



# LANDMARKS PRESERVATION COMMISSION

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## STAFF REPORT

FOR REVIEW PENDING FINAL ACTION  
JUNE 2, 2002

## 2065 Kittredge Street – Shattuck Hotel

Preliminary review of Structural Alteration Permit (#LMSAP2021-0004) to partially demolish the rear portion of the Shattuck Hotel and to completely demolition the 1926 and 1959 Hink's department store expansions; and to construct a new multi-story, mixed-use building on the site, located in the Downtown.

### I. Application Basics

A. CEQA Determination: pending.

#### B. Parties Involved

- Applicant & Property Owner Representative:  
William Shrader, Contact  
CA Student Living Berkeley, LLC  
Chicago, IL
- Project Architect: Niles Bolton Associates  
Atlanta, GA
- Historical Resource Consultant:  
Caitlin Hibma, Architectural Historian  
Left Coast Architectural History  
Richmond, CA

C. Recommendation: Hold a hearing and receive a presentation from the applicant; provide comments and direction to applicant as needed; and continue hearing while awaiting responses.

**Figure 1: Vicinity Map highlighting nearby City Landmarks**

- |                                                                                     |                                     |                                                                                     |                      |
|-------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------|----------------------|
|  | Landmarks / Structure of Merit; LM, |  | Parcels              |
|  | Features                            |  | Demolished           |
|  | Districts                           |  | Partially Demolished |



**Figure 2. Site Diagram by Rincon Consultants & Architectural Resources Group**



[illegible]

An architectural rendering of a modern, multi-story building with a white facade and large, dark-framed windows. The building is situated on a city street, with other buildings and cars visible in the background. The sky is blue with scattered clouds. The building has a prominent corner section with a large window display. The ground floor appears to be a commercial space with large glass windows. There are some trees and a few cars parked on the street in front of the building.

## II. Background

The subject property is a single parcel that encompasses an entire City block in Downtown Berkeley with street frontage on Allston Way (north), Shattuck Avenue (east), Kittredge Street (south) and Harold Way (west). It features the City Landmark Shattuck Hotel building with the main address of 2060 Allston Way. See Figure 2, above.

The Shattuck Hotel site was designated a Landmark in 1983, and it features four primary components: the original hotel building constructed in 1910; 1913 hotel expansion and Hink's Department store addition facing Shattuck Avenue and Kittredge Street; 1926 Hink's expansion facing Kittredge and Harold Way; and the 1959 Hink's addition facing Harold Way and Allston Way. Only the original hotel and its 1926 expansion are included in the City's 1983 designation, however a subsequent evaluation found that the 1959 addition possesses historical value and, therefore, it has cultural resource status pursuant to CEQA along with the early building. See Table 1, below.

In 2015, the City adopted an Environmental Impact Report (EIR) and approved a project to demolish the rear addition of the 1913 Shattuck Hotel building as well as the entire 1926 and 1959 additions, and to construct a new, 18-story mixed-use building. The entitlement was filed under the 2211 Harold Way address and included both a Use Permit (13-10000010) and a Structural Alteration Permit (13-40000002). The approved project did not commence or receive a building permit, and the Use Permit and SAP entitlements expired in 2020.

**Table 1. Historic Resource Status & 2015 EIR Findings for the Shattuck Hotel site**

| Year Built  | Description                                                          | Designer                       | City Landmark<br>(designed 1983) | Cultural Resource<br>CEQA | Scope of Work                                        | 2015 EIR Findings         |
|-------------|----------------------------------------------------------------------|--------------------------------|----------------------------------|---------------------------|------------------------------------------------------|---------------------------|
| 1910 & 1912 | Shattuck Hotel & Restaurant Wing                                     | Kidder & McCullough (builders) | Yes                              | Yes                       | No change                                            | -                         |
| 1913        | Major hotel expansion, including a new Hink's department store       | Benjamin G. McDougall          | Yes                              | Yes                       | Partial demolition of rear portion of hotel building | -                         |
| 1926        | Hink's department store expansion (south side, facing Kittredge)     | Walter Ratcliff, Jr.           | No                               | Yes                       | Demolition                                           | Significant & Unavoidable |
| 1959        | Hink's department store expansion (west side, facing Harold/Allston) | Schubart & Freidman            | No                               | No                        | Demolition                                           | -                         |



On January 5, 2022 a new applicant submitted the subject Structural Alteration Permit and a Use Permit (ZP2021-0193) for the same scope of demolition but with a new proposal for an eight-story, mixed-use building in the same footprint as the previous project; the new proposal features 188 student housing units and a commercial tenant space on the corner of Allston and Harold Way.

### **III. Regulatory Requirements**

In accordance with BMC Section 3.24.200 of the Landmarks Preservation Ordinance and BMC Section 23.406.070 of the Zoning Ordinance, the Landmarks Preservation Commission (LPC) must grant approval of the proposed demolition and complete Design Review for the new development. A favorable outcome must precede the Zoning Adjustments Board's (ZAB) consideration of the proposal. If ZAB approves the project, then LPC would conduct Final Design Review, in accordance with the City's established practice. More information about the pending application may be found on the City's website, linked here:

<https://permits.cityofberkeley.info/CitizenAccess/Default.aspx>

For both of the pending discretionary applications, the City would rely on the 2015 EIR for a larger development proposal at the subject site and anticipates preparing an Addendum outlining the relevance of the previous assessments of potential environmental of impacts.

This proposal is subject to the Housing Crisis Act, Senate Bill 330, which seeks to boost housing production throughout the State. It focuses on urbanized areas and expedites the approval process, suspends or eliminates development restrictions, and limits the number of public meetings. Under these circumstances, the City may hold a total of two public meetings to complete LPC SAP review.

### **IV. Project Description**

The applicant proposes to demolish the rear portion of the Shattuck Hotel building and the entire 1926 and 1959 Hink's department store building expansions, and the construct an 8-story mixed-use building containing a total of 118 dwelling units for students; see Table 2, below.

**Table 2. Proposed Scope of SAP Work for 2065 Kittredge Street**

| Site Location                                                        | Designer                       | City Landmark<br>(designed 1983) | Cultural Resource<br>CEQA | Proposed Scope of Work                                 |
|----------------------------------------------------------------------|--------------------------------|----------------------------------|---------------------------|--------------------------------------------------------|
| Shattuck Hotel & Restaurant Wing                                     | Kidder & McCullough (builders) | Yes                              | Yes                       | No change                                              |
| Major hotel expansion, including a new Hink's department store       | Benjamin G. McDougall          | Yes                              | Yes                       | • Partial demolition of rear portion of hotel building |
| Hink's department store expansion (south side, facing Kittredge)     | Walter Ratcliff, Jr.           | No                               | Yes                       | • Complete demolition                                  |
| Hink's department store expansion (west side, facing Harold/Allston) | Schubart & Freidman            | No                               | No                        | • Construct new, 8-story, 118-unit mixed use building  |

The Project Plans, Applicant Statement and analysis of the compliance with the Rehabilitations Standards of the Secretary of the Interior are provided as Attachments to this report and contain the necessary details about the proposal, scope of work and preservation considerations; please see Attachments.

## V. Issues and Analysis

Staff has identified several discussion topics and relevant criteria pertinent to this project from the City's established design review practices, Secretary of the Interior's Standards for the Treatment of Historic Properties (1977) and the Landmarks Preservation Ordinance (BMC Section 3.24). Each is outlined below with special attention to those that are necessary for preliminary review and require input from the Commission at this time.

### A. Design Review Committee Referral – April 21, 2022

Staff referred the proposed project to the Design Review Committee for comments on the design of the new building and its adherence to the Downtown Design Guidelines as well as consistency with the City's established practices for design review. The Committee provided comments and recommendations for improvements to the project design, and the applicant made revisions accordingly. The DRC's recommendations and the applicant's responses are summarized in Table 3, below.

**Table 3. Design Review Committee Referral – Recommendations for Improvements**

| Design Review Committee Comment – April 2022                                                                                                                                        | Response? | Refer to Project Plans     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------|
| Neighborhood Context                                                                                                                                                                |           |                            |
| 1. Rethink the Kittredge façade. This should be a great building across from the Main Berkeley Library.                                                                             | ✓         | A3.002 a & b;<br>A3.201    |
| 2. At LPC, show how this design relates to the library                                                                                                                              | Pending   |                            |
| 3. Although there were positive comments for the Massing and the Allston elevation, the Kittredge elevation needs more development, more detail, and more reference to the Library. | ✓         | A3.002 a & b;<br>A3.201    |
| 4. When presenting at LPC, show where Strawberry Creek is in relation to this parcel.                                                                                               | Pending   |                            |
| 5. Recommend presenting a photomontage from the Campanile when this comes to LPC.                                                                                                   |           |                            |
| Building Design                                                                                                                                                                     |           |                            |
| 6. Allston façade needs more development so it feels more 'Berkeley' and less corporate.                                                                                            | ✓         | A3-201 & 202               |
| 7. Bring more regularity to the façade, as well as more detail overall, especially on the south elevation.                                                                          | ✓         | A3.002 a & b;<br>A3.201    |
| 8. There may be too much variety of windows                                                                                                                                         | ✓         |                            |
| 9. There appears to be too few windows, especially on the south elevation.                                                                                                          | ✓         |                            |
| 10. White panel bay on Kittredge by the hotel appears to come down too low.                                                                                                         | ✓         |                            |
| 11. Look at Shattuck Hotel corners at the roof line where they are emphasized – this reference may help.                                                                            | ✓         |                            |
| 12. Consider any movie theater graphics that could be incorporated into the design                                                                                                  | Pending   |                            |
| Colors & Materials                                                                                                                                                                  |           |                            |
| 13. Look at alternate materials instead of fiber cement panels, like stone cladding.                                                                                                | ✓         | A3-305                     |
| 14. Brick may not be the right material. A warm, detailed material does help to tie the block back to the historic hotel on the other corner, but the arches may not be working.    | ✓         | A3.002 a & b               |
| 15. Dark colors are not as successful as a lighter color palette.                                                                                                                   | ✓         | See all elevations, A3-305 |
| 16. Recommend more glass or green wall at the alley elevation                                                                                                                       | Pending   |                            |
| Landscape                                                                                                                                                                           |           |                            |
| 17. Courtyard is a missed opportunity across from the library. The Courtyard should feel more 'Berkeley'.                                                                           | ✓         | L1                         |
| 18. Planters are too solid and central in the Main entry plaza, making it difficult to enter. It's important to have places to sit.                                                 | ✓         |                            |
| 19. Plaza needs more details, texture, and materiality.                                                                                                                             | ✓         | L1                         |
| 20. Something special should happen at the main courtyard on Kittredge.                                                                                                             | ✓         | L1                         |

Additionally, Design Review staff found that the applicant successfully responded to these directives with detailed landscape information, lightened color palette, and two options to address concerns about the Kittredge Street façade's base cornice as well as a more organized façade.

The Commission may consider this information and assess whether the responses are adequate or require further refinement.

**B. Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties**

The revised project design appears to align with all of the Secretary of the Interior's (SOI) Standards for *Rehabilitation*, as summarized in the analysis of the project's Architectural Historian; see Attachment 3. Additionally, staff believes that the project would adhere to the Secretary's guidance that is specific to new construction that occurs on historical resource sites. The parameters that are directly applicable to the proposal for 2065 Kittredge appear below and are accompanied by a brief discussion.

**SOI Guidelines for Successful New Construction on Historic Sites**

SOI Guidelines - Historic Character: *Related new construction – including buildings, driveways, parking lots, landscape improvements and other new features – must not alter the historic character of a property. A property's historic function must be evident even if there is a change of use.*

Analysis: Demolition is proposed for the two buildings that are excluded from the City's Landmark designation and not found to have significance to Berkeley. The partial demolition of the rear portion of the Shattuck Hotel building is limited and would not affect the architectural design and distinguishing features of the building's Mission Revival design. Therefore, the proposal would not affect the property's historic character and its historic function as a hotel and commercial building would remain evident and unchanged.

SOI Guidelines - Placement of New Construction: *The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations. New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.*

Analysis: The proposed location of the new, multi-story building at the rear of the Shattuck Hotel aligns with this guidance and does not obscure primary facades or elements of the Hotel building.

SOI Guidelines - Context & Setting: *Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction on an historic site. This entails identifying the formal or informal arrangements of buildings on the site, and whether they have a*



*distinctive urban, suburban, or rural character. For example, a historic building traditionally surrounded by open space must not be crowded with dense development.*

Analysis: The proposal to remove the 1926 and 1959 building additions at the rear of the Hotel and to replace them with a new, multi-story building in the same footprint would maintain the existing built context for the Hotel and preserve the formal relationship between the Hotel and other structures on the site.

SOI Guidelines - Compatibility & Form: *As with new additions, the massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building.*

Analysis: The proposed new building would feature greater mass and slightly greater height compared to the historic Hotel building. However, the new building would not be visible from Shattuck Avenue on the east elevation of the Hotel, and would be separated from the Hotel by an open alley on Allston Street side (north elevation) as well as by a building “hyphen” on the Kittredge Street side (south elevation). These spatial breaks would serve to definitively distinguish the Hotel from its proposed, new abutting neighbor.

With respect to potential compatibility, the new building features a base, middle, and top, which reflect a traditional building façade composition and aligns successfully with the Hotel façade. This composition is further emphasized by the new building’s selection of colors and materials, which harmonize with the Mission Revival tones of the hotel. The new building design, including the revised window styles, exterior wall recesses, and open space features, would work well with the adjacent Hotel structure as well as with the larger Downtown neighborhood.

SOI Guidelines - Compatibility & Visibility: *When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings.*

Analysis: The proposed new building would not be subordinate to the Hotel, owing to its height and overall size. Staff findings that is condition would be appropriate in this case where the resource is located in a central Downtown neighborhood, which has been explicitly zoned for increased dwelling unit density and development.

SOI Guidelines - Compatibility & Differentiation: *New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.*

Analysis: The new building has been designed in a contemporary style with a contrasting roof line, parapet walls and current materials that are both reflective of and discernably unlike the Mission Revival building details. The architectural style of the new building would not create a false sense of historical development at the site or in the Downtown.

### C. Suggested Discussion Topics

At tonight's hearing, the Commission will conduct the first of a two-part LPC review of the pending development proposal, which is subject to a limited number of hearings in accordance with state provisions for streamlined-review of housing projects (SB 330).

Staff suggests that the Commission consider the proposed project design, its potential to adversely affect the architectural merit of the City Landmark Shattuck Hotel, and whether improvements or revisions must occur prior to final SAP approval at a subsequent meeting.

In addition to the topics listed in Table 3 and outlined the SOI Standards analyses (above), there are other issues related to the project's design that staff recommends the Commission consider; please see the full list of topics, below:

- Review the Design Review Committee's Comments (Table 3, above) and the applicant's responses.
- Advise on the conclusions of the SOI Standards Compliance (Attachment 3) and Guidelines for New Construction (above).
- Suggest improvements to better represent and/or activate Kittredge Street arcade.
- Consider the applicant's design options for the proposed cornice treatment on the building base at Kittredge Street; Attachment 1, Sheet A3-201.
- Provide direction for lighting and signage.
- Identify potential issues related to the open, street-level recesses and their interface with the public realm.
- Other Commissioner concerns.

## VI. Recommendation

In accordance with BMC Section 3.24.200 and Section 23.406.070, staff recommends that the Commission:

- Open and hold a hearing on this SAP application.
- Consider the proposed scope of demolition and the design of the new building.
- Provide comments, feedback and direction to the project applicant for improvements and revisions as needed.
- Continue the hearing on this matter while awaiting the applicant's response.

### Attachments

1. [Project Plans, received May 18, 2022.](#)
2. [Applicant Statement, received May 24.](#)
3. [Secretary of the Interior Standards Analysis prepared by Caitlin Hibma, Architectural Historian; dated March 23, 2022.](#)

4. [Notice of Decision for City Landmark designation of the Shattuck Hotel, dated 1983.](#)

**Prepared by:** Fatema Crane, Senior Planner; [fcrane@cityofberkeley.info](mailto:fcrane@cityofberkeley.info) ; 510-981-7410



BERKELEY PLAZA

2065 KITTREDGE ST, BERKELEY, CA 94704

CA VENTURES



SHEET LIST

- A0-000

COVER SHEET
- A0-001

EXISTING SITE PHOTOS
- A0-002

EXISTING SITE PHOTOS
- A0-003

EXISTING SITE PHOTOS
- A0-004

DEMO SITE PLAN EXHIBIT
- A0-005

PROJECT STATS
- A0-006

ZONING AND CODE INFO
- A1-001

SITE PLAN EXISTING- LEVEL U1
- A1-002

SITE PLAN EXISTING- LEVEL 1
- A1-003

SITE PLAN PROPOSED- LEVEL U1
- A1-004

SITE PLAN PROPOSED- LEVEL 1
- A1.001

ELECTRICAL ROOM DEMO, PLAN, SECTION
- A1-101

PLAN- LEVEL U1
- A1-111

PLAN- LEVEL 1
- A1-112

PLAN- LEVEL 1 ENLARGED
- A1-121

PLAN- LEVEL 2
- A1-131

PLAN- LEVEL 3
- A1-141

PLAN- LEVEL 4-7
- A1-181

PLAN- LEVEL 8
- A1-191

PLAN- ROOF
- A1-201

NEW SERVICE HALL/ELECTRICAL ROOM PLAN
- A3-001

ELEVATIONS- WEST (HAROLD WAY)
- A3-002a/b

ELEVATIONS- SOUTH (KITTREDGE ST.)
- A3-003

ELEVATIONS- NORTH (ALLSTON WAY)
- A3-004

ELEVATIONS- NORTH (HIDDEN)
- A3-005

ELEVATIONS- EAST (HIDDEN)
- A3-006a/b

ELEVATIONS- SOUTH ENLARGED (KITTREDGE ST.)
- A3-101

BUILDING SECTION
- A3-102

BUILDING SECTION
- A3-201

PERSPECTIVES
- A3-202

PERSPECTIVES
- A3-301

SHADOW STUDIES - JUNE 21
- A3-302

SHADOW STUDIES - DEC 21
- A3-303

SHADOW STUDIES - DEC 10
- A3-304

STREET STRIP ELEVATIONS
- A3-305

MATERIAL BOARDS
- A5-001

SAMPLE UNITS

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| No. | Description          | Date     |
|-----|----------------------|----------|
| 3   | SD SET               | 9/16/21  |
| 4   | USE PERMIT           | 10/25/21 |
| 5   | USE PERMIT RESUBMIT. | 12/10/21 |
| 6   | SAP                  | 12/22/21 |
| 7   | USE PERMIT RESUBMIT. | 1/11/22  |
| 8   | USE PERMIT RESUBMIT. | 3/17/22  |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 11  | USE PERMIT RESUBMIT. | 3/28/22  |
| 12  | APRIL DRC MEETING    | 4/11/22  |
| 13  | JUNE LMRKS. MEETING  | 5/10/22  |
| 14  | LANDMARKS REV.       | 5/18/22  |

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CA VENTURES

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

A0-000

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DEVELOPER

CA STUDENT LIVING BERKELEY, LLC  
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PHONE: (510) 307-5678

DOCUMENT ISSUANCES:

- 09-16-21

|

SCHEMATIC DESIGN
- 10-25-21

|

USE PERMIT
- 12-10-21

|

USE PERMIT RESUBMISSION
- 12-22-21

|

STRUCTURAL ALTERATION PERMIT
- 01-11-22

|

USE PERMIT RESUBMISSION
- 02-25-22

|

USE PERMIT RESUBMISSION DRAFT
- 03-17-22

|

USE PERMIT RESUBMISSION
- 03-23-22

|

SAP RESUBMISSION
- 04-11-22

|

DRC MEETING - APRIL 21ST, 2022
- 05-10-22

|

LANDMARKS MEETING - JUNE 2ND, 2022
- 05-18-22

|

LANDMARKS REVISED PACKAGE



PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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| No. | Description          | Date     |
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| 5   | USE PERMIT RESUBMIT. | 12/10/21 |
| 6   | SAP                  | 12/22/21 |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 13  | JUNE LWRKS. MEETING  | 5/10/22  |

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**EXISTING SITE PHOTOS**

SHEET NUMBER:  
**A0-001**

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1 SITE PHOTO - KITTREDGE ST AND HAROLD WAY - LOOKING EAST  
A0-001 12" = 1'-0"



2 SITE PHOTO - ALLSTON WAY AND HAROLD WAY - LOOKING EAST  
A0-001 12" = 1'-0"



3 SITE PHOTO - HAROLD WAY - LOOKING SOUTH  
A0-001 12" = 1'-0"



4 SITE PHOTO - KITTREDGE ST - LOOKING WEST  
A0-001 12" = 1'-0"





1 SITE PHOTO - ALLSTON WAY FACADE  
A0-002 12" = 1'-0"



|        |                                  |
|--------|----------------------------------|
| 4      | SITE PHOTO - KITTREDGE ST FACADE |
| A0-002 | 12" = 1'-0"                      |



|        |                                      |
|--------|--------------------------------------|
| 2      | SITE PHOTO - HAROLD WAY NORTH FACADE |
| A0-002 | 12" = 1'-0"                          |



3 SITE PHOTO - HAROLD WAY SOUTH FACADE  
A0-002 12" = 1'-0"

PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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SHEET NUMBER:

A0-002





|        |                                            |
|--------|--------------------------------------------|
| 2      | SITE PHOTO - SHATTUCK AVE - EXISTING HOTEL |
| A0-003 | 12" = 1'-0"                                |



|        |                                                             |
|--------|-------------------------------------------------------------|
| 4      | SITE PHOTO - SHATTUCK AVE AND KITTREDGE ST - EXISTING HOTEL |
| A0-003 | 12" = 1'-0"                                                 |

[illegible]



PROJECT #: 121246  
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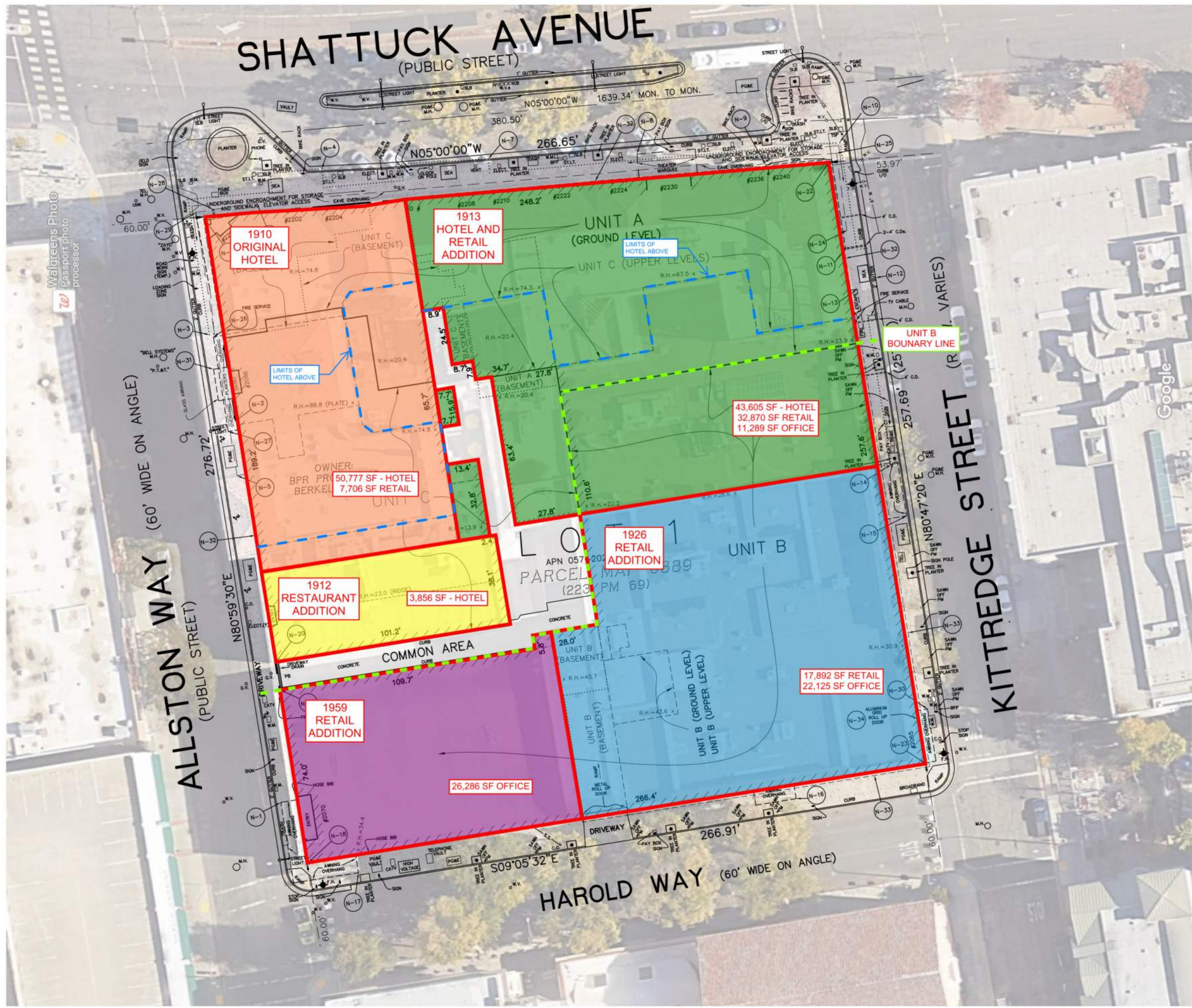
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CA VENTURES

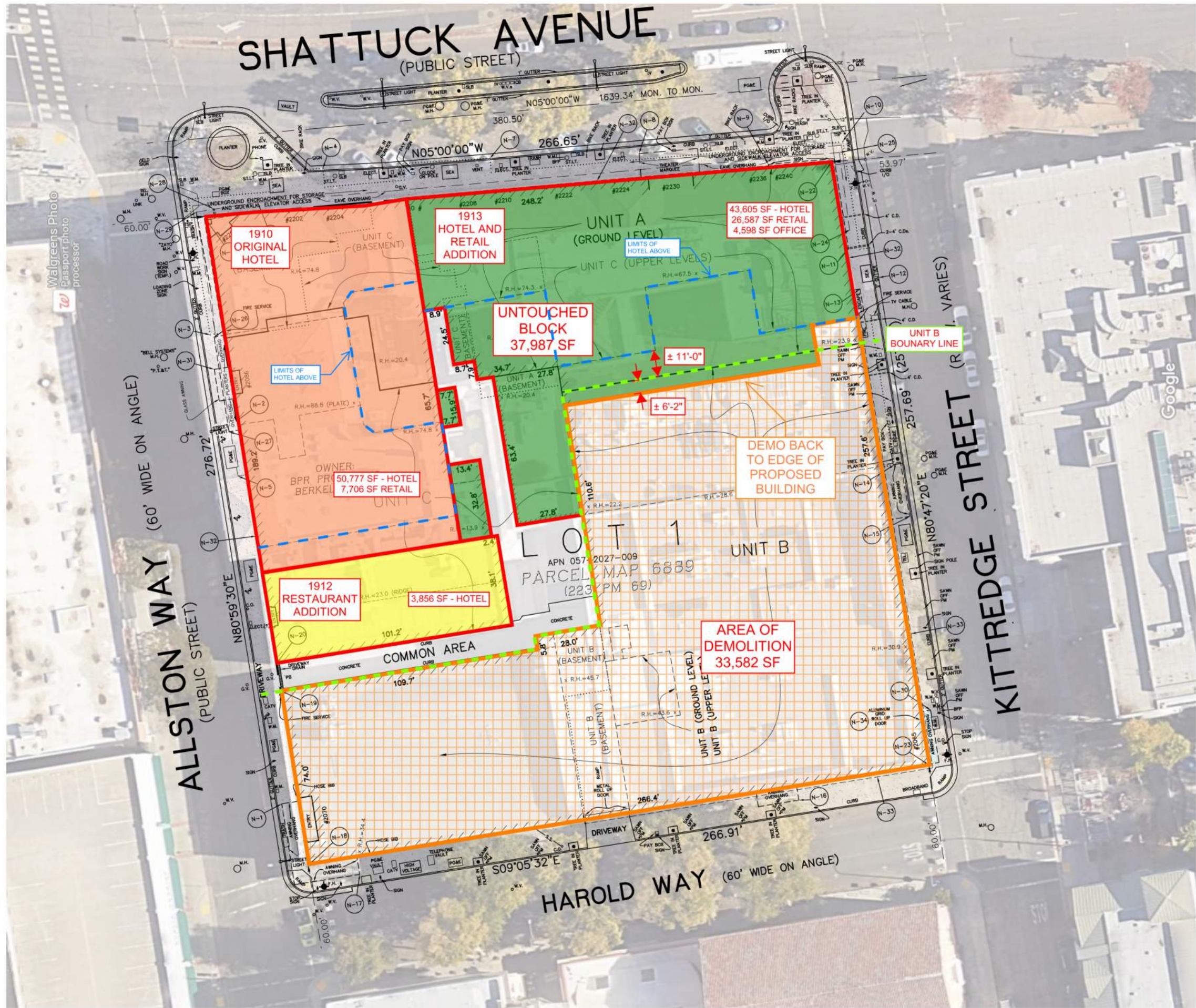
SHEET TITLE:  
DEMO SITE PLAN  
EXHIBIT

SHEET NUMBER:

