGNMENT.
 2. REFER TO STATION CALLOUTS ON PLAN SHEETS FOR SPECIFIC VALVE PERFORMANCE REQUIREMENTS AND CONFIGURATION OF DRIPLINE.
 3. PROVIDE COUPLING FITTING (UNIVERSAL NUT LOCK) - WHERE REQUIRED.
 4. REFER TO MANUFACTURER FOR DRIPLINE MAXIMUM LATERAL LENGTHS.

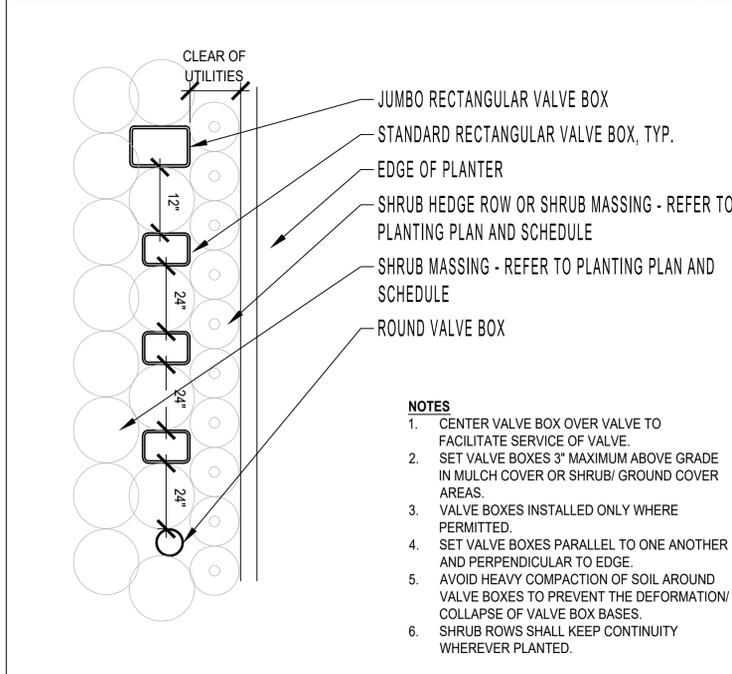
DRIPLINE SYSTEM LAYOUT - TYPICAL 5



D RIP VALVE STATION 3

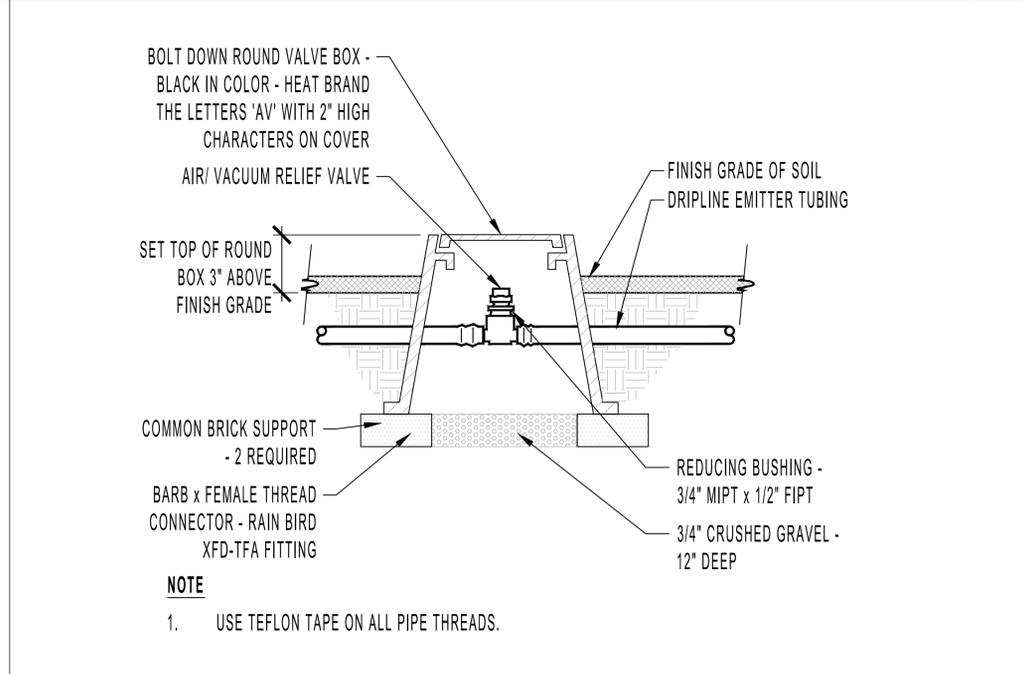


MASTER CONTROL VALVE 1

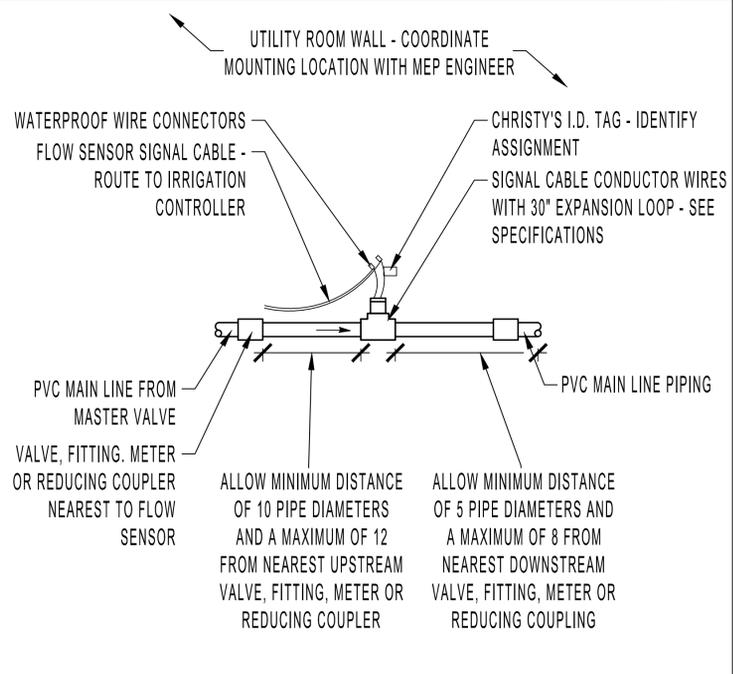


- NOTES**
1. CENTER VALVE BOX OVER VALVE TO FACILITATE SERVICE OF VALVE.
 2. SET VALVE BOXES 3" MAXIMUM ABOVE GRADE IN MULCH COVER OR SHRUB/ GROUND COVER AREAS.
 3. VALVE BOXES INSTALLED ONLY WHERE PERMITTED.
 4. SET VALVE BOXES PARALLEL TO ONE ANOTHER AND PERPENDICULAR TO EDGE.
 5. AVOID HEAVY COMPACTION OF SOIL AROUND VALVE BOXES TO PREVENT THE DEFORMATION/ COLLAPSE OF VALVE BOX BASES.
 6. SHRUB ROWS SHALL KEEP CONTINUITY WHEREVER PLANTED.

