

Preliminary Likely and Pipeline Sites

TABLE 1: ADU TRENDS AND PROJECTIONS

	Permits Issued
2018	80
2019	96
2020	120
2021	123
Average Trend 2018-2021	105
2023	100
2024	100
2025	100
2026	100
2027	100
2028	100
2029	100
2030	100
Total Projected 6th Cycle	800

TABLE 2: ADU PROJECTIONS BY INCOME CATEGORY

Income Category	Percentage	Units
< 50% AMI	30%	240
50-80% AMI	30%	240
80-120% AMI	30%	240
> 120% AMI	10%	80
Total		800

For the purposes of the Sites Inventory, the City assumed levels of affordability based on ABAG's Draft Affordability of ADU report. September 8, 2021..

<http://21elements.com/documents-mainmenu-3/housing-elements/rhna-6-2022-2030/1327-draft-adu-affordability-report-sep-8-2021-1/file>

TABLE 3: NORTH BERKELEY AND ASHBY BART SITES

Station	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Total Units	Acreage	Density Achieved (du/ac)
North Berkeley BART	105	105	0	390	600	6.5	92
Ashby BART	105	105	0	390	600	6.0	100
Total	210	210	0	780	1,200		

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TABLE 4: LIKELY SITES - PROJECTS ENTITLED SINCE 2018

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
056 197701300	2198 SAN PABLO	Prior use: Wine and Liquor Store. Use Permit #ZP2018-0112 to demolish an existing single-story commercial building and construct a new 6-story, mixed-use development with 3 live/work units, 57 dwelling units (including 5 available to very low-income households), stacked parking for 20 vehicles, and 48 secure bicycle spaces.	5	0	0	55	60	C-W	MU	289.0
057 202700202	2210 Harold	Existing Use: Vacant Commercial office. Use Permit #ZP2020-0011 to demolish an existing commercial building and to construct a seven-story, 75-foot tall mixed-use building with 652 square feet of commercial space on the ground floor, 38 dwellings with a total of 135 bedrooms, and secure storage for 48 bicycles on a 5,953 square-foot parcel. The project would provide no off-street parking, reduce certain setbacks, and pay an in-lieu fee instead of providing privately-owned public open space.	0	0	0	38	38	C-DMU	MU	279.0
053 163300101	3000 San Pablo	Current use: Discount Fabrics. Use Permit #ZP2019-0155 to 1) demolish an existing two-story commercial building; and 2) construct a six-story, mixed-use building with 78 dwelling units (including seven Very Low-Income units), 1,248 square feet of commercial space, 2,320 square feet of usable open space, 50 bicycle parking spaces and 43 vehicular parking spaces.	7	0	0	71	78	C-W	MU	242.7
060 235401503	1207 Tenth Street	MU L/W, studio, R&D, Lt Manufacturing, Art Gallery. Demolition of existing single-story structures on-site, construction of a new 3-story, 18,450 square-foot mixed-use building, providing 12 parking spaces, 12 artist studios, R&D space, a fabrication shop, art gallery and two live/work units.	0	0	0	2	2	MU-LI	MU	6.8
052 157408100	3031 Telegraph	Use Permit #ZP2020-0069 to demolish an existing two-story commercial (medical office) building and	7	0	0	103	110	C-1	MF	152.0