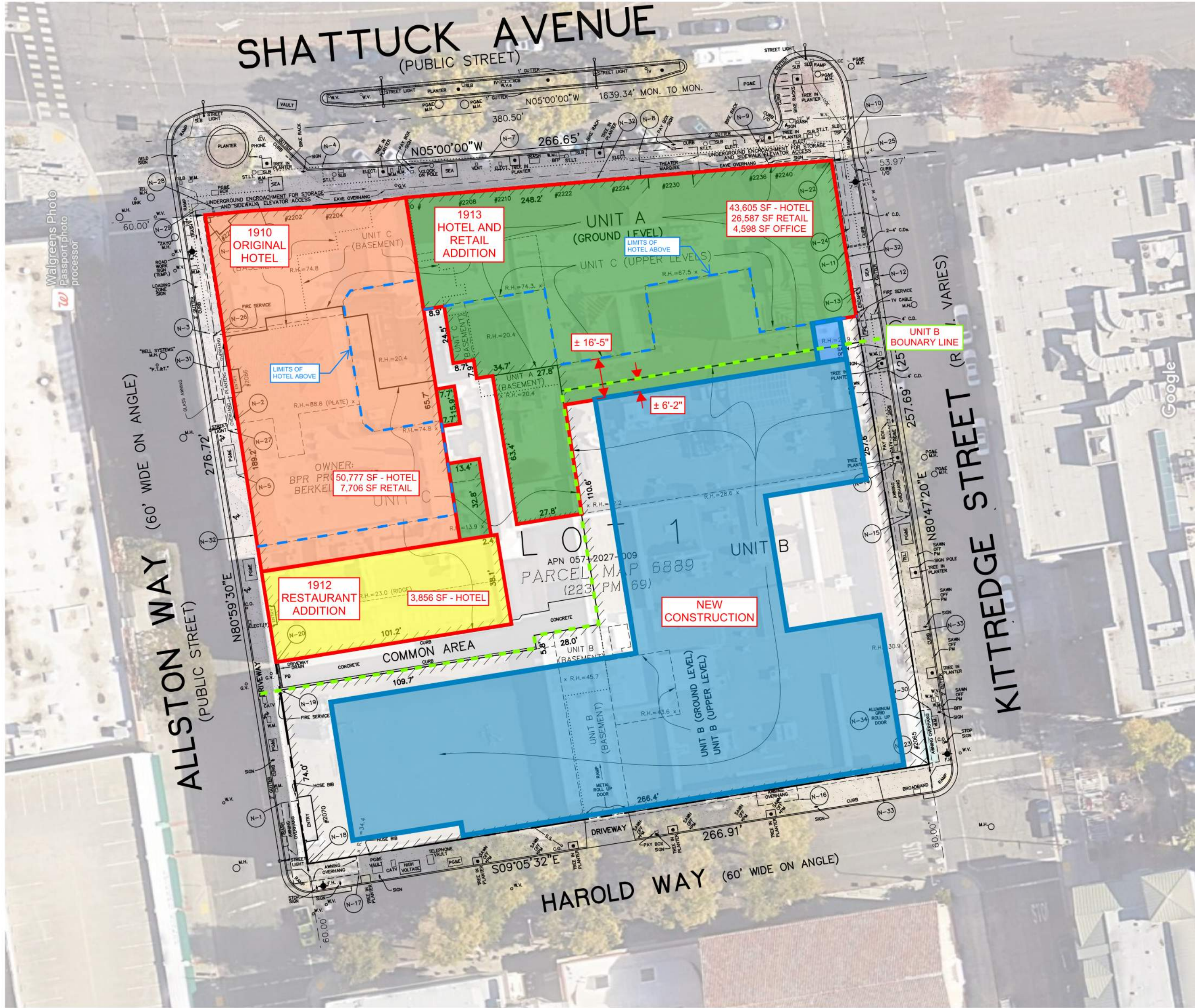
A0-004



EXISTING DIAGRAM



DEMO DIAGRAM



PROPOSED CONSTRUCTION DIAGRAM



## UNIT MIX

| Name           |          | S1  | S2-A | S2-B | S3  | MS1-A | MS1-B | NS1 | A1-A | A1-B | A2-A | A2-B | A3  | B1-A | B1-B | B2-A | B2-B | B2-C | B2-D | B2-E | B3-A | B3-B | B4  | B5  | B6-A | B6-B | B7-A | B7-B | B8  | B9  | C1   | C2   | LW-A | LW-B | Total Units | Total Beds |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
|----------------|----------|-----|------|------|-----|-------|-------|-----|------|------|------|------|-----|------|------|------|------|------|------|------|------|------|-----|-----|------|------|------|------|-----|-----|------|------|------|------|-------------|------------|----|--|--|---|--|---|--|----|--|--|--|--|--|--|--|--|--|
| Bedrooms       |          | 1   | 1    | 1    | 1   | 1     | 1     | 1   | 1    | 1    | 1    | 1    | 1   | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2   | 2   | 2    | 2    | 2    | 2    | 2   | 3   | 3    | 1    | 1    |      |             |            |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
| Bathrooms      |          | 1   | 1    | 1    | 1   | 1     | 1     | 1   | 1    | 1    | 1    | 1    | 1   | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2    | 2   | 2   | 2    | 2    | 2    | 2    | 3   | 3   | 1.5  | 1.5  |      |      |             |            |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
| Beds           |          | 1   | 1    | 1    | 1   | 1     | 1     | 1   | 2    | 2    | 2    | 2    | 2   | 4    | 4    | 4    | 4    | 4    | 4    | 4    | 4    | 4    | 4   | 4   | 4    | 4    | 4    | 6    | 6   | 3   | 3    |      |      |      |             |            |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
| Unit GSF       |          | 436 | 381  | 375  | 396 | 322   | 348   | 295 | 638  | 633  | 641  | 695  | 718 | 952  | 986  | 984  | 991  | 1003 | 993  | 908  | 1030 | 973  | 953 | 956 | 962  | 909  | 977  | 932  | 953 | 971 | 1373 | 1374 | 867  | 949  |             |            |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
| WOOD           | Floor 8  | 1   | -    | 1    | -   | 2     | -     | 1   | 2    | 1    | 2    | -    | -   | 4    | 1    | -    | -    | -    | -    | 1    | -    | 1    | 1   | 1   | -    | 1    | -    | 1    | -   | -   | 1    | -    | -    | 23   | 69          |            |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
|                | Floor 7  | 1   | -    | 1    | -   | 2     | 1     | 1   | 1    | 1    | 2    | -    | -   | 4    | 1    | 1    | 1    | -    | 1    | -    | 1    | -    | 1   | 1   | 1    | -    | 1    | -    | 1   | 1   | 1    | 1    | -    | -    | 27          | 86         |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
|                | Floor 6  | 1   | -    | 1    | -   | 2     | 1     | 1   | 1    | 1    | 2    | -    | -   | 4    | 1    | 1    | 1    | -    | 1    | -    | 1    | -    | 1   | 1   | 1    | -    | 1    | -    | 1   | 1   | 1    | 1    | -    | -    | 27          | 86         |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
|                | Floor 5  | 1   | -    | 1    | -   | 2     | 1     | 1   | 1    | 1    | 1    | 2    | -   | -    | 4    | 1    | 1    | 1    | -    | 1    | -    | 1    | -   | 1   | 1    | -    | 1    | -    | 1   | 1   | 1    | 1    | -    | -    | 27          | 86         |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
|                | Floor 4  | 1   | -    | 1    | -   | 2     | 1     | 1   | 1    | 1    | 1    | 2    | -   | -    | 4    | 1    | 1    | 1    | -    | 1    | -    | 1    | -   | 1   | 1    | 1    | -    | 1    | -   | 1   | 1    | 1    | 1    | -    | -           | 27         | 86 |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
| CONC           | Floor 3  | 1   | 1    | -    | -   | 2     | 1     | 1   | 2    | -    | -    | 2    | -   | 4    | 1    | 1    | 1    | 1    | -    | -    | 1    | -    | 1   | 1   | 1    | -    | 1    | -    | 1   | 1   | 1    | 1    | -    | -    | 27          | 86         |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
|                | Floor 2  | 1   | 1    | -    | 1   | 2     | -     | 1   | 3    | -    | -    | -    | 1   | 4    | 4    | -    | -    | -    | -    | -    | -    | 1    | 1   | 1   | 1    | -    | -    | 1    | -   | -   | -    | -    | -    | 23   | 66          |            |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
|                | Floor 1  | -   | -    | -    | -   | -     | -     | -   | 2    | -    | -    | -    | -   | 1    | -    | -    | -    | -    | -    | -    | -    | -    | -   | -   | -    | -    | -    | -    | -   | -   | -    | 3    | 1    | 7    | 20          |            |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
|                | Floor -1 | -   | -    | -    | -   | -     | -     | -   | -    | -    | -    | -    | -   | -    | -    | -    | -    | -    | -    | -    | -    | -    | -   | -   | -    | -    | -    | -    | -   | -   | -    | -    | -    | -    | -           |            |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
| Total Units    |          | 7   | 2    | 5    | 1   | 14    | 5     | 7   | 13   | 5    | 10   | 2    | 1   | 29   | 10   | 5    | 5    | 1    | 4    | 1    | 5    | 2    | 7   | 7   | 6    | 1    | 5    | 1    | 7   | 5   | 5    | 6    | 3    | 1    | 188         | 585        |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
| Unit Mix       |          | 4%  | 1%   | 3%   | 1%  | 7%    | 3%    | 4%  | 7%   | 3%   | 5%   | 1%   | 1%  | 15%  | 5%   | 3%   | 3%   | 1%   | 2%   | 1%   | 3%   | 1%   | 4%  | 4%  | 3%   | 1%   | 3%   | 1%   | 4%  | 3%  | 3%   | 3%   | 2%   | 1%   | % of Mix    |            |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
|                |          | 31  |      |      |     |       |       |     |      |      |      |      |     |      |      | 101  |      |      |      |      |      |      |     |     |      |      |      |      |     | 11  |      |      |      |      |             |            |    |  |  | 3 |  | 1 |  |    |  |  |  |  |  |  |  |  |  |
|                |          | 22% |      |      |     |       |       |     |      |      |      |      |     |      |      | 16%  |      |      |      |      |      |      |     |     |      |      |      |      |     | 54% |      |      |      |      |             |            |    |  |  |   |  |   |  | 6% |  |  |  |  |  |  |  |  |  |
| Total Bedrooms |          | 7   | 2    | 5    | 1   | 14    | 5     | 7   | 13   | 5    | 10   | 2    | 1   | 58   | 20   | 10   | 10   | 2    | 8    | 2    | 10   | 4    | 14  | 14  | 12   | 2    | 10   | 2    | 14  | 10  | 15   | 18   | 3    | 1    | 311         |            |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
| Bedroom Mix    |          | 2%  | 1%   | 2%   | 0%  | 5%    | 2%    | 2%  | 4%   | 2%   | 3%   | 1%   | 0%  | 19%  | 6%   | 3%   | 3%   | 1%   | 3%   | 1%   | 3%   | 1%   | 5%  | 5%  | 4%   | 1%   | 3%   | 1%   | 5%  | 3%  | 5%   | 6%   | 1%   | 0%   | 100%        |            |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
| Total Beds     |          | 7   | 2    | 5    | 1   | 14    | 5     | 7   | 26   | 10   | 20   | 4    | 2   | 116  | 40   | 20   | 20   | 4    | 16   | 4    | 20   | 8    | 28  | 28  | 24   | 4    | 20   | 4    | 28  | 20  | 30   | 36   | 9    | 3    | 585         |            |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
| Bed Mix        |          | 1%  | 0%   | 1%   | 0%  | 2%    | 1%    | 1%  | 4%   | 2%   | 3%   | 1%   | 0%  | 20%  | 7%   | 3%   | 3%   | 1%   | 3%   | 1%   | 3%   | 1%   | 5%  | 5%  | 4%   | 1%   | 3%   | 1%   | 5%  | 3%  | 5%   | 6%   | 2%   | 1%   | 100%        |            |    |  |  |   |  |   |  |    |  |  |  |  |  |  |  |  |  |
|                |          | 11% |      |      |     |       |       |     |      |      |      |      |     |      |      | 69%  |      |      |      |      |      |      |     |     |      |      |      |      |     | 11% |      |      |      |      |             |            |    |  |  |   |  |   |  | 2% |  |  |  |  |  |  |  |  |  |

|        | S1    | S2-A | S2-B  | S3  | MS1-A | MS1-B | NS1   | A1-A  | A1-B  | A2-A  | A2-B  | A3  | B1-A   | B1-B  | B2-A  | B2-B  | B2-C  | B2-D  | B2-E | B3-A  | B3-B  | B4    | B5    | B6-A  | B6-B | B7-A  | B7-B | B8    | B9    | C1    | C2    | LW-A  | LW-B   | Total   |
|--------|-------|------|-------|-----|-------|-------|-------|-------|-------|-------|-------|-----|--------|-------|-------|-------|-------|-------|------|-------|-------|-------|-------|-------|------|-------|------|-------|-------|-------|-------|-------|--------|---------|
|        | 1     | 1    | 1     | 1   | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1   | 2      | 2     | 2     | 2     | 2     | 2     | 2    | 2     | 2     | 2     | 2     | 2     | 2    | 2     | 2    | 2     | 2     | 3     | 3     | 1     | 1      |         |
|        | 1     | 1    | 1     | 1   | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1   | 2      | 2     | 2     | 2     | 2     | 2     | 2    | 2     | 2     | 2     | 2     | 2     | 2    | 2     | 2    | 2     | 3     | 3     | 1.5   | 1.5   |        |         |
|        | 1     | 1    | 1     | 1   | 1     | 1     | 1     | 2     | 2     | 2     | 2     | 2   | 4      | 4     | 4     | 4     | 4     | 4     | 4    | 4     | 4     | 4     | 4     | 4     | 4    | 4     | 4    | 4     | 6     | 6     | 3     | 3     |        |         |
|        | 436   | 381  | 375   | 396 | 322   | 348   | 295   | 638   | 633   | 641   | 695   | 718 | 952    | 986   | 984   | 991   | 1003  | 993   | 908  | 1030  | 973   | 953   | 956   | 962   | 909  | 977   | 932  | 953   | 971   | 1373  | 1374  | 867   | 949    |         |
| oor 8  | 436   | -    | 375   | -   | 644   | -     | 295   | 1,276 | 633   | 1,282 | -     | -   | 3,808  | 986   | -     | -     | -     | -     | 908  | -     | 973   | 953   | 956   | -     | 909  | -     | 932  | 953   | -     | -     | 1,374 | -     | -      | 17,693  |
| oor 7  | 436   | -    | 375   | -   | 644   | 348   | 295   | 638   | 633   | 1,282 | -     | -   | 3,808  | 986   | 984   | 991   | -     | 993   | -    | 1,030 | -     | 953   | 956   | 962   | -    | 977   | -    | 953   | 971   | 1,373 | 1,374 | -     | -      | 21,962  |
| oor 6  | 436   | -    | 375   | -   | 644   | 348   | 295   | 638   | 633   | 1,282 | -     | -   | 3,808  | 986   | 984   | 991   | -     | 993   | -    | 1,030 | -     | 953   | 956   | 962   | -    | 977   | -    | 953   | 971   | 1,373 | 1,374 | -     | -      | 21,962  |
| oor 5  | 436   | -    | 375   | -   | 644   | 348   | 295   | 638   | 633   | 1,282 | -     | -   | 3,808  | 986   | 984   | 991   | -     | 993   | -    | 1,030 | -     | 953   | 956   | 962   | -    | 977   | -    | 953   | 971   | 1,373 | 1,374 | -     | -      | 21,962  |
| oor 4  | 436   | -    | 375   | -   | 644   | 348   | 295   | 638   | 633   | 1,282 | -     | -   | 3,808  | 986   | 984   | 991   | -     | 993   | -    | 1,030 | -     | 953   | 956   | 962   | -    | 977   | -    | 953   | 971   | 1,373 | 1,374 | -     | -      | 21,962  |
| oor 3  | 436   | 381  | -     | -   | 644   | 348   | 295   | 1,276 | -     | -     | 1,390 | -   | 3,808  | 986   | 984   | 991   | 1,003 | -     | -    | 1,030 | -     | 953   | 956   | 962   | -    | 977   | -    | 953   | 971   | 1,373 | 1,374 | -     | -      | 22,091  |
| oor 2  | 436   | 381  | -     | 396 | 644   | -     | 295   | 1,914 | -     | -     | -     | 718 | 3,808  | 3,944 | -     | -     | -     | -     | -    | -     | 973   | 953   | 956   | 962   | -    | -     | -    | 953   | -     | -     | -     | -     | 17,333 |         |
| oor 1  | -     | -    | -     | -   | -     | -     | -     | 1,276 | -     | -     | -     | -   | 952    | -     | -     | -     | -     | -     | -    | -     | -     | -     | -     | -     | -    | -     | -    | -     | -     | -     | 2,601 | 949   | 5,778  |         |
| oor -1 | -     | -    | -     | -   | -     | -     | -     | -     | -     | -     | -     | -   | -      | -     | -     | -     | -     | -     | -    | -     | -     | -     | -     | -     | -    | -     | -    | -     | -     | -     | -     | -     | -      |         |
|        | 3,052 | 762  | 1,875 | 396 | 4,508 | 1,740 | 2,065 | 8,294 | 3,165 | 6,410 | 1,390 | 718 | 27,608 | 9,860 | 4,920 | 4,955 | 1,003 | 3,972 | 908  | 5,150 | 1,946 | 6,671 | 6,692 | 5,772 | 909  | 4,885 | 932  | 6,671 | 4,855 | 6,865 | 8,244 | 2,601 | 949    | 150,743 |
|        | AVG.  | 351  |       |     |       |       |       | AVG.  | 644   |       |       |     | AVG.   | 967   |       |       |       |       |      |       |       |       |       |       |      |       |      | AVG.  | 1,374 | AVG.  | 888   |       |        |         |

## AREA TABLE

| Floors       | GSF            | Common        | Utility       | Res.           | Amenity / Lobby | Retail       | Parking       | Exterior SF (not in GSF) | # Units    | # Parking | Efficiency | Height |
|--------------|----------------|---------------|---------------|----------------|-----------------|--------------|---------------|--------------------------|------------|-----------|------------|--------|
| Floor 8      | 22,714         | 3,419         | 426           | 17,707         | 1,162           | -            | -             | 2,946                    | 23         |           | 78.0%      | 85     |
| Floor 7      | 26,099         | 3,602         | 501           | 21,996         | -               | -            | -             | -                        | 27         |           | 84.3%      | 74     |
| Floor 6      | 26,099         | 3,602         | 501           | 21,996         | -               | -            | -             | -                        | 27         |           | 84.3%      | 64     |
| Floor 5      | 26,099         | 3,602         | 501           | 21,996         | -               | -            | -             | -                        | 27         |           | 84.3%      | 54     |
| Floor 4      | 26,099         | 3,602         | 501           | 21,996         | -               | -            | -             | -                        | 27         |           | 84.3%      | 44     |
| Floor 3      | 26,099         | 3,602         | 501           | 21,996         | -               | -            | -             | -                        | 27         |           | 84.3%      | 34     |
| Floor 2      | 23,914         | 3,536         | 493           | 17,410         | 2,475           | -            | -             | -                        | 23         |           | 72.8%      | 24     |
| Floor 1      | 22,201         | 3,021         | 4,002         | 4,200          | 5,382           | 3,625        | 1,971         | -                        | 7          |           | 18.9%      | 14     |
| Floor -1     | 26,239         | 1,663         | 5,368         | -              | -               | -            | 19,208        | -                        | -          | 43        | 0.0%       | (10)   |
| <b>Total</b> | <b>225,563</b> | <b>29,649</b> | <b>12,794</b> | <b>149,297</b> | <b>9,019</b>    | <b>3,625</b> | <b>21,179</b> | <b>2,946</b>             | <b>188</b> | <b>43</b> |            |        |

## EXISTING SITE DESCRIPTION

THE USE OF THE APPROXIMATELY 95,000 SF EXISTING BUILDING INCLUDES SERVICE AND OFFICE SPACE (APPROXIMATELY 3,000 RSF) ON 4 LEVELS (BASEMENT THROUGH PARTIAL THIRD FLOOR). THERE WERE NO PREVIOUS RESIDENTIAL USES ON THE PROJECT SITE. THE ENTIRE EXISTING BUILDING AND BASEMENT WILL BE DEMOLISHED WITHIN THE PROPERTY BOUNDARY.

## PROPOSED PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A MIX-USED OFF-CAMPUS STUDENT HOUSING COMMUNITY THAT CONTAINS 188 UNITS (585 BEDS). THE PROJECT UNIT TYPES INCLUDE STUDIOS, 1 BEDROOM, 2 BEDROOM, 3 BEDROOM, AND LIVE/WORK UNITS.

THE BUILDING TOTALS 225,563 GSF, WHICH INCLUDES 149,301 SF OF RESIDENTIAL AREA AND 9,019 SF OF INDOOR RESIDENTIAL AMENITY AREA IN ADDITION TO 2,946 SF OF ELEVATED ROOF TERRACE AMENITY. THERE IS ALSO 3,625 SF OF GROUND LEVEL COMMERCIAL.

THE PROJECT IS DESIGNED AS TYPE-III/A  
CONSTRUCTION (WOOD) OVER TYPE-IA (PODIUM)  
WITH A TOTAL OF 8 RESIDENTIAL LEVELS. A PARTIAL  
BASEMENT IS ALSO PROVIDED TO HOUSE 43 PARKING  
SPACES. ADDITIONALLY, THE PROJECT WILL PROVIDE  
144 BIKE PARKING SPACES ON THE BASEMENT LEVEL.

ITEM 8. ATTACHMENT 1  
LPC 06-02-22  
Page 6 of 42

PROJECT #: 121246  
DRAWN BY: TF  
CHECKED BY: MM

**NILES BOLTON  
ASSOCIATES**

3060 Peachtree Rd. N.W.  
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Atlanta, GA 30305  
T 404 365 7600  
[www.nilesbolton.com](http://www.nilesbolton.com)

APPLICANT:  
BILL SCHRADER  
T 925 638 8782

| No. | Description          | Date     |
|-----|----------------------|----------|
| 2   | PRELIM APP SB330     | 7/21/21  |
| 3   | SD SET               | 9/16/21  |
| 4   | USE PERMIT           | 10/25/21 |
| 5   | USE PERMIT RESUBMIT. | 12/10/21 |
| 6   | SAP                  | 12/22/21 |
| 8   | USE PERMIT RESUBMIT. | 3/17/22  |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 11  | USE PERMIT RESUBMIT. | 3/28/22  |
| 12  | APRIL DRC MEETING    | 4/11/22  |
| 13  | JUNE LMRKS. MEETING  | 5/10/22  |

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

BERKELEY PLAZA  
2065 KITTREDGE ST  
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:

PROJECT STATS

SHEET NUMBER:

**A0-005**



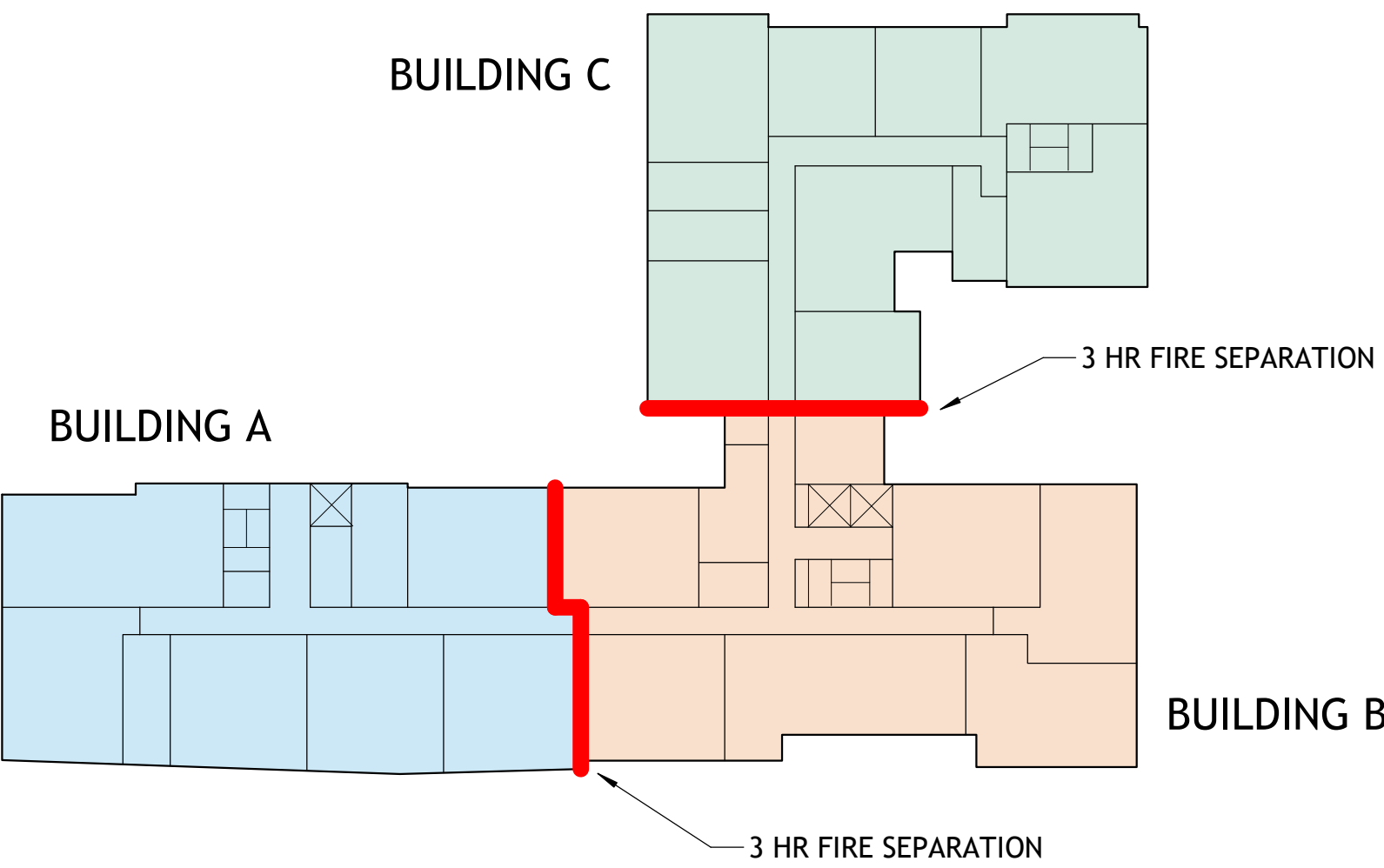
CONSTRUCTION INFORMATION

| BERKELEY PLAZA    |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| CONSTRUCTION TYPE | 5 LEVELS OF TYPE IIIA CONSTRUCTION OVER 3 LEVELS OF TYPE IA AND 1 BASEMENT LEVEL OF TYPE IA |
| SPRINKLER SYSTEM  | NFPA 13                                                                                     |
| CLIMATE ZONE      | 3                                                                                           |
| SEISMIC CATEGORY  | D                                                                                           |
| JURISDICTION      | CITY OF BERKELEY                                                                            |

| BUILDING HEIGHTS AND AREAS                                                                                                       |                                      |                                  |                                  |                                  |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------|----------------------------------|----------------------------------|
| TYPE IIIA CONSTRUCTION                                                                                                           |                                      |                                  |                                  |                                  |
|                                                                                                                                  | MAX ALLOWABLE STORIES: 5             |                                  |                                  |                                  |
| BUILDING HEIGHT, PER CBC TABLE 504.3 AND 504.4                                                                                   | ACTUAL STORIES (ABOVE PODIUM): 5     |                                  |                                  |                                  |
|                                                                                                                                  | MAX ALLOWABLE HEIGHT: 85'            |                                  |                                  |                                  |
|                                                                                                                                  | ACTUAL HEIGHT (ABOVE AVG GRADE): 84' |                                  |                                  |                                  |
| BUILDING AREA, PER CBC TABLE 506.2 [At+(NS x If)]xSa                                                                             | LEVEL                                | BLDG A AREA                      | BLDG B AREA                      | BLDG C AREA                      |
|                                                                                                                                  | 4                                    | 8,441 SF                         | 8,841 SF                         | 8,727 SF                         |
|                                                                                                                                  | 5                                    | 8,441 SF                         | 8,841 SF                         | 8,727 SF                         |
|                                                                                                                                  | 6                                    | 8,441 SF                         | 8,841 SF                         | 8,727 SF                         |
|                                                                                                                                  | 7                                    | 8,441 SF                         | 8,841 SF                         | 8,727 SF                         |
|                                                                                                                                  | 8                                    | 5,268 SF                         | 8,784 SF                         | 8,629 SF                         |
| TOTAL PROPOSED BUILDING AREA                                                                                                     |                                      | 39,032 SF                        | 44,148 SF                        | 43,537 SF                        |
| At: Tabular Area per Table 506.2 SM<br>NS: Tabular Area Factor for non Sprinkled<br>If: Frontage Increase<br>Sa: 2 (R Occupancy) |                                      | 24,000 +<br>(24,000 X 0)<br>X2 = | 24,000 +<br>(24,000 X 0)<br>X2 = | 24,000 +<br>(24,000 X 0)<br>X2 = |
| TOTAL ALLOWABLE AREA                                                                                                             |                                      | 48,000 SF                        | 48,000 SF                        | 48,000 SF                        |
| TYPE IA CONSTRUCTION                                                                                                             |                                      |                                  |                                  |                                  |
|                                                                                                                                  | MAX ALLOWABLE STORIES: UNLIMITED     |                                  |                                  |                                  |
| BUILDING HEIGHT PER CBC TABLE 504.3 AND 504.4                                                                                    | ACTUAL STORIES: 3                    |                                  |                                  |                                  |
|                                                                                                                                  | MAX ALLOWABLE HEIGHT: UNLIMITED      |                                  |                                  |                                  |
|                                                                                                                                  | ACTUAL HEIGHT (ABOVE AVG GRADE): 34' |                                  |                                  |                                  |
| BUILDING AREA, PER CBC TABLE 506.2                                                                                               | TOTAL ALLOWABLE AREA: UNLIMITED      |                                  |                                  |                                  |
|                                                                                                                                  | TOTAL PROPOSED AREA: 98,305 SF       |                                  |                                  |                                  |

| FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601 |                        |           |                        |           |
|-------------------------------------------------------------------------|------------------------|-----------|------------------------|-----------|
| BUILDING ELEMENT                                                        | REQUIRED HOURLY RATING |           | PROVIDED HOURLY RATING |           |
|                                                                         | TYPE IA                | TYPE IIIA | TYPE IA                | TYPE IIIA |
| PRIMARY STRUCTURAL FRAME                                                | 3                      | 1         | 3                      | 1         |
| EXTERIOR BEARING WALL                                                   | 3                      | 2         | 3                      | 2         |
| INTERIOR BEARING WALL                                                   | 3                      | 1         | 3                      | 1         |
| NON-BEARING EXTERIOR WALL                                               | 2                      | 2         | 2                      | 2         |
| FLOOR CONSTRUCTION                                                      | 2                      | 1         | 2                      | 1         |
| ROOF CONSTRUCTION                                                       | 1.5                    | 1         | 1.5                    | 1         |

| ACCESSIBILITY PROVISIONS |                                                                                                                                                                                         |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| UNITS                    | ALL UNITS TO COMPLY WITH THE FAIR HOUSING ACT AS THE BASE SAFE HARBOR. ALL UNITS TO BE ADAPTABLE AND ACCESSIBLE PER CBC SECTION 1128A.1                                                 |
| PUBLIC AREAS             | ALL AREAS OF COMMERCE THAT ARE OPEN TO THE PUBLIC MUST COMPLY WITH 2010 ADA ACCESSIBILITY GUIDELINES AND CBC CHAPTER 11B                                                                |
| COMMON USE AREAS         | ALL COMMON USE AREAS NOT OPEN TO THE PUBLIC MUST COMPLY WITH CBC SECTION 1127A                                                                                                          |
| MEANS OF EGRESS          |                                                                                                                                                                                         |
|                          | EXITS TO BE 1/3 DIAGONAL OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED, MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN A ONE HOUR RATED CORRIDOR |
|                          | AREAS OF REFUGE NOT REQUIRED PER CBC 1009.3 EXCEPTION 8                                                                                                                                 |



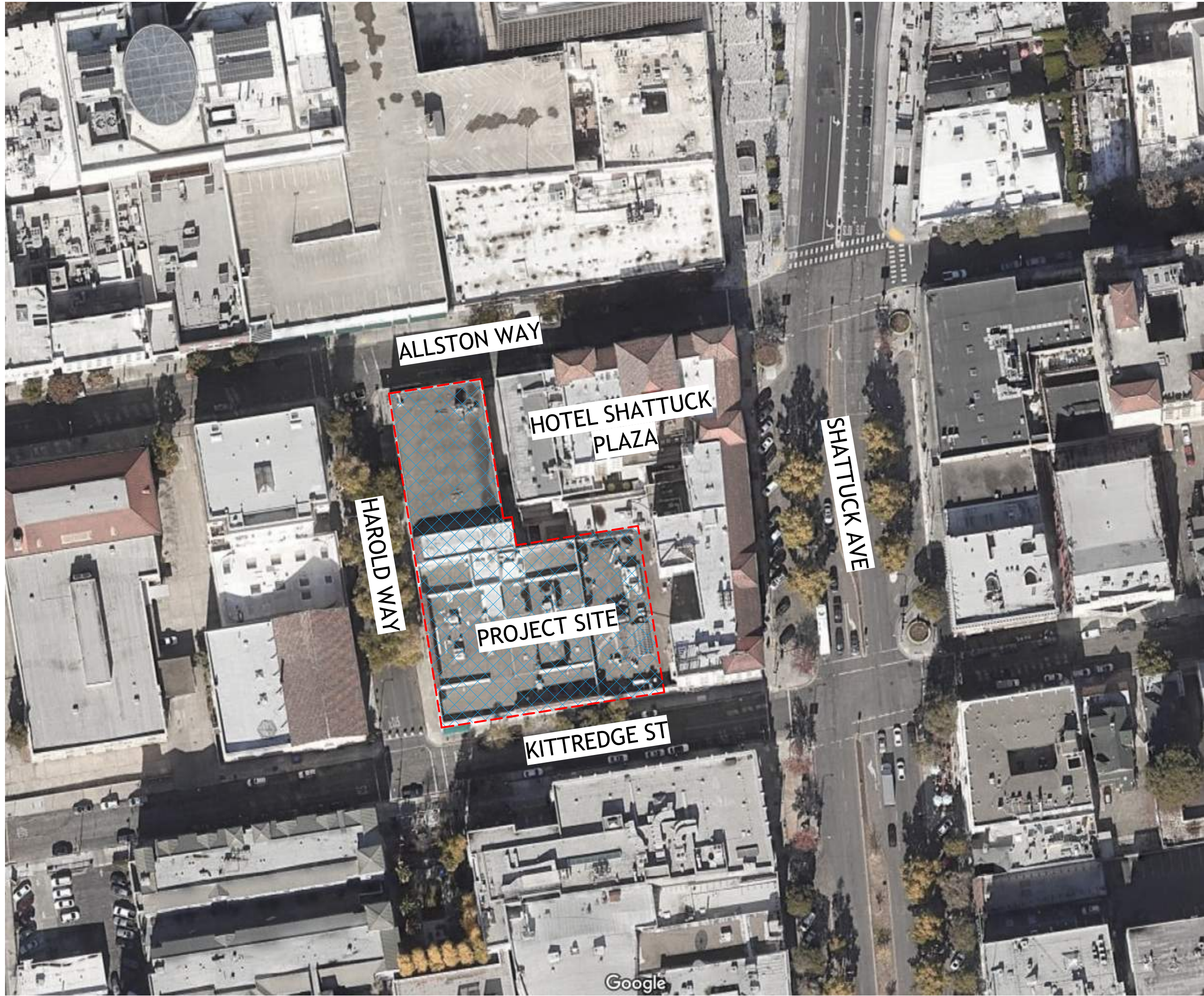
CODE INFORMATION

The proposed project will comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by City Council on December 3rd., 2019, where building design must incorporate all-electric systems.

WAIVER/CONCESSION LIST

- Waiver to exceed the height limit - Proposed at 87'-0", where 60 ft/75 ft with use permit is the limit. The 87'-0" proposed is measured to top of roof and does not include the additional 5 feet parapet allowed by right.
- Waiver to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum heigh limit for the district.
- Waiver to reduce the 15' minimum front setbacks above 75'
- Waiver to increase the 5' maximum front setbacks between 0' to 20'
- Waiver to reduce the minimum landscape coverage of usable open space from 40% of the provided usable open space to 30% of the provided usable open space
- Waiver to reduce the required parking spaces for the commercial spaces from 5 required spaces to 0 provided spaces.
- Concession for reduction in useable open space and the percentage of associated landscaped area.