VALVE BOX LAYOUT 6



AIR / VACUUM RELIEF ASSEMBLY 4



IRRIGATION FLOW SENSOR 2

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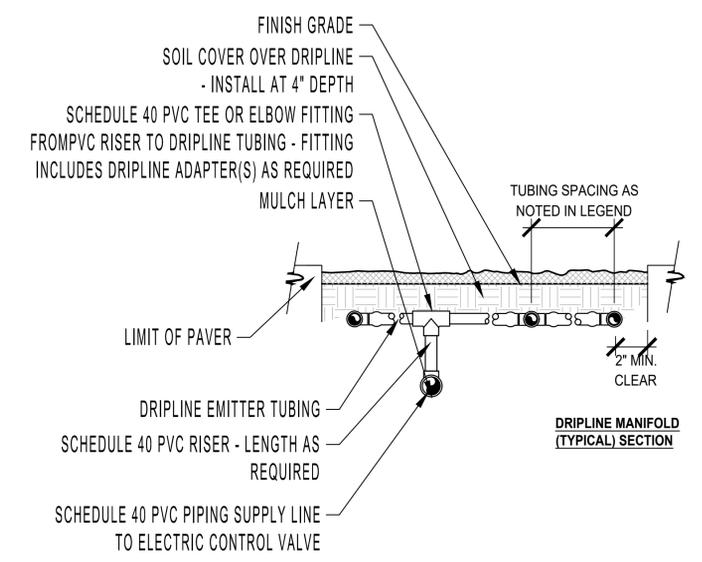
IRRIGATION
DETAILS

L-3.2

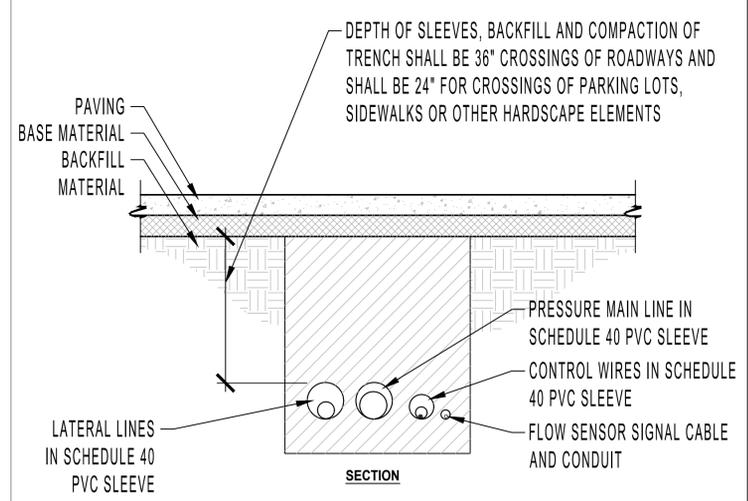


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DRIPLINE PIPING CONNECTIONS - TYPICAL 1



- NOTES**
1. PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' INSTALLATION SPECIFICATIONS.
 2. MAIN LINE, LATERAL LINES AND CONTROL WIRES SHALL BE SLEEVED BELOW HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC, 2 TIMES THE DIAMETER OF THE PIPE OR WIRE BUNDLE WIDTH.

SLEEVE TRENCHING 2

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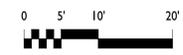
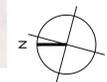


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SITE PLAN - EXISTING

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EXISTING SITE PLAN
 1/16" = 1'-0"