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APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
		construct a six-story, 98,338 square-foot mixed-use building with 110 dwelling units (including 7 Very Low-Income units), including 5,666 square feet of commercial space, 7,474 square feet of usable open space, 112 bicycle parking spaces and 29 vehicular parking spaces at the ground level.								
056 197201800	2015 EIGHTH	Demo rear detached garage, build 2 du behind existing duplex	0	0	0	2	2	R-4	MF	26.8
057 202502300	2009 Addison St	Demo commercial, build MU with performing arts space, Berkeley Rep-Rent Free	0	0	9	36	45	C-DMU	MU	188.1
057 202900204	2150-2176 Kittredge	Former gas station. Use Permit #ZP2019-0027 to demolish a five-story commercial building at 2176 Kittredge Street and a one-story convenience store and carwash facility at 2150 Kittredge Street; to merge the two parcels for a total lot area of approximately 32,600 sq. ft.; and to construct a new, 75 ft.-tall, seven-story mixed-use building of approximately 177,000 sq. ft. in total gross floor area containing: 23,000 sq. ft. of commercial floor area on the ground level; a total of 165 dwellings units on the second through seven stories; approximately 13,250 sq. ft. of usable open space within a series of rooftop patios; and a sub-surface parking garage providing 52 off-street parking spaces.	0	0	0	169	169	C-DMU	MU	165.0
052 157404400	3028 Regent Street	Convert care facility to duplex	0	0	0	2	2	R-2A	DP	14.6
057 208602501	1835 San Pablo	Former Tire shop. Demolish an existing one-story commercial building and construct a new 6-story, mixed-use development with 99 dwellings (including 7 dwellings available to very low income households) and 2 live/work units. The project would include stacked parking for 49 automobiles and secure storage for 92 bicycles.	7	0	0	92	99	C-W	MU	222.8

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APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
057 206301100	1825 Berkeley Wy	Convert SFD to duplex, add SFD to rear	0	0	0	2	2	R-2A	DP/SFD	27.9
059 226800601	1506 Bonita Ave.	Raise existing duplex to add 2 du on site w/ 3 duplexes. Use Permit #ZP2016-0050 to raise an existing one-story duplex by 8'-10" resulting in a two-story building. The new approximately 1,600 square foot ground level would accommodate two new residential units. This would increase the total number of dwelling units on the parcel from six to eight and the number of bedrooms from six to twelve.	0	0	0	2	2	R-2A	MF/DP	25.8
060 235400200	1200-1214 San Pablo	Art Gallery, Tattoo Parlor, and Former Fast-Food Restaurant. Use Permit #ZP2019-0192 to demolish three existing commercial buildings and construct a six-story, mixed-use building with 104 units (including nine Very Low Income units), a 3,119-square-foot restaurant, 4,343 square feet of usable open space, and 55 ground-level parking spaces.	9	0	0	95	104	C-W	MU	182.0
057 206101000	1717 UNIVERSITY	Demo commercial, SFD, Detached Garage, new 5-story MU bldg	3	0	0	25	28	C-1/R-2A	MU	143.9
059 232500605	1444 FIFTH	Prior Vacant Lot. Administrative Use Permit #ZP2018-0172 to construct four detached, three-story, approximately 1,900 square-foot single-family dwellings, each with an average height of 33 feet, on a 5,744 square-foot vacant lot.	0	0	0	4	4	MU-R	SFD	30.3
057 203400800	2023 Shattuck	Former Vacant Lot. Use Permit #ZP2019-0041 to construct a 24,178 square-foot, seven-story, 73'5" tall, mixed-use building with 48 dwelling units (including 4 units available to very-low-income households) and 1,250 square feet of ground floor commercial space. The project would	4	0	0	44	48	C-DMU Core	MU	600.0

