



D E S I G N  
R E V I E W  
C O M M I T T E E  
S T A F F R E P O R T

For Committee Decision/  
Majority Recommendations  
OCTOBER 16, 2025

## 2029 UNIVERSITY AVENUE PRELIMINARY DESIGN REVIEW

**Design Review #DRCP2025-0002 to demolish an existing two-story commercial building and a ten-spaced garage building on a 12,385 square-foot lot and to construct a 23-story (256-feet) approximately 191,992 square-foot residential building (student housing) containing 160 dwelling units including 12 Very Low-Income (VLI) units (15%) and 12 Moderate Income (MI) units (15%) and a 100% density bonus (AB1287). The proposed project provides 29 off-street parking spaces, 167 long-term and 10 short-term bike parking spaces.**

### I. Introduction

This highrise mixed-use project is proposed in the C-DMU – Downtown Mixed-Use Commercial District – Outer Core Sub-area. The subject parcel is on the north side of University Avenue, mid-block between Shattuck Avenue and Milvia Street.

This project is applying under the Housing Crisis Act, SB 330, which seeks to boost homebuilding throughout the State with a focus on urbanized zones by expediting the approval process for and suspending or eliminating restrictions on housing development and limiting the number of public meetings. Housing development is defined as a project that is: all residential; a mixed-use project with at least two-thirds of the square-footage residential; or for transitional or supportive housing. The SB330 application vesting date was January 9, 2025.

The demolition referral went before the Landmarks Preservation Commission on September 4, 2025, where the Commission took no action. The project is scheduled to go before the Zoning Adjustments Board on November 13, 2025.

It is before the Design Review Committee this month for Preliminary Design Review where the Committee will discuss the project's overall massing and design and provide specific feedback to the applicants for Final Design Review.

## II. Background

The proposed project would demolish the existing commercial building, to construct a 23-story, 256 feet, approximately 191,992 square foot student housing building with 160 units. The major components of this multifamily building are as follows:

- 160 dwellings (60 Studios, 20 one-bedroom, 20 three-bedroom, 60 four-bedroom)
- 380 Bedrooms
- Ground Floor residential amenities including the lobby, bike room, mail room, as well as the trash room, back of house service areas and utilities
- 2,905 square feet Community spaces lounge/work area on Level 23
- 2,197 square feet Fitness center on Level 23
- 2,055 square feet roof deck Useable Open Space on Level 23
- 29 off-street parking spaces on Second Floor
- 167 Long-Term and 10 Short-Term Bicycle parking spaces

## III. Project Setting

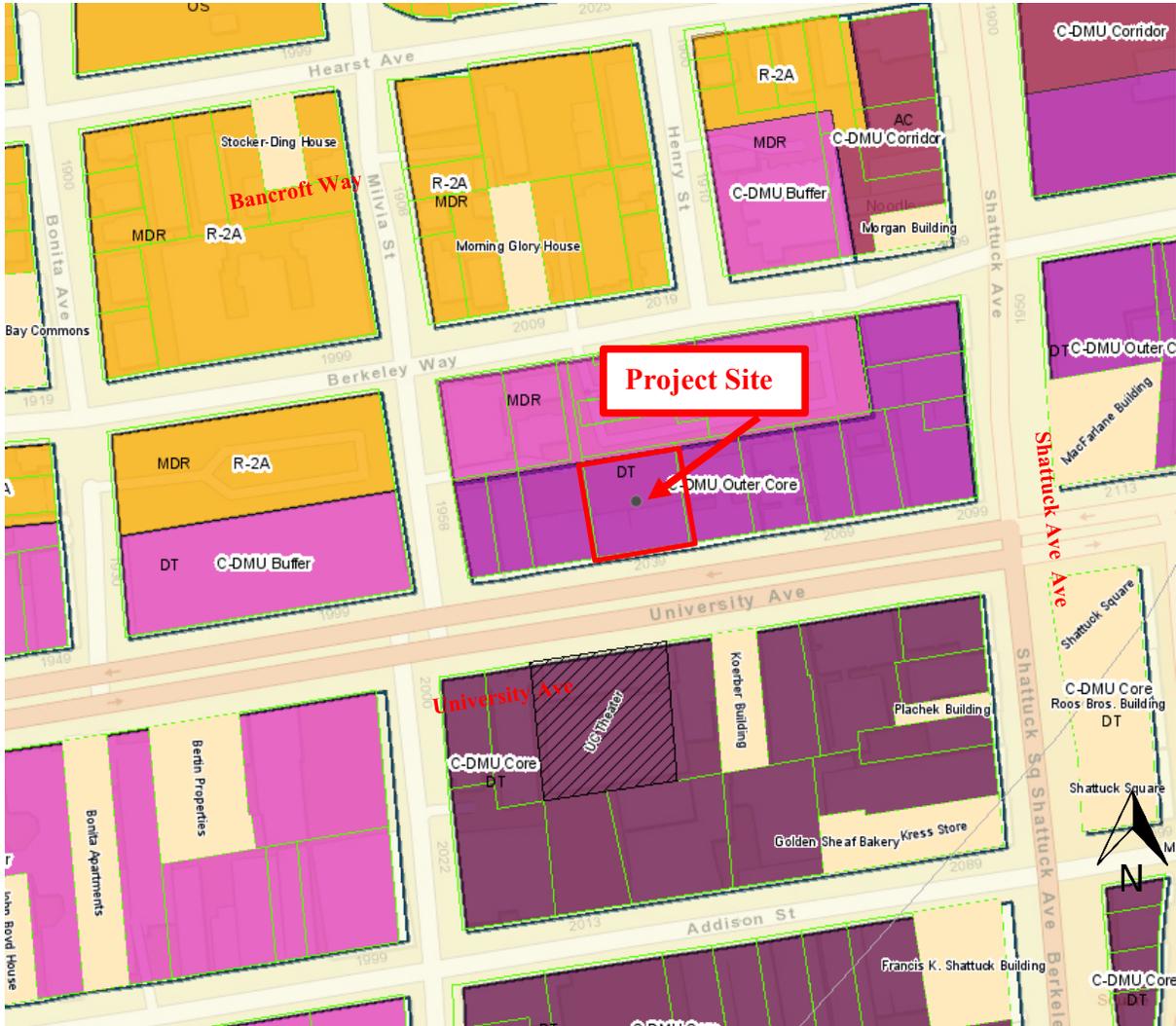
### A. Neighborhood/Area Description:

The project site is located along University Avenue west of Shattuck Avenue within the Downtown Mixed-Use District (C-DMU), Outer Core Sub-Area, as identified in the City's Downtown Area Plan (DAP). The project site is surrounded primarily by commercial and multi-family residential/mixed-use buildings ranging in height from one story (2013 University Avenue) to eight stories (2067 University Avenue). The project site is located in an area where several modes of public transportation are available – multiple AC Transit bus lines on University Avenue, bike share station, and the Downtown Berkeley BART station, which is located 0.3 mile to the southeast of the site.

### B. Site Conditions:

The subject property is an approximately 12,385 square-foot, interior lot on the north side of the 2000-block of University Avenue, between Shattuck Avenue and Milvia Street. It is a flat rectangular parcel, 114 feet deep and 108 feet wide with street frontage facing University Avenue to the south. It includes one, 9,401 square feet, two-story non-residential building containing five commercial spaces in the front and a detached ten-spaced garage building in the rear of the lot, both proposed to be demolished. A covered driveway connects the curb cut on University Avenue to the garage building in the rear.

Figure 1: Vicinity and Zoning Districts Map



**Table 1: Land Use Information**

<b>Comparison of Adjacent Properties</b>			
<b>Vicinity</b>	<b>GP Land Use</b>	<b>Zoning</b>	<b>Current Use</b>
<b>Subject Property</b>	Downtown Mixed-Use (DMU)	Downtown Mixed-Use District Outer Core Sub-Area (C-DMU Outer Core)	Retail spaces and garage (Avenue Commercial)
<b>North</b>	Downtown Mixed-Use (DMU)	Downtown Mixed-Use District, Buffer Sub-Area (C-DMU Buffer)	Residential Building/ Hope Center (Downtown Mixed-Use)
<b>South</b>	Downtown Mixed-Use (DMU)	Downtown Mixed-Use District, Core Sub-Area (C-DMU Core)	Food Service, Retail, Theater, (Avenue Commercial)
<b>East</b>	Downtown Mixed-Use (DMU)	C-DMU Outer Core Downtown Mixed-Use District Outer Core Sub-Area	Avenue Commercial (Nash Hotel)
<b>West</b>	Avenue Commercial (AC)	Downtown Mixed-Use District Outer Core Sub-Area (C-DMU Outer Core)	Retail (Avenue Commercial)

**Table 3: C-DMU Zoning District Development Standards BMC Sections 23.204.130 and 23.322 Parking and Loading**

Standard		Existing	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		12,385	Same	N/A
Gross Floor Area (sq. ft.)		9,401	191,992	N/A
Commercial Floor Area		9,401	0	N/A
Residential Floor Area		0	191,992	N/A
Floor Area Ratio		0.92	15.5	N/A
Dwelling Units	Total	0	160	N/A
Building Height (ft. - in.)	Maximum	21	256	75 ft. + 5 ft.
Building Setbacks (ft. - in.)	Front (south) Durant Avenue	0	0	0 min
	Interior Side (west)	0	8'-10"	0 min
	Interior Side (east)	0	8"	0 min
	Rear (north)	0	6"	0 min
Usable Open Space (sq. ft.)		0	2,055	80 sq. ft. per unit (12,800 sq. ft.)
Lot Coverage (%)		54	91	N/A
Automobile Parking		10	29	N/A
	Residential Bike Short Term	0	10	9.5 (1 space/40 bedrooms)
	Residential Bike Long Term	0	167	127 (1 space per 3 bedrooms)
<div style="background-color: #cccccc; padding: 2px;"> <span style="font-size: 0.8em;"> </span> = Concession or Waiver requested to modify the district standard </div>				
<small>Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average; ft = feet ('), in. = inches (")</small>				

## IV. Project Description

### A. Requested Use Permits

- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.326.070 (A) to demolish non- residential buildings;
- Use Permit pursuant to BMC Section 23.204.020(A) to construct a new multi-family building;
- Use Permit pursuant to BMC Section 23.204.030(A)(1) to establish new residential floor area in the C-DMU zoning district;
- Use Permit pursuant to BMC Section 23.204.130(E)(3)(b) to modify the setback standards in Table 23.204-38 for the front, side and rear setbacks; and
- Administrative Use Permit pursuant to BMC Section 23.304.050 for projections above the height limit.

### B. CEQA Determination

Pursuant to Government Code Section 65589.5, it is staff's determination that the project is categorically exempt under Section 15332 ("Infill Development Projects") of the CEQA Guidelines.

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

#### Waivers

- Waiver of BMC Section 23.204.140(E)(4) for providing 2,055 sq. ft. of Usable Open Space, where 19,200 sq. ft. is required;
- Waiver of BMC Section 23.304.90 for Usable Open Space landscaped area to be 27 square feet where 7,680 square feet (40%) is required;
- Waiver of BMC Section 23.204.130(E)(1)(a) to exceed building height limits—to be 256 ft. while 75 ft. + 5 ft. parapet is the allowable height; and
- Waiver of BMC Section 23.204.130(E)(3)(d) for the building's width over 120 feet of height, to be 139'-6" at the widest point (on the diagonal in plan review) where maximum width allowed is 120 feet.

#### Concessions

- Exemption from the Healthcare and Apprenticeship Standards for Private Development as required by BMC Section 13.107;
- Exemption from the Prevailing Wage requirements as required by BMC Section 13.108A; and
- Exemption from the Bird Safe Building requirements, as required by BMC 23.304.150.

## V. Design Review Guidelines

Following are several key guidelines in the Downtown Design Guidelines which relate closely to this project.

### All Buildings

- For new construction projects located on narrow east-to-west streets and over 75 feet in height, prepare an analysis of shade impacts on public open spaces and pedestrian sidewalks across the street.
- Maintain and reinforce Downtown's historic street wall at the property line. Upper floor step backs are desirable above 60 feet and should be used above 75 feet.
- For buildings over 85 feet in height, prepare an analysis of potential wind impacts. Protect sidewalk and public open space by deflecting downward wind drafts ("wind shear") by using building setbacks, recesses, projections and other devices.
- Consider how the building's form and orientation can take advantage of sun and shade to appropriately heat and cool the building.
- Consider using continuous vertical features to unify upper and lower floors, while stepping back upper floors.
- Respect the height of neighboring buildings, and provide a sense of continuity and enclosure which avoids abrupt changes in height.

### Facades

- Reflect and reinforce the scale, massing, proportions, rhythm and attention to detailing which are established by the facades of Landmark and Significant buildings.
- Incorporate elements which break up façade planes and create a visual play of light and shadow. Avoid long, uninterrupted horizontal surfaces. Consider the use of bay windows, balconies and architectural projections.
- Vertical divisions of ground and upper floors should be consistent. Generally maintain a cornice that projects horizontally between the ground floor (and its mezzanines) and upper stories.
- Architecturally distinguish the ground floor from the upper façade, to form a visual base for the building. Create an intimate scale for the pedestrian environment.
- Architecturally distinguish the upper façade from the top of the façade to provide a visual termination for the building. Generally maintain a cornice that projects horizontally at the top of the 5th floor, or near the top of the buildings that are less tall.
- Maintain the typical rhythm of structural bays and enframed storefronts of 15-30 feet spacing at ground level, in order to enhance visual continuity with existing buildings and pedestrian scale. Curtain walls, if used, should be designed with rhythm, patterns and modulation to be visually interesting.

### Parking and Garage

- Give first consideration to pedestrians during the site planning process.
- For on-site loading and on-site parking, mitigate impacts on the pedestrian to

the extent possible.

- Locate and design loading areas to minimize their visibility from public spaces, use walls and landscaping to screen views of loading areas.
- Locate parking behind buildings, underground, or behind ground floor storefronts.

**University Avenue is designated as a required public serving frontage (refer to figure 43 in the 2012 Downtown Guidelines)**

- At least one publicly-accessible street-level entrance to be provided for every 40 feet along a street facing frontage. Any remainder exceeding 30 feet shall also have a publicly-accessible street-level entrance. No two entrances shall be separated by more than 50 feet.
- Clear Glass shall comprise at least 60% of the street facing façade where it is between 3 feet and 8 feet above elevation of adjacent sidewalk
- The design of the ground floor shall be visually open to pedestrians such that the design should enable the main activities of the proposed use to be carried out towards the front of the space.

A complete set of the Downtown Design Guidelines can be found online at:

[120330\\_DBDesignGuidelines\\_ADDITIONAL GRAPHICS.indd](#)

## VI. Issues and Analysis

### A. Design Review Issues:

**Neighborhood Context** This new mixed-use development is proposed in the C-DMU Outer Core sub-area of Downtown Berkeley. The subject parcel is situated mid-block on University between Shattuck Avenue and Milvia Street. The project site is surrounded by commercial, institutional and mixed-use buildings ranging in height from one to eight stories.

**Massing/Building Design** Project is designed to continue the urban street fabric on University Avenue. The program and the design emphasize verticality with transparency at the main entrance and lobby and an articulated parking area above. The student housing units stack vertically, and the residential amenity above becomes the top to the design. The design team will present the window variation on this design, due to the floor plan differences with the student housing.

**Setbacks** Project meets the property lines on University Avenue, as well as the north and east sides of the parcel. The design sets back 10' on the west side of the parcel for a side yard.

**Ground Floor Design** Main residential entry is proposed on University Avenue with the lobby, mailboxes and leasing office directly inside. Also accessed from University Avenue is the parking level above, on the second floor. Trash is located on the side yard.

**Landscape/ Open Space** Landscape plans, with a plant list, have been included for your reference. There is some ground and podium level planters, and roof top outside seating with perimeter planters.

**Encroachment** The only encroachment proposed over the University Street Right-of-way appears to be the main entry canopy and requires Public Works approval.

**Colors and Materials** Rendered building elevations are on Sheets A3.1 – A3.4. The design team will present colors and materials at the meeting.

**B. Issues for Discussion:**

- Neighborhood Context
- Massing
- Building Design
- Landscaping
- Colors and Materials.

**VII. Recommendation**

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

**Attachments:**

1. Project Plans, received October 2, 2025
2. Applicant Statement, received July 31, 2025



**VIEW ALONG UNIVERSITY**



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 DE LA PEÑA  
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 ARCHITECTS**

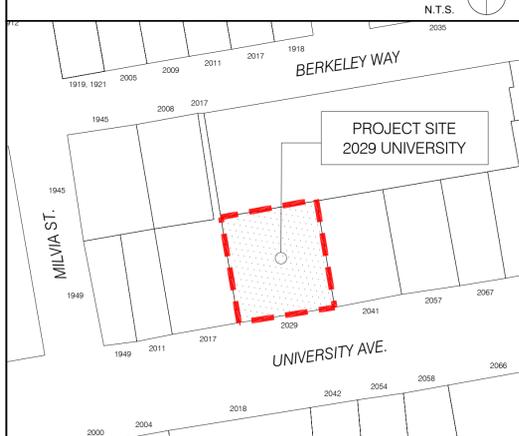
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 Berkeley, California 94710  
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**2029  
 UNIVERSITY  
 STUDENT  
 HOUSING**

2029 University Ave  
 Berkeley, CA

- 12.10.2024 SB330 SUBMISSION
- 12.19.2024 ZONING SUBMISSION
- 04.03.2025 ZONING RESUBMISSION
- 05.14.2025 ZONING RESUBMISSION
- 07.23.2025 AHMF FEE UPDATE
- 08.08.2025 4-BR BATHROOM UPDATE

**VICINITY MAP**



**PROJECT DIRECTORY**

**OWNER/APPLICANT:**  
 Laconia Development LLC  
 1981 North Broadway, Suite 350  
 Walnut Creek, CA 94596  
 www.laconiallc.com  
 (925) 937-4111

**ARCHITECT:**  
 ISAIAH STACKHOUSE, PRINCIPAL  
**STACKHOUSE | DE LA PEÑA |**  
**TRACHTENBERG ARCHITECTS**  
 2421 FOURTH STREET  
 BERKELEY, CA 94710  
 510.649.1414  
 www.trachtenbergarch.com

**LANDSCAPE ARCHITECT:**  
**JETT Landscape Architecture + Design**  
 2 Orinda Theatre Square Suite 218  
 Orinda, CA 94563  
 (925) 254-5422  
 https://jett.land/

**CIVIL ENGINEER:**  
**BKF ENGINEERS**  
 2100 FRANKLIN STREET, SUITE 4C  
 OAKLAND, CA 94612  
 (510) 899-7300  
 www.bkf.com

**Rhoades Planning Group**  
 2140 Shattuck Ave., Suite 705  
 Berkeley, CA 94704  
 (510) 545-4341  
 c/o: mia@rhoadesplanninggroup.com

**PROJECT DESCRIPTION**

**PROJECT ADDRESS:** 2029 University Ave, Berkeley, CA 94704 (APN: 57-2053-8-1)

**SCOPE OF WORK:**  
 THIS IS A ZONING APPLICATION FOR A HOUSING DEVELOPMENT, WHICH VESTS RIGHTS UNDER ZONING APPLICABLE AS OF THE SUBMITTAL DATE PER CALIFORNIA GOVERNMENT CODE SECTION 65941.1. THE PROJECT IS THE CONSTRUCTION OF A NEW 23-STORY (256'-0"), 160-UNIT HOUSING DEVELOPMENT WITH 191,982 SF OF NEW RESIDENTIAL USE AND PARKING GARAGE FOR UP TO 29 SPOTS. THE PROJECT INCLUDES REMOVAL OF EXISTING NON-LANDMARKED 2-STORY COMMERCIAL STRUCTURE AND SURFACE PARKING. 15% (12 UNITS) OF THE BASE PROJECT UNITS WILL BE AFFORDABLE TO VERY-LOW-INCOME HOUSEHOLDS, AND 15% (12 UNITS) OF THE BASE PROJECT UNITS WILL BE AFFORDABLE TO MODERATE INCOME HOUSEHOLDS, MAKING THE PROJECT ELIGIBLE FOR A 100% DENSITY BONUS, WAIVERS, AND UP TO 3 CONCESSIONS AS A STATE DENSITY BONUS LAW DEVELOPMENT PER CALIFORNIA GOVERNMENT CODE § 65915.

THE PROPOSED PROJECT WILL COMPLY WITH THE BERKELEY ENERGY CODE (BMC CHAPTER 19.36) AND THE BERKELEY GREEN CODE (BMC CHAPTER 19.37), INCLUDING PROVIDING A SOLAR PV SYSTEM, BATTERY ENERGY STORAGE, ELECTRIC VEHICLE CHARGING, AND LOW-CARBON CONCRETE REQUIREMENTS.

**ZONING CODE SUMMARY**  
 (BASED ON THE BERKELEY MUNICIPAL ZONING CODE)  
 ZONING: C-DMU OUTER CORE  
 SEE SHEET A0.1 FOR COMPLETE ZONING DATA

**DRAWING LIST**

SHEET NO. & TITLE		LANDSCAPE	
<b>ARCHITECTURAL</b>			
A0.0 GENERAL INFORMATION	A3.1 BUILDING ELEVATIONS	L1.01 LANDSCAPE PLAN - GROUND LEVEL	
A0.1 ZONING DATA	A3.2 BUILDING ELEVATIONS	L1.02 LANDSCAPE PLAN - PODIUM LEVEL	
A0.2 DENSITY BONUS DIAGRAMS	A3.3 BUILDING ELEVATIONS	L1.03 LANDSCAPE PLAN - ROOF DECK	
A0.3 PRELIMINARY AHCP DIAGRAMS	A3.4 BUILDING ELEVATIONS	L2.01 PRECEDENT IMAGES	
A0.4A SHADOW STUDIES - DEC 21ST	A3.5 STREET STRIP ELEVATIONS	L3.01 PLANT IMAGES, NOTES & CALCULATIONS	
A0.4B SHADOW STUDIES - JUNE 21ST	A3.6 PHOTO CONTEXT VIEWS	L4.01 PLANTING PLAN - GROUND FLOOR	
A0.4C SHADOW STUDIES - MARCH 26TH	A3.7 CONCEPTUAL RENDERINGS	L4.02 PLANTING PLAN - PODIUM LEVEL	
A0.5 SITE CONTEXT PHOTOS	A3.8 CONCEPTUAL RENDERINGS	L4.03 PLANTING PLAN - ROOF DECK	
A0.6 VICINITY MAP	A3.9 CONCEPTUAL RENDERINGS	L5.01 IRRIGATION PLAN - GROUND FLOOR	
A1.0 EXISTING SITE PLAN	A3.10 CONCEPTUAL RENDERINGS	L5.02 IRRIGATION PLAN - PODIUM LEVEL	
A1.1 EXISTING SURVEY	A3.11 CONCEPTUAL RENDERINGS	L5.03 IRRIGATION PLAN - ROOF DECK	
A2.0 PLAN AT BASEMENT LEVEL	MAT BUILDING MATERIALS		
A2.1 PLAN AT GROUND LEVEL	A4.1 SECTIONS		
A2.2 PLAN AT LEVEL 2			
A2.3 PLAN AT LEVEL 3			
A2.4 PLAN AT LEVELS 4-22	<b>CIVIL</b>		
A2.5 PLAN AT LEVEL 23	C1.0 PRELIMINARY GRADING AND DRAINAGE PLAN		
A2.6 PLAN AT ROOF LEVEL	C2.0 PRELIMINARY STORMWATER CONTROL PLAN		

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JOB: 2327

SHEET:

**GENERAL  
 INFORMATION**

**A0.0**

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JOB: 2327

SHEET:

ZONING DATA

**A0.1**

ZONING CODE DATA				
ZONING SUMMARY TABLE				
ZONING	BASE ZONING ALLOWABLE / REQUIRED	ALLOWABLE W/ UP OR AUP MODIFICATION	PROPOSED W/DENSITY BONUS	ZONING COMPLIANCE
C-DMU Outer Core				COMPLIES
TOTAL LOT SIZE (SQ. FT.)		12,385		COMPLIES
TOTAL LOT SIZE (ACRES)		0.28		COMPLIES
FLOOR AREA RATIO (FAR)	NA	NA	15.50	COMPLIES
DWELLING UNITS (SEE TABLE)	NA	NA	160	COMPLIES
RESIDENTIAL BEDROOMS	NA	NA	380	COMPLIES
RESIDENTIAL BEDS	NA	NA	380	COMPLIES
HEIGHT - FEET	60'-0"	75'-0"	256'-0"	COMPLIES W/ SDB WAIVER
HEIGHT - STORIES	NA	NA	23	COMPLIES
LOT COVERAGE	NA	NA	90%	COMPLIES
SETBACK - FRONT (UNIVERSITY) (SEE TABLE)	0'-15'	0'	SEE TABLE	COMPLIES W/ UP
SETBACK - INTERIOR SIDE (SEE TABLE)	0'-15'	0'	SEE TABLE	COMPLIES W/ UP
SETBACK - REAR (SEE TABLE)	0'-15'	0'	SEE TABLE	COMPLIES W/ UP
SETBACK - MAX. DIMENSION ABOVE 120'	120'	120'	135'-11"	COMPLIES W/ SDB WAIVER
RESIDENTIAL PARKING (SEE TABLE)	0	0	29	COMPLIES
COMMERCIAL PARKING (SEE TABLE)	NA	NA	0	COMPLIES
RES. BIKE PARKING LONG TERM (SEE TABLE)	127	127	167	COMPLIES
RES. BIKE PARKING SHORT TERM (SEE TABLE)	10	10	10	COMPLIES
COM. BIKE PARKING SHORT TERM (SEE TABLE)	NA	NA	0	COMPLIES
RESIDENTIAL OPEN SPACE (SEE TABLE)	0	0	0	COMPLIES W/ SDB WAIVER
COMMERCIAL PRIVATELY OWNED OPEN SPA	NA	NA	NA	COMPLIES

SETBACKS TABLE				
SETBACK - FRONT (UNIVERSITY)	BASE ZONING ALLOWABLE / REQUIRED	ALLOWABLE W/ UP OR AUP MODIFICATION	PROPOSED W/DENSITY BONUS	ZONING COMPLIANCE
0'-20'	0'	0'	0' TO 3'	COMPLIES
21'-75'	0'	0'	0' TO 6"	COMPLIES
76'-120'	15'	0'	0' TO 1'-6"	COMPLIES W/ UP
> 120'	15'	0'	0' TO 31'-0"	COMPLIES W/ UP
SETBACK - INTERIOR SIDE (<65' FROM FRONT)	BASE ZONING ALLOWABLE / REQUIRED	ALLOWABLE W/ UP OR AUP MODIFICATION	PROPOSED W/DENSITY BONUS	ZONING COMPLIANCE
0'-20'	0'	0'	6" TO 10'-0"	COMPLIES
21'-75'	0'	0'	10' TO 11'-6"	COMPLIES
76'-120'	5'	0'	10' TO 11'-6"	COMPLIES
> 120'	15'	0'	16'-6" TO 34'-10"	COMPLIES W/ UP
SETBACK - INTERIOR SIDE (>65' FROM FRONT)	BASE ZONING ALLOWABLE / REQUIRED	ALLOWABLE W/ UP OR AUP MODIFICATION	PROPOSED W/DENSITY BONUS	ZONING COMPLIANCE
0'-20'	0'	0'	6" TO 10'-0"	COMPLIES
21'-75'	5'	0'	10' TO 11'-6"	COMPLIES
76'-120'	15'	0'	10' TO 11'-6"	COMPLIES W/ UP
> 120'	15'	0'	15' TO 16'-6"	COMPLIES W/ UP
SETBACK - REAR	BASE ZONING ALLOWABLE / REQUIRED	ALLOWABLE W/ UP OR AUP MODIFICATION	PROPOSED W/DENSITY BONUS	ZONING COMPLIANCE
0'-20'	0'	0'	6"	COMPLIES
21'-75'	5'	0'	6'-6" TO 7'-6"	COMPLIES
76'-120'	15'	0'	6'-6" TO 7'-6"	COMPLIES W/ UP
> 120'	15'	0'	7'-4"	COMPLIES W/ UP
SETBACK - MAX. DIMENSION ABOVE 120'	120'	120'	135'-11"	COMPLIES W/ SDB WAIVER

OPEN SPACE CALCULATIONS					
	UNITS	SF / UNIT	TOTAL REQ'D	23 <sup>rd</sup> FLOOR TERRACE	TOTAL PROVIDED
RESIDENTIAL UNITS	160	80	12,800	2,055	2,055
Landscape		40%	5,120	690	690

