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Berkeley, California 94710
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**ALLSTON
EXTENSION**

2136 - 2154 San Pablo Ave.
Berkeley, CA

10.24.2019 ZONING SUBMITTAL SET
01.27.2020 ZONING COMPLETENESS

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JOB: 1831

SHEET:

PHOTO CONTEXT
VIEWS

A3.5



2
-
COWPER LOOKING WEST - AFTER



1
-
COWPER LOOKING WEST - BEFORE

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2
-
TENTH LOOKING EAST - AFTER

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SHEET:
PHOTO CONTEXT
VIEWS



1
-
TENTH LOOKING EAST - BEFORE

A3.6

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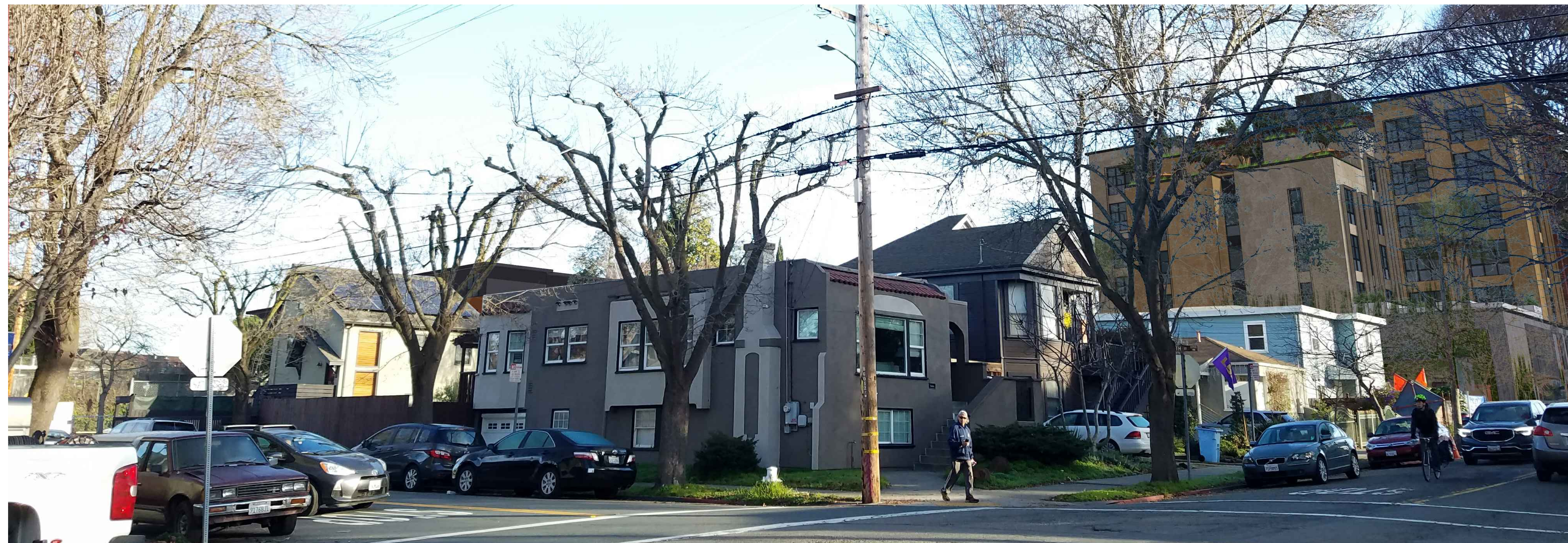
SHEET:

PHOTO CONTEXT
VIEWS

A3.7



2 ALLSTON LOOKING EAST - AFTER



1 ALLSTON LOOKING EAST - BEFORE

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SHEET:

PERSPECTIVE VIEW





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PERSPECTIVE VIEW



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SHEET:

PERSPECTIVE VIEW

A3.10



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SHEET:
PERSPECTIVE VIEW



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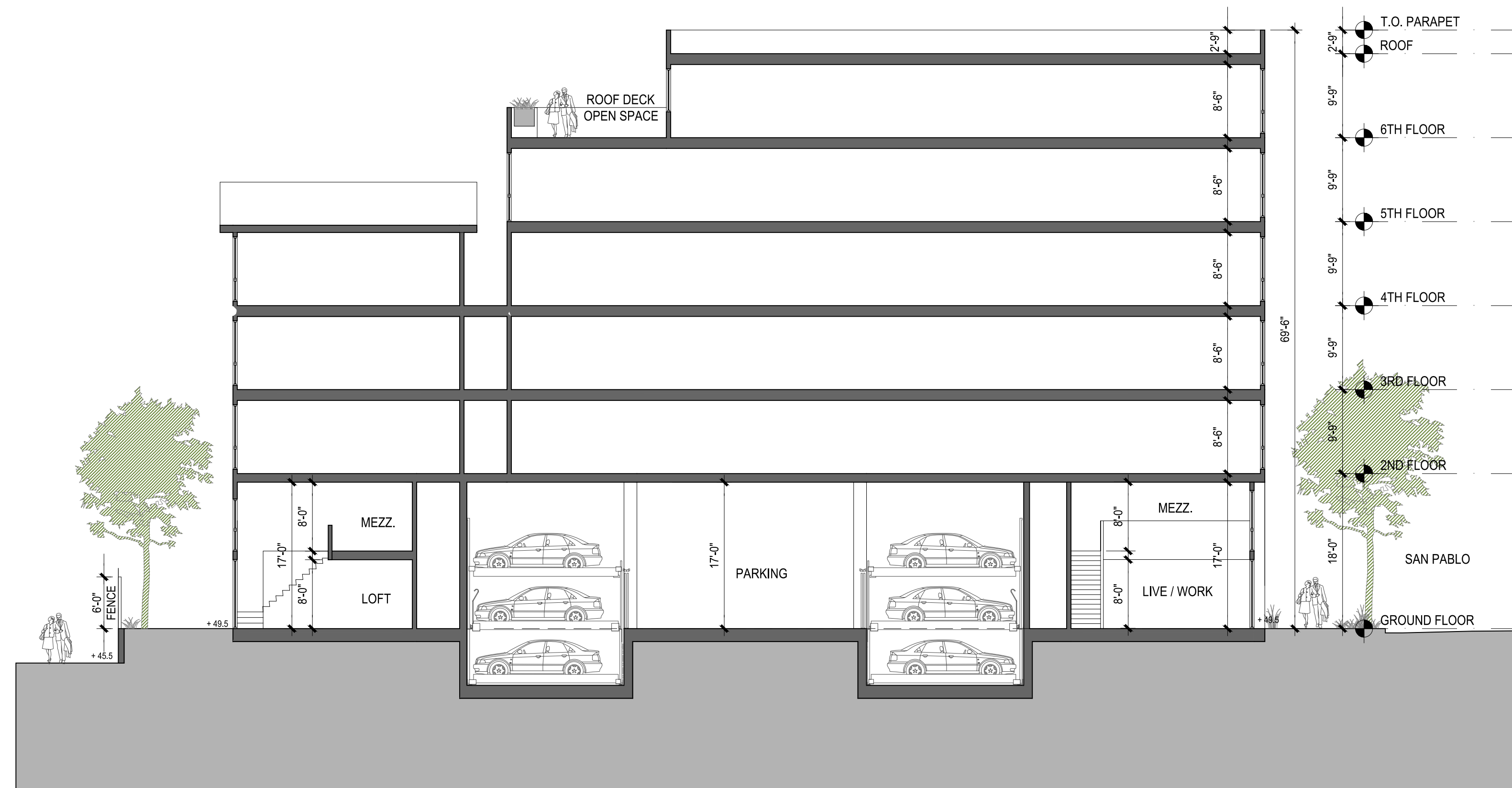
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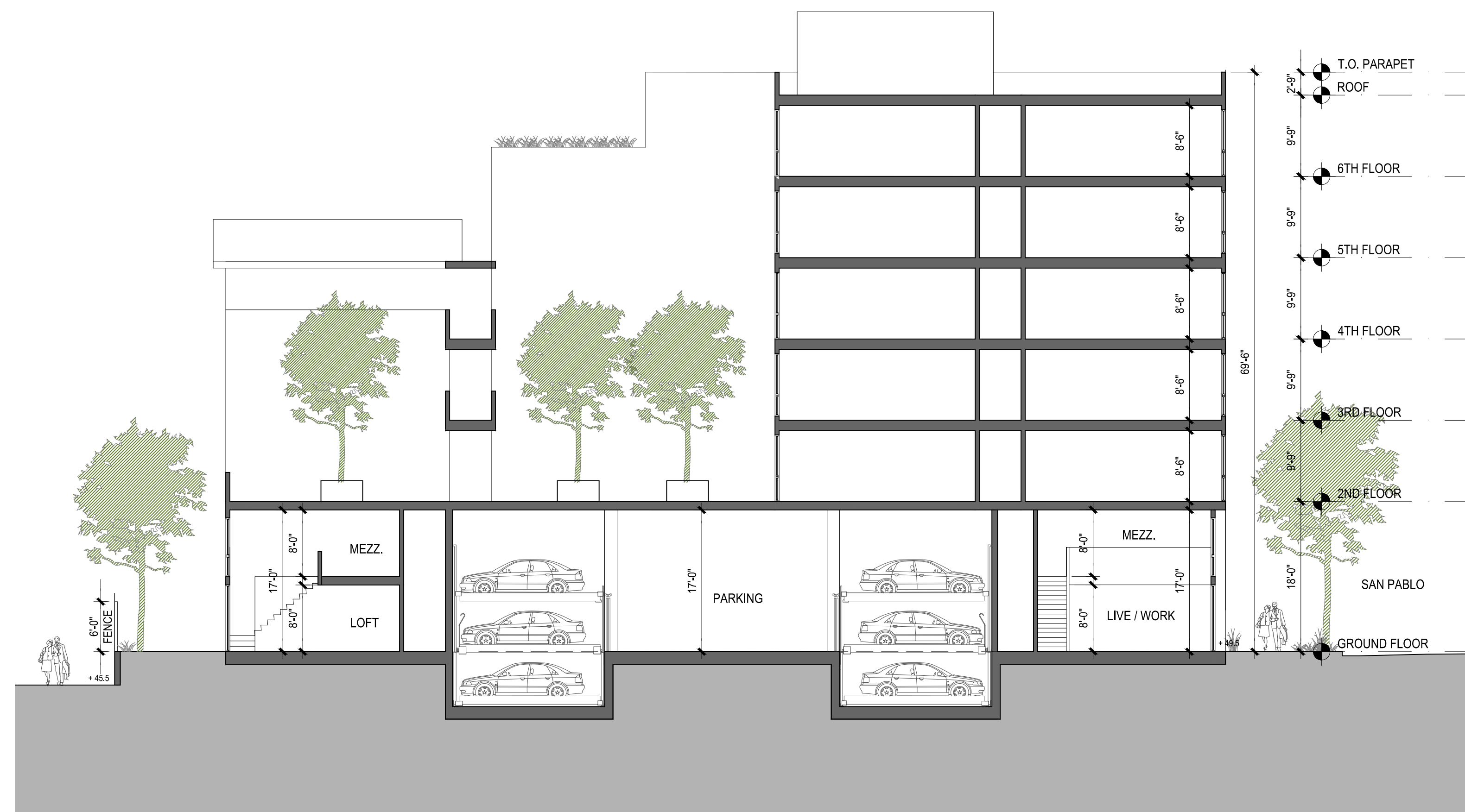
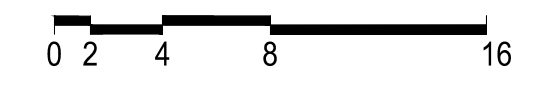
SHEET:

**BUILDING
SECTION**

A4.1



2 E-W SECTION
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



1 E-W SECTION THROUGH PODIUM GARDEN
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



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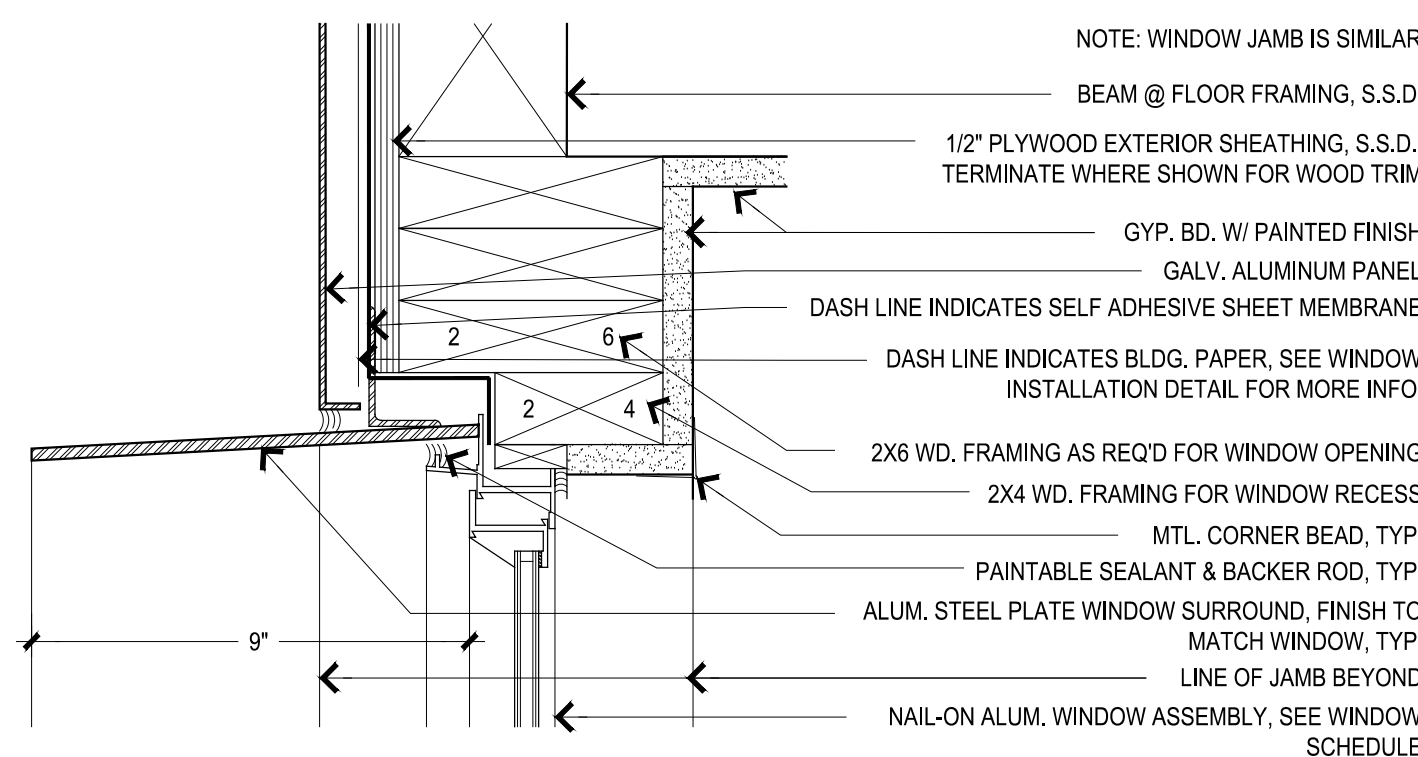
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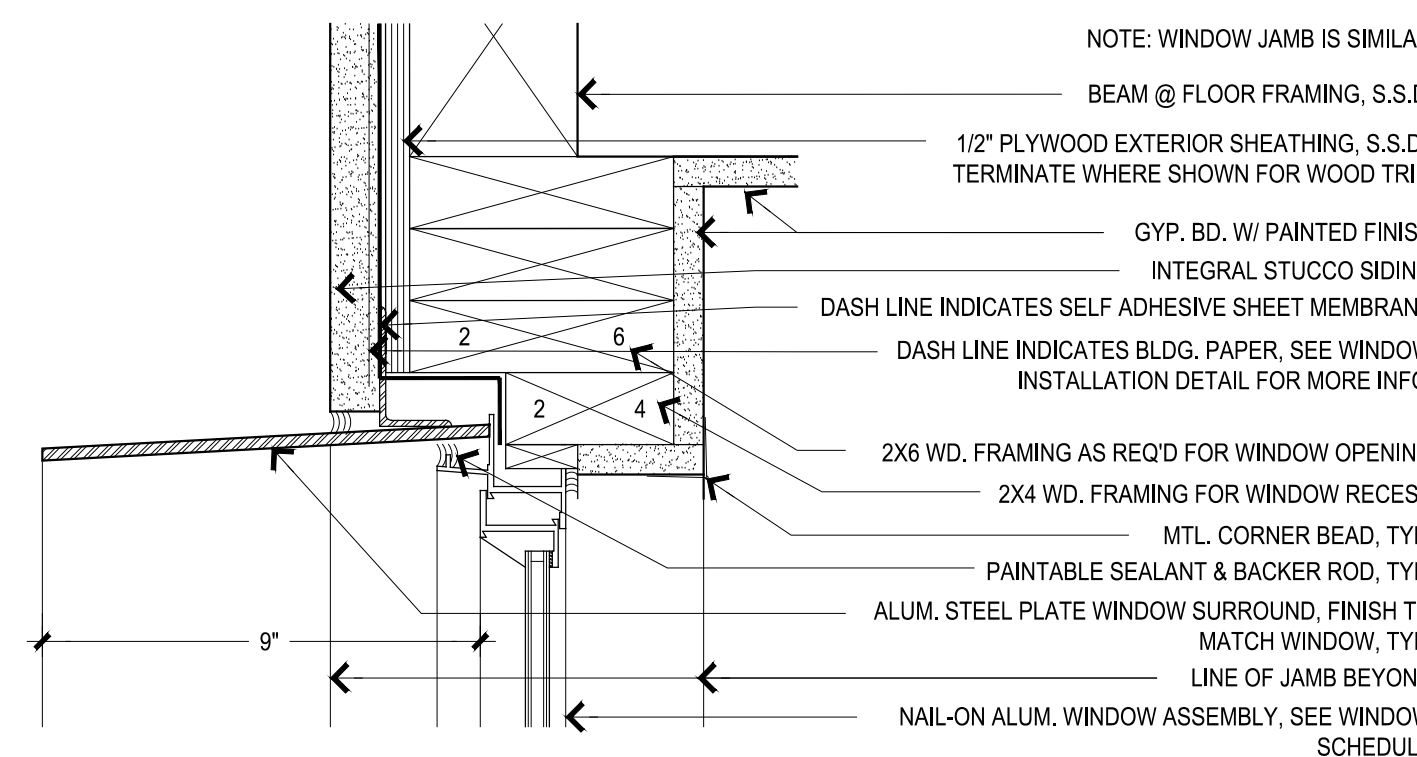
SHEET:

**WALL SECTIONS &
DETAILS**

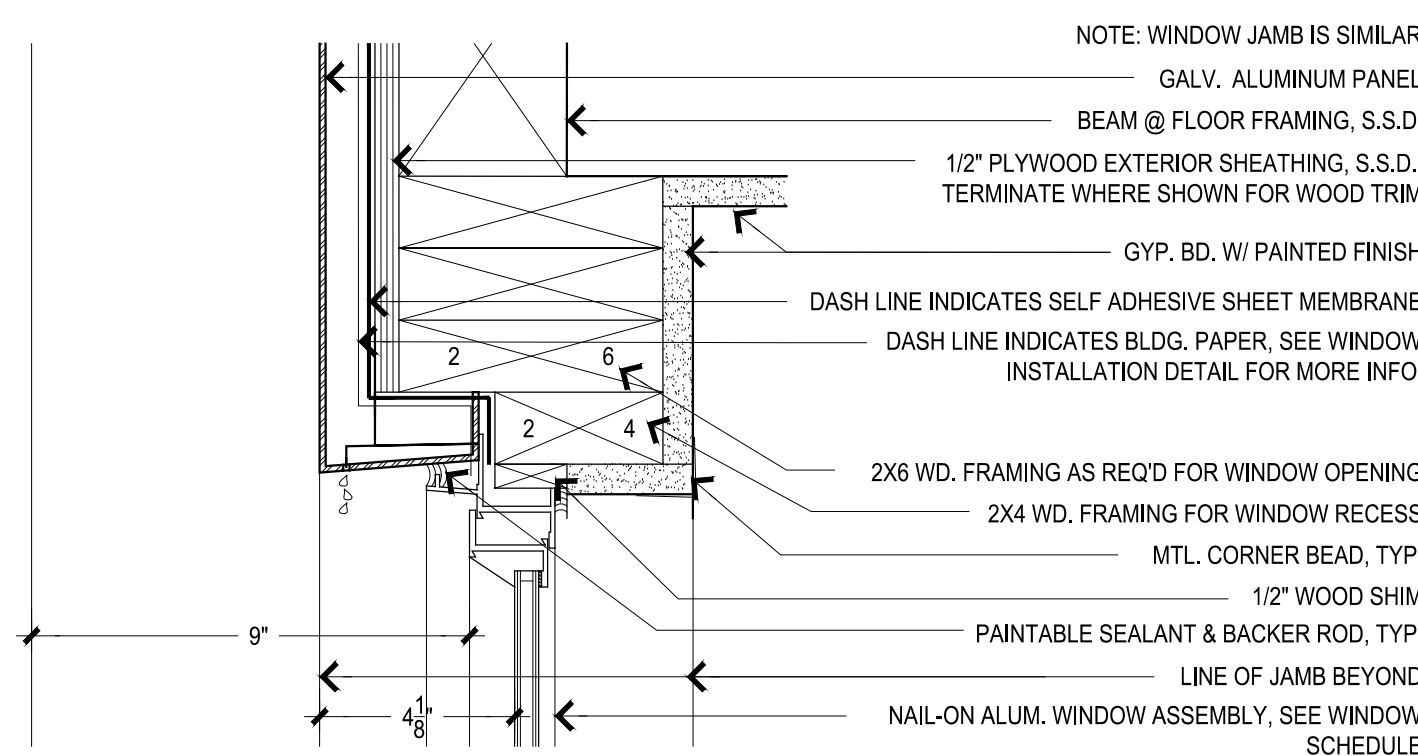
A4.2



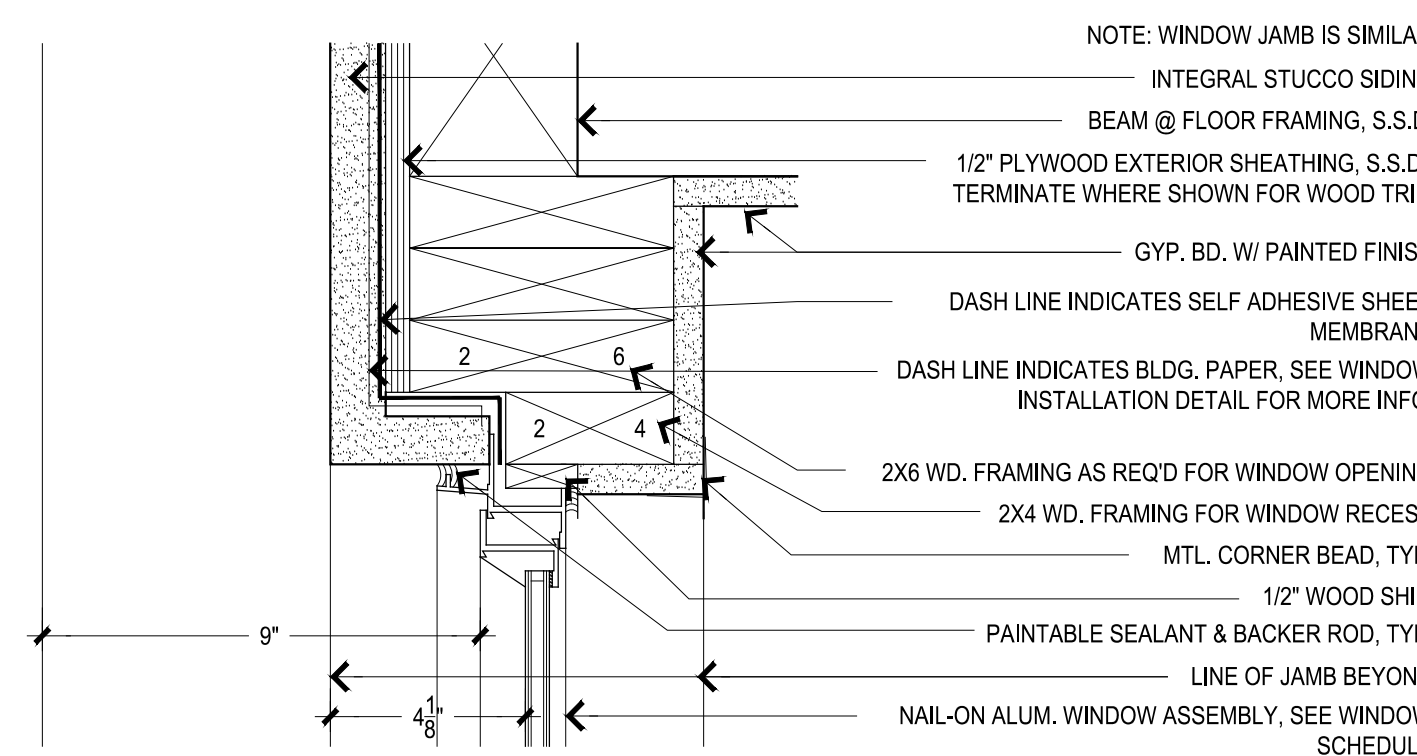
5 MTL. HEAD @ SURROUND
1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



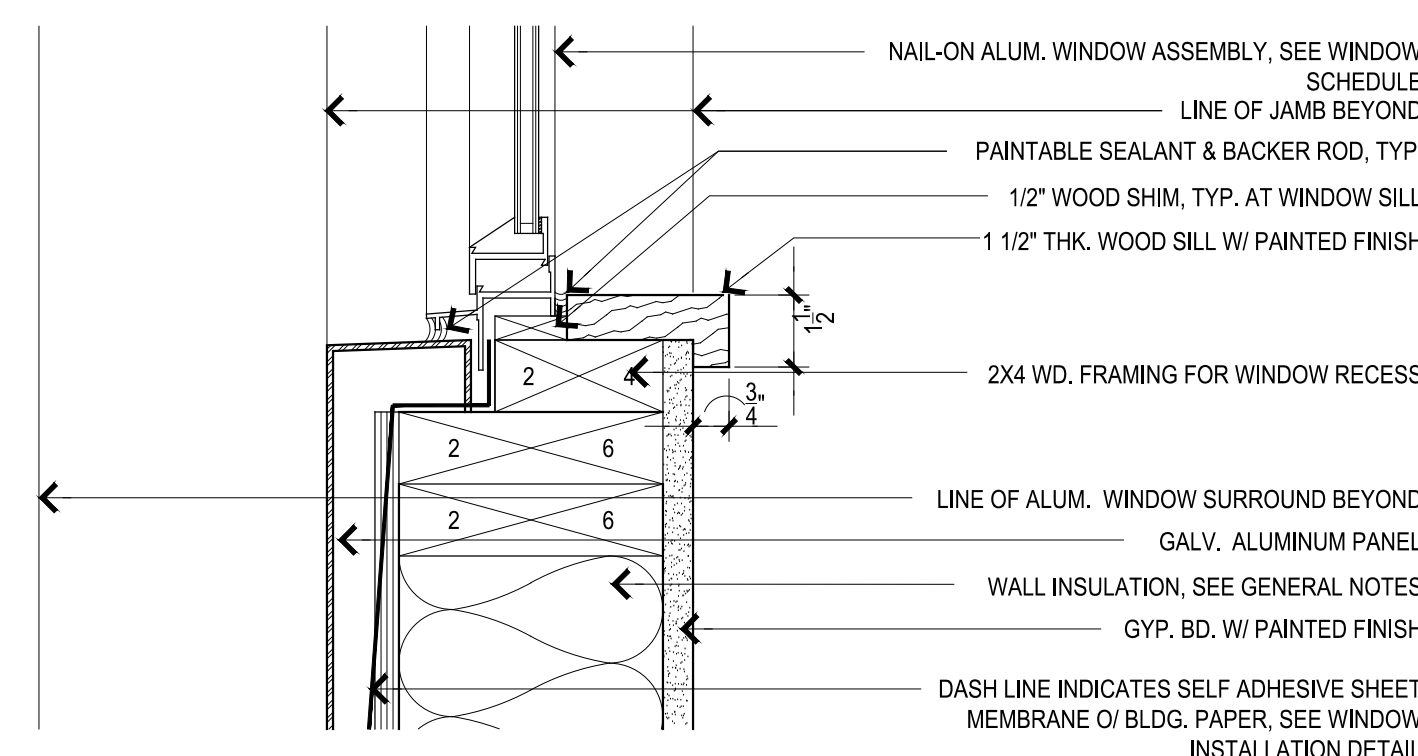
1 STUCCO HEAD @ SURROUND
1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