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APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
		provide no vehicle parking; it would provide secure storage for 34 bicycles.								
058 212701403	1740 San Pablo Ave	Prior use: Vacant service station. Use Permit #ZP2017-0014, to demolish two existing 1-story buildings and build a 5-story mixed-use building with 48 dwelling units, 3 live/work units, 1 approximately 800 square-foot quick-serve restaurant, and 53 parking spaces at the ground floor.	4	0	0	47	51	C-W	MU	162.5
057 202401300	2099 M L K Jr.	Use Permit #ZP2019-0081 to demolish an existing one story 3,595 square foot auto service building and construct a 62,419 square-foot, seven-story, 69' tall, mixed-use building with 72 dwellings (including 5 dwellings available to very low-income households) and 2,448 square feet of ground floor retail space. The project would provide 12 parking spaces and secure storage for 65 bicycles within a grade level garage.	5	0	0	67	72	C-DMU Buffer	MU	257.1
055 189401500	2028 BANCROFT	Use Permit #ZP2017-0103 to relocate an existing single-unit to 1940 Haste Street and construct a 33,539 square-foot, six-story, 65' tall, residential building with 37 dwellings (including 2 Below Market Rate units) and a landscaped courtyard.	2	0	0	35	37	C-DMU	MF	223.4
058 218300101	1601 OXFORD	SB 35 - 34 senior + 1 mgr du + 2 church staff du	21	13	0	3	37	R-3	MU	113.8
058 217001700	1711 M L KING JR	Use Permit & Variance #ZP2018-0189 to (1) replace a 799 square foot nonconforming commercial space with one dwelling, (2) eliminate 2 existing off-street parking spaces, (3) create 700 square feet usable open space, (4) increase the total number of bedrooms on the parcel from 15 to 19; and (5) waive 1 parking space that is required for the proposed dwelling.	0	0	0	1	1	R-2A	MU/MF	50.8
056 197701001	2100 SAN PABLO	Prior use: Vacant single-story commercial - U-Haul. Use Permit Modification #ZP2018-0222 to modify	0	0	0	96	96	C-W	MU	156.8

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APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
		approved Use Permit #ZP2016-0034, which allowed the construction of a 4-story mixed-use building containing a 96-unit Residential Care Facility, by reducing the number of off-street parking spaces from 30 spaces to 26 spaces, adding 9,265 sq. ft. of new gross floor area, and modifying the interior layout of the commercial and residential uses of the approved Residential Care Facility.								
053 159101803	2001 ASHBY	Prior use: Cooperative Center, Federal Credit Union, single-story commercial. SB 35 - 86 BMR + 1 MR. Resubmitted 10/21/2001 SB 35 modification application to PLN2019-0059.	53	33	0	1	87	C-SA	MF	144.1
057 208601300	1173 Hearst	Use Permit #ZP2016-0028 to develop two parcels, including the substantial rehabilitation of the existing seven dwelling units and construction of six new dwelling units. 6 of the 7 rehabilitated units are rent controlled and shall remain rent stabilized. The project proposes to rehabilitate the seven existing dwelling units (three duplexes and one single-family dwelling) and add three two-story duplexes as a common interest development (i.e. condominiums) for a total of seven buildings and 13 dwellings.	0	0	0	6	6	R2-A	MF	42.0
057 207300500	1367 University	Vacant Lot. Use Permit #ZP2019-0173 to construct an approximately 9,273-square-foot, four-story 39-unit Group Living Accommodation (GLA) operating as a Single-Room Occupancy (SRO) Residential Hotel on a vacant parcel.	6	0	0	34	40	C-1	GLA	329.9
052 156317900	2714 Alcatraz Ave	Use Permit #ZP2018-0034 to alter an existing 3,391 square foot, 2-story residential building and an existing 360 square foot, 1-story accessory building to: 1) restore the residential building to its original density of 5 units; 2) expand the basement by 24	0	0	0	5	5	R-2	MF	36.9