1 SITE MAP  
A0-006 12" = 1'-0"



TABULATION FORM

PROJECT ADDRESS: 2065 KITTREDGE ST  
APPLICANT'S NAME: BILL SCHRADER

DATE: 05-11-22  
ZONING DISTRICT: C-DMU CORE

| UNIT, PARKING SPACES, AND BEDROOMS                                                                                                              | Existing  | Proposed                      | Permitted/<br>Required                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------|---------------------------------------------------------------------------|
| NUMBER OF DWELING UNITS                                                                                                                         | 0         | 188                           | NA                                                                        |
| NUMBER OF PARKING SPACES<br>MAX 0.5 SPACES PER UNIT                                                                                             | 0         | 43                            | 0 MIN<br>94 MAX                                                           |
| NUMBER OF BIKE PARKING SPACES<br>311 BEDROOMS<br>1 LONG TERM SPACE PER 3 BEDROOMS = 104 SPACES<br>1 SHORT TERM SPACE PER 40 BEDROOMS = 8 SPACES | 0         | 144<br>LOCATED ON<br>LEVEL U1 | 112                                                                       |
| YARDS AND HEIGHTS                                                                                                                               |           |                               |                                                                           |
| FRONT YARD SETBACK (FT)                                                                                                                         | 0'        | 0'                            | 0' MIN (0'-75' HEIGHT)<br>15' MIN (75'+ HEIGHT)<br>5' MAX (0'-20' HEIGHT) |
| BUILDING HEIGHT (STORIES)                                                                                                                       | 3         | 8                             | -                                                                         |
| MAXIMUM (FT)                                                                                                                                    | 25'       | 87'                           | -                                                                         |
| AREAS                                                                                                                                           |           |                               |                                                                           |
| LOT AREA                                                                                                                                        | 33,582 SF | 33,582 SF                     | -                                                                         |
| TOTAL GROSS FLOOR AREA<br>TOTAL AREA COVERED BY ALL FLOORS                                                                                      | 92,531 SF | 184,845 SF                    | -                                                                         |
| BUILDING FOOTPRINT                                                                                                                              | 33,582 SF | 27,619 SF                     | -                                                                         |
| LOT COVERAGE                                                                                                                                    | 100%      | 82%                           | -                                                                         |
| USEABLE OPEN SPACE<br>80 SF OF USABLE OPEN SPACE PER UNIT                                                                                       | 0         | 13,476 SF                     | 15,040 SF                                                                 |
| FLOOR AREA RATIO                                                                                                                                | 2.8:1     | 5.5:1                         | -                                                                         |

| COMMERCIAL SPACE REQUIREMENTS                                                                                                                                                       | Existing | Proposed | Permitted/<br>Required |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|------------------------|
| 3,593 SF TOTAL<br><br>1,990 SF RETAIL SUITE<br>1,603 SF WORK SPACE IN LIVE/WORK UNITS                                                                                               |          |          |                        |
| NUMBER OF PARKING SPACES<br>1.5 SPACES PER 1,000 SF OF RETAIL SUITE = 3 SPACES<br>1 SPACE PER FIRST 1,000 SF OF WORK AREA AND 1 SPACE PER ADDITIONAL 750 SF OF WORK AREA = 2 SPACES | 0        | 0        | 5                      |
| NUMBER OF BIKE PARKING SPACES<br>1 BIKE SPACE PER 2,000 SF OF COMMERCIAL FLOOR AREA<br>SPACES LOCATED AT EXTERIOR BIKE RACKS                                                        | 0        | 2        | 2                      |
| USEABE OPEN SPACE<br>1 SF OF USABLE OPEN SPACE<br>PER 50 SF OF COMMERCIAL FLOOR AREA                                                                                                | 0        | 72       | 72                     |

WAIVER

WAIVER

WAIVER

WAIVER

CONCESSION

PROJECT #: 121246  
DRAWN BY: TF  
CHECKED BY: MM

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BILL SCHRADER  
  
T 925 638 8782

| No. | Description          | Date     |
|-----|----------------------|----------|
| 4   | USE PERMIT           | 10/25/21 |
| 5   | USE PERMIT RESUBMIT. | 12/10/21 |
| 6   | SAP                  | 12/22/21 |
| 7   | USE PERMIT RESUBMIT. | 1/11/22  |
| 8   | USE PERMIT RESUBMIT. | 3/17/22  |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 11  | USE PERMIT RESUBMIT. | 3/28/22  |
| 12  | APRIL DRC MEETING    | 4/11/22  |
| 13  | JUNE LMRKS. MEETING  | 5/10/22  |
|     |                      |          |
|     |                      |          |
|     |                      |          |

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**BERKELEY PLAZA**  
2065 KITTREDGE ST  
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:  
**ZONING AND CODE  
INFO**

SHEET NUMBER:

**A0-006**



PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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| No. | Description         | Date    |
|-----|---------------------|---------|
| 9   | SAP RESUBMIT.       | 3/23/22 |
| 13  | JUNE LWRKS. MEETING | 5/10/22 |
|     |                     |         |
|     |                     |         |
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BERKELEY, CA 94704  
  
CA VENTURES

SHEET TITLE:  
  
SITE PLAN  
EXISTING- LEVEL U1

SHEET NUMBER:  
  
**A1-001**

NOT RELEASED FOR CONSTRUCTION

EXISTING  
BASEMENT PLAN

0 4 8 16

1 LEVEL U1- EXISTING  
A1-001 1/16" = 1'-0"



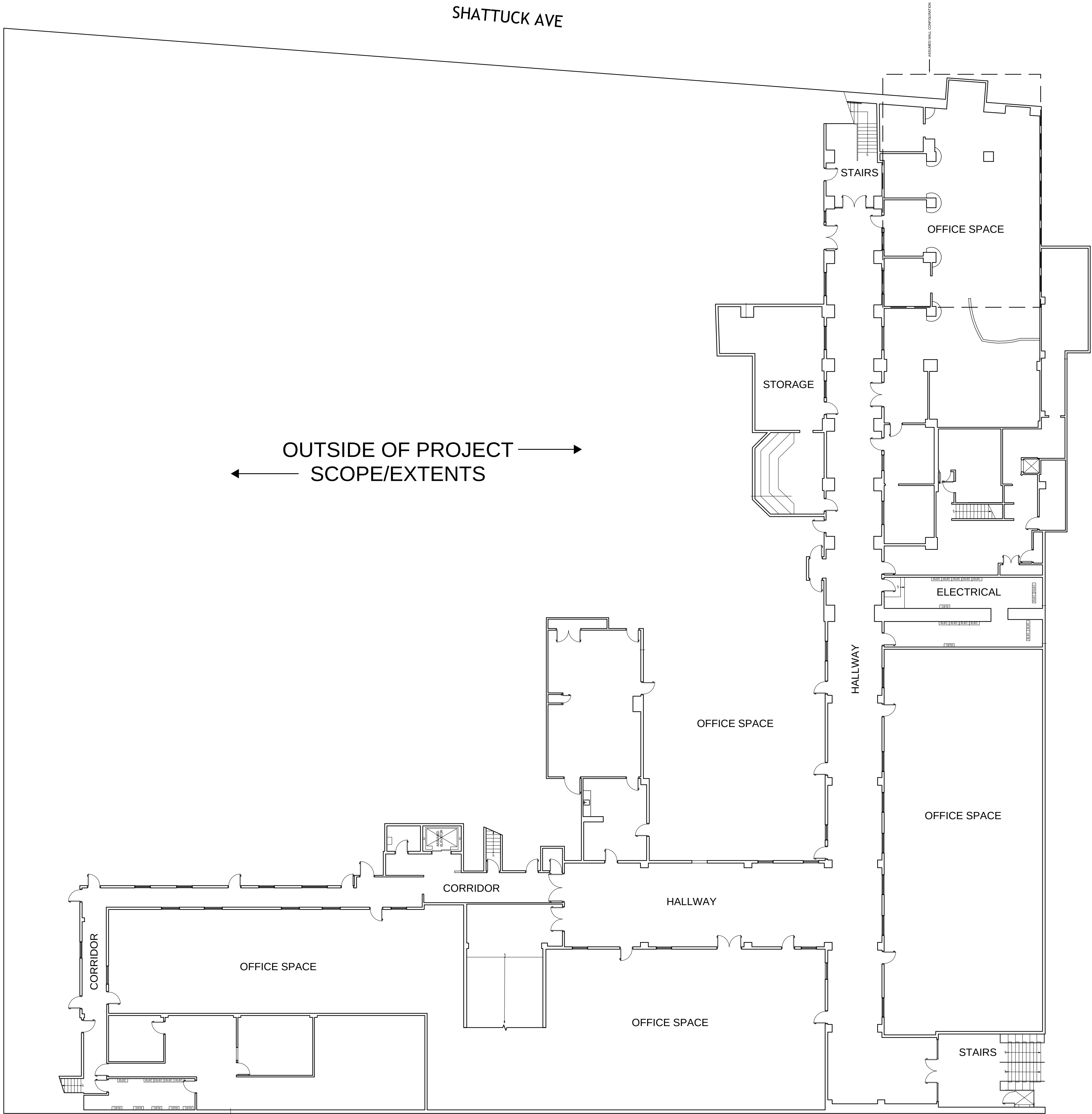
ALLSTON WAY

SHATTUCK AVE

← OUTSIDE OF PROJECT SCOPE/EXTENTS →

KITTREDGE ST

HAROLD WAY





PROJECT #: 121246  
DRAWN BY: TF  
CHECKED BY: MM

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| No. | Description         | Date     |
|-----|---------------------|----------|
| 6   | SAP                 | 12/22/21 |
| 9   | SAP RESUBMIT.       | 3/23/22  |
| 13  | JUNE LWRKS. MEETING | 5/10/22  |

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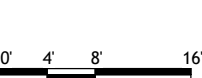
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2065 KITTREDGE ST  
BERKELEY, CA 94704  
  
CA VENTURES

SHEET TITLE:  
**SITE PLAN  
EXISTING- LEVEL 1**

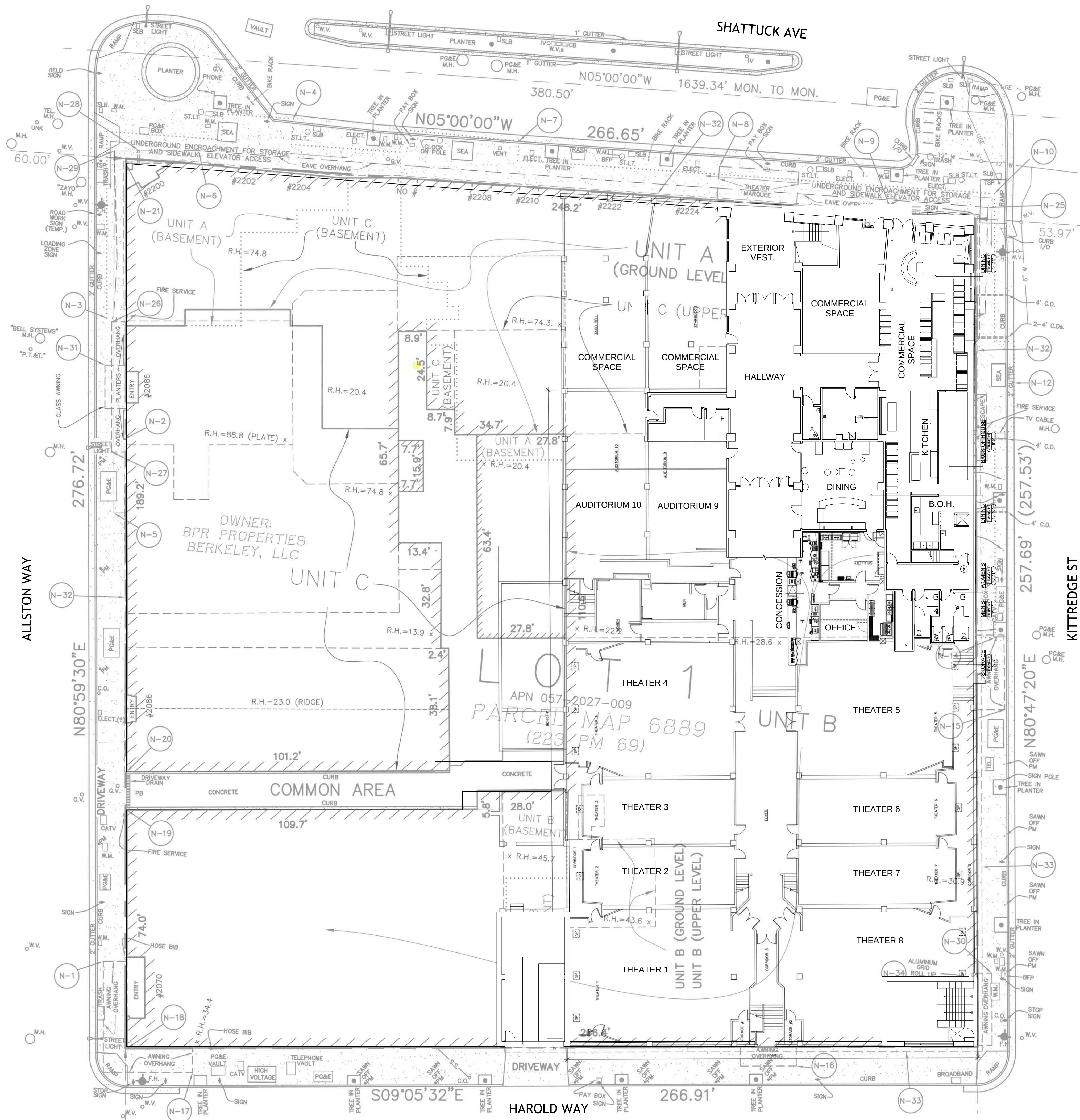
SHEET NUMBER:  
**A1-002**

NOT RELEASED FOR CONSTRUCTION

**EXISTING GROUND  
LEVEL PLAN**



1 LEVEL 1- EXISTING  
A1-002 1/16" = 1'-0"





PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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| No. | Description         | Date    |
|-----|---------------------|---------|
| 9   | SAP RESUBMIT.       | 3/23/22 |
| 13  | JUNE LWRKS. MEETING | 5/10/22 |
|     |                     |         |
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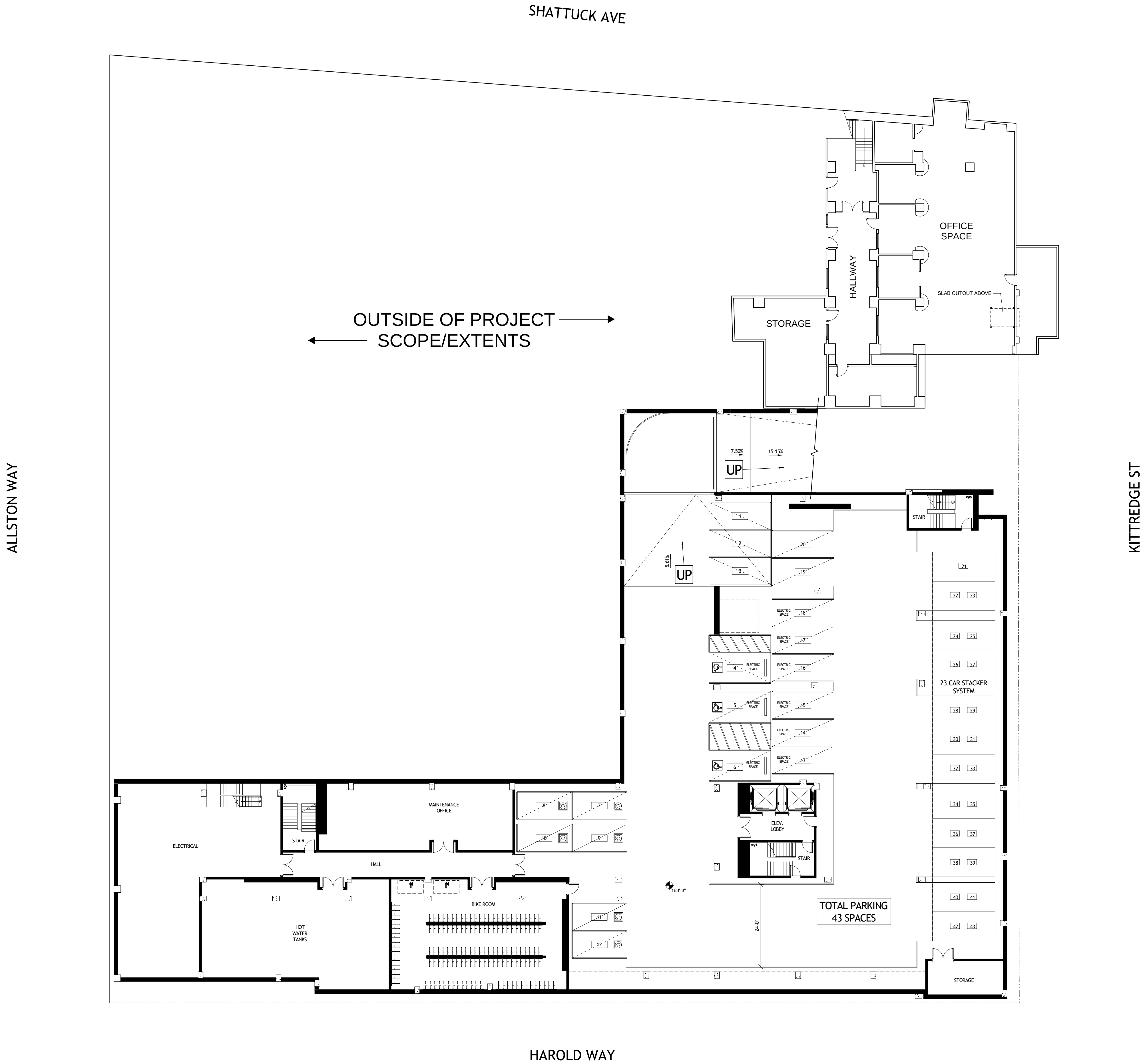
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BERKELEY, CA 94704  
  
CA VENTURES

SHEET TITLE:  
SITE PLAN  
PROPOSED- LEVEL  
U1

SHEET NUMBER:  
  
**A1-003**

NOT RELEASED FOR CONSTRUCTION



## PROPOSED BASEMENT PLAN

0 4 8 16

1 LEVEL U1- PROPOSED  
A1-003 1/16" = 1'-0"





PROJECT #: 121246  
DRAWN BY: TF  
CHECKED BY: MM

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| No. | Description         | Date    |
|-----|---------------------|---------|
| 9   | SAP RESUBMIT.       | 3/23/22 |
| 13  | JUNE LWRKS. MEETING | 5/10/22 |

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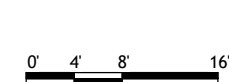
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2065 KITTREDGE ST  
BERKELEY, CA 94704  
  
CA VENTURES

SHEET TITLE:  
**SITE PLAN  
PROPOSED- LEVEL 1**

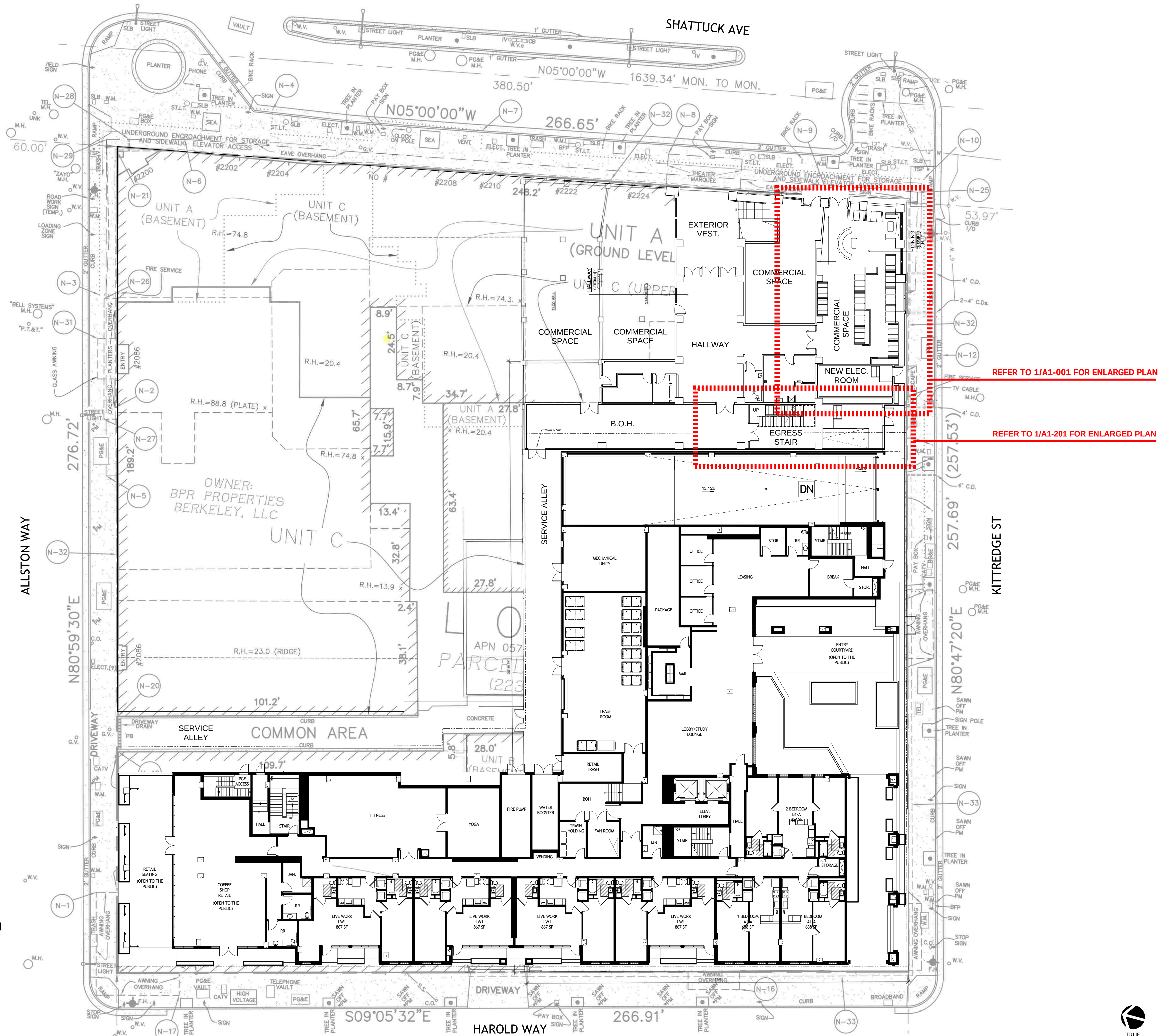
SHEET NUMBER:  
**A1-004**

NOT RELEASED FOR CONSTRUCTION

## PROPOSED GROUND LEVEL PLAN



1 LEVEL 1- PROPOSED  
A1-004 1/16" = 1'-0"





PROJECT #: 121246  
DRAWN BY: TF  
CHECKED BY: MM

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| No. | Description         | Date    |
|-----|---------------------|---------|
|     | ELEC. ROOM PERMIT   | 4/11/22 |
| 13  | JUNE LMRKS. MEETING | 5/10/22 |

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**ELECTRICAL ROOM TI PERMIT**  
2240 SHATTUCK AVE  
BERKELEY, CA 94704

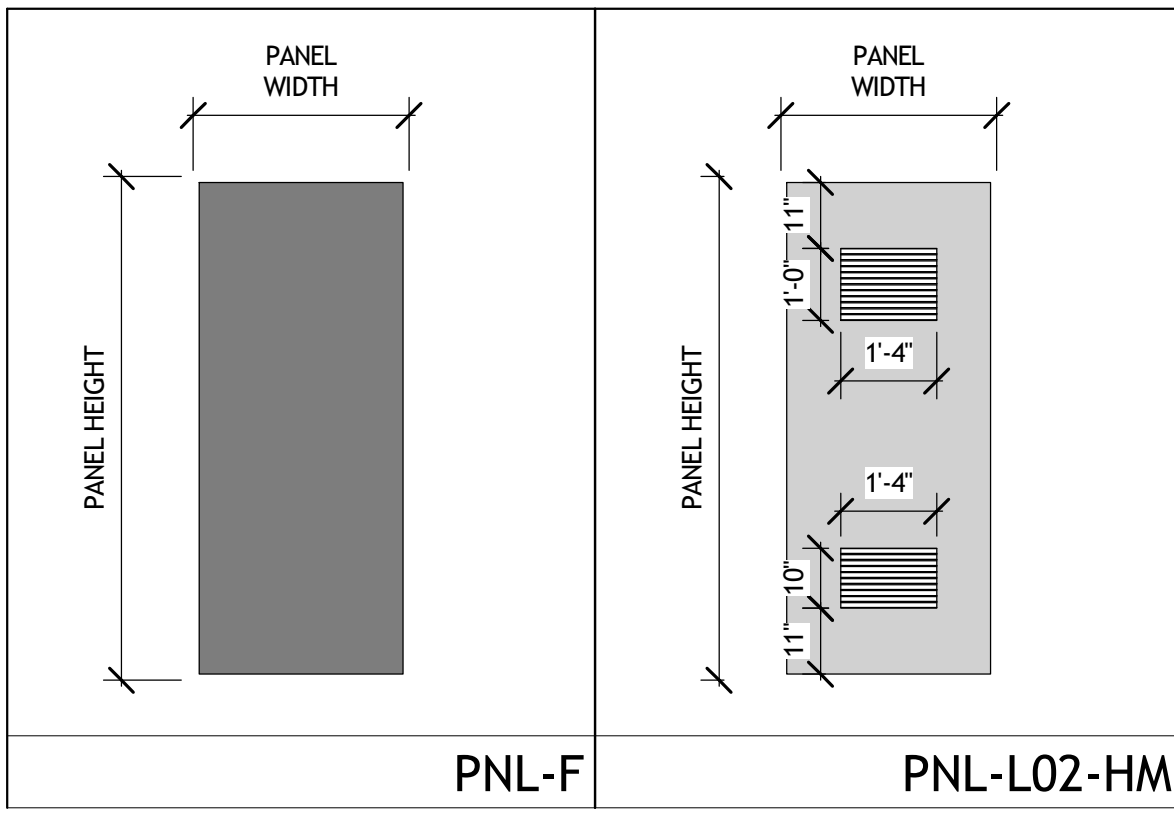
CA VENTURES

SHEET TITLE:  
**ELECTRICAL ROOM  
DEMO, PLAN,  
SECTION**

SHEET NUMBER:

**A1.001**

NOT RELEASED FOR CONSTRUCTION



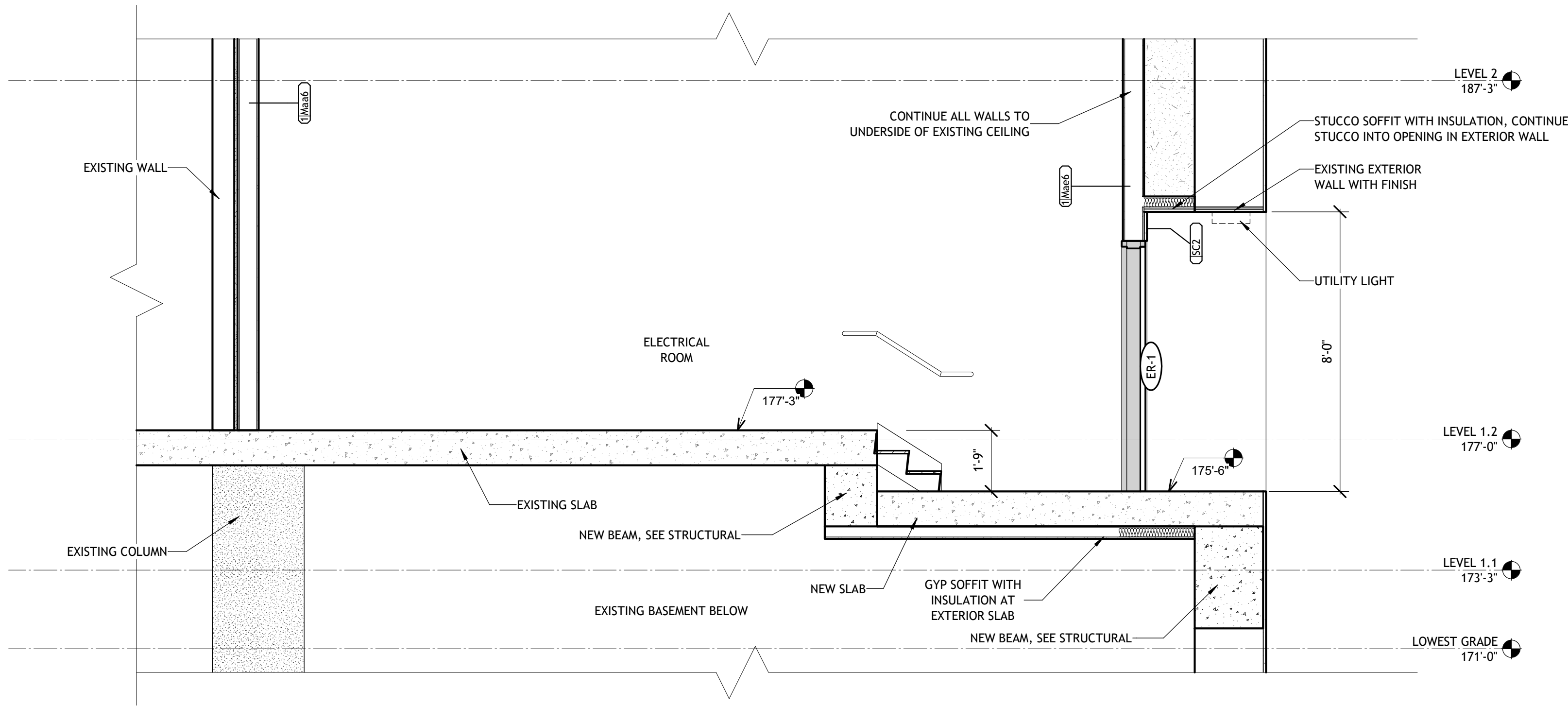
| DOOR SCHEDULE- ELECTRICAL ROOM |                 |                   |             |            |                |           |        |                                                                                                                                                         |
|--------------------------------|-----------------|-------------------|-------------|------------|----------------|-----------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| DOOR                           |                 |                   | SIZE WxH    | PANELS     |                | FRAME     | HW SET | COMMENTS                                                                                                                                                |
| TAG                            | LOCATION        | FIRE RATING (MIN) |             | TYPE       | FINISH         | TYPE      |        |                                                                                                                                                         |
| LEVEL 1.1                      |                 |                   |             |            |                |           |        |                                                                                                                                                         |
| ER-1                           | ELECTRICAL ROOM | 0                 | 3'-0"x7'-0" | PNL-L02-HM | 08-OPENINGS-HM | FRW-00HM1 | 08.0   | DOOR WITH HIGH-LOW LOUVERS TO THE EXTERIOR, COORDINATE WITH MECHANICAL. PANIC BAR HARDWARE TO BE PROVIDED. LOCK TO BE PROVIDED, SEE HARDWARE SET BELOW. |
| ER-2                           | B.O.H.          | 0                 | 3'-0"x7'-0" | PNL-F-HM   | 08-OPENINGS-HM | FRW-00HM1 | 13.0   | EGRESS FROM B.O.H. PANIC BAR HARDWARE TO BE PROVIDED. SEE HARDWARE SET BELOW.                                                                           |

**Hardware Set # 08.0**

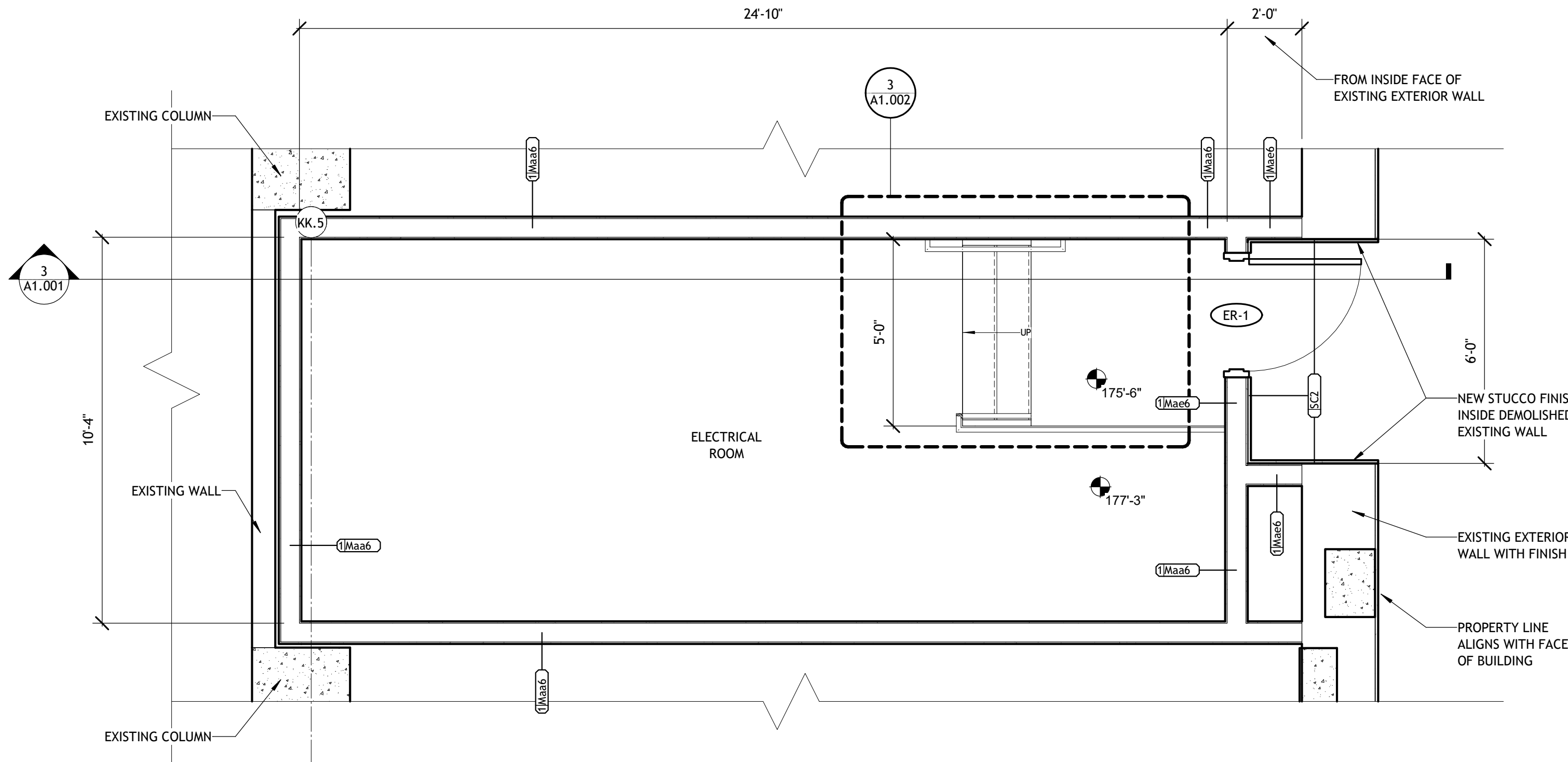
| PRODUCT    | DESCRIPTION                        | QTY | UNIT | FINISH | MFG  |
|------------|------------------------------------|-----|------|--------|------|
| Hinge      | FB81179 4.5 x 4.5 NRP (As Req'd)   | 3   | EA   | 652    | STN  |
| Rim Panic  | 280 R2103 x 4993 D (Storeroom)     | 1   | EA   | 626W   | STCH |
| Cylinder   | 12E-72 Less Core (Rim)             | 1   | EA   | 626    | STCH |
| Core       | 6CS-SFIC                           | 1   | EA   | 626    | BST  |
| Closer     | QDC113 (EDA, SPG Stop/Compression) | 1   | EA   | 689    | STCH |
| Kick Plate | K0050 10" x 2" LDW B4E/CSK         | 1   | EA   | 630    | TRM  |
| Seal       | S050C X LAR (Head/Jambs)           | 1   | EA   | CHAR   | NGP  |
| Sweep      | 601 A X LAR                        | 1   | EA   | A      | NGP  |
| Threshold  | S13 A X LAR X 14-20 SS MSEA        | 1   | EA   | A      | NGP  |

