

# Preliminary Development Project Application (SB 330)

*(This box for staff use only.)*

DATE STAMP HERE

PLN20 \_\_\_\_\_ - \_\_\_\_\_

Project Site Zoning: \_\_\_\_\_

Intake Planner: \_\_\_\_\_

### **Project Information:**

Project Address: 1201 San Pablo Ave. Berkeley, CA 94702 Unit/Suite #: \_\_\_\_\_

Assessor Parcel Number: 060 240500100; 060 240503101

**Project Description:** SB-330 application for the construction of a new 6-story

mixed-use residential development with 66 dwelling units, ground level lobbies,

commercial, and parking, with a state of California Density Bonus.

**Property Owner's Name:** Lanhai Su

Owner's Mailing Address: 4500 Great America Pkwy Santa Clara CA, 95054

Phone #: (408) 680-3116

Email: sulh626@gmail.com

**Applicant's Name** (or enter "same"): Isaiah Stackhouse

Applicant's Mailing Address: 2421 Fourth St. Berkeley, CA 94710

Phone #: (510) 649-1414 ext. 124

Email: isaiah@trachtenbergarch.com

Under penalty of perjury, I certify that:

***(1) the application materials are true and complete to the best of my knowledge;***

***(2) the attached paper and electronic copies of this application are the same; and***

***(3) I agree to pay all expenses associated with this application.***

*(\*Owner's signature, or signed letter authorizing applicant to apply on owner's behalf, is required for all applications)*

**Applicant Signature:**

Isaiah Stackhouse

Printed Name:

ISAIAH STACKHOUSE

Date: 03/04/2021

**Owner Signature:**

Lanhai Su

Printed Name:

Lanhai Su

Date: 03/09/2021

### **Land Use / Zoning**

Planning and Development

This is an application form for a Preliminary Development Project, as set by Senate Bill 330.

Projects classified as a "Housing Development Project" may apply. A "housing development project" means a use consisting of any of the following:

- (A) Residential units only.
- (B) Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use.
- (C) Transitional housing or supportive housing.

Preliminary Development Project Applications are intended to set your intention to submit a full Zoning Project Application, subject to the laws and codes in effect at the time of this submittal.

**Preliminary Development Application Submittal Requirements**  
<https://tinyurl.com/vcv5sdm>

### **Land Use / Zoning**

1947 Center Street  
2<sup>nd</sup> Floor  
Berkeley, CA 94704  
Phone: 510-981-7410  
TDD: 510-981-7450  
[planning@cityofberkeley.info](mailto:planning@cityofberkeley.info)

# TRACHTENBERG ARCHITECTS

2421 Fourth Street Berkeley, CA 94710

phone: 510.649.1414

www.TrachtenbergArch.com

## 1201 San Pablo Ave. Mixed Use

Berkeley, CA 94704

March 11, 2021

## Density Bonus Eligibility Statement

### Please refer to Sheet A0.3 for diagrams and calculations

- a. Number of "base project" units: 50-Units.
- b. Number of affordable units and level of affordability: 5-Units (10%) affordable to Very Low-Income Households as defined in Section 50105 of the Health and Safety Code.
- c. Percent density bonus requested and allowed under Section 65915: 32.5%.
- d. Waivers or modifications of developments standards necessary to accommodate density bonus:
  - Increase the maximum building height to 68'-3" to accommodate the density bonus units.
  - Increase the maximum FAR to 3.62 to accommodate the density bonus units.
- e. Explanation of why each waiver or modification is needed to accommodate density bonus:  
Following the guidelines provided in the City's "*Conceptual Approach to Implementing Density Bonus Law In Berkeley, February 22, 2013*", the density bonus units are added to the Base Project which "reflects the proposed project's building separation, open space location, and parking location", via additional the following waivers or modifications to accommodate additional dwelling units:
  - Building height and FAR waivers are needed to accommodate the 17 density bonus units.

## Request for Incentives or Concessions

Under Section 65917, as a project which provides 10 percent very low-income units, the project is eligible for two incentives or concession which results in identifiable and actual cost reductions. As such, the project proposes the following cost reduction concession:

- Cost Reduction Concession #1. the project requests a cost-reduction Concession to reduce the open space requirement from 2,640 sq. ft to 2,394 sq. ft to eliminate the costs of constructing an additional roof deck.



**CITY OF BERKELEY**

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

**Receipt Date:**

4/1/2021

**Receipt Number:**

652904

**R E C E I P T  
PLN2021-0012**

**Applicant Information**

Isaiah Stackhouse  
2421 4TH ST  
BERKELEY CA 94710-2430

**Property Information**

Parcel Number: 060 240500100

**Project Information**

Type: Planning  
Group: Special Request  
Category: NA  
Sub-Category: PreApplication Meeting  
Project:  
Work Description: SB330 Preliminary Application for a six-story, mixed-use building with 66 dwelling units, ground-level lobby, commercial space, and parking, with density bonus.

**Location**

1201 SAN PABLO Ave  
BERKELEY, CA 94706

<b>Payor:</b> KAREN HILLIARD	<b>Payment Status:</b> Paid	<b>Date Printed:</b> 4/5/2021
<b>Cashier:</b> DCOWANS	<b>Payment Method:</b> Credit Card	<b>Auth:</b> 5265
<b>Fees:</b>		<b>Amount</b>
MISC060 - MISC: Pre-Application Review – Staff Level		\$750.00
	<b>Total:</b>	<b>\$750.00</b>

**Property Address:**  
1201 SAN PABLO Ave  
BERKELEY, CA 94706



Permit Service Center  
Building and Safety Division  
1947 Center St. 3rd Floor  
Berkeley, CA 94704

# INVOICE

Date: 03/16/21

**Invoice #:** 463514

**Record #:** PLN2021-0012

**Bill to:**

**Address:** 1201 SAN PABLO AVE

Isaiah Stackhouse  
2421 4TH ST  
BERKELEY CA 94710-2430

<b>Date Assessed</b>	<b>Invoiced Fee Item</b>	<b>Fee</b>	<b>Paid</b>	<b>Balance</b>
3/16/2021	MISC: Pre-Application Review – Staff Level MISC060	\$750.00	\$0.00	\$750.00
<b>Totals:</b>		\$750.00	\$0.00	\$750.00

# TRACHTENBERG ARCHITECTS

2421 Fourth Street Berkeley, CA 94710

phone: 510.649.1414

www.TrachtenbergArch.com

## 1201 San Pablo Ave. Mixed Use

Berkeley, CA 94702

March 4, 2021

Applicant: Isaiah Stackhouse  
Trachtenberg Architects  
Address: 2421 Fourth Street  
Berkeley, CA 94710  
Email: [isaiah@trachtenbergarch.com](mailto:isaiah@trachtenbergarch.com)  
Phone: 510.649.1414 ext. 124

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### Owner Authorization Statement:

Lanhai Su, the owner of the 1201 San Pablo Ave., hereby authorizes Isaiah Stackhouse of Trachtenberg Architects to serve as the applicant for the proposed project at 1201 San Pablo Ave.