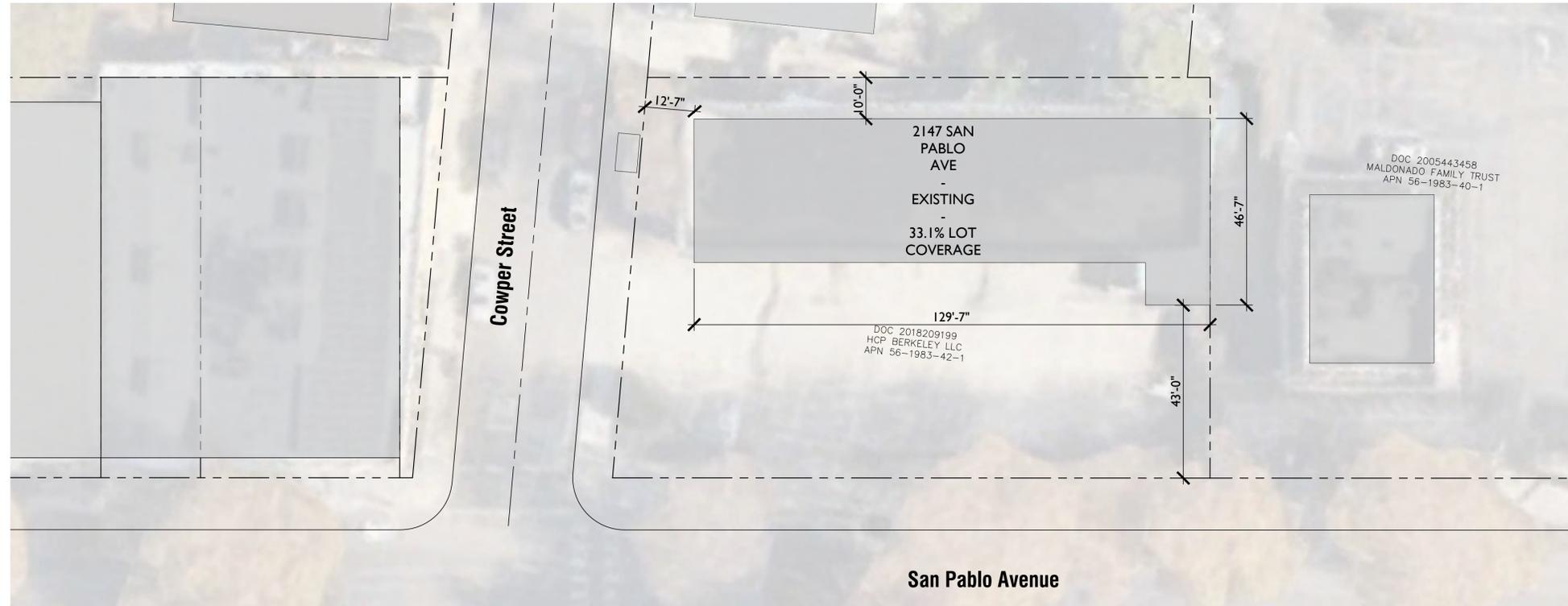


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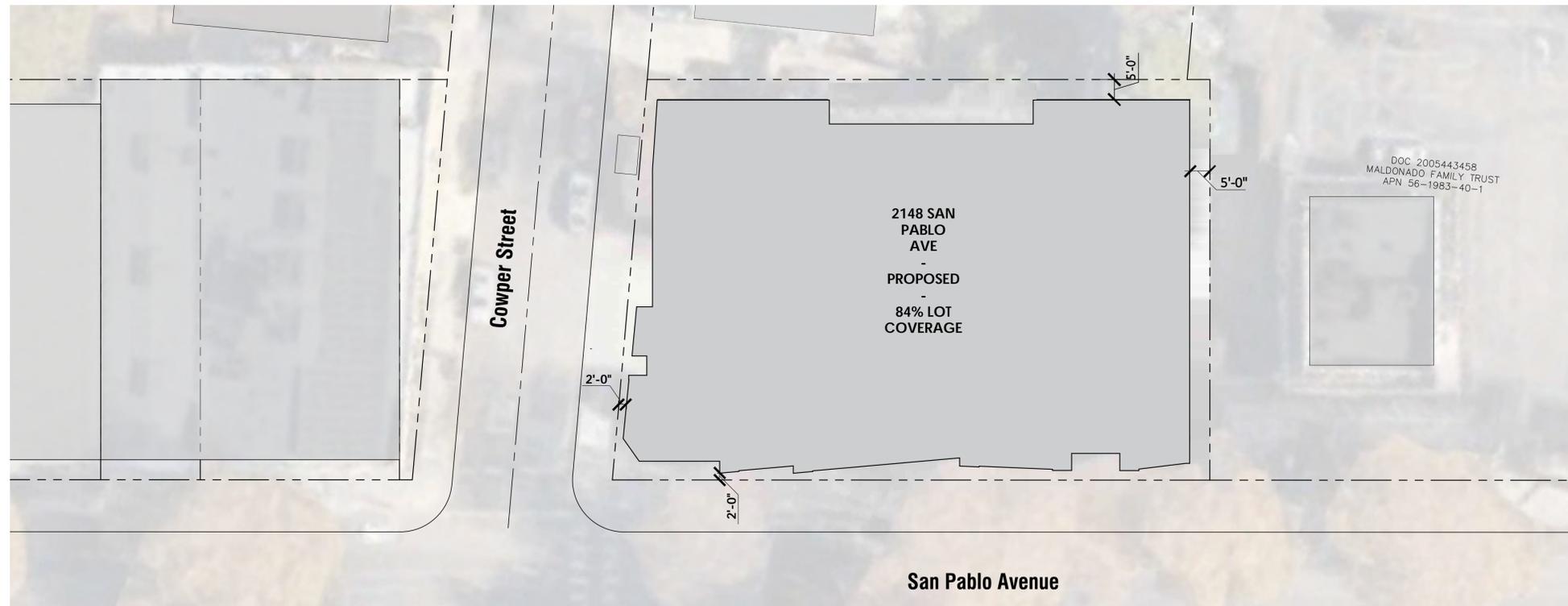
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2 LOT COVERAGE DIAGRAM - EXISTING
 1/16"=1' 0"



1 LOT COVERAGE DIAGRAM - PROPOSED
 1/16"=1' 0"

6/18/2024 11:30:11 AM

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**LOT COVERAGE
 DIAGRAMS**

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1 SITE PLAN
 1/8" = 1'-0"



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**GROUND FLOOR AND
 SITE PLAN**

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A1.00

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AREA SCHEDULE, LEVEL 2

RESIDENTIAL	7,902 SF	28 UNITS
AMENITY	1,247 SF	COMMON ROOMS, LAUNDRY, TRASH, IDF
CIRCULATION	1,920 SF	INCLUDING STAIRS AND ELEVATORS (APPROX. 750 SF)
COVERED BALCONIES	434 SF	INCLUDING COVERED PATIO
OPEN SPACE	543 SF	
LEVEL 2	12,048 SF	

12/17/2024 12:36:14

1 SECOND FLOOR PLAN
 1/8" = 1'-0"



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 SHEET TITLE:

SECOND FLOOR PLAN

SHEET NUMBER

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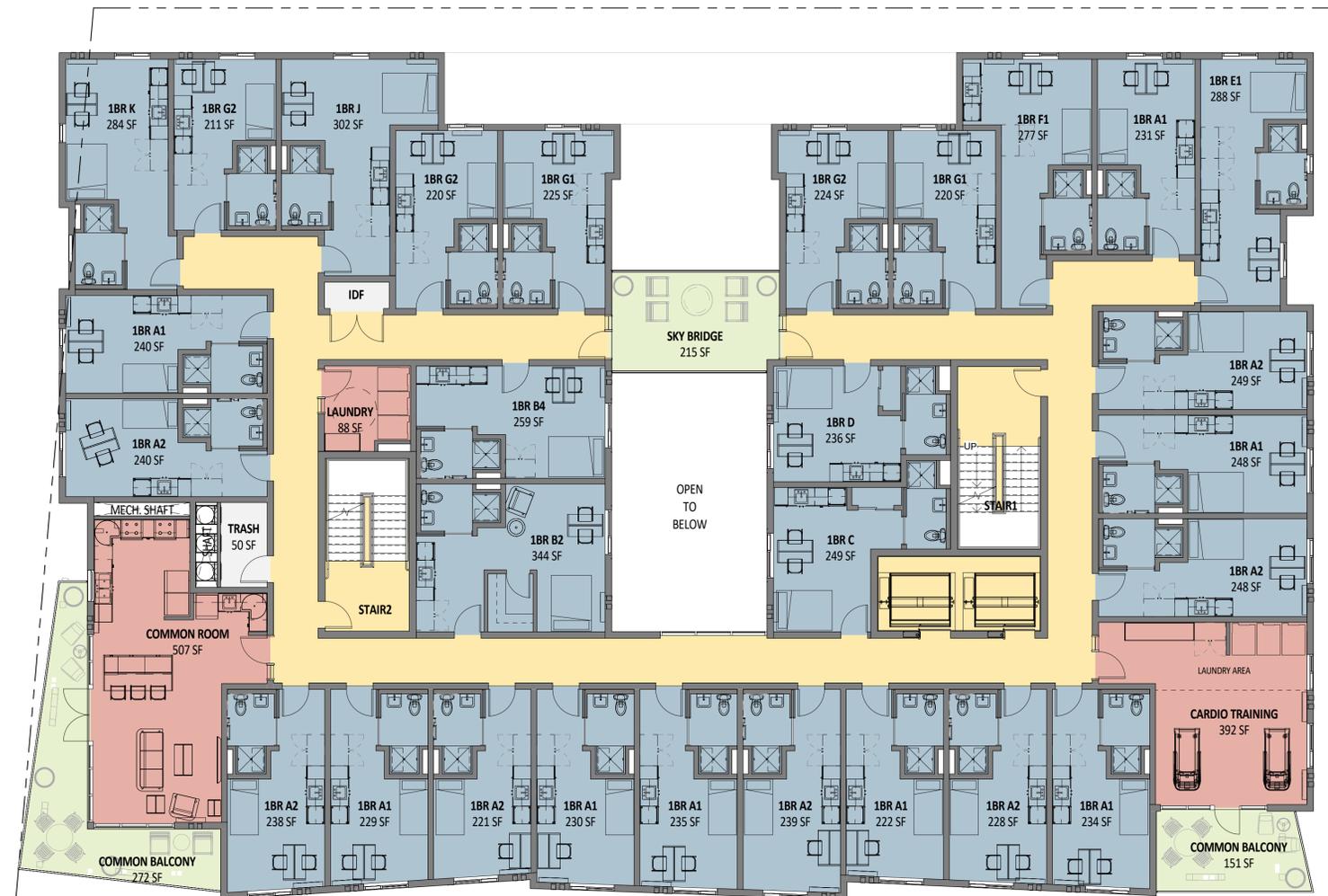