**Hardware Set # 13.0**

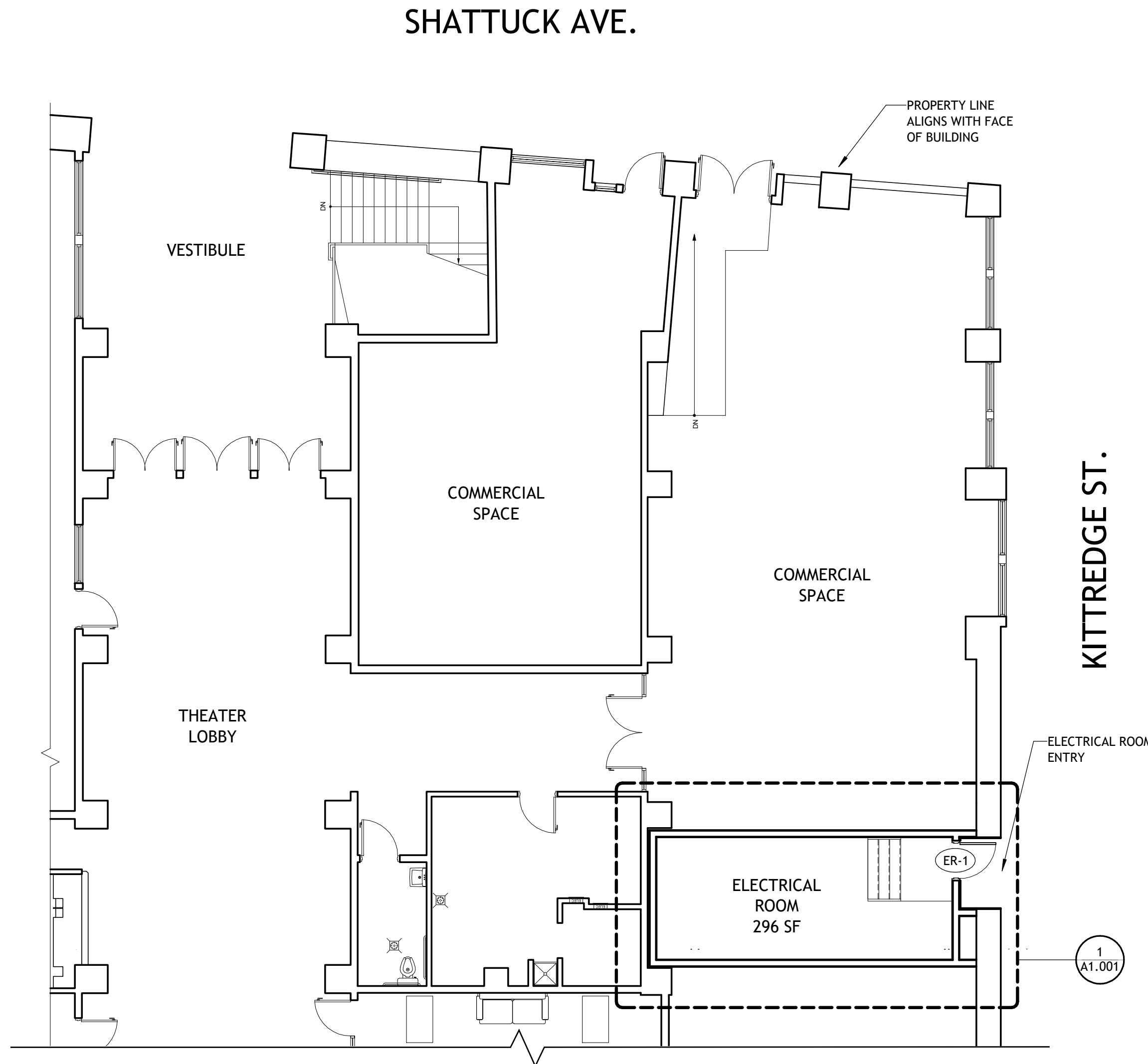
| PRODUCT              | DESCRIPTION                      | QTY | UNIT | FINISH | MFG  |
|----------------------|----------------------------------|-----|------|--------|------|
| Hinge                | FB81179 4.5 x 4.5 NRP (As Req'd) | 1   | EA   | 652    | STN  |
| Rim Panic            | QDC113 (FES)                     | 1   | EA   | 626    | STCH |
| E Trim               | QET170 (Storeroom)               | 1   | EA   | 626    | STCH |
| Cylinder             | 12E-72 Less Core (Rim)           | 1   | EA   | 626    | STCH |
| Core                 | 6CS-SFIC                         | 1   | EA   | 626    | BST  |
| Closer               | QDC111 (Panic Bar - Push Side)   | 1   | EA   | 689    | STCH |
| Kick Plate           | K0050 10" x 2" LDW B4E/CSK       | 1   | EA   | 630    | TRM  |
| Wall Stop/Floor Stop | 1270WV or W1211                  | 1   | EA   | 630    | TRM  |
| Seal                 | S050C X LAR (Head/Jambs)         | 1   | EA   | CHAR   | NGP  |



**3 ELECTRICAL ROOM SECTION**  
A1.001 3/8" = 1'-0"



**2 ELECTRICAL ROOM PLAN**  
A1.001 3/8" = 1'-0"



**1 BUILDING PLAN**  
A1.001 1/8" = 1'-0"





PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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| No. | Description          | Date     |
|-----|----------------------|----------|
| 1   | PLAN UPDATE          | 6/28/21  |
| 2   | PRELIM APP SB330     | 7/21/21  |
| 3   | SD SET               | 9/16/21  |
| 4   | USE PERMIT           | 10/25/21 |
| 5   | USE PERMIT RESUBMIT. | 12/10/21 |
| 6   | SAP                  | 12/22/21 |
| 8   | USE PERMIT RESUBMIT. | 3/17/22  |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 11  | USE PERMIT RESUBMIT. | 3/28/22  |
| 12  | APRIL DRC MEETING    | 4/11/22  |
| 13  | JUNE LMRKS. MEETING  | 5/10/22  |

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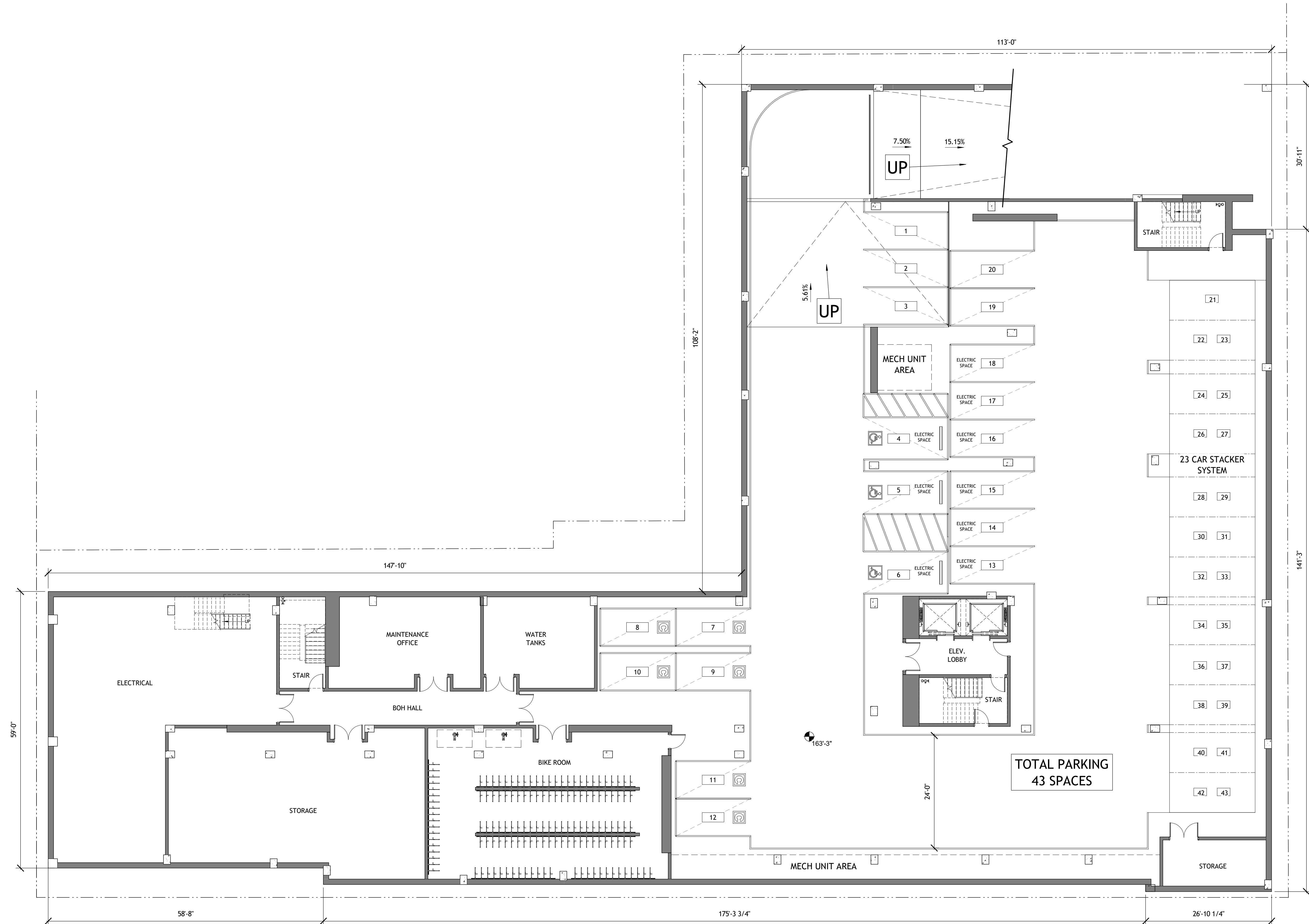
**BERKELEY PLAZA**  
2065 KITTREDGE ST  
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:  
  
PLAN- LEVEL U1

SHEET NUMBER:  
  
**A1-101**

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- LEVEL U1  
A1-101 3/32" = 1'-0"

0 2'-8" 5'-4" 10'-8"





PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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| No. | Description          | Date     |
|-----|----------------------|----------|
| 1   | PLAN UPDATE          | 6/28/21  |
| 2   | PRELIM APP SB330     | 7/21/21  |
| 3   | SD SET               | 9/16/21  |
| 4   | USE PERMIT           | 10/25/21 |
| 5   | USE PERMIT RESUBMIT. | 12/10/21 |
| 6   | SAP                  | 12/22/21 |
| 8   | USE PERMIT RESUBMIT. | 3/17/22  |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 11  | USE PERMIT RESUBMIT. | 3/28/22  |
| 12  | APRIL DRC MEETING    | 4/11/22  |
| 13  | JUNE LMRKS. MEETING  | 5/10/22  |
| 14  | LANDMARKS REV.       | 5/18/22  |

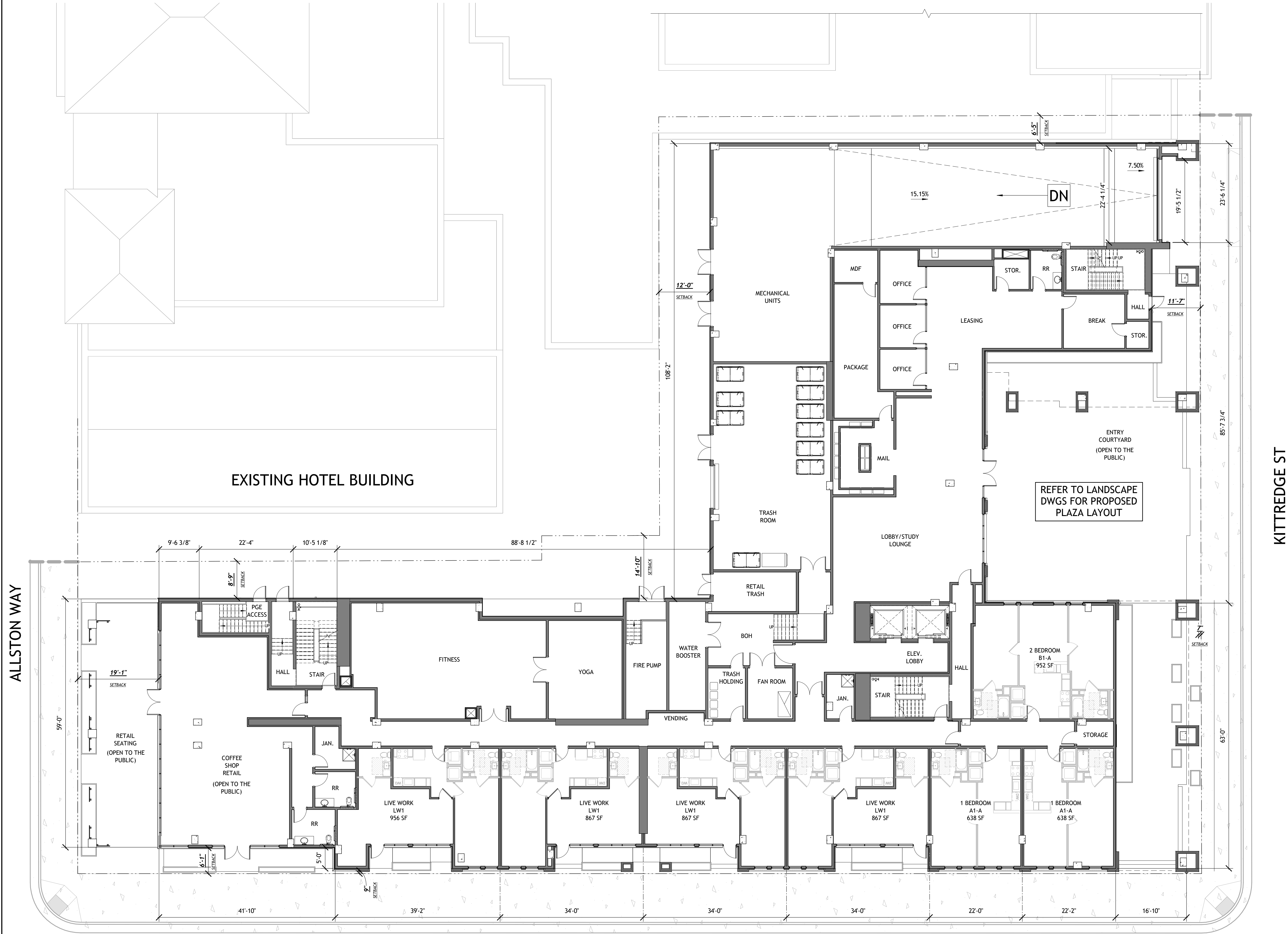
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**BERKELEY PLAZA**  
2065 KITTREDGE ST  
BERKELEY, CA 94704  
  
CA VENTURES

SHEET TITLE:  
  
PLAN- LEVEL 1

SHEET NUMBER:  
  
**A1-111**

NOT RELEASED FOR CONSTRUCTION



0' 2'-8" 5'-4" 10'-8"  
1 PRESENTATION FLOOR PLAN- LEVEL 1  
A1-111 3/32" = 1'-0"

HAROLD WAY





PROJECT #: 121246  
DRAWN BY: TF  
CHECKED BY: MM

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APPLICANT:

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[illegible]

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**BERKELEY PLAZA  
2065 KITTREDGE ST  
BERKELEY, CA 94704**

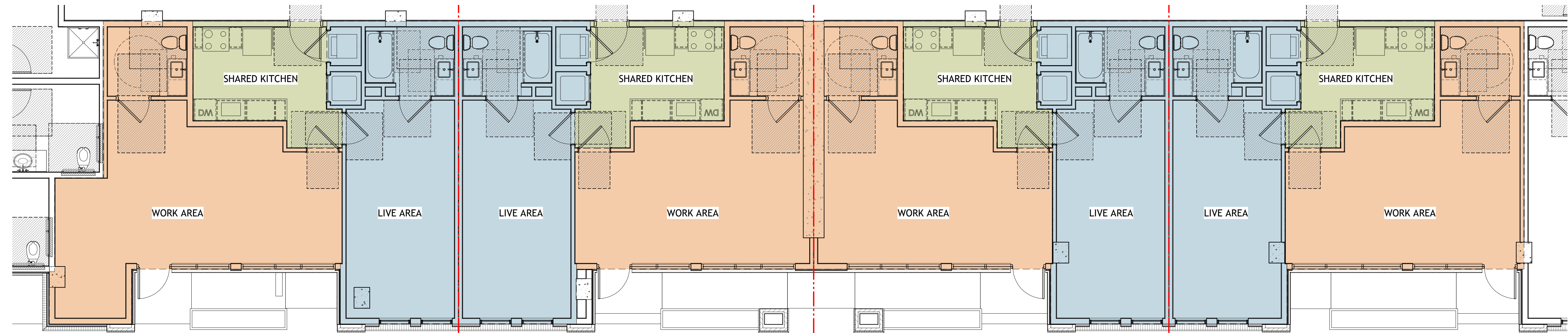
CA VENTURES

SHEET TITLE:

PLAN- LEVEL 1  
ENLARGED

SHEET NUMBER:

A1-112



LIVE/WORK UNIT 1

TOTAL AREA: 949 SF

-  LIVE AREA: 336 SF (35%)
-  WORK AREA: 474 SF (50%)
-  SHARED KITCHEN AREA: 139 SF (15%)

LIVE/WORK UNIT 2

TOTAL AREA: 867 SF

-  LIVE AREA: 336 SF (39%)
-  WORK AREA: 392 SF (45%)
-  SHARED KITCHEN AREA: 139 SF (16%)

LIVE/WORK UNIT 3

TOTAL AREA: 867 SF

- LIVE AREA: 336 SF (39%)
- WORK AREA: 392 SF (45%)
- SHARED KITCHEN AREA: 139 SF (16%)

LIVE/WORK UNIT 4

TOTAL AREA: 867 SF

-  LIVE AREA: 336 SF (39%)
-  WORK AREA: 392 SF (45%)
-  SHARED KITCHEN AREA: 139 SF (16%)

NOTE: THE KITCHEN IS CONSIDERED SPACE THAT SERVES BOTH THE LIVE AREA AND THE WORK AREA OF THE UNIT. THE SHARED AREA OF THE KITCHEN IS SPLIT BETWEEN THE TWO CATEGORIES TO BRING BOTH LIVE FUNCTIONS AND WORK FUNCTIONS TO EXACTLY 50% OF THE TOTAL UNIT AREA, IN ACCORDANCE WITH IBC SECTION 419.

|        |                               |
|--------|-------------------------------|
| 1      | LIVE/WORK UNITS ENLARGED PLAN |
| A1-112 | 3/16" = 1'-0"                 |

NOT RELEASED FOR CONSTRUCTION



PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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BILL SCHRADER  
  
T 925 638 8782

| No. | Description          | Date     |
|-----|----------------------|----------|
| 1   | PLAN UPDATE          | 6/28/21  |
| 2   | PRELIM APP SB330     | 7/21/21  |
| 3   | SD SET               | 9/16/21  |
| 4   | USE PERMIT           | 10/25/21 |
| 5   | USE PERMIT RESUBMIT. | 12/10/21 |
| 6   | SAP                  | 12/22/21 |
| 8   | USE PERMIT RESUBMIT. | 3/17/22  |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 11  | USE PERMIT RESUBMIT. | 3/28/22  |
| 12  | APRIL DRC MEETING    | 4/11/22  |
| 13  | JUNE LMRKS. MEETING  | 5/10/22  |

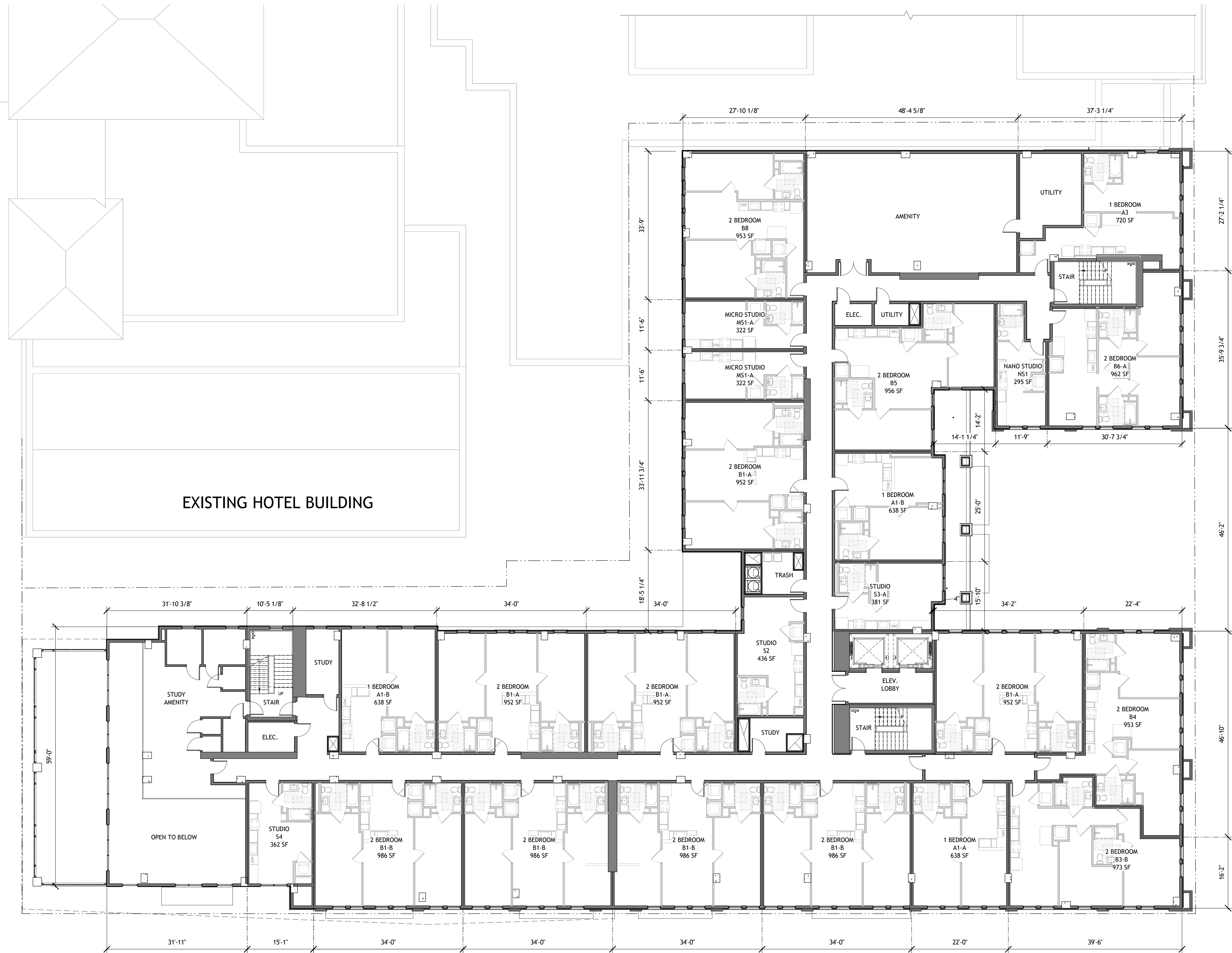
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CA VENTURES

SHEET TITLE:  
  
PLAN- LEVEL 2

SHEET NUMBER:  
  
**A1-121**

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- LEVEL 2  
A1-121 3/32" = 1'-0"

0' 2'-8" 5'-4" 10'-8"





PROJECT # : 121246  
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CHECKED BY: MM

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| No. | Description          | Date     |
|-----|----------------------|----------|
| 1   | PLAN UPDATE          | 6/28/21  |
| 2   | PRELIM APP SB330     | 7/21/21  |
| 3   | SD SET               | 9/16/21  |
| 4   | USE PERMIT           | 10/25/21 |
| 5   | USE PERMIT RESUBMIT. | 12/10/21 |
| 6   | SAP                  | 12/22/21 |
| 8   | USE PERMIT RESUBMIT. | 3/17/22  |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 11  | USE PERMIT RESUBMIT. | 3/28/22  |
| 12  | APRIL DRC MEETING    | 4/11/22  |
| 13  | JUNE LMRKS. MEETING  | 5/10/22  |

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SHEET TITLE:  
  
PLAN- LEVEL 3

SHEET NUMBER:  
  
A1-131

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PROJECT #: 121246  
DRAWN BY: TF  
CHECKED BY: MM

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T 925 638 8782

| No. | Description          | Date     |
|-----|----------------------|----------|
| 1   | PLAN UPDATE          | 6/28/21  |
| 2   | PRELIM APP SB330     | 7/21/21  |
| 3   | SD SET               | 9/16/21  |
| 4   | USE PERMIT           | 10/25/21 |
| 5   | USE PERMIT RESUBMIT. | 12/10/21 |
| 6   | SAP                  | 12/22/21 |
| 7   | USE PERMIT RESUBMIT. | 3/17/22  |
| 8   | SAP RESUBMIT.        | 3/23/22  |
| 9   | USE PERMIT RESUBMIT. | 3/28/22  |
| 10  | APRIL DRC MEETING    | 4/11/22  |
| 11  | JUNE LMRKS. MEETING  | 5/10/22  |

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SHEET TITLE:

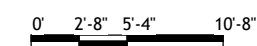
PLAN- LEVEL 4-7

SHEET NUMBER:

**A1-141**



|        |                                    |
|--------|------------------------------------|
| 1      | PRESENTATION FLOOR PLAN- LEVEL 4-7 |
| A1-141 | 3/32" = 1'-0"                      |





PROJECT #: 121246  
DRAWN BY: TF  
CHECKED BY: MM

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| No. | Description          | Date     |
|-----|----------------------|----------|
| 1   | PLAN UPDATE          | 6/28/21  |
| 2   | PRELIM APP SB330     | 7/21/21  |
| 3   | SD SET               | 9/16/21  |
| 4   | USE PERMIT           | 10/25/21 |
| 5   | USE PERMIT RESUBMIT. | 12/10/21 |
| 6   | SAP                  | 12/22/21 |
| 8   | USE PERMIT RESUBMIT. | 3/17/22  |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 11  | USE PERMIT RESUBMIT. | 3/28/22  |
| 12  | APRIL DRC MEETING    | 4/11/22  |
| 13  | JUNE LMRKS. MEETING  | 5/10/22  |

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SHEET TITLE:  
  
PLAN- LEVEL 8

SHEET NUMBER:  
  
**A1-181**



NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION FLOOR PLAN- LEVEL 8  
A1-181 3/32" = 1'-0"



PROJECT # : 121246  
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| No. | Description          | Date     |
|-----|----------------------|----------|
| 5   | USE PERMIT RESUBMIT. | 12/10/21 |
| 6   | SAP                  | 12/22/21 |
| 8   | USE PERMIT RESUBMIT. | 3/17/22  |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 11  | USE PERMIT RESUBMIT. | 3/28/22  |
| 12  | APRIL DRC MEETING    | 4/11/22  |
| 13  | JUNE LMRKS. MEETING  | 5/10/22  |

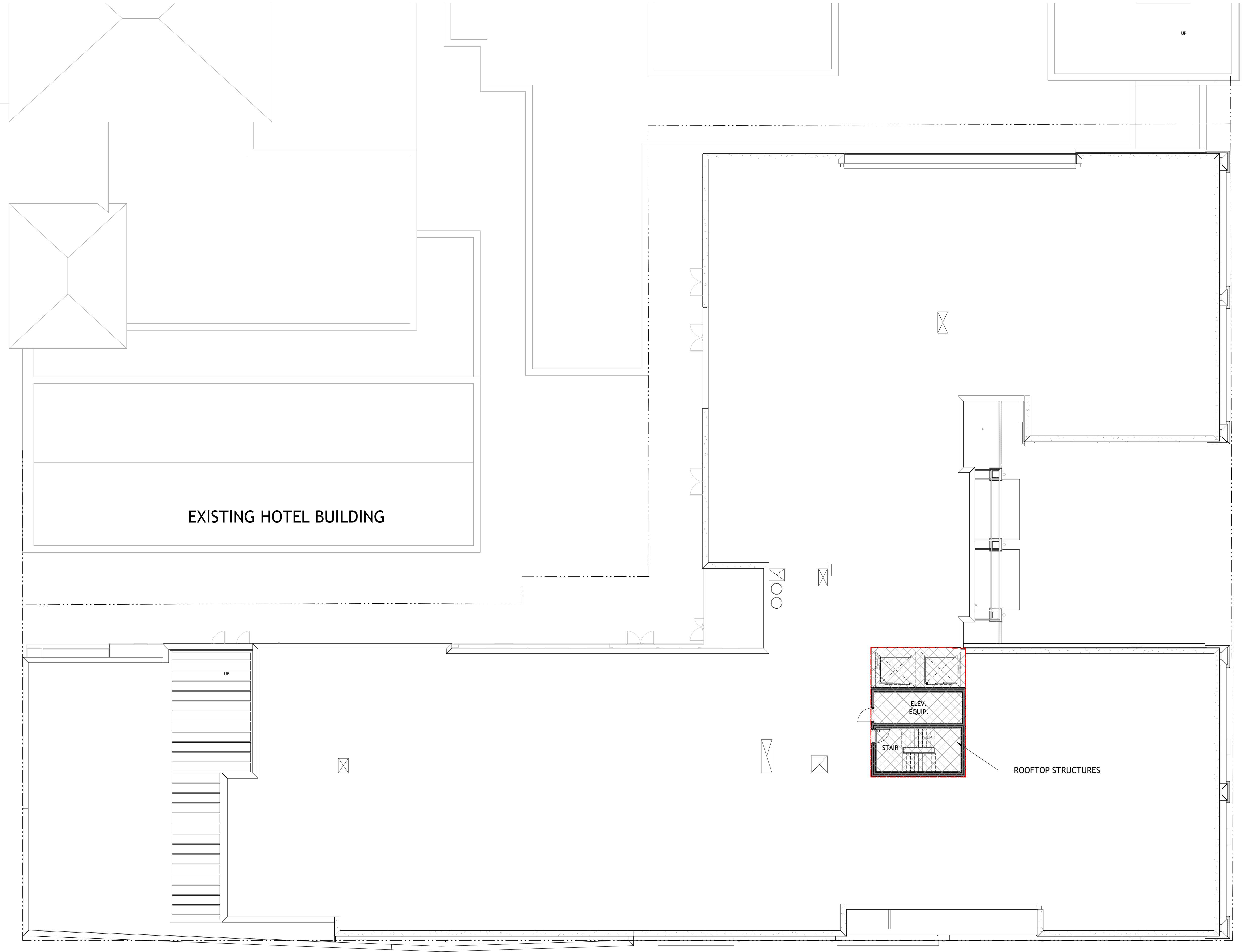
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SHEET TITLE:  
  
PLAN- ROOF

SHEET NUMBER:  
  
**A1-191**

NOT RELEASED FOR CONSTRUCTION



EXISTING HOTEL BUILDING

ROOFTOP STRUCTURES

AREA OF ROOFTOP STRUCTURES: 597 SF

AVERAGE FLOOR AREA: 24,095 SF

% OF ROOFTOP STRUCTURES: 2.4%

1 PRESENTATION FLOOR PLAN- ROOF PLAN  
A1-191 3/32" = 1'-0"

0' 2'-8" 5'-4" 10'-8"





PROJECT # : 121246  
DRAWN BY: TF  
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| No. | Description          | Date    |
|-----|----------------------|---------|
| 9   | SAP RESUBMIT.        | 3/23/22 |
| 11  | USE PERMIT RESUBMIT. | 3/28/22 |
| 12  | APRIL DRC MEETING    | 4/11/22 |
| 13  | JUNE LWRKS. MEETING  | 5/10/22 |

