



Planning and Development
Land Use Planning Division

October 20, 2020

San Pablo Investors Two, LLC
Attn: Heather Lee and Cody Fornari
101A Clay Street, Ste 112
San Francisco, CA 94111

Sent via email to:
heather@hleeconsulting.com
cody@realtexgroup.com

RE: SB330 Preliminary Application #PLN2020-0041 for 2136-2154 San Pablo Avenue

Dear Mr. Fornari,

Thank you for your preliminary development application, submitted on September 30, 2020 pursuant to SB330. The project proposes to demolish an existing commercial building and construct a six-story, 80,977-square-foot, 126-unit, mixed-use building (including three live/work units). The project is seeking a 32.5 percent Density Bonus by providing 10 percent of the base project units as affordable to very low income households (10 VLI units).

Land Use Planning staff has reviewed the application and determined that the project meets the definition of a “housing development project” as a “mixed-use development project where at least two-thirds of the square footage comprises residential uses”. Please submit a complete zoning project application no later than March 29, 2021 (180 calendar days from the date of application submittal) in order to ensure that the zoning, design, subdivision and fee requirements in effect as of September 30, 2020 (the date of application submittal) will remain in effect for the remainder of the entitlement and permitting process, except under these circumstances:¹

- The project does not commence construction within 30 months of the project’s site permit being issued;
- The project increases by more than 20 percent in the number of units or total square footage beyond the preliminary application, except as the project may be revised using the State Density Bonus;
- The requirement is necessary to avoid an adverse impact to public health or safety as defined in state law;
- The requirement is necessary to avoid or lessen an impact under CEQA; or

¹ Refer to SB330 provisions for additional circumstances under which the Preliminary Application may expire.

- Development impact fees, application and permit processing fees, capacity or connection fees, or other charges may be annually adjusted based on a published cost index.

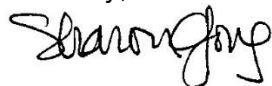
As shown in the table below, based upon an average unit size of 627 square feet, the base project has 59,830 square feet of residential floor area (or 96 units; the project is utilizing 95 units). Ten Very Low Income qualifying units (10 percent of the base project units) provided in the project achieves a 32.5 percent Density Bonus, which equates to 19,161 square feet of residential floor area (or 31 units), for a total of 78,991 of residential floor area and 126 units proposed in the project.

Project Floor Areas and Units

Floor	Base Project	Density Bonus (32.5%)	Proposed Project
1 (Non-L/W)	5,747		8,597
1 (L/W)	630		630
Mezz. (Non-L/W)	1,322		1,917
Mezz. (L/W)	615		615
2	17,172		15,789
3	17,172		15,789
4	17,172		14,222
5			11,579
6			9,853
Total floor area	59,830	19,161	78,991
Average unit size = 627 square feet per unit			
Units	95	31	126

Please feel free to contact me with any questions you may have regarding this letter or your application.

Sincerely,



Sharon Gong
 Senior Planner
sgong@cityofberkeley.info