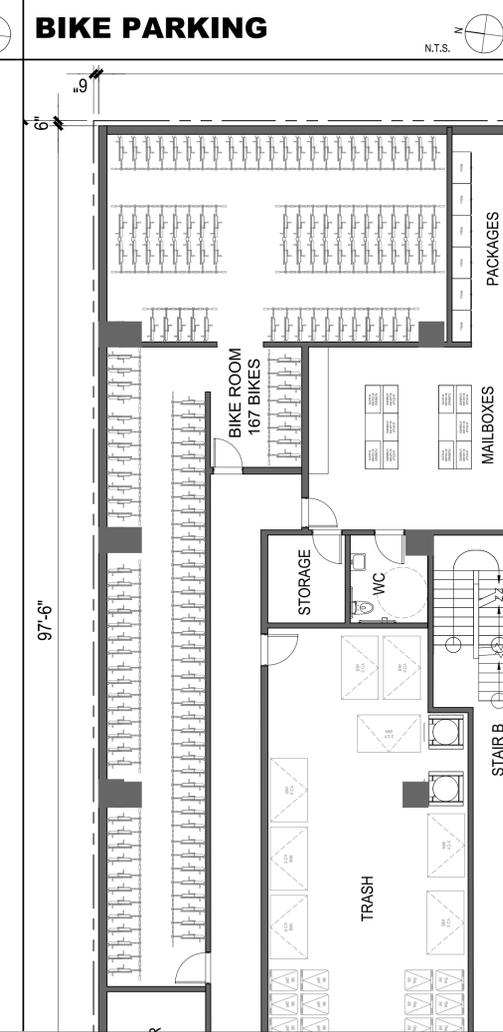
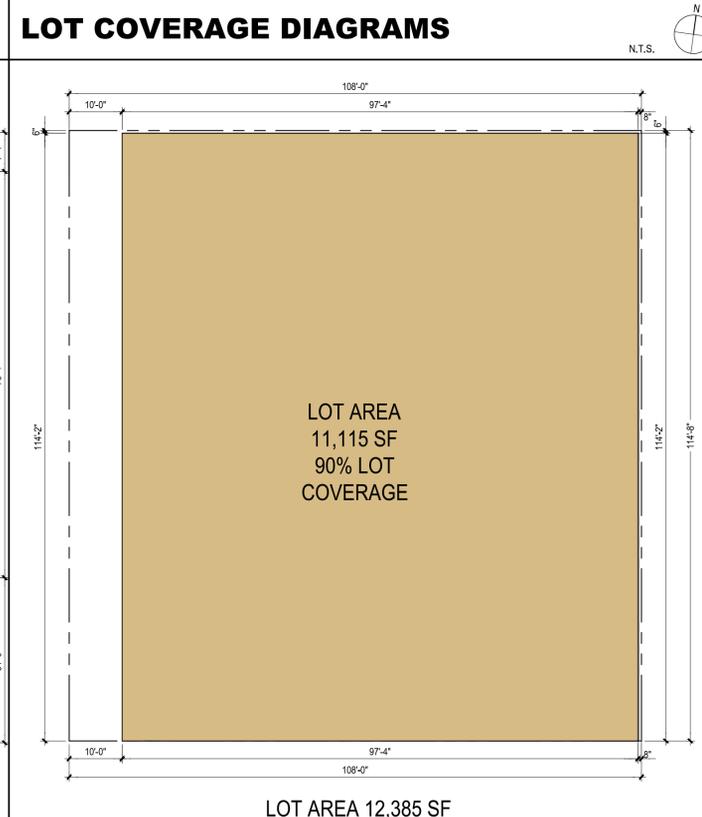
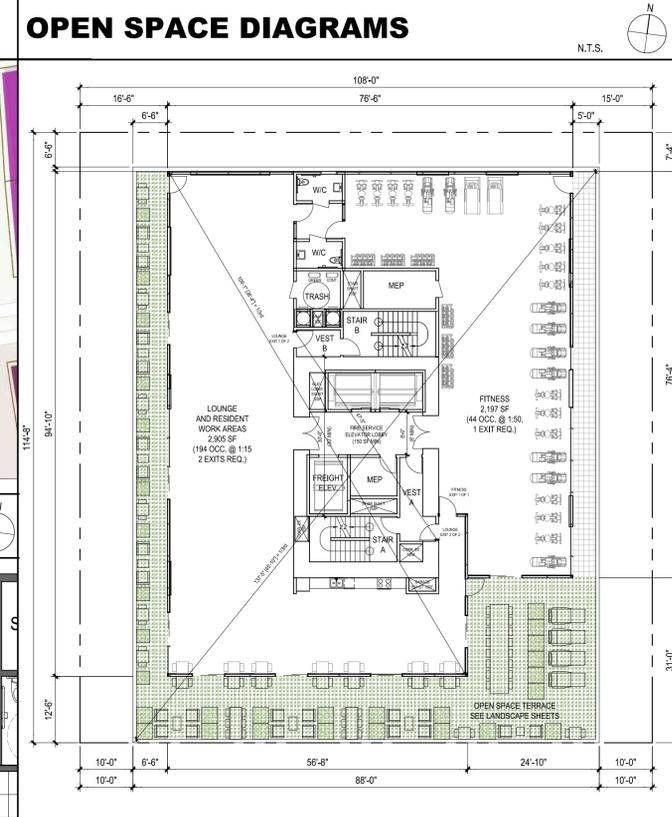
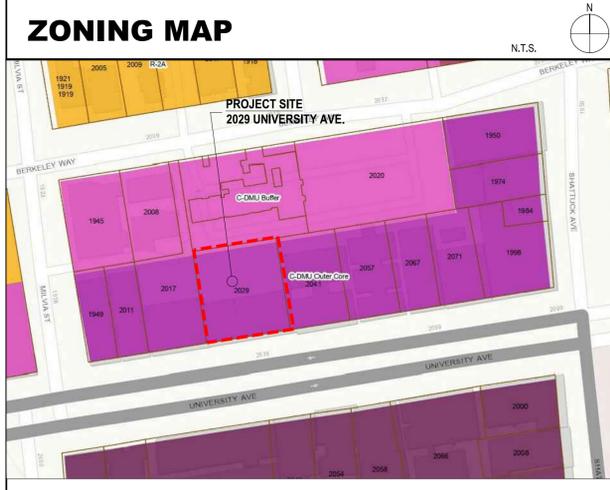
ROOFTOP ARCHITECTURAL ELEMENTS CALCS		
	ALLOWABLE	PROPOSED
AVERAGE AREA OF FLOORS		8,115
AREA OF ROOFTOP ARCH. ELEMENTS	1,217	1,167
% AREA OF ROOFTOP ARCH. FEATURES	15.0%	14.4%

E	
	RESIDENTIAL
LEVEL 23	6,219
LEVEL 22	8,691
LEVEL 21	8,691
LEVEL 20	8,691
LEVEL 19	8,691
LEVEL 18	8,691
LEVEL 17	8,691
LEVEL 16	8,691
LEVEL 15	8,691
LEVEL 14	8,691
LEVEL 13	8,691
LEVEL 12	8,691
LEVEL 11	8,691
LEVEL 10	8,691
LEVEL 9	8,691
LEVEL 8	8,691
LEVEL 7	8,691
LEVEL 6	8,691
LEVEL 5	8,691
LEVEL 4	8,691
LEVEL 3	8,691
LEVEL 2	1,188
GROUND LEVEL	7,742
BASEMENT	3,023
<b>TOTAL</b>	<b>191,992</b>

DWELLING UNIT TABLE					
	STUDIO	1 BD	3 BD	4 BD	TOTAL
LEVEL 23					0
LEVEL 22	3	1	1	3	8
LEVEL 21	3	1	1	3	8
LEVEL 20	3	1	1	3	8
LEVEL 19	3	1	1	3	8
LEVEL 18	3	1	1	3	8
LEVEL 17	3	1	1	3	8
LEVEL 16	3	1	1	3	8
LEVEL 15	3	1	1	3	8
LEVEL 14	3	1	1	3	8
LEVEL 13	3	1	1	3	8
LEVEL 12	3	1	1	3	8
LEVEL 11	3	1	1	3	8
LEVEL 10	3	1	1	3	8
LEVEL 9	3	1	1	3	8
LEVEL 8	3	1	1	3	8
LEVEL 7	3	1	1	3	8
LEVEL 6	3	1	1	3	8
LEVEL 5	3	1	1	3	8
LEVEL 4	3	1	1	3	8
LEVEL 3	3	1	1	3	8
LEVEL 2					0
GROUND LEVEL					0
BASEMENT					0
<b>TOTAL UNITS</b>	<b>60</b>	<b>20</b>	<b>20</b>	<b>60</b>	<b>160</b>
<b>BEDROOMS / UNIT</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>4</b>	
<b>TOTAL BEDROOMS</b>	<b>60</b>	<b>20</b>	<b>60</b>	<b>240</b>	<b>380</b>



**REFUSE AND RECYCLING**

Waste and Recycling Calculation

# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3 occ)	Waste (40%)	Recycling (40%)	Compost (20%)
380	1.00	380	31.67 cy	6,333 gal	12.67 cuft	2,533 gal

Space Calculation

Container	Waste	Recycling	Compost	Factor/container	Space/Container	Required	Provided
3cy bin (605 gal)	4	4			28 sf	224 sf	
2cy bin (404 gal)					28 sf		
96 gallon cart			12		7 sf	84 sf	
64 gallon cart	2	2	2		6 sf	33 sf	
<b>Total capacity</b>	<b>2548 gal</b>	<b>2548 gal</b>	<b>1280 gal</b>			<b>341 sf</b>	<b>375</b>

**LEVEL 23 ROOF DECK PLAN**  
**2,055sf UOS**

**DENSITY BONUS TABLE**

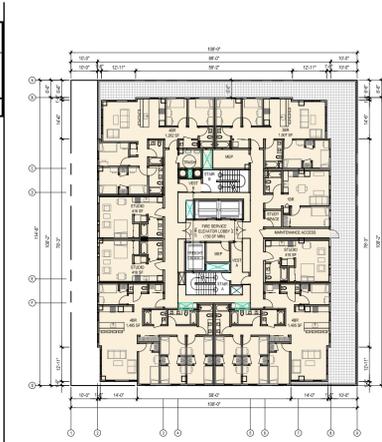
Base Project	Base Units Calculation	Base # Units	% VLI units	# VLI Units	% MI units	# MI Units	Bonus %	# DB Units	Maximum DB Project	Proposed Project
sq. ft. - see calculation below	base project area / avg. unit size	base project units (rounded up)	% VLI x Base # Units (rounded up)	% MI x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)				
95,760	79.80	80	15%	12	15%	12	100.0%	80	160	160

Base Project Res. Area	Floor	Proposed Project Res. Area	Base Project # of Units	Floor	Proposed Project # of Units	#VLI	%VLI	%DB	#DB
	Level 23	6,219		Level 23		4	5%	20.0%	96
	Level 22	8,691		Level 22	8	5	6%	22.5%	98
	Level 21	8,691		Level 21	8	6	7%	25.0%	100
	Level 20	8,691		Level 20	8	7	8%	27.5%	102
	Level 19	8,691		Level 19	8	8	9%	30.0%	104
	Level 18	8,691		Level 18	8	8	10%	32.5%	106
	Level 17	8,691		Level 17	8	9	11%	35.0%	108
	Level 16	8,691		Level 16	8	10	12%	37.5%	111
	Level 15	8,691		Level 15	8	11	13%	40.0%	114
	Level 14	8,691		Level 14	8	12	14%	42.5%	117
	Level 13	8,691		Level 13	8	12	15%	50.0%	120
	Level 12	8,691		Level 12	8				
	Level 11	8,691		Level 11	8	#MI	#MI	%DB	#DB
	Level 10	8,691		Level 10	8	4	5%	20.0%	136
	Level 9	8,691		Level 9	8	5	6%	22.5%	138
	Level 8	8,691	8	Level 8	8	6	7%	25.0%	140
	Level 7	8,691	12	Level 7	8	7	8%	27.5%	142
	Level 6	8,691	12	Level 6	8	8	9%	30.0%	144
	Level 5	8,691	12	Level 5	8	8	10%	32.5%	146
	Level 4	8,691	12	Level 4	8	9	11%	35.0%	148
	Level 3	8,691	12	Level 3	8	10	12%	37.5%	151
	Level 2	1,188	12	Level 2	8	11	13%	40.0%	154
	Ground	7,742		Ground		12	14%	42.5%	157
	Basement	3,023		Basement		12	15%	50.0%	160
<b>95,760</b>	<b>Total</b>	<b>191,992</b>	<b>80</b>	<b>Total</b>	<b>160</b>				

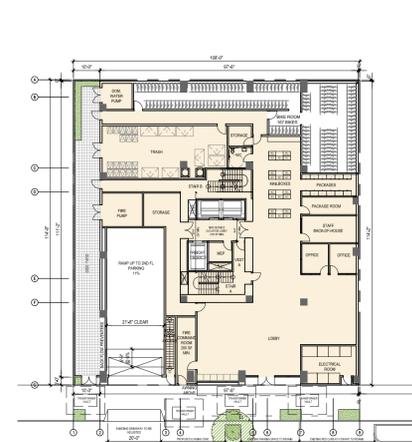
Proposed Area: 191,992  
 Proposed Units: 160  
 Average Unit Size: 1,200

**BASE PROJECT ZONING COMPLIANCE CHECKS**

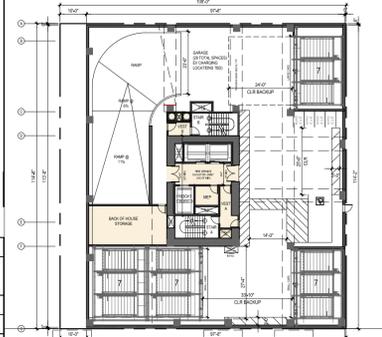
	ALLOWABLE BASE PROJECT WITH AVAILABLE AUP AND UP				BASE PROJECT	COMPLIANCE CHECK
	UNMODIFIED REQUIREMENT	ALLOWABLE MODIFICATION	CODE SECTION			
ZONING			C-DMU Outer Core			
TOTAL LOT SIZE (SQ. FT.)			12,385			
TOTAL LOT SIZE (ACRES)			0.28			
DWELLING UNITS	NA	NA		80	COMPLIES	
RESIDENTIAL BEDROOMS	NA	NA		80	COMPLIES	
HEIGHT - FEET	60'	75'	Table 23.204-37	75'	COMPLIES W/ UP	
SETBACK - FRONT	0'-15'	0'	23.204.130.E.3.b	0'	COMPLIES W/ UP	
SETBACK - REAR	0'-15'	0'	23.204.130.E.3.b	0'	COMPLIES W/ UP	
SETBACK - INTERIOR SIDE	0'-15'	0'	23.204.130.E.3.b	0'	COMPLIES W/ UP	
HEIGHT - STORIES		NOT LIMITED		8		
FAR		NOT LIMITED		NA		
OPEN SPACE		80 SF/UNIT		9,600	COMPLIES	
OPEN SPACE LANDSCAPE		40% OF 9,600SF		3,840	COMPLIES	
PARKING - RESIDENTIAL	NONE REQ'D	NONE REQ'D	Table 23.322-2	10	COMPLIES	
RES. BIKE PARKING LONG TERM	1/3 BED ROOMS			27	COMPLIES	
RES. BIKE PARKING SHORT TERM	1/40 BED ROOMS			3	COMPLIES	
STORMWATER	4% OF ROOF AREA = 4555F			455	COMPLIES	



PLAN AT LEVEL 3



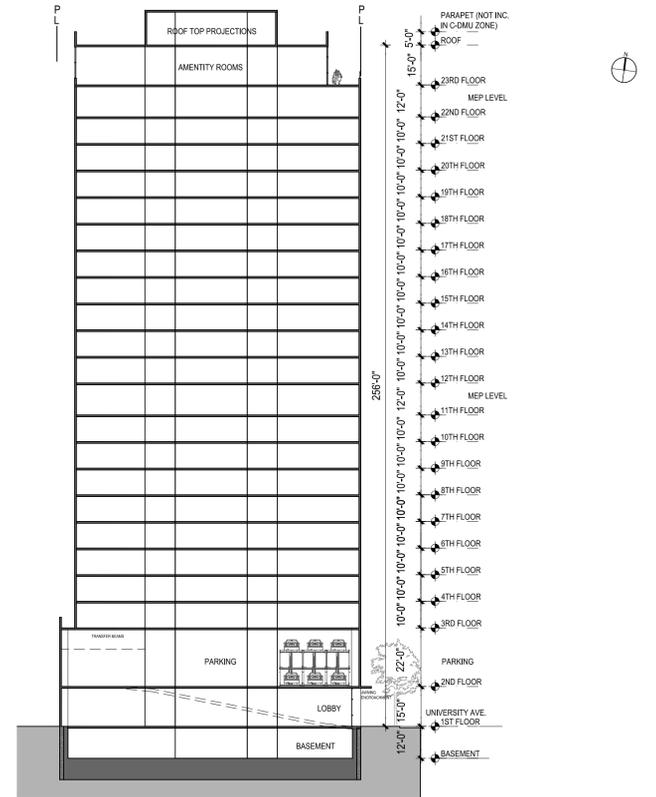
PLAN AT GROUND LEVEL



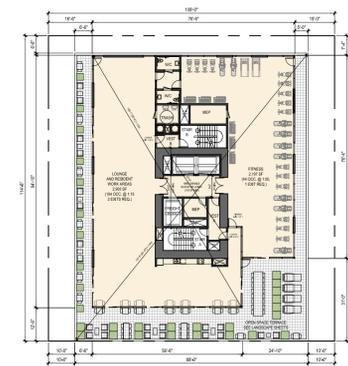
PLAN AT LEVEL 2



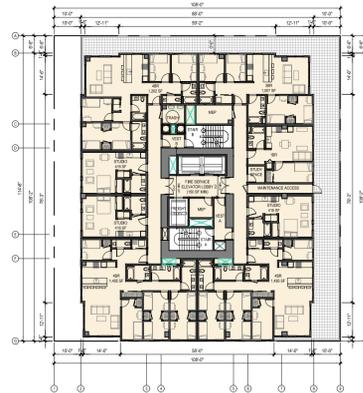
PLAN AT BASEMENT LEVEL



SECTION



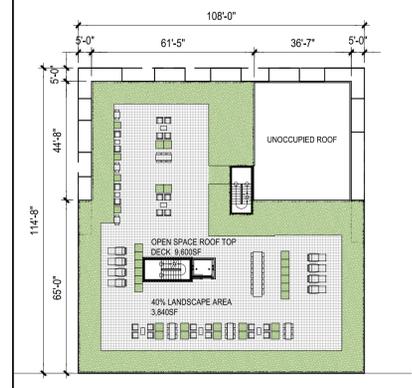
PLAN AT LEVEL 23



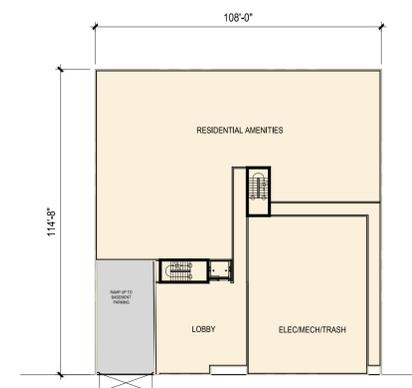
PLAN AT LEVELS 4-22



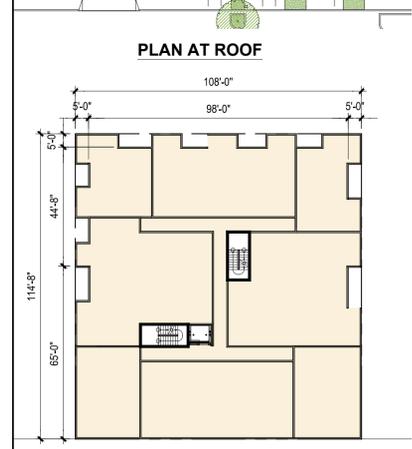
PLAN AT LEVELS 2-7



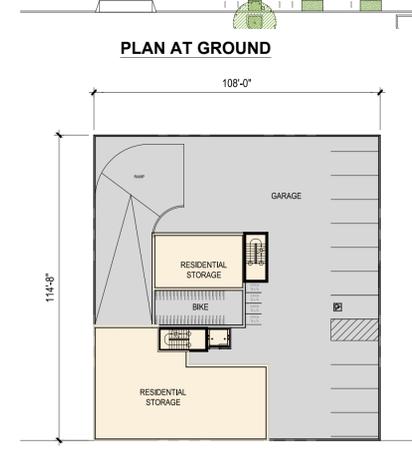
PLAN AT ROOF



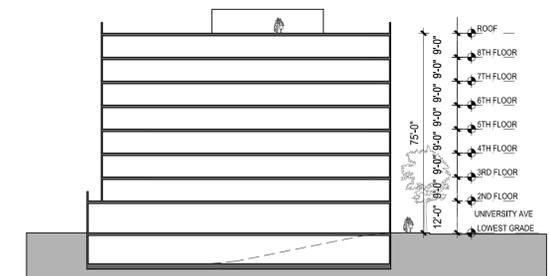
PLAN AT GROUND



PLAN AT LEVEL 8



PLAN AT BASEMENT



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SHEET:

DENSITY BONUS DIAGRAMS

**A0.2**

**PROPOSED DENSITY BONUS PROJECT**

**BASE PROJECT**

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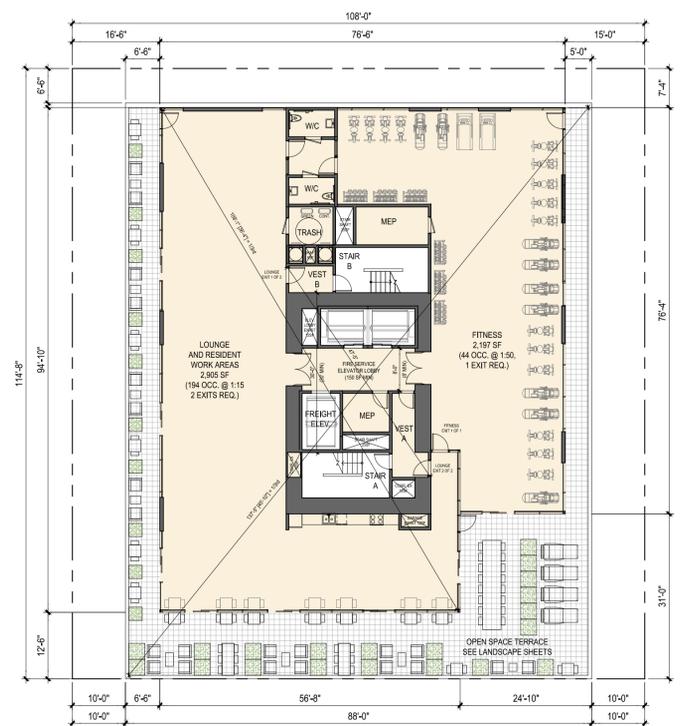
SHEET:

PRELIMINARY AHCP  
 DIAGRAMS

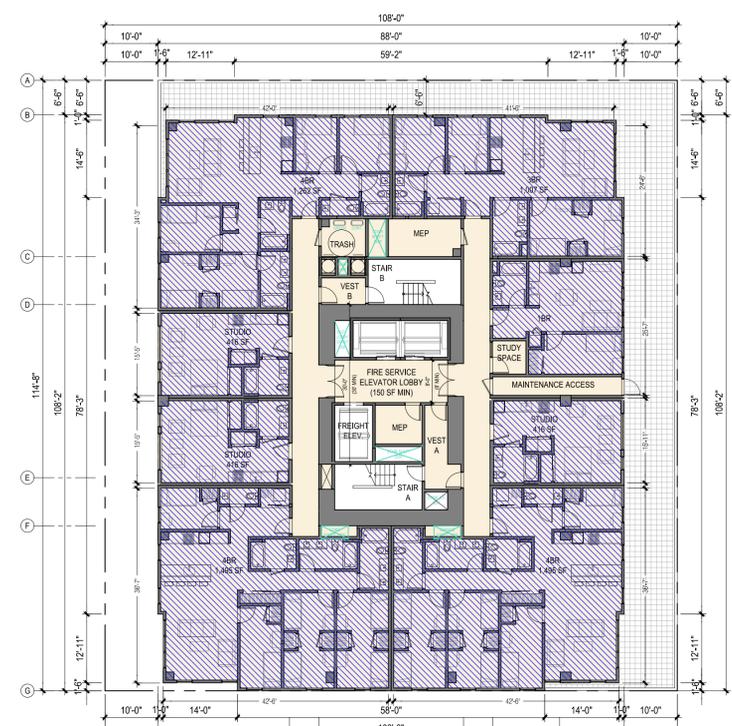
## A0.3

### PROPOSED PROJECT RESIDENTIAL UNIT FLOOR AREA DIAGRAM

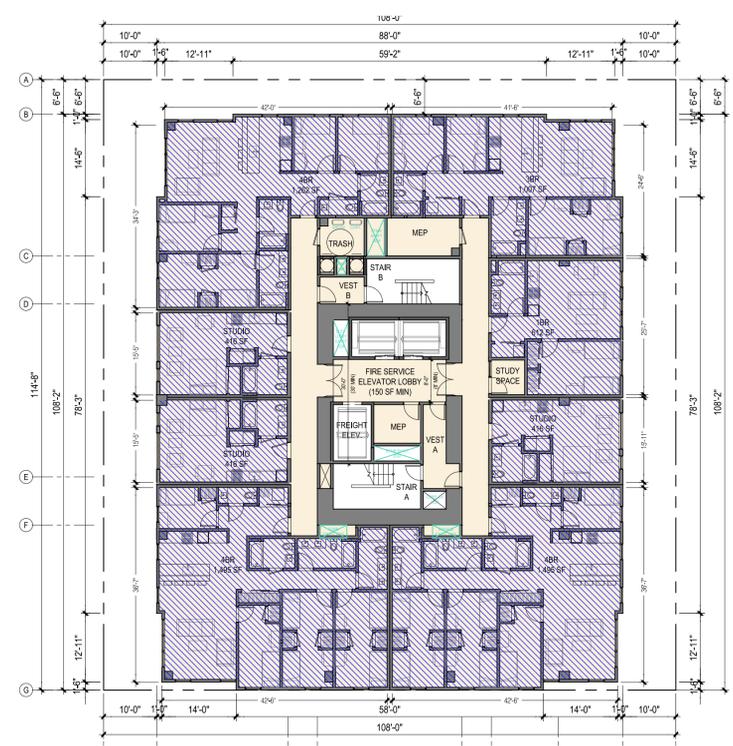
LEGEND  
 DWELLING UNIT RUFA  
 RESIDENTIAL AMENITY AREA



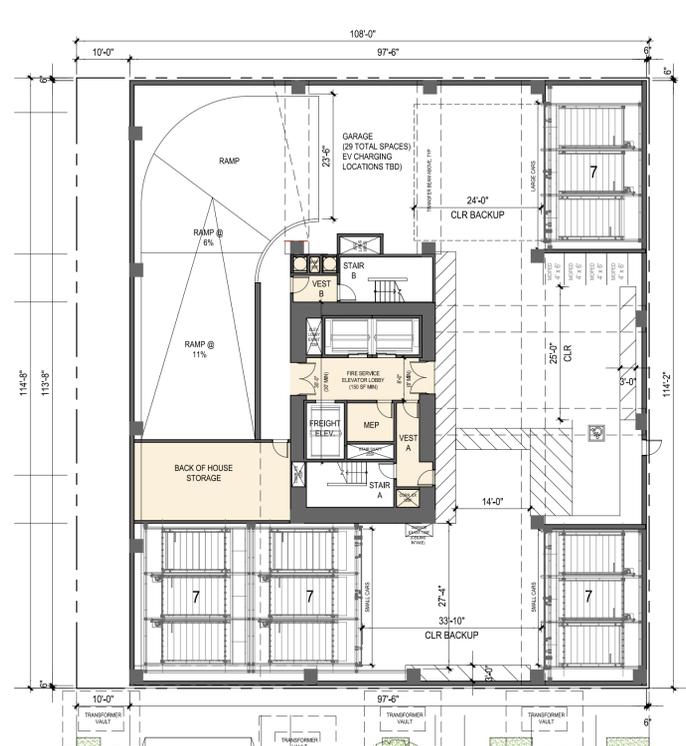
PLAN AT LEVEL 23



PLAN AT LEVEL 3



PLAN AT LEVELS 4-22



PLAN AT LEVEL 2

### PROPOSED PROJECT AREA AND UNIT CALCULATIONS

Calculation of the Final Proposed Residential Unit Floor Area:

Floor	Proposed Project Res. Unit Area	Proposed Project Residential Units
23rd		8
22nd	6,615	8
21st	6,615	8
20th	6,615	8
19th	6,615	8
18th	6,615	8
17th	6,615	8
16th	6,615	8
15th	6,615	8
14th	6,615	8
13th	6,615	8
12th	6,615	8
11th	6,615	8
10th	6,615	8
9th	6,615	8
8th	6,615	8
7th	6,615	8
6th	6,615	8
5th	6,615	8
4th	6,615	8
3rd	6,519	8
2nd		8
1st		
<b>Final Proposed Residential Unit Floor Area</b>	<b>132,204</b>	<b>160</b>