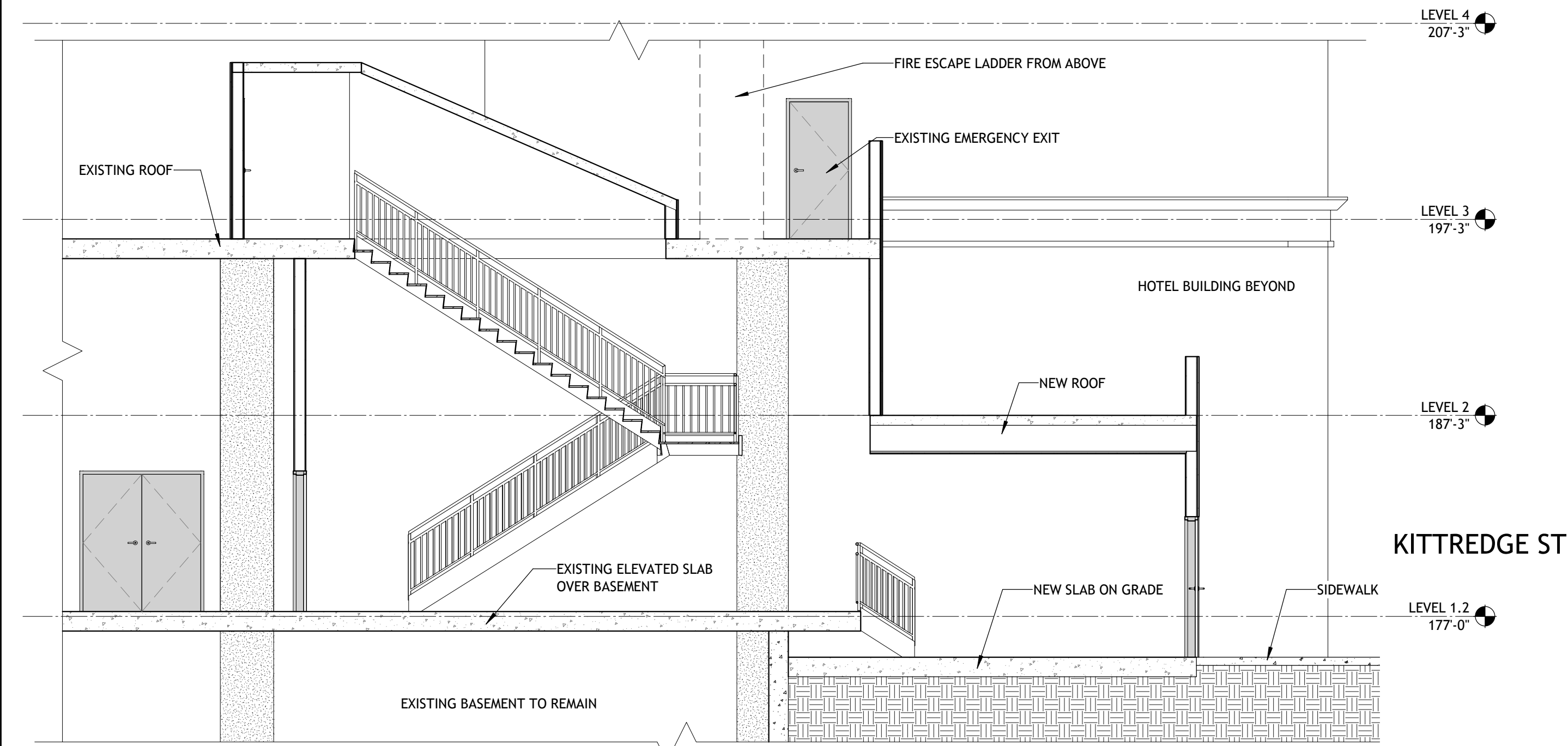
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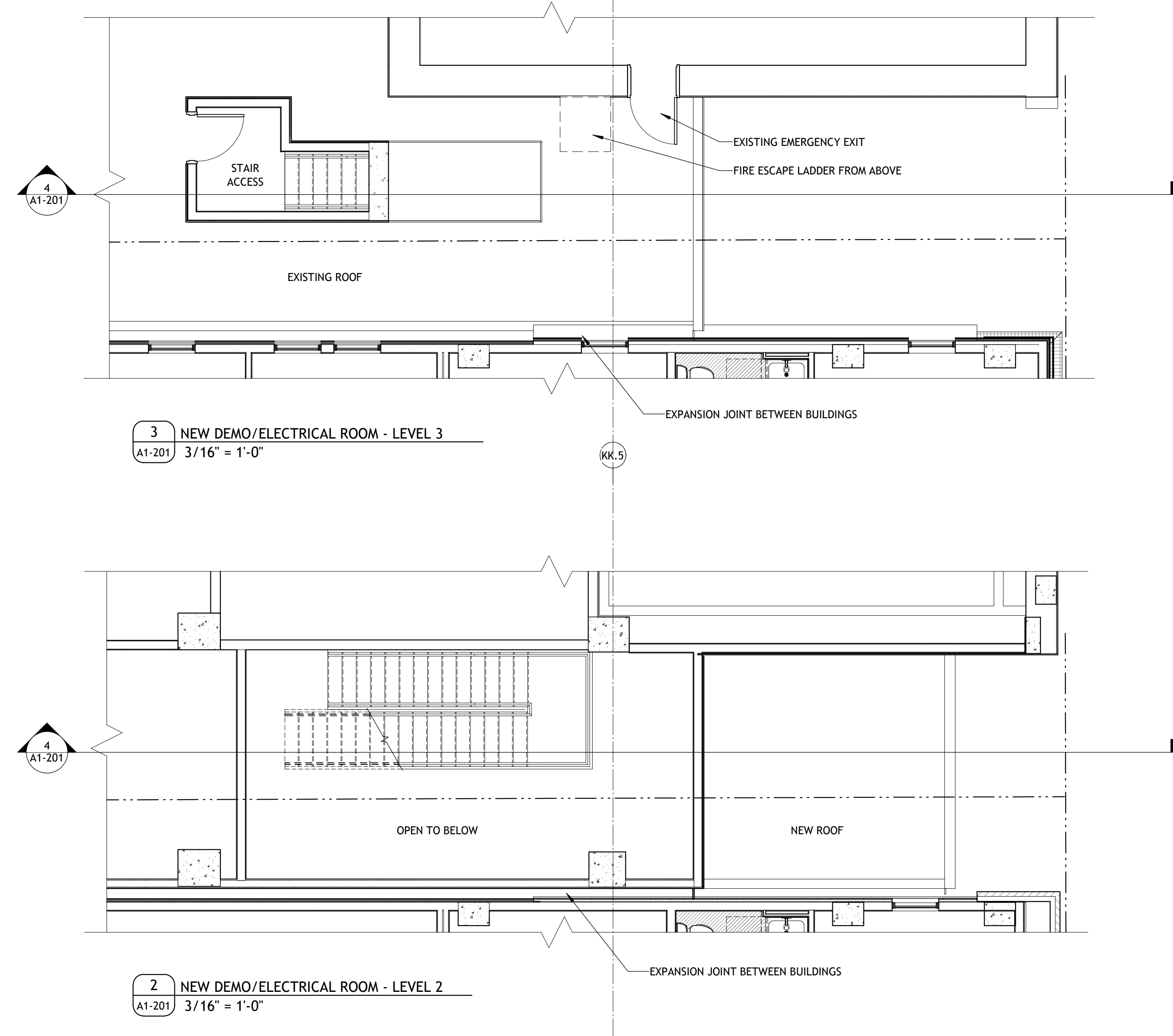
SHEET TITLE:  
**NEW SERVICE  
HALL/ELECTRICAL  
ROOM PLAN**

SHEET NUMBER:  
**A1-201**

NOT RELEASED FOR CONSTRUCTION

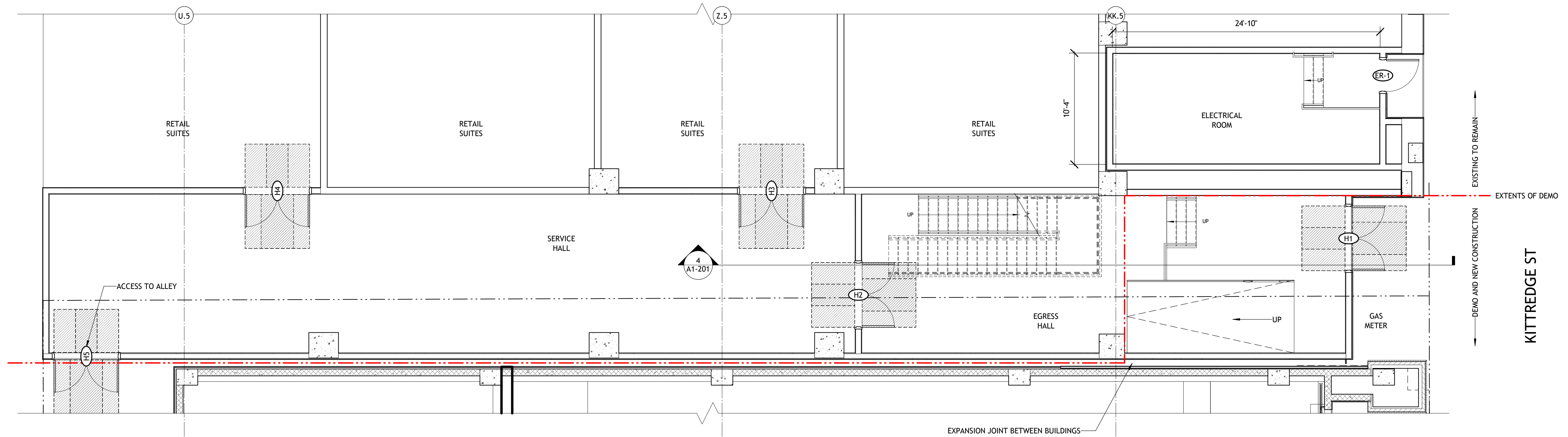


**4 NEW DEMO/ELECTRICAL ROOM SECTION**  
A1-201 3/16" = 1'-0"



**2 NEW DEMO/ELECTRICAL ROOM - LEVEL 2**  
A1-201 3/16" = 1'-0"

**3 NEW DEMO/ELECTRICAL ROOM - LEVEL 3**  
A1-201 3/16" = 1'-0"



**1 NEW DEMO/ELECTRICAL ROOM - LEVEL 1**  
A1-201 3/16" = 1'-0"



| Keynote Legend |                                             |
|----------------|---------------------------------------------|
| Key Value      | Keynote Text                                |
| E1             | LIGHT TAN STUCCO                            |
| E2             | CHARCOAL GREY STUCCO                        |
| E3             | DARK TAN STUCCO                             |
| E4             | BRICK                                       |
| E5             | WHITE FIBER CEMENT                          |
| E6             | VINYL WINDOW WITH THERMOFIL ALUMINUM FINISH |
| E7             | ALUMINUM CANOPY                             |
| E8             | EXTERIOR WALL SCONCE                        |
| E10            | STOREFRONT                                  |
| E13            | GLASS RAILING                               |
| E15            | MESH SCREENING                              |

PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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| No. | Description          | Date    |
|-----|----------------------|---------|
| 2   | PRELIM APP S8330     | 7/21/21 |
| 8   | USE PERMIT RESUBMIT. | 3/17/22 |
| 9   | SAP RESUBMIT.        | 3/23/22 |
| 11  | USE PERMIT RESUBMIT. | 3/28/22 |
| 12  | APRIL DRC MEETING    | 4/11/22 |
| 13  | JUNE LMRKS. MEETING  | 5/10/22 |

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SHEET TITLE:  
**ELEVATION- WEST (HAROLD WAY)**

SHEET NUMBER:  
**A3-001**



0' 2'-0" 4'-0" 10'-0"

1 PRESENTATION-ELEVATION- WEST (HAROLD WAY)  
A3-001 3/32" = 1'-0"

AREA PROJECTING  
ACROSS PROPERTY LINE

PROJECTING AREA: 7,925 SF

TOTAL FACE AREA: 22,493 SF

PROJECTING AREA: 35.2%

2 PRESENTATION-ELEVATION- WEST PROJECTION DIAGRAM  
A3-001 1" = 30'-0"





BUILDING BASE - DESIGN OPTION 1

| Keynote Legend |                                              |
|----------------|----------------------------------------------|
| Key Value      | Keynote Text                                 |
| E1             | LIGHT TAN STUCCO                             |
| E2             | CHARCOAL GREY STUCCO                         |
| E3             | DARK TAN STUCCO                              |
| E4             | BRICK                                        |
| E5             | WHITE FIBER CEMENT                           |
| E6             | VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH |
| E8             | EXTERIOR WALL SCENCE                         |
| E10            | STOREFRONT                                   |
| E12            | ALUMINUM DOOR                                |
| E17            | PARKING GATE                                 |

PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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| No. | Description          | Date    |
|-----|----------------------|---------|
| 2   | PRELIM APP S8330     | 7/21/21 |
| 8   | USE PERMIT RESUBMIT. | 3/17/22 |
| 9   | SAP RESUBMIT.        | 3/23/22 |
| 11  | USE PERMIT RESUBMIT. | 3/28/22 |
| 12  | APRIL DRC MEETING    | 4/11/22 |
| 13  | JUNE LWRKS. MEETING  | 5/10/22 |
| 14  | LANDMARKS REV.       | 5/18/22 |

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SHEET TITLE:  
**ELEVATION- SOUTH (KITTREDGE ST.)**

SHEET NUMBER:  
**A3-002a**

NOT RELEASED FOR CONSTRUCTION



0' 2'-8" 5'-4" 10'-8"

1 PRESENTATION-ELEVATION- SOUTH (KITTREDGE ST.)  
A3-002 3/32" = 1'-0"



BUILDING BASE - DESIGN OPTION 2

| Keynote Legend |                                              |
|----------------|----------------------------------------------|
| Key Value      | Keynote Text                                 |
| E1             | LIGHT TAN STUCCO                             |
| E2             | CHARCOAL GREY STUCCO                         |
| E3             | DARK TAN STUCCO                              |
| E4             | BRICK                                        |
| E5             | WHITE FIBER CEMENT                           |
| E6             | VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH |
| E8             | EXTERIOR WALL SCONCE                         |
| E10            | STOREFRONT                                   |
| E12            | ALUMINUM DOOR                                |
| E17            | PARKING GATE                                 |

PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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| No. | Description          | Date    |
|-----|----------------------|---------|
| 2   | PRELIM APP S8330     | 7/21/21 |
| 8   | USE PERMIT RESUBMIT. | 3/17/22 |
| 9   | SAP RESUBMIT.        | 3/23/22 |
| 11  | USE PERMIT RESUBMIT. | 3/28/22 |
| 12  | APRIL DRC MEETING    | 4/11/22 |
| 13  | JUNE LWRKS. MEETING  | 5/10/22 |
| 14  | LANDMARKS REV.       | 5/18/22 |

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CA VENTURES

SHEET TITLE:  
**ELEVATION- SOUTH (KITTREDGE ST.)**

SHEET NUMBER:  
**A3-002b**

NOT RELEASED FOR CONSTRUCTION



1 PRESENTATION-ELEVATION- SOUTH (KITTREDGE ST.)  
A3-002 3/32" = 1'-0"



| Keynote Legend |                      |
|----------------|----------------------|
| Key Value      | Keynote Text         |
| E5             | WHITE FIBER CEMENT   |
| E8             | EXTERIOR WALL SCONCE |
| E10            | STOREFRONT           |
| E13            | GLASS RAILING        |
| E15            | MESH SCREENING       |
| E16            | STONE BREEZE BLOCK   |

PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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| No. | Description          | Date    |
|-----|----------------------|---------|
| 2   | PRELIM APP S8330     | 7/21/21 |
| 8   | USE PERMIT RESUBMIT. | 3/17/22 |
| 9   | SAP RESUBMIT.        | 3/23/22 |
| 11  | USE PERMIT RESUBMIT. | 3/28/22 |
| 12  | APRIL DRC MEETING    | 4/11/22 |
| 13  | JUNE LMRKS. MEETING  | 5/10/22 |

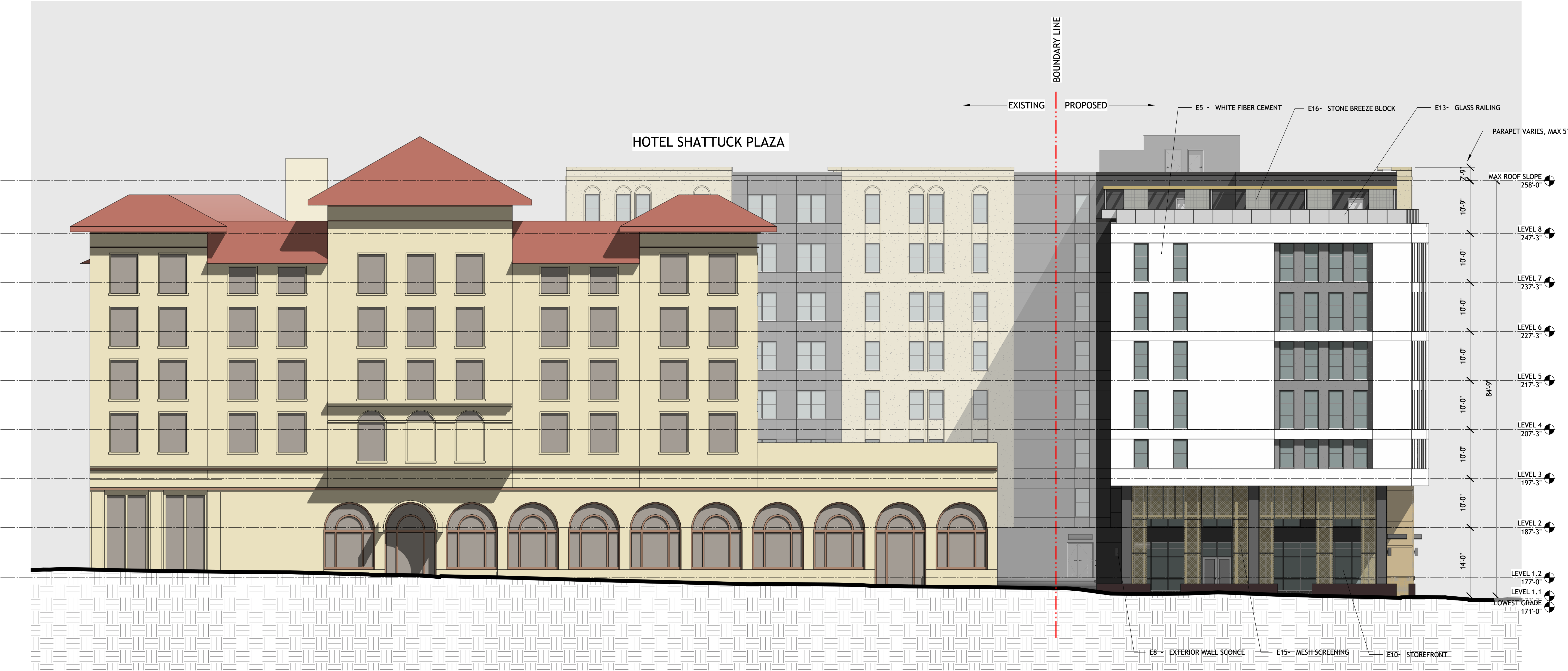
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SHEET TITLE:  
ELEVATION- NORTH  
(ALLSTON WAY)

SHEET NUMBER:  
**A3-003**

NOT RELEASED FOR CONSTRUCTION





| Keynote Legend |                                              |
|----------------|----------------------------------------------|
| Key Value      | Keynote Text                                 |
| E1             | LIGHT TAN STUCCO                             |
| E2             | CHARCOAL GREY STUCCO                         |
| E6             | VINYL WINDOW WITH THERMOFOIL ALUMINUM FINISH |
| E12            | ALUMINUM DOOR                                |

PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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| No. | Description          | Date    |
|-----|----------------------|---------|
| 8   | USE PERMIT RESUBMIT. | 3/17/22 |
| 9   | SAP RESUBMIT.        | 3/23/22 |
| 11  | USE PERMIT RESUBMIT. | 3/28/22 |
| 12  | APRIL DRC MEETING    | 4/11/22 |
| 13  | JUNE LMRKS. MEETING  | 5/10/22 |

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CA VENTURES

SHEET TITLE:  
**ELEVATION- NORTH (HIDDEN)**

SHEET NUMBER:  
**A3-004**



1 PRESENTATION-ELEVATION- NORTH (HIDDEN)  
A3-004 3/32" = 1'-0"



| Keynote Legend |                                             |
|----------------|---------------------------------------------|
| Key Value      | Keynote Text                                |
| E1             | LIGHT TAN STUCCO                            |
| E2             | CHARCOAL GREY STUCCO                        |
| E3             | DARK TAN STUCCO                             |
| E4             | BRICK                                       |
| E5             | WHITE FIBER CEMENT                          |
| E6             | VINYL WINDOW WITH THERMOFIL ALUMINUM FINISH |
| E12            | ALUMINUM DOOR                               |
| E13            | GLASS RAILING                               |
| E14            | GLASS BLOCK                                 |

PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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| No. | Description          | Date    |
|-----|----------------------|---------|
| 2   | PRELIM APP S8330     | 7/21/21 |
| 8   | USE PERMIT RESUBMIT. | 3/17/22 |
| 9   | SAP RESUBMIT.        | 3/23/22 |
| 11  | USE PERMIT RESUBMIT. | 3/28/22 |
| 12  | APRIL DRC MEETING    | 4/11/22 |
| 13  | JUNE LMRKS. MEETING  | 5/10/22 |

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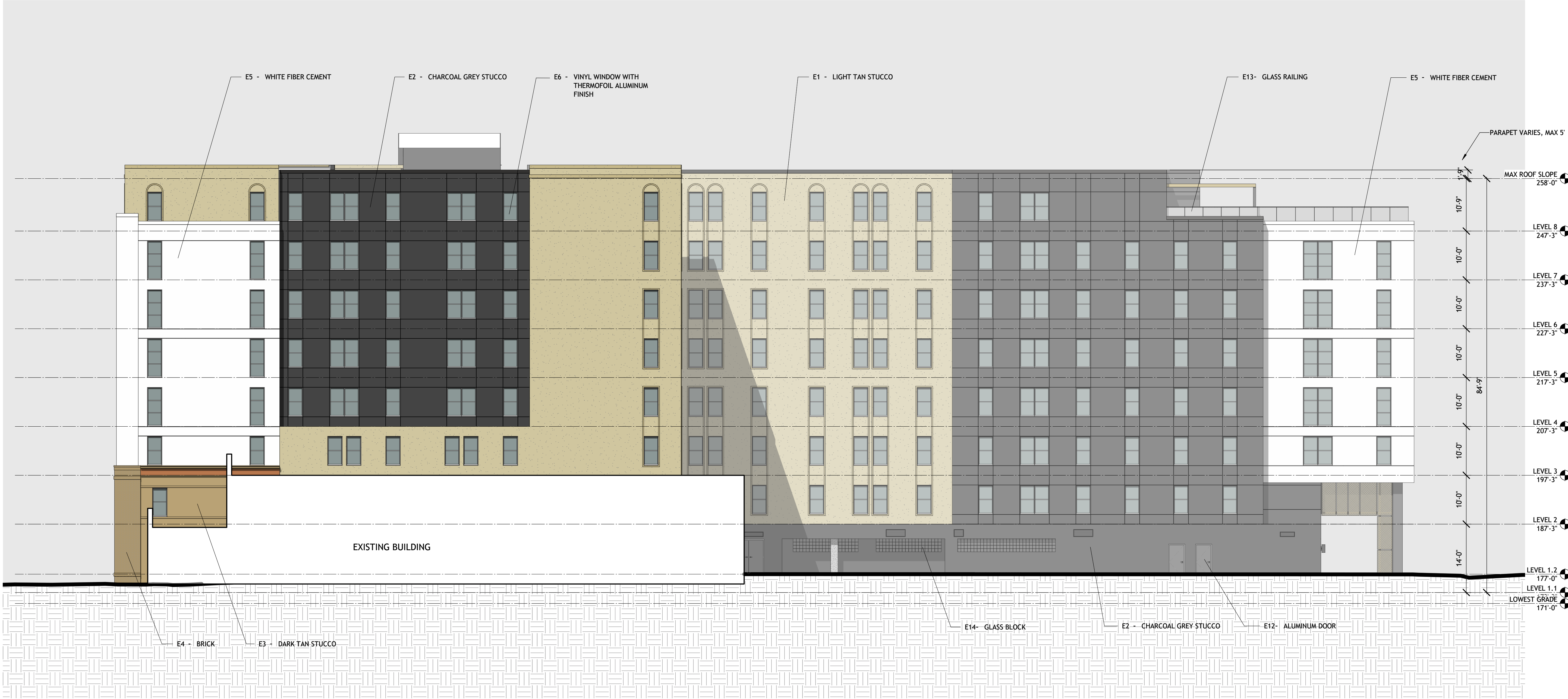
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CA VENTURES

SHEET TITLE:  
ELEVATION- EAST  
(HIDDEN)

SHEET NUMBER:  
**A3-005**

NOT RELEASED FOR CONSTRUCTION



0' 2'-0" 5'-0" 10'-0" **1** PRESENTATION-ELEVATION- EAST (HIDDEN)  
A3-005 3/32" = 1'-0"



BUILDING BASE - DESIGN OPTION 1



1 PROPOSED ELEVATION - SOUTH ENLARGED (KITTREDGE ST.)  
A3-006 1/8" = 1'-0"

NEW RECESSED ALCOVE TO  
PROVIDE ELECTRICAL ROOM ACCESS  
CROWD MOULDING TO EXTEND AROUND CORNER

METAL DOOR, PAINT TO MATCH STUCCO

CHARCOAL STUCCO

FACADE ALTERATIONS SCOPE ASSOCIATED WITH THE EXISTING BUILDING TO  
REMAIN IS LIMITED TO:

1) REMOVING THE EGRESS STAIRS SHOWN IN PHOTO 4/A0-001 - A NEW EGRESS STAIR  
IS PROVIDED TO MAINTAIN THE EXITING FROM THE ELEVATED LEVELS AS ILLUSTRATED  
ON THE OVERALL SITE PLAN AND THE ENLARGED PLAN DIAGRAMS ON SHEET A1-201.

2) PROVIDING AN ALCOVE TO ACCESS THE NEW ELECTRICAL ROOM AS SHOWN ABOVE.  
THE EXISTING ELECTRICAL ROOM IS CURRENTLY LOCATED WITHIN THE AREA TO BE  
DEMOLISHED AND NEEDS TO BE RELOCATED.

PROJECT #: 121246  
DRAWN BY: TF  
CHECKED BY: MM

**NILES BOLTON  
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APPLICANT:  
BILL SCHRADER  
T 925 638 8782

| No. | Description          | Date    |
|-----|----------------------|---------|
| 9   | SAP RESUBMIT.        | 3/23/22 |
| 11  | USE PERMIT RESUBMIT. | 3/28/22 |
| 12  | APRIL DRC MEETING    | 4/11/22 |
| 13  | JUNE LMRKS. MEETING  | 5/10/22 |
| 14  | LANDMARKS REV.       | 5/18/22 |

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**BERKELEY PLAZA**  
2065 KITTREDGE ST  
BERKELEY, CA 94704

CA VENTURES

SHEET TITLE:  
**ELEVATION -  
SOUTH ENLARGED  
(KITTREDGE ST.)**

SHEET NUMBER:

**A3-006a**



BUILDING BASE - DESIGN OPTION 2



1 PROPOSED ELEVATION - SOUTH ENLARGED (KITTREDGE ST.)  
A3-006 1/8" = 1'-0"

- NEW RECESSED ALCOVE TO PROVIDE ELECTRICAL ROOM ACCESS
- CROWN MOULDING TO EXTEND AROUND CORNER
- METAL DOOR, PAINT TO MATCH STUCCO
- CHARCOAL STUCCO

FACADE ALTERATIONS SCOPE ASSOCIATED WITH THE EXISTING BUILDING TO REMAIN IS LIMITED TO:

1) REMOVING THE EGRESS STAIRS SHOWN IN PHOTO 4/A0-001 - A NEW EGRESS STAIR IS PROVIDED TO MAINTAIN THE EXITING FROM THE ELEVATED LEVELS AS ILLUSTRATED ON THE OVERALL SITE PLAN AND THE ENLARGED PLAN DIAGRAMS ON SHEET A1-201.

2) PROVIDING AN ALCOVE TO ACCESS THE NEW ELECTRICAL ROOM AS SHOWN ABOVE. THE EXISTING ELECTRICAL ROOM IS CURRENTLY LOCATED WITHIN THE AREA TO BE DEMOLISHED AND NEEDS TO BE RELOCATED.