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APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
		square feet and convert the basement to a dwelling; 3) construct a 21 square foot addition on the first floor; 3) construct a 337 square foot addition on the second floor; 4) reconfigure the floor plans for the four existing units on the first and second floors; and 5) remove an illegal dwelling from the garage to restore 2 off-street parking spaces.								
055 187701902	2580 Bancroft Way	Prior use: one-story multi-tenant commercial, commercial parking garage. Use Permit #ZP2017-0083 to demolish the Bancroft Center Building (25582588 Bancroft Way) and demolish the rear half of the City Landmark Fred Turner Building (2546-2554 Bancroft Way); and to construct a new mixeduse building with approximately 122 dwelling units, 11,000 square feet of ground-floor commercial space, and a 37 parking space subterranean commercial garage.	11	0	0	111	122	C-T	MU	183.1
055 187602101	2542 Durant Ave	Existing parking lot and multi-family residential, Infill. merge two parcels and Use Permit #ZP2016-0172 to construct a new five-story, mixed use building with 32 dwelling units including a Variance request to allow dwelling units on the ground floor next to and behind an existing 12-unit apartment building.	0	0	0	32	32	C-T	MF	149.8
055 182901100	2215 Parker	Vacant Lot. Use Permit #ZP2018-0161 to construct a two-story, 6,001 sq. ft. duplex on a 6,750 sq. ft. vacant parcel.	0	0	0	2	2	R-2A	DP	12.9
057 204600100	1951 SHATTUCK	Existing Use: Hair salon, convenience corner store, clothing retailer. Use Permit #ZP2018-0137 to demolish two existing non-residential buildings and to construct a 12-story, 120-foot tall mixed-use building with 5,000 square feet of commercial space on the ground floor, 156 dwelling units,	0	0	0	156	156	C-DMU	MU	390.0

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APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
		and a 100-space subterranean parking garage on a 17,424 squarefoot parcel.								
057 202600405	2190 Shattuck Ave	Prior use: 2-story retail and 2nd story office, ground floor Walgreens. Use Permit #ZP2016-0117 to redevelop a 19,967 square-foot (0.46-acre) site at the northwest corner of Shattuck Avenue and Allston Way with a proposed 18-story building with 274 residential units above approximately 10,000 square feet of ground floor retail space. One hundred and three (103) parking spaces would be provided in a two-level subterranean garage accessed from Allston Way.	0	0	0	274	274	C-DMU	MF	595.7
057 208601400	1155-73 Hearst Ave	7 units rehab; 6 new du	0	0	0	2	2	R2-A	MF	26.1
055 183700100	2556 TELEGRAPH	Prior use: multi-tenant commercial (Streetview 2011 shows Hair studio, spirtual healer, japanese restaurant, electronics store). Use Permit 2015-0096 to (1) demolish an existing 16,000 square-foot, two-story commercial building; and (2) construct a 42,363 square-foot, fivestory, 64'-5" tall, mixed-use building with 22 dwelling units, two Live-Work units, and 3,092 square feet of commercial space.	0	0	0	24	24	C-T	MU	97.5
054 180202000	1516 Carleton	3 SFD on one lot	0	0	0	3	3	R-2	SFD	15.1
056 194401100	2422 Fifth	Office + 2 du on lot with existing duplex	0	0	0	2	2	MU-R	MU/D P	27.9
053 162703701	3015 San Pablo	2 Live/Work added to existing 98 unit (Higby Apts); Conversion of an 1,824 sq. ft. commercial space to two (2) Live/Work Units.	0	0	0	2	2	C-W	L/W	127.4
057 202501300	2000 University	Prior cafe and restaurant use and vacant ground floor commercial. Merge 2 parcels. Use Permit #ZP2020-0134 to demolish one existing commercial and one mixed-use structure containing two dwelling units and construct a new, 8-story mixed-	7	0	0	75	82	C-DMU	MU	571.0