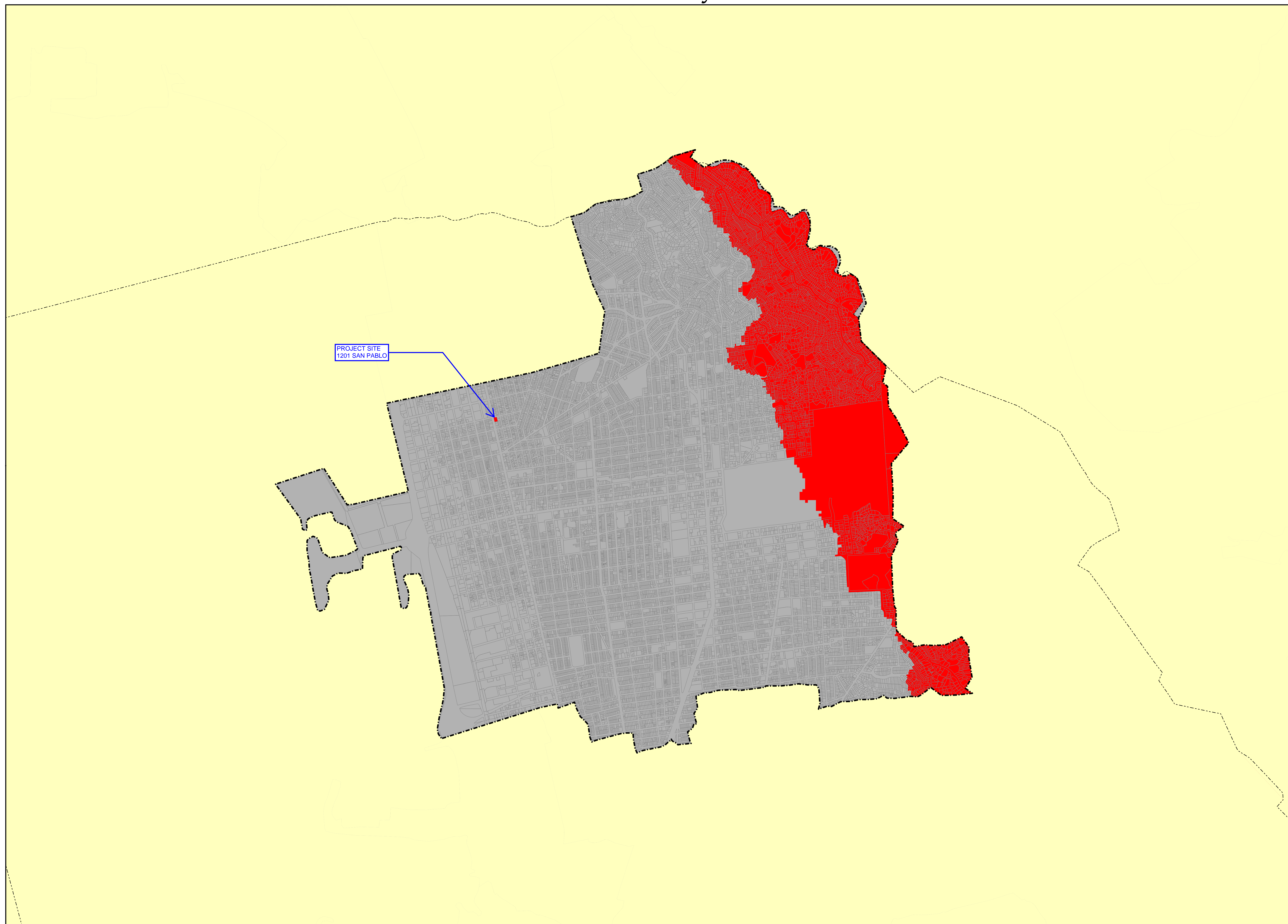
*Lani Su*

\_\_\_\_\_  
Owner Signature

3/9/2021

\_\_\_\_\_  
Date

## Very High Fire Hazard Severity Zones in LRA As Recommended by CAL FIRE



**Fire Hazard Severity Zones**

Local Responsibility Area	State or Federal Responsibility Areas
<span style="color: red;">■</span> VHFHSZ	<span style="color: lightgrey;">■</span> VHFHSZ
<span style="color: grey;">■</span> Non-VHFHSZ	<span style="color: lightgrey;">■</span> Non-VHFHSZ

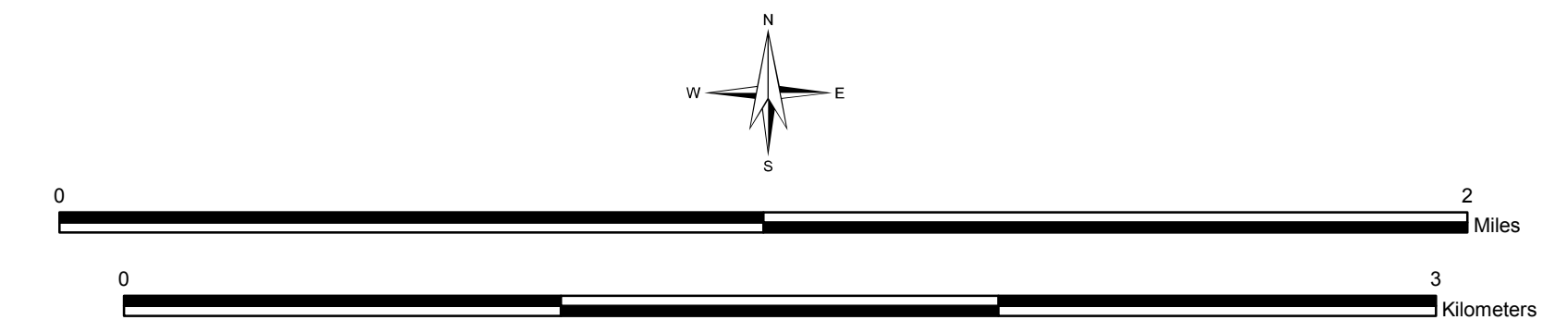
--- City Boundary
--- Parcels
--- County Boundary

Government Code 51175-89 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity zones within Local Responsibility Areas (LRA). Mapping of these areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of potential fuels over a 30-50 year time horizon and their associated expected fire behavior, and expected burn probabilities to quantify the likelihood and nature of vegetation fire exposure (including freeways) to buildings. Details on the project and specific modeling methodology can be found at <http://frap.cdf.ca.gov/projects/hazard/methods.htm>. Local Responsibility Area VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data.

In late 2005 to be effective in 2008, the California Building Commission adopted California Building Code Chapter 7A requiring new buildings in VHFHSZs to use ignition resistant construction methods and materials. These new codes include provisions to improve the ignition resistance of buildings, especially from freeways. The updated very high fire hazard severity zones will be used by building officials for new building permits in LRA. The updated zones will also be used to identify property whose owners must comply with natural hazards disclosure requirements at time of property sale and 100-foot defensible space clearance. It is likely that the fire hazard severity zones will be used for updates to the safety element of general plans.

This specific map is based on a geographic information system dataset that depicts final CAL FIRE recommendations for Very High Fire Hazard Severity Zones within the local jurisdiction. The process of finalizing these boundaries involved an extensive local review process, the details of which are available at <http://frap.cdf.ca.gov/projects/hazard/notes> (click on "Continue as guest without logging in"). Local government has 100 days to designate, by ordinance, very high fire hazard severity zones within its jurisdiction after receiving the recommendation. Local government can add additional VHFHSZs. There is no requirement for local government to report their final action to CAL FIRE when the recommended zones are adopted. Consequently, users are directed to the appropriate local entity (county, city, fire department, or Fire Protection District) to determine the status of the local fire hazard severity zone ordinance.

This map was developed using data products such as parcel and city boundaries provided by local government agencies. In certain cases, this includes copyrighted geographic information. The maps are for display purposes only - questions and requests related to parcel or city boundary data should be directed to the appropriate local government entity.



Projection Albers, NAD 1983  
Scale 1: 16,000  
at 36" x 36"  
September 3, 2008

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Obtain FRAP maps, data, metadata and publications on the Internet at <http://frap.cdf.ca.gov>  
For more information, contact CAL FIRE-FRAP, PO Box 944246, Sacramento, CA 94244-2460, (916) 327-3939.

Arnold Schwarzenegger, Governor,  
State of California  
Mike Chrisman, Secretary for Resources,  
The Resources Agency  
Ruben Grijalva, Director,  
Department of Forestry and Fire Protection

MAP ID: FHSZL\_c1\_Berkeley

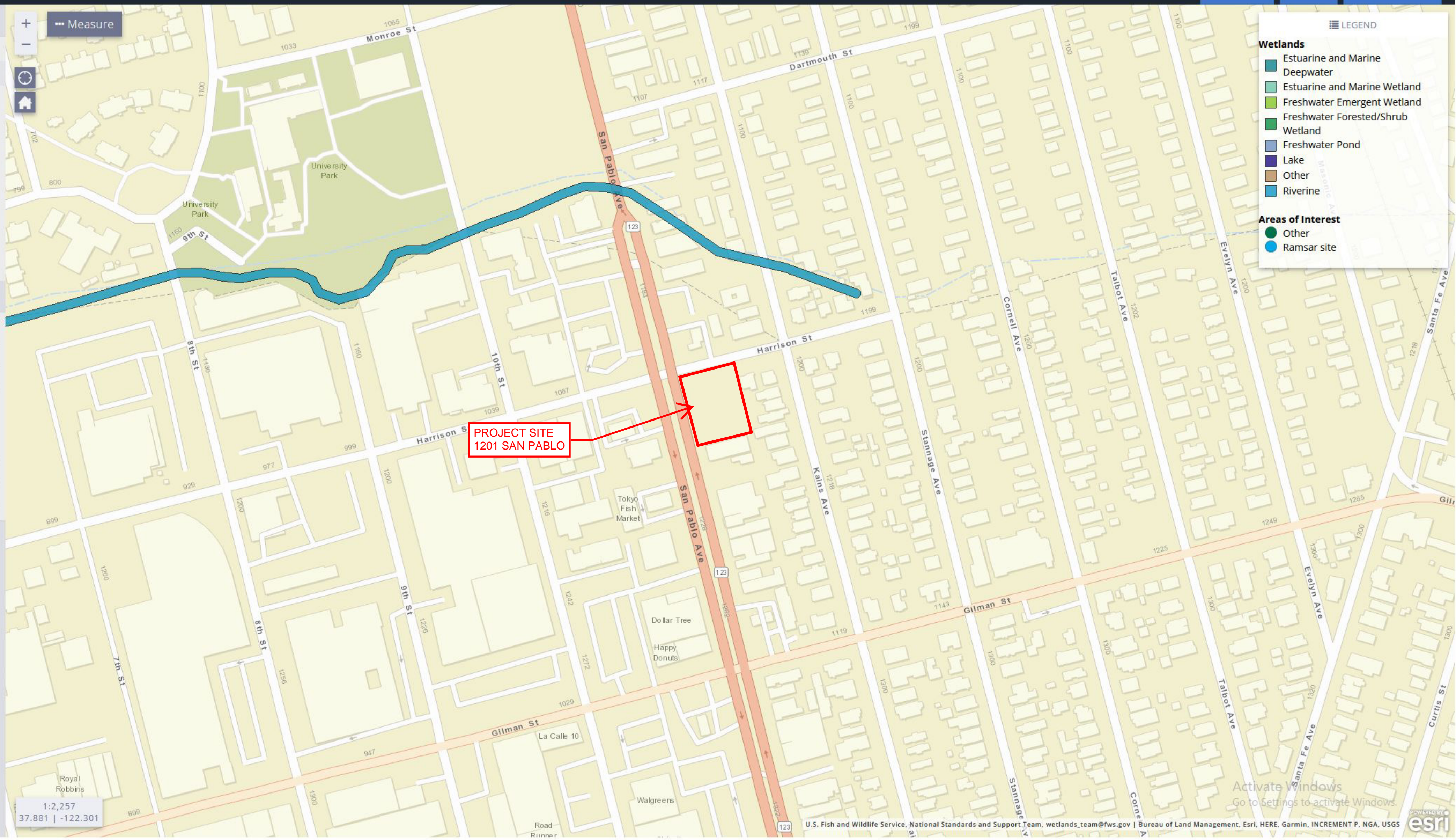
DATA SOURCES  
CAL FIRE Fire Hazard Severity Zones (FHSZL06\_3)