PROJECT #: 121246  
DRAWN BY: Author  
CHECKED BY: Checker

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APPLICANT:  
  
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T 925 638 8782

| No. | Description          | Date    |
|-----|----------------------|---------|
| 9   | SAP RESUBMIT.        | 3/23/22 |
| 11  | USE PERMIT RESUBMIT. | 3/28/22 |
| 12  | APRIL DRC MEETING    | 4/11/22 |
| 13  | JUNE LMRKS. MEETING  | 5/10/22 |
| 14  | LANDMARKS REV.       | 5/18/22 |

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2065 KITTREDGE ST  
BERKELEY, CA 94704  
  
CA VENTURES

SHEET TITLE:  
**ELEVATION - SOUTH ENLARGED (KITTREDGE ST.)**

SHEET NUMBER:  
**A3-006b**



PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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| No. | Description          | Date     |
|-----|----------------------|----------|
| 5   | USE PERMIT RESUBMIT. | 12/10/21 |
| 6   | SAP                  | 12/22/21 |
| 8   | USE PERMIT RESUBMIT. | 3/17/22  |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 12  | APRIL DRC MEETING    | 4/11/22  |
| 13  | JUNE LMRKS. MEETING  | 5/10/22  |

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2065 KITTREDGE ST  
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CA VENTURES

SHEET TITLE:  
**BUILDING SECTION**

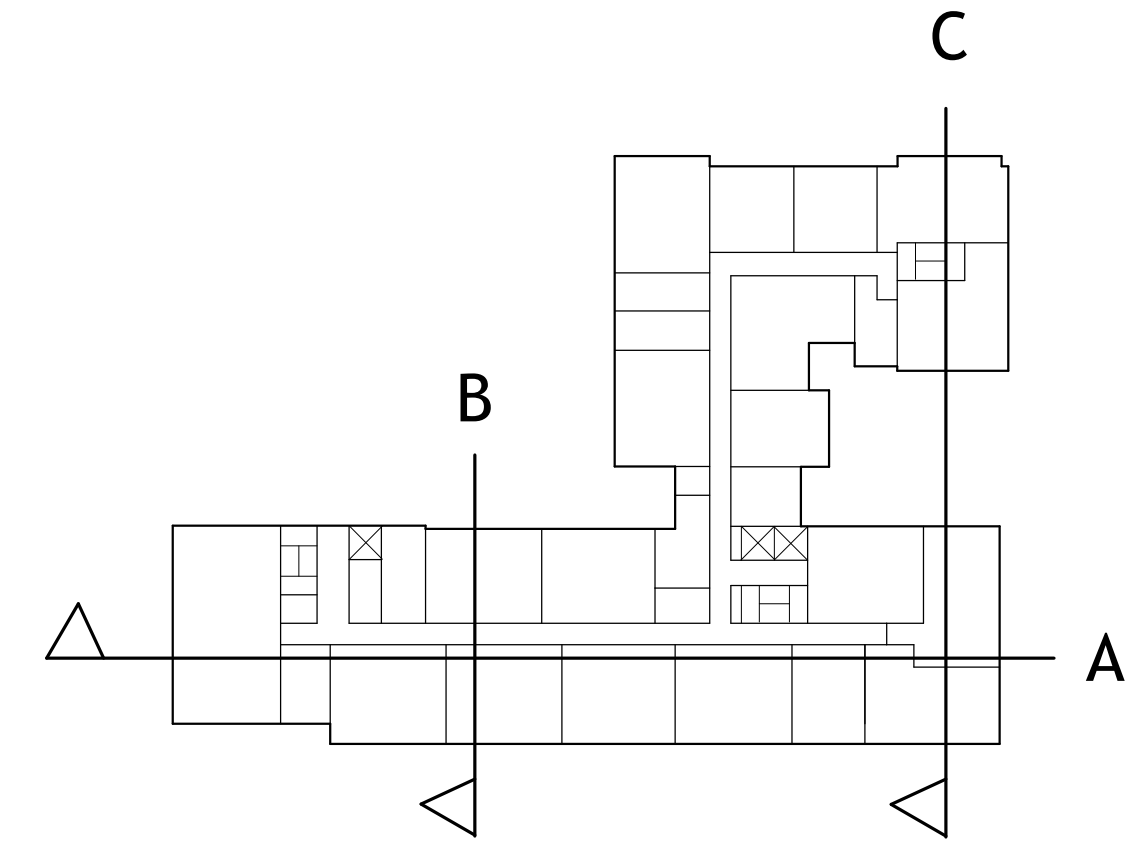
SHEET NUMBER:  
**A3-101**

NOT RELEASED FOR CONSTRUCTION



0 2'-8" 5'-4" 10'-8"

1 BUILDING SECTION A - ZONING  
A3-101 3/32" = 1'-0"



SECTION KEYPLAN  
NOT TO SCALE



PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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| No. | Description          | Date     |
|-----|----------------------|----------|
| 6   | SAP                  | 12/22/21 |
| 8   | USE PERMIT RESUBMIT. | 3/17/22  |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 12  | APRIL DRC MEETING    | 4/11/22  |
| 13  | JUNE LMRKS. MEETING  | 5/10/22  |

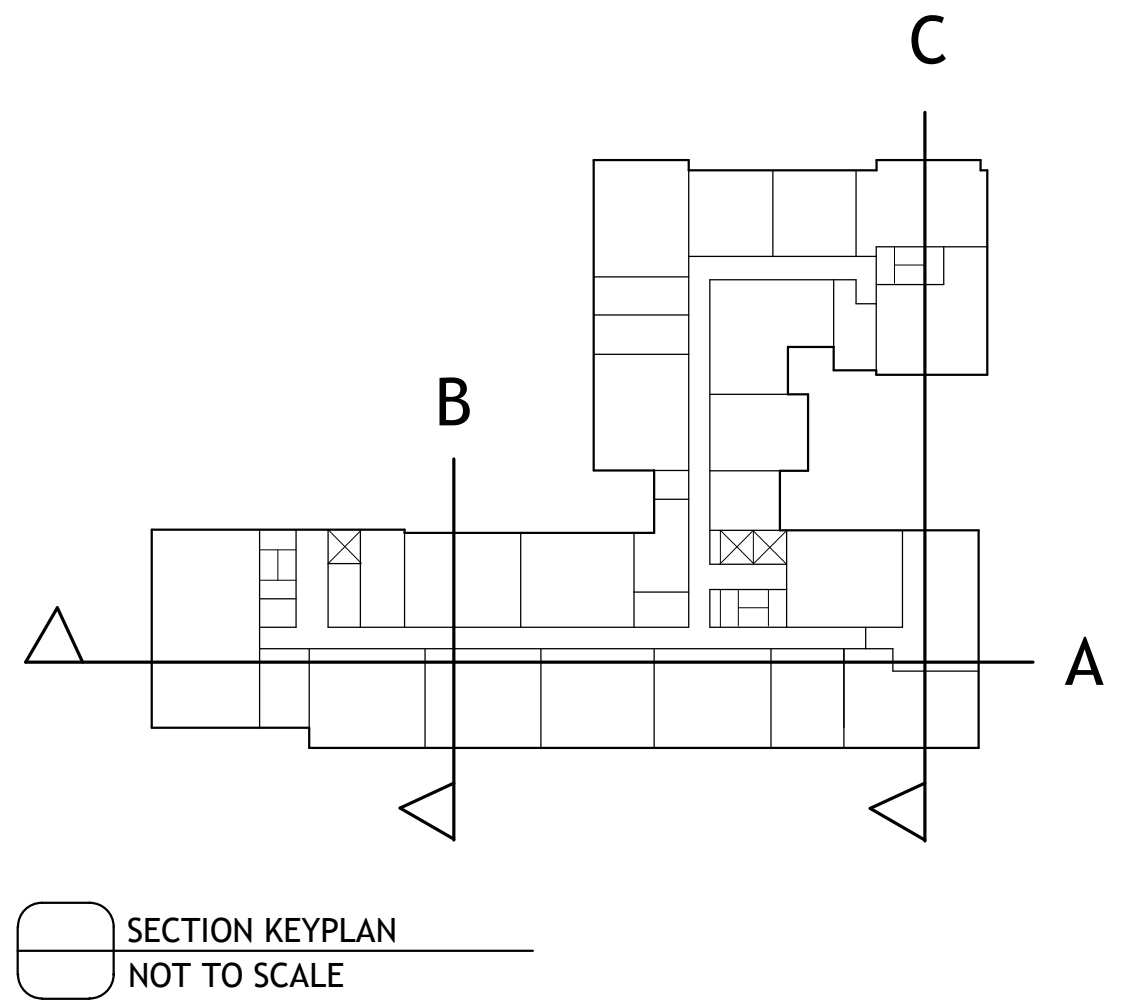
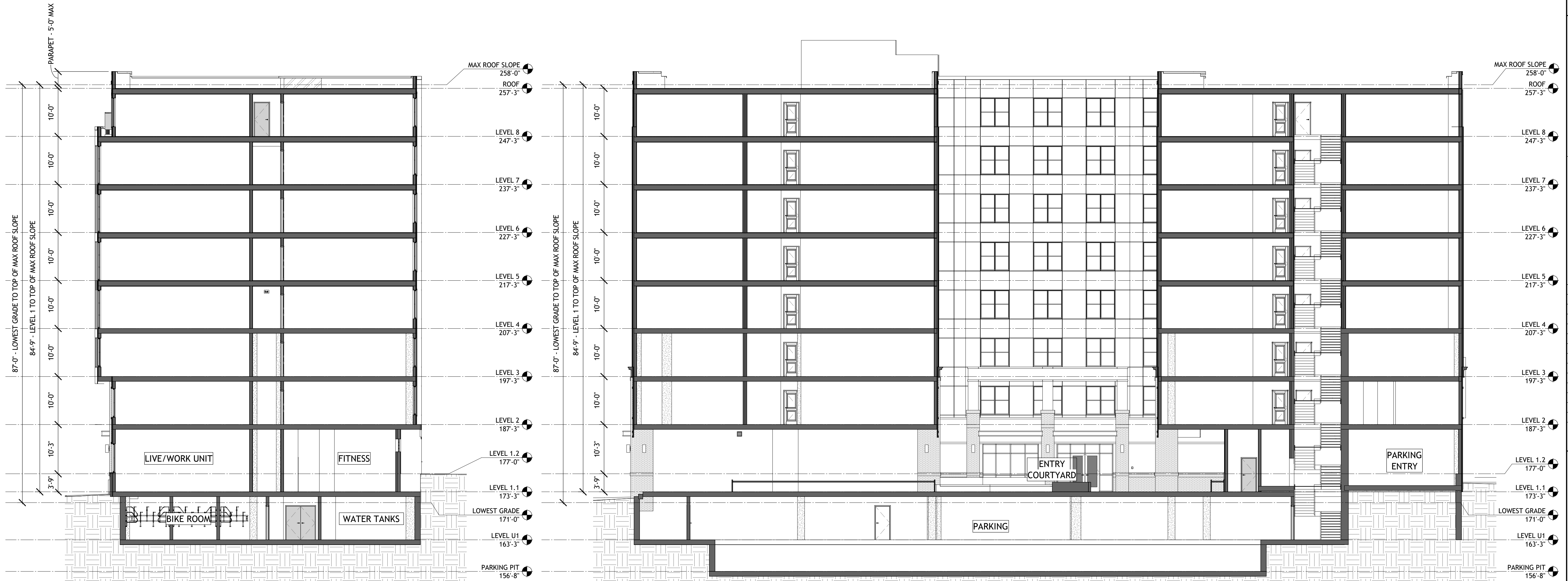
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CA VENTURES

SHEET TITLE:  
BUILDING SECTION

SHEET NUMBER:  
**A3-102**

NOT RELEASED FOR CONSTRUCTION





PROJECT # : 121246  
DRAWN BY: TF, RK  
CHECKED BY: MM

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APPLICANT:  
  
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T 925 638 8782

| No. | Description          | Date     |
|-----|----------------------|----------|
| 2   | PRELIM APP S8330     | 7/21/21  |
| 3   | SD SET               | 9/16/21  |
| 4   | USE PERMIT           | 10/25/21 |
| 5   | USE PERMIT RESUBMIT. | 12/10/21 |
| 6   | SAP                  | 12/22/21 |
| 8   | USE PERMIT RESUBMIT. | 3/17/22  |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 11  | USE PERMIT RESUBMIT. | 3/28/22  |
| 12  | APRIL DRC MEETING    | 4/11/22  |
| 13  | JUNE LMRKS. MEETING  | 5/10/22  |

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BERKELEY, CA 94704  
  
CA VENTURES

SHEET TITLE:  
  
PERSPECTIVES

SHEET NUMBER:  
**A3-201**

NOT RELEASED FOR CONSTRUCTION



1 PERSPECTIVE - ALLSTON WAY AND HAROLD WAY CORNER  
A3-201 NOT TO SCALE



2 PERSPECTIVE - SOUTH WEST CORNER AERIAL  
A3-201 NOT TO SCALE



3 PERSPECTIVE - HAROLD WAY AND KITTREDGE ST CORNER  
A3-201 NOT TO SCALE

**BUILDING BASE - OPTION 1**



4 PERSPECTIVE - HAROLD WAY AND KITTREDGE ST CORNER  
A3-201 NOT TO SCALE

**BUILDING BASE - OPTION 2**



PROJECT # : 121246  
DRAWN BY: TF, RK  
CHECKED BY: MM

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APPLICANT:  
  
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| No. | Description          | Date    |
|-----|----------------------|---------|
| 8   | USE PERMIT RESUBMIT. | 3/17/22 |
| 9   | SAP RESUBMIT.        | 3/23/22 |
| 11  | USE PERMIT RESUBMIT. | 3/28/22 |
| 12  | APRIL DRC MEETING    | 4/11/22 |
| 13  | JUNE LMRKS. MEETING  | 5/10/22 |

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CA VENTURES

SHEET TITLE:  
  
PERSPECTIVES

SHEET NUMBER:  
  
A3-202

NOT RELEASED FOR CONSTRUCTION



1 PERSPECTIVE - HAROLD WAY LIVE/WORK UNIT ENTRIES  
A3-202 NOT TO SCALE



2 PERSPECTIVE - NORTH WEST CORNER AERIAL  
A3-202 NOT TO SCALE

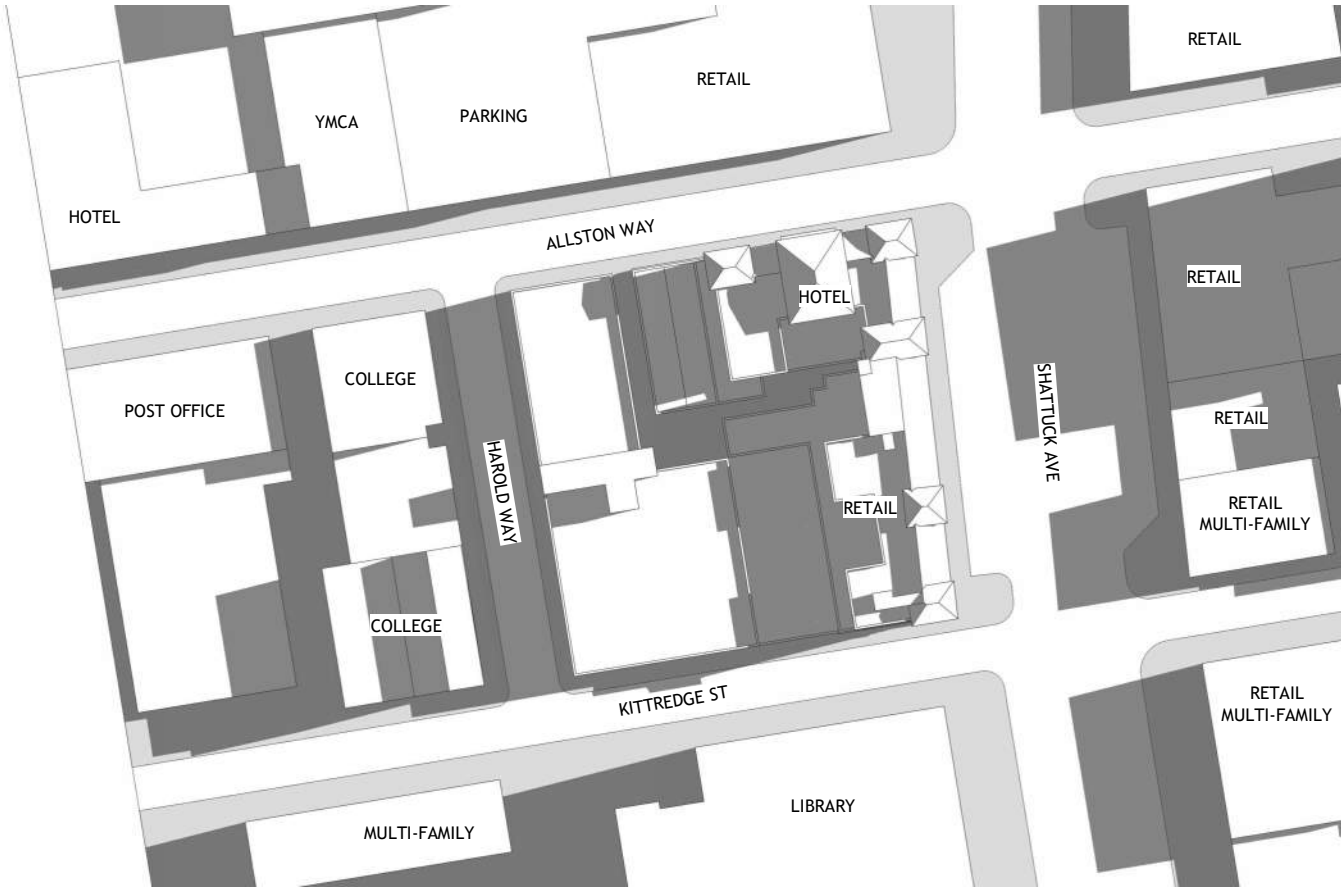


3 PERSPECTIVE - ALLSTON WAY AND HAROLD WAY RETAIL ENTRY  
A3-202 NOT TO SCALE



JUNE 21 MORNING

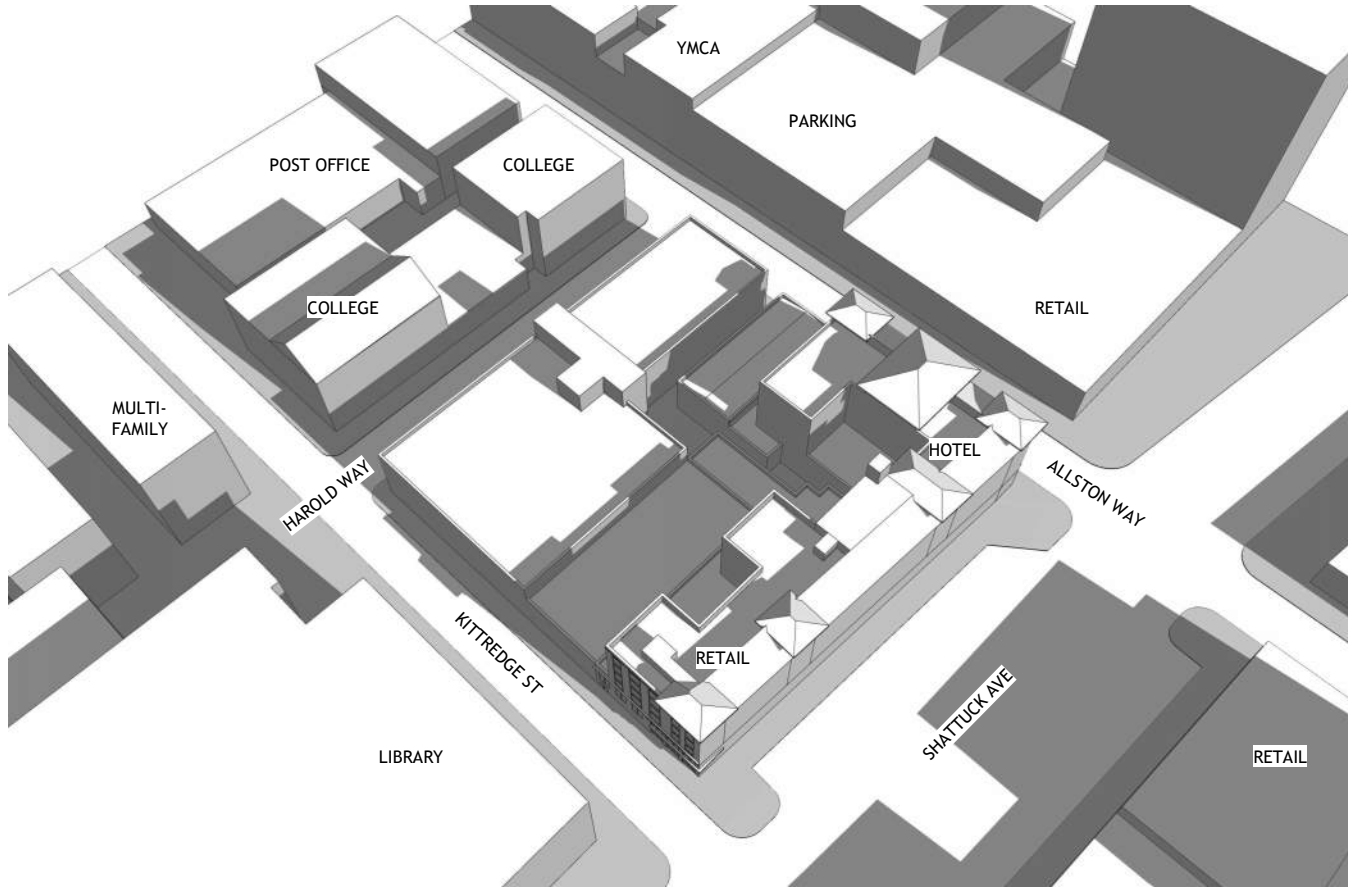
2 HOURS AFTER SUNRISE - 7:47 AM



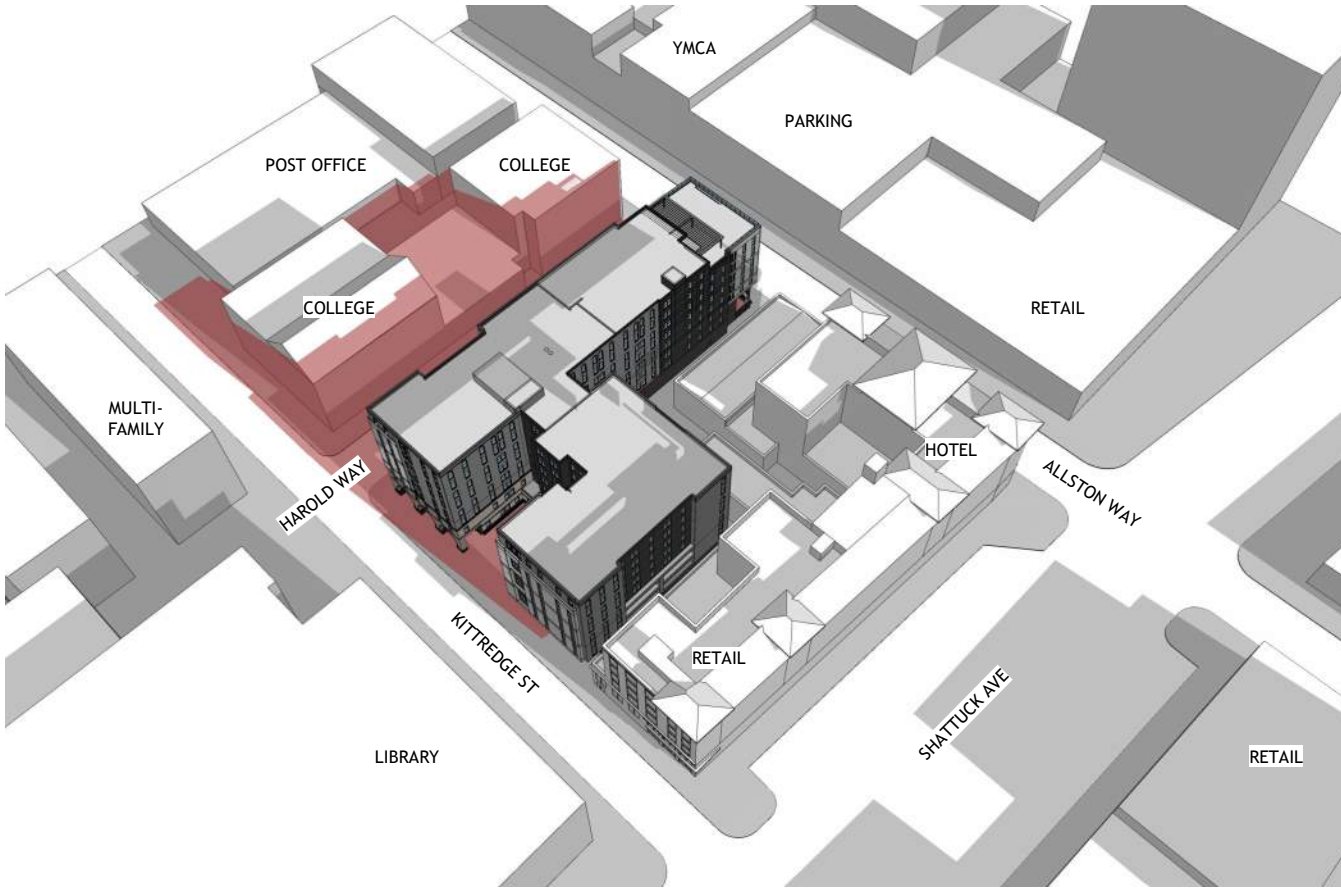
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

NEW SHADOWS FROM PROPOSED PROJECT SHOWN IN RED

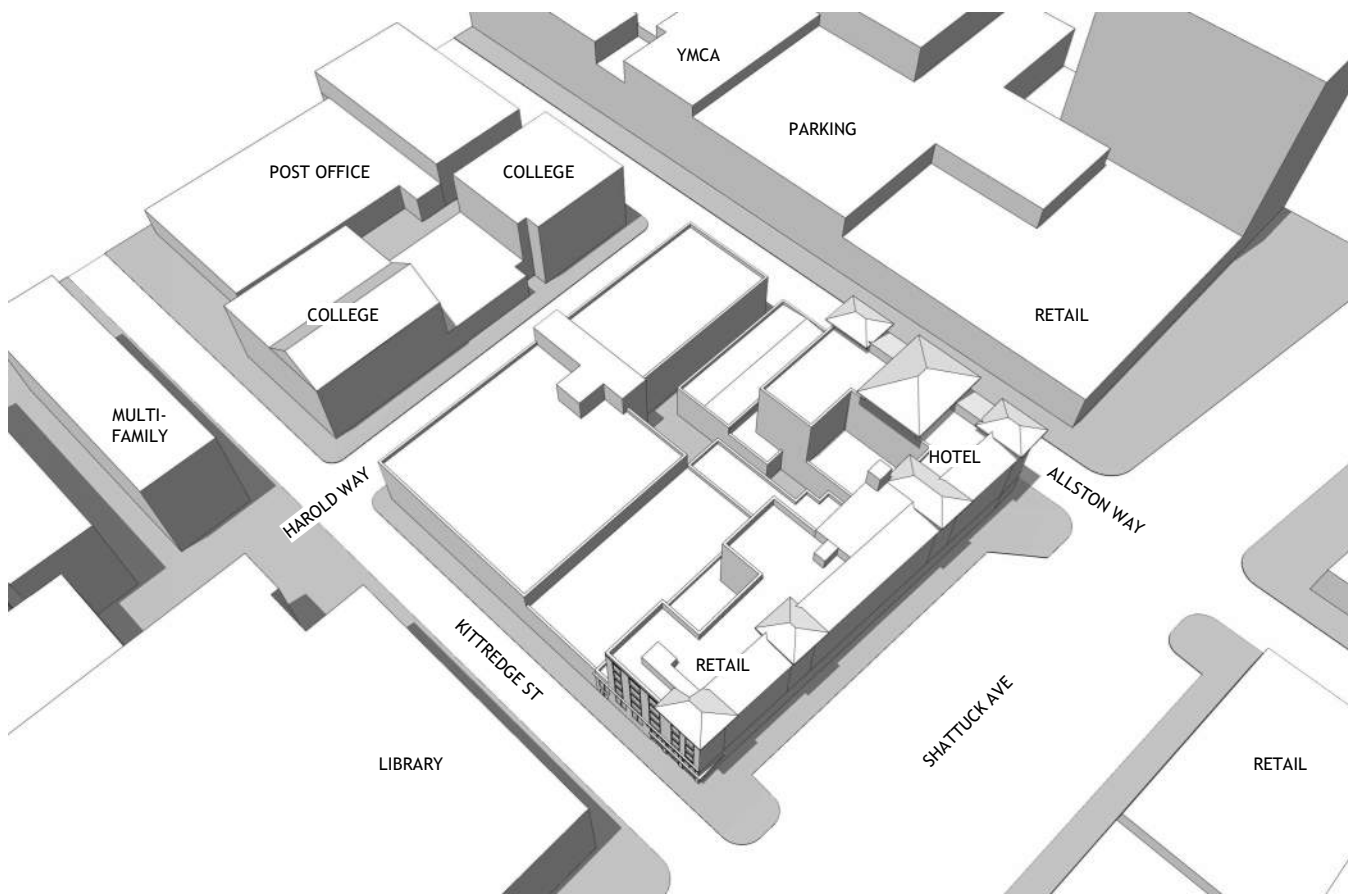
JUNE 21 NOON



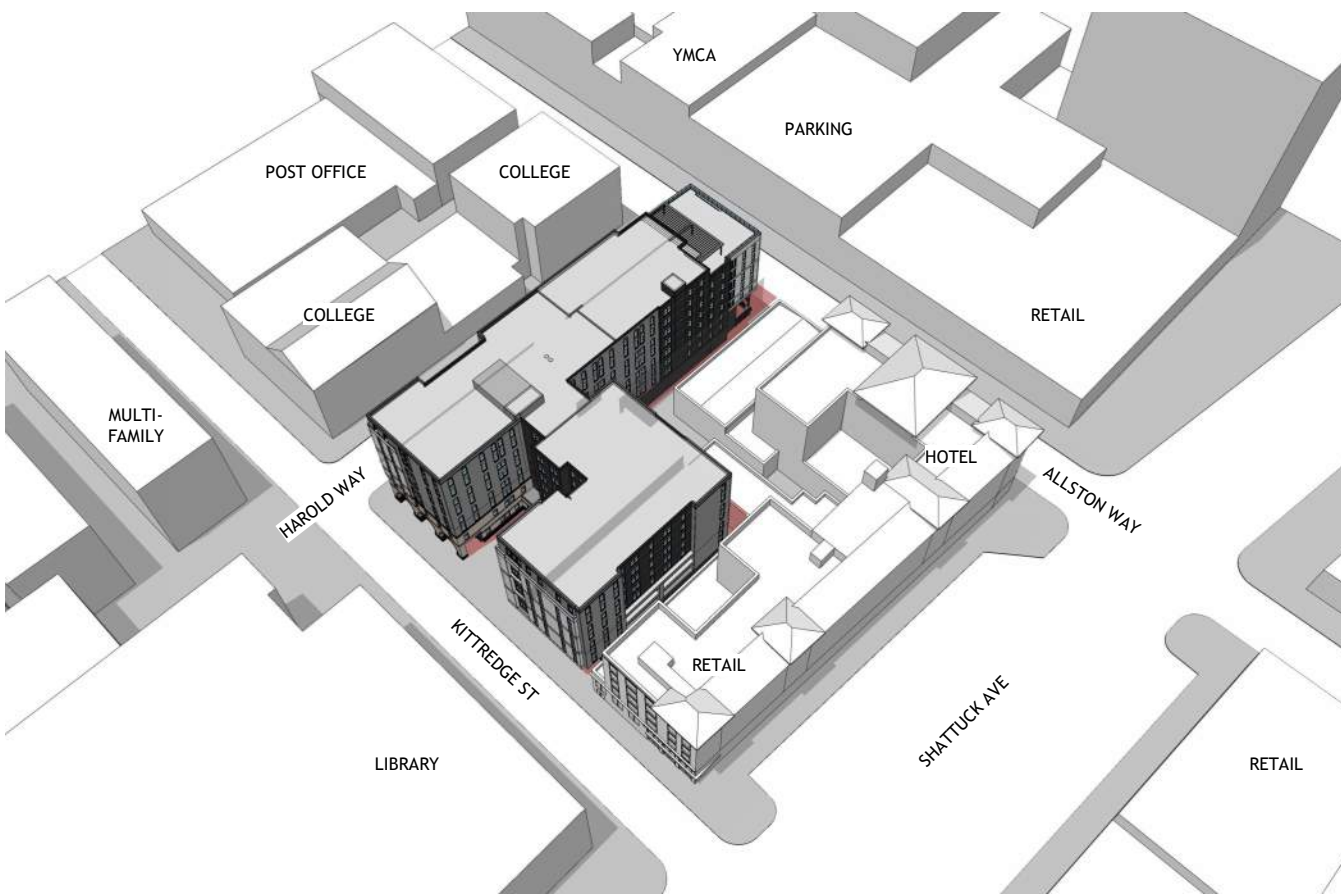
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