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APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
		use building with 82 dwelling units and 1,415 square feet of ground floor commercial space.								
055 188400600	2317 Channing	Existing Use: medical office. Use Permit #ZP2020-0090 to 1) demolish an existing two-story medical building; and 2) construct a 4-story, residential building with 17 dwelling units.	0	0	0	17	17	R-S	MF	114.0
057 208901601	1923 NINTH	Use Permit #ZP2018-0226 to (1) demolish an existing 1,272-square-foot, one-story duplex and (2) construct three detached, three-story, singlefamily dwelling units: 1,856 square feet (Unit A), 2,006 square feet (Unit B), and 1,932 square feet (Unit C).	0	0	0	3	3	R-3	3-SFD	21.4
055 187700100	2590 BANCROFT	Prior use: Multi-Tenant Retail: Urban Outfitters, Inkstone Art Supply, Freedom Flowers. Use Permit #ZP2019-0100 to 1) demolish an existing two-story commercial building; and 2) construct an eight-story, mixed-use building with 87 dwelling units (including five Very Low-Income units), 4,345 square feet of commercial space, 2,566 square feet of usable open space, 40 long-term bicycle parking spaces and zero vehicular parking spaces.	5	0	0	82	87	C-T	MU	288.6
057 210100103	1900 Fourth	Existing Surface Parking Lot. SB 35 Mixed-Use Development with 260 units over 27,500 sf retail, including restaurant and cafe space. Project includes 290 vehicle parking spaces and 140 bike parking spaces. 50% affordable.	0	130	0	130	260	C-W	MU	117.6
054 174400700	2720 San Pablo	Use Permit #ZP2016-0014 to demolish the former automobile service station and construct a 6 story, 60' high mixed-use building, with 25 dwellings (including 2 dwellings available to very low income households) with a total of 97 bedrooms, and 963 square feet of ground floor retail space. The project would include parking	2	0	0	23	25	C-W	MU	113.7

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APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Net New Units	Zone	Type	Density (DUA)
		for 15 automobiles and secure storage for 50 bicycles								
053 162301201	1331 Ashby Ave.	6 du in 3 bldgs	0	0	0	6	6	R-3	DP	35.4
056 194101900	2325 Sixth	Expand an existing one-story, 1,348 sq. ft. single-family residence and alter an existing 6,000 sq. ft. parcel by: 1) raising the existing one-story dwelling 9'2" to create a new 1,676 sq. ft. sq. ft. ground floor dwelling, 2) increasing the total number of bedrooms on the parcel from three to eight, and 3) constructing a two-story, 472 sq. ft. accessory building with an average height of 19'3", located 1'6" from the rear and side yard property line to the south.	0	0	0	1	1	R1-A	MF	14.6
053 168501100	2139 Oregon	2 SFD on one lot	0	0	0	2	2	R-2	SFD	12.9
055 188802700	2236 Channing Way	Use Permit #ZP2017-0015 to convert 1,480 square feet of medical offices, a residential lounge and laundry area, and 3 parking spaces, into three new dwelling units, for a total of 22 dwelling units in an existing 5-story mixed use building.	0	0	0	22	22	R-3	MU	85.1
054 171900100	2701 Shattuck Ave	Prior use: Vacant Auto Dealership. Use Permit #ZP2016-0244 to construct a 5-story, 62'-tall, mixed-use building with 57 dwelling units (including 5 VLI units), a 600-square-foot ground floor quick-service restaurant, and 30 parking spaces.	5	0	0	52	57	C-SA	MU	210.0
055 182201800	2000 Dwight	Existing use: Six 1-3 story contiguous medical office commercial bldgs. Use Permit #2019-0074 to demolish six existing non-residential buildings, and construct a six-story, 113-unit, Community Care Facility for seniors with 40 parking spaces in a subterranean garage.	0	0	0	113	113	R-4	MF	173.4
055 182201303	2015 BLAKE	Prior use: Medical office and parking lot. Use Permit and Final Environmental Impact Report (EIR) for application #ZP2020-0072 to merge seven	9	2	0	150	161	R-4	MF	203.4

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APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120 % AMI	Net New Units	Zone	Type	Density (DUA)
		parcels into two, demolish four existing buildings (one residential building, an associated accessory structure, and two nonresidential buildings), construct two new residential buildings: a three-story, six-unit building with two units affordable to low income households, and a seven-story, 155-unit building with nine units affordable to very low income households and a subterranean garage with 93 parking spaces.								
054 174202900	2795 San Pablo	Use Permit #ZP2019-0048 to demolish an existing single-story single dwelling unit and construct a mixed-use development consisting of three-stories, five units with 600 square feet of commercial space.	0	0	0	5	5	C-W	MU	53.4
TOTAL			172	178	9	2326	2685			