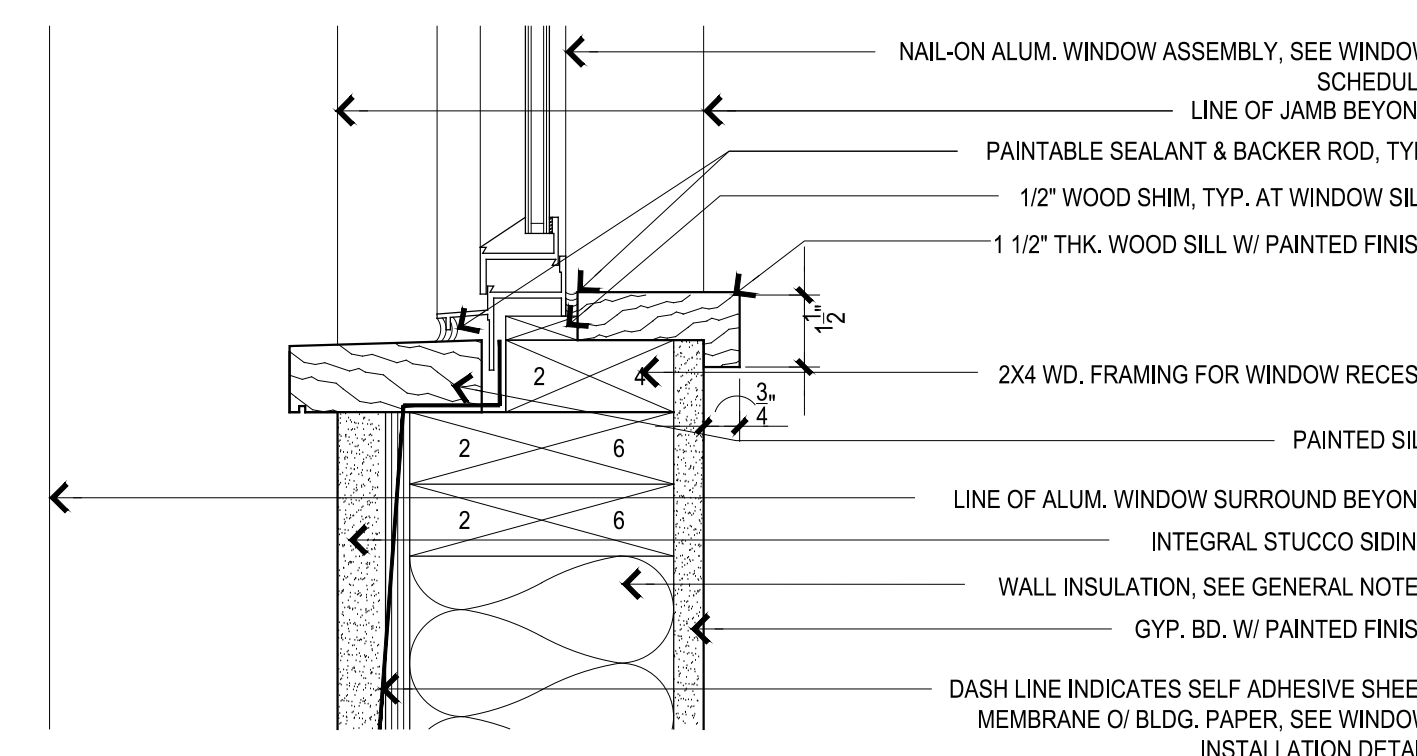
6 TYP. MTL. HEAD / JAMB
1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



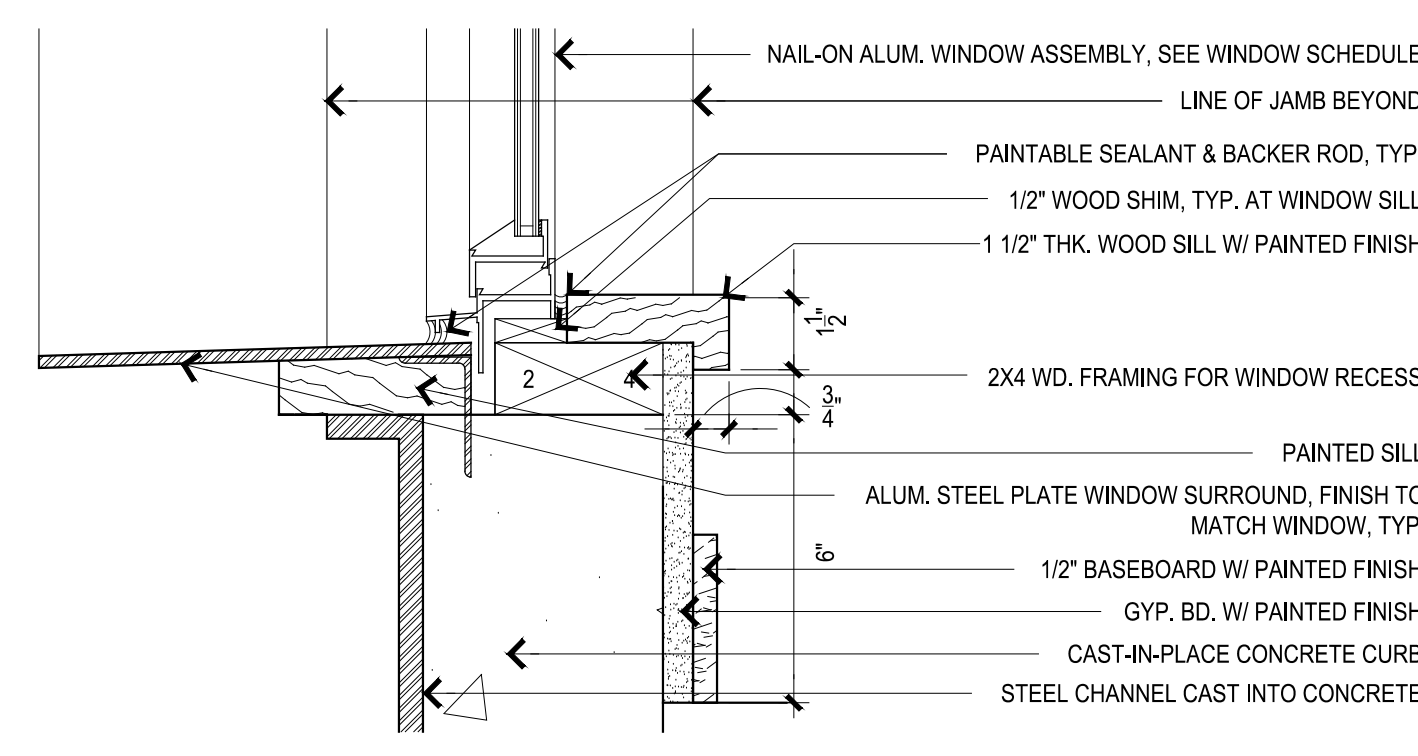
2 TYP. STUCCO HEAD / JAMB
1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



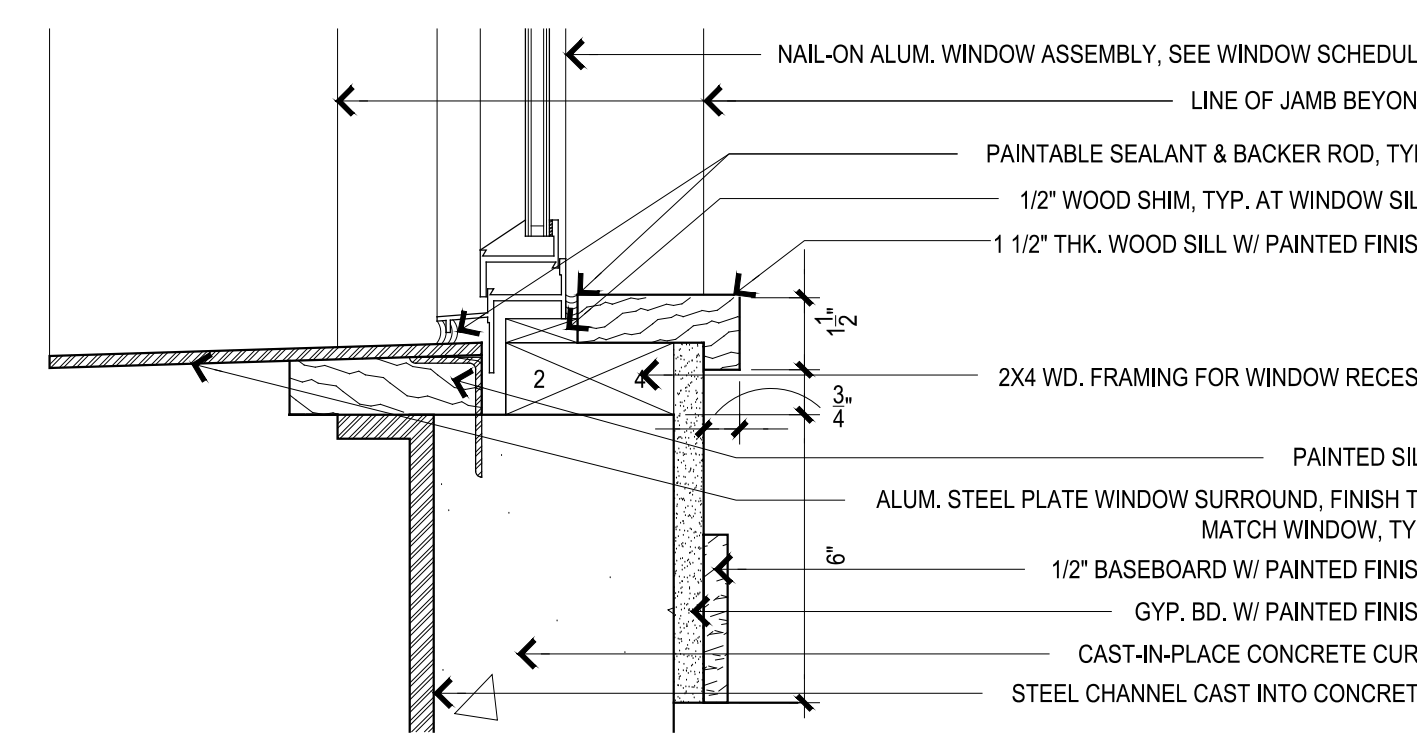
7 TYP. MTL. SILL
1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



3 TYP. STUCCO SILL
1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



8 MTL. SILL @ CONC. CURB
1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



4 STUCCO SILL @ CONC. CURB
1 1/2"=1'-0" @ 11X17 3"=1'-0" @ 24X36



2 ELEVATION DETAIL
1/8"=1'-0" @ 11X17 1/4"=1'-0" @ 24X36

1 SECTION
1/8"=1'-0" @ 11X17 1/4"=1'-0" @ 24X36





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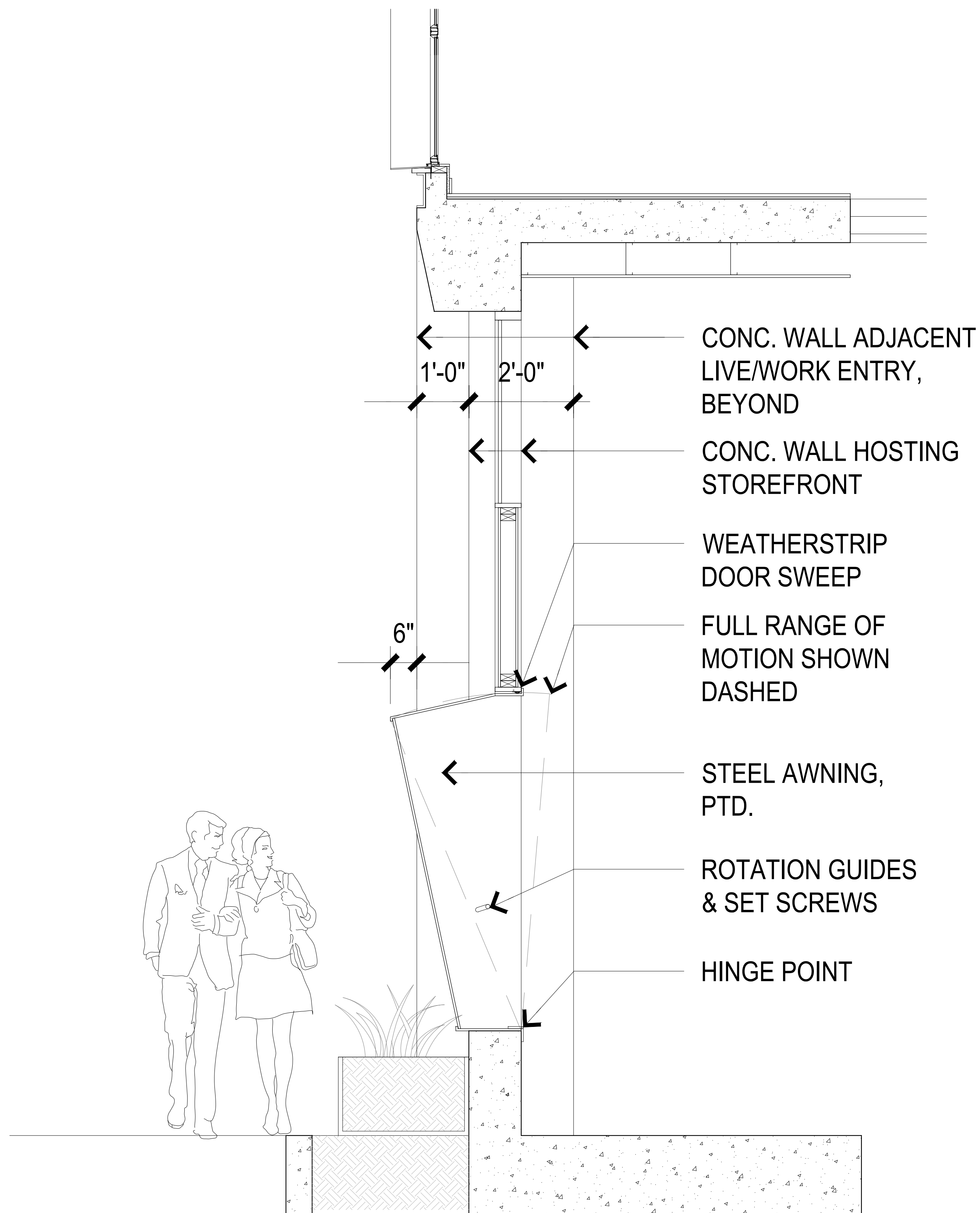
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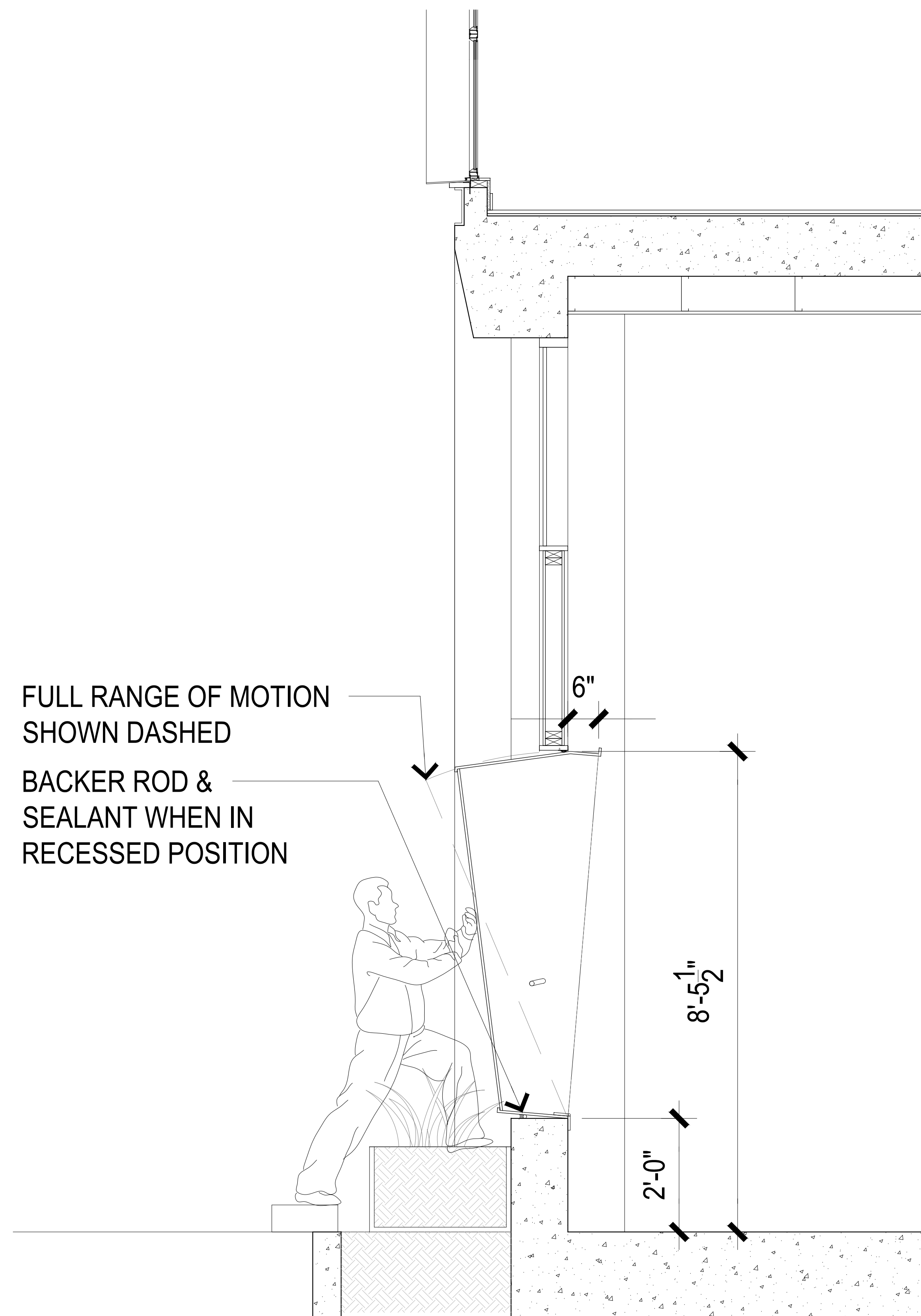
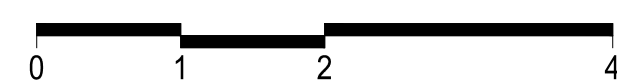
SHEET:

STOREFRONT
AWNING SECTION

A4.3



1 SECTION THRU STOREFRONT (OPEN)
3/8"=1'-0" @ 11X17 3/4"=1'-0" @ 24X36



2 SECTION THRU STOREFRONT (RECESSED)
3/8"=1'-0" @ 11X17 3/4"=1'-0" @ 24X36



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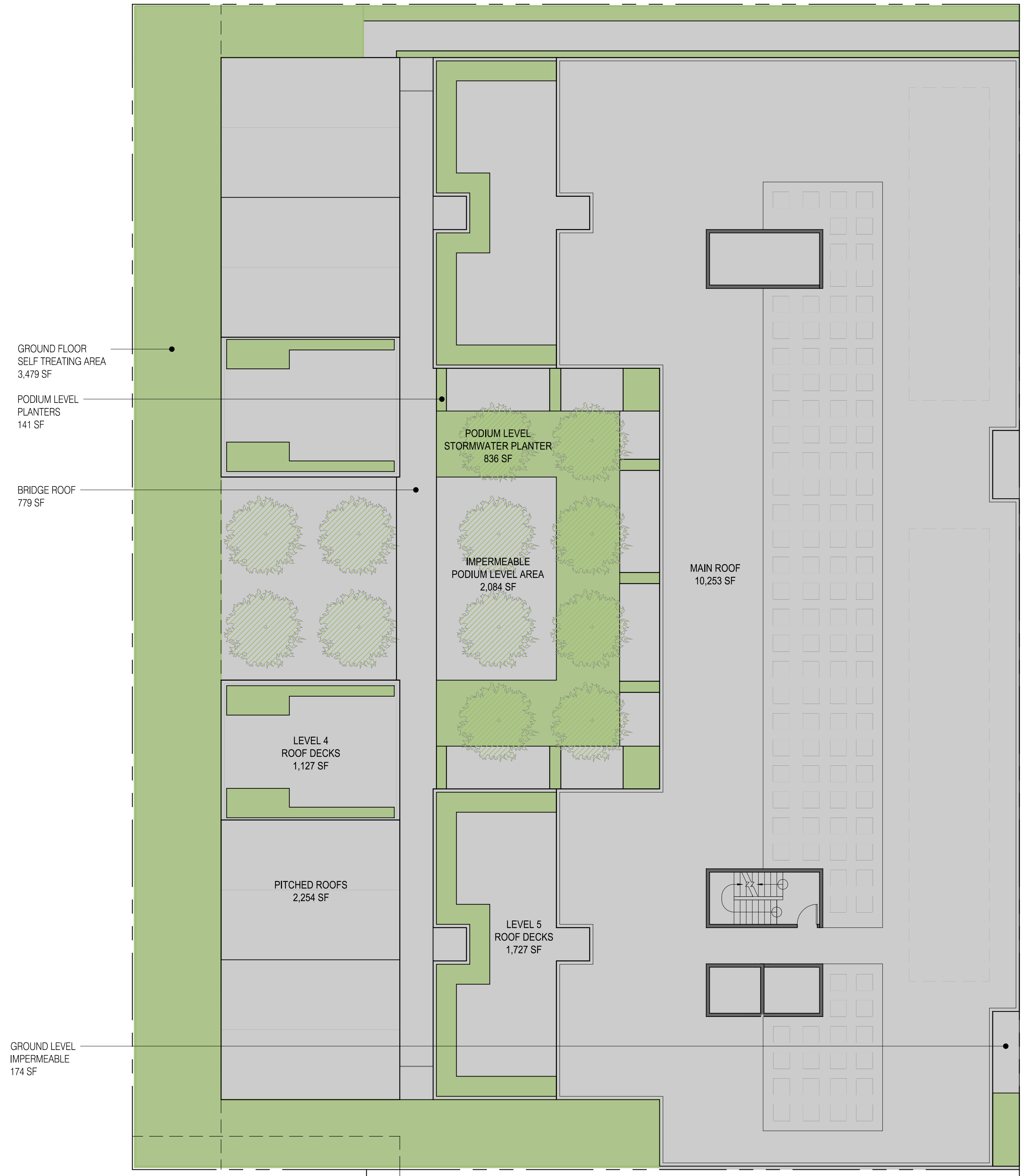
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SHEET:
**PRELIMINARY
STORMWATER
MANAGEMENT
PLAN**

SW-1



2 PRELIMINARY STORMWATER MANAGEMENT PLAN
1/16"=1'-0" @ 11x17 1/8"=1'-0" @ 24x36
0 4 8 16

1 STORMWATER MANAGEMENT DATA

STORMWATER CALCULATIONS

C3 APPLICABILITY

TOTAL SITE AREA	23,301
C3 THRESHOLD	10,000
C3 REGULATED PROJECT	YES

REQUIRED FLOW-THROUGH PLANTERS

LOCATION	GROSS SF	SELF-TREATING AREA	TREATMENT AREA	%	TOTAL TREATMENT AREA	TOTAL PROVIDED PLANTER AREA	PERVIOUS PAVING	FILTER VAULT
ROOFS	13286	0	13286	4%	531			
ROOF DECKS	2854	780	2074	4%	83			
PODIUM	3060	977	2083	4%	83	836		
GROUND LEVEL	4101	3479	622	4%	25			
TOTAL	23301	5236	18065	4%	723	836	0	0

PROVIDED TREATMENT PLANTERS

LEVEL	PLANTER	PLANTER AREA
PODIUM LEVEL	P1	836
TOTAL PLANTERS		836

SPECIAL PROJECTS (Appendix K)

CRITERIA FOR CATEGORY C (TRANSIT ORIENTED DEVELOPMENT) SPECIAL PROJECTS

1. Be characterized as a non auto-related land use project. That is, Category C specifically excludes any Regulated Project that is a stand-alone surface parking lot; car dealership; auto and truck rental facility with onsite surface storage; fast-food restaurant, bank or pharmacy with drive-through lanes; gas station, car wash, auto repair and service facility; or other auto-related project unrelated to the concept of Transit-Oriented Development.	Yes
2. If a commercial, achieve at least an FAR of 2:1.	N/A
3. If a residential development project, achieve at least a density of 25 DU/Ac.	N/A
4. If a mixed use development project, achieve at least an FAR of 2:1 or a gross density of 25 DU/Ac.	Yes

LOCATION CREDITS

% of the C.3.d Amount of Runoff that MayReceive Non-LID	Project Site Location	QUALIFIES
50%	50% or more of the site is located within a ¼ mile radius of an existing or planned transit hub	N/A
25%	50% or more of the site is located within a ½ mile radius of an existing or planned transit hub	YES
25%	100% of the site is located within a PDA	N/A

DENSITY CREDITS

% of the C.3.d Amount of Runoff that MayReceive Non-LID	Land Use Type	Density Required to Obtain the Density Credit	PROPOSED	QUALIFIES
10%	Commercial	2 FAR		N/A
10%	Residential or Mixed Use	30 DU/Acre	217	YES
20%	Commercial	4 FAR		N/A
20%	Residential or Mixed Use	60 DU/Acre	217	YES
30%	Commercial	6:1 FAR		N/A
30%	Residential or Mixed Use	100 DU/Acre	217	YES

MINIMIZED SURFACE PARKING CREDITS

To qualify for any Minimized Surface Parking Credits, a Category C Special Project must first qualify for one of the Location Credits listed in Provision C.3.e.ii.(5)(c) above. (i) A Category C Special

% of the C.3.d Amount of Runoff that MayReceive Non-LID	Percentage of the Total Post-Project Impervious Surface Dedicated to At-Grade, Surface Parking	PROPOSED	QUALIFIES
10%	10% or less	0	YES
20%	0% (except for emergency vehicle access, ADA accessibility and passenger and freight loading zones)	0	YES

TOTAL CREDITS 75%

LOCATION CREDITS 25%

DENSITY CREDITS 30%

MINIMIZED SURFACE PARKING CREDITS 20%

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SHEET:

CONCEPTUAL GRADING PLAN

G-1

ESTIMATED QUANTITIES AND LOCATIONS OF FOUNDATION CUTS

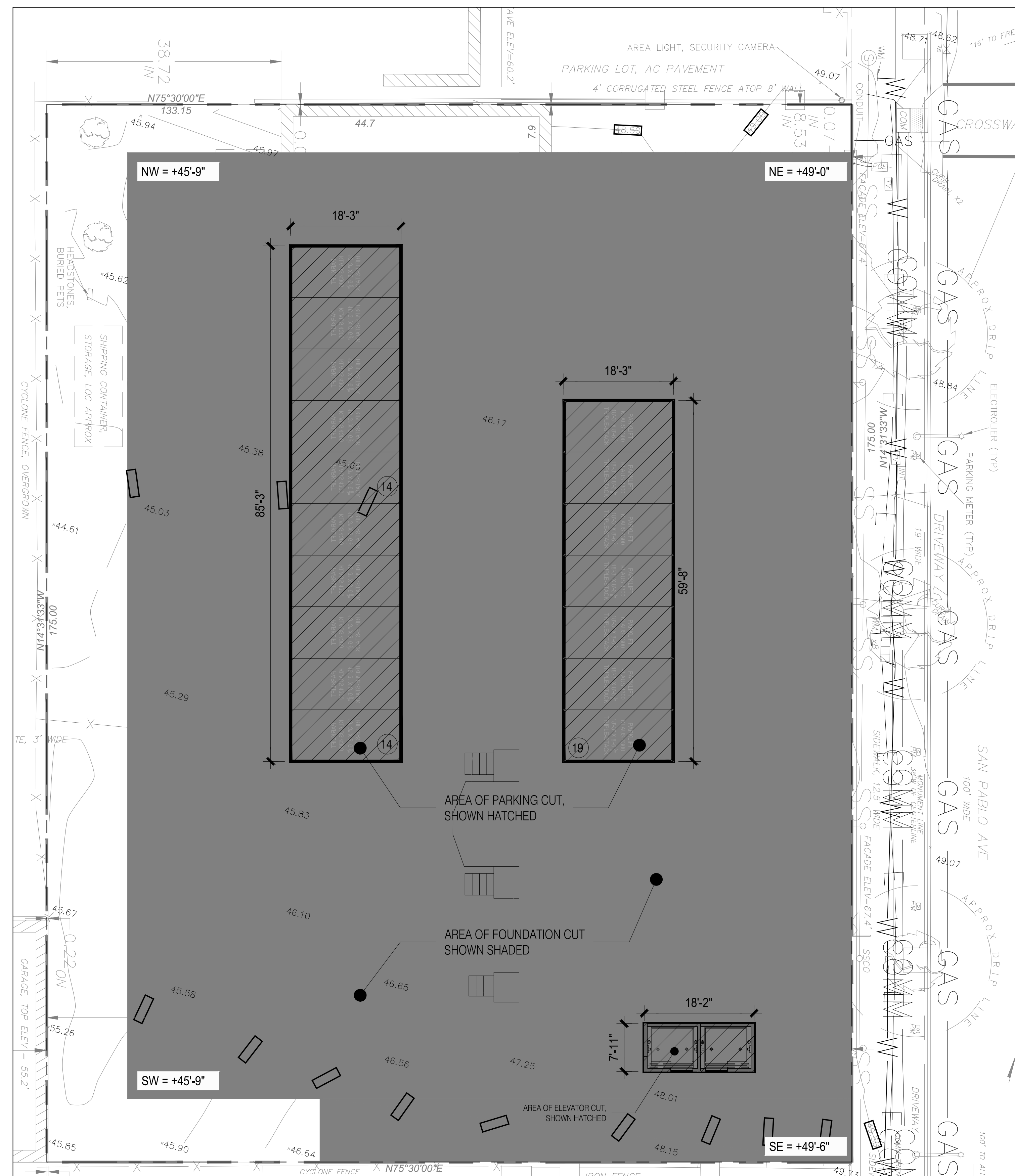
	FEET	YARDS
TOTAL CUBIC YARDS OF CUT		-364 (CUBIC YARDS)
TOTAL AREA OF CUT	19678	2186 (SQUARE YARDS)
AVERAGE DEPTH OF CUT		-0.5 (-0.17 (YARDS))
CORNER 1 - NW	45.75	48
CORNER 2 - NE	49	48
CORNER 3 - SE	49.5	48
CORNER 4 - SW	45.75	48