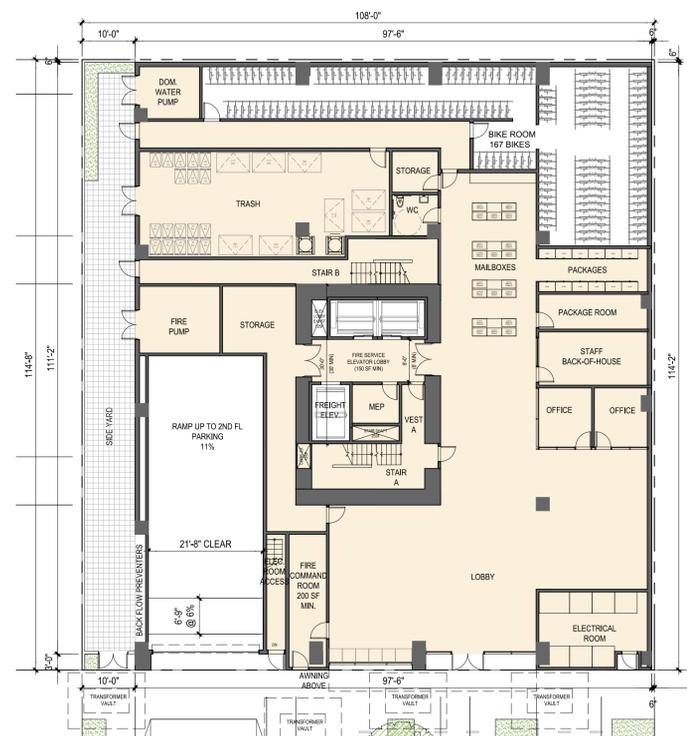
Calculation of Base Project Residential Floor Area:

Final Proposed DB Residential Unit Floor Area	132,204
One plus the DB % (1 + 100%)	/ 2 =
Base Project Residential Unit Floor Area	66,102

Calculation of the Affordable Housing Fee:

A Total Base Project Residential Unit Floor Area	66,102
B Total Base Project Units	80
C Total BMR Requirements (20% of Base)	16
D Total BMR Units Proposed	12
Fee per Square Foot	\$62.83
Total Base Project Residential Unit Floor Area	66,102
In Lieu Fee Percentage Calculation (C-D)/C	25.00% =
Total Fee Due	\$1,038,297.17



PLAN AT GROUND

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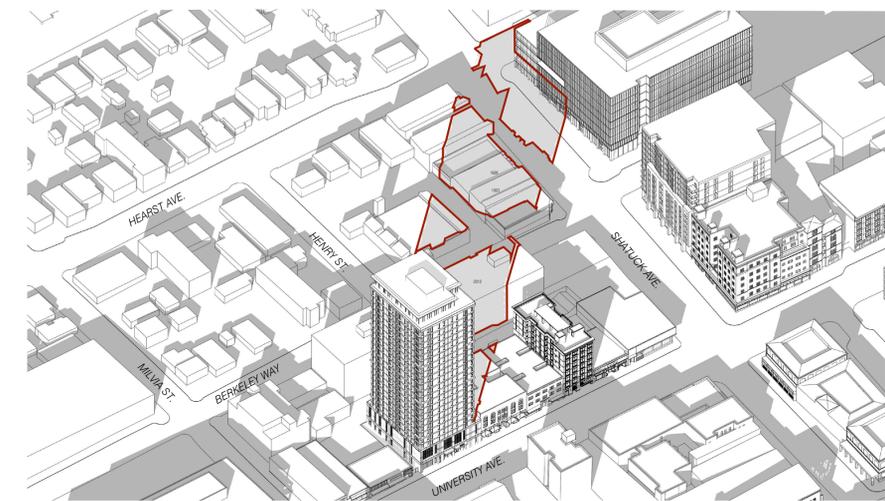
JOB: 2327

SHEET:  
 SHADOW STUDIES  
 DECEMBER 21ST

**A0.4A**

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

DARK TONE GREY INDICATES SHADOWS  
 FROM EXISTING BUILDINGS  
 LIGHTER TONE GREY INDICATES SHADOWS  
 FROM PROPOSED BUILDING  
 NEW SHADOW AT RESIDENTIAL BUILDING  
 ALL RESIDENTIAL BUILDINGS BEING  
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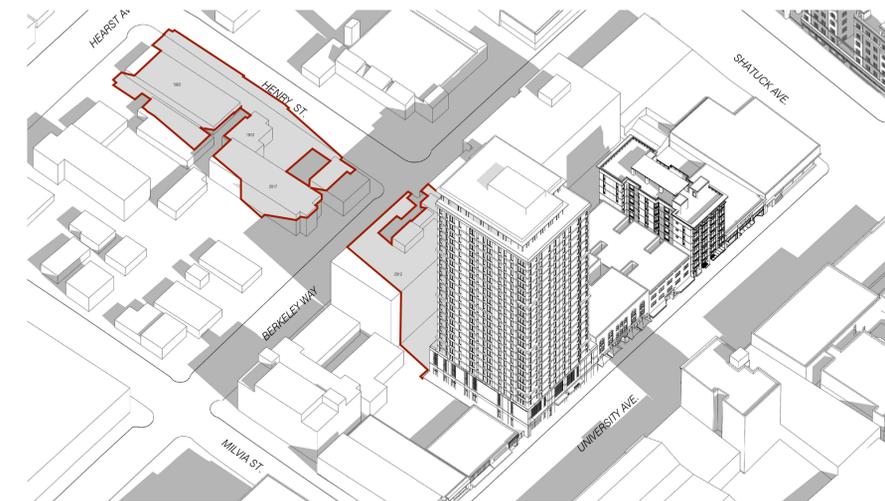
6 SHADOW STUDY AXONOMETRIC - PM  
 N.T.S.



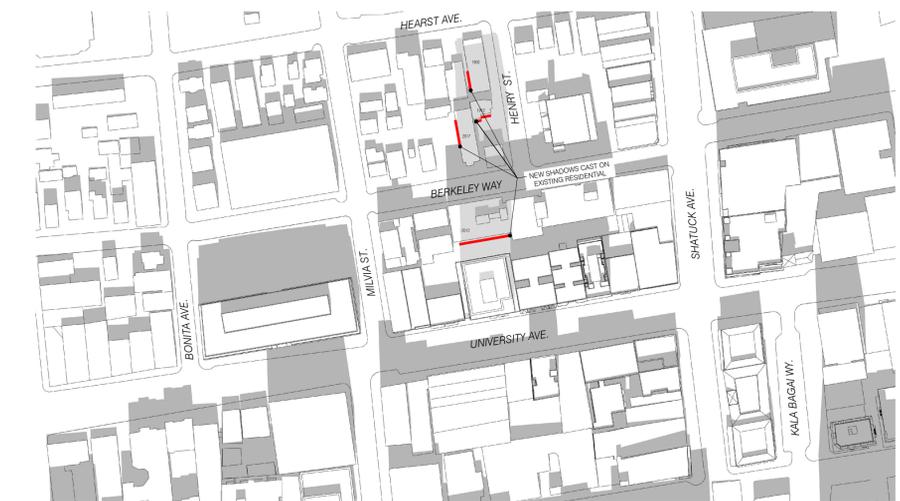
5 SHADOW STUDY - PM  
 1:160 @ 11X17 1:80 @ 24X36

**WINTER SOLSTICE**  
 DEC 21ST:  
 NOON

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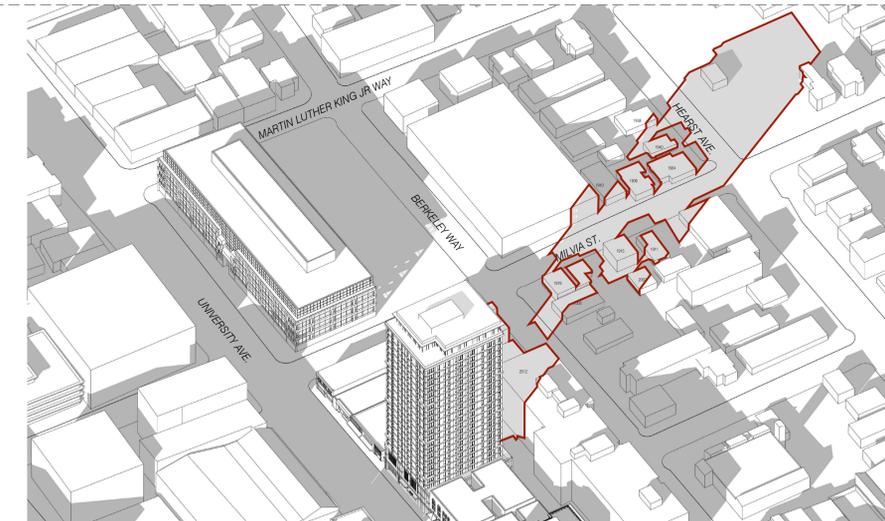
4 SHADOW STUDY AXONOMETRIC - NOON  
 N.T.S.



3 SHADOW STUDY - NOON  
 1:160 @ 11X17 1:80 @ 24X36

**WINTER SOLSTICE**  
 DEC 21ST:  
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2 SHADOW STUDY AXONOMETRIC - AM  
 N.T.S.



1 SHADOW STUDY - AM  
 1:160 @ 11X17 1:80 @ 24X36

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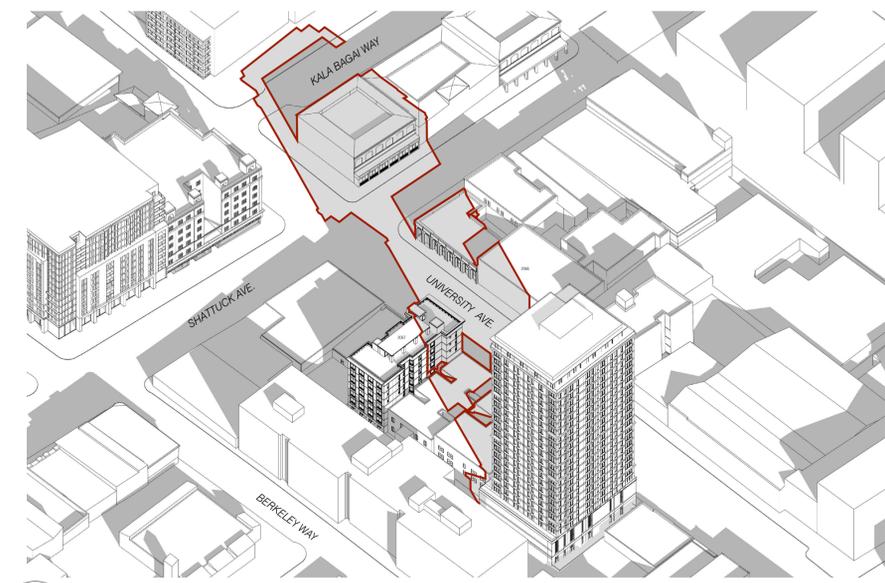
JOB: 2327

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 JUNE 21ST

**A0.4B**

**SUMMER SOLSTICE**  
 JUN 21ST:  
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  - LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
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6 SHADOW STUDY AXONOMETRIC - PM  
 N.T.S.



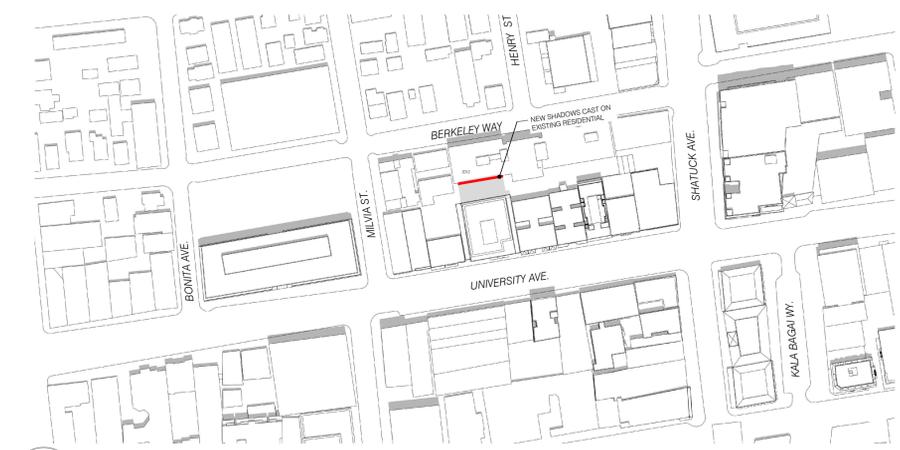
5 SHADOW STUDY - PM  
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**SUMMER SOLSTICE**  
 JUN 21ST:  
 NOON

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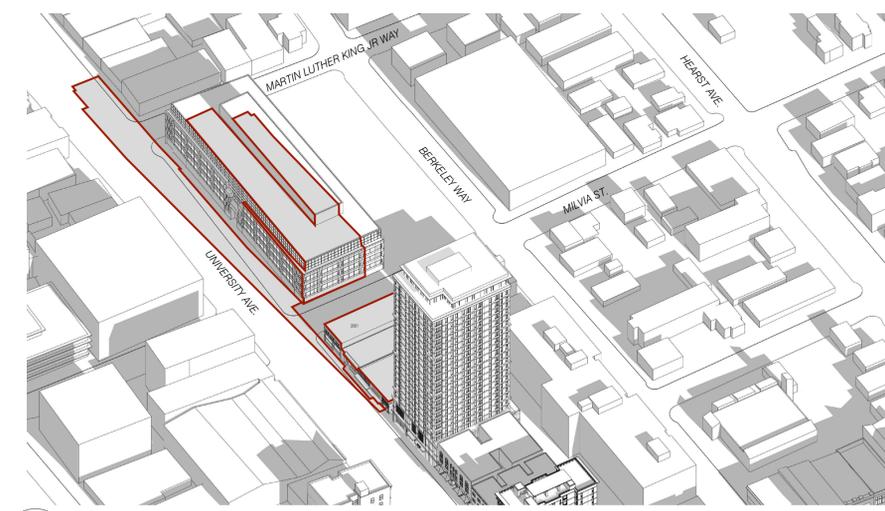
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 N.T.S.



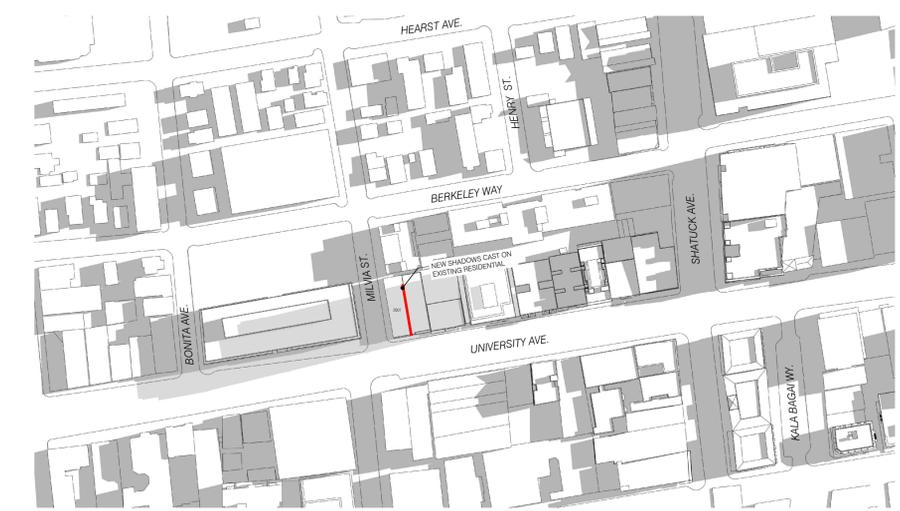
3 SHADOW STUDY - NOON  
 1:160 @ 11X17 1:80 @ 24X36

**SUMMER SOLSTICE**  
 JUN 21ST:  
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2 SHADOW STUDY AXONOMETRIC - AM  
 N.T.S.



1 SHADOW STUDY - AM  
 1:160 @ 11X17 1:80 @ 24X36

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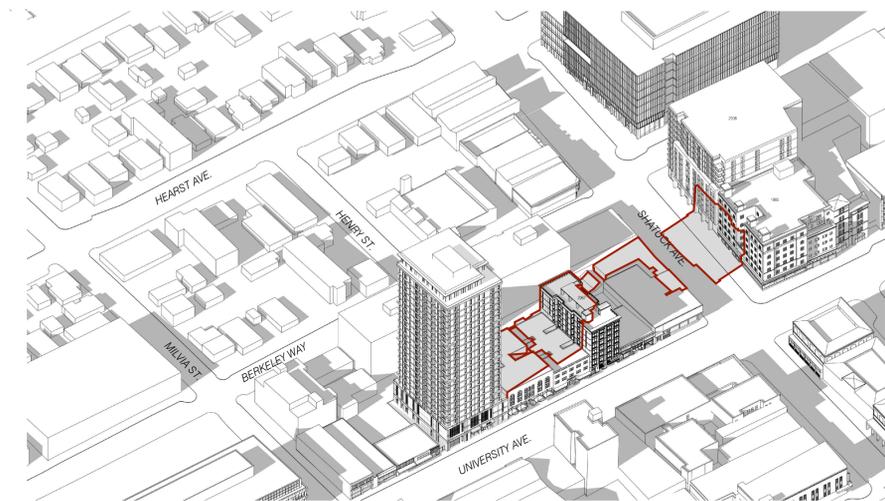
JOB: 2327

SHEET:  
 SHADOW STUDIES  
 MARCH 26TH:

**A0.4C**

**CURRENT**  
 MAR 26TH:  
 2-HRS BEFORE SUNSET (PM)

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 FROM EXISTING BUILDINGS  
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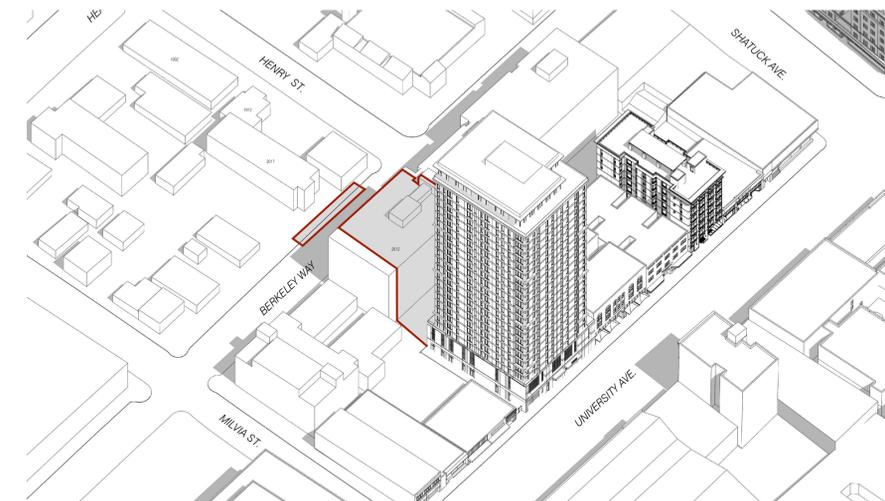
6 SHADOW STUDY AXONOMETRIC - PM  
 N.T.S.



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 1:160 @ 11X17 1:80 @ 24X36

**CURRENT**  
 MAR 26TH:  
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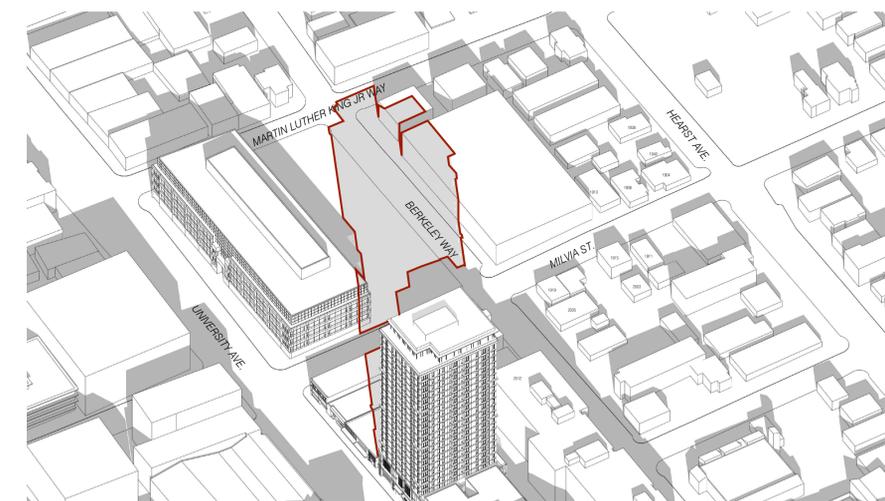
4 SHADOW STUDY AXONOMETRIC - NOON  
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3 SHADOW STUDY - NOON  
 1:160 @ 11X17 1:80 @ 24X36

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 FROM PROPOSED BUILDING  
 NEW SHADOW AT RESIDENTIAL BUILDING  
 ALL RESIDENTIAL BUILDINGS BEING  
 SHADOWED SHOWN IN THESE DIAGRAMS



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



1 SHADOW STUDY - AM  
 1:160 @ 11X17 1:80 @ 24X36

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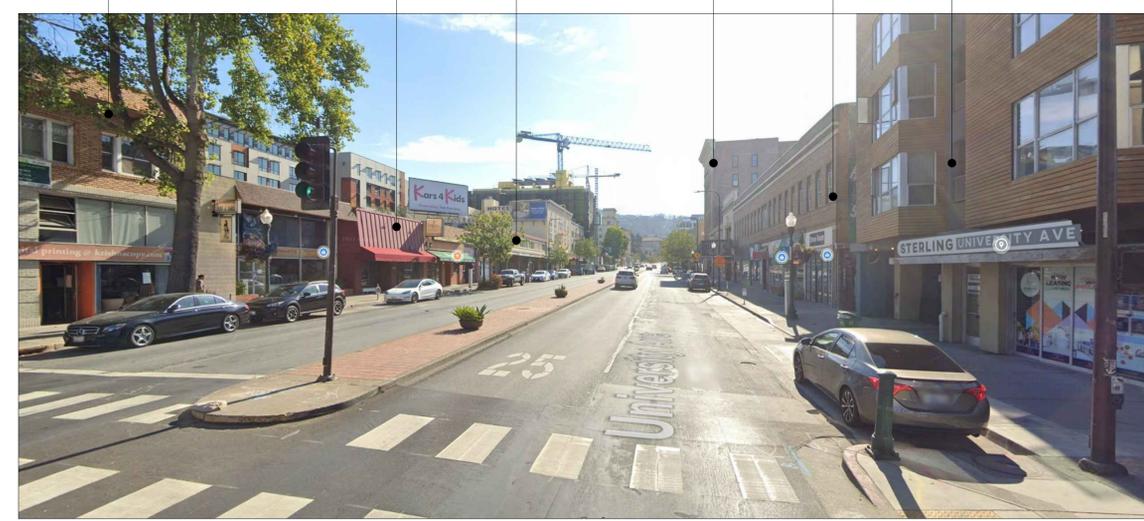
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JOB: 2327

SHEET:  
**SITE CONTEXT  
 PHOTOS**

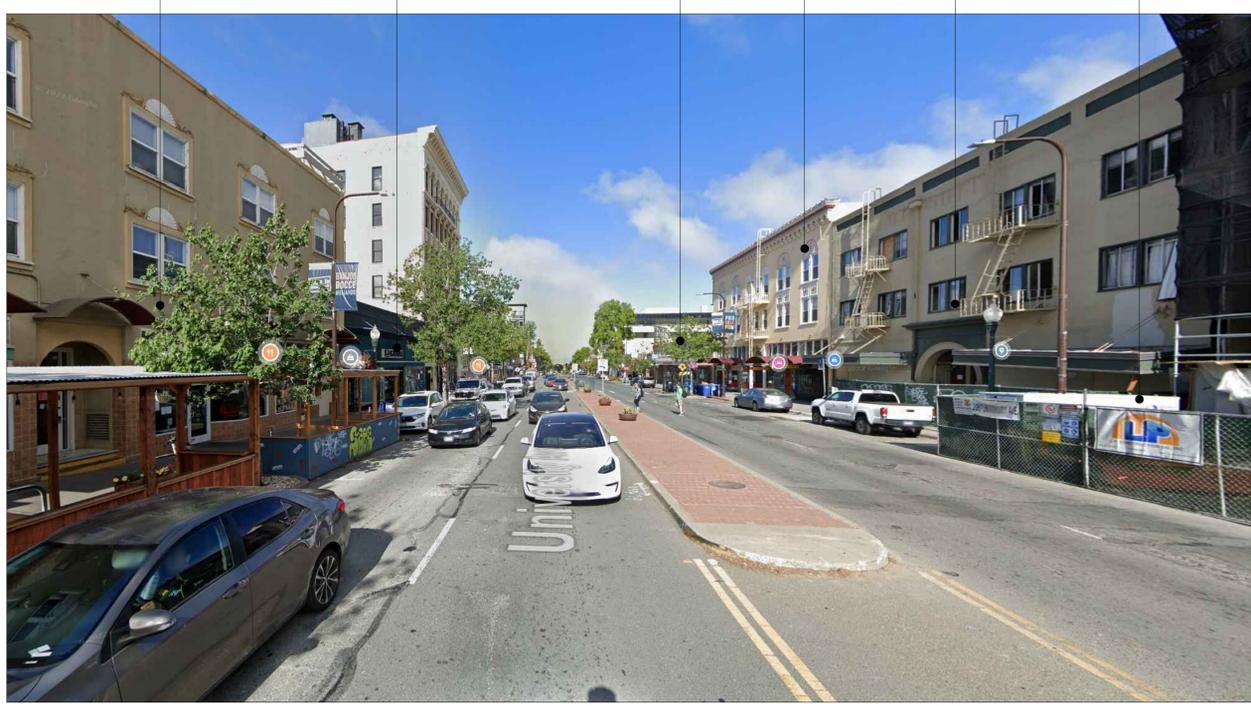
**A0.5**

2001 UNIVERSITY (2-STORY COMMERCIAL)      2017 UNIVERSITY (1-STORY COMMERCIAL)      2029 UNIVERSITY PROJECT SITE      2054 UNIVERSITY (6-STORY COMMERCIAL)      2022 UNIVERSITY (2 STORY MIXED-USE)      2004 UNIVERSITY (5-STORY MIXED-USE)



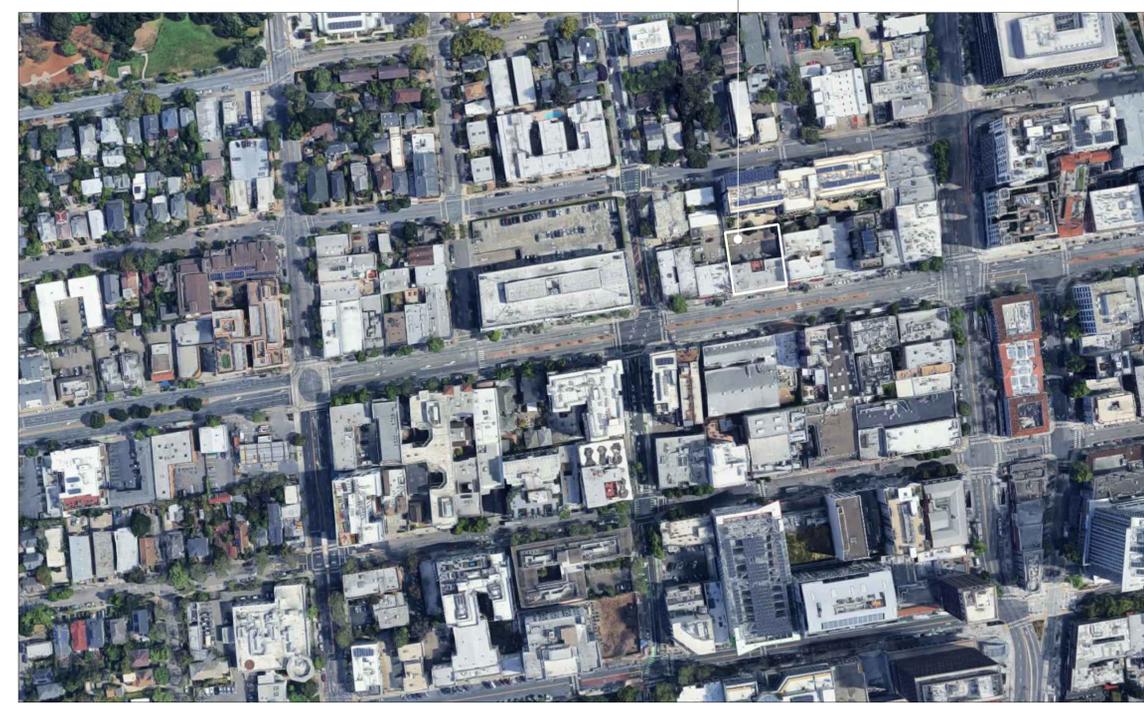
2  
 -  
 VIEW FROM UNIVERSITY AVE. LOOKING EAST

2072 UNIVERSITY (3-STORY MIXED USE)      2058 UNIVERSITY (1-STORY COMMERCIAL)      2029 UNIVERSITY PROJECT SITE      2045 UNIVERSITY (3-STORY COMMERCIAL)      2057 UNIVERSITY (3-STORY MIXED-USE)      2067 UNIVERSITY (7-STORY MIXED-USE)