TABLE 5 PIPELINE SITES

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120 % AMI	>120 % AMI	Total Units	Zone	Type	Density (DUA)
Applications Submitted in 2021										
054 178501700	2601 San Pablo	SB-330 application for construction of a new 7-story mixed-use residential development with 194 units, ground level lobbies, commercial, and parking with a state of CA Density Bonus. (Includes removal of existing non-landmarked structures.)	20	0	0	174	194	C-W	MU	408.0
053 159801600	2970 Adeline St	Change two approximately 1,000 sq. ft. commercial spaces to residential dwelling units.	0	0	0	2	2	C-AC	MU	23.2
055 187800400	2439 Durant	Demolition of a two-story 10,554 sq. ft. commercial (restaurant) building, construction of 37,507 sq. ft. 7-story	0	0	0	22	22	C-T	MU	147.4

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APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120 % AMI	>120 % AMI	Total Units	Zone	Type	Density (DU A)
		mixed-use building with 7,799 sq. ft. commercial space, and 27,532 sq. ft. for 22 dwelling units.								
052 154401200	1519 Fairview	Add a new three-story detached dwelling unit on a 6,750 square foot lot with an existing triplex.	0	0	0	1	1	R2-A	SFD/MF	25.8
057 206201000	1725 Berkeley Way	Demolish existing duplex and construct two new attached three-story single-family residences.	0	0	0	2	2	R2-A	DP	22.4
056 201102600	1776/1782/1790 University	Merge 3 parcels. Demo 3 1-story commercial bldgs (India Fabrics, smog check) SB330 Prelim App. NEW CONSTRUCTION OF A 5-STORY MIXED-USE BUILDING WITH 79 SRO AND COMMON KITCHEN SPACE ON EACH LEVEL + COMMERCIAL SPACE ON GROUND LEVEL. DEMOLITION OF 3 EXISTING ONE-STORY BUILDINGS. C-1	0	11	68	0	79	C-U	MU	353.9
058 217600101	1752 Shattuck	SB-330 UP- Demo existing building. Construct 7-story mixed-use building with 57 dwelling units and group floor commercial.(campus auto care site) .C-1	7	0	0	50	57	C-C	MU	234.2
058 219300600	2441 Le Conte	Existing Starr King School for the Ministry. 1) renovate and change the use of an existing one-story, 5,935 square-foot non-residential building to residential hotel, and 2) construct a four-story residential addition at the rear, resulting in a 17,138 square-foot residential hotel at a maximum height of 48 feet, two inches, containing 50 group living accommodation units and one manager's unit under State Density Bonus law.	n/a	n/a	n/a	51	51	R-4	MF	pending
055 188302700	2328 Channing	Relocate a historic SFR and to construct a new 20-unit, five-story housing project	1	0	0	19	20	R-S	MF	129.1
056 197701101	2136-2154 San Pablo	Demolish an existing two-story nonresidential structure (Kung-Fu Academy, Auto Repair) and (2) to construct a six-story mixed-use building with 123 residential units (five residential stories above a podium), three live-work units at the ground level, and 50 off-street parking spaces in a mechanical lift system.	10	0	0	116	126	C-W	MU	238.0
060 240500100	1201-1205 San Pablo	Existing Vacant Lot. SB 330. Use Permit #ZP2021-0070 to construct a six-story, mixed-use building on a vacant lot,	5	0	0	61	66	C-W	MU	220.0