BASEMAPS >

- STREETS
- SATELLITE
- HYBRID
- TOPO
- TERRAIN
- GRAY
- OPEN STREET MAP
- NATGEO
- USGS TOPO
- NAT'L MAP

MAP LAYERS >

- Wetlands
- Riparian
- Riparian Mapping Areas
- Data Source
  - Source Type
  - Image Scale
  - Image Year
- Areas of Interest
- FWS Managed Lands
- Historic Wetland Data



LEGEND

**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent/Shrub Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

**Areas of Interest**

- Other
- Ramsar site

1:2,257  
37.881 | -122.301



# PLANNING & DEVELOPMENT

Land Use Planning, 1947 Center Street, Berkeley, CA 94704  
Tel: 510.981.7410 TDD: 510.981.7474 Email: [Planning@cityofberkeley.info](mailto:Planning@cityofberkeley.info)

## HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to the Permit Streamlining Act (PSA), a development permit application may not be accepted as complete unless and until the applicant has submitted a signed statement indicating whether the proposed project site or any alternative site(s) is on the lists of hazardous waste sites compiled pursuant to Government Code Section [65962.5](#) by the California Secretary for Environmental Protection.

Data lists / maps are available at the following websites (check multiple lists and categories):

<http://www.calepa.ca.gov/SiteCleanup/CorteseList/>

<https://www.envirostor.dtsc.ca.gov/public/>

### Applicant's Information:

Name: Isaiah Stackhouse

Street Address: 2421 Fourth St.

City, State, Zip Code: Berkeley, CA 94710

Phone Number: (510) 649-1414 ext. 124 Email: isaiah@trachtenbergarch.com

### Project Information:

Address: 1201 San Pablo Ave.

City, State, Zip Code: Berkeley, CA 94706

Assessor's book, page, and parcel number: Book 18, Page 38, Parcels 1 to 2

### Specify any list that the site appears on:

Regulatory identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

### Site Use (if known):

Past: \_\_\_\_\_ Present: Empty lot

Proposed: Mixed-Use

### Submittals (check all that are available):

Phase I Report  Phase II Report  Closure Letter  Other: \_\_\_\_\_

### Applicant's verification:

Signature:  Date: 03/11/2021

1201 SAN PABLO BERKELEY X

Show search results for 1201 SAN PA...



Search result X

1201 San Pablo Ave, Albany, CA, 94706, USA

Show more results

Zoom to ...

0.2 PCT ANNUAL CHANCE FLOOD HAZARD  
Zone X

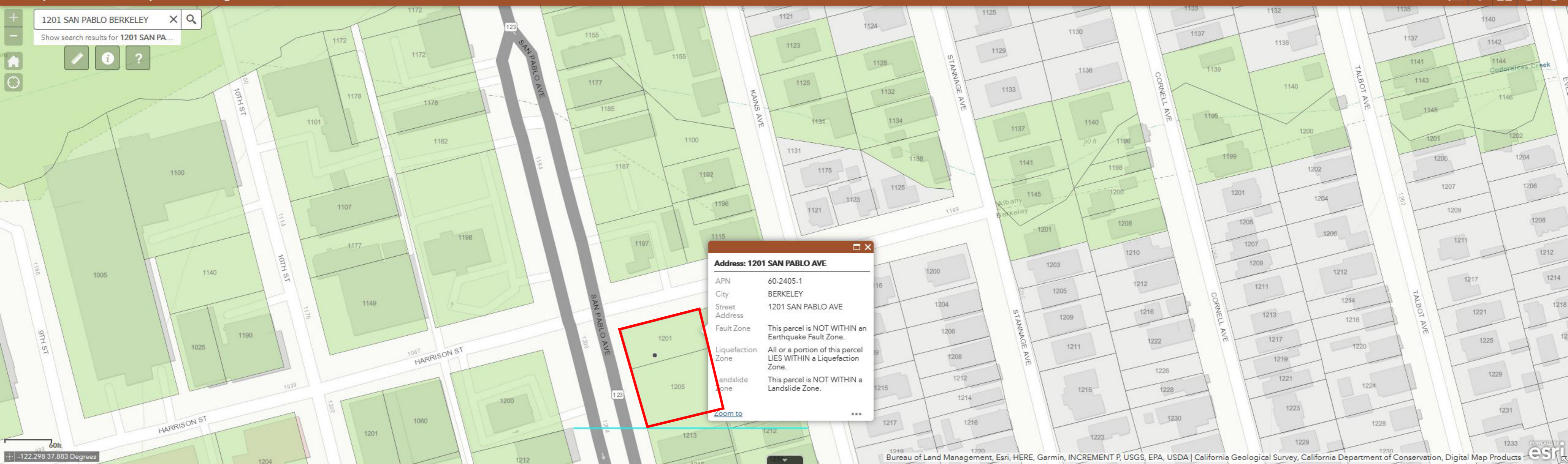
06001C0018H  
eff.12/21/2018

CITY OF BERKELEY  
060004

AREA OF MINIMAL FLOOD HAZARD  
Zone X

CITY OF ALBANY  
060003

Zone AO  
(DEPTH 2 Feet)

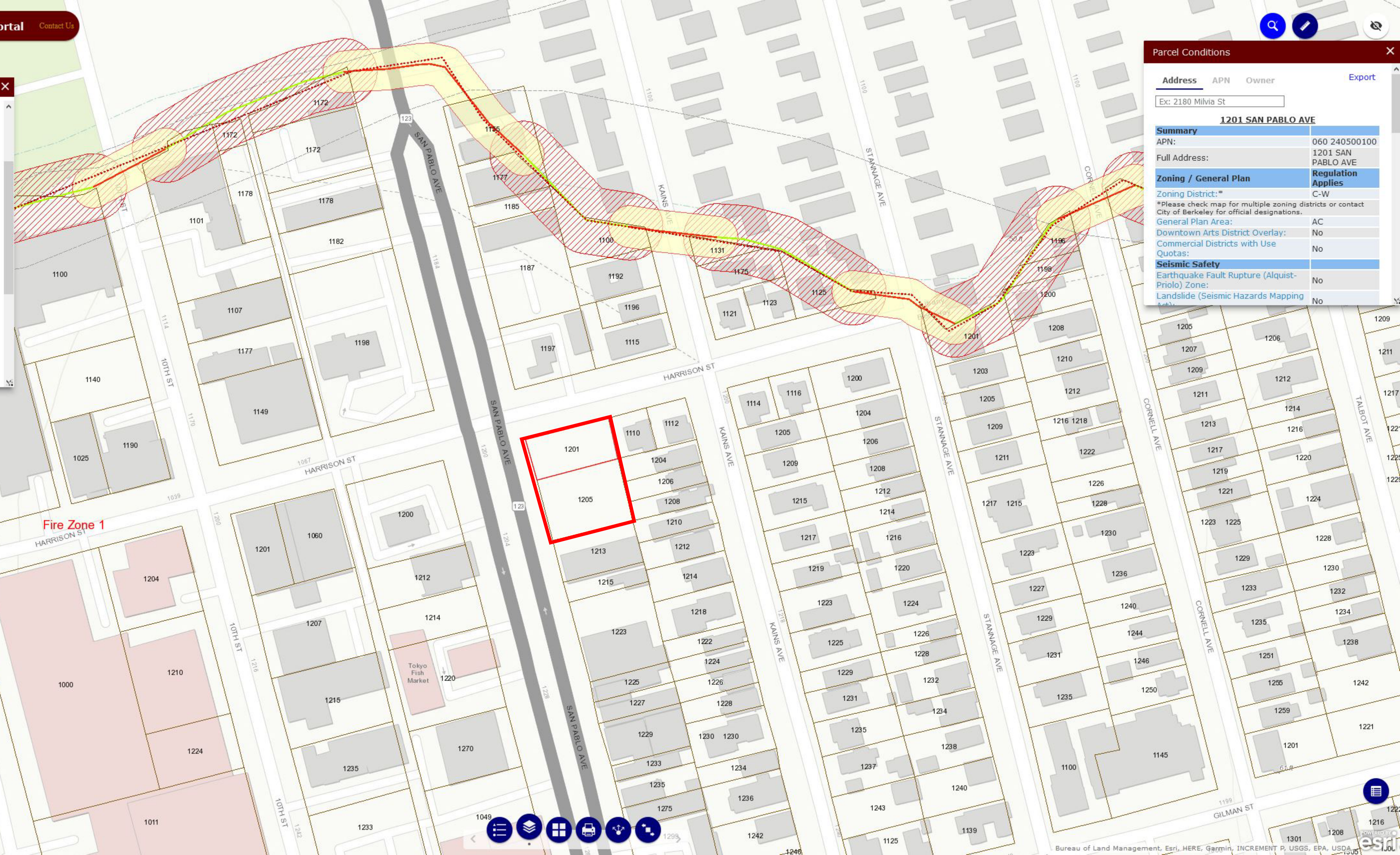


Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | California Geological Survey, California Department of Conservation, Digital Map Products