3  
 -  
 VIEW FROM UNIVERSITY AVE. LOOKING WEST

PROJECT SITE  
 2029 UNIVERSITY AVE



1  
 -  
 AERIAL CONTEXT VIEW

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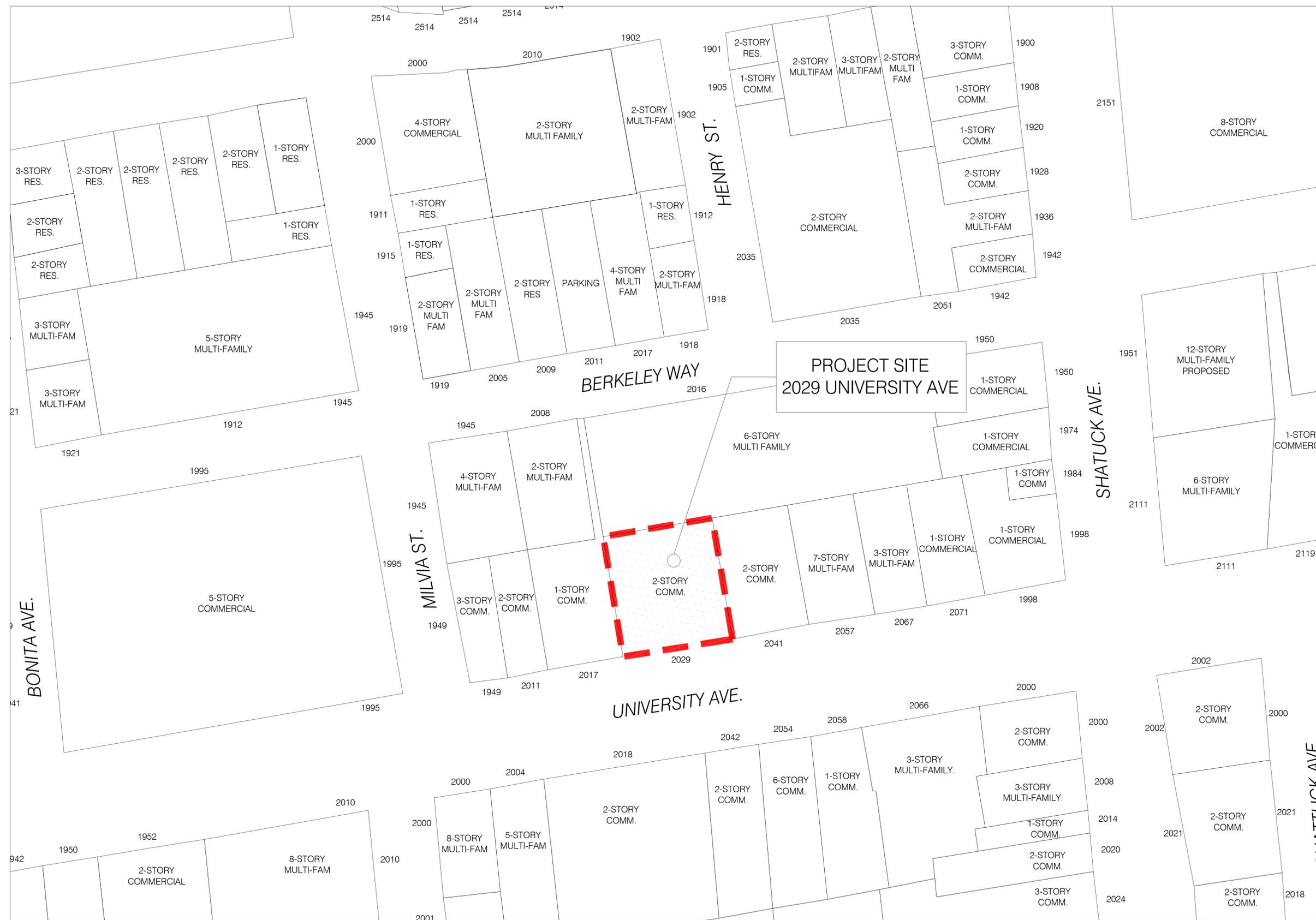
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JOB: 2327

SHEET:  
**VICINITY MAP**

**A0.6**



1  
 -  
 NTS  
**VICINITY MAP**  
 N

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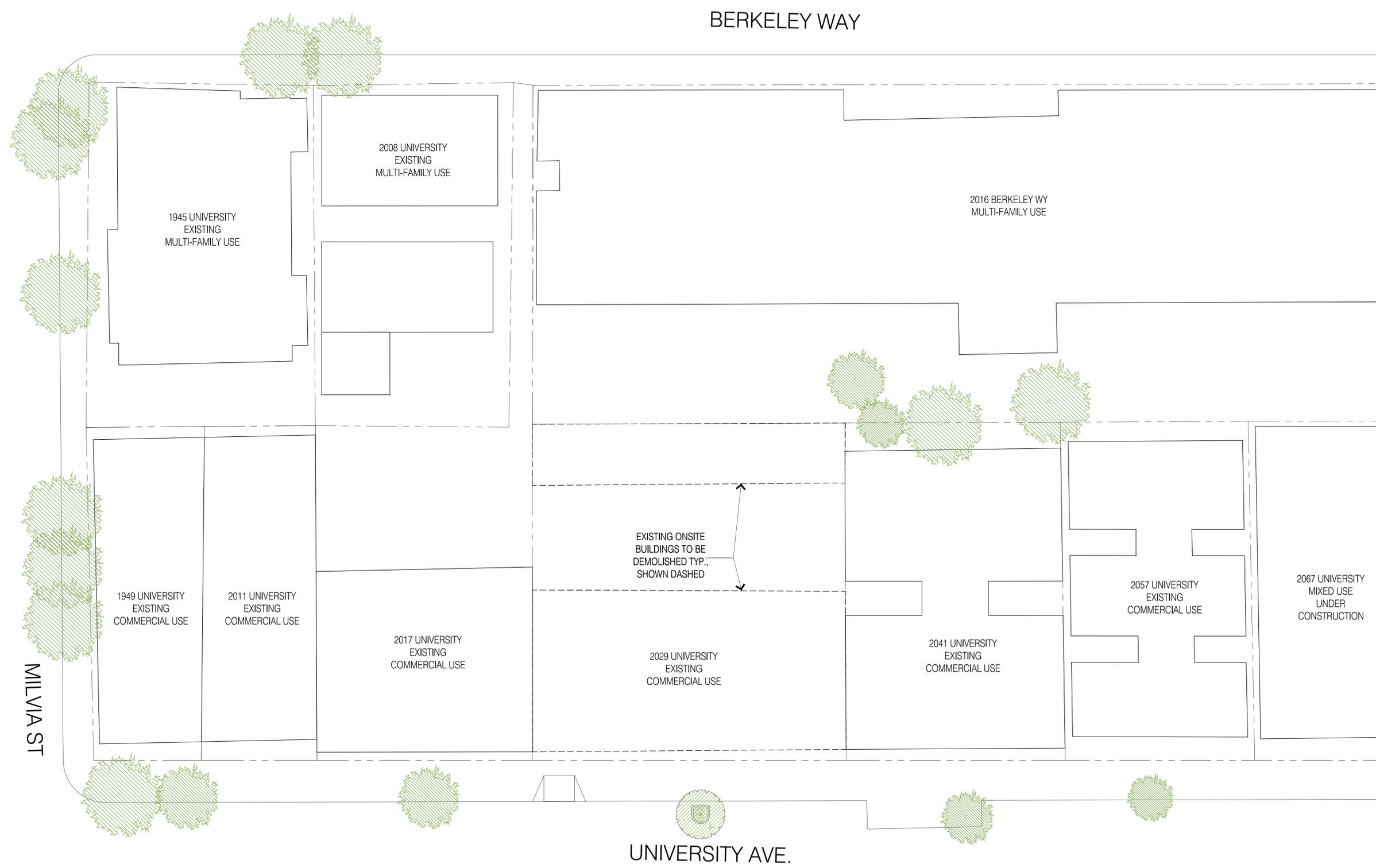
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SHEET:

EXISTING  
SITE PLAN

# A1.0





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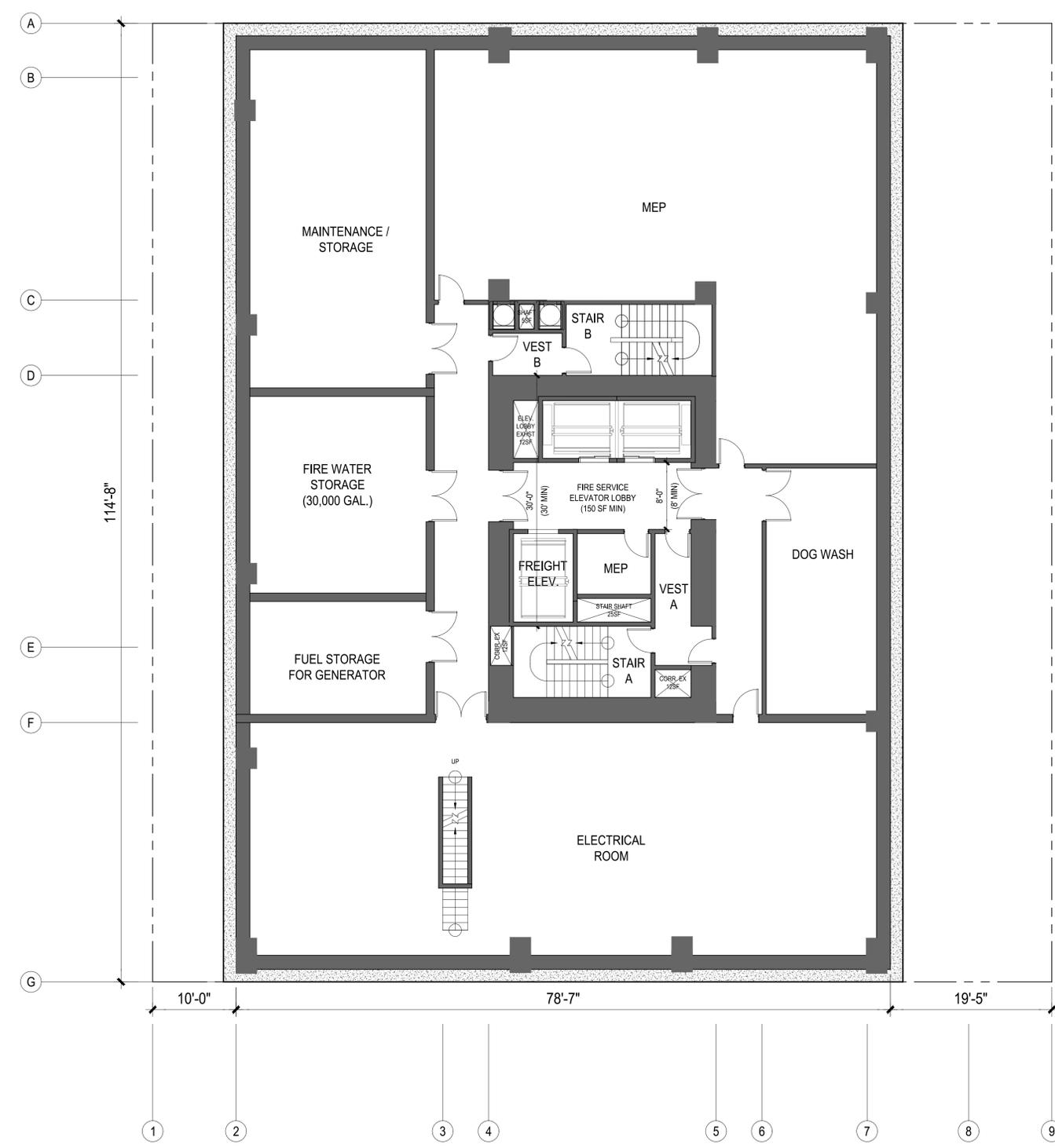
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JOB: 2327

SHEET:

PLAN AT  
 BASEMENT LEVEL

**A2.0**



**1** PLAN AT BASEMENT  
 1/16" = 1' @ 11 X 17    1/8" = 1' @ 24 X 36



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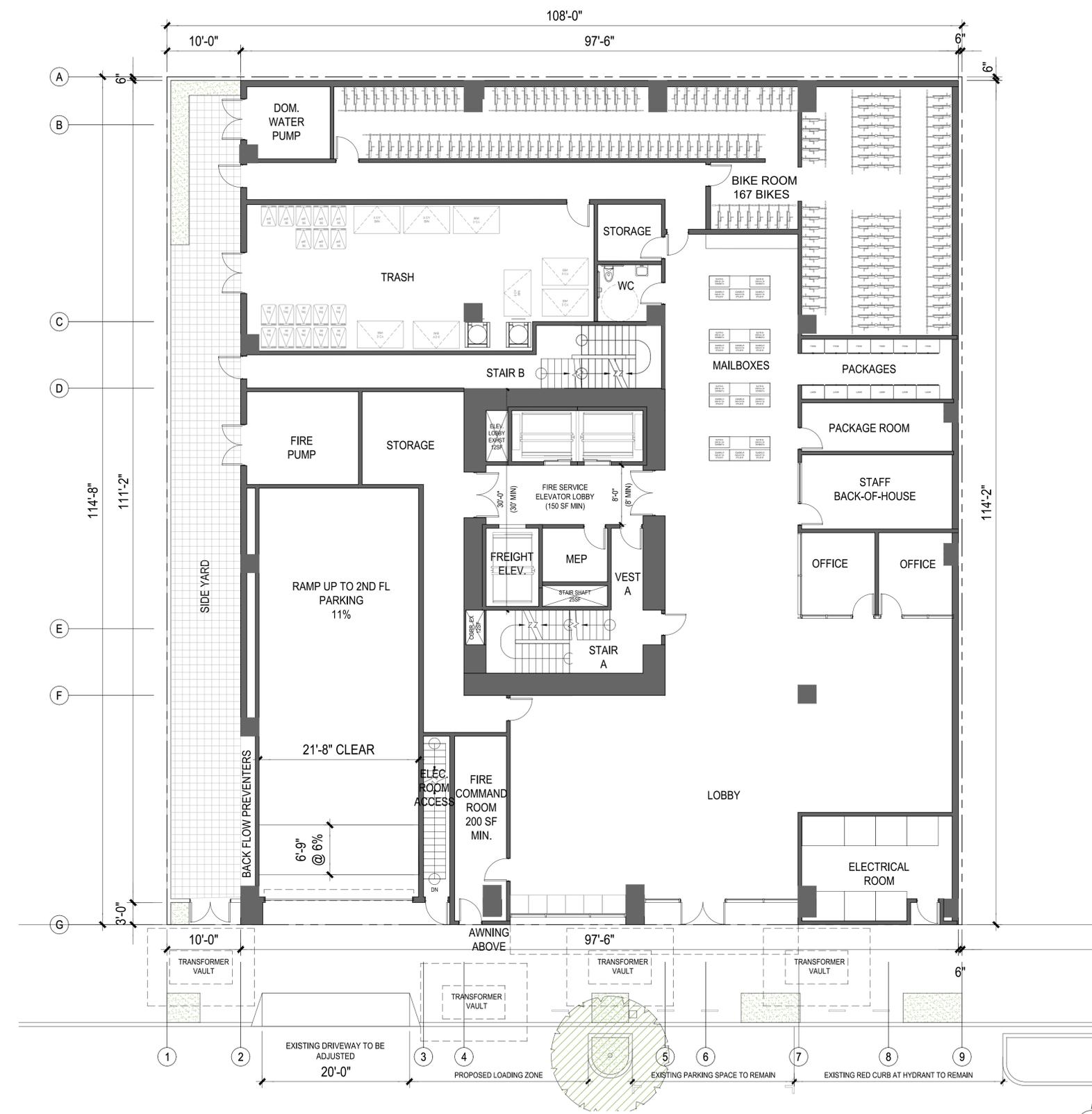
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JOB: 2327

SHEET:

PLAN AT  
 GROUND LEVEL

**A2.1**



1 PLAN AT GROUND LEVEL  
 1/16" = 1' @ 11 X 17 1/8" = 1' @ 24 X 36



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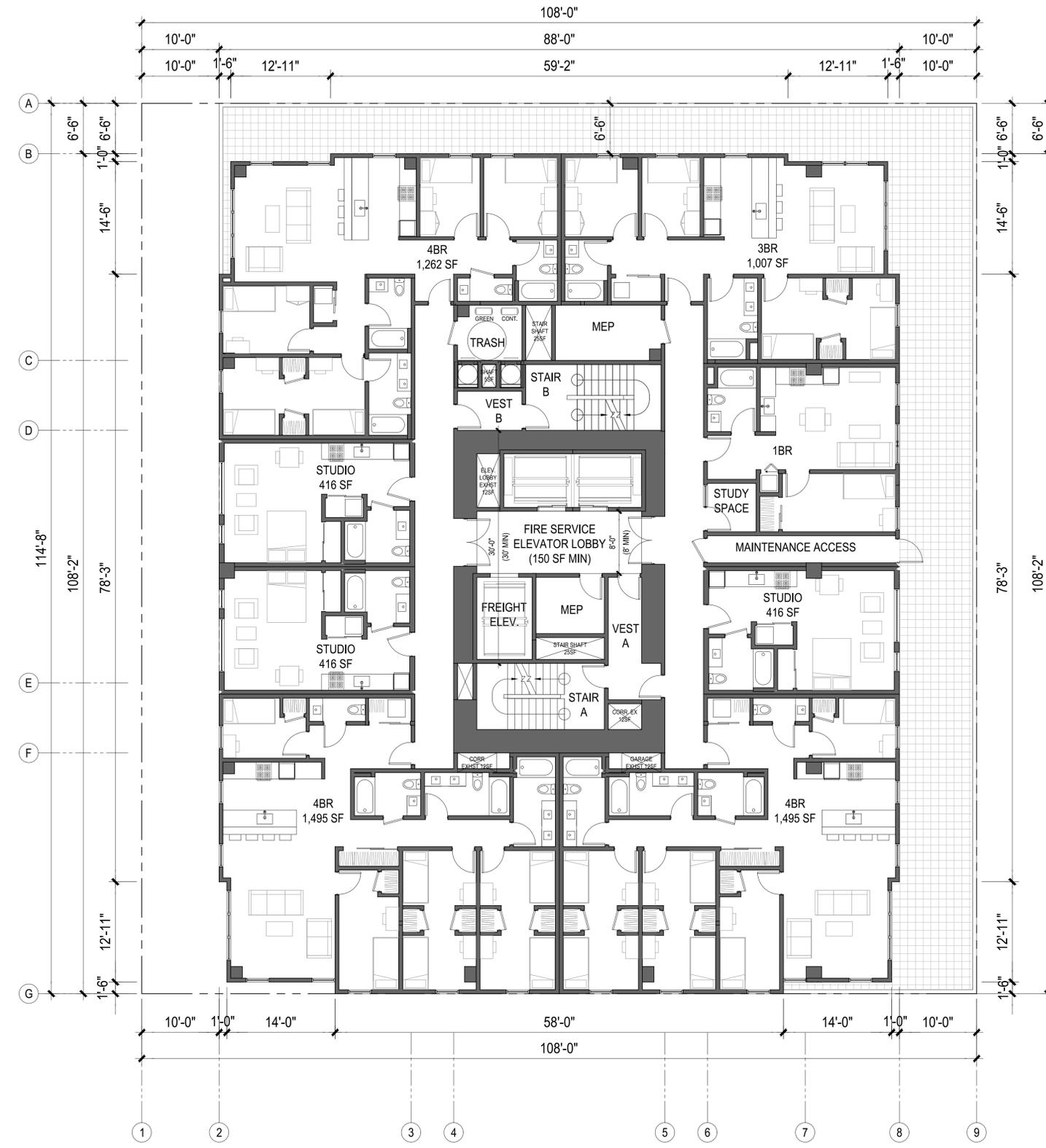
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JOB: 2327

SHEET:

PLAN AT  
 LEVEL 3

**A2.3**



1 PLAN AT LEVEL 3  
 1/16" = 1' @ 11 X 17 1/8" = 1' @ 24 X 36



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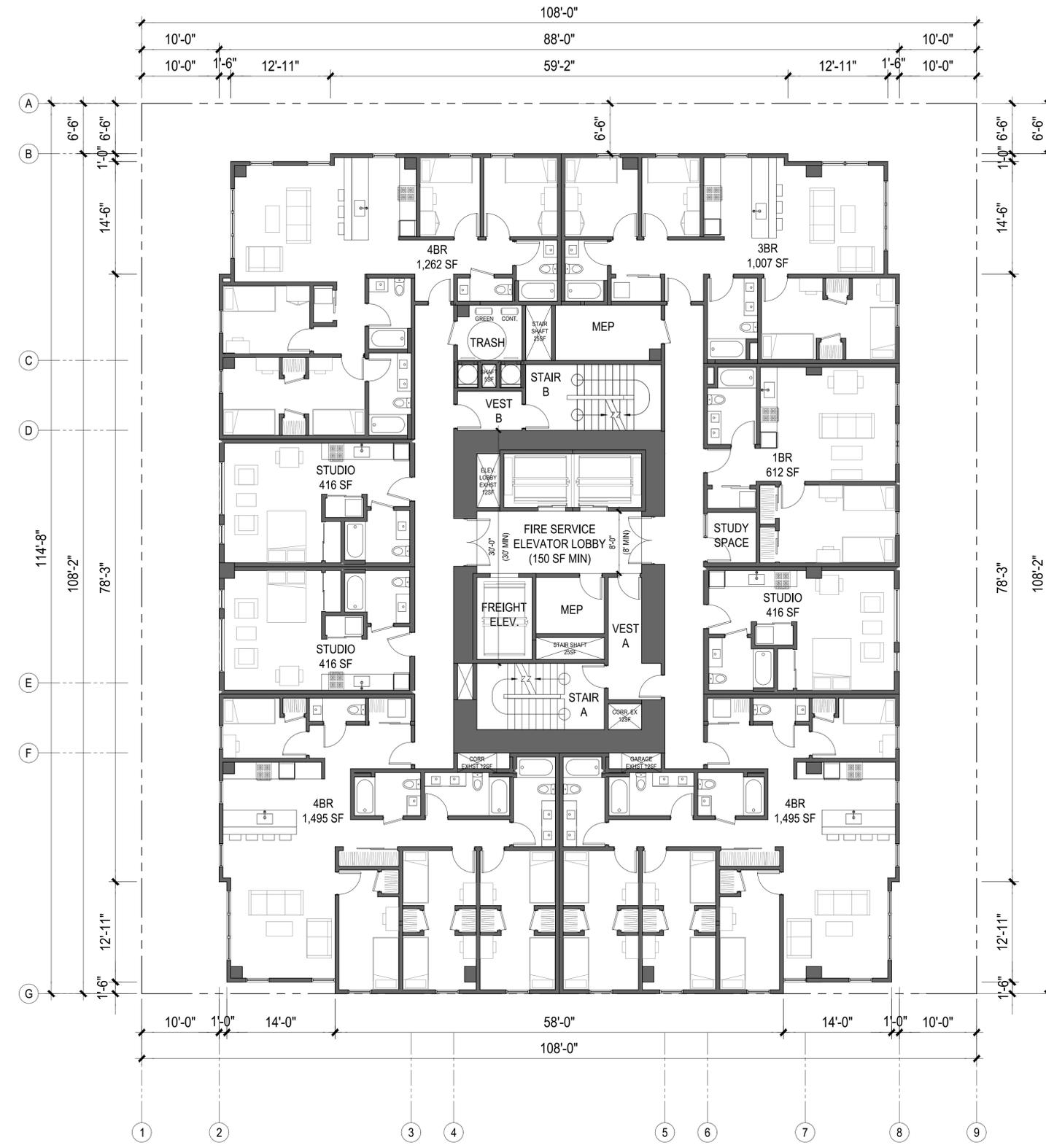
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JOB: 2327

SHEET:

PLAN AT  
 LEVELS 4-22

**A2.4**



**1 PLAN AT LEVELS 4-22**  
 1/16" = 1' @ 11 X 17    1/8" = 1' @ 24 X 36



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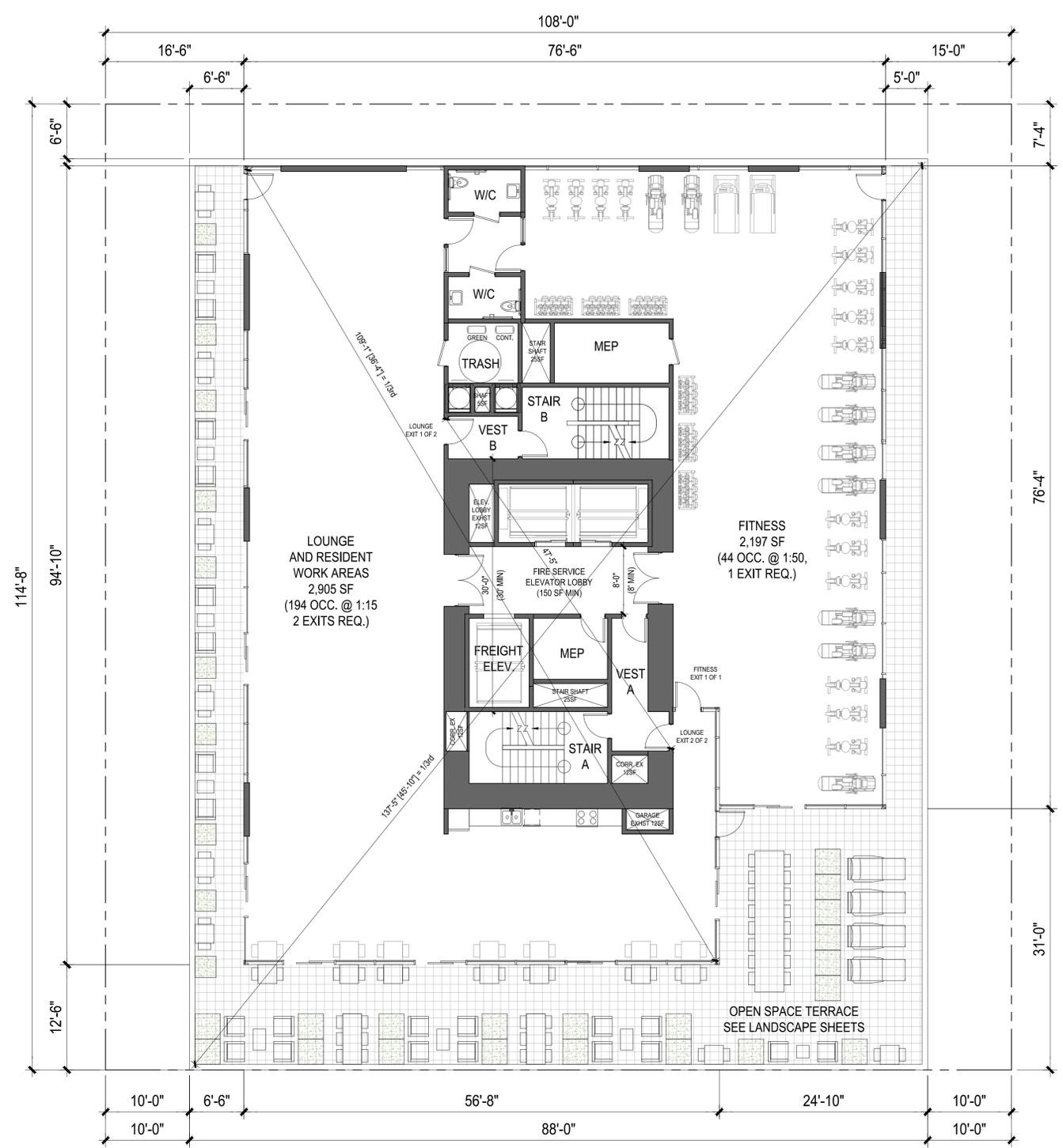
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JOB: 2327

SHEET:

PLAN AT  
 LEVEL 23

**A2.5**



1 PLAN AT LEVEL 23  
 1/16" = 1' @ 11 X 17 1/8" = 1' @ 24 X 36

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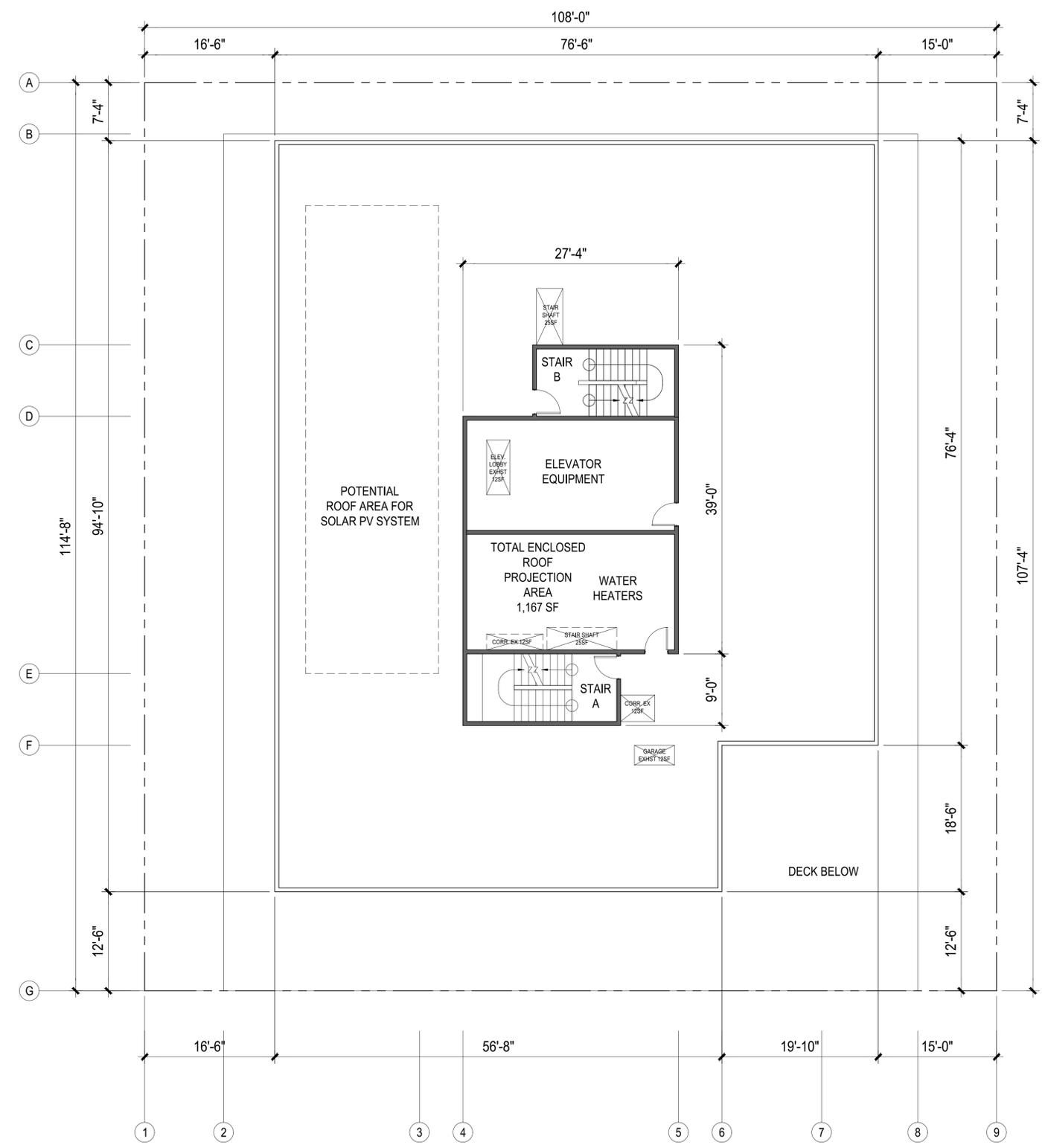
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JOB: 2327

SHEET:

PLAN AT  
 ROOF LEVEL

**A2.6**



**1** PLAN AT ROOF LEVEL  
 1/16" = 1' @ 11 X 17    1/8" = 1' @ 24 X 36



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JOB: 2327

SHEET:  
 BUILDING  
 ELEVATIONS

**A3.1**



WINDOW AREA PERCENTAGE: 27%  
 256'-0" PROPOSED DENSITY BONUS PROJECT MAX. BLDG HT

- 5'-0" PARAPET (NOT INC. IN C-DMU ZONE) ROOF
- 15'-0" 23RD FLOOR
- 12'-0" MEP LEVEL
- 22ND FLOOR
- 10'-0" 21ST FLOOR
- 10'-0" 20TH FLOOR
- 10'-0" 19TH FLOOR
- 10'-0" 18TH FLOOR
- 10'-0" 17TH FLOOR
- 10'-0" 16TH FLOOR
- 10'-0" 15TH FLOOR
- 10'-0" 14TH FLOOR
- 10'-0" 13TH FLOOR
- 10'-0" 12TH FLOOR
- 12'-0" MEP LEVEL
- 11TH FLOOR
- 10'-0" 10TH FLOOR
- 10'-0" 9TH FLOOR
- 10'-0" 8TH FLOOR
- 10'-0" 7TH FLOOR
- 10'-0" 6TH FLOOR
- 10'-0" 5TH FLOOR
- 10'-0" 4TH FLOOR
- 10'-0" 3RD FLOOR
- 22'-0" GARAGE
- 15'-0" 2ND FLOOR

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JOB: 2327

SHEET:  
 BUILDING  
 ELEVATIONS

**A3.2**



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



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JOB: 2327

SHEET:  
 BUILDING  
 ELEVATIONS

**A3.3**



1 NORTH ELEVATION  
 1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36 0 4 8 16 32

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SHEET:  
**BUILDING  
 ELEVATIONS**

**A3.4**



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JOB: 2327

SHEET:

STREET STRIP  
ELEVATIONS

# A3.5



1  
-

STREET STRIP ELEVATION @ UNIVERSITY AVE.

1/2" = 50'-0" @ 11X17 1" = 50'-0" @ 24X36

0 10 20 40 80

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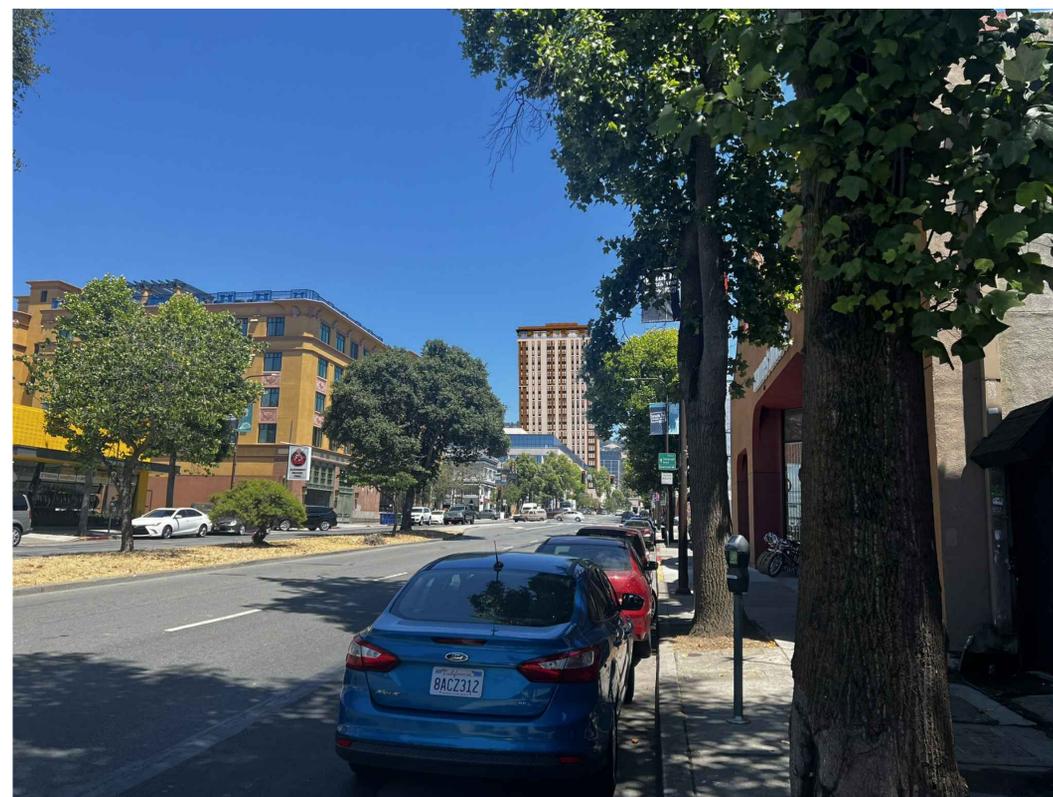
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JOB: 2327

SHEET:  
**PHOTO CONTEXT  
VIEWS**

**A3.6**



4 UNIVERSITY LOOKING EAST - AFTER  
A3.6



2 UNIVERSITY LOOKING WEST - AFTER  
A3.6



3 UNIVERSITY LOOKING EAST - BEFORE  
A3.6



1 UNIVERSITY LOOKING WEST - BEFORE  
A3.6

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JOB: 2327

SHEET:  
**CONCEPTUAL  
RENDERING**

**A3.7**



1 PERSPECTIVE VIEW - UNIVERSITY LOOKING NORTHWEST

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JOB: 2327

SHEET:  
**CONCEPTUAL  
RENDERING**

**A3.8**



1 SIDEWALK VIEW - UNIVERSITY LOOKING NORTHWEST

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JOB: 2327

SHEET:  
**CONCEPTUAL  
RENDERING**

**A3.9**



1 PERSPECTIVE VIEW - UNIVERSITY LOOKING NORTHEAST

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- 07.23.2025 AHMF FEE UPDATE
- 08.08.2025 4-BR BATHROOM UPDATE

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JOB: 2327

SHEET:  
**CONCEPTUAL  
RENDERING**

**A3.10**



1 SIDEWALK VIEW - LOBBY ENTRY

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- 12.19.2024 ZONING SUBMISSION
- 04.03.2025 ZONING RESUBMISSION
- 05.14.2025 ZONING RESUBMISSION
- 07.23.2025 AHMF FEE UPDATE
- 08.08.2025 4-BR BATHROOM UPDATE

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JOB: 2327

SHEET:

CONCEPTUAL  
RENDERING

**A3.11**



1 EVENING VIEW - UNIVERSITY LOOKING NORTHEAST

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JOB: 2327

SHEET:  
 BUILDING  
 MATERIALS

**MAT**



(MILVIA ST)

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



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- 08.08.2025 4-BR BATHROOM UPDATE

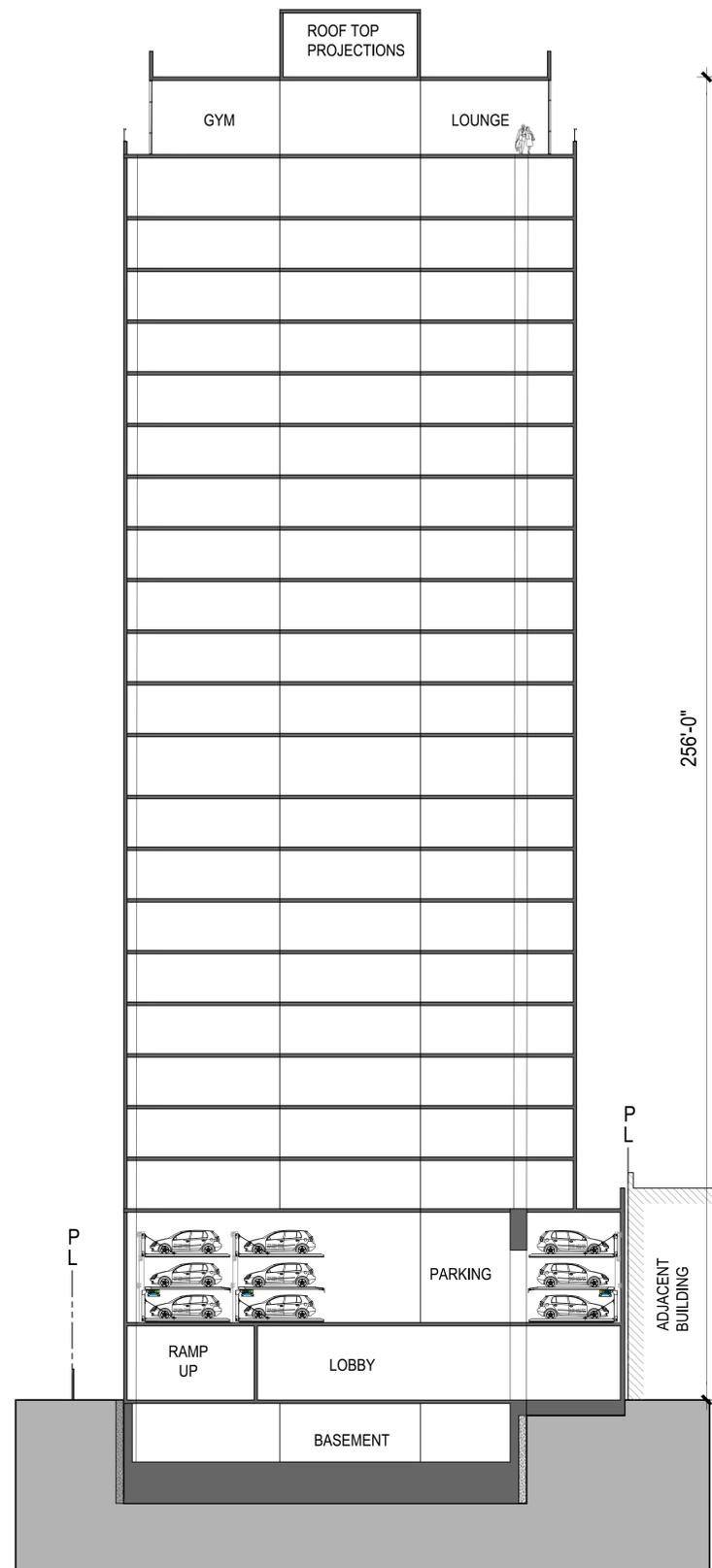
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JOB: 2327

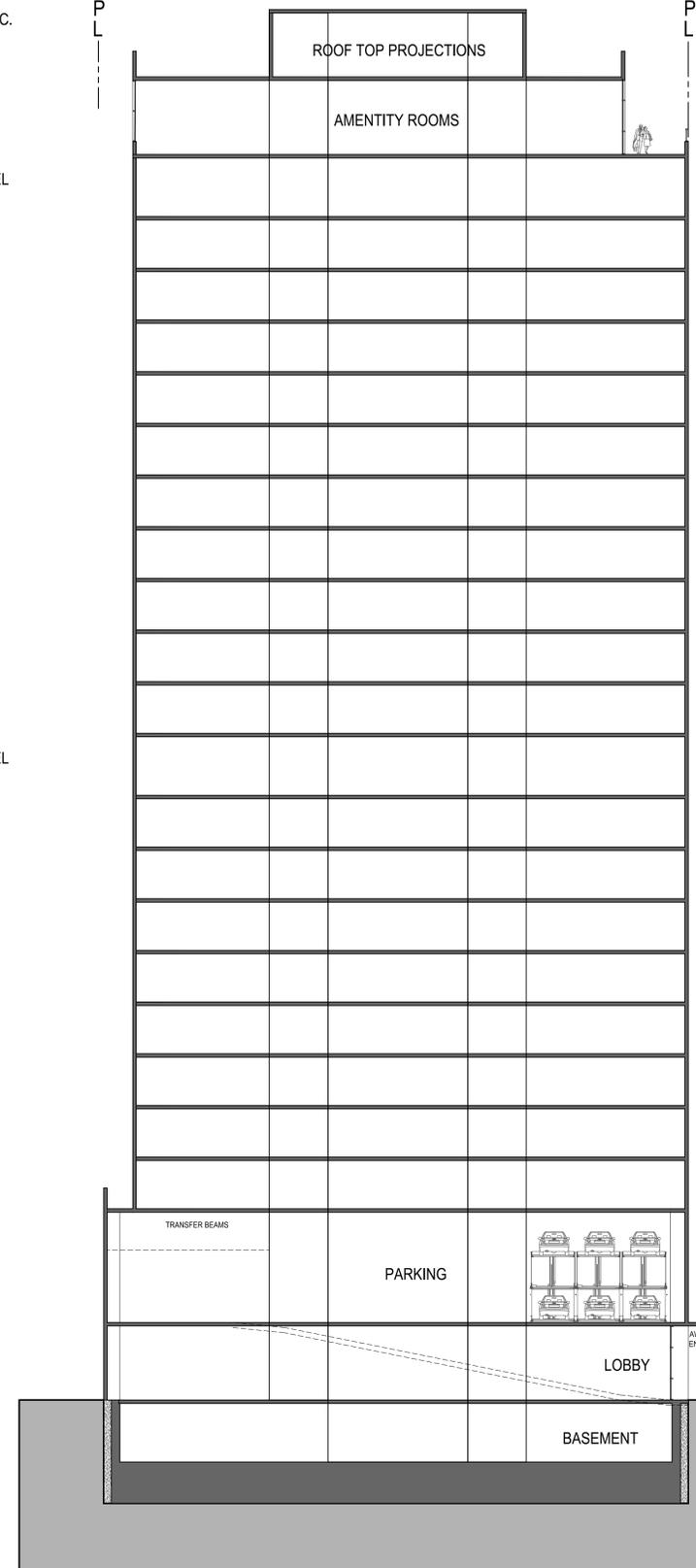
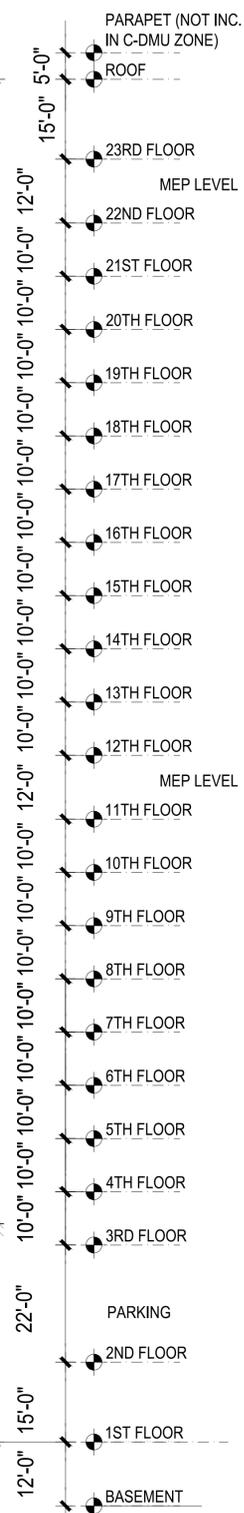
SHEET:

SECTIONS

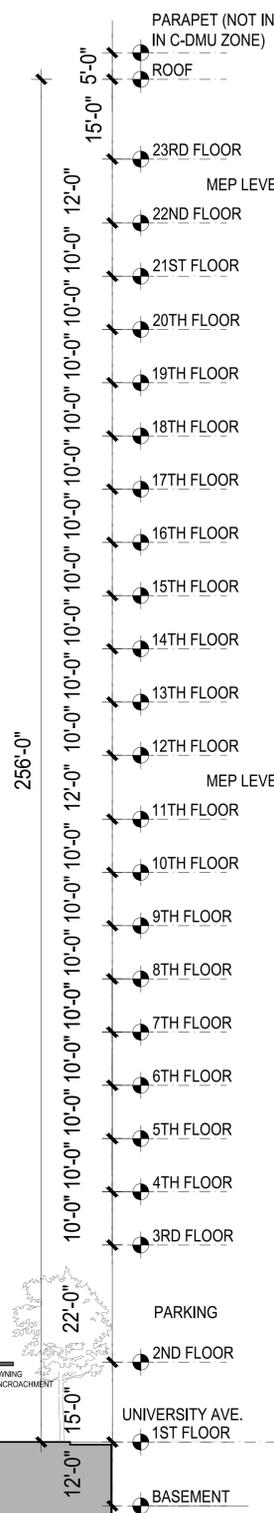
**A4.1**

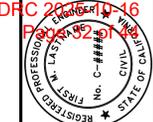


2 EAST WEST SECTION



1 NORTH SOUTH SECTION





GENERAL NOTES

- UTILITIES AND UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE CITY NOR THE DESIGN PROFESSIONAL ASSUMES RESPONSIBILITY THAT THE UTILITIES AND UNDERGROUND FACILITIES INDICATED WILL BE THE UTILITIES AND UNDERGROUND FACILITIES ENCOUNTERED.
- BOUNDARY INFORMATION SHOWN ACCORDING TO A FIELD SURVEY PERFORMED BY BKF ENGINEERS ON JULY 26, 2024.
- BASIS OF BEARINGS:** THE BEARING OF N05°35'30"W BETWEEN FOUND CITY OF BERKELEY MONUMENTS ON SHATTUCK AVENUE AT THE INTERSECTIONS OF UNIVERSITY AVENUE AND ADDISON STREET AS SHOWN ON PARCEL MAP 6772 FILED ON JANUARY 18, 1995, IN BOOK 216 PAGE 41, WAS TAKEN AS THE BASIS OF BEARINGS OF THIS SURVEY.
- BENCHMARK:** THE ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND CITY OF BERKELEY BENCHMARK, MONUMENT B0490, A 2" CITY OF BERKELEY BRASS DISK WITH PUNCH IN A MONUMENT WELL. ELEVATION 187.09 FEET (DATUM = CITY OF BERKELEY).
- FIELD SURVEY DATE: JULY 24, 2024 BY BKF ENGINEERS
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
- ALL THE GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.

ABBREVIATIONS

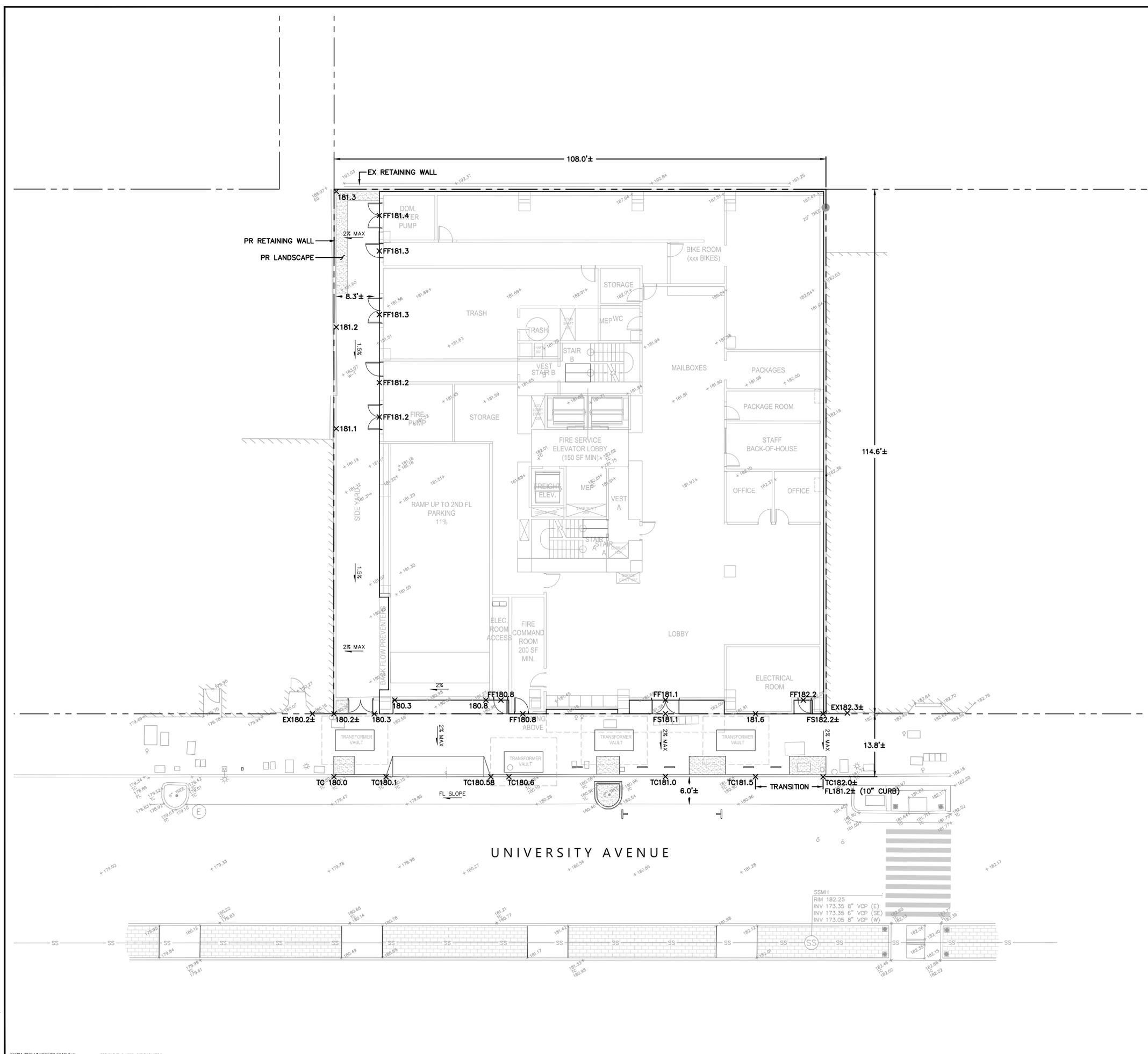
- EX EXISTING
- FF FINISHED FLOOR
- FS FINISHED SURFACE
- PR PROPOSED
- TC TOP OF CURB

CUT AND FILL CALCULATIONS

	CUT/FILL AREA (SF)	APPROXIMATE CUT/FILL DEPTH (FT)	TOTAL VOLUME (CY)
PROPOSED BUILDING & SITE	12,380	20	9,200

- THE EARTHWORK TABLE WAS PREPARED FOR THE PURPOSE OF DETERMINING THE ROUGH ORDER OF MAGNITUDE FOR PRELIMINARY COST, AND PLANNING PHASE. THIS DOES NOT REFLECT THE FINAL DESIGN. ALL ASSUMPTION ARE PRELIMINARY AND SUBJECT TO BE ALTERED UNTIL FINAL PERMIT AND APPROVAL.
- EARTHWORK QUANTITY IS A ROUGH ESTIMATE BASED ON APPROXIMATE DEPTH OF BOTTOM OF BASEMENT PARKING LEVEL.
- BASEMENT LEVEL BASED ON SHEET A4.1.
- EARTHWORK QUANTITIES DO NOT TAKE INTO ACCOUNT SOIL SHRINKAGE, SOIL SWELLING, TRENCH SPOILS, SITE OVER-EXCAVATION REQUIREMENTS, OR ANY OTHER GEOTECHNICAL RECOMMENDATIONS.

05.14.2025 ZONING RESUBMISSION



PRELIMINARY NOT FOR CONSTRUCTION

BKF ENGINEERS 2100 FRANKLIN STREET SUITE 4C OAKLAND, CA 94612 (510) 899-7300 www.bkf.com

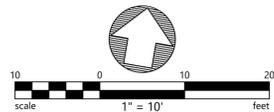


2029 UNIVERSITY STUDENT HOUSING 2029 UNIVERSITY AVENUE, BERKELEY, CA PRELIMINARY GRADING AND DRAINAGE PLAN

No.	Revisions

Date: 03/28/2025  
 Scale: AS SHOWN  
 Design: S. LA  
 Drawn: S. LA  
 Approved: J. YOUNG  
 Job No: 20231784

Drawing Number: **C1.0**



Know what's below. Call before you dig.