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APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120 % AMI	>120 % AMI	Total Units	Zone	Type	Density (DU A)
		with 66 units (including five Very Low Income units), 1,720 square feet of commercial space, 2,514 square feet of usable open space, and 17 to 28 ground-level parking spaces.								
057 208700500	1822-1828 San Pablo	SB-330 UP - Demo existing building except ground floor. Construct 5-story mixed-use building with 44 dwelling units and ground floor commercial, incorporating the existing façade. (Albatross bldg.)	12	0	0	32	44	C-W	MU	164.8
057 203201700	130-134 Berkeley Sq	Merge 2 parcels, demo existing 1-story retail shops	0	0	0	50	50	C-DMU core	MU	457.4
053 159200100	3000 Shattuck	Prior gas station. New application, override ZP 2015-0229 for 23 units. Removal of existing 1 story commercial structure & construction of a new 9-story mixed-use building with 156-dwelling units, ground level commercial, and lobbies, with State of California density bonus. C-SA	2	2	0	152	156	C-SA	MU	501.1
059 232500400	776 Page	3 SFD on one lot	0	0	0	3	3	MU-R	SFD	33.0
056 198304201	2147 San Pablo	Existing Use: Beyond Repair Auto Repair. Propose five-story mixed-use project with 42,573 SF and 44 units total (33 base).	11	0	0	33	44	C-W	MU	131.5
059 232500501	1442 Fifth	3 SFD on one lot	0	0	0	3	3	MU-R	SFD	30.0
052 153101202	3233 Ellis	Demolition of existing SFD, construction of three new, detached SFDs.	0	0	0	3	3	R2-A		21.2
052 156800900	2942 College	Vacant Dry Cleaners. Demolish and existing non-residential building and construct a new two-story mixed-use development containing 1,296 sq.ft. of ground floor commercial space and 3,278 sq.ft. of residential space, including four dwelling units, in two separate buildings.	0	0	0	4	4	C-E	MU	28.6
055 188000700	2435 Haste	Demolish a two-story apartment building and construct an 8-story all residential apartment building with 37 dwelling units. Replacement of 8 protected units.	1	4	0	32	37	R-SMU	MF	284.3
055 189600500	2440 Shattuck	Demolition of existing Dollar Tree; Proposed new mixed use building (dollar tree site); 40 New Dwelling Units	3	0	0	37	40	C-DMU Corr	MU	29.9

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APN	Address	Project Description	< 50% AMI	50- 80% AMI	80- 120 % AMI	>120 % AMI	Total Units	Zone	Type	Dens ity (DU A)
055 188100400	2449 Dwight	Construct 4-story addition on existing 4-story building (2015 Chandler building fire); add 27 new Dwelling Units	2	0	0	49	51	C-T	MU	215.7
057 202700900	2065 Kittredge	SB330 UP: for project to demolish the existing Landmark commercial building on Unit B of Parcel Map 6889 (condominium) and construct a 5-story, 216,696 SF, multi-family residential building with 189 units, and 42 underground parking spaces. Density Bonus. (formerly 2211 Harold Way)	11	0	0	178	189	C-DMU Core	MF	245.2
055 182102100	2018 Blake	Demolish fire-damaged SFD and construct a six-story, multi-family residential building with 12 units (including 1 VLI unit), under State Density Bonus. 15% VLI for 50% bonus.	1	0	0	11	12	R-4	MF	100.0
057 203100101	2128 Oxford, 2132-2154 Center	Currently two-story mixed-use (small retailers and restaurants ground floor, office above). Merge two parcels: 057 203101500 and 057 203100101. Demo two existing buildings and construct 17-story mixed-use building, 283 dwelling units, 10,164 sq.ft. commercial	8	8	0	267	283	C-DMU Core	MU	274.9
052 153300103	1708 Harmon	SB35 Preliminary Application Ephesian Church. Demolish three non-residential buildings, and construct a 100% affordable residential, five-story building for seniors, with 82 units, 63 ground-level parking spaces. Utilizes Tier 4, South Adeline, Incentive Development Standards. C-AC	41	41	0	0	82	C-AC	GLA	78.0
Applications Submitted in 2021 Subtotal			135	66	68	1,352	1,621			
Applications Submitted before 2021										
058 217300500	1650 Shattuck	Prior use: dry cleaners. Construct 10 dwelling units, ground floor commercial on site of Virginia Drycleaners	2	0	0	8	10	C-NS		94.7
057 210000708	1914 Fifth	Demo existing single-story boutique retail building and parking lot. 257 dwelling units, ground floor lobby and commercial. two floors of parking. 6 stories. Density Bonus	21	0	0	236	257	C-W	MU	253.9
058 211900900	1716 Seventh Ave	Demo existing single-family dwelling and detached garage, construct two detached, 2-story single-family dwellings.	0	0	0	2	2	R1-A	SFD	18.2
056 200402000	1652 University	New 3-story, 4,196 sf mixed-use building - 3 dwelling units, 5 commercial parking spaces serving existing commercial	0	0	0	3	3	C-U	MU	17.5