APN	City	Street Address	Fault Zone	Liquefaction Zone	Landslide Zone
60-2405-1	BERKELEY	1201 SAN PABLO AVE	This parcel is NOT WITHIN an Earthquake Fault Zone.	All or a portion of this parcel LIES WITHIN a Liquefaction Zone.	This parcel is NOT WITHIN a Landslide Zone.
60-2407-1-2	BERKELEY	1201 STANNAGE AVE	This parcel is NOT WITHIN an Earthquake Fault Zone.	All or a portion of this parcel LIES WITHIN a Liquefaction Zone.	This parcel is NOT WITHIN a Landslide Zone.
60-2409-1-2	BERKELEY	1201 TALBOT AVE	This parcel is NOT WITHIN an Earthquake Fault Zone.	All or a portion of this parcel LIES WITHIN a Liquefaction Zone.	This parcel is NOT WITHIN a Landslide Zone.
60-2409-2	BERKELEY	1202 EVELYN AVE	This parcel is NOT WITHIN an Earthquake Fault Zone.	All or a portion of this parcel LIES WITHIN a Liquefaction Zone.	This parcel is NOT WITHIN a Landslide Zone.
60-2408-3	BERKELEY	1202 TALBOT AVE	This parcel is NOT WITHIN an Earthquake Fault Zone.	This parcel is NOT WITHIN a Liquefaction Zone.	This parcel is NOT WITHIN a Landslide Zone.
60-2407-1-1	BERKELEY	1203 STANNAGE AVE	This parcel is NOT WITHIN an Earthquake Fault Zone.	This parcel is NOT WITHIN a Liquefaction Zone.	This parcel is NOT WITHIN a Landslide Zone.
60-2355-3-4	BERKELEY	1204 10TH ST	This parcel is NOT WITHIN an Earthquake Fault Zone.	All or a portion of this parcel LIES WITHIN a Liquefaction Zone.	This parcel is NOT WITHIN a Landslide Zone.
60-2409-3	BERKELEY	1204 EVELYN AVE	This parcel is NOT WITHIN an Earthquake Fault Zone.	This parcel is NOT WITHIN a Liquefaction Zone.	This parcel is NOT WITHIN a Landslide Zone.
60-2405-4	BERKELEY	1204 KAINS AVE	This parcel is NOT WITHIN an Earthquake Fault Zone.	All or a portion of this parcel LIES WITHIN a Liquefaction Zone.	This parcel is NOT WITHIN a Landslide Zone.
60-2406-4	BERKELEY	1204 STANNAGE AVE	This parcel is NOT WITHIN an Earthquake Fault Zone.	This parcel is NOT WITHIN a Liquefaction Zone.	This parcel is NOT WITHIN a Landslide Zone.
60-2408-4	BERKELEY	1204 TALBOT AVE	This parcel is NOT WITHIN an Earthquake Fault Zone.	This parcel is NOT WITHIN a Liquefaction Zone.	This parcel is NOT WITHIN a Landslide Zone.
60-2408-33	BERKELEY	1205 CORNELL AVE	This parcel is NOT WITHIN an Earthquake Fault Zone.	This parcel is NOT WITHIN a Liquefaction Zone.	This parcel is NOT WITHIN a Landslide Zone.
60-2406-33	BERKELEY	1205 KAINS AVE	This parcel is NOT WITHIN an Earthquake Fault Zone.	This parcel is NOT WITHIN a Liquefaction Zone.	This parcel is NOT WITHIN a Landslide Zone.
60-2405-31-1	BERKELEY	1205 SAN PABLO AVE	This parcel is NOT WITHIN an Earthquake Fault Zone.	All or a portion of this parcel LIES WITHIN a Liquefaction Zone.	This parcel is NOT WITHIN a Landslide Zone.
60-2407-20	BERKELEY	1205 STANNAGE AVE	This parcel is NOT WITHIN an Earthquake Fault Zone.	This parcel is NOT WITHIN a Liquefaction Zone.	This parcel is NOT WITHIN a Landslide Zone.

**Layer List**

- Environment
  - BMC 17.08 Creeks
    - Not Protected
    - Historic Trace
    - Culverted
    - Protected
  - BMC 17.08 Culverted Creek Setback
  - BMC 17.08 Open Creek Setback
- Flood Zones
- CA Geological Survey Landslide Zone
- CA Geological Survey Liquefaction Zone



**Parcel Conditions**

Address:  Export

**1201 SAN PABLO AVE**

Summary	Regulation Applies
APN: 060 240500100	
Full Address: 1201 SAN PABLO AVE	
<b>Zoning / General Plan</b>	<b>Regulation Applies</b>
Zoning District: *	C-W
*Please check map for multiple zoning districts or contact City of Berkeley for official designations.	
General Plan Area:	AC
Downtown Arts District Overlay:	No
Commercial Districts with Use Quotas:	No
<b>Seismic Safety</b>	
Earthquake Fault Rupture (Alquist-Priolo) Zone:	No
Landslide (Seismic Hazards Mapping Act) Zone:	No

Fire Zone 1

-122.294 37.883 Degrees



# Preliminary Development Project Application (SB 330) Submittal Requirements

Page 1 of 2

The Preliminary Development Project Application (SB 330) Submittal Requirements packet describes all of the materials required to submit a complete Preliminary Development Project Application to the Planning and Development Department, Land Use Division. Section 1 includes the application and associate fees; Section 2 is a checklist that must be included for all projects applying under SB 330. All documents, reports and plans must be provided in hard copy and digital format.

**This packet must be completed and submitted with the Application.** A Planner will verify that the minimum submittal requirements have been included with your package during the application submittal appointment. Applications that are missing the materials in this checklist will not be accepted for review.

## Section 1 – Application and Fees

1.  Completed Preliminary Zoning Project Application Packet comprised of the following sections:
  - a.  [Preliminary Zoning Project Application Form](#)
  - b.  Completed Copy of this Preliminary Zoning Project Submittal Requirements Checklist
2.  Payment of Application Fees (Please Refer to Current Fee Schedule)

## Section 2 – Required for All Housing Development Projects under SB 330

1.  **Applicant's Contact Information** – The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application (*if different than Application*).
2.  **Site Location Information** – The specific location, including parcel numbers, a legal description, and site address, if applicable.
3.  **Proposed Land Uses** – The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning district.
4.  **Existing Uses** – The existing uses on the project site and identification of proposed major physical alterations to the property on which the project is to be located.
5.  **Existing Residential Uses and Proposed Demolition** – The number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. **NOT APPLICABLE; THE SITE IS CURRENTLY AN EMPTY LOT.**
6.  **Below Market Rate Units** – The number of proposed below market rate units and their affordability levels.
7.  **Density Bonus Units and Waivers/Concessions** – The number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Government Code Section 65915.
8.  **Parking** – The proposed number of parking spaces.



# Preliminary Development Project Application (SB 330) Submittal Requirements

Page 2 of 2

9.  **Project Plans** – A site plan showing the location on the property, elevations showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied.
10.  **Site Map Showing Streams (if applicable)** – A site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands. **NOT APPLICABLE**
11.  **Special Site Characteristics** – Whether a portion of the property is characterized by any of the following (Check all that apply): **NONE APPLICABLE**
  - a.  A **very high fire hazard severity zone**, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.
  - b.  **Wetlands**, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
  - c.  A **hazardous waste site** that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.
  - d.  A **special flood hazard area** subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.
  - e.  A **delineated earthquake fault zone** as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.
  - f.  A **stream or other resource** that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code.
12.  **Subdivision Map Act** – Whether any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, are being requested.
13.  **Historic or Cultural Resources** – Whether any historic or cultural resources are known to exist on the property. **NOT APPLICABLE**
14.  **Easements, Water Lines, Public Rights of Way** – The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.
15.  **Pollutants** – Whether the project proposed any point sources of air or water pollutants. **NOT APPLICABLE**
16.  **Species of Concern** – Whether any species of special concern are known to occur on the property.