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AREA SCHEDULE - LEVEL3

RESIDENTIAL	7,874 SF	28 UNITS
AMENITY	1,251 SF	COMMON ROOMS, LAUNDRY, TRASH, IDF
CIRCULATION	2,120 SF	INCLUDING STAIRS AND ELEVATORS (APPROX. 750 SF)
COVERED BALCONIES	641 SF	INCLUDING SKY BRIDGE
LEVEL 3	11,887 SF	

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LEVEL 3 - THIRD FLOOR PLAN
 1/8" = 1'-0"



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THIRD FLOOR PLAN

SHEET NUMBER
A1.02

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AREA SCHEDULE, LEVEL 4

RESIDENTIAL	7,820 SF	28 UNITS
AMENITY	1,193 SF	COMMON ROOMS, LAUNDRY, TRASH, IDF
CIRCULATION	2,133 SF	INCLUDING STAIRS AND ELEVATORS (APPROX. 750 SF)
COVERED BALCONIES	624 SF	INCLUDING SKY BRIDGE
LEVEL 4	11,770 SF	

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LEVEL 4 - FOURTH FLOOR PLAN
 1/8" = 1'-0"



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FOURTH FLOOR PLAN

SHEET NUMBER

A1.03

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AREA SCHEDULE, LEVEL 5

RESIDENTIAL	7,709 SF	28 UNITS
AMENITY	1,199 SF	COMMON ROOMS, LAUNDRY, TRASH, IDF
CIRCULATION	2,129 SF	INCLUDING STAIRS AND ELEVATORS (APPROX. 750 SF)
COVERED BALCONIES	632 SF	INCLUDING SKY BRIDGE
LEVEL 5	11,668 SF	

12/17/2024 12:36:37

LEVEL 5 - FIFTH FLOOR PLAN
 1/8" = 1'-0"



DRAWN BY: RB
 PROJECT NUMBER: OAK23-MF-035
 SHEET ISSUE DATE: 06/21/24
 SHEET TITLE:

FIFTH FLOOR PLAN

SHEET NUMBER
A1.04

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 HOUSING**

2147 San Pablo Ave, Berkeley, CA 94702

OWNER
 WANG BROTHERS INVESTMENTS, LLC
 2417 Mariner Square Loop, Suite 247
 Alameda, CA 94501
 Phone: 925.386.0285



AREA SCHEDULE, LEVEL 6

RESIDENTIAL	6,376 SF	22 UNITS
AMENITY	1,638 SF	COMMON ROOMS, LAUNDRY, TRASH, IDF
CIRCULATION	1,976 SF	INCLUDING STAIRS AND ELEVATORS (APPROX. 750 SF)
COVERED BALCONIES	287 SF	
BALCONY	1,241 SF	INCLUDING SKY BRIDGE
LEVEL 6	11,518 SF	

DRAWN BY: RB
 PROJECT NUMBER: OAK23-MF-035
 SHEET ISSUE DATE: 06/21/24
 SHEET TITLE:

SIXTH FLOOR PLAN

SHEET NUMBER

A1.05

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LEVEL 6 - SIXTH FLOOR PLAN
 1/8" = 1'-0"