ESTIMATED QUANTITIES AND LOCATIONS OF PARKING & ELEVATOR PIT CUTS

	FEET	YARDS
TOTAL CUBIC YARDS OF CUT		695 (CUBIC YARDS)
TOTAL AREA OF CUT	2779	309 (SQUARE YARDS)
LOCATION OF CUT	EXISTING ELEVATION (FT)	FINAL ELEVATION (FT)
PARKING PIT	48	41.25
ELEVATOR PIT	48	43

CUMULATIVE EXCAVATED QUANTITIES

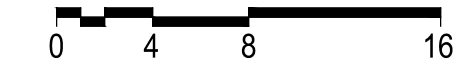
	FEET	YARDS
TOTAL CUBIC YARDS OF CUT		330 (CUBIC YARDS)



2 ESTIMATED CUT/FILL DATA

1 CONCEPTUAL GRADING PLAN

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





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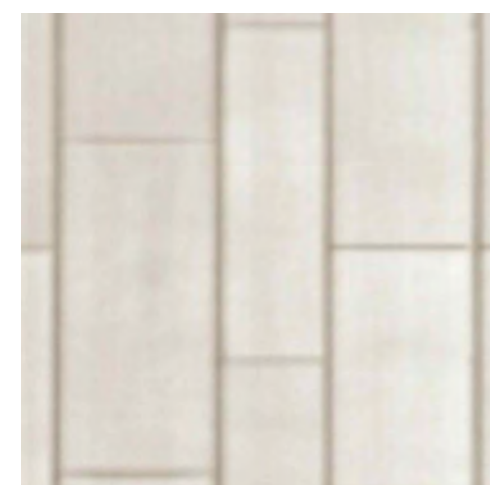
SHEET:

MATERIAL
BOARD

MAT



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



STANDING SEAM METAL SIDING



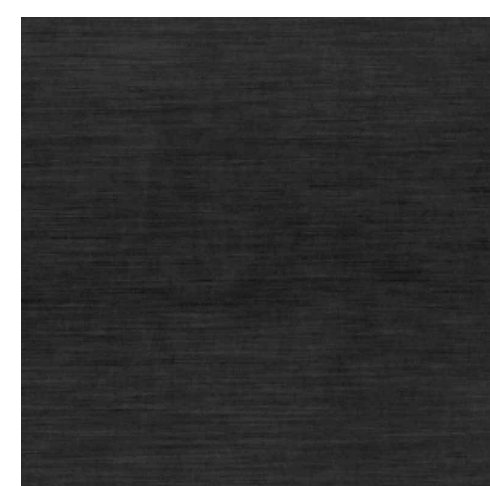
INTEGRAL COLOR STUCCO
STEEL HARD TROWEL FINISH



CAST-IN-PLACE CONCRETE



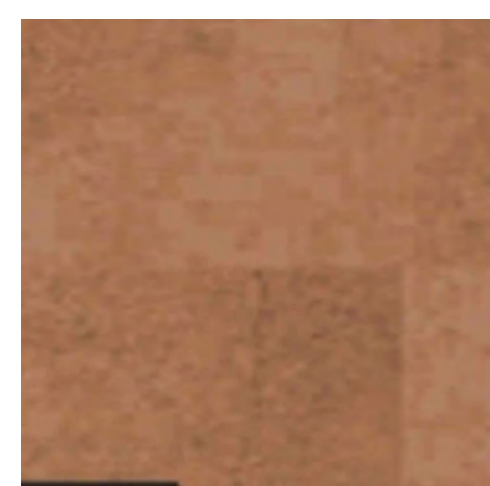
INTEGRAL COLOR STUCCO
STEEL HARD TROWEL FINISH



METAL PANELS



INTEGRAL COLOR STUCCO
STEEL HARD TROWEL FINISH



INTEGRAL COLOR STUCCO
STEEL HARD TROWEL FINISH



INTEGRAL COLOR STUCCO
STEEL HARD TROWEL FINISH



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



SECONDARY ACCENT TREES (CRAPE MYRTLE)
 SCREEN HEDGE PLANTING ALONG NORTH PROPERTY LINE

PRIMARY ACCENT TREES ALONG WEST PROPERTY LINE (CHANTICLEER PEAR)

6 FT. HEIGHT DECORATIVE METAL FENCE PARTITIONS AT PRIVATE GARDEN AREAS.

PRIVATE REAR YARDS WITH 11'x16' PERVIOUS PAVER PATIOS AND PRIVATE GARDENS (PAVER #1)

BROADLEAF EVERGREEN TREES (SARATOGA LAUREL)

PERVIOUS PAVER PATIO AT COMMUNITY ROOM (PAVER #2).

MEDIUM HEIGHT PLANTING ALONG COMMUNITY ROOM PATIO AREAS.

PRIMARY ACCENT TREES (CHANTICLEER PEAR)

PERVIOUS PAVERS (NO GAPS) (PAVER #1)

6 FT. HEIGHT DECORATIVE METAL FENCE WITH ACCESS GATE

LOW ACCENT PLANTING AT ACCESS GATE PLANTERS

GARAGE APPROACH AND ENTRY

GROUND LEVEL ZONING QUALIFIED PRIVATE PATIO AND COMMUNITY ROOM LANDSCAPE AREA: 716 SQ. FT.
 GROUND LEVEL IRRIGATED TOTAL LANDSCAPE AREA: 1537 SQ. FT.

STREET LIGHT STANDARD (TYPICAL OF 2)

STAMPED CONCRETE WITH RUNNING BAND BRICK PATTERN AND INTEGRAL COLOR (TO BE SELECTED).

BIKE RACK LOCATIONS ALONG STAMPED CONCRETE PAVING (TYPICAL OF 4).

5'x10' TREE WELL WITH DECOMPOSED GRANITE SURFACE (TYPICAL OF 3).

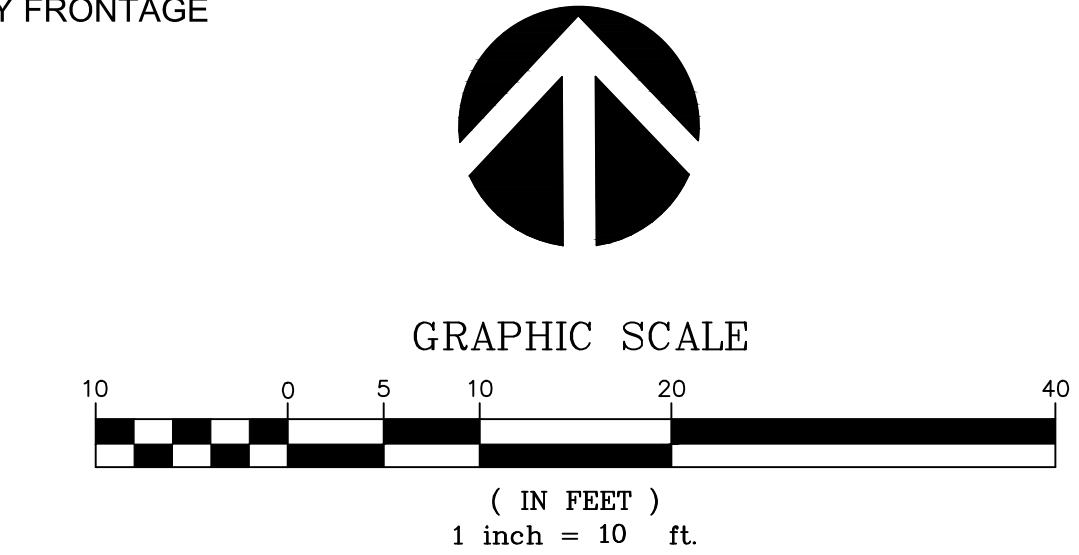
12" WIDE x 18" HT. CORTEN STEEL PLANTERS W/ ACCENT PLANTING ALONG LIVE/WORK UNITS.

16" WIDE x 24" HT. CORTEN STEEL PLANTERS W/ ACCENT PLANTING OUTSIDE OF WINDOWS.

CITY STANDARD CONCRETE SIDEWALK.

REMOVE AND REPLACE EXISTING STREET TREES (PROPOSED LONDON PLANE TREES)

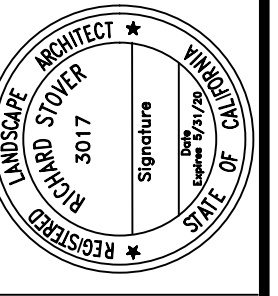
LOW ACCENT PLANTING AT LOBBY FRONTAGE



REFER TO SHEET L1.5 FOR IMAGES AND RECOMMENDED PLANT LIST.

REVISIONS	

Thomas Brink & Associates, L.L.P.
 Landscape Architects
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2263



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 BERKELEY, CALIFORNIA

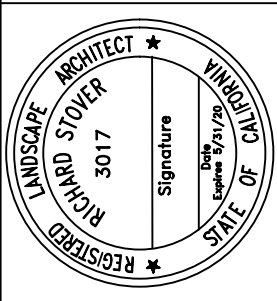
GROUND LEVEL
PRELIMINARY
LANDSCAPE PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE 1-23-20	
SCALE	

SHEET
L1.1
 OF X SHEETS

REVISIONS	

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ALLSTON EXTENSION
2136-2154 SAN PABLO AVE
 BERKELEY, CALIFORNIA

PODIUM LEVEL
PRELIMINARY
LANDSCAPE PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE	
1-23-20	
SCALE	

SHEET
L1.2
 OF X SHEETS



TREES AT GROUND LEVEL (TYPICAL)

LOW ACCENT PLANTING IN RAISED 48" SQUARE PREFABRICATED PLANTERS

LIGHTWEIGHT PAVERS AT COMMON AREA (PAVER #3)

ARCHITECTURAL BRIDGE ABOVE COURTYARD

SMALL TREES IN RAISED 48" SQUARE PREFABRICATED PLANTERS (JAPANESE MAPLE)

TWO (2) BBQ GRILLS

PODIUM LEVEL ZONING QUALIFIED ZONING QUAL. LANDSCAPE AREA: 1070 SQ. FT.

PODIUM LEVEL TOTAL IRRIGATED LANDSCAPE AREA: 1070 SQ. FT.

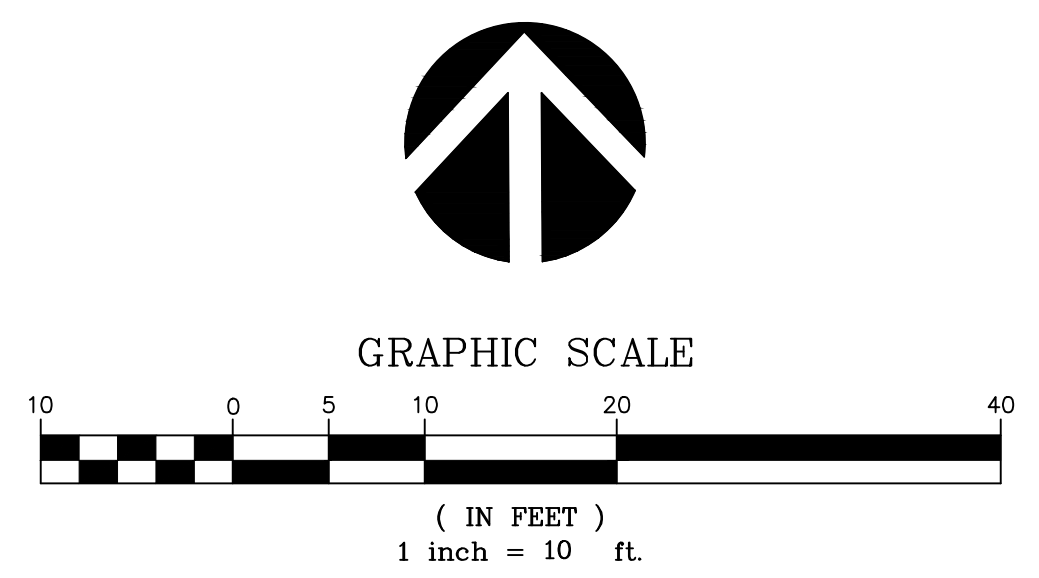
LIGHTWEIGHT PAVERS AT PRIVATE PATIOS (PAVER #4)

STORMWATER BIO RETENTION PLANTER TREES (HAWTHORN)

RAISED BIO-RETENTION PLANTERS BETWEEN RESIDENTIAL UNIT PATIOS WITH GRASSES AND SMALL FLOWERING PLANTING

LIGHTWEIGHT PAVER #2 AT PRIVATE PATIOS (PAVER #4)

RAISED PLANTERS WITH LOW ACCENT PLANTING BETWEEN PRIVATE PATIOS.



REFER TO SHEET L1.5 FOR IMAGES AND RECOMMENDED PLANT LIST.

42" HT. PREFABRICATED
PLANTER WITH ACCENT
PLANTING.

OUTDOOR PATIOS FOR
RESIDENTIAL UNITS
WITH ACCENT PAVER #5.

COVERED PATIO WITH TABLE
AND COUCH SEATING
(ACCENT PAVER #5).

42" HT. PRECAST PLANTERS
WITH LOW ACCENT PLANTING.

42" HT. PRECAST PLANTERS
WITH LOW ACCENT PLANTING.