2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

**1201  
SAN PABLO  
MIXED-USE**

Berkeley, CA 94706

03.11.2021 SB-330 PRE-APPLICATION


ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
WORK OF THE ARCHITECT AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN  
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1928

SHEET:

GENERAL  
INFORMATION

**A0.0**

VICINITY MAP	PROJECT DIRECTORY	PROJECT DESCRIPTION	DRAWING LIST
	<p><b>OWNER/APPLICANT:</b> Lanhai Su 4500 Great America Pkwy Santa Clara CA, 95054</p> <p><b>ARCHITECT:</b> David Trachtenberg, Principal <b>TRACHTENBERG ARCHITECTS</b> 2421 Fourth Street Berkeley, CA 94710 510.649.1414 www.TrachtenbergArch.com</p>	<p>PROJECT ADDRESS: 1201 SAN PABLO AVENUE, BERKELEY, CA 94706 APN: 060 240500100; 060 240503101</p> <p><b>SCOPE OF WORK:</b> SB-330 APPLICATION FOR THE CONSTRUCTION OF A NEW 6-STORY MIXED-USE RESIDENTIAL DEVELOPMENT WITH 66 DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL, AND PARKING, WITH A STATE OF CALIFORNIA DENSITY BONUS.</p> <p><b>ZONING CODE SUMMARY</b> (BASED ON THE BERKELEY MUNICIPAL ZONING CODE)</p> <p>ZONING: C-W</p> <p>SEE SHEET A0.1 FOR COMPLETE ZONING DATA</p>	<p><b>SHEET NO. &amp; TITLE</b></p> <p><b>ARCHITECTURAL</b></p> <p>A0.0 GENERAL INFORMATION</p> <p>A0.1 ZONING INFORMATION</p> <p>A0.3 DENSITY BONUS DIAGRAMS</p> <p>A1.0 SURVEY</p> <p>A2.1 SITE PLAN/ PLAN AT GROUND LEVEL</p> <p>A2.2 PLAN AT LEVELS 2 - 4</p> <p>A2.3 PLAN AT LEVEL 5</p> <p>A2.4 PLAN AT LEVEL 6</p> <p>A2.5 PLAN AT ROOF</p> <p>A3.1 ELEVATIONS</p> <p>A3.2 ELEVATIONS</p> <p>A3.3 ELEVATIONS</p> <p>A3.4 ELEVATIONS</p> <p>A3.5 STREET STRIP ELEVATIONS</p> <p>A3.6 PERSPECTIVE VIEWS</p> <p>A3.7 PERSPECTIVE VIEWS</p> <p>A3.8 PERSPECTIVE VIEWS</p> <p>A3.9 PERSPECTIVE VIEWS</p> <p>A4.1 BUILDING SECTIONS</p>

**CONCEPTUAL VIEW OF PROJECT LOOKING SOUTH ALONG SAN PABLO**



2421 Fourth Street  
Berkeley, California 94710  
510.649.1414  
www.TrachtenbergArch.com

# 1201 SAN PABLO MIXED-USE

Berkeley, CA 94706

03.11.2021 SB-330 PRE-APPLICATION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1928

SHEET:

ZONING DATA

# A0.1

ZONING MAP		ZONING CODE DATA																																																										
		CITY OF BERKELEY ZONING TABULATIONS																																																										
		PROPOSED	PERMITTED/REQUIRED	ALLOWABLE W/ 35% DENSITY BONUS																																																								
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**1201  
SAN PABLO  
MIXED-USE**

Berkeley, CA 94706

03.11.2021 SB-330 PRE-APPLICATION

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1928

SHEET:  
**DENSITY BONUS  
DIAGRAMS**

**A0.3**

DENSITY BONUS TABLE										
Base Project	Base	Base # Units	% LI units	# VLI Units	# VLI Units	Bonus %	# DB Units	# DB Units	Maximum DB Project	
sq. ft. - see calc. below	base project area / avg. unit size	Units/Max Residential Density (rounded up)	VLI = Very Low Income <50% AML	% VLI x Base # Units			% Bonus x Base # Units	% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)	
34,325	49.99	50	10%	5.00	5.00	32.5%	16,250	17	67	

Base Project Res. Area	Floor	Proposed Project Res. Area	%VLI	%DB
	Sixth	6,303	5%	20.00%
	Fifth	7,526	6%	22.50%
10,190	Fourth	9,244	7%	25.00%
10,190	Third	9,244	8%	27.50%
10,190	Second	9,244	9%	30.00%
3,755	Ground	3,755	10%	32.50%
<b>Total</b>		<b>45,316</b>		<b>11%</b>

Base Project # of Units	Floor	Proposed Project # of Units
	Sixth	9
	Fifth	12
16	Fourth	15
17	Third	15
17	Second	15
	Ground	
<b>Total</b>		<b>66</b>

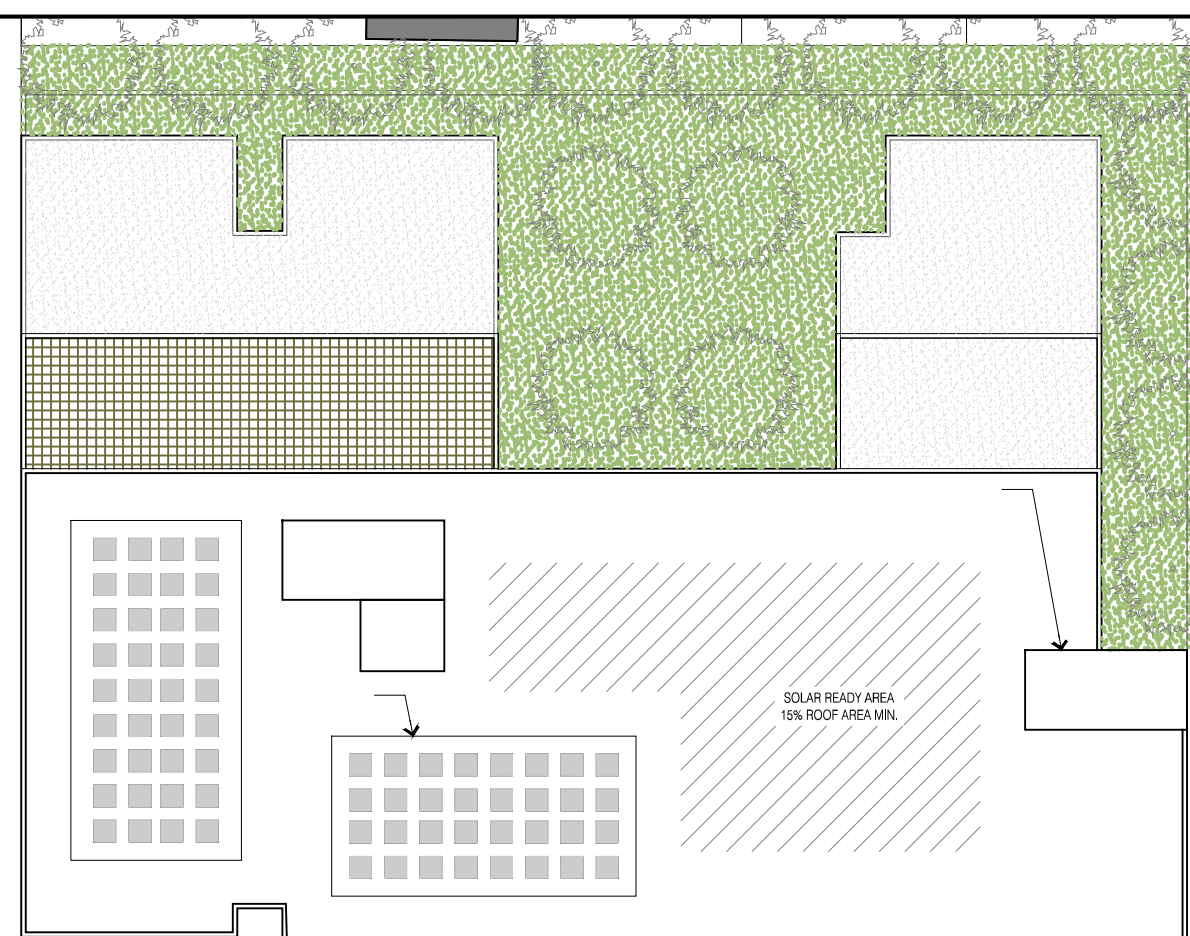
**BASE PROJECT ZONING COMPLIANCE CHECKS**

Base Project - FAR			
	Res. Area	Commercial	Total GFA
GFA	34,325	1720	36,045
Site Area			14,204
FAR			2.538