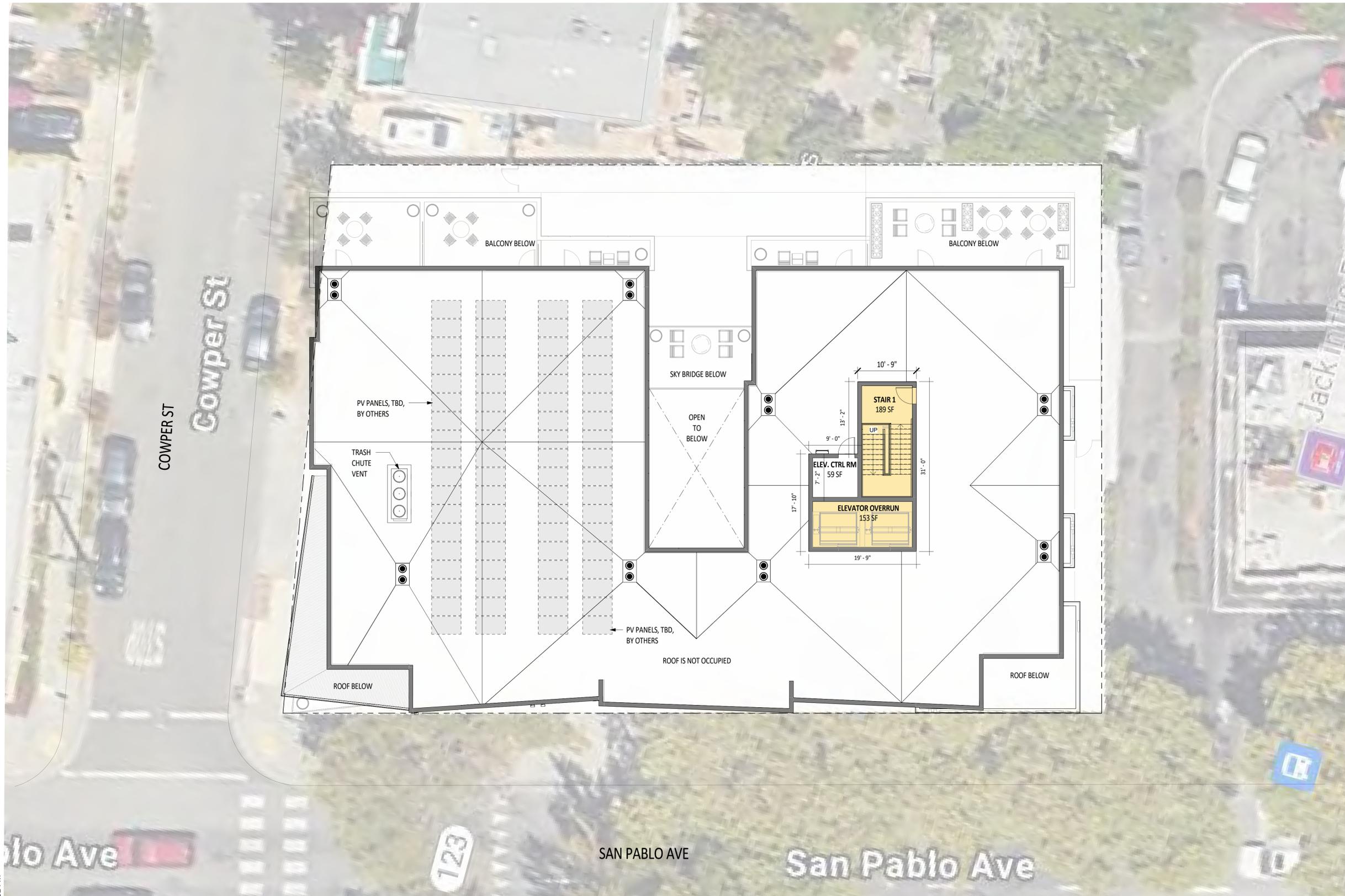


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 SHEET TITLE:

ROOF PLAN

SHEET NUMBER
A1.06

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1/22/2025 2:18:02 PM

1 ROOF - ROOF PLAN
 1/8" = 1'-0"



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- PAINTED METAL CAP
- CEMENT LAP SIDING
- WOOD LIKE CEILING
- PICKET GUARDRAIL
- PAINTED METAL COLUMN
- PAINTED METAL FASCIA



3 PERSPECTIVE DETAIL OF COMMON TERRACE
 1/8" = 1'-0"



2 NORTH ELEVATION
 1/8" = 1'-0"

MATERIAL LEGEND

- M-01** WINDOW AND STOREFRONT SYSTEM
ANODIZED ALUMINUM, BLACK
- M-02** PAINTED GALVANIZED METAL
BLACK
- M-05** PAINTED GALVANIZED METAL
BM 1601 HEARTHSTONE
- M-06** PAINTED GALVANIZED METAL
BM 1224 COYOTE TRAIL
- P-01** CEMENT PLASTER
16/20 MEDIUM SAND FLOAT FINISH
BM OC-19 SEAPEARL
- P-02** CEMENT PLASTER
16/20 MEDIUM SAND FLOAT FINISH
BM 797 ATHENS BLUE
- P-03** CEMENT PLASTER
16/20 MEDIUM SAND FLOAT FINISH
MURAL, FINAL ARTWORK TBD.
- H-01** CEMENT SIDING
HARDIE ASPYRE ARTISAN LAP
BM 1473 GRAY HUSKIE
- H-02** CEMENT SIDING
HARDIE ASPYRE ARTISAN LAP
BM AF-710 SECRET
- H-03** CEMENT SIDING
HARDIE ASPYRE ARTISAN LAP
BM 1484 ASHWOOD MOSS
- H-04** CEMENT SIDING
HARDIE V-GROOVE
- C-02** BOARD-FORMED CIP CONCRETE
VERTICAL ORIENTATION



1 WEST ELEVATION
 1/8" = 1'-0"

DRAWN BY: RB
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 SHEET ISSUE DATE: 06/21/24
 SHEET TITLE:

ELEVATIONS AND MATERIALS

SHEET NUMBER
A2.00

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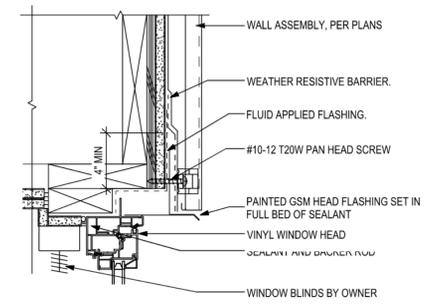


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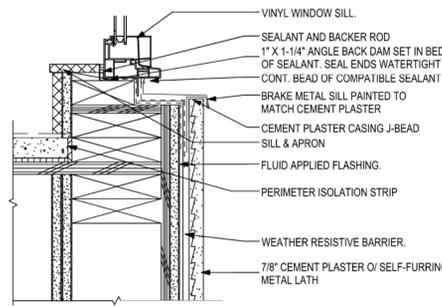
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WINDOW HEADER



WINDOW SILL

3 TYPICAL WINDOW DETAILS
 1/8" = 1'-0"



2 SOUTH ELEVATION - ENTITLEMENT
 1/8" = 1'-0"

MATERIAL LEGEND

- M-01** WINDOW AND STOREFRONT SYSTEM
ANODIZED ALUMINUM, BLACK
- M-02** PAINTED GALVANIZED METAL
BLACK
- M-05** PAINTED GALVANIZED METAL
BM 1601 HEARTHSTONE
- M-06** PAINTED GALVANIZED METAL
BM 1224 COYOTE TRAIL
- P-01** CEMENT PLASTER
16/20 MEDIUM SAND FLOAT FINISH
BM OC-19 SEASPEARL
- P-02** CEMENT PLASTER
16/20 MEDIUM SAND FLOAT FINISH
BM 797 ATHENS BLUE
- P-03** CEMENT PLASTER
16/20 MEDIUM SAND FLOAT FINISH
MURAL, FINAL ARTWORK TBD.
- H-01** CEMENT SIDING
HARDIE ASPYRE ARTISAN LAP
BM 1473 GRAY HUSKIE
- H-02** CEMENT SIDING
HARDIE ASPYRE ARTISAN LAP
BM AF-710 SECRET
- H-03** CEMENT SIDING
HARDIE ASPYRE ARTISAN LAP
BM 1484 ASHWOOD MOSS
- H-04** CEMENT SIDING
HARDIE V-GROOVE
- C-02** BOARD-FORMED CIP CONCRETE
VERTICAL ORIENTATION



1 EAST ELEVATION
 1/8" = 1'-0"

DRAWN BY: RB
 PROJECT NUMBER: OAK23-MF-035
 SHEET ISSUE DATE: 06/21/24
 SHEET TITLE:

ELEVATIONS AND MATERIALS

SHEET NUMBER
A2.01

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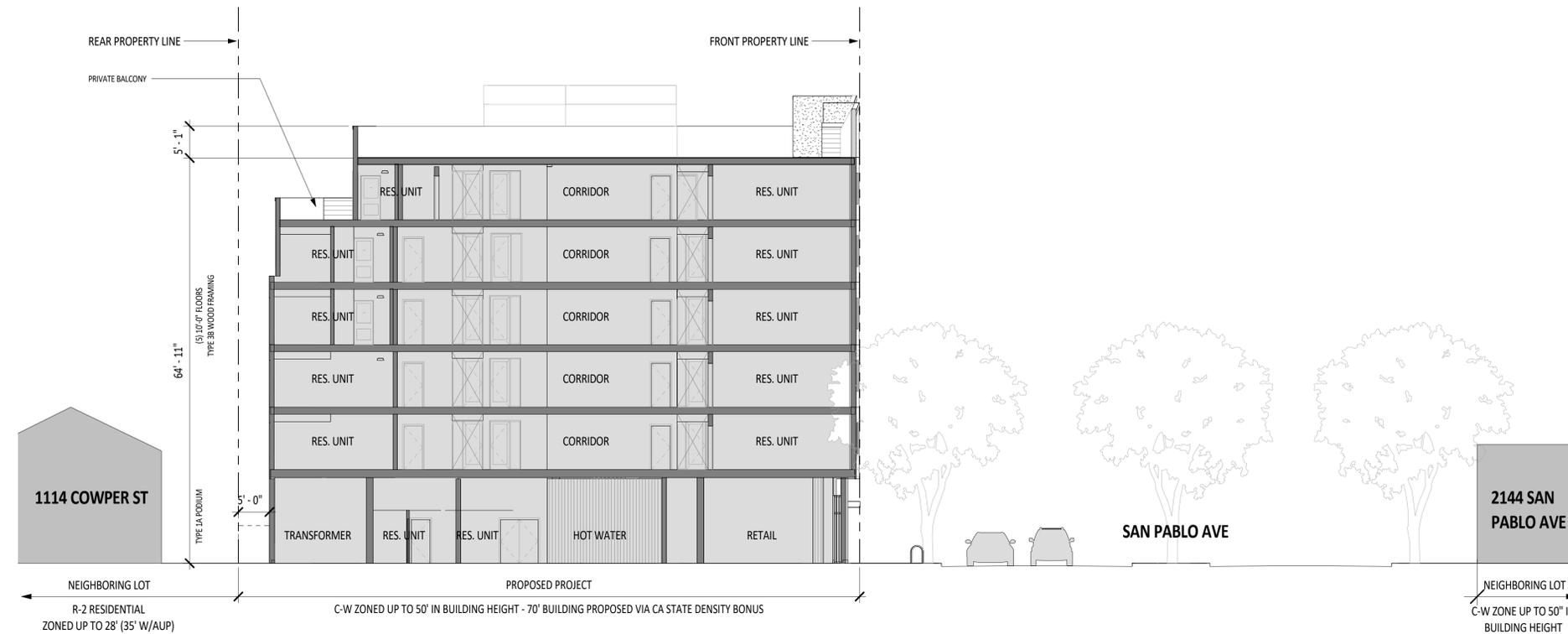
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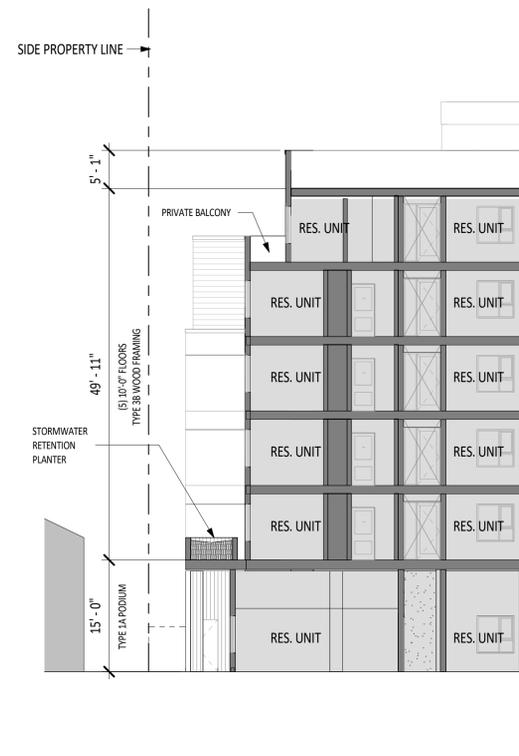
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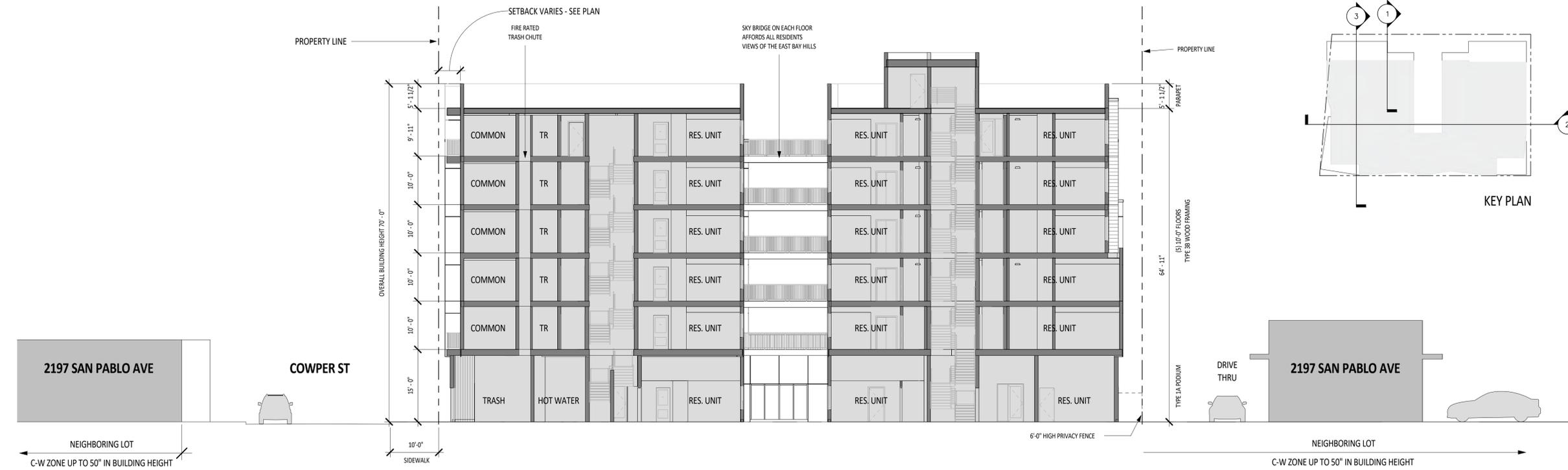
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3 ENT - EAST-WEST SITE SECTION LOOKING SOUTH
 3/32" = 1'-0"



1 EAST-WEST SITE SECTION LOOKING SOUTH
 3/32" = 1'-0"



2 NORTH-SOUTH SITE SECTION LOOKING EAST
 3/32" = 1'-0"

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 PROJECT NUMBER: OAK23-MF-035
 SHEET ISSUE DATE: 06/21/24
 SHEET TITLE:

BUILDING SECTIONS

SHEET NUMBER
A3.00

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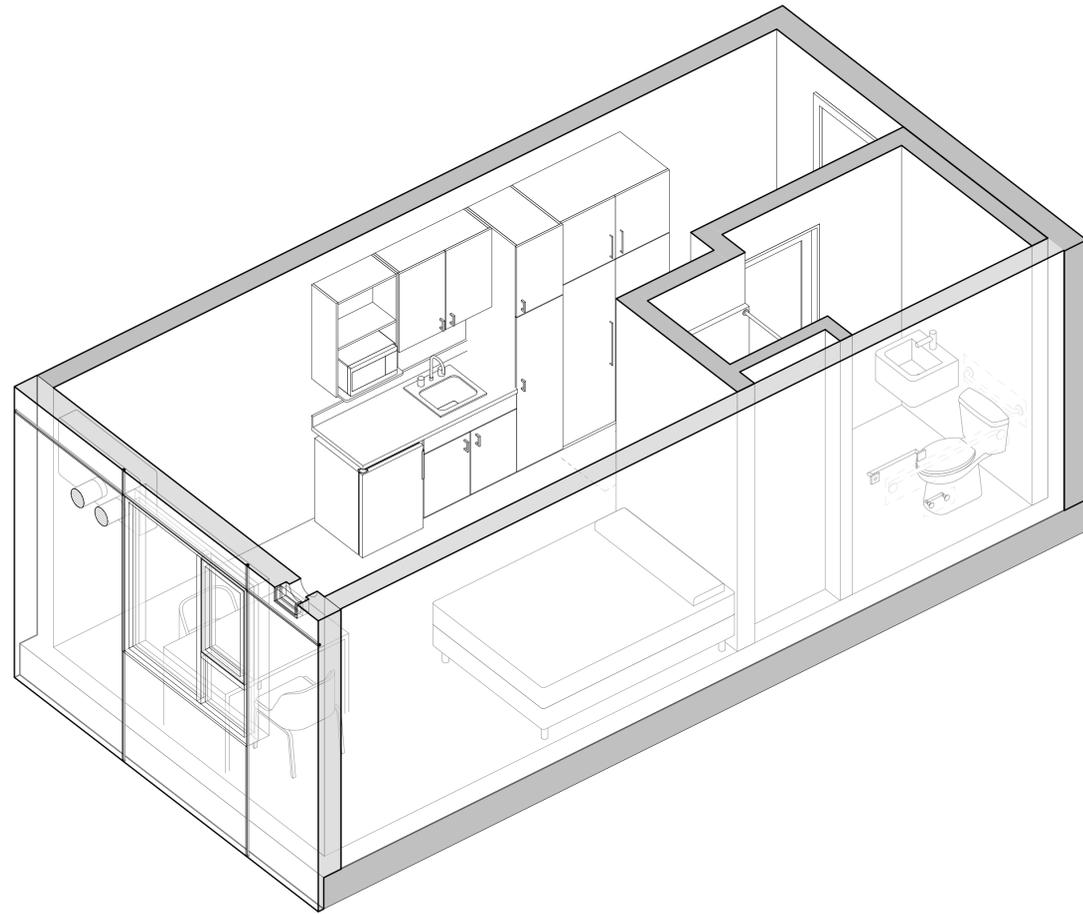


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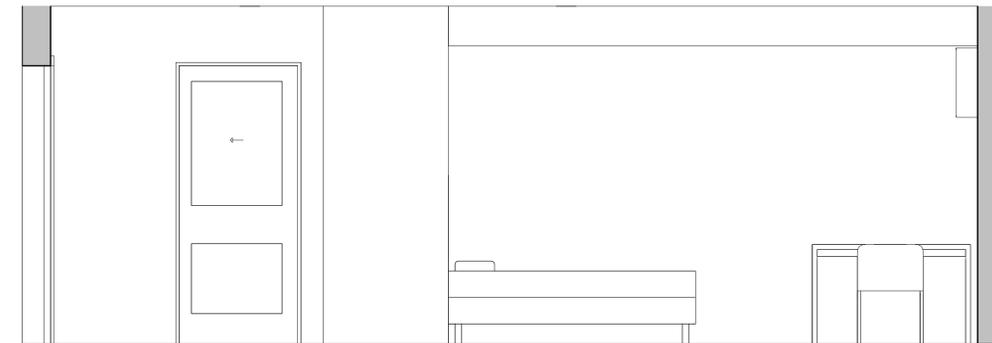
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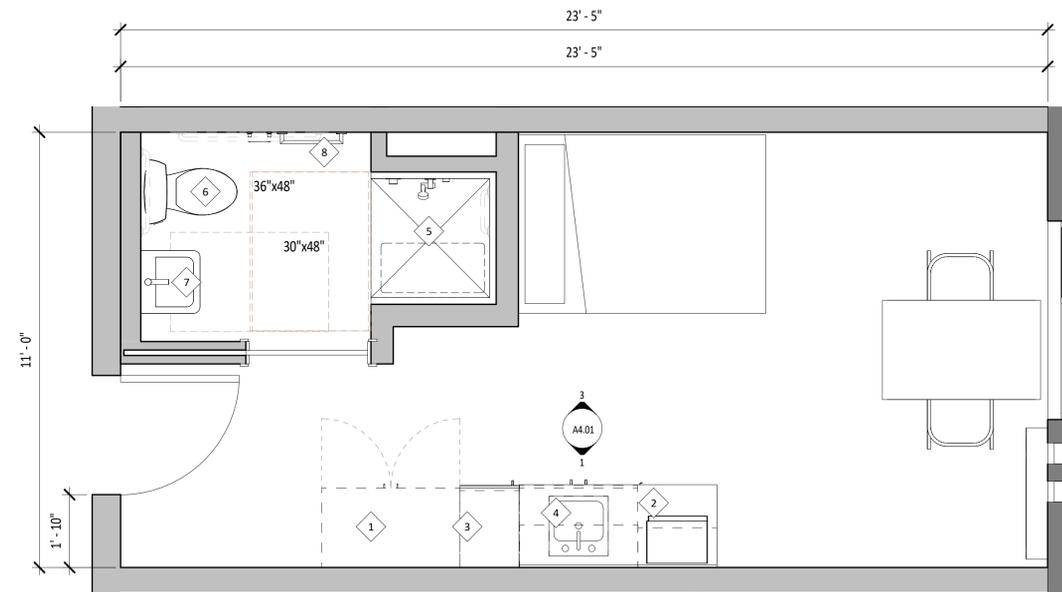
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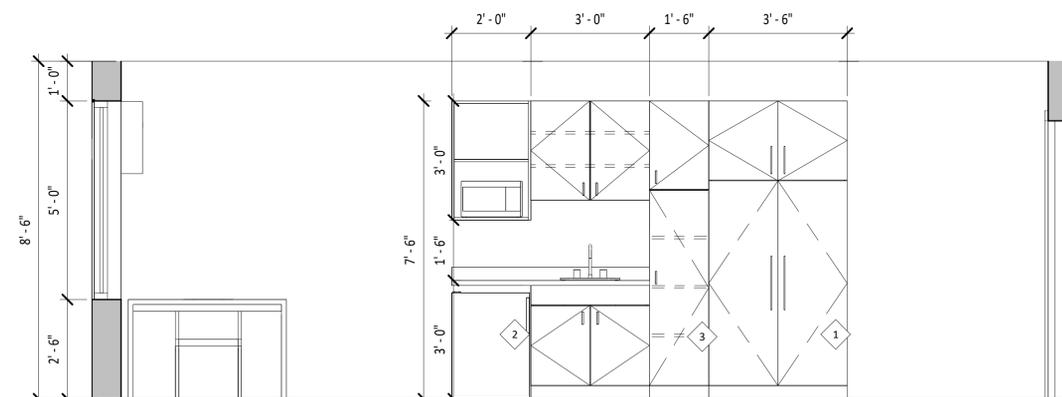
4 AXONOMETRIC VIEW - TYPICAL UNIT