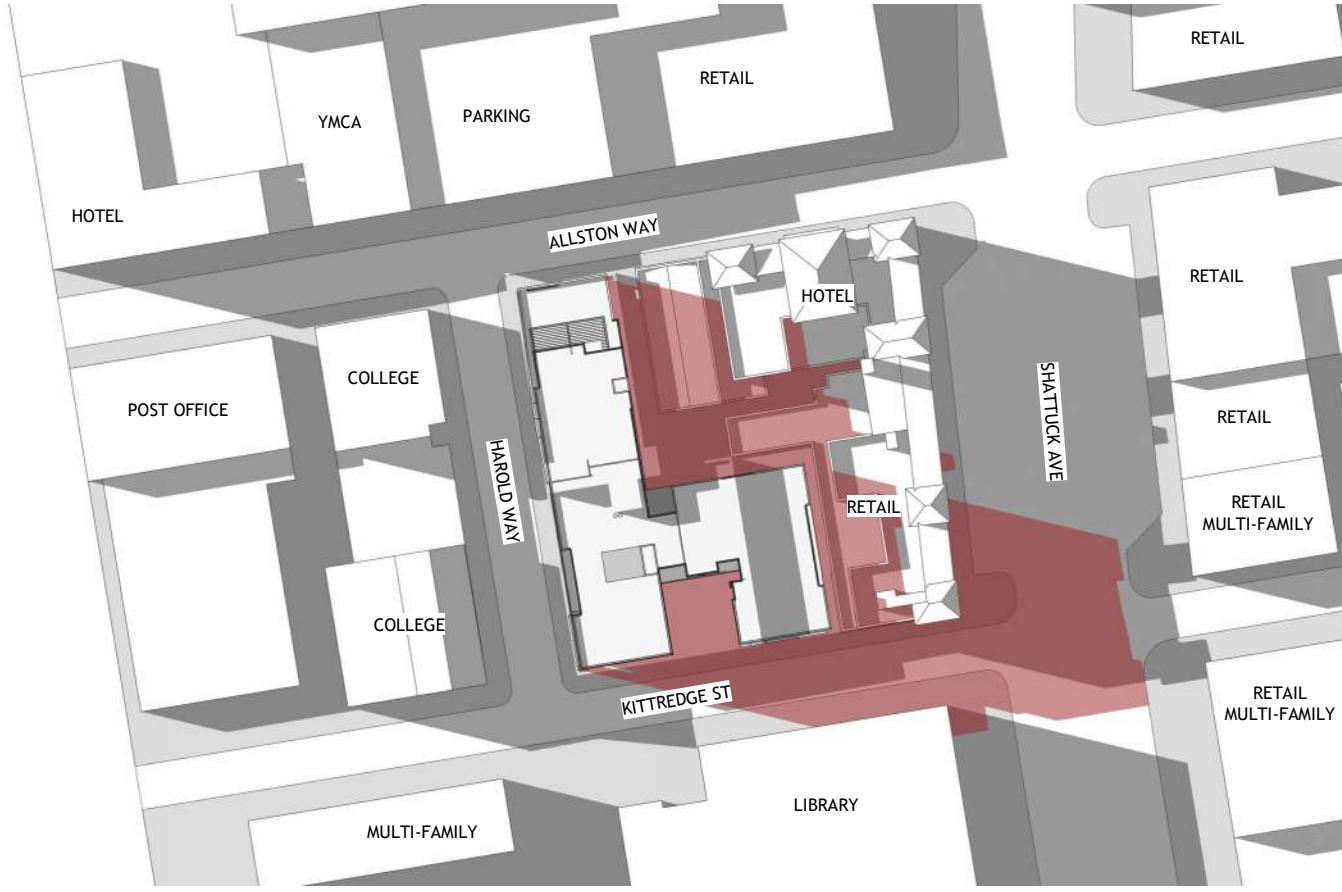
ANGLE VIEW PROPOSED

JUNE 21 EVENING

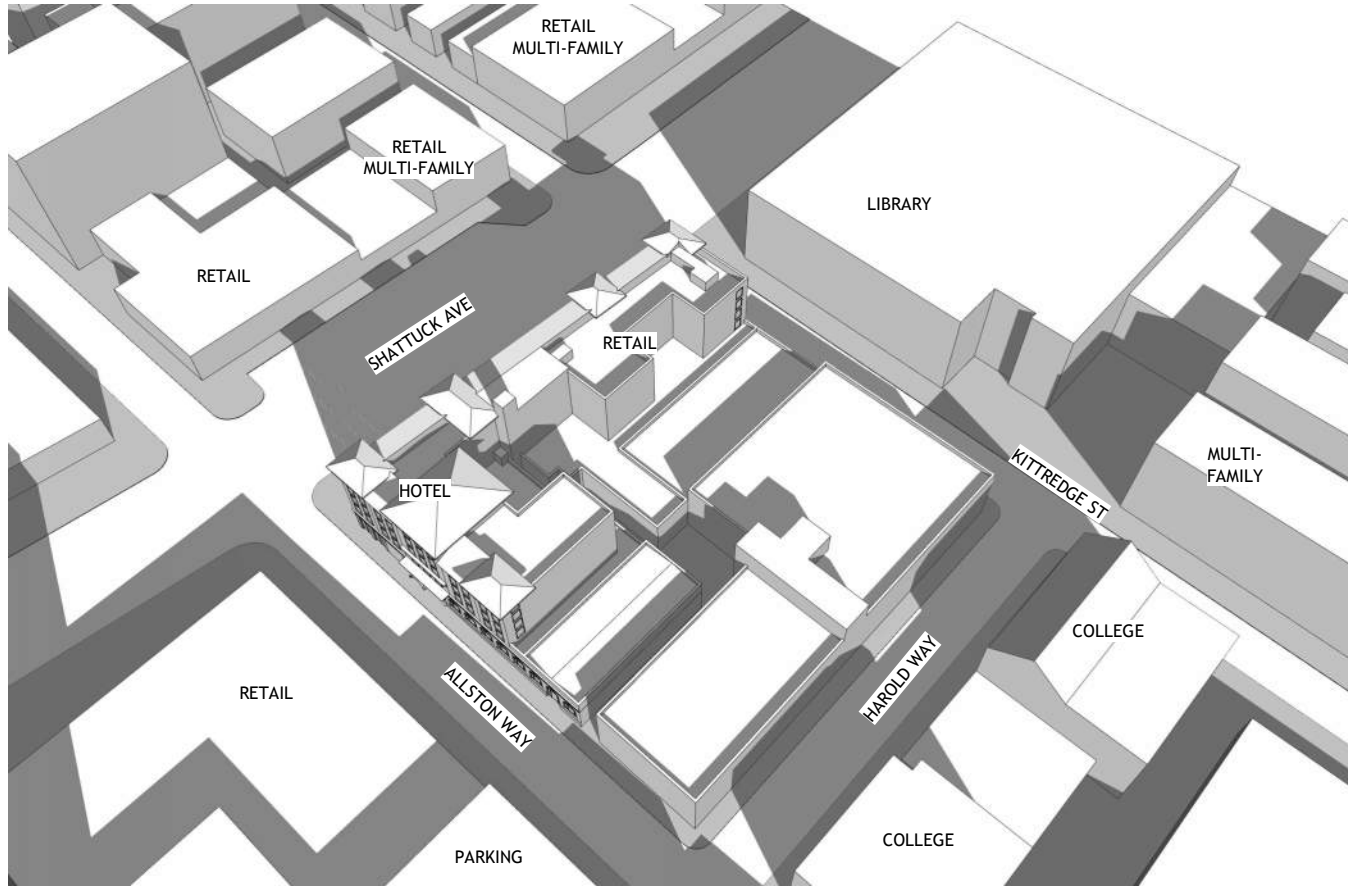
2 HOURS BEFORE SUNSET - 6:34 PM



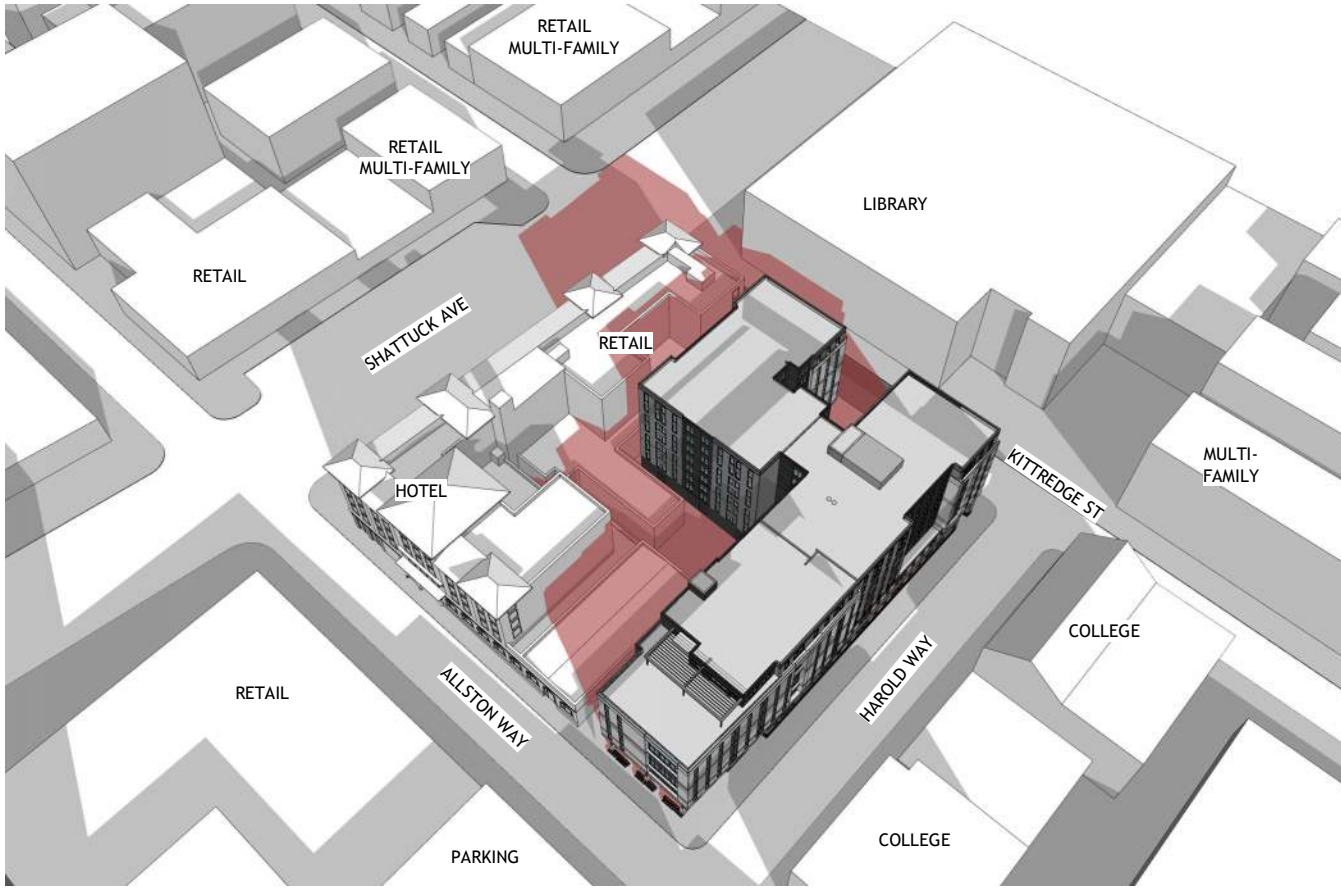
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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T 925 638 8782

| No. | Description          | Date     |
|-----|----------------------|----------|
| 4   | USE PERMIT           | 10/25/21 |
| 5   | USE PERMIT RESUBMIT. | 12/10/21 |
| 6   | SAP                  | 12/22/21 |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 12  | APRIL DRC MEETING    | 4/11/22  |
| 13  | JUNE LMRK. MEETING   | 5/10/22  |

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CA VENTURES

SHEET TITLE:  
**SHADOW STUDIES -  
JUNE 21**

SHEET NUMBER:

**A3-301**



DECEMBER 21 MORNING

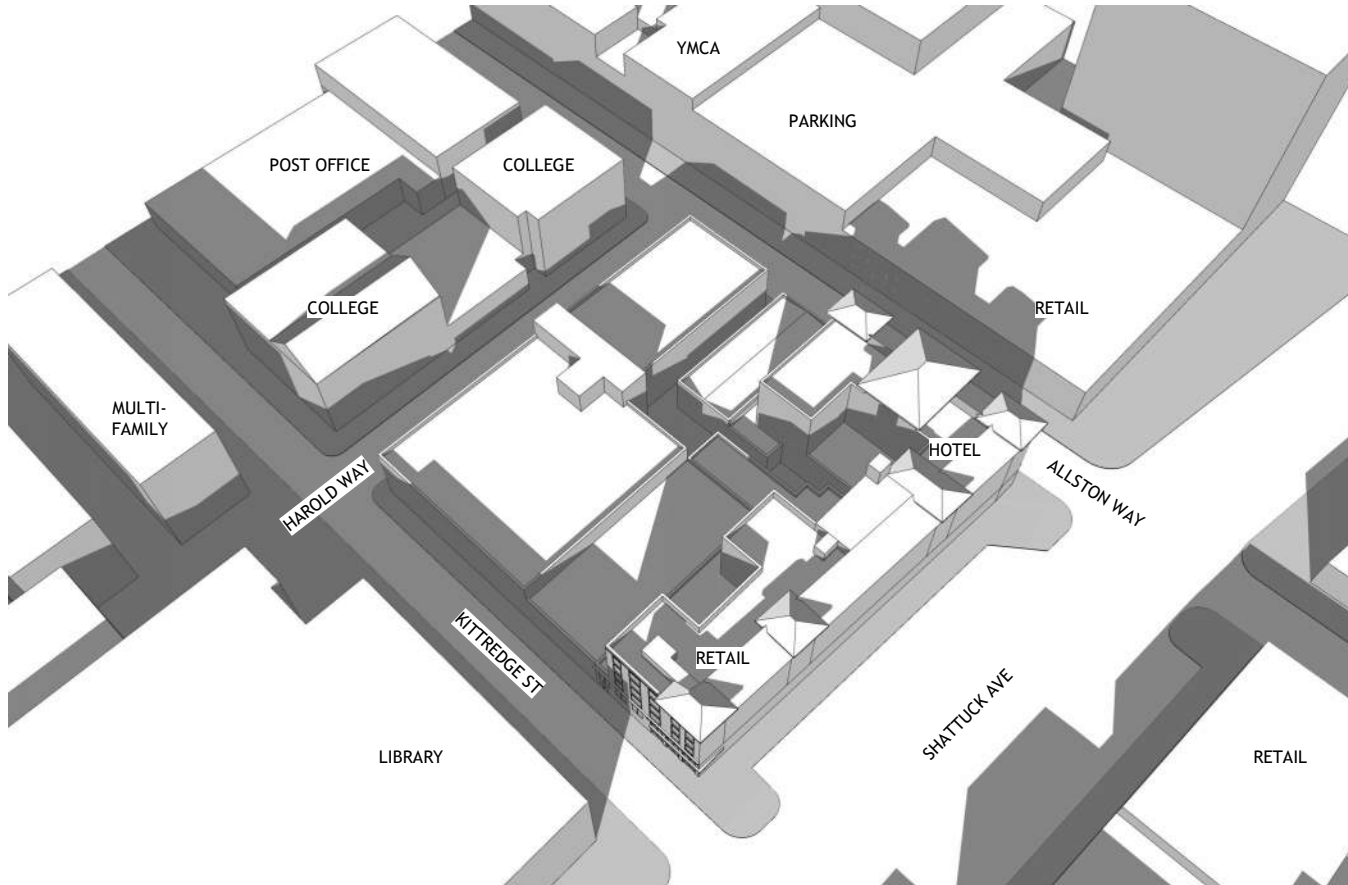
2 HOURS AFTER SUNRISE - 9:21 AM



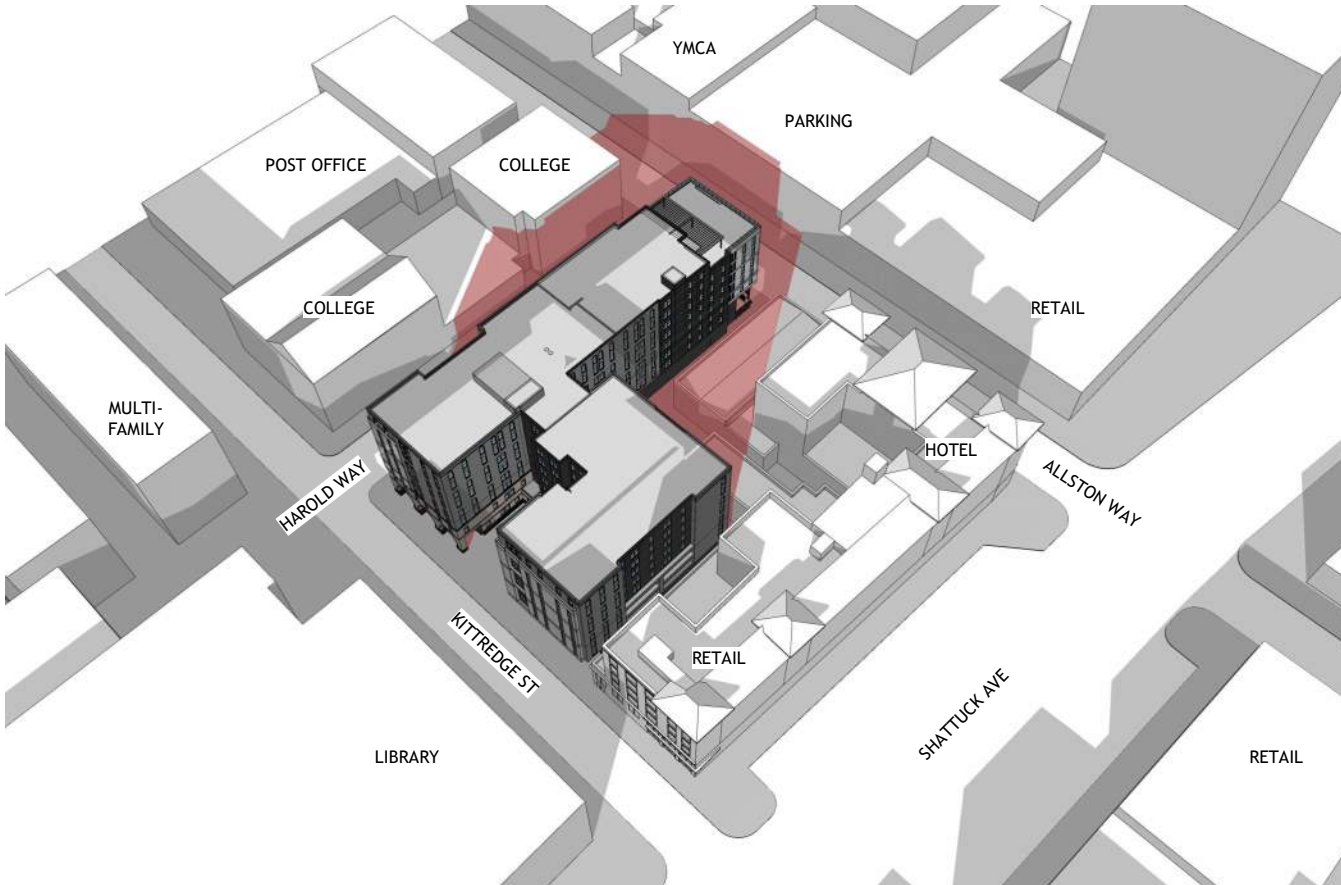
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

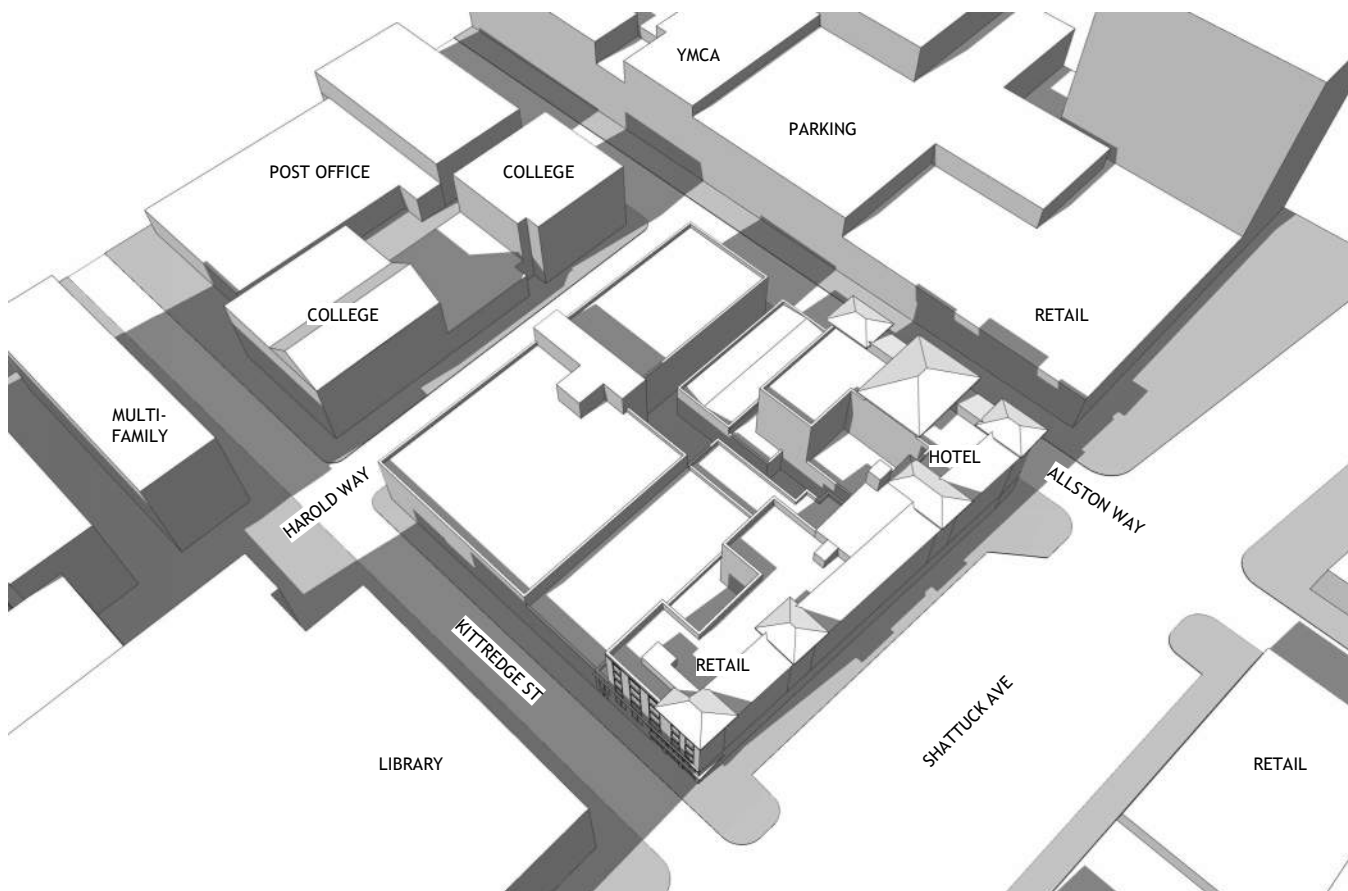
DECEMBER 21 NOON



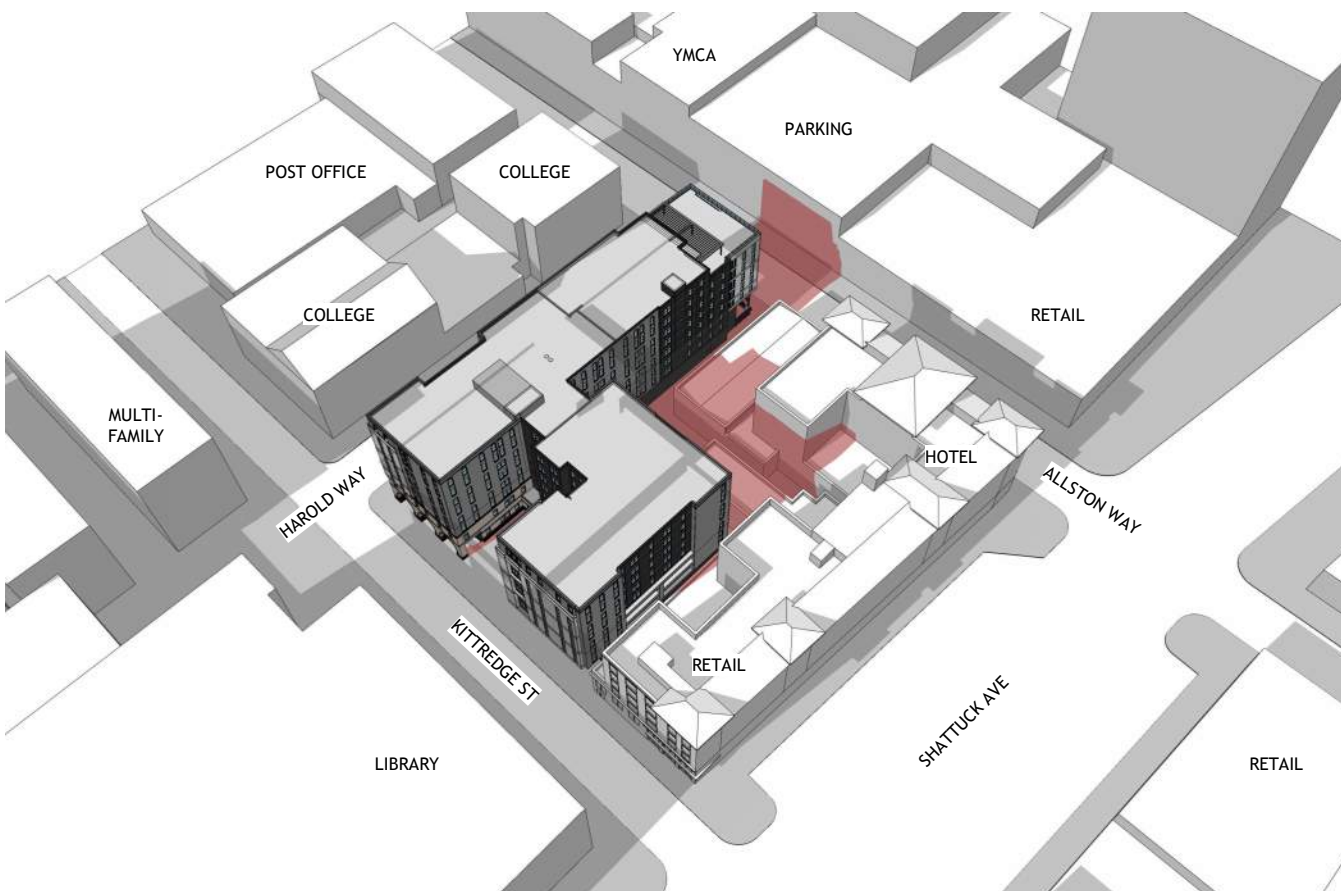
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

DECEMBER 21 EVENING

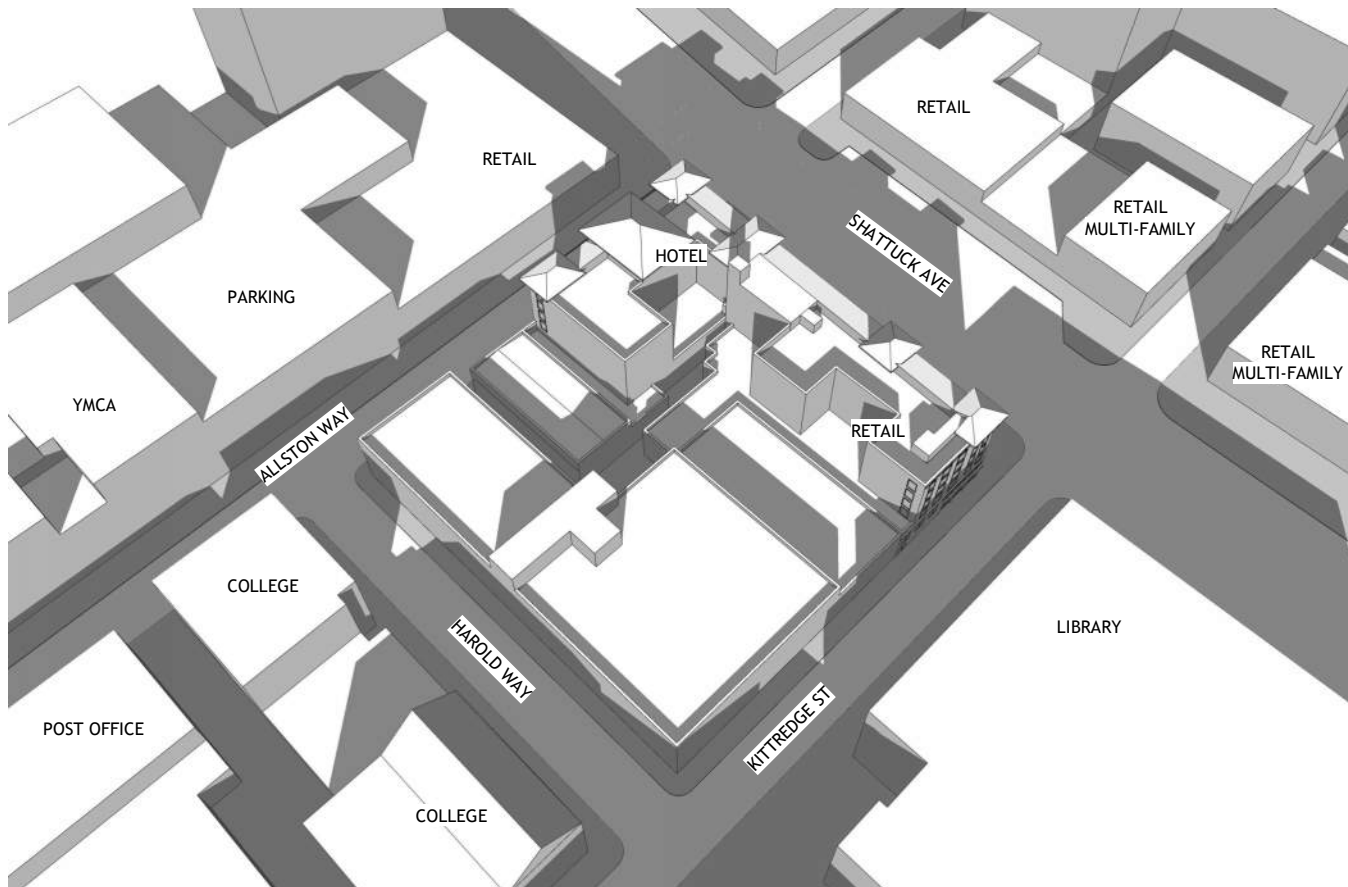
2 HOURS BEFORE SUNSET - 2:53 PM



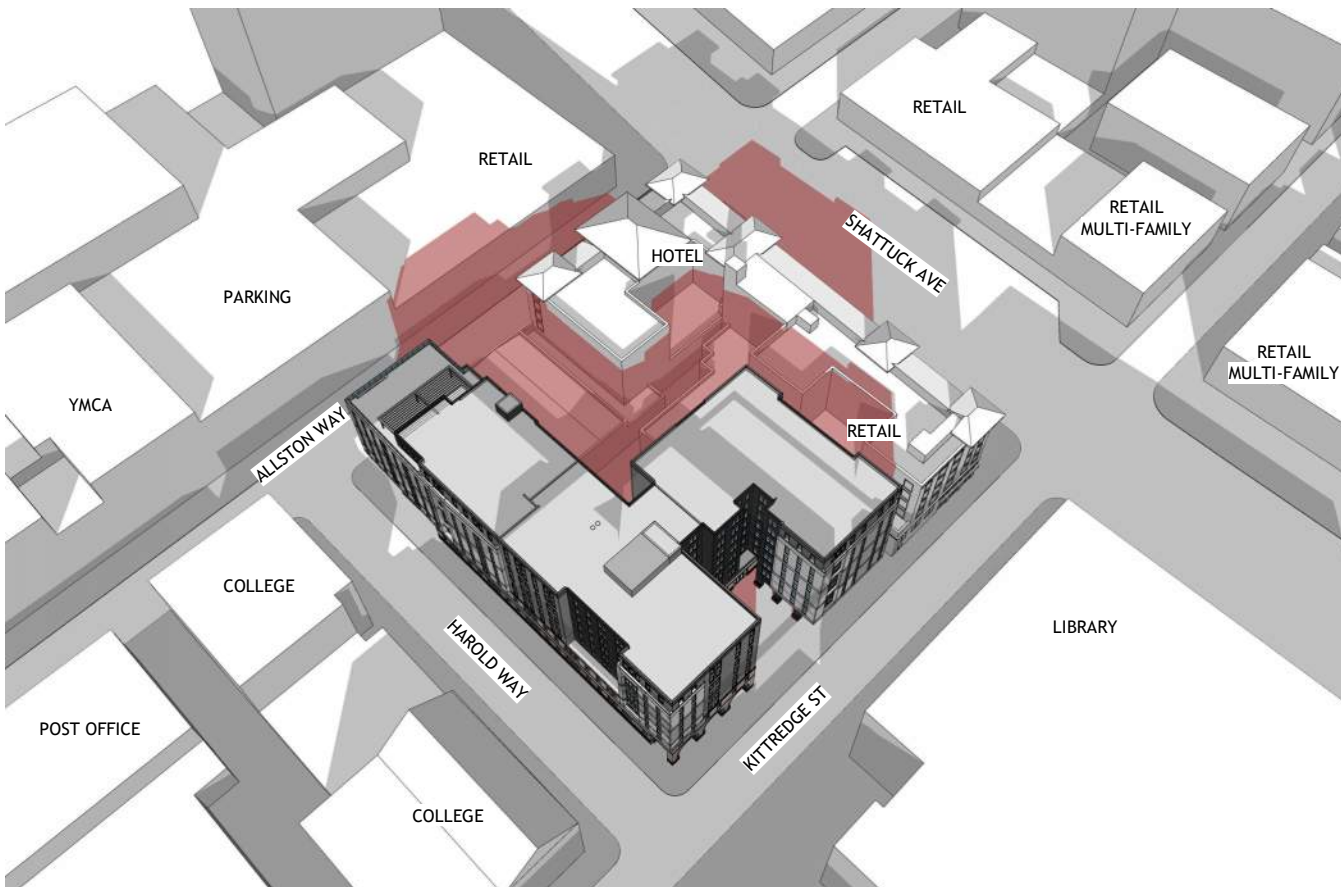
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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APPLICANT:  
  
BILL SCHRADER  
  
T 925 638 8782

| No. | Description          | Date     |
|-----|----------------------|----------|
| 5   | USE PERMIT RESUBMIT. | 12/10/21 |
| 6   | SAP                  | 12/22/21 |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 12  | APRIL DRC MEETING    | 4/11/22  |
| 13  | JUNE LMRKS. MEETING  | 5/10/22  |