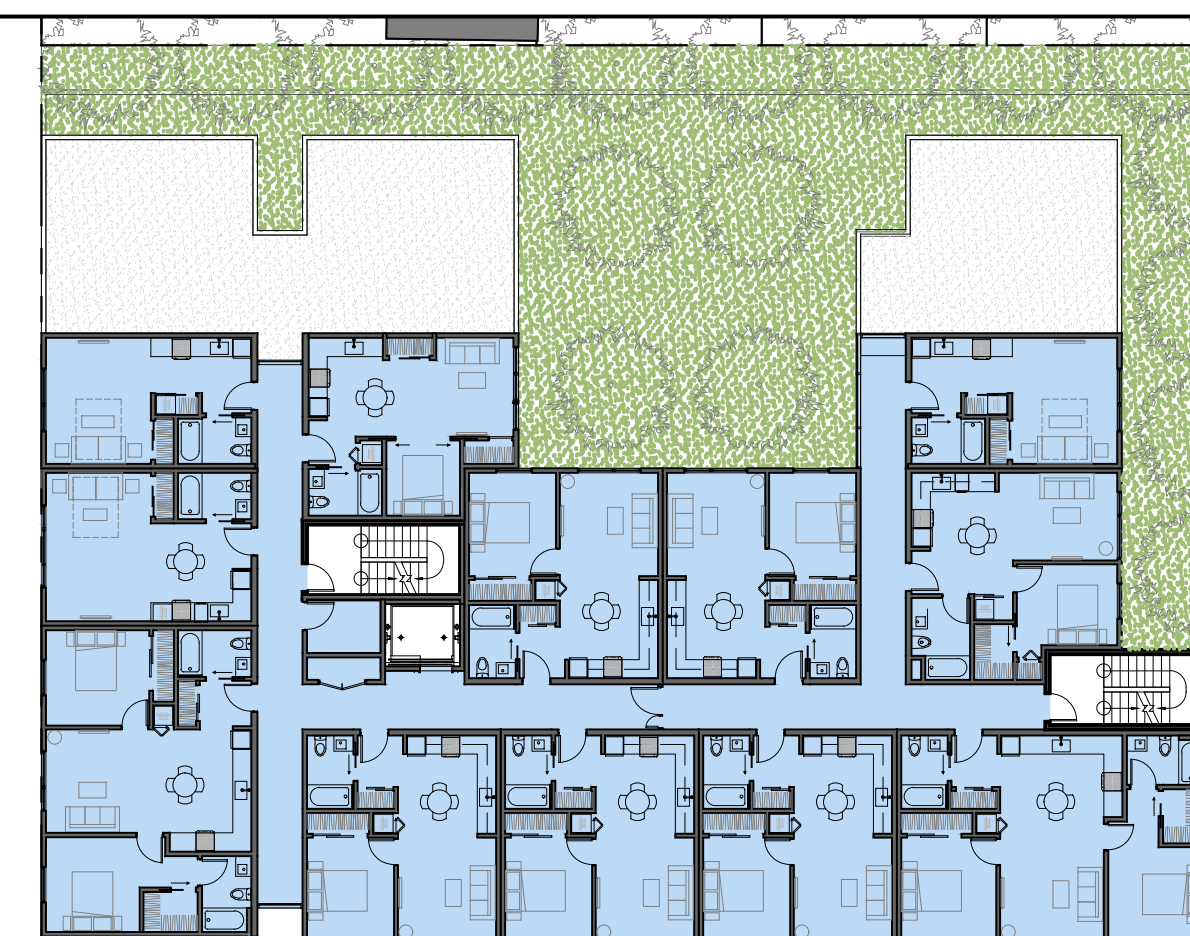
Base Project - Open Space			
	Units	Ratio	Total Area
Base Units	50	40	2000
Total Provided Open Space			2615
Podium Open Space			1860
Roof Deck			755

Base Project - Parking					
	Units/SF	Bedrooms	Ratio	Total Req.	Provided
Residential				0	13
Commercial	1,720	N/A	2/1000 SF	4	4

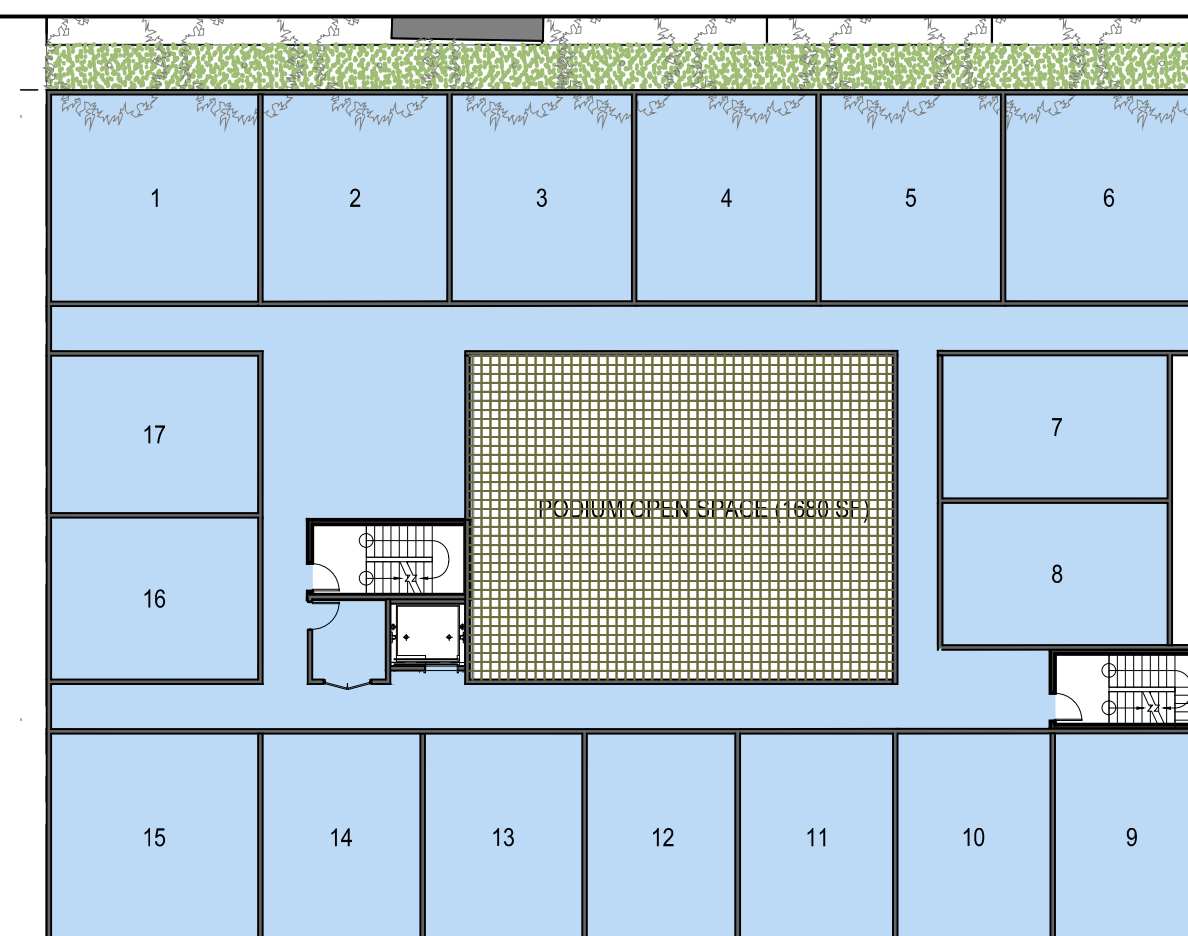
Base Project - Stormwater				
	Roof Area	%	Required	Provided
Base Units	13361	4%	534	534