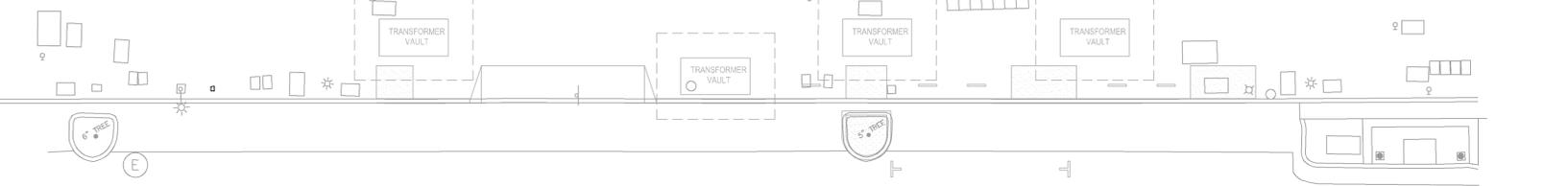
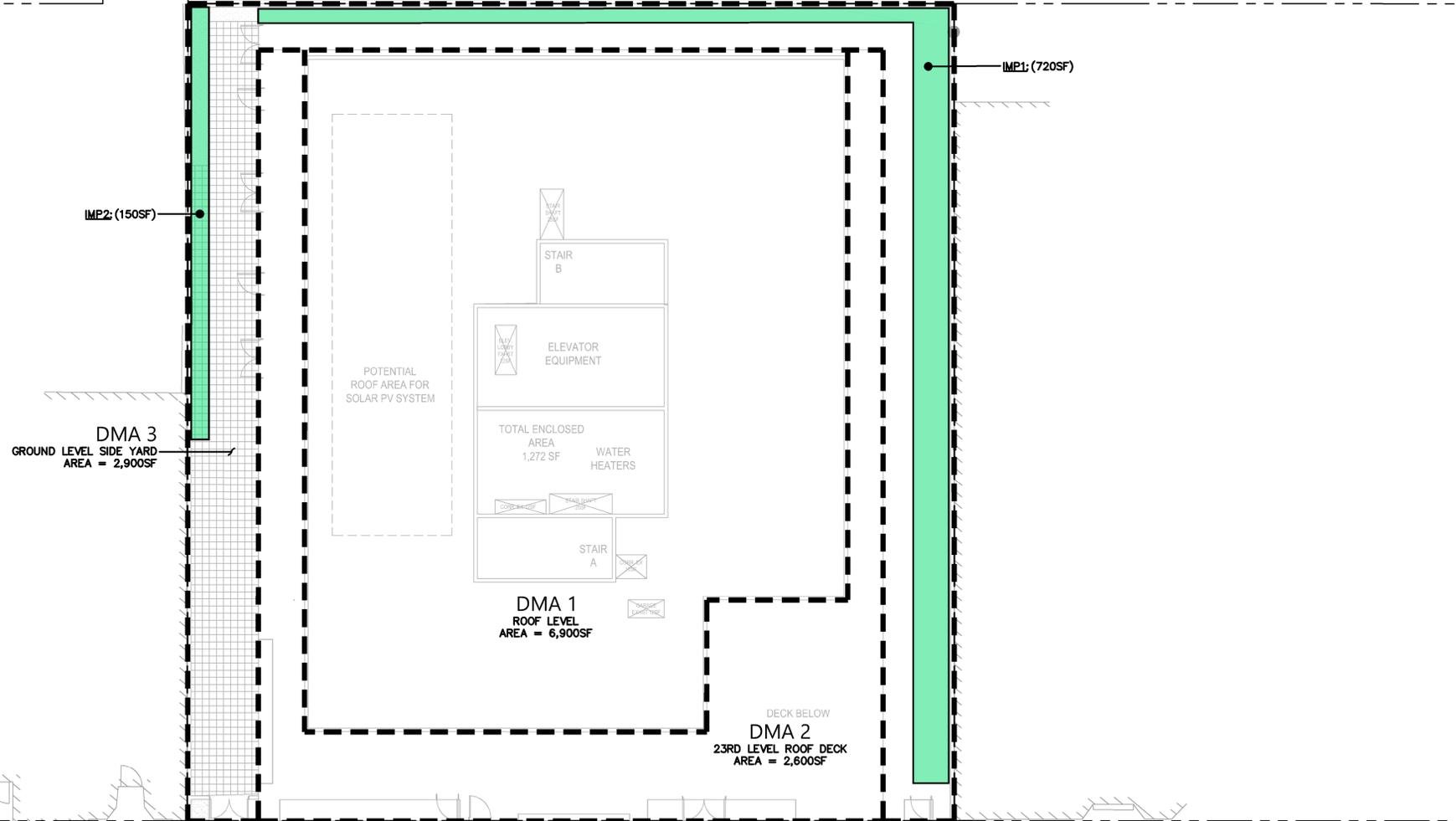
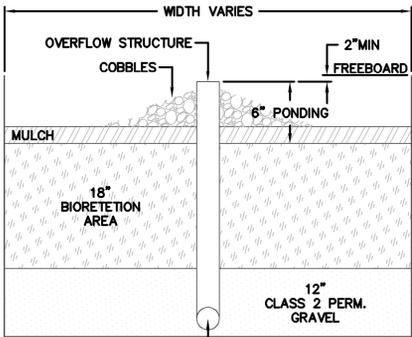
**STORMWATER TREATMENT TABLE**

	LOCATION	IMPERVIOUS (SF)	PERVIOUS (SF)	TOTAL AREA (SF)	REQ. TREATMENT AREAS (SF) <sup>(1)</sup>	TREATMENT PROVIDED (SF)		NOTES
DMA1	ROOF LVL	6,900	-	6,900	475	720	IMP1	
DMA2	23RD LVL ROOF DECK	2,600	-	2,600				
DMA3	GROUND LVL SIDE YARD	2,600	300	2,900	145	150	IMP2	
TOTALS		12,100	300	12,400	620	870 <sup>(3)</sup>		

<sup>1</sup> REQUIRED TREATMENT IS PRELIMINARY PROGRAMMED AT ONE OF IMPERVIOUS AREA WITHIN EACH DRAINAGE MANAGEMENT AREA (DMA).  
<sup>2</sup> THIS (2) AREA OFFERS SHOWN ON LEVEL 3 UNOCCUPIED PORTION OF DMA1, COULD BE DIRECT TO AREAS SHOWN IN BMAP IF NECESSARY TO ALIGN WITH BUILDING OPEN SPACE PROGRAMMING.  
<sup>3</sup> AVAILABLE SPACE FOR TREATMENT. AREAS CAN BE INTERCHANGEABLE, AS NECESSARY.

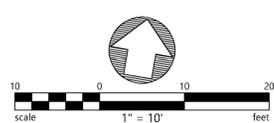
**LEGEND**  
 - - - - - DRAINAGE MANAGEMENT AREAS (DMA)  
 [Green Box] IMP AREA

**ABBREVIATIONS**  
 DMA DRAINAGE MANAGEMENT AREA  
 IMP INTEGRATED MANAGEMENT PLAN  
 LVL LEVEL  
 SF SQUARE FOOT



UNIVERSITY AVENUE

SSMH  
 RIM 182.25  
 INV 173.35 8" VCP (E)  
 INV 173.35 6" VCP (SE)  
 INV 173.05 8" VCP (W)



**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 DATE: 03/28/2025  
 FIRST M. LASTNAME C-####

**BKF ENGINEERS**  
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 APN 57-2C05-8-1  
 2029 UNIVERSITY AVENUE, BERKELEY, CA

**PRELIMINARY STORMWATER CONTROL PLAN**

Revisions

No.	Description

Date: 03/28/2025  
 Scale: AS SHOWN  
 Design: S. L. A.  
 Drawn: S. L. A.  
 Approved: J. YOUNG  
 Job No: 20231784

Drawing Number: **C2.0**

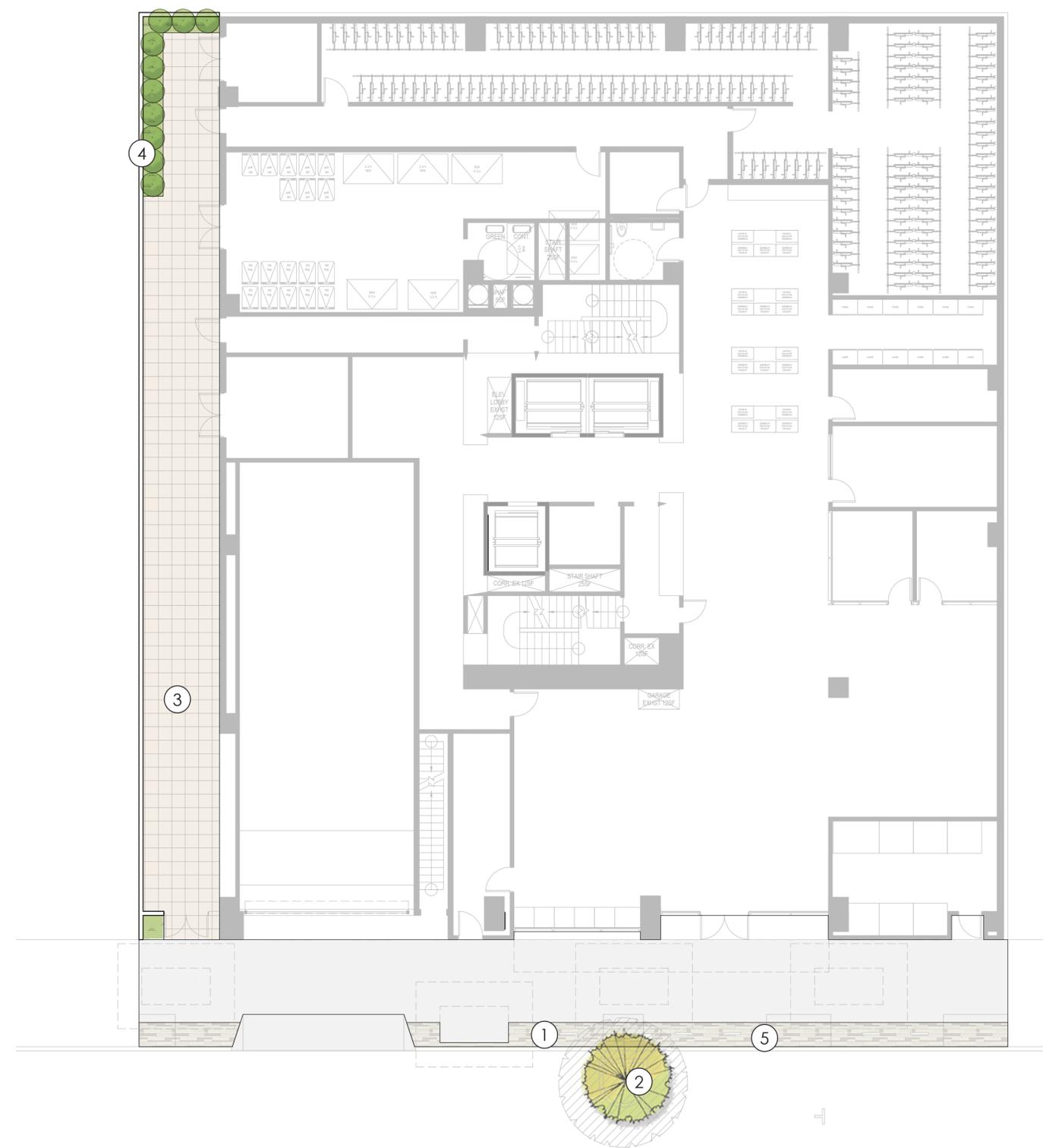
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12.19.24 ZONING APPLICATION SUBMISSION  
 03.28.25 ZONING RESUBMISSION  
 05.14.25 ZONING RESUBMISSION



### LEGEND

- ① BIKE RACK 5 TOTAL (10 BIKE PARKING SPACES)
- ② EXISTING TRIDENT MAPLE STREET TREE TO REMAIN. PROTECT IN PLACE. SEE SHEET L3.01 FOR TREE PROTECTION FENCING DETAIL AND GUIDELINES.
- ③ CONCRETE PAVING AT SIDE YARD
- ④ NATIVE SHRUB PLANTING
- ⑤ 3-FOOT WIDE CITY STANDARD PAVER BAND

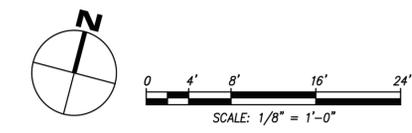
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JOB: 2327

SHEET:

LANDSCAPE PLAN -  
 GROUND FLOOR

L1.01



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### LEGEND

- ① CMU STORMWATER PLANTERS, TYP - 630 SF TOTAL
- ② MAINTENANCE WALKWAY



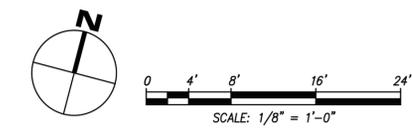
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SHEET:

### LANDSCAPE PLAN - PODIUM LEVEL

# L1.02



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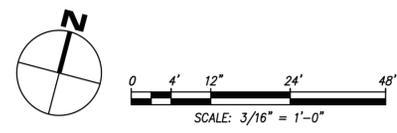
SHEET:

**LANDSCAPE PLAN -  
 ROOF DECK**

**L1.03**



- LEGEND**
- ① FAMILY STYLE DINING TABLE
  - ② GREEN ROOF PLANTING
  - ③ TABLE WITH CHAIRS
  - ④ LOUNGE FURNISHING



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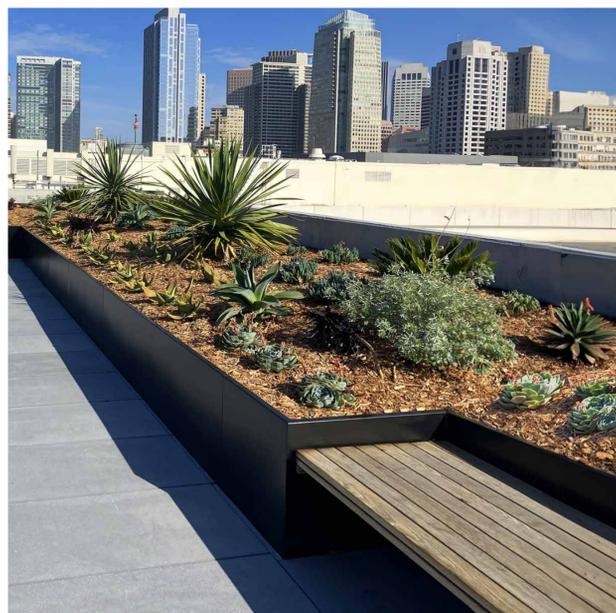
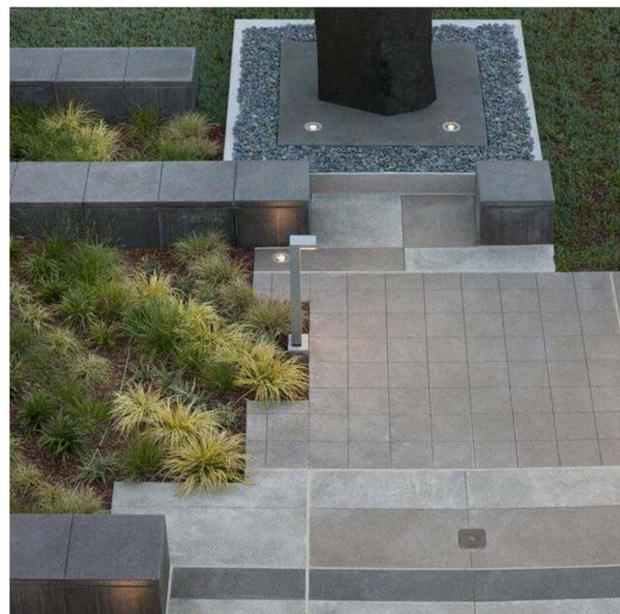
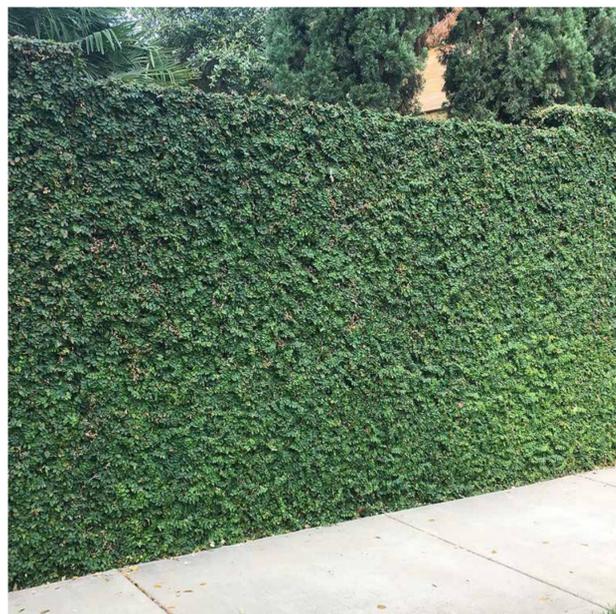
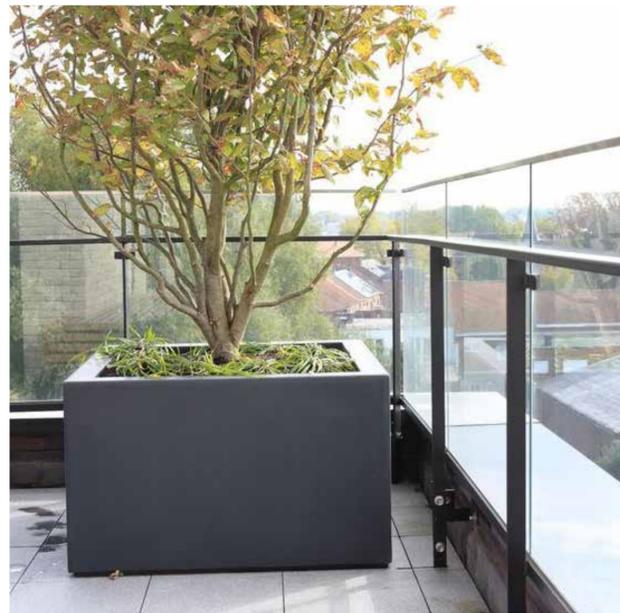
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JOB: 2327

SHEET:

## PRECEDENT IMAGES

# L2.01



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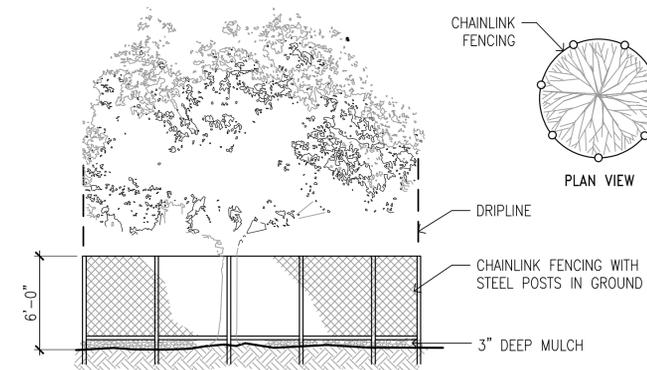
SHEET:

**PLANT IMAGES, NOTES &  
 CALCULATIONS**

**L3.01**

**EXISTING TREE PROTECTION NOTES**

1. PRIOR TO AND DURING DEMOLITION, GRADING AND CONSTRUCTION, THE EXISTING TREE ON THE DRAWINGS SHALL BE PROTECTED BY FENCING INSTALLED OUTSIDE THE EXISTING DRIPLINE OF THE TREE, OR AS OTHERWISE SHOWN ON THE DRAWINGS. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES.
2. EXISTING TREE DRIPLINES ARE SHOWN DIAGRAMMATICALLY ON THE PLANS; TREE PROTECTION FENCING INDICATED AT THEIR PERIMETER IS LIKEWISE DIAGRAMMATIC. THE LENGTH OF ALL TREE PROTECTION FENCING IS TO BE MEASURED IN THE FIELD ACCORDING TO THE TRUE SHAPE AND DIAMETER OF TREE DRIPLINES.
3. FENCING SHALL BE SIX FOOT HIGH CHAIN LINK WITH STEEL POSTS EMBEDDED IN THE GROUND. ALL FENCE SECTIONS SHALL BE CLEARLY MARKED WITH A SIGN STATING, "TREE PROTECTION ZONE."
4. FENCING SHALL REMAIN IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD UNTIL FINAL LANDSCAPE INSPECTION BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT.
5. 3" DEEP MULCH IS TO BE PLACED BENEATH THE DRIPLINE OF ALL TREES SHOWN TO BE PROTECTED WITH FENCING.
6. NO GRADING OR CONSTRUCTION WORK SHALL OCCUR WITHIN THE DRIPLINE OF EXISTING TREES, WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. IF EXCAVATION WITHIN THE DRIPLINE IS NECESSARY, THE CONTRACTOR SHALL HAND DIG UNDER THE DIRECTION OF A CERTIFIED ARBORIST. CONTRACTOR TO NOTIFY AND COORDINATE WITH CERTIFIED ARBORIST AT LEAST 72 HOURS PRIOR TO ANY WORK BEING DONE IN DRIPLINE. THE CONTRACTOR SHALL HAVE A CERTIFIED ARBORIST ON SITE TO MONITOR ALL ROOT PRUNING AND BRANCH PRUNING OF EXISTING TREES.
7. NO STOCKPILING/STORAGE OF FILL, ETC., SHALL TAKE PLACE UNDERNEATH OR WITHIN FIVE FEET OF THE DRIPLINE OF THE EXISTING TREES.
8. FOR ALL TREES TO REMAIN, NO OIL, GASOLINE, CHEMICALS, LIQUID WASTER, OR OTHER HARMFUL MATERIALS SHALL BE DEPOSITED, DISPOSED OR STORED WITHIN THE DRIPLINE OF THE TREES OR IN DRAINAGE CHANNELS, SWALES, OR AREAS THAT MAY LEAD TO THE DRIPLINE WHETHER SHOWN WITH TREE PROTECTION FENCING OR NOT. LIKEWISE, NO EQUIPMENT MAY BE WASHED WITHIN THE DRIPLINE OR DRAINAGE CHANNEL OF ANY TREE.
9. NO EQUIPMENT MAY BE STORED WITHIN OR BENEATH THE DRIPLINES OF THE EXISTING TREES.
10. THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE, AND ATTEND TO ALL MAINTENANCE NEEDS OF ANY EXISTING TREES, SHRUBS AND TURF TO REMAIN WHERE AFFECTED BY CONSTRUCTION WORK IN ORDER TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD.
11. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST.



**NOTES**

1. NO EXISTING TREE MAY BE PRUNED WITHOUT PRIOR APPROVAL BY THE CITY ARBORIST.
2. NO EQUIPMENT MAY BE STORED WITHIN OR BENEATH THE DRIPLINES OF THE EXISTING TREES.
3. NO OIL, GASOLINE, CHEMICALS, OR OTHER HARMFUL MATERIALS SHALL BE DEPOSITED OR DISPOSED WITHIN THE DRIPLINE OF THE TREES OR IN DRAINAGE CHANNELS, SWALES, OR AREAS THAT MAY LEAD TO THE DRIPLINE.
4. NO STOCKPILING/STORAGE OF FILL, ETC., SHALL TAKE PLACE UNDERNEATH OR WITHIN FIVE FEET OF THE DRIPLINE OF THE EXISTING TREES.



**NATIVE SCREENING SHRUBS**



**SHRUBS**



**GROUNDCOVER**

DENOTES POLLINATOR  
 PLANT SPECIES

**GENERAL PLANTING AND IRRIGATION NOTES**

1. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
2. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ORDINANCES.
3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC, UN-DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE. COMPOST APPLICATION TO ACHIEVE A MINIMUM OF 6% ORGANIC MATTER IN SOIL COMPOSITION BASED ON MWELC SPECIFIED SOIL ANALYSIS RESULTS FOR THE SITE SOIL PER [CGBSC 4.304].
4. 50% OF ALL SHRUBS AND GROUNDCOVER SHALL BE A MINIMUM OF 5-GALLON SIZE OR LARGER.
5. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER SYSTEM.
6. STREET TREES SHALL BE TIED INTO IRRIGATION SYSTEM.
7. 58% OF ALL PLANTS PROPOSED ARE NATIVE AND WILD-LIFE SUPPORTING.
8. PLANT SELECTION AND DESIGN TO COMPLY WITH BAY-AREA FRIENDLY BASICS LANDSCAPE CHECKLIST.

**IRRIGATION SYSTEM DESIGN INTENT**

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELC), CITY OF BERKELEY, AND EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD) WATER DISTRICT.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE, RAIN SENSOR AND FLOW SENSING CAPABILITY CONNECTED TO THE IRRIGATION CONTROLLER WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.
7. COLOR CODED HYDROZONE LANDSCAPING HYDROZONE MAP WITH GROUPING AND COLLOCATING PLANTING MATERIAS BY WUCOLS WATER USE CATEGORY VL, L, M, OR H, PER [CGBSC 4.304], TO BE PROVIDED IN PERMIT DRAWINGS.
8. RAIN SENSOR AND CONTROLLER LOCATION TO BE PROVIDED IN PERMIT DRAWINGS.

**LANDSCAPE AREA CALCULATION:**

	LANDSCAPE AREA
GROUND LEVEL:	- 77 SF
PODIUM LEVEL:	- 630 SF
ROOF DECK LEVEL:	- 237 SF
TOTAL:	- 944 SF

**STORMWATER TREATMENT AREA:**

REQUIRED STORMWATER TREATMENT AREA= 455  
 4% OF THE BUILDING FOOTPRINT (- PROPOSED STORMWATER TREATMENT AREA= - 630 SF

**BIKE PARKING CALCULATIONS:**

TOTAL SHORT TERM BIKE PARKING STALLS PROVIDED: 10 STALLS  
 (5 BIKE RACKS)

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## 2029 UNIVERSITY STUDENT HOUSING

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 03.28.25 ZONING RESUBMISSION  
 05.14.25 ZONING RESUBMISSION

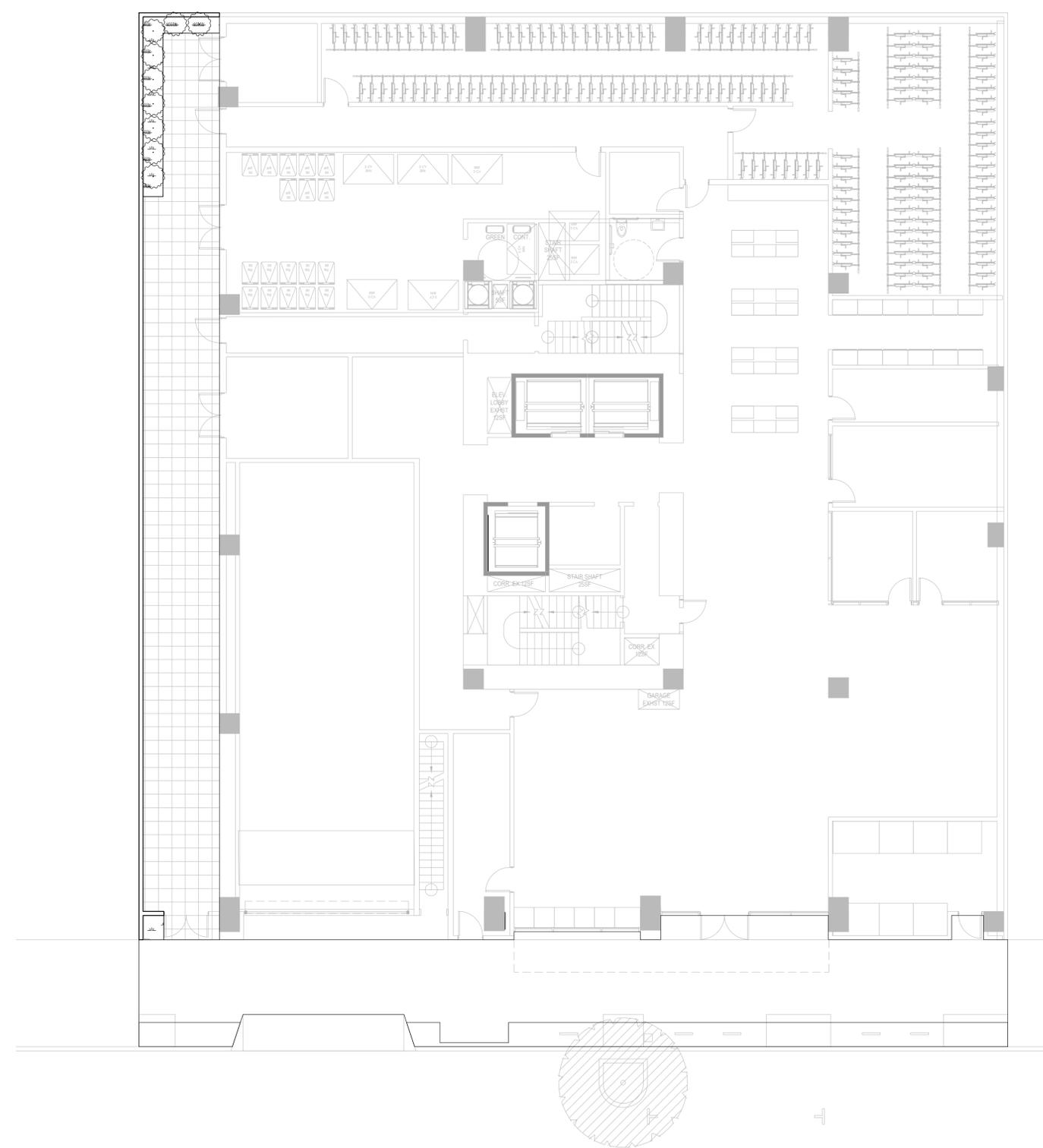
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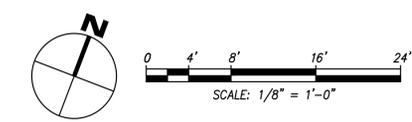
SHEET:

### PLANTING PLAN - GROUND FLOOR

# L4.01



PLANT LIST							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE	NATIVE Y/N?
<b>SHRUBS - LARGE - NATIVE</b>							
	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	PER PLAN	10	L	Y
<b>SHRUBS - SMALL/MEDIUM</b>							
	ACHILLEA 'PAPRIKA'	YARROW	1 GAL	1'-0" OC		L	N
	ACHILLEA 'SONOMA COAST'	YARROW	1 GAL	1'-0" OC		L	N
	AGASTACHE BARBERI	HUMMINGBIRD MINT	1 GAL	2'-0" OC		L	Y
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'-0" OC		L	Y
	EPILOBIUM 'EVERETTS CHOICE'	EVERETTS CA FUCHSIA	5 GAL	3'-0" OC		L	Y
	IRIS PSEUDACORUS	YELLOW IRIS	5 GAL	2'-0" OC		L	N
	LOMANDRA 'BREEZE'	DWARF MAT RUSH	5 GAL	2'-0" OC		L	N
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	5 GAL	3'-0" OC		L	Y
	MONARDELLA VILLOSA	COYOTE MINT	5 GAL	2'-0" OC		L	Y
	SALVIA 'BLUE NOTE'	AUTUMN SAGE	5 GAL	2'-0" OC		L	Y
	SALVIA 'MAY NIGHT'	MEADOW SAGE	5 GAL	2'-0" OC		L	Y
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'-0" OC		L	Y
	SISYRINCHIUM BELLUM	WESTERN BLUE EYED GRASS	5 GAL	1'-0" OC		L	Y
<b>GROUNDCOVERS</b>							
	ARCTOSTAPHYLOS 'EMERALD CARPET'	CARPET MANZANITA	5 GAL	4'-0" OC		L	Y
<b>STORMWATER</b>							
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC		L	N
	CHONDROPETALUM TECTORUM	LARGE CAPE RUSH	5 GAL	3'-0" OC		L	N
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2'-0" OC		L	Y



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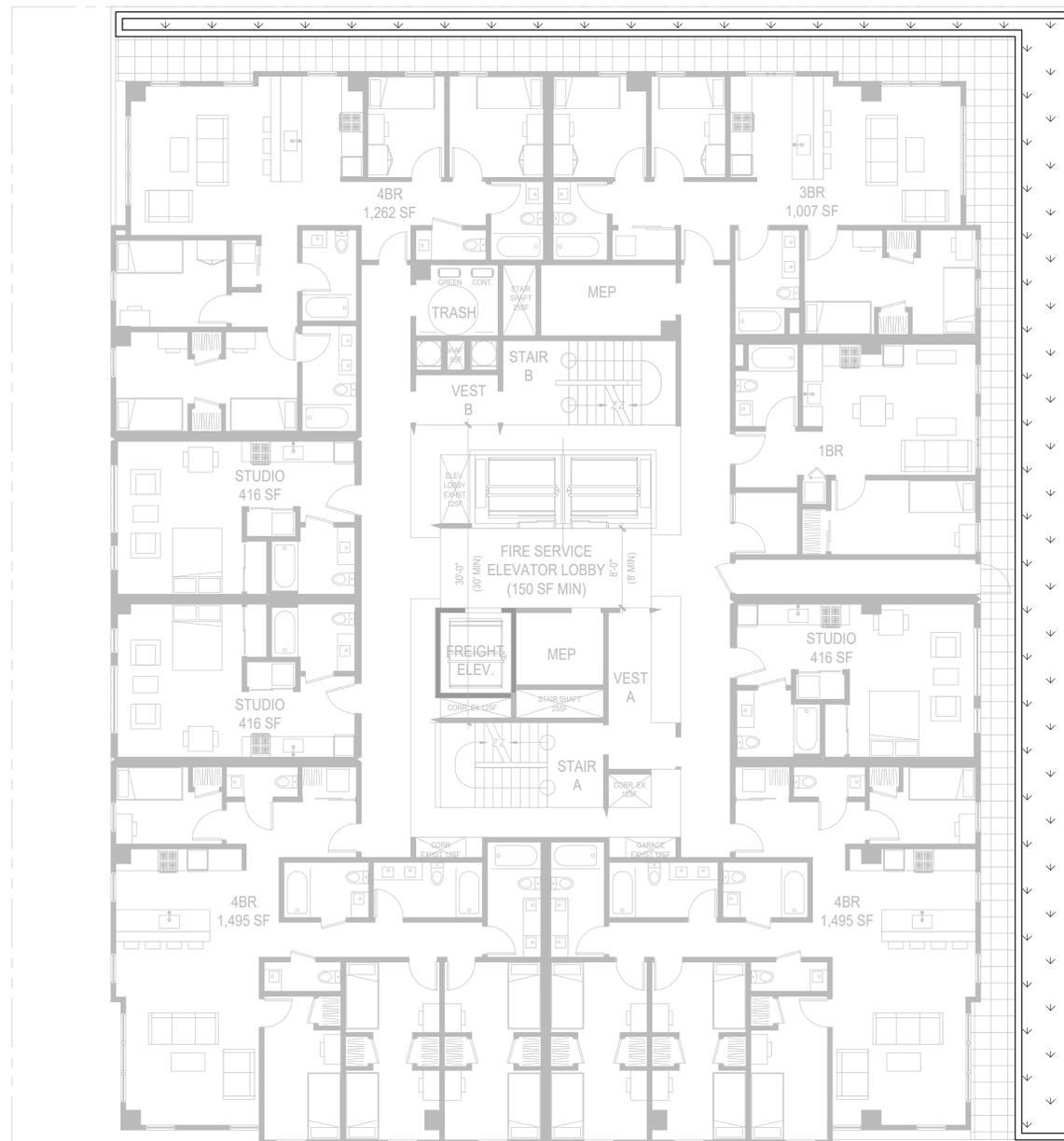
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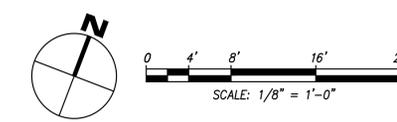
JOB: 2327

SHEET:

**PLANTING PLAN -  
 PODIUM LEVEL**



PLANT LIST									
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE	NATIVE Y/N?		
<b>SHRUBS - LARGE - NATIVE</b>									
	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	PER PLAN	10	L	Y		
<b>SHRUBS - SMALL/MEDIUM</b>									
	ACHILLEA 'PAPRIKA'	YARROW	1 GAL	1'-0" OC		L	N		
	ACHILLEA 'SONOMA COAST'	YARROW	1 GAL	1'-0" OC		L	N		
	AGASTACHE BARBERI	HUMMINGBIRD MINT	1 GAL	2'-0" OC		L	Y		
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'-0" OC		L	Y		
	EPILOBIUM 'EVERETTS CHOICE'	EVERETTS CA FUCHSIA	5 GAL	3'-0" OC		L	Y		
	IRIS PSEUDACORUS	YELLOW IRIS	5 GAL	2'-0" OC		L	N		
	LOMANDRA 'BREEZE'	DWARF MAT RUSH	5 GAL	2'-0" OC		L	N		
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	5 GAL	3'-0" OC		L	Y		
	MONARDELLA VILLOSA	COYOTE MINT	5 GAL	2'-0" OC		L	Y		
	SALVIA 'BLUE NOTE'	AUTUMN SAGE	5 GAL	2'-0" OC		L	Y		
	SALVIA 'MAY NIGHT'	MEADOW SAGE	5 GAL	2'-0" OC		L	Y		
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'-0" OC		L	Y		
	SISYRINCHIUM BELLUM	WESTERN BLUE EYED GRASS	5 GAL	1'-0" OC		L	Y		
<b>GROUNDCOVERS</b>									
	ARCTOSTAPHYLOS 'EMERALD CARPET'	CARPET MANZANITA	5 GAL	4'-0" OC		L	Y		
<b>STORMWATER</b>									
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC		L	N		
	CHONDROPETALUM TECTORUM	LARGE CAPE RUSH	5 GAL	3'-0" OC		L	N		
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2'-0" OC		L	Y		



**L4.02**

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# 2029 UNIVERSITY STUDENT HOUSING

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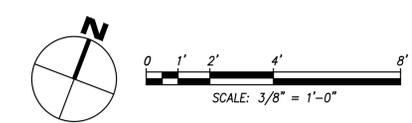
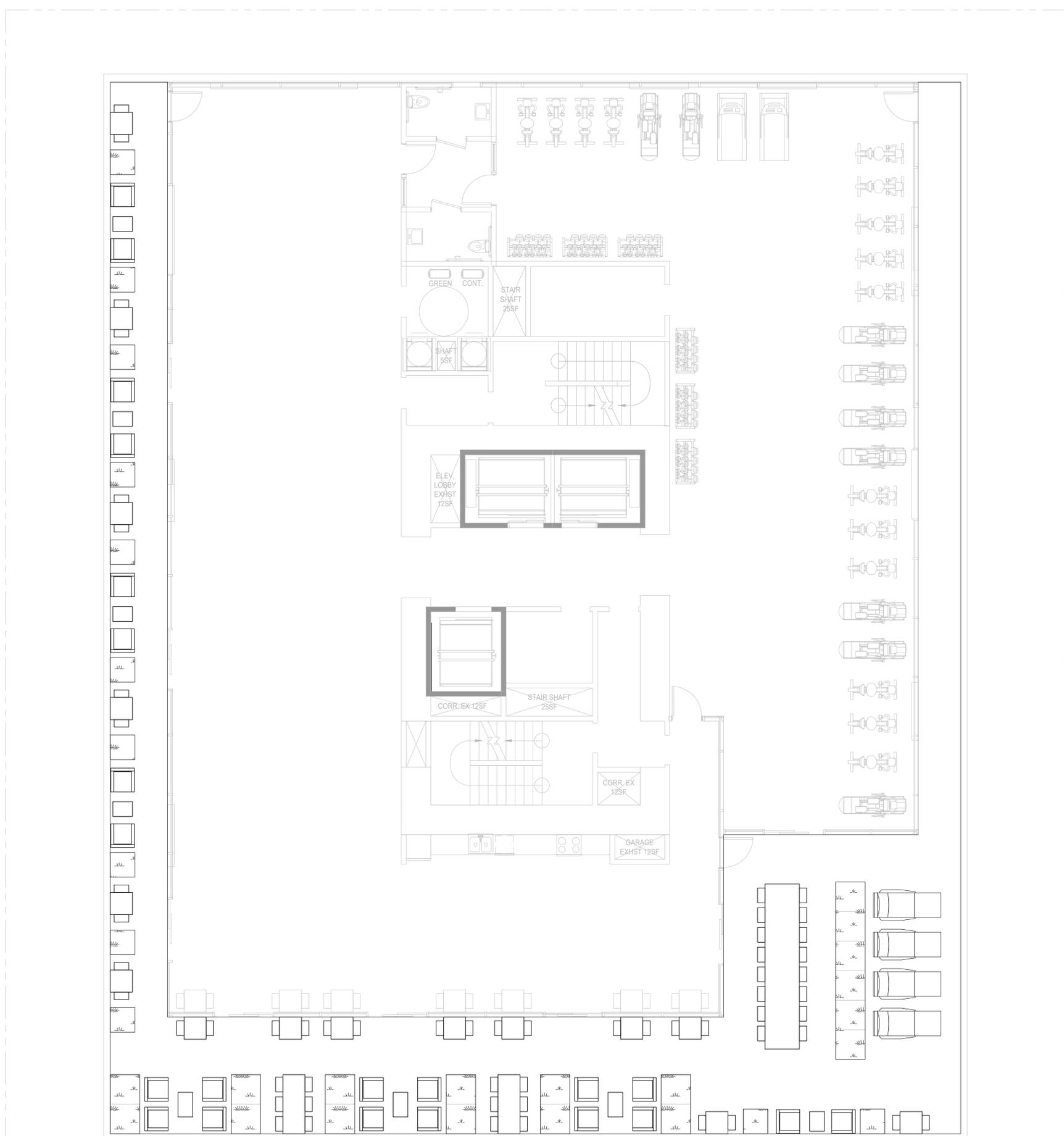
JOB: 2327

SHEET:

## PLANTING PLAN - ROOF DECK

# L4.03

PLANT LIST							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE	NATIVE Y/N?
<b>SHRUBS - LARGE - NATIVE</b>							
	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	PER PLAN	10	L	Y
<b>SHRUBS - SMALL/MEDIUM</b>							
	ACHILLEA 'PAPRIKA'	YARROW	1 GAL	1'-0" OC		L	N
	ACHILLEA 'SONOMA COAST'	YARROW	1 GAL	1'-0" OC		L	N
	AGASTACHE BARBERI	HUMMINGBIRD MINT	1 GAL	2'-0" OC		L	Y
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'-0" OC		L	Y
	EPILOBIUM 'EVERETTS CHOICE'	EVERETTS CA FUCHSIA	5 GAL	3'-0" OC		L	Y
	IRIS PSEUDACORUS	YELLOW IRIS	5 GAL	2'-0" OC		L	N
	LOMANDRA 'BREEZE'	DWARF MAT RUSH	5 GAL	2'-0" OC		L	N
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	5 GAL	3'-0" OC		L	Y
	MONARDELLA VILLOSA	COYOTE MINT	5 GAL	2'-0" OC		L	Y
	SALVIA 'BLUE NOTE'	AUTUMN SAGE	5 GAL	2'-0" OC		L	Y
	SALVIA 'MAY NIGHT'	MEADOW SAGE	5 GAL	2'-0" OC		L	Y
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'-0" OC		L	Y
	SISYRINCHIUM BELLUM	WESTERN BLUE EYED GRASS	5 GAL	1'-0" OC		L	Y
<b>GROUNDCOVERS</b>							
	ARCTOSTAPHYLOS 'EMERALD CARPET'	CARPET MANZANITA	5 GAL	4'-0" OC		L	Y
<b>STORMWATER</b>							
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC		L	N
	CHONDROPETALUM TECTORUM	LARGE CAPE RUSH	5 GAL	3'-0" OC		L	N
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2'-0" OC		L	Y



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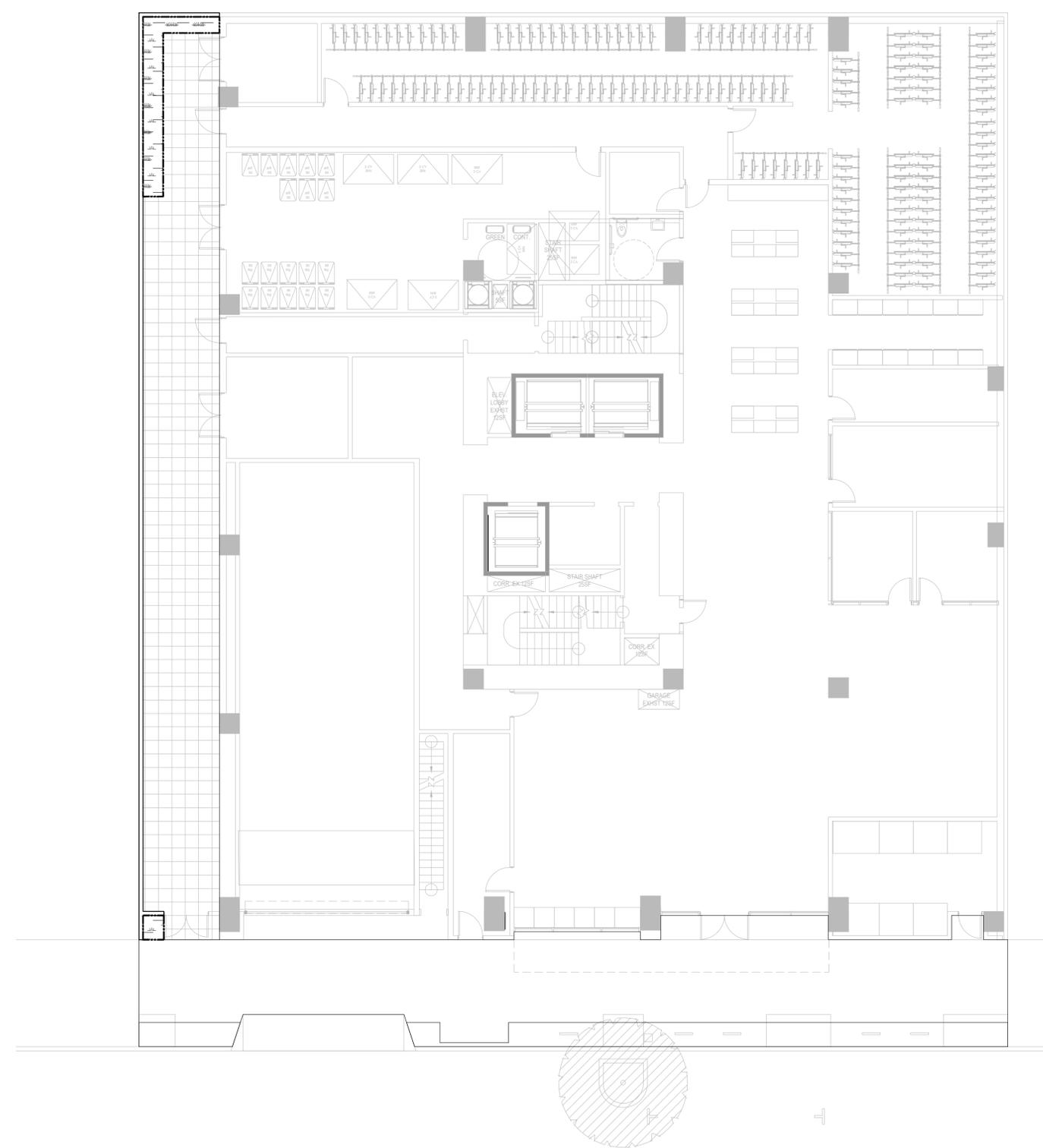
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JOB: 2327

SHEET:

## IRRIGATION PLAN - GROUND FLOOR

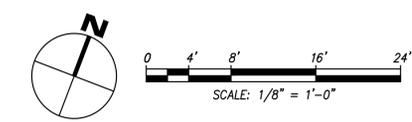
# L5.01



SYMBOL	ZONE	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	AREA (SF)	TOTAL (SF)	% LANDSCAPE
[Dashed Hatching]	1	LOW WATER USE	SHRUB & GROUNDCOVER	DRIP	890	890.0	94%
[Dashed Hatching]	2	LOW WATER USE	TREES	BUBBLER	0		
[Dotted Hatching]	3	MODERATE WATER USE	SHRUB & GROUNDCOVER	DRIP	54	54	6%
[Dotted Hatching]	4	MODERATE WATER USE	TREES	BUBBLER	0		
TOTAL					944.0	944.0	100%

REFERENCE ANNUAL ET <sub>0</sub> FOR:		BERKELEY (MWELO REF. ET TABLE)		41.8				
ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWELO: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL	SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)	0.45				
HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	IRR METHOD DRIP & BUBB: 0.81 SPRAY & ROTOR: 0.75	IRRIGATION EFFICIENCY (IE)	ETAF <sub>2</sub> (PF/IE)	LANDSCAPE AREA (SQ FT)	ETAF <sub>2</sub> x AREA	ESTIMATED TOTAL WATER USE (ETWU)	
1	0.3	D	0.81	0.37	77	28.52	739.09	
2	0.3	B	0.81	0.37	630	233.33	6047.07	
3	0.3	D	0.81	0.37	183	67.78	1756.53	
4	0.6	B	0.81	0.74	54	40.00	1036.64	
-	0	D	.81	0.00	0	0.00	0.00	
-	0	D	.81	0.00	0	0.00	0.00	
TOTAL					944.00	369.63	9,579.32	
SPECIAL LANDSCAPE AREAS								
5				1	0	0.00	0.00	
--				0	0	0.00	0.00	
TOTAL					0	0.00	0.00	
TOTAL LANDSCAPE AREA (LA + SLA)					944.00			
TOTAL ETWU		TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)			TOTAL ETWU		9,579.32	
MAWA		(ANNUAL ET <sub>0</sub> )(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA]]			MAWA		13,455.59	
AVERAGE ETAF SITEWIDE		SUM(ETAF <sub>2</sub> X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA <sub>2</sub> )					0.39	
		TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA <sub>2</sub> )					0.39	

- IRRIGATION DESIGN INTENT**
- THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF BERKELEY, AND EAST BAY MUNICIPAL DISTRICT (EBMUD) WATER DISTRICT.
  - THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
  - THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
  - ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
  - THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
  - THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.



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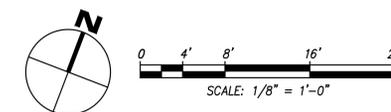
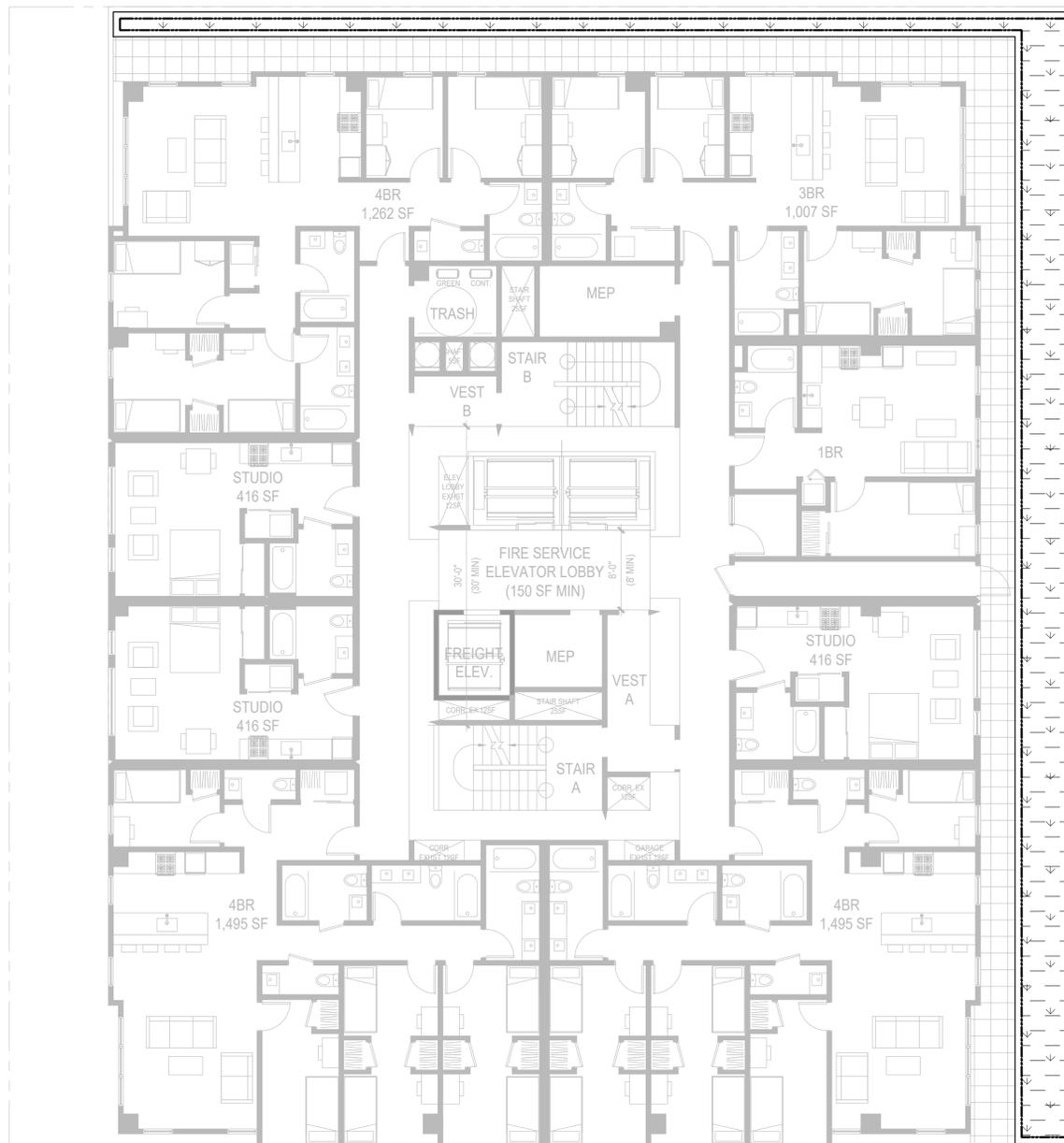
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**IRRIGATION PLAN -  
 PODIUM LEVEL**

SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION



**L5.02**

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# 2029 UNIVERSITY STUDENT HOUSING

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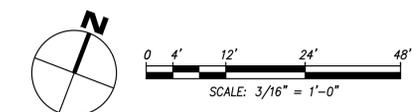
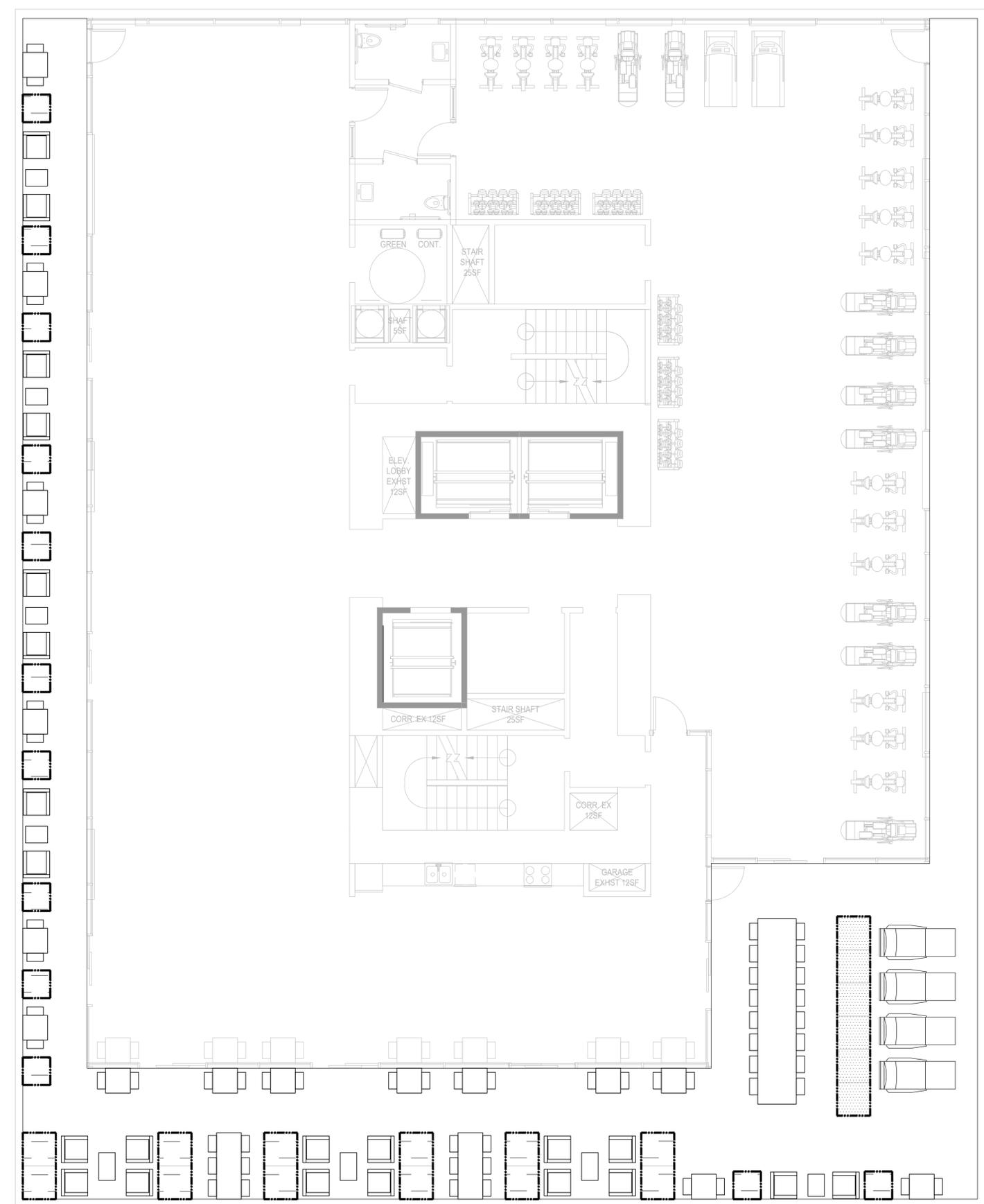
JOB: 2327

SHEET:

## IRRIGATION PLAN - ROOF DECK

# L5.03

SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION



# 2029 University Avenue Development (Student Housing)

## Revised Applicant Statement

July 22, 2025

### OVERVIEW AND PROJECT INTRODUCTION

The applicant team is pleased to submit this application package for a new 160 unit residential infill project located at 2029 University Avenue in Berkeley. This applicant statement includes:

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

### Property Information

APN: 57-2053-8-1

Parcel Area: 12,385/.28 acres

General Plan Designation: Downtown

Zoning District: C-DMU Outer Core

Area Plan: Downtown Area Plan

### 1. PROJECT DESCRIPTION

The proposed project includes the demolition of the existing commercial building to construct 160 dwelling units with 380 bedrooms in a new 191,992 gross square foot building. The proposed housing development project is submitted pursuant to Senate Bill 330 (Gov. Code § 66300) and subject to the modifications and protections of State Density Bonus Law (Gov. Code § 65915) and the Housing Accountability Act (Gov. Code § 65589.5). The project includes 24 affordable units, which is 15% of the base project units for rent to Very-Low Income households (earning less than 50% of the Area Median Income (AMI) and 15% to Moderate Income households (earning less than 120% AMI). That affordability entitles the project to a 100% density bonus for a total of 160 units. An Affordable Housing Mitigation Fee of approximately \$1,038,297 will also



Figure 1. Proposed project at 2029 University Ave



Figure 2. View of Project Site and Existing Building

2029 University Avenue  
 Revised Applicant Statement  
 May 19, 2025  
 Page 2 of 17

apply to the project and be paid to the City of Berkeley. The Streets and Open Space Improvement Plan (SOSIPS) fee paid by the Applicant will be approximately \$428,142.