ATTACHMENT 1 Preliminary Likely and Pipeline Sites

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Total Units	Zone	Type	Density (DU/A)
		building. Adjacent to Fox Commons, landmark and large protected oak tree.								
053 159500903	3031 Adeline	Existing Parking lot and 1,000 square foot fast-food bldg and construct a 5-story, 57' tall, 46,948 square foot mixed-use building with 42 dwelling units, 4,324 square feet of commercial space, and 25 parking spaces on a 12,257 square foot lot.	2	0	0	40	42	C-SA	MU	149.3
055 186901600	2716-2718 Durant	Raise a dwelling at the front of the property to create a three-story dwelling; to raise a dwelling at the rear of the lot and construct two new dwellings below; and to not provide the two required parking spaces.	0	0	0	2	2	R-3	MF	28.5
060 244901300	1915 Berryman	Use Permit #ZP2020-0045 to demolish an existing three-unit residential building and construct a four-story residential building with eleven dwelling units.	0	3	0	8	11	R-2A	MF	46.0
056 192701800	2371 San Pablo	Alter existing one-story, 2,105 SF mixed-use building, add two stories, 4 dwelling units, with zero parking spaces, where 8 are required.	0	0	0	4	4	C-W	MU	56.8
053 159001101	2900-2920 Shattuck	Existing True Value Hardware and Model Garage site. Mixed Use with ground floor retail and 90 units (studio and 1br).	n/a	n/a	n/a	90	90	C-SA	MU	200.8
053 168400100	2801 Adeline	Existing Walgreens. Proposed 222 hotel and 84 residential units	18	17	0	49	84	C-AC	MU	76.4
058 217300500	1650 Shattuck	Prior use: dry cleaners. onstruct 10 dwelling units, ground floor commercial on site of Virginia Drycleaners	2	0	0	8	10	C-NS		94.7
Applications Submitted before 2021 Subtotal			43	20	0	442	505			
Anticipated Applications										
058 212901700	1150 Virginia	SB 35 on BUSD property	n/a	68	n/a	68	136	R-2		
053 159202200	2024 Ashby	SB35 Preliminary Application St. Paul's AME Church. Merge two lots and perform lot line adjustment. Demolish two non-residential buildings, and construct a mixed-use, six-story building, with 52 100% affordable units, church entry and offices, 800 SF of commercial, and 19 underground parking	26	26	n/a	n/a	52	C-AC		

ATTACHMENT 1 Preliminary Likely and Pipeline Sites

APN	Address	Project Description	< 50% AMI	50-80% AMI	80-120% AMI	>120% AMI	Total Units	Zone	Type	Density (DU A)
		spaces. Utilizes Tier 4, North Adeline, Incentive Development Standards.								
055 188500104	2338 Dana	United Methodist Church Development. Rhoades Planning Group	n/a	n/a	n/a	100	100	R-SMU		
053 158702003	3001 Shattuck	Redevelopment of existing enterprise car rental property. Property owner mentioned they were speaking to Rhoades Planning Group during phone call with Planning staff.	n/a	n/a	n/a	n/a	0	C-SA		
Anticipated Applications Subtotal			26	94	0	168	288			