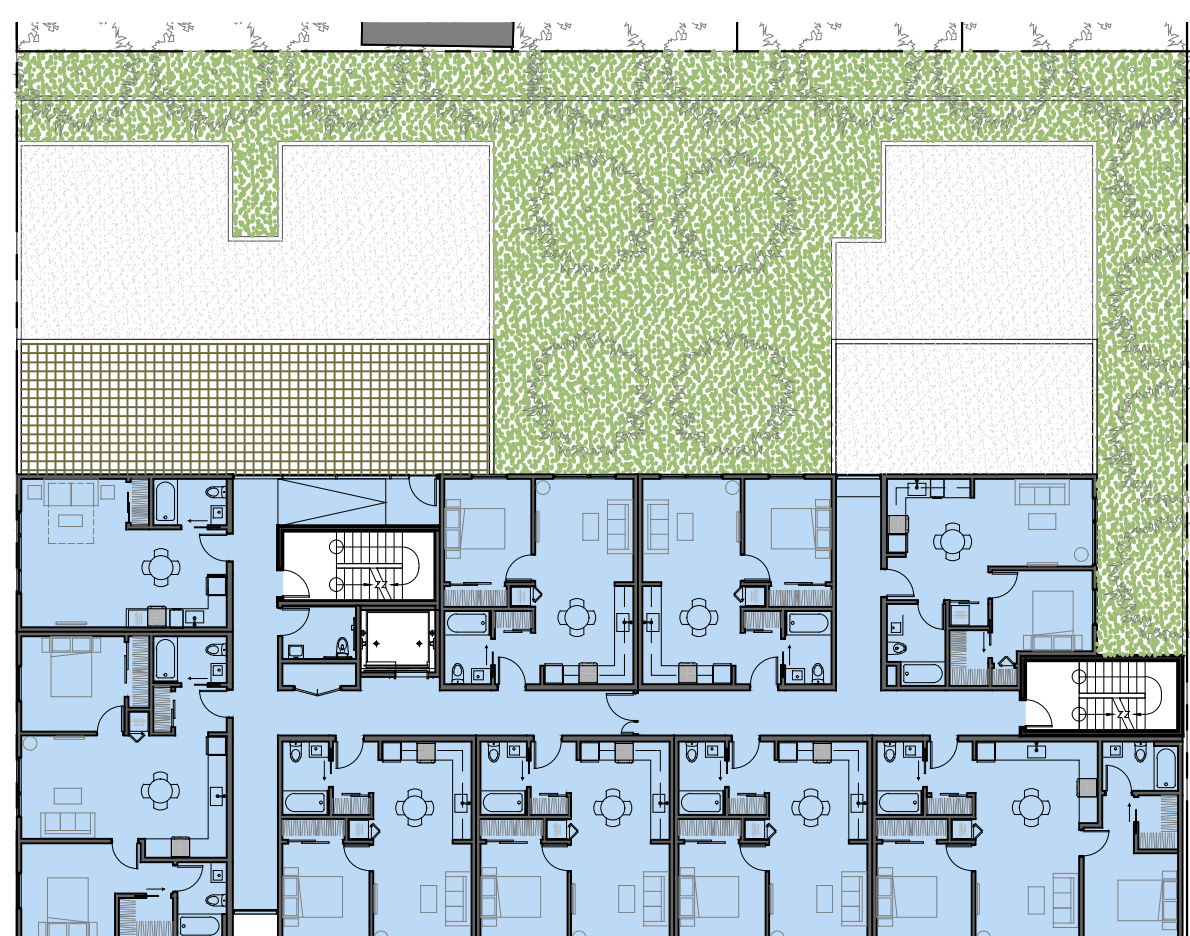
PLAN AT ROOF



PLAN AT LEVEL 5



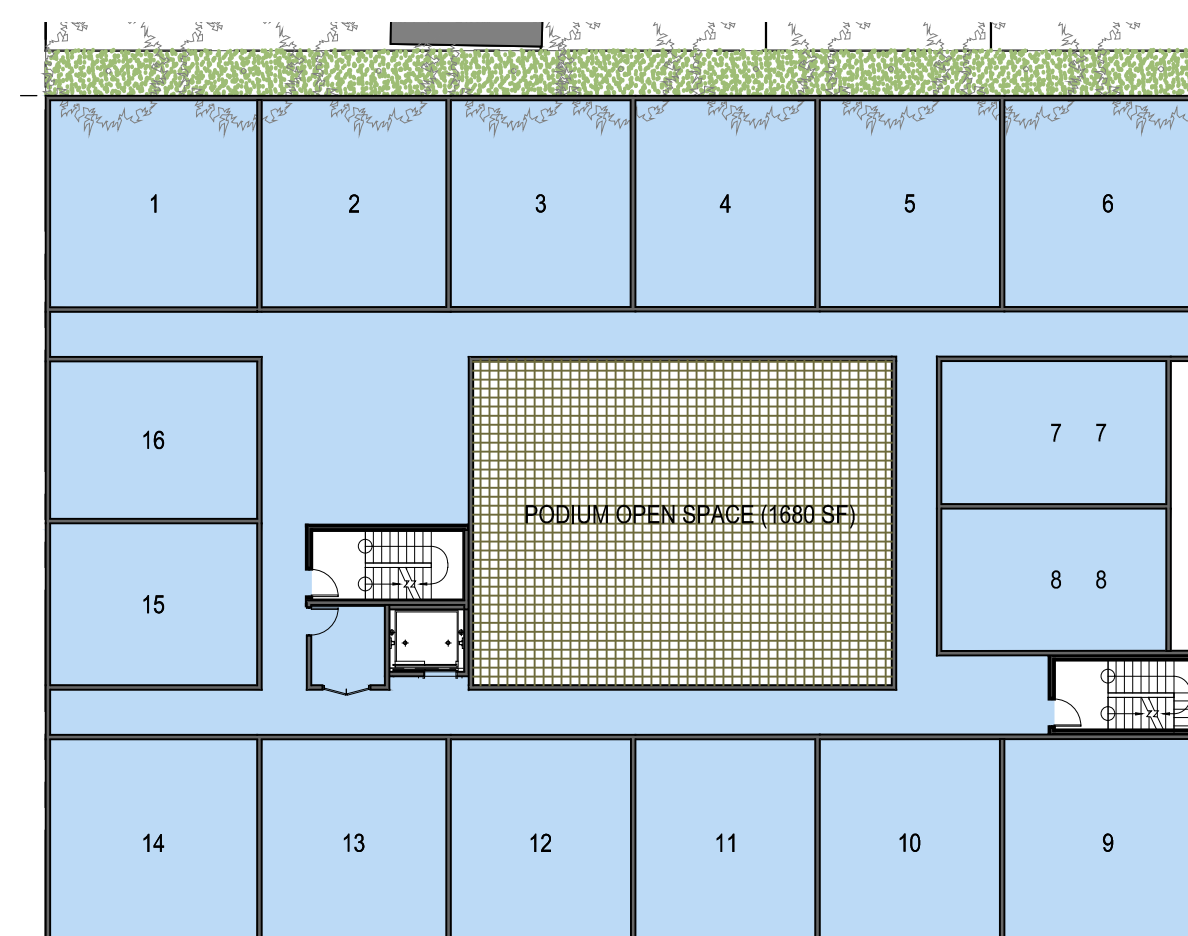
PLAN AT LEVEL 4



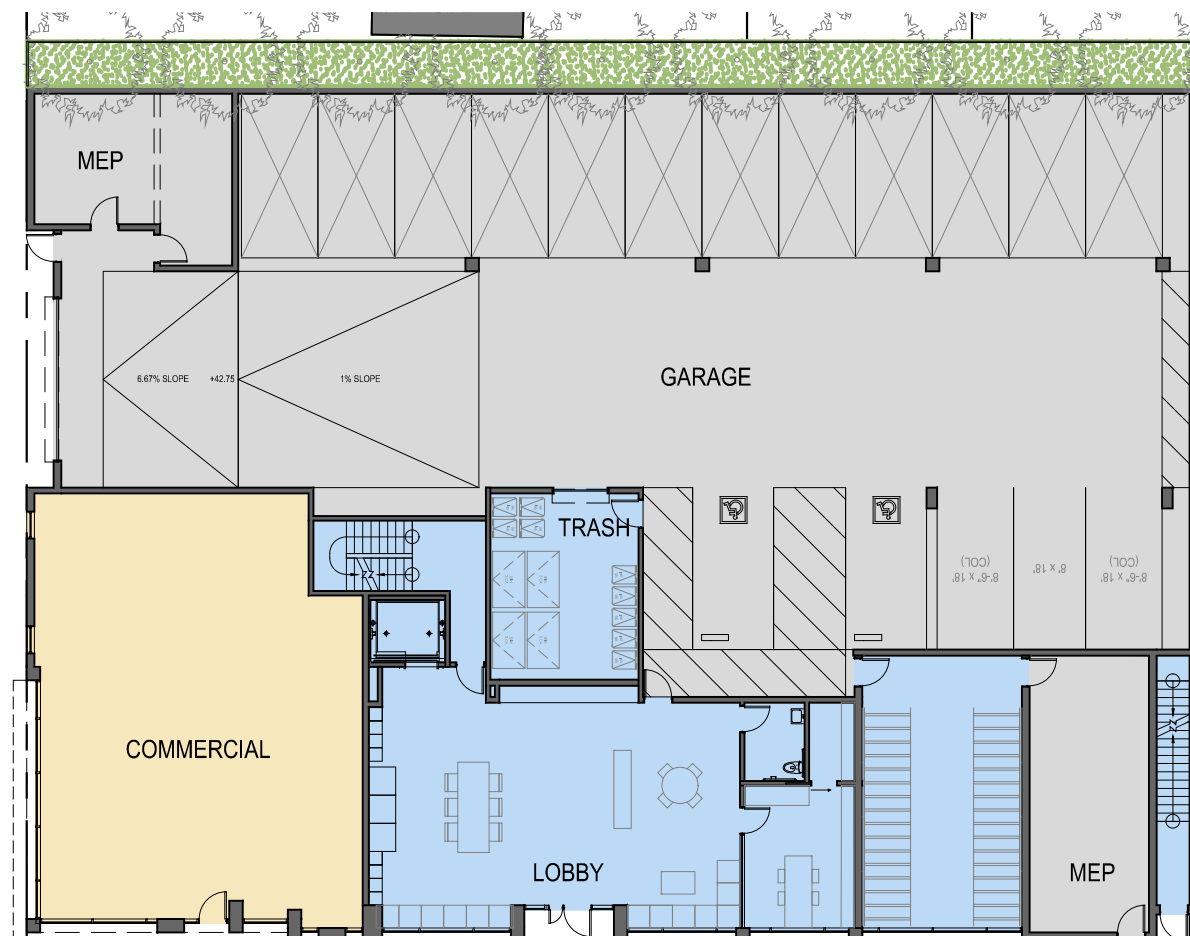
PLAN AT LEVEL 6



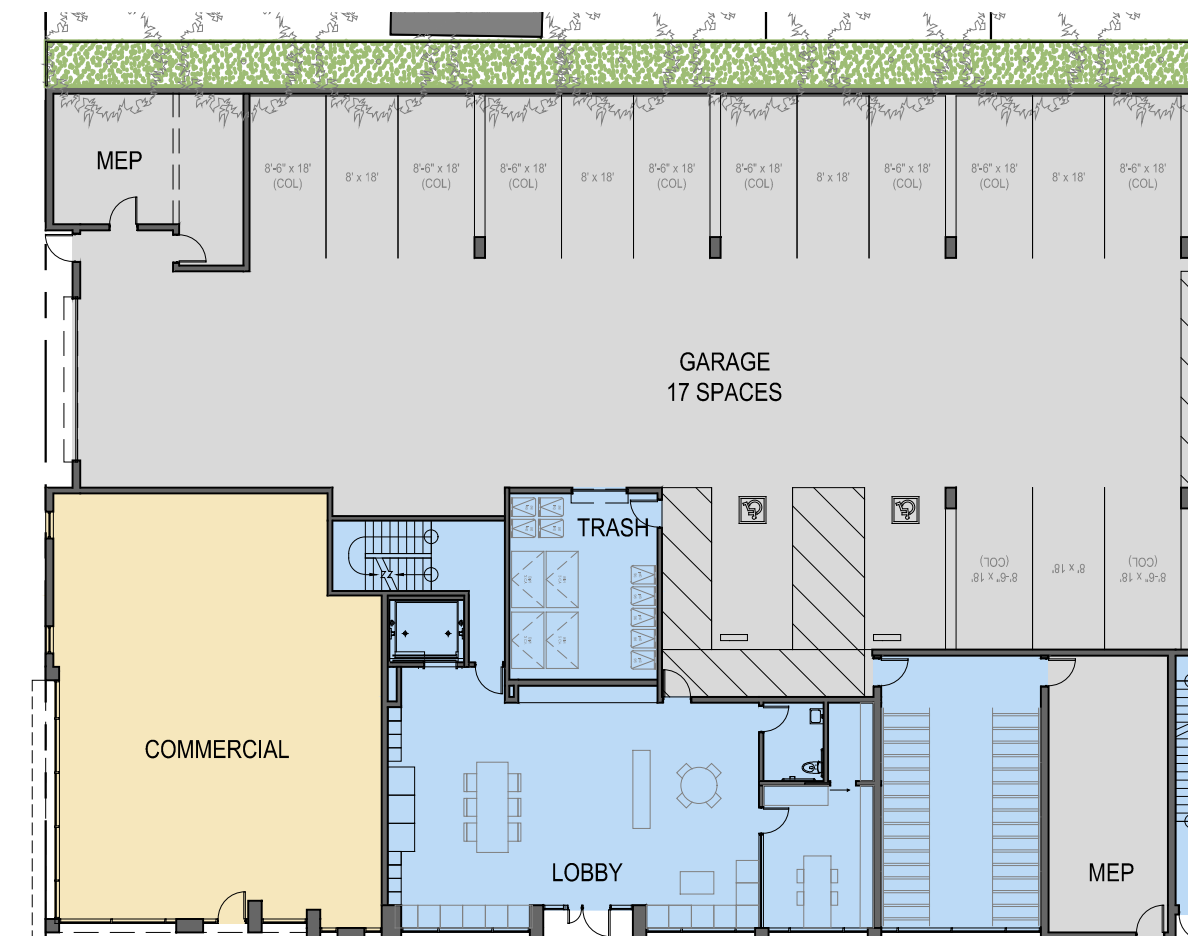