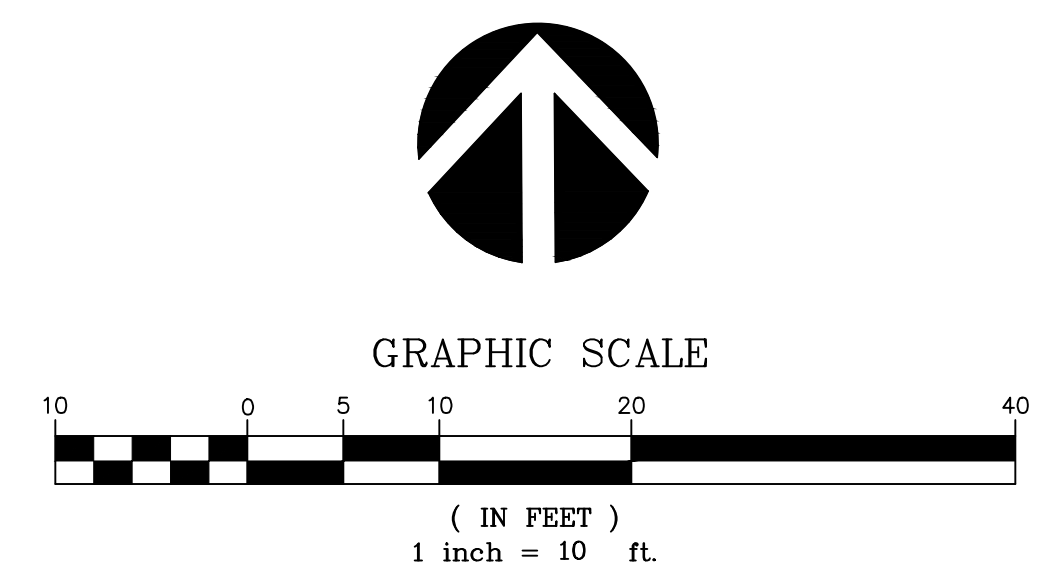
COVERED PATIO WITH TABLE
AND COUCH SEATING
(ACCENT PAVER #5).

OUTDOOR PATIOS FOR
RESIDENTIAL UNITS
WITH ACCENT PAVER #5.

42" HT. PREFABRICATED
PLANTER WITH ACCENT
PLANTING.

FOURTH FLOOR LEVEL ZONING QUALIFIED
ZONING QUALIFIED LANDSCAPE AREA:
266 SQ. FT.

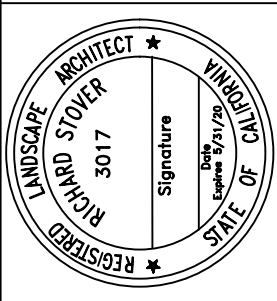
FOURTH FLOOR LEVEL
TOTAL IRRIGATED LANDSCAPE AREA:
294 SQ. FT.



REFER TO SHEET L1.5 FOR IMAGES AND
RECOMMENDED PLANT LIST.

REVISIONS	

Thomas Beck & Associates, L.L.P.
Landscape Architects
1630 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2263



ALLSTON EXTENSION
2136-2154 SAN PABLO AVE
BERKELEY, CALIFORNIA

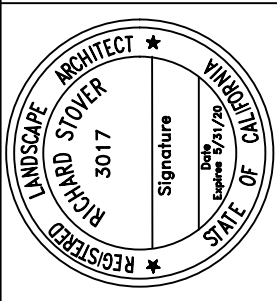
4TH FLOOR
PRELIMINARY
LANDSCAPE PLAN

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 1-23-20	
SCALE	

SHEET
L1.3
OF X SHEETS

REVISIONS	

Thomas Beck & Associates, L.L.P.
 Landscape Architects
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2263

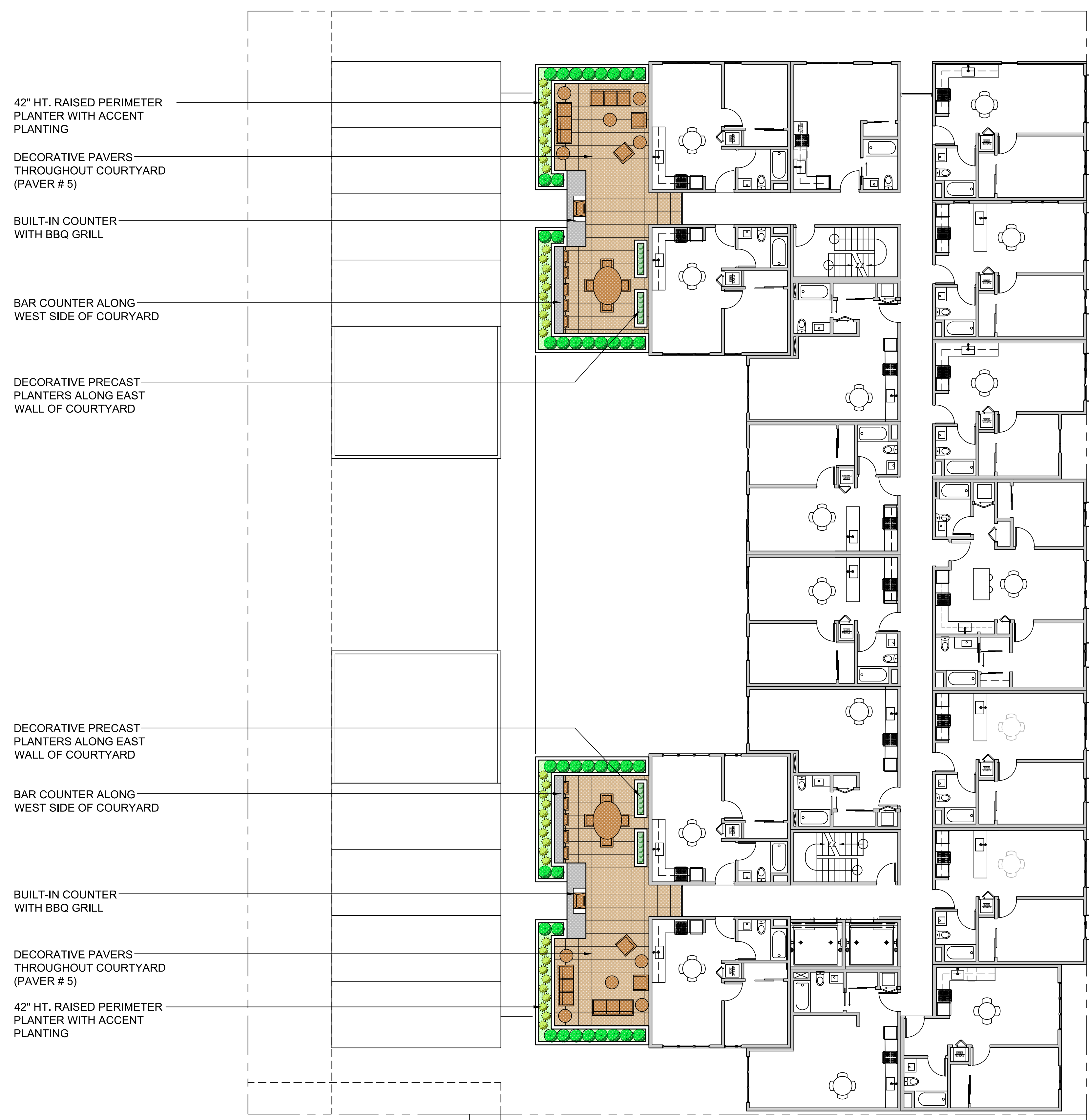


ALLSTON EXTENSION
2136-2154 SAN PABLO AVE
 BERKELEY, CALIFORNIA

6TH FLOOR
PRELIMINARY
LANDSCAPE PLAN

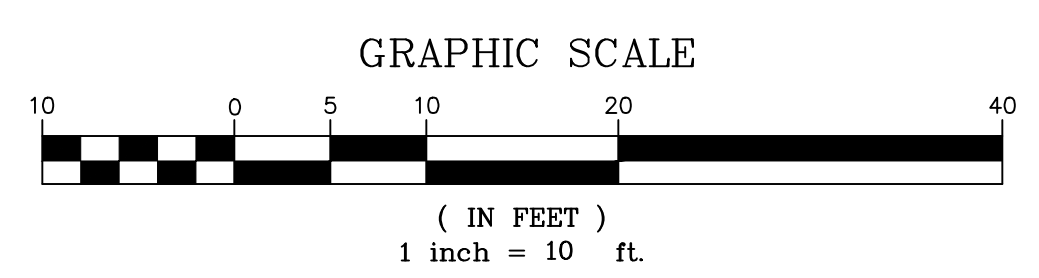
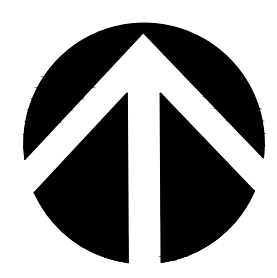
DESIGNED:	DRAWN:
CHECKED:	JOB NO.:
DATE	
1-23-20	
SCALE	

SHEET
L1.4
 OF X SHEETS



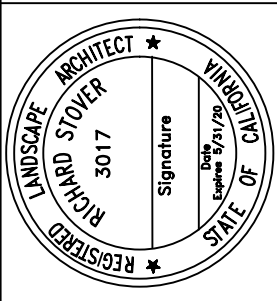
SIXTH FLOOR LEVEL ZONING QUALIFIED
 ZONING QUALIFIED LANDSCAPE AREA:
 307 SQ. FT.

SIXTH FLOOR LEVEL
 TOTAL IRRIGATED LANDSCAPE AREA:
 307 SQ. FT.



REFER TO SHEET L1.5 FOR IMAGES AND
 RECOMMENDED PLANT LIST.

Thomas Beck & Associates, LLP
 Landscape Architects
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2263



ALLSTON EXTENSION
 2136-2154 SAN PABLO AVE
 BERKELEY, CALIFORNIA

IMAGES AND
 RECOMMENDED
 PLANT LIST

DESIGNED: DRAWN:
 CHECKED: JOB NO:
 DATE
 1-23-20
 SCALE

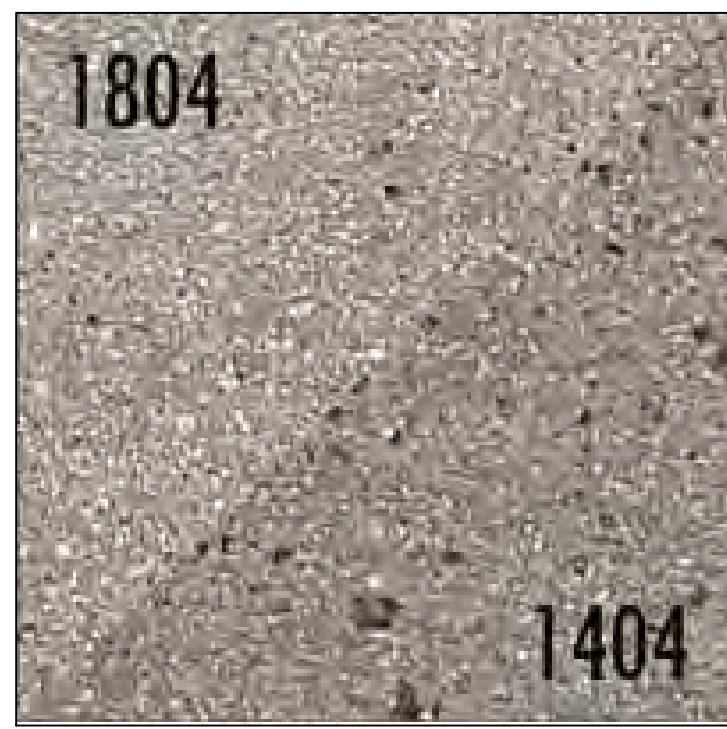
SHEET
 L1.5
 OF X SHEETS



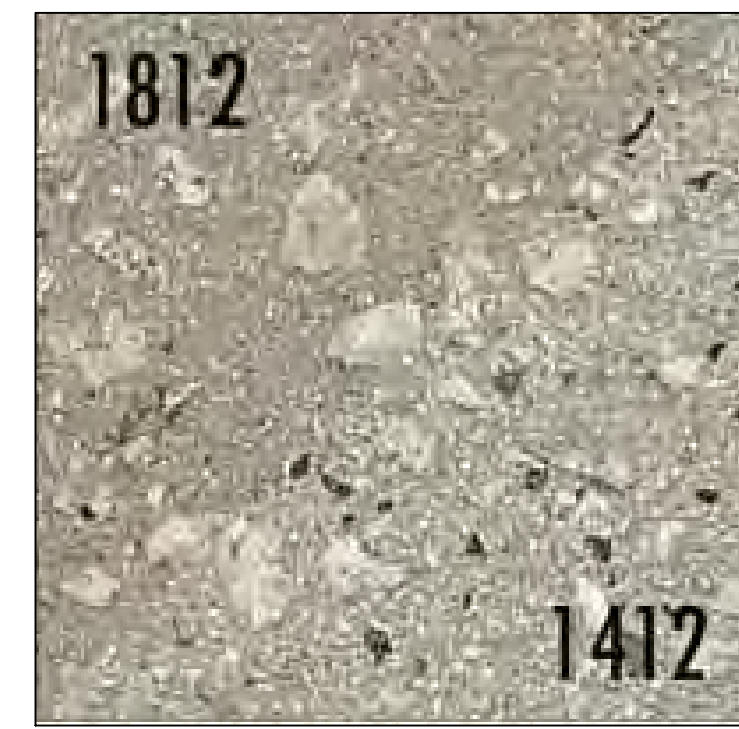
ACCENT PAVER #1:
 PRIVATE PATIOS AND WALKWAY AT GROUND LEVEL
 PACIFIC INTERLOCK
 HYDROFLO 8"x16" PAVER



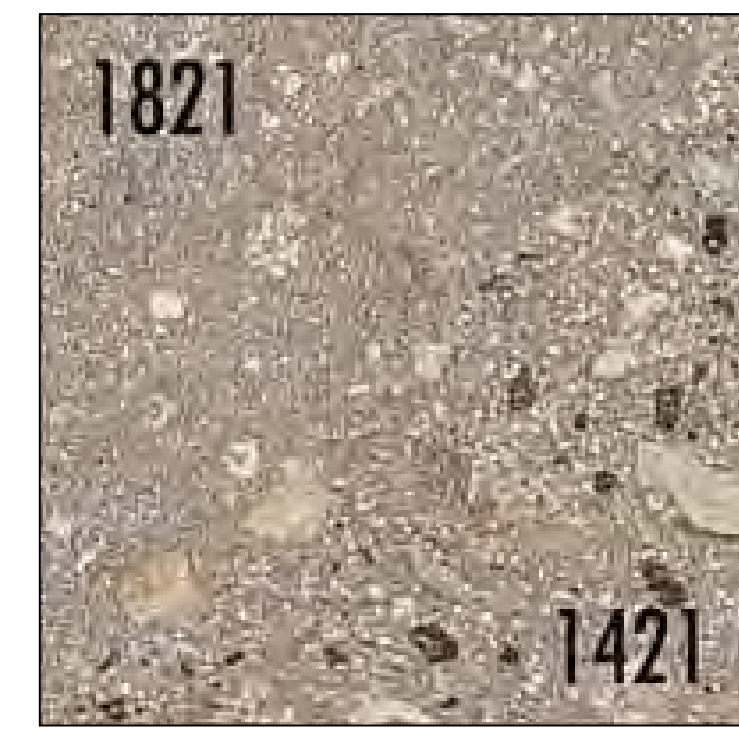
ACCENT PAVER #2:
 COMMON AREA PATIO ON GROUND LEVEL
 PACIFIC INTERLOCK
 HYDROFLO 12" SQUARE PAVER