3 ENT - ELEVATION - TYPICAL PRIVATE ROOM
 1/2" = 1'-0"



2 ENLARGED PLAN - TYPICAL PRIVATE ROOM
 1/2" = 1'-0"



1 ENT - ENLARGED SECTION 2 - TYPICAL PRIVATE ROOM
 1/2" = 1'-0"

UNIT KEYNOTES

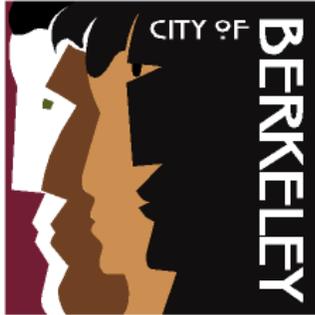
- 1 ARMOIRE / CLOTHES CLOSET
- 2 UNDER COUNTER REFRIGERATOR
- 3 PANTRY/STORAGE
- 4 KITCHEN SINK
- 5 TRANSFER TYPE SHOWER
- 6 WATER CLOSET
- 7 SINK
- 8 TOWEL BAR

DRAWN BY: RB
 PROJECT NUMBER: OAK23-MF-035
 SHEET ISSUE DATE: 06/21/24
 SHEET TITLE:

**ENLARGED ROOM PLAN
 AND ELEVATIONS**

SHEET NUMBER
A4.01

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Z O N I N G
A D J U S T M E N T S
B O A R D
NOTICE OF PUBLIC HEARING

2147 San Pablo Avenue

Use Permit Modification

#ZP2024-0096 to modify approved Use Permit #ZP2022-0113, to increase the number of Group Living Accommodation (GLA) units from 127 to 140, increase the height from 70 feet to 75 feet, reduce the ground-level commercial space from 1,873 square feet to 1,804 square feet, remove the 14 parking spaces, and increase the number of Very Low Income (VLI) units from 12 to 15, utilizing a State Density Bonus.

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance, Section [23.404.050 \(Public Hearings and Decisions\)](#)

When: Thursday, September 11, 2025, 7:00 pm

Where: Berkeley Unified School District meeting room, 1231 Addison Street, (wheelchair accessible) with remote/hybrid option (via Zoom).

Please visit: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board> and click on the hearing date to access the most up-to-date meeting information, or call the Land Use Planning division (510) 981-7410.

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION AVAILABLE FOR MEMBERS OF THE PUBLIC.

For in-person attendees, face coverings or masks that cover both the nose and mouth are encouraged. If you're feeling sick, please do not attend the meeting in-person as a public health precaution.

Currently, there are no physical distancing requirements in place by the State of California or the Local Health Officer for an indoor event similar to a Commission meeting. However, all attendees are requested to be respectful of the personal space of other attendees. An area of the public seating area will be designated as "distanced seating" to accommodate persons that need to distance for personal health reasons.

A. Land Use Designations:

- General Plan: Avenue Commercial (AC)
- Zoning: West Berkeley Commercial (C-W)

B. Zoning Permits Required:

- **Permit Modifications.** BMC Section 23.404.070 to modify an approved permit to increase the number of GLA units.

C. Waivers for Modified Project Requested Pursuant to State Density Bonus Law (California Government Code Section 65915):

- To exceed the maximum 50-foot and 4-stories building height limit and permit a 75-foot, 6-story building; and
- To exceed the maximum floor area ratio (FAR) from 3.0 to 4.42

D. CEQA Exemption Determination: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“Infill Development Projects”).

E. Project Recommendation: Approve Use Permit Modification #ZP2024-0096, pursuant to BMC Section 23.406.040(E) “**Findings for Approval.**”

F. Parties Involved:

- Applicant Curtis Miller, Lowney Architecture, Oakland
- Property Owner Wang Brothers Investments, LLC, Alameda

Further Information:

All application materials are available online at:
<https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx>.

The Zoning Adjustments Board final agenda and staff reports will be available online 6 days prior to this meeting at: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board>.

Questions about the project should be directed to the project planner, Allison Riemer, at (510) 981-7433 or ariemer@berkeleyca.gov.

Written comments or a request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at zab@berkeleyca.gov.

Communication Disclaimer:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

Written Comments, Communications, and Reports:

Written comments must be directed to the ZAB Secretary at the Land Use Planning Division (Attn: ZAB Secretary), or via e-mail to: zab@berkeleyca.gov. All materials will be made available via the Zoning Adjustments Board Agenda page online at this address: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board>

All persons are welcome to attend the hearing and will be given an opportunity to address the Board. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Board may limit the time granted to each speaker.

Correspondence received by 5:00 PM, eight days before this public hearing, will be provided with the agenda materials provided to the Board. Note that if you submit a hard copy document of more than 10 pages, or in color, or with photos, you must provide 15 copies. Correspondence received after this deadline will be conveyed to the Board in the following manner:

- **Correspondence received by 5:00 PM, two days before** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #1, which is released around noon one day before the public hearing.
- **Correspondence received by 12:00 PM, the day of** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #2, which is released around noon the day of the public hearing.
- **Correspondence received after 12:00 PM, the day of** this public hearing will be saved in the project administrative record.



Accessibility Information / ADA Disclaimer:

To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date.

SB 343 Disclaimer:

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available to the public. Please contact the Land Use Planning Division (zab@berkeleyca.gov) to request hard-copies or electronic copies.

Notice Concerning Your Legal Rights:

If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.
2. You must appeal to the City Council within 14 days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than 90 days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that 90-day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
 - a. That this belief is a basis of your appeal.
 - b. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - c. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above. If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.