PLAN AT LEVELS 2-4



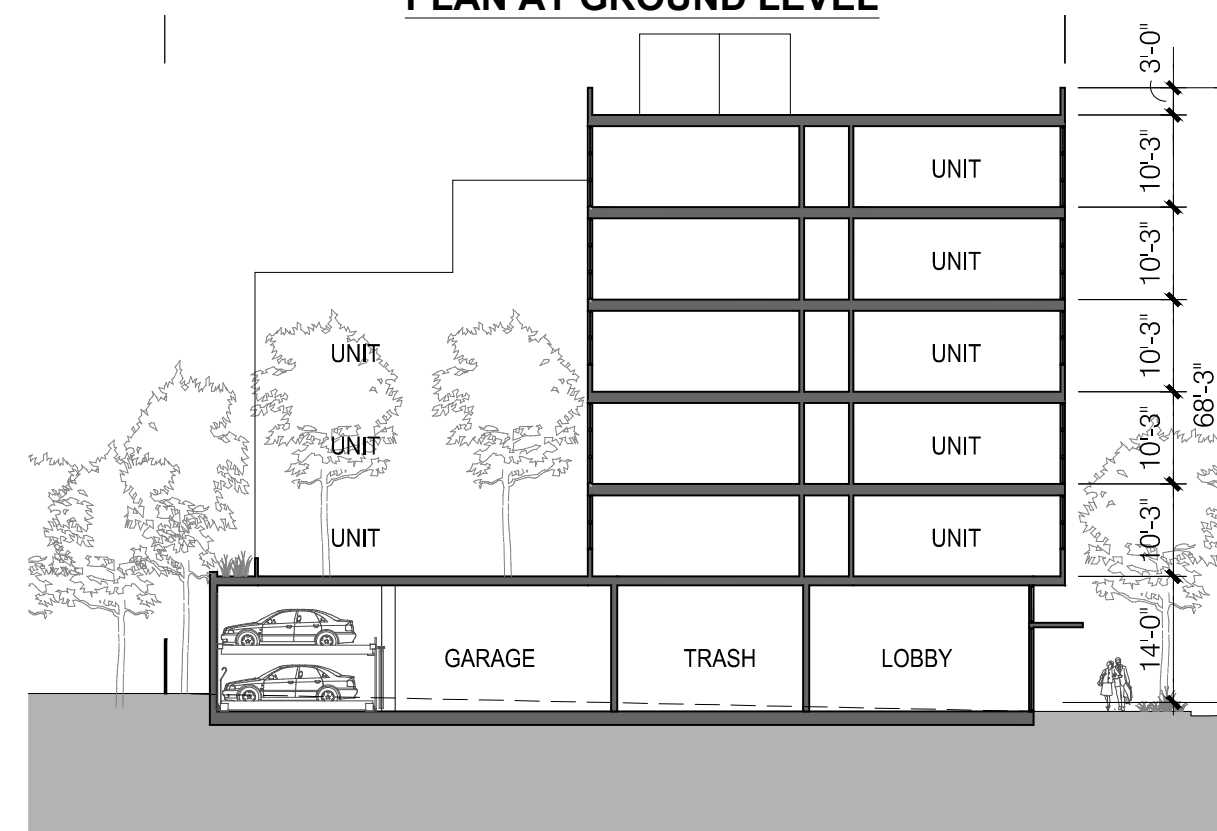
PLAN AT LEVELS 2-3



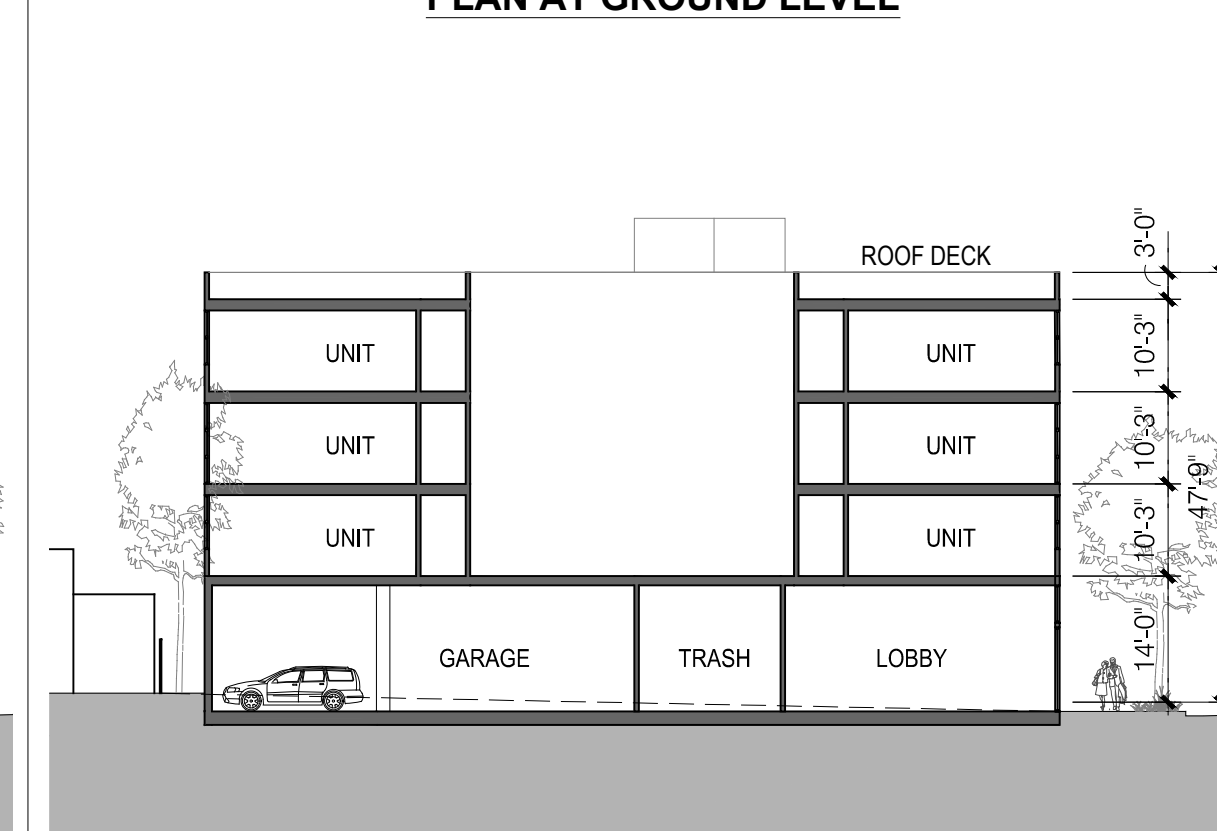
PLAN AT GROUND LEVEL



PLAN AT GROUND LEVEL



**PROPOSED DENSITY  
BONUS PROJECT**



**BASE PROJECT**