ACCENT PAVER #3:
 COMMON AREA COURTYARD ON PODIUM LEVEL
 STEPSTONE LIGHTWEIGHT PAVERS (12 PSF)
 24" SQ. 'FRENCH GRAY' COLOR, LIGHT SANDBLAST #1404



ACCENT PAVER #4:
 PRIVATE PATIO AREAS ON PODIUM LEVEL
 STEPSTONE LIGHTWEIGHT PAVERS (12 PSF)
 24" SQ. 'AGAVE' COLOR, MEDIUM SANDBLAST FINISH #1412



ACCENT PAVER #5:
 COURTYARDS ON FIFTH FLOOR LEVEL
 STEPSTONE LIGHTWEIGHT PAVERS (12 PSF)
 24" SQ. 'KONA' COLOR, MEDIUM SANDBLAST FINISH #1421



ROOF PAVER PEDESTAL SYSTEM

RECOMMENDED PLANT PALETTE:

BOTANICAL NAME:	COMMON NAME:	WUCOLS WATER USE
TREES: (15 GALLON SIZE)		
ACER PALMATUM	JAPANESE MAPLE	MED
CRATAEGUS SPP.	HAWTHORN	MED
LAGERSTROEMIA INDICA	CRAPE MYRTLE	LOW
LAURUS NOBILIS 'SARATOGA'	SARATOGA LAUREL	LOW
PLATANUS ACERIFOLIA	LONDON PLANE TREE	LOW
PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	LOW
MEDIUM SIZE SHRUBS: (5 GALLON SIZE)		
AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	LOW
BAMBUSA M. 'GOLDEN GODDESS'	GOLDEN GODDESS CLUMPING BAMBOO	LOW
MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	LOW
NANDINA DOMESTICA 'COMPACTA'	HEAVENLY BAMBOO	LOW
RHAPHIOLEPIS INDICA	INDIA HAWTHORN	LOW
ROSMARINUS 'BLUE SPIRES'	BLUE ROSEMARY	LOW
SALVIA GREGGII	AUTUMN SAGE	LOW
TEUCRIUM FRUTICANS 'COMPACTA'	COMPACT GERMANDER	LOW
ACCENT PERENNIALS AND GRASSES: (ONE GALLON SIZE)		
ANIGOTHANOS SPECIES	KANGAROO PAW	LOW
ERIGERON KARVINSKIANUS 'MOERHEIMI'	SANTA BARBARA DAISY	LOW
FESTUCA C. 'SERPENTINE BLUE'	BLUE FESCUE	LOW
LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	LOW
LOMANDRA LONGIFOLIA	MAT RUSH	LOW
PENNISETUM 'RED BUNNY TAILS'	DWARF FOUNTAIN GRASS	LOW
PHORMIUM SPECIES	DWARF FLAX	LOW
SALVIA NEMEROSA	PURPLE SAGE	LOW
TEUCRIUM LUCIDRYS	DWARF GERMANDER	LOW
STORMWATER TREATMENT FLOW THROUGH PLANTERS:		
ACHILLEA MILLEFOLIUM	COMMON YARROW	LOW
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	LOW
JUNCUS PATENS	GRAY RUSH	LOW
MAHONIA 'ORANGE FLAME'	MAHONIA	LOW
MUHLENBERGIA RIGENS	DEER GRASS	LOW
SALVIA MEXICANA	MEXICAN SAGE	LOW
CLIMBING VINES (5 GALLON SIZE):		
DISTICTIS BUCCINATORIA	BLOOD-RED TRUMPET VINE	LOW
GELSEMIUM SEMPERVIRENS	YELLOW JESSAMINE	LOW



JAPANESE MAPLE
 (SMALL TREE)



HAWTHORN
 (BIO-RETENTION BASIN TREE)



CHANTICLEER PEAR
 (PRIMARY ACCENT TREE)



GRAPE MYRTLE
 (SECONDARY ACCENT TREE)



SARATOGA LAUREL
 (BROADLEAF EVERGREEN TREE)



LONDON PLANE TREE
 (STREET TREE)

WATER EFFICIENT LANDSCAPE WORKSHEET										
HYDROZONE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
REFERENCE EVAPOTRANSPIRATION (ET_o): 41.8										
REGULAR LANDSCAPE AREAS:										
1	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	2938	1088.148148	28200.4	92%
3	MEDIUM WATER USE	TREES	0.5	BUBBLER	0.81	0.61728395	270	166.666667	4319.3	8%
TOTALS:							3208	1255		100%
SPECIAL LANDSCAPE AREAS:										
	REC. AREA						1	0	0	
	POOL						1	0	0	
	WATER FEATURE 2						1	0	0	
TOTALS:							0	0		
ETWU TOTAL:									32,520	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):									37,412	
ETAF CALCULATIONS:										
REGULAR LANDSCAPE AREAS:										
TOTAL ETAF x AREA				1,255						
TOTAL LANDSCAPE AREA				3,208		NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.				
AVERAGE ETAF				0.39						
ALL LANDSCAPE AREAS:										
TOTAL ETAF x AREA				1,255						
TOTAL LANDSCAPE AREA				3,208						
SITEWIDE ETAF				0.39						



CITY OF BERKELEY

Permit Service Center
1947 Center St, 3rd floor
Berkeley, CA 94704

Receipt Date:

9/30/2020

Receipt Number:

632336

**R E C E I P T
PLN2020-0041**

Applicant Information

Cody Fornari
101A CLAY ST STE 112
SAN FRANCISCO CA 94111-2033

Property Information

Parcel Number: 056 197701101

Project Information

Type: Planning
Group: Special Request
Category: NA
Sub-Category: PreApplication Meeting
Project:

Location

2136 SAN PABLO Ave
BERKELEY, CA 94702

Work Description: Demolition of the existing building and construction of a new 6 story mixed-use building with 126 dwelling units (of which 3 are live/work) and 10 are provided as low income units. SB330 Preliminary Application.

Payor: Dmitry Yvuangov	Payment Status: Paid	Date Printed: 9/30/2020
Cashier: PAJ1	Payment Method: Credit Card	Auth: 1607
Fees:		Amount
MISC060 - MISC: Pre-Application Review – Staff Level		\$750.00
Total:		\$750.00

Property Address:
2136 SAN PABLO Ave
BERKELEY, CA 94702

State of California  The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 9 *Resource Name or #: 2136-2154 San Pablo Avenue

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

*a. County Alameda and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Oakland West Date 1993 Township & Range --

c. Address 2136-2154 San Pablo Ave. City Berkeley Zip 94710

d. UTM: Zone , mE/ mN

e. Other Locational Data:
 Assessor's Parcel Number 56-1977-11-1

*P3a. Description:

2136-2154 San Pablo Ave. is a single-story commercial building, eight storefront bays wide and occupying a parcel filling almost one-half of the central-southern portion of its block front. The subject building is a rectangular (approx. 150 feet wide by 60 feet deep), concrete-walled structure with a low-slope, wood-framed roof. Its front is a series of framed storefront bays consisting of nine equally spaced piers, between which are the eight storefronts, with a continuous spandrel above. (cont.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



Fig.1 – 2136-2154 San Pablo Ave., front view (looking west)

*P3b. Resource Attributes:

HP6: 1-3 story
commercial building

*P4. Resources Present: Building
 Structure Object Site District
 Element of District Other

P5b. Description of Photo:
fig. 1) MH, 2019;
fig. 2) Sanborn map, c1981;
figs. 3-4) MH, 2019;

*P6. Date Constructed/Age and Source: Historic Prehistoric
 Both

1923, Completion Notice

*P7. Owner and Address:

Milton & Gary Pagonis
14450 Black Walnut Ct.
Saratoga, CA 95070

*P8. Recorded by:

Mark Hulbert
446 17th St. #302
Oakland, CA 94612

P9. Date Recorded:

October 23, 2019

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation:

None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 2136-2154 San Pablo Avenue, Berkeley *NRHP Status Code _____
 Page 2 of 9

B1. Historic Name: none
 B2. Common Name: 2136-2154 San Pablo Avenue
 B3. Original Use: Commercial/Stores B4. Present Use: same
 *B5. Architectural Style: Beaux Arts commercial block
 *B6. Construction History:

When first mapped, the northern portion of the subject block stood in the Berkeley Land and Town Improvement Association (BLTIA) Tract B and the southern approx. one-third, inclusive of the subject parcels, in the Allston Tract. The property and its building occupy original lots 13-19 of block 101 of the Allston Tract, which was first recorded in 1890. (cont.)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features: None
 B9a. Architect: Schirmer Bugbee & Co. b. Builder: C. Texdahl
 *B10. Significance: Theme Commercial development Area Berkeley
 Period of Significance 1923 Property Type Commercial Applicable Criteria CR3

The architectural style exhibited at the building's front is Beaux Arts commercial, with storefronts enframed by cast ornamentation consisting of Corinthian style pilasters crowned with a molded entablature with, in the flat wall segment above the crown, applied garlands centered above each pilaster, the entablature completed by the molded projecting cornice, spanned by a parapet with its own molded cap (cont.)

B11. Additional Resource Attributes: none

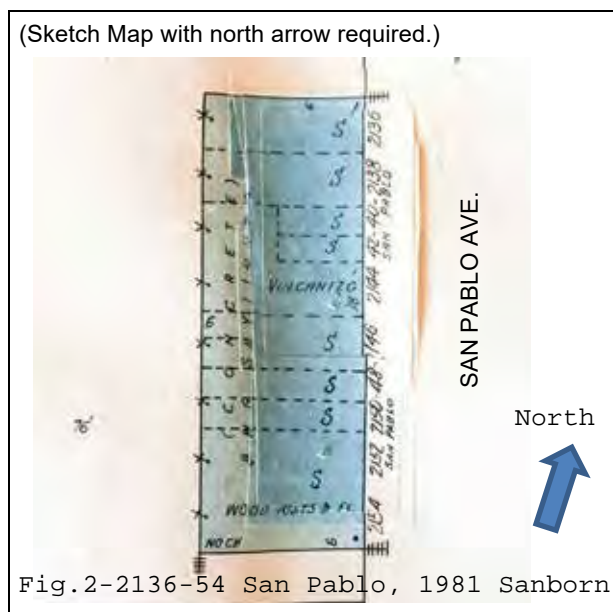
*B12. References:

Alameda County/Oakland directories – 1910-1974; Sanborn Maps – 1929, 1950, c1981;
 Alameda County Assessor's records, 1919-1940; City of Berkeley permit records.

B13. Remarks:

*B14. Evaluator: Mark Hulbert Preservation Architect
 *Date of Evaluation: October 23, 2019

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: 2136-2154 San Pablo Avenue, Berkeley

Page 3 of 9

Description (continued):

The materials appear to be a mix of flat cement plaster finishes with cast ornamentation, presumably terra cotta, although the exterior has been painted numerous times, so the exact cast material is not in evidence. The ornamentation lends the building architectural character. It consists of Corinthian style pilasters crowned with a molded entablature with, in the flat wall segment above the crown, applied garlands centered above each pilaster, the entablature completed by the molded projecting cornice, spanned by a parapet with its own molded cap.

The eight storefronts are each in two vertical parts, with a sub-spandrel from pier-to-pier, below which are the storefronts with, corresponding to a mezzanine, transoms. The spandrels are mostly open at their faces, presumably for electrical and signage, and appear to be wood construction. The four southern storefronts also appear to be largely original/early, though with some alteration, whereas the four northern ones have evidently been modified, at least at the storefront level yet including several of the transoms. Identifiable original/early storefront elements include steel sash fixed storefront windows and semi-operable transom windows. Four of the eight storefronts have central recessed entry ways with canted side windows, marble mosaic tile exterior landings, paneled wood ceilings, wood and glass panel entry doors. One of these entries has two side-by-side entry doors and, thus, a wider vestibule with narrower storefront windows. A fifth storefront also has a recessed entry with the tile floor and wood ceiling, yet its storefront is board and batten, not windows, and its door solid wood. The adjacent storefront also has a board and batten exterior as well as a multi-lite entry door flush to the building front. A seventh storefront has two doors at the face of wall, without a vestibule. Finally, one of the central storefronts is fully recessed with a recessed, roll-up door. That bay is also the only one without any remnant of transom windows, which all four of the southern storefronts and the two northern storefronts retain, plus a partially retained transom in another bay. The surviving transom windows are thirteen lites wide by two lites high, the upper lites small and the lower lites tall.

The building is set back from its side lot lines, some eight feet at the north, where there is a gated service area and the partial front of a rearward addition. The setback at the south is some twenty feet, where there is a paved driveway to the rear of the lot, which is largely open. At the rear, north end, a rear addition was appended to the 2136 San Pablo shop in 1966. That addition is a plain, wood framed, stucco clad box. An open tent abuts the rear of the building at its center, corresponding to the auto repair business at no. 2144. Otherwise, there are single rear doors with wooden stoops at each of the shops at the southern end of the building. (cont.)

CONTINUATION SHEET

Property Name: 2136-2154 San Pablo Avenue, Berkeley

Page 4 of 9

Description (continued):



Fig.3 – 2136-2154 San Pablo Ave., front (looking north)



Fig.4 – 2136-2154 San Pablo Ave., Rear (looking north)

CONTINUATION SHEET

Property Name: 2136-2154 San Pablo Avenue, Berkeley

Page 5 of 9

History (continued):

The range of assigned addresses number ten. Presumably, from its origins, several of the building's eight bays were subdivided into two commercial spaces, which divisions partially remain. However, original and current addresses do not correspond and several original addresses are not currently in use, including no. 2136.

No original building permit records exist. The earliest such record is a December 1923 permit application for alterations to the interior and storefront at the address 2146 San Pablo, by the building's then owner, Lawrence Borg.