The project site is a 12,385 square foot lot (0.28 acres) that is zoned C-DMU Downtown Outer Core a designation that aims to implement the vision and goals of the Downtown Area Plan which include environmental sustainability, great urban design, and economic development. (BMC § 23.204.130(A)). The new residential development will have (60) Studios, (20) 1-bedroom units, (20) 3-bedroom units, and (60) 4-bedroom units. The proposed project will add 380 bedrooms to Berkeley’s housing stock to help alleviate the housing pressure near the University of California’s Berkeley (UCB) campus. The project will have residential amenities such as rooftop decks, fitness center, lounges/work areas, and secure bicycle parking.

<u>Unit Type</u>	<u>Unit Count</u>
<b>Studio</b>	60
<b>1-Bedroom</b>	20
<b>3-Bedroom</b>	20
<b>4-Bedroom</b>	60
<b>Total</b>	160

The existing commercial building has zero dwelling units, and the proposed project will construct 160 units. This will result in a net increase of 160 units with a total of 380 bedrooms. The project will be able to add 24 units to the City of Berkeley’s deed-restricted affordable housing stock as well as increasing the residential density onsite. There will be no residential units on the ground floor, only residential amenity spaces.



Figure 3. Aerial View of Neighborhood Vicinity

The project site is on the north side of University Avenue between Milvia Street and Shattuck Avenue. 2029 University Avenue is approximately 0.3 miles west of the UCB campus. University Avenue is a transit and commercial corridor with a wide variety of goods and services. The location of this project will provide future residents with outstanding access to the campus and the downtown area.

The site is highly accessible via public transit or active transportation. It is located 0.3 miles from the Downtown Berkeley BART station and is well served by multiple bus routes. The project will provide 29 parking spaces in a secure garage. The project will provide ample bicycle parking with 167 long term spaces for residents and 8 short term spaces for their guests. This proposed urban infill project is exceptionally well-suited for future residents to rely solely on sustainable modes of transportation. The building itself will be designed with solar PV.

The proposed project will provide open space, a deck on Level 23, that will have beautiful views of the Bay and Berkeley Hills. The ground floor of the project includes residential amenities such as a lobby, bike room, mail room, as well as the trash room, back of house service areas and utilities.

Key elements of the project include:

- 160 total units in 23 stories
- 12 units affordable to very low-income households @ 50% AMI & 12 units to moderate-income households @120% AMI.
- 167 total bicycle parking spaces, 29 vehicle parking spaces.
- Common Open Space at the roof deck.
- Lounges/work areas and a fitness room.
- Affordable Housing Mitigation Fee of approximately \$1,038,297 paid to City of Berkeley Affordable Housing Trust Fund.

## 2. PROJECT BACKGROUND

### **Existing Conditions**

The existing commercial building located at 2029 University Avenue will be demolished and replaced with a 23-story residential building that will increase the residential density along the University Avenue commercial corridor. The existing building is a two-story commercial structure with 9,401 square feet. There are five commercial spaces fronting University Avenue. The proposed project seeks to increase the residential density onsite from the current density of 0 dwelling units to the proposed project's 160 units, adding to the housing stock in the Downtown.

### **Environmental Conditions**

A Historic Resource Evaluation (HRE) was completed for this project in October 2023 (with a letter update for the report November 6, 2024). The evaluation was conducted by Caitlin Hibma of Left Coast Architectural History. The HRE concluded that the existing commercial building and garage were built in 1953 and 1943, respectively.

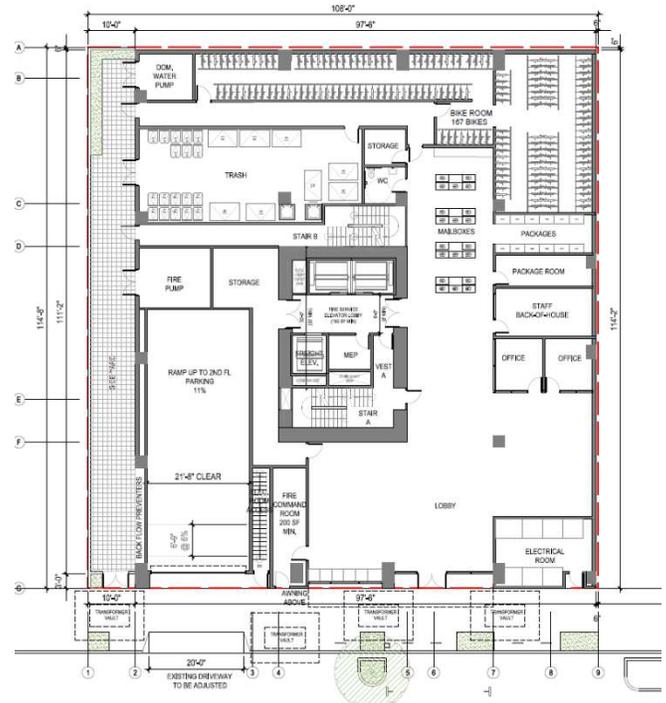


Figure 4: Ground Floor Plan

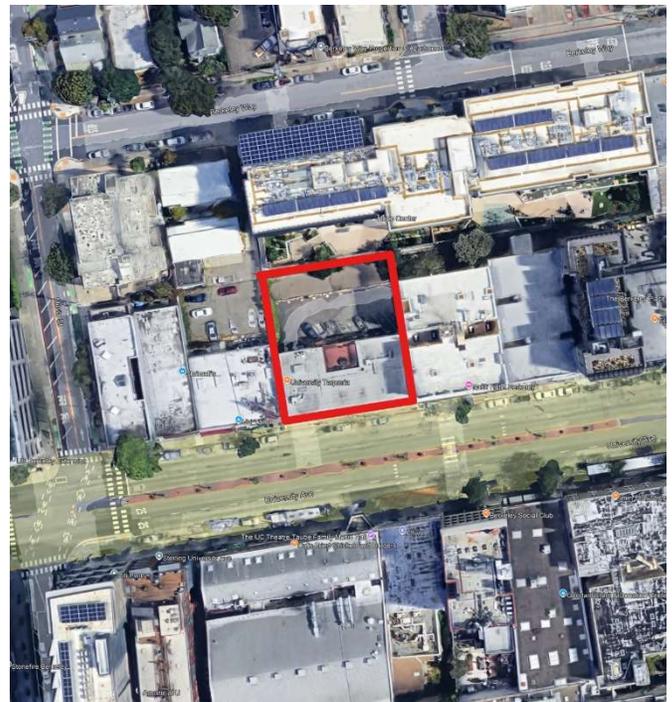


Figure 5. Aerial View of Project Site

2029 University Avenue  
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The project does not appear on the California Environmental Protection Agency’s (CalEPA) Cortese Lists. The project site does not contain any hazardous materials onsite. Refer to the Hazardous Waste and Substances Statement and the Phase I Environmental Site Assessment Report that is included as part of this project application packet for more information.

**Table 2: Surrounding Uses and Zoning**

<u>Direction</u>	<u>Uses</u>	<u>Zoning</u>
<b>North</b>	Commercial	C-DMU Buffer
<b>East</b>	Commercial	C-DMU Outer Core
<b>South</b>	Commercial	C-DMU Core
<b>West</b>	Commercial	C-DMU Outer Core

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

The proposed project should be deemed to be exempt from the CEQA Guidelines pursuant to Section 15332, Infill Development Projects section. The project meets each of criteria A through E of that section, as also noted in the CEQA discussion in Section 5 of this Applicant Statement.

**3. PROJECT COMPLIANCE WITH GENERAL PLAN AND ZONING CODE**

The City of Berkeley General Plan designates this project site as Downtown. The Downtown designation is characterized by pedestrian-oriented commercial development including retail and restaurant uses. This site is located in the outer core of the Downtown.

The proposed project site is zoned C-DMU outer core and will advance the goals of Berkeley’s Downtown Area Plan by advancing residential infill development that is sustainable, close to transit, and will add to the economic vitality of the Downtown.



Figure 6: City of Berkeley Zoning Map

The proposed project will meet all of the zoning district development standard requirements except as modified pursuant to SDBL. The project complies with the C-DMU zone development standards for height (stories), FAR, front, interior side, rear setbacks, lot coverage, and vehicle and bicycle parking requirements. State Density Bonus Law waivers are required for the following zoning development standards: maximum building height (feet), setback maximum dimension above 120’, maximum diagonal width of 120’ for building’s width over 120 feet of height, and residential open space. Table 3 identifies the applicable development standards and how the proposed project complies with them.

**Table 3: Major Development Standards (C-DMU)**

Standard		Existing	Addition / (Reduction)	Proposed Total	Permitted / Required
Lot Area (sq. ft.)		12,682 sf	0 sf	12,682 sf	min: 12,682 sf
Gross Floor Area (sq. ft.)		11,420 sf	180,572 sf	191,992 sf	max: N/A
Floor Area Ratio		0.92	14.58	15.50	max: N/A
Dwelling Units	Total	0	160	160	max: N/A
	Affordable	0	24	12 VLI, 12 MI	min: N/A
Building Height (ft. - in.)	Average	N/A	N/A	N/A	max: N/A
	Maximum	21'	235'	256' *	max: 75' w UP
	Stories	2	21	23	max: N/A
Building Setbacks (ft. - in.)  See Setback table below	Front (University Ave.)	0 to 3'	0 to 31'	0 to 31'	min: 0 w UP
	Rear	0	6" to 7'-6"	6" to 7'-6"	min: 0 w UP
	Left Side	0	10' to 16'-6"	10' to 16'-6"	min: 0 w UP
	Right Side	0	6" to 15'	6" to 34'-10"	min: 0 w UP
	Street Side	N/A	N/A	N/A	min: N/A
Lot Coverage (%)		54%	36%	90%	max: N/A
Usable Open Space (sq. ft.)		N/A	2,055 sf	2,055 sf *	min: 12,800 sf
Parking	Automobile	19	10	29	min: 0 max: N/A
	Bicycle	0	167	167	min: 127
<p>* = Concession or Waiver requested to modify the district standard  Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; N/A = not applicable; % = percent; ft = feet ('); in. = inches (")</p> <p><b>Notes:</b>  a. AB-2097, effective January 1, 2023, prohibits local jurisdictions from requiring minimum parking for most non-residential uses.</p>					

**Table 4: Setbacks Table**

Setbacks								
Portion of building at height	Front		Min. Interior side 35' and less from lot frontage		Min. Interior side over 65' from lot coverage		Minimum Rear	
	Required	Provided	Required	Provided	Required	Provided	Required	Provided
0'-20'	5' max	0 to 3'	N/A	6" to 10'	N/A	6" to 10'	N/A	6"

21'-75'	N/A	0 to 6"	N/A	10' to 11'-6"	5'	10' to 11'-6"	5'	6'-6" to 7'-6"
76'-120'	15' min.	0 to 1'-6"	5'	10' to 11'-6"	15'	10' to 11'-6"	15'	6'-6" to 7'-6"
120'-260'	X	0 to 31'	X	16'-6" to 34'-10"	X	15' to 16'-6"	X	7'-4"

**4. PROJECT ANALYSIS**

**Density Bonus Eligibility**

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

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

**Table 5. Unit Breakdown (SDBL)**

<u>Project Proposals</u>	<u>Market Rate Units</u>	<u>Below Market Rate Units</u>	<u>Total Units</u>
<b>Base Project</b>	68	12 (15% of base)	80
<b>Density Bonus Project</b>	148	12	160

The proposed base project that meets all objective standards includes 80 dwelling units, 12 of which are affordable for very low-income households (less than 50% AMI). These 12 affordable units comprise 15% of the proposed base project. The project is also providing 12 units (15% of base project) at Moderate Income levels (120% AMI). Per State Density Bonus Law, the project is eligible for a 100% density bonus. With this density bonus, the project is entitled to use an unlimited number of waivers and up to three concessions for development standards that impede the project’s ability to utilize the density bonus or increase feasibility. The average unit size for the base project is 1,200 SF and density bonus project is 1,200 SF. The following Table 6 shows the waivers that are requested to be granted to accommodate the project. Without these waivers being granted, the proposed project could not physically be built.

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

<u>Standard</u>	<u>Required</u>	<u>Proposed</u>
<b>Waivers Requested</b>		
Building Height and (per BMC Table 23.204-37)	120'	256' & 23 stories
Setback-Max. Dimension Above 120' (per BMC Table 23.204-38)	120'	138'-11"
Residential Open Space (per BMC Table 23.204-32)	80 sf/unit (12,800 sf)	2,055 sf

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Landscaped UOS (per BMC 23.304.090.B.7)	40% (5,120 sf)	27 sf
Maximum Diagonal Width of 120' for Building's Width over 120 feet of Height (per BMC § 23.204.130(E)(3)(d))	120'	135'-11"
<b>Concessions Requested</b>		
Hard Hats ordinance Apprenticeship Requirements (per BMC 13.07.040)	Requirements in BMC 13.07.040	The estimated costs of the apprenticeship requirements in BMC 13.07.040 are approximately \$1,893,000 which is not feasible for the project. Avoiding this requirement would result in actual and identifiable cost savings for the project.
Hard Hats Healthcare Expenditures (per BMC 13.107.050)	Requirements in BMC 13.07.050	The estimated costs of the healthcare expenditure requirements in BMC 13.07.050 are approximately \$2,839,000 which is not feasible for the project. Avoiding this requirement would result in actual and identifiable costs savings for the project.
Bird Safe Building (per BMC 23.304.150)	Requirements in BMC 23.304.150	The estimated costs of the bird safe building requirements in BMC 23.304.150 are approximately \$799,000 which is not feasible for the project. Avoiding this requirement would result in actual and identifiable costs savings for the project.

### ***Project Design, Landscaping, Downtown Design Guidelines***

The proposed project is located in the City of Berkeley's Downtown Plan Area and is within the Outer Core Sub-Area. The proposed project complies with many of the Downtown Design Guidelines. The project team has carefully designed the building to meet today's need for housing and to respect the architectural context and history of Berkeley's eclectic Downtown. The Downtown Design Guidelines do not contain objective standards and as such, are not applicable to the project.



*Figure 7: Rendering of Proposed Project*

There are many ways in which the proposed project is compatible and compliant with the goals and standards of the Downtown Area Plan.

### ***Building Design***

The proposed project is sited and articulated so as to continue the urban building fabric along University Avenue in Berkeley's downtown core area. The project is ideally located for a high-density development as it is located midblock of a major arterial street and walkable to BART, transit, groceries and services. The project will create much needed housing, especially additional affordable housing and will benefit Berkeley by providing a high-quality infill development.

The ground floor design maximizes visual transparency into the residential lobby and locates the back of house spaces towards the rear of the building. The 2<sup>nd</sup> floor garage façade is designed to be consistent with the street level visual appearance, giving the base of the 23-story building a strong civic scale. The building steps in at the 3<sup>rd</sup> level, allowing light and air into the residential units. On the 23<sup>rd</sup> level, the building steps back further to allow a sky garden that is connected to the residential lounge and fitness room.

The facade materials and treatment are identical in both project versions (student housing and apartments). The variation happens when the thin brick is applied to the portions of the facade where the floor plates are recessed. The floor plate recess is different in each version.

Sustainable design within the landscape is a guiding principle throughout the project: the use of native plant species, sustainable materials, light colored pavements to mitigate urban heat island gain, maximizing water conservation and meeting or exceeding the City and State's Water Efficient Landscape Ordinance.

The new streetscape will blend seamlessly into the existing pedestrian network and the existing street tree will be protected in place.

The project's usable open space is provided at the roof level at the sky garden. Here, a range of gathering spaces are provided with low green roof plantings and raised metal planters with medium-sized focal feature shrubs. Residents can meander amongst the plantings, gather with friends to enjoy the sweeping views of the East Bay Hills, City, and the San Francisco Bay.

### ***Sustainability***

The proposed project will comply with the Berkeley Energy Code (BMC Chapter 19.36) and the Berkeley Green Code (BMC Chapter 19.37), including providing a solar PV system, battery energy storage, electric vehicle charging, and low-carbon concrete requirements.

The project site is very well-located for future residents to use sustainable modes of transportation. The proposed project is 0.3 miles from the Downtown Berkeley BART station and is adjacent to multiple AC Transit bus lines, as well as City of Berkeley bicycle routes. There will be minimal vehicle parking provided onsite (29 spaces) and ample bicycle parking. The proposed project will have a Transportation Demand Management (TDM) Program that will provide unlimited local bus passes to each unit and will comply with the TDM requirements in BMC Section 23.322.060.

The building is so close to goods and service that the project expects the majority of trips to be completed by active transportation or public transit modes. With the provision of free bus passes, the TDM Program will provide an additional incentive for future residents to use public transit. There are also two grocery stores nearby in a ½ - 1 mile walking distance. Therefore, the project contributes to Berkeley's Climate Action Plan goals of providing housing in locations close to goods and services, and oriented to use of public- and active-transportation, serving to reduce the City's overall per capita carbon footprint. The project will comply with the requirements in BMC 23.304.130.G and will achieve a LEED Gold rating or equivalent for environmental sustainability.

### ***Project & Community Benefits***

In addition to the in-lieu and mitigation fees, and community benefits, the following benefits of the proposed project. The proposed project will offer the following benefits to the City of Berkeley:

- Redevelop an underutilized parcel in the downtown area
- Provide 160 dwelling units of dense, transit-oriented housing.
- Provide 24 affordable dwelling units: 12 Very Low-Income Households (at <50% AMI) and 12 Moderate-Income Households (at 80% to 120% AMI)
- Encourage alternative modes of transportation – low parking ratio & 167 bicycle parking spaces.
- LEED Gold or equivalent, with a rooftop that is solar-ready.

- Units will be equipped with energy efficient appliances and low flow fixtures, and the site will be planted with drought tolerant landscaping that supports the project's stormwater management plan.

## 5. CEQA OVERVIEW AND LEGISLATIVE CONTEXT

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

- California Environmental Quality Act Class 32 Categorical Exemption (CEQA Guideline § 15332)
- Permit Streamlining Act (Gov. Code § 65920 et seq.)
- State Density Bonus Law (Gov. Code § 65915)
- Housing Accountability Act (Gov. Code § 65589.5)
- Housing Crisis Act of 2019 (Gov. Code § 66300)

### ***CEQA, Infill Project***

This project is eligible for a categorical exemption from CEQA. Because the proposed project is located in an urbanized area and because it is an infill development project, the CEQA Class 32 "Infill" Categorical Exemption applies.

#### Class 32 Exemption characteristics:

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

This proposed infill project is consistent with the City of Berkeley's objective design and development standards with the use of State Density Bonus Law, so it is subject to the categorical exemption under CEQA. The proposed development occurs within the City of Berkeley, on a site that is 0.28 acres and 100% surrounded by urban uses. The project site is already fully developed with an existing commercial building, so the site has no value for endangered, rare, or threatened species.

In terms of CEQA, this project is environmentally benign as it will not result in any significant traffic, noise, air quality, or water quality impacts. The project will provide minimal (29 spaces) vehicle parking, so will not generate any significant traffic or air quality impacts. There will be residential noise which will not constitute an impact. The proposed project provides a Stormwater Control Plan to protect water quality. The site is on an urbanized parcel that has existing service connections to all required utilities and public services.

### ***Historic Resource Evaluation***

The following Historic Resource Evaluation was provided by Caitlin Hibma of Left Coast Architectural History. The subject property is over 40 years old but does not have any significant associations with historically important events or noteworthy historical figures. The historic evaluation found that the property is not historically significant at either the local or State level and therefore does not qualify as an historic resource for purposes of the California Environmental Quality Act (CEQA).

Under the City of Berkeley's Landmarks Preservation Ordinance and its Landmark/Structure of Merit criteria, there is no specific age threshold or criteria. In sum, 2029 University Avenue has no potential cultural, historical, architectural or educational values or importance;

- Is not associated with any cultural or historical period or events;
- Is not a first, last, prototypical or important example of its type;
- Is not contemporary with any nearby landmarks.

Consequently, the property and building at 2029 University Avenue has no potential eligibility as a City of Berkeley Landmark or Structure of Merit.

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

On February 13, 2023, an SB 330 Preliminary Application was submitted to the City of Berkeley that locked in the standards and fees applicable at the time of submission. The Housing Crisis Act (Gov. Code § 66300) prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project that provides affordable housing. The act also requires that a development project must comply with applicable, objective general plan and zoning standards and criteria that were in effect at the time the application was deemed to be complete. The law also requires the city or county to consider and either approve or disapprove the housing development project within the 5 allowable public hearings under HCA, and consistent with the applicable timelines under the Permit Streamlining Act.

### ***Permit Streamlining Act***

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

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

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

The section above requires a jurisdiction to:

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

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

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

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

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

California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting

millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives...

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

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

The Housing Accountability Act (Gov. Code § 65589.5) also requires the City of Berkeley to approve the project. The project is protected under the Housing Accountability Act because it complies with the City's objective standards and criteria, as demonstrated in document 009-MS-C of this application. The City is only permitted to reject a project under these circumstances if it can make findings based on a preponderance of evidence that the project would have a significant, unavoidable, and quantifiable impact on "objective, identified written public health or safety standards, policies, or conditions." (Gov. Code § 65589.5(j)). The Legislature recently affirmed its expectation that these types of conditions "arise infrequently." (Ch. 243, Stats. 2018, § 1 (adding subdivision (a)(3) to Gov. Code § 65585.5)). Here, there is no evidence, let alone a preponderance of evidence, that the project would have any impact on public health and safety.

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

## 6. REQUIRED FINDINGS

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

1. Use Permit, under BMC §23.204.020(A), to allow multi-family residential building
2. Use Permit, under BMC § 23.204.030(A)(1)(a) to construct new floor area
3. Use Permit, under BMC § 23.326.070(A): Demolition of a Non-Residential Building
4. Administrative Use Permit, under BMC § 23.304.050(A) to construct rooftop architectural elements which exceed the height limit for the district

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

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

*Table 23.204-1: Allowed Uses in the Commercial Districts.*

- Multi-Family Residential: UP(PH)

Response: The project will replace the existing underutilized commercial building with 160 new units that have a modern and sustainable design. The efficient project design will offer 380 bedrooms to help meet the demand for student-oriented and downtown-adjacent housing. The housing crisis is felt acutely here in Berkeley, with people paying extremely high rents to be able to live near campus or downtown because there are so few options available. The project at 2029 University Avenue will be able to offer 12 of the proposed units as affordable for very low-income households earning less than 50% of AMI and 12 units at moderate income households. This project will supply some of this badly needed housing at market rate and below market rate, offering amenities tailored to the downtown lifestyle.

#### 2. Use Permit, under BMC § 23.204.030(A)(1)(a) to construct new floor area

*Table 23.204-2: New Floor Area Permit Requirements*

- C-DMU District, over 10,000 sq. ft. or more = UP(PH)

Response: Because this Use Permit does not have any objective standards in the required findings, the density bonus project assumes the Use Permit to construct new floor area. The construction, establishment, maintenance, and operation of the proposed project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of the neighborhood or the City as a whole. The project site is 12,385 SF and currently contains a 9,401 SF commercial building. The proposed project has 191,992 gross square feet and will significantly increase the intensity of development at this site by providing 160 units.

#### 5. Use Permit, under BMC § 23.326.070(A): Demolition of a Non-Residential Building

A. Main Non-Residential Buildings. A main building used for non-residential purposes may be demolished with a Use Permit.

D. *Findings.* A Use Permit or an AUP for demolition of a non-residential building or structure may be approved only if the ZAB or the Zoning Officer finds that:

1. The demolition will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City of Berkeley; and
2. The demolition:
  - (a) Is required to allow a proposed new building or other proposed new use;
  - (b) Will remove a building which is unusable for activities which are compatible with the purposes of the district in which it is located or which is infeasible to modify for such uses;
  - (c) Will remove a structure which represents an inhabitable attractive nuisance to the public; or
  - (d) Is required for the furtherance of specific plans or projects sponsored by the City of Berkeley or other local district or authority upon a demonstration that it is infeasible to obtain prior or concurrent approval for the new construction or new use which is contemplated by such specific plans or projects and that adhering to such a requirement would threaten the viability of the plan or project.

Response: The demolition of this existing commercial building is necessary to allow the proposed new building to be constructed. The demolition of the existing two-story, 12,385 SF building will not be materially detrimental to the commercial needs and public interest of the affected neighborhood. In fact, an intention of the Downtown Mixed-Use District (C-DMU) is to implement the vision and goals of the Downtown Area Plan including environmental sustainability, urban design, and increase housing stock including affordable housing. (BMC § 23.204.130(A)) Though the existing property is a two-story building, it is an underutilized parcel with multiple vacant commercial tenant spaces. It is not a historically significant and will be replaced by a multi-family development with 160 dwelling units containing a total of 380 bedrooms.

The proposed project is both compatible with the zoning district's intent and will continue to maintain the present street frontage of the district. The proposed project will not interfere with the continuity of streetscape, and the design of the building will maintain the continuity of building facades along University Avenue. This is a true infill development project, which will redevelop an underutilized parcel containing a two-story, partially vacant commercial building into a vibrant multi-family residential address with an attractive pedestrian atmosphere.

6. Administrative Use Permit, under BMC § 23.304.050(A) to construct rooftop architectural elements which exceed the height limit for the district.

Response: Because this Administrative Use Permit does not have any required findings, the density bonus project assumes the AUP to construct rooftop architectural elements that exceed the C-DMU zone height limit.

***Required Findings for Use Permits in the C-DMU Zone***

E. *Permit Findings.* To approve an AUP or Use Permit for a project in the C-DMU district, the review authority must make the findings in Section 23.406.040 (Use Permits) and find that the proposed use or structure:

1. Is compatible with the purposes of the district;
2. Encourages and maintains the present street frontage of the district;
3. Does not interfere with the continuity of retail or compatible service facilities at the ground level;
4. Does not interrupt a continuous wall of building facades;
5. Is compatible in design and character with the district and the adjacent residential neighborhoods;
6. Does not generate traffic or parking demand significantly beyond the capacity of the district or significantly increase impacts on adjacent residential neighborhoods; and
7. Complies with the Southside Plan's adopted Mitigation Monitoring Program (MMP)

Response: The proposed project meets all the objective standards of the required findings for approving a Use Permit in the C-DMU zone. This SB 330 Housing Project is not subject to standards that are not objective. Items 1 and 5 are not objective standards, however the project does comply with them. Surrounding land uses include other multi-family residential developments of similar scale to the proposed project. The project is located within the C-DMU zone, which the City of Berkeley envisioned to support dense housing development near regional transit, shops, and amenities that the Downtown and campus areas provide.

The proposed project is both compatible with the zoning district's intent and will continue to maintain the present street frontage of the district. The proposed project will not interfere with the continuity of streetscape at the ground level, and the design of the building will maintain the continuity of facades along University Avenue.

This infill project is especially sustainable in its provision of housing opportunities so near to services and public transportation. The project is near the Downtown Berkeley BART Station and multiple AC Transit lines on University Avenue. Providing dense housing in close proximity to regional transit, bicycle routes, UC Berkeley campus, shops, and services will reduce vehicle miles traveled, air quality and greenhouse gas emissions impacts of the future residents.

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

## **7. COMMUNITY OUTREACH**

A neighborhood meeting was held on December 13, 2024 at 5:30PM. The meeting was held on Zoom. Nine people joined the meeting, five of which were from the project team and the other four from the general public. The project architect presented the project via a power point presentation, and one member of the public asked questions at the conclusion of the presentation. The questions were from the owner of Red Tomato Pizza located at 2017 University Avenue. His questions were regarding traffic control during construction. The team answered his questions and outlined the standard Conditions of Approval that are part of the Use Permit application approval.

## **8. PROJECT TEAM**

### Developer:

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