Under Borg's name, Alameda County Assessor's records include a Notice of Completion for a "class "c" reinforced concrete 8 story [sic] building" on a lot on the west side of San Pablo 75 feet north of Allston Way. That notice was dated the 19th of June 1923 and which also identified that the construction contract was filed on the 24th of January, along with the identity of the contractor, C. Texdahl.

Borg was then the owner and manager of the Varsity Theater at 2024 San Pablo, one block north of the subject building. A Wikipedia entry for the Varsity acknowledges Borg's then ownership and noted that he also owned a parcel one block to its south, where he had intended to build a larger theater.

At that time, Borg's holdings on the subject block included lots 13-20, thus the 75 foot measurement noted above, which was to the southeast corner of lot 20. He acquired lots 13-20 of block 101 in May of 1922 from two couples, Charles W. and Ruby M. Brock and Ray O. and Dora Bradley Long. Following the development of the 2136-2154 San Pablo Ave. stores, in December 1924, Borg transferred his ownership to a corporation, West Berkeley Theatres, Inc., in which he was listed as the vice president under the president, R. A. McNeil. At that juncture, the parcel, consisting of lots 13-20, was segregated into convoluted front and rear portions. Thus, confusingly, that 1924 deed was specifically for a portion of lots 13-19 measuring 55.9 ft. by 149.9 ft., which appears to correspond to the subject store building's footprint plus 8 feet at its northern end to the northern lot line of parcel 13. In another transaction in early 1925, the building portion of the parcel was deeded back to Borg by the theater corporation. The rearward parcel, which included 18 feet of lot 19 along the south side of the store building, plus all of lot 20, was deeded by Borg to Walter Hardman in November 1925. At this juncture, no subsequent deed for these two parcels has been located nor is it presently known specifically when the subject parcel was remerged. Nonetheless, based on deed and permit records, it appears that Cecilia and Walter Hardman acquired the overall property in 1925.

The earliest directory listing located for the 2136-2154 San Pablo addresses was a 1923 listing of a barber, R. Mazziotto, at 2148 San Pablo. The 1924 directory listed a Varsity Bakery at 2136 San Pablo and with two associated names, C. B. Davis and H. Kosmale. (cont.)

CONTINUATION SHEET

Property Name: 2136-2154 San Pablo Avenue, Berkeley

Page 6 of 9

History (continued):

That bakery remained until c1930 and which use was identified in the 1929 Sanborn map, the first graphic record of this property. The only other use identified in that 1929 map was "paints and oils," which occupied the third and fourth storefronts at the northern half of the building, along with a front store and office that were likely associated with that business, their addresses spanning 2140-2144. That larger space with the two smaller units at the front remains, though no early commercial paint/oil user has been identified.

Based on the this available information, it is understood that the subject building was erected for Lawrence Borg in the first half of 1923 by the contractor C. Texdahl. Additionally, in that same period, the construction news journal, *Building & Engineering News*, listed this store building contract in the January 27 edition. Therein, the architects for the "one-story reinforced concrete (8) store building" were identified as Schirmer Bugbee & Co.

There is no more specific evidence than these several descriptions for the building's original design. Also, there have been multiple alterations, including to the facade and storefronts. The following summarizes the early building permit history (1923-1969):

<i>date</i>	<i>work, use, address</i>	<i>owner/architect/builder</i>
12/22/23	Alterations, store, #2146	Lawrence Borg/--/--
1/30/35	Alts., tire shop, #2144	E.S. Thompson (lessee)/--/--
1/22/36	Alterations, restaurant, #2146	Cecilia Hardman/--/--
9/13/39	Alterations, store, #2146	J.H. Gaskill/--/--
1/17/1946	Alts., store, #2146	Berkeley Renovating Co.(lessee)/--/--same
3/13/1950	Alts., poultry market, #2146	Lloyd L. Baker (lessee)/--/--
2/20/1958	Alts., bar, #2136	Pagones Family/--/Max Scherr
10/29/1963	Alts., Chinese grocery,#2146	Moon Chan (lessee)/--/--
4/15/1966	Add, bar, #2136	Mary Pagones/John A. Bogan/--
6/26/1967	Alts., restaurant, #2146	W. Wish (lessee)/--/--

Miscellaneous permit records additionally record a partial range of specific uses:

<i>year</i>	<i>use, address</i>
1935	tire shop, #2144
1958	bar (The Steppenwolf), #2136
1963	grocery, #2146
1963	pet shop (Lucky Dog Pet Shop), #2154
1964	piano repair shop and music studio (Carlisle's Music Room) , #2146
1967	bar (The Zodiac), #2146

Given how few address numbers are utilized in the early permit records, and the predominance of the addresses #2146 and 2136, along with the lack of any reference to #2140, 2142, 2148, 2150 and 2152, it must be that #2146 was generally used as the building address. (cont.)

CONTINUATION SHEET

Property Name: 2136-2154 San Pablo Avenue, Berkeley

Page 7 of 9

History (continued):

Architect

William Edward Schirmer (1891-1957) was the son of a San Francisco sea captain who went on to study architecture at San Francisco's Mark Hopkins Institute and who thereafter worked with Willis Polk and then Bugbee and Son. By the early 1920s, Schirmer had his own architectural office in downtown Oakland. Prior to which, Schirmer and Bugbee designed other store buildings in the immediate vicinity including, at the same time as 2136-2154 San Pablo, at 2027-2043 San Pablo.

Significance (continued):

Per the *California Register of Historical Resources* evaluation criteria:

Criterion 1 – Events

Though a range of identified commercial tenants and users may have been of cultural interest, specifically the bars and clubs that occupied the north end of the building in the 1960s-1970s, those former uses are not embodied or expressed in the existing building. Proof of which is an on-line historical plaque entry for one of those former bars and clubs, The Steppenwolf, the entry for which states that the building that housed that bar is no longer standing (@berkeleyplaques.org).

Consequently, as there are no identifiably historic events associated with the subject property, it does not meet CR criterion 1.

Criterion 2 – Persons

The building's developer, Lawrence Borg, was associated with moving picture theaters and, in particular, the Varsity Theater, which he owned and managed for the same period in which he developed and owned the subject building. No other specific information is available for or about Borg. His importance, if any, would be directly related to the theater, not to commercial development, which there is no evidence he pursued elsewhere.

Numerous persons were associated with this building as tenants and subsequent owners. Of interest are the several bars and clubs that leased and occupied several of the spaces in the 1960-1980 period. Per permit records, one – The Steppenwolf – occupied the northernmost unit, no.2136, to which they made the existing rear addition for a kitchen and restrooms in 1967.

Re: 2136 San Pablo, the Berkeley plaque project noted above states:

"In the 1960s it was home of the Steppenwolf bar, a well-known night spot run by local activist Max Scherr... Max Scherr was best known for his *Berkeley Barb*, a counter-cultural New Left voice of everything from politics to sex to rock music that circulated both locally and nationally." (cont.)

CONTINUATION SHEET

Property Name: 2136-2154 San Pablo Avenue, Berkeley

Page 8 of 9

Significance (continued):

While Scherr may have been behind the Steppenwolf, in city permit records, the relatively voluminous documentation about the club – the majority, from the perspective of civic officialdom, highly negative, including numerous reports, complaints and violations as well as a contentious permit revocation – identify the applicants and operators as Martin Dangott and Carolyn Ann Silvan, dba The Steppenwolf. Scherr is listed only on the original permit record for the bar, in 1958, as the builder.

Following the closure of The Steppenwolf, c1970, no. 2136 became a “private lodge,” Club D’Elegance, operated by “The Elegant East Bay Lounge, Inc.”. They also ran afoul of the community and authorities and appear to have also had their use permit revoked c1975.

In that period, there were also other bars and clubs, including the Zodiac at no. 2146 under an operator by the name of William Wish, which permit records indicate operated and made alterations in the 1960s without any use or building permits.

While there may be historical interest related to these several c1960s clubs, they were tenants whose uses have been absent for some 50 years and for which there is no evidence upon which to base a finding of historical importance. Clear proof of which is provided in the historical e-plaque entry for The Steppenwolf, which states that the building that housed that bar is no longer standing: *“On west side of San Pablo Ave., a few blocks south of University Ave., there was once a one-story, nondescript building that is now gone.”*

Other persons identifiably associated with this building were its several subsequent owners, While deed searches have not fully succeeded with specifics, permit records appear to identify three owners other than Borg: from c1925-35, Cecilia and W. Hardman; in the late 1930s, J. H. Gaskill; and from c1958 until at least early 2000, George and Mary Pagonos/the Pagonos family/Nick Pagonos.

Subsequent owners lend no identifiable importance to the resource since they were later landlords without direct involvement in the property’s historical development.

Thus, as there are no identifiably historic persons associated with the subject property, it does not meet CR criterion 2.

Criterion 3 – Design/Construction

Relative to its c1920 period, the subject building is generally and contextually interesting, in particular its original street-facing architectural façade along with remaining original/early storefronts. While no original permit has been located, based on news reports and County records, the building can be clearly traced to its origins, including identification of the original developer/owner, architect and builder. While many changes have been made to the building, outside and in, physical evidence of the building’s original/early design and construction remains. (cont.)

CONTINUATION SHEET

Property Name: 2136-2154 San Pablo Avenue, Berkeley

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Significance (continued):

Architecturally, the subject building as a whole is a non-descript rectangular concrete box. Yet, generally, the largely intact, elongated façade and partially intact storefront designs are distinctive of their c1920 period. Altogether providing a sufficient basis for a finding of historical significance under California Register criterion 3.

Alternatively, the original architects, Schirmer and Bugbee, have not been identified as having historical importance, nor is any artistry in evidence.

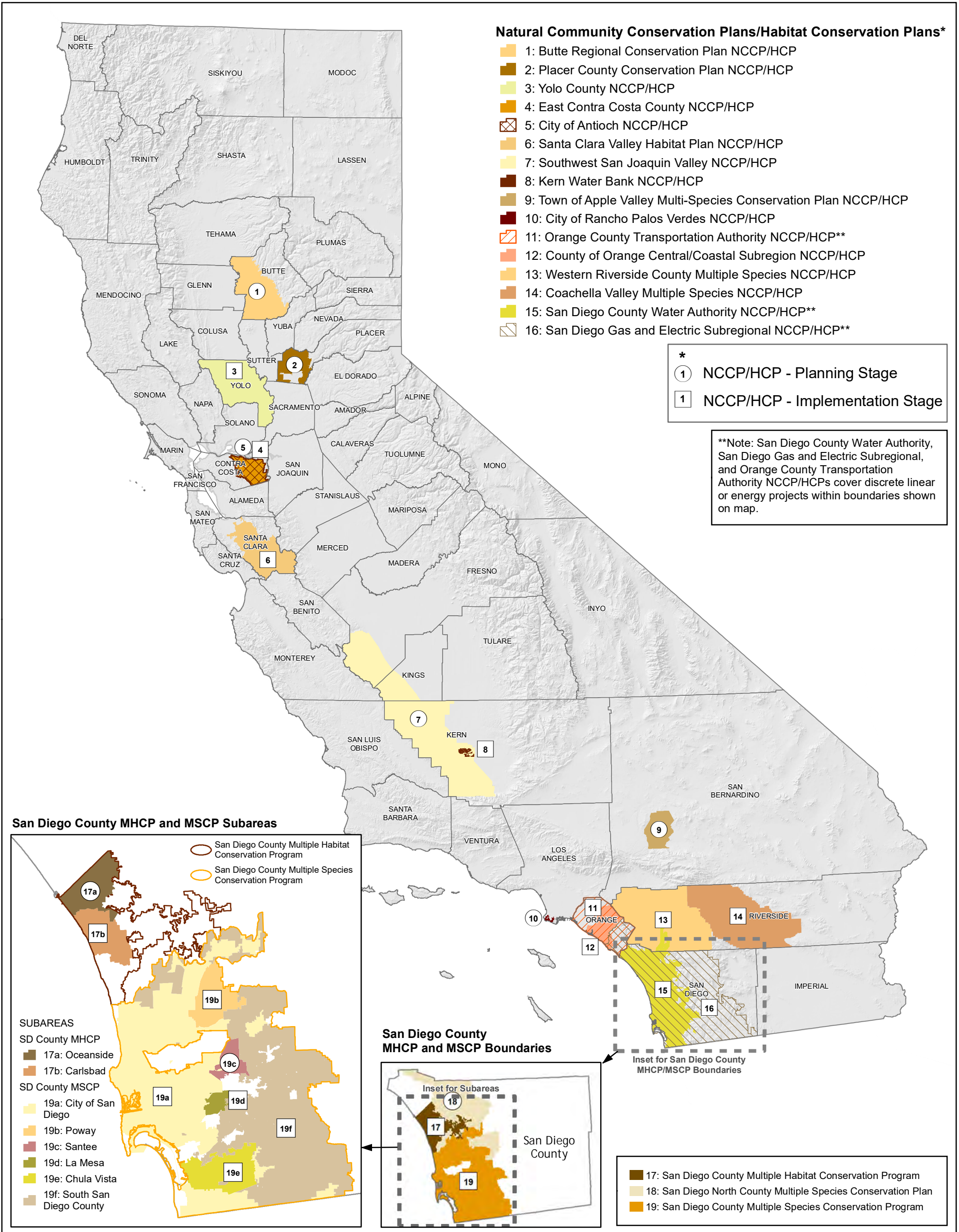
In conclusion, the subject building meets CR criterion 3 as its architecture embodies distinctive characteristics of its type and period.

Criterion 4 – Relative to potential historic architectural resources, the subject property has not yielded and at this juncture, beyond the contents of this report, does not appear to have any potential to yield additional information of any historical importance.

In conclusion, the subject building at 2136-2154 San Pablo Ave. in Berkeley has potential historical architectural significance per California Register criterion 3.

CALIFORNIA NATURAL COMMUNITY CONSERVATION PLANS

April 2019



NCCP: Natural Community Conservation Plan (California Fish and Game Code §2800) (<https://www.wildlife.ca.gov/Conservation/Planning/NCCP>)
 HCP: Habitat Conservation Plan (Federal Endangered Species Act Section 10) (<http://www.fws.gov/endangered/what-we-do/hcp-overview.html>)



Conservation plans may be in various stages of review, and subject to change. In some cases, boundaries have not been submitted by participants, and are **estimated locations**.

Data Sources: California Department of Fish and Wildlife, Kern Water Bank, Orange County, Dudek, Orange County Transportation Authority, Contra Costa County, San Diego Association of Governments, Santa Clara Valley Habitat Agency, Placer County, Kern County, San Diego County Water Authority, Coachella Valley Association of Governments.

Projection: Teale Albers, units in meters, NAD83. D.Mastalir 20190402