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CA VENTURES

SHEET TITLE:  
**SHADOW STUDIES  
-DEC 21**

SHEET NUMBER:  
**A3-302**



DECEMBER 10 MORNING

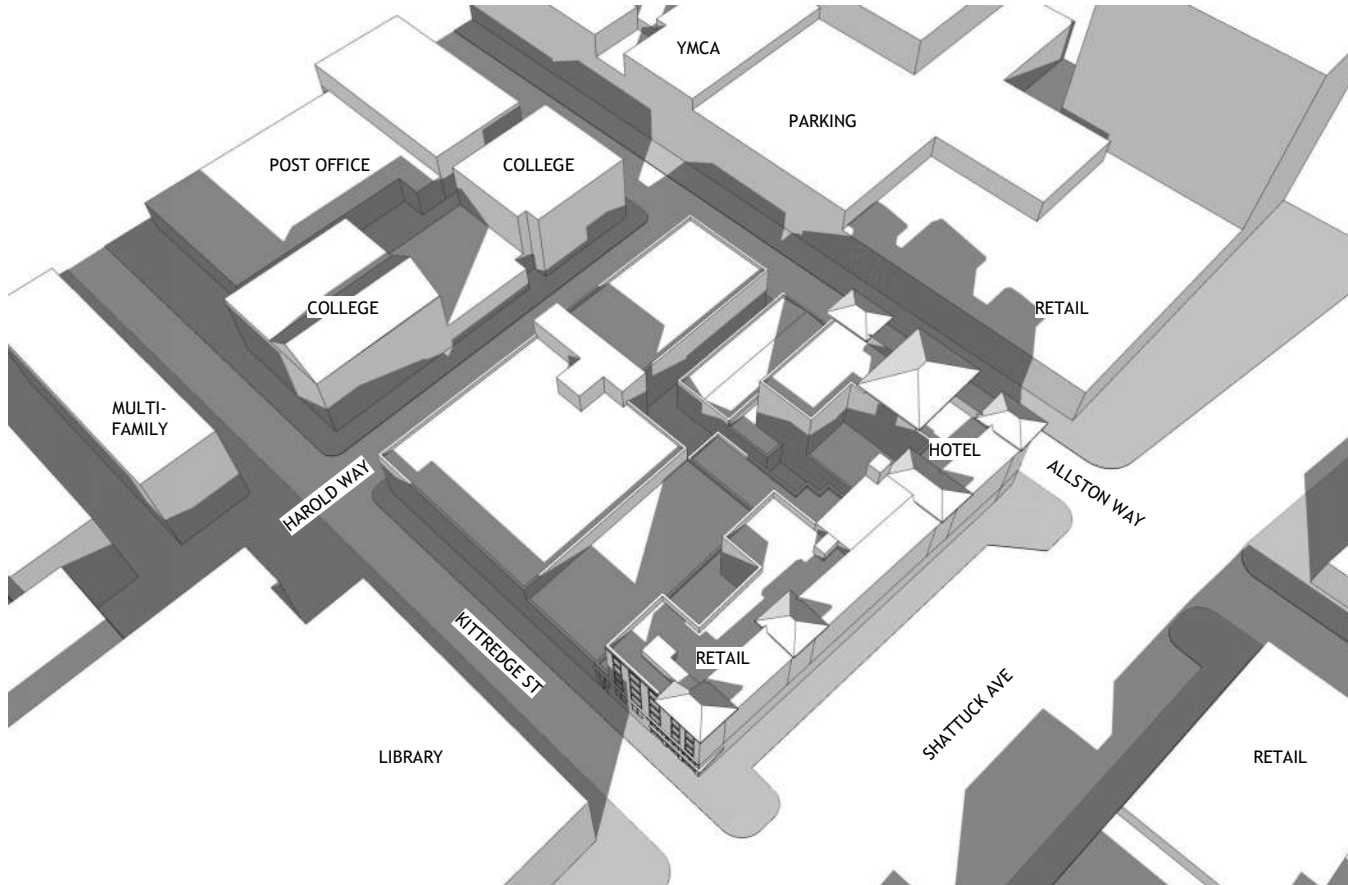
2 HOURS AFTER SUNRISE - 9:14 AM



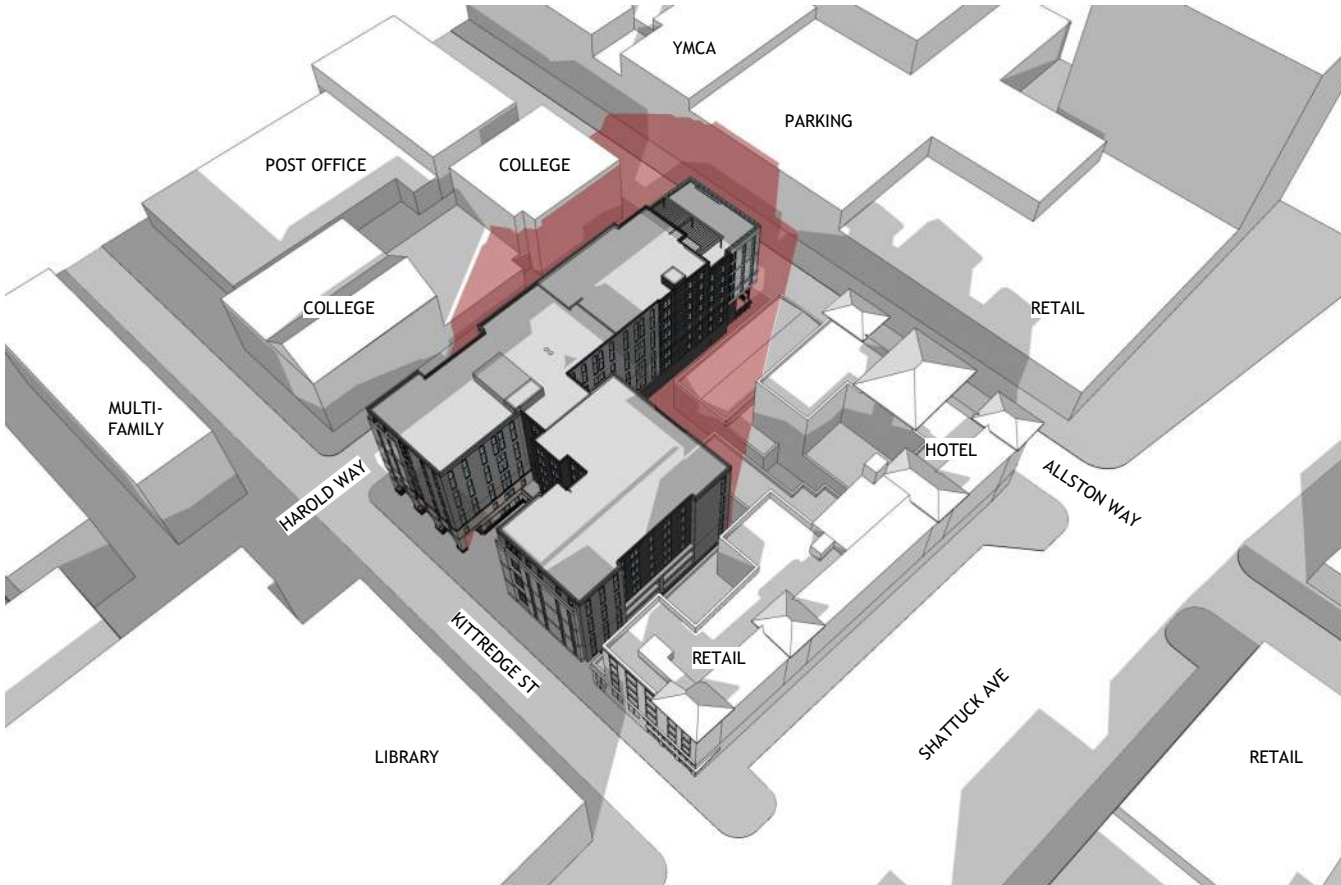
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

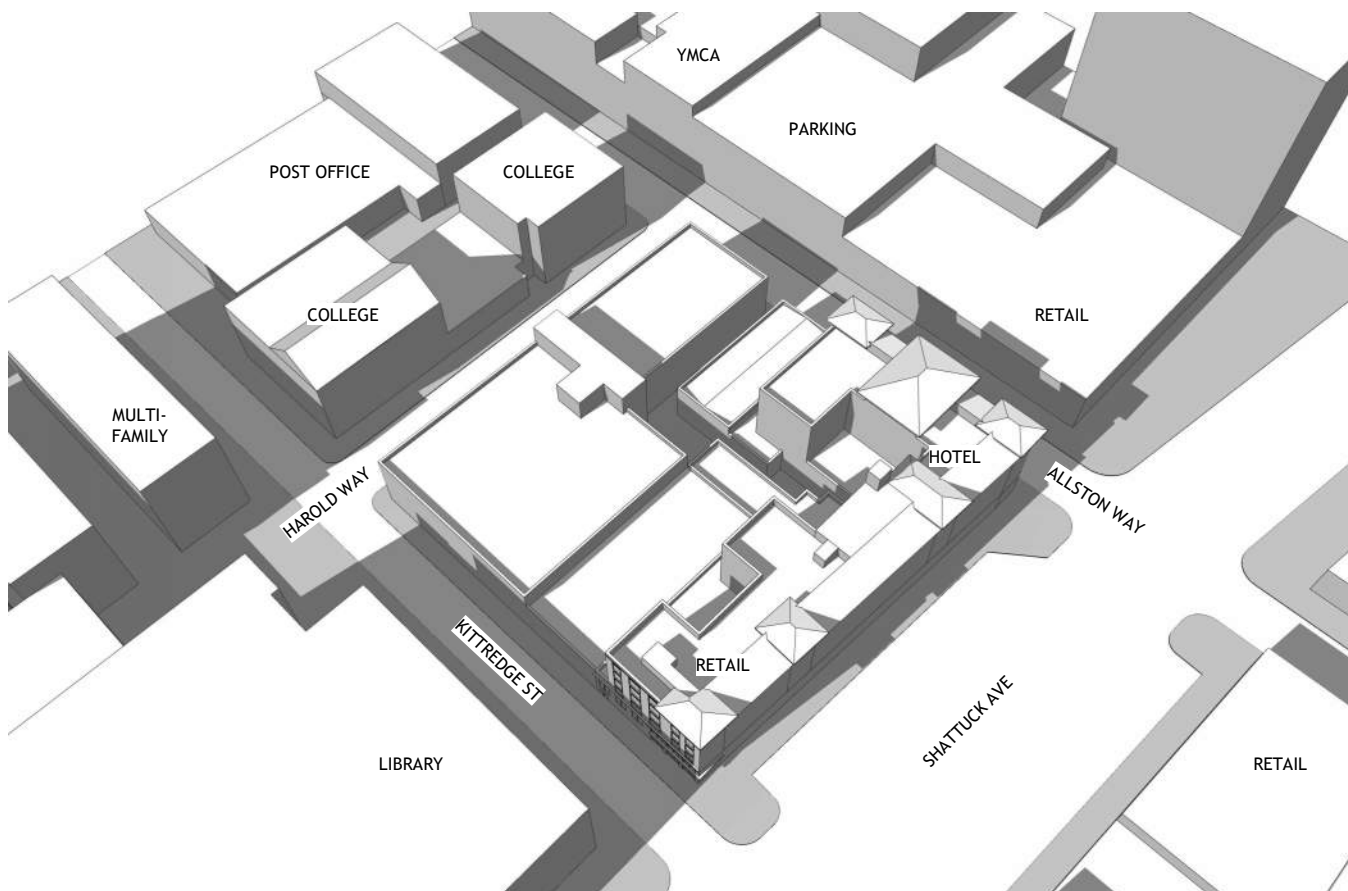
DECEMBER 10 NOON



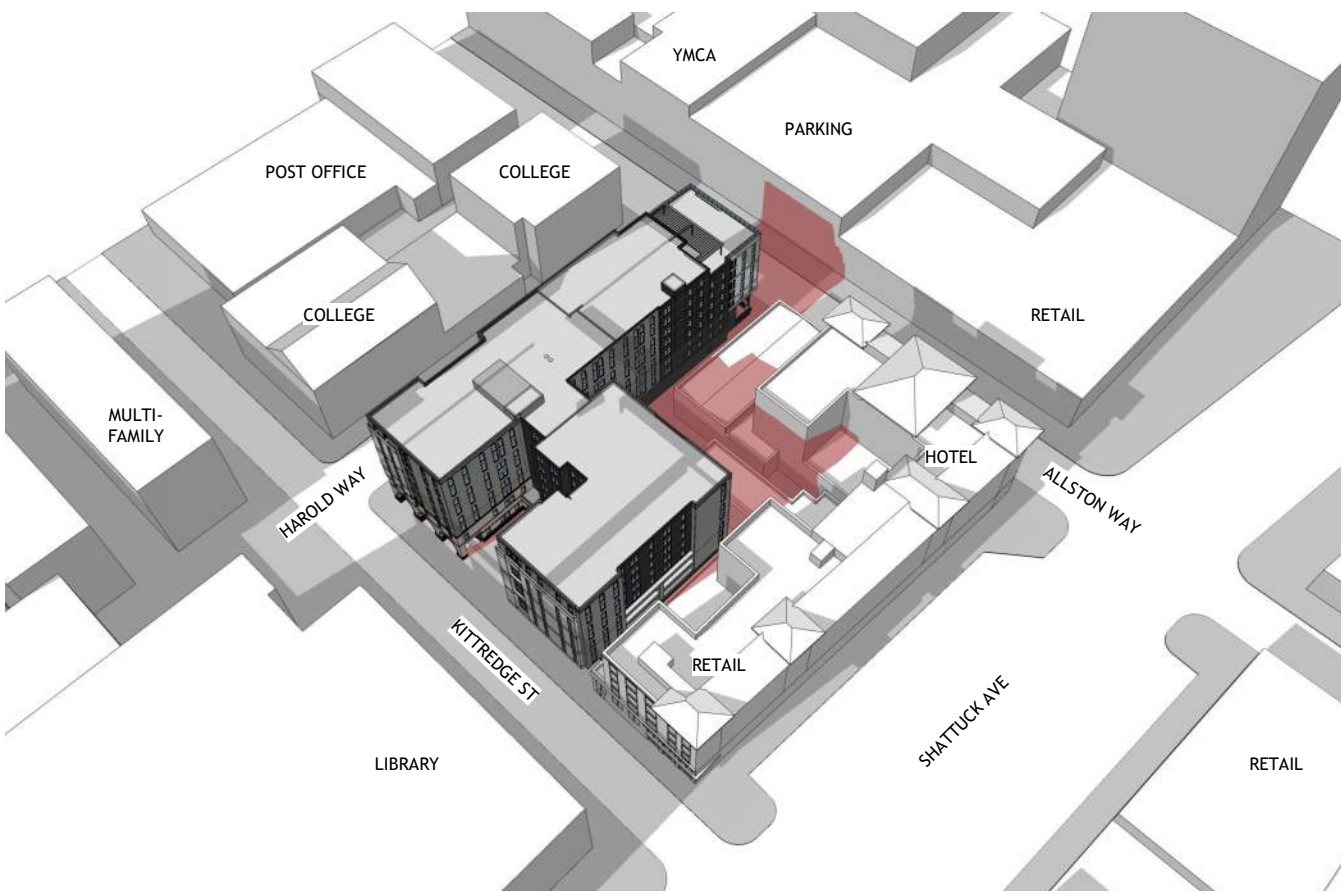
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

DECEMBER 10 EVENING

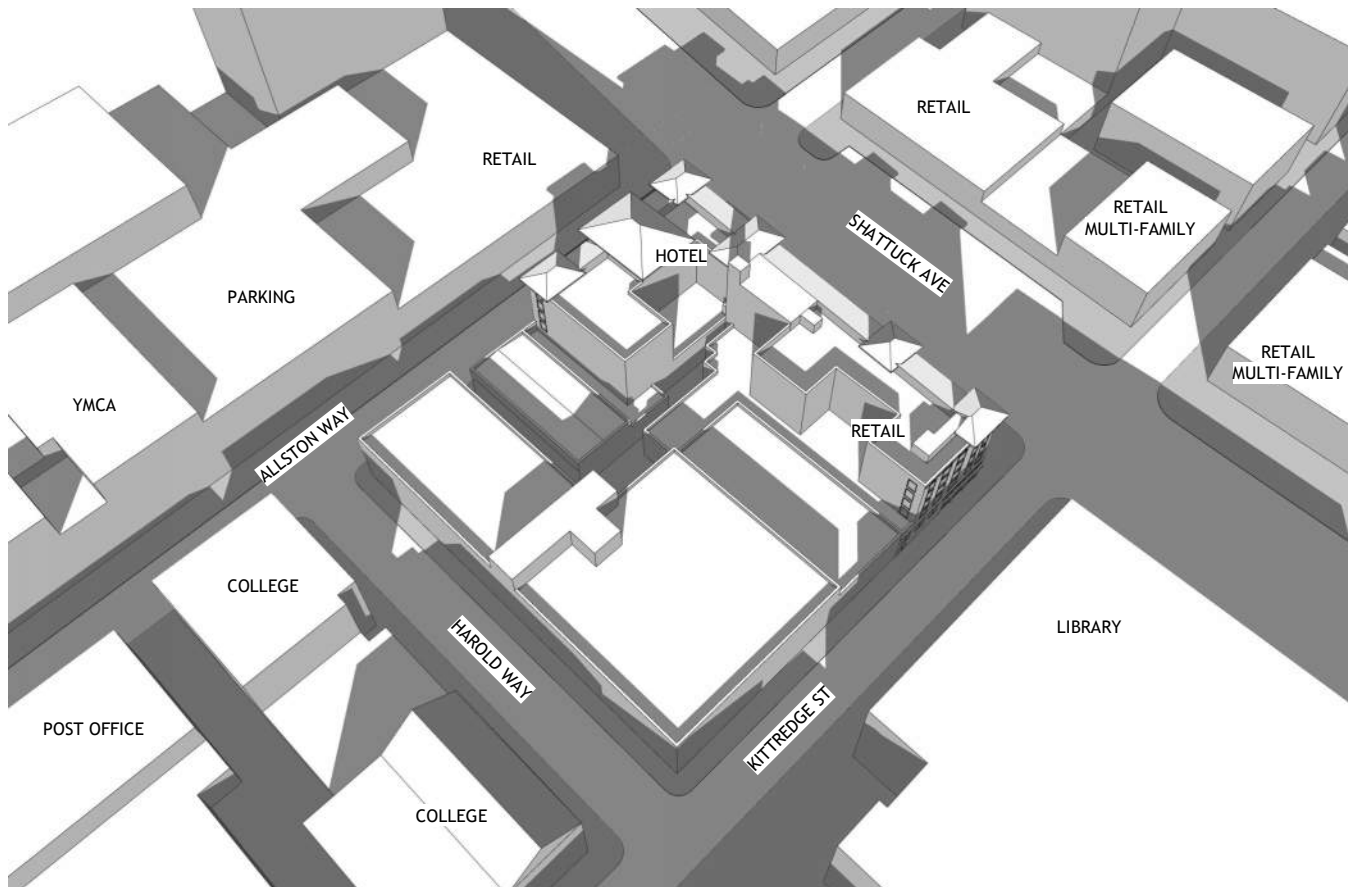
2 HOURS BEFORE SUNSET - 2:49 PM



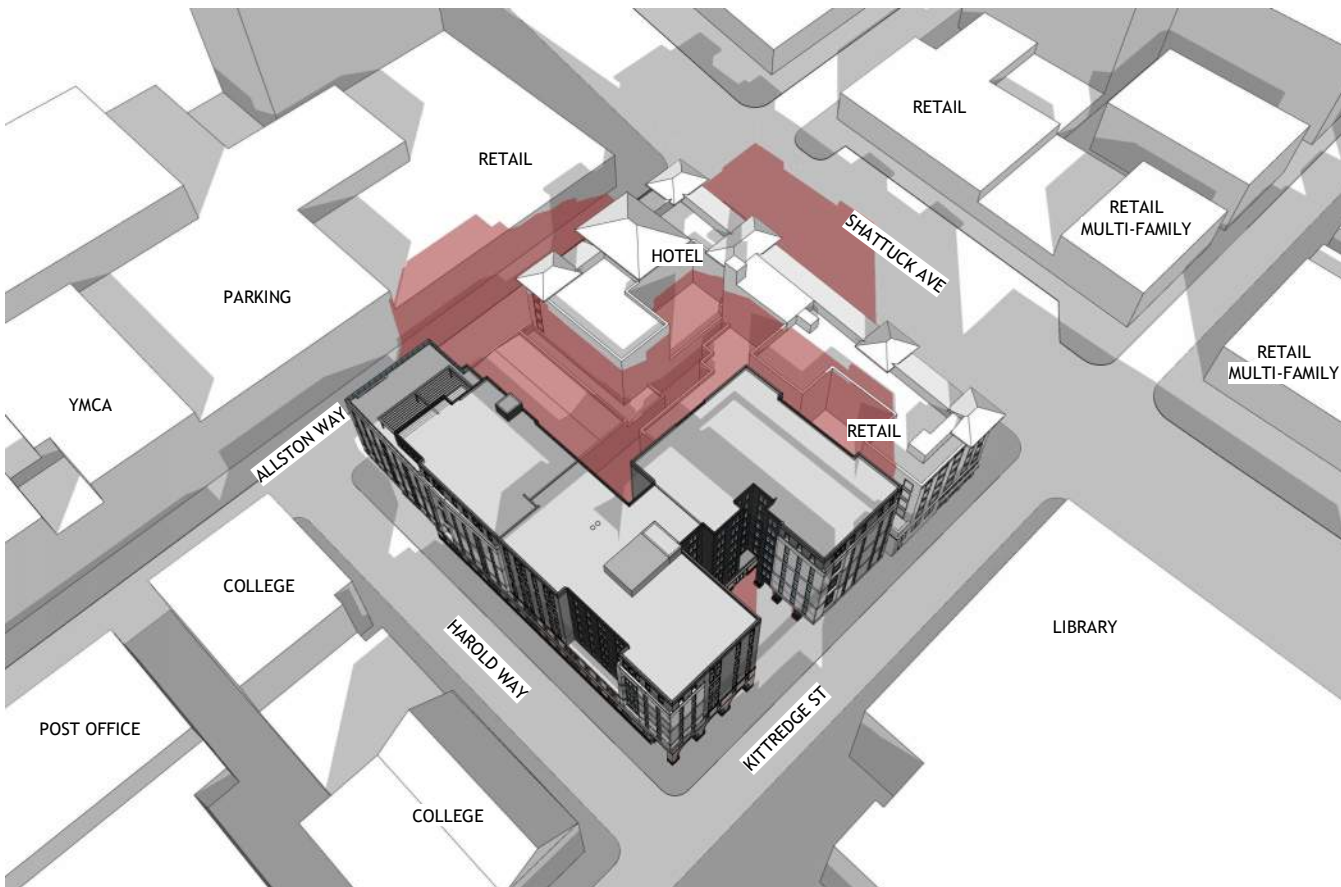
TOP VIEW EXISTING



TOP VIEW PROPOSED



ANGLE VIEW EXISTING



ANGLE VIEW PROPOSED

PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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T 925 638 8782

| No. | Description          | Date     |
|-----|----------------------|----------|
| 5   | USE PERMIT RESUBMIT. | 12/10/21 |
| 6   | SAP                  | 12/22/21 |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 12  | APRIL DRC MEETING    | 4/11/22  |
| 13  | JUNE LWRKS. MEETING  | 5/10/22  |

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CA VENTURES

SHEET TITLE:  
**SHADOW STUDIES  
-DEC 10**

SHEET NUMBER:  
**A3-303**



PROJECT # : 121246  
DRAWN BY: TF, RK  
CHECKED BY: MM

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| No. | Description          | Date     |
|-----|----------------------|----------|
| 4   | USE PERMIT           | 10/25/21 |
| 5   | USE PERMIT RESUBMIT. | 12/10/21 |
| 6   | SAP                  | 12/22/21 |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 13  | JUNE LWRKS. MEETING  | 5/10/22  |

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CA VENTURES

SHEET TITLE:  
**STREET STRIP ELEVATIONS**

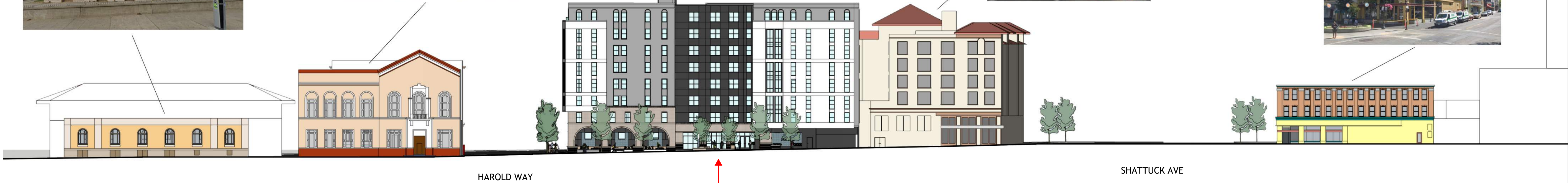
SHEET NUMBER:  
**A3-304**

NOT RELEASED FOR CONSTRUCTION



1 STREET STRIP ELEVATION - ALLSTON WAY  
A3-304 NOT TO SCALE

PROPOSED BUILDING PROVIDED FOR SCALE AND GENERAL REFERENCE ONLY. THE FACADE DESIGN HAS BEEN UPDATED IN RESPONSE TO DRC AND STAFF FEEDBACK. PLEASE REFER TO A3-003 FOR THE LATEST DESIGN UPDATE



2 STREET STRIP ELEVATION - KITTREDGE ST  
A3-304 NOT TO SCALE

PROPOSED BUILDING PROVIDED FOR SCALE AND GENERAL REFERENCE ONLY. THE FACADE DESIGN HAS BEEN UPDATED IN RESPONSE TO DRC AND STAFF FEEDBACK. PLEASE REFER TO A3-002a & A3-002b FOR THE LATEST DESIGN UPDATE



PROJECT # : 121246  
DRAWN BY: TF, RK  
CHECKED BY: MM

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APPLICANT:  
  
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T 925 638 8782

| No. | Description          | Date     |
|-----|----------------------|----------|
| 6   | SAP                  | 12/22/21 |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 11  | USE PERMIT RESUBMIT. | 3/28/22  |
| 12  | APRIL DRC MEETING    | 4/11/22  |
| 13  | JUNE LWRKS. MEETING  | 5/10/22  |

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CA VENTURES

SHEET TITLE:  
**MATERIAL BOARDS**

SHEET NUMBER:  
**A3-305**



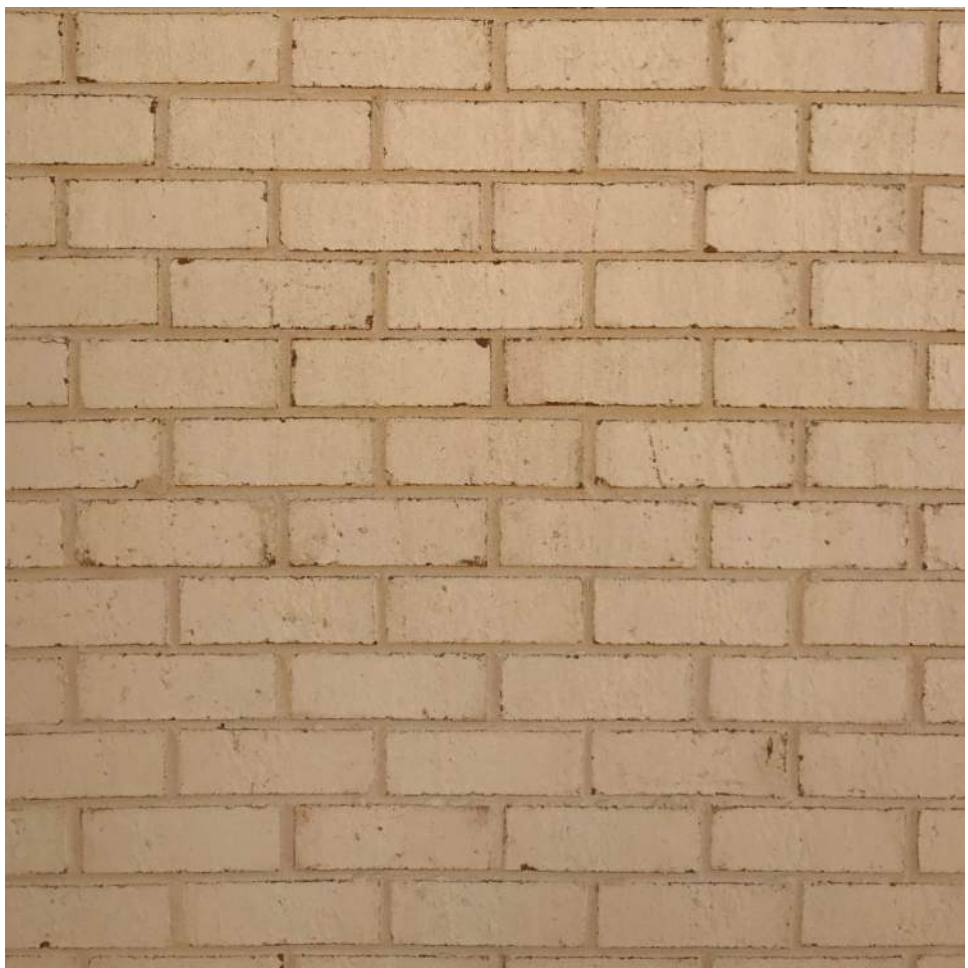
E1 - TAN STUCCO



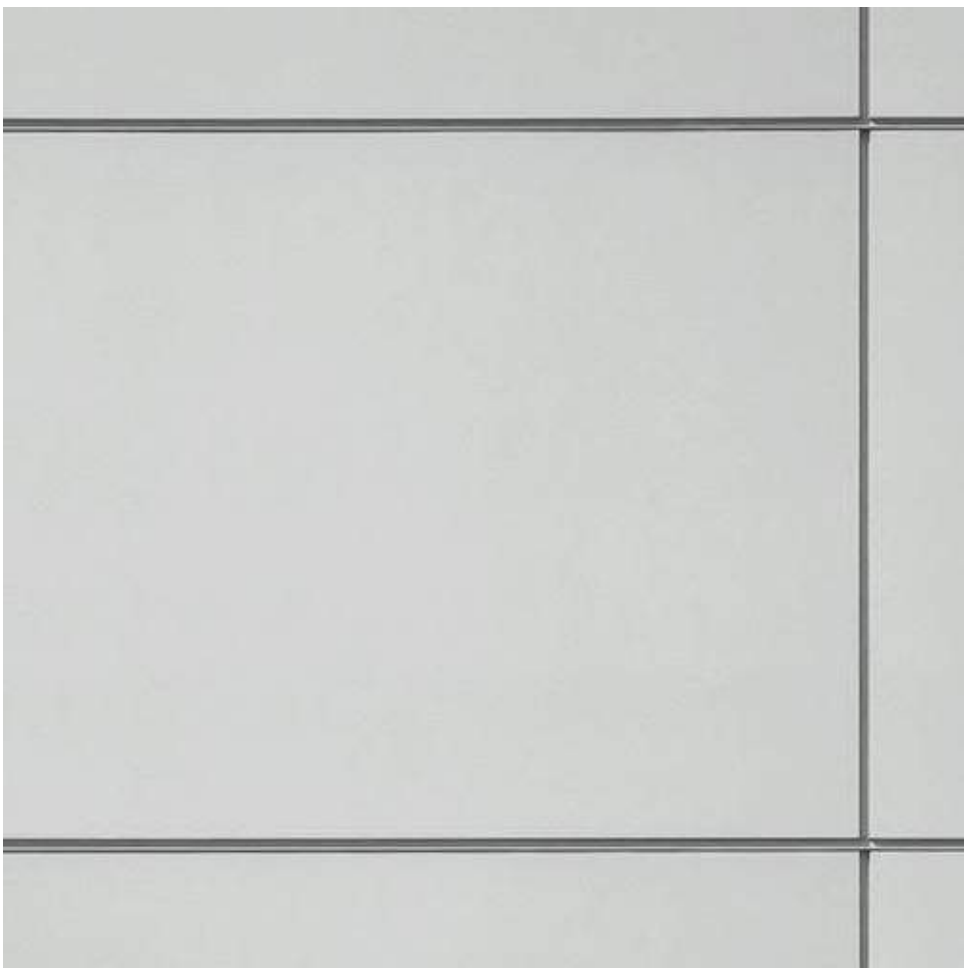
E2 - CHARCOAL GREY STUCCO



E3 - DARK TAN STUCCO



E4 - BRICK



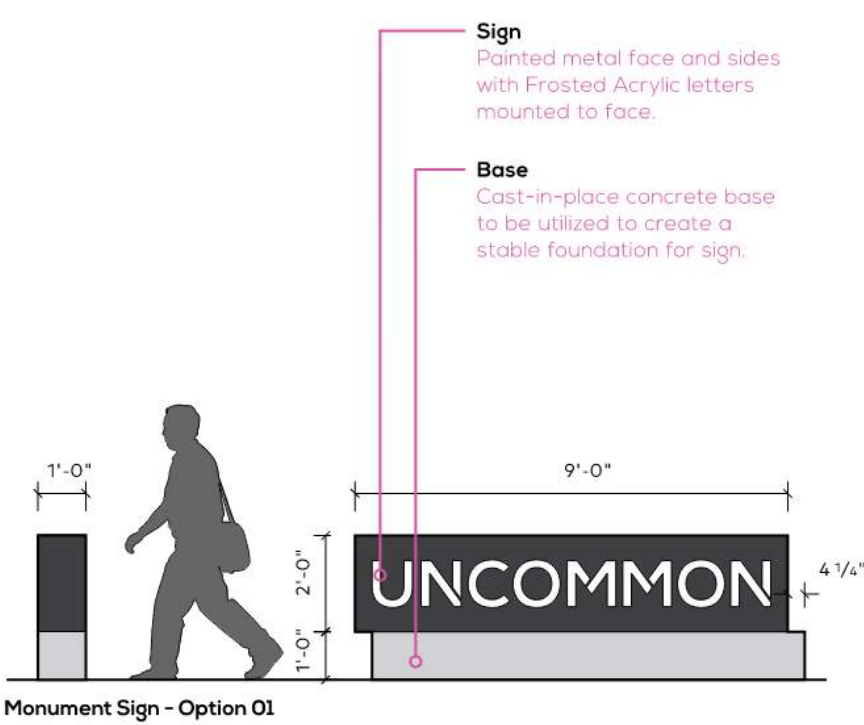
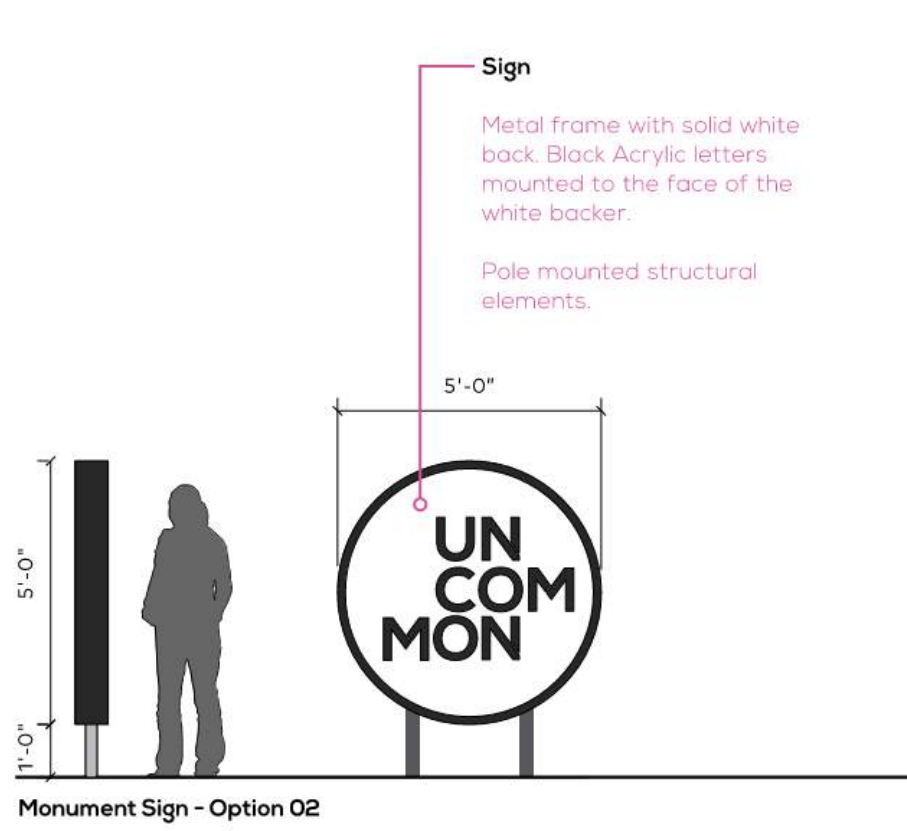
E5 - WHITE FIBER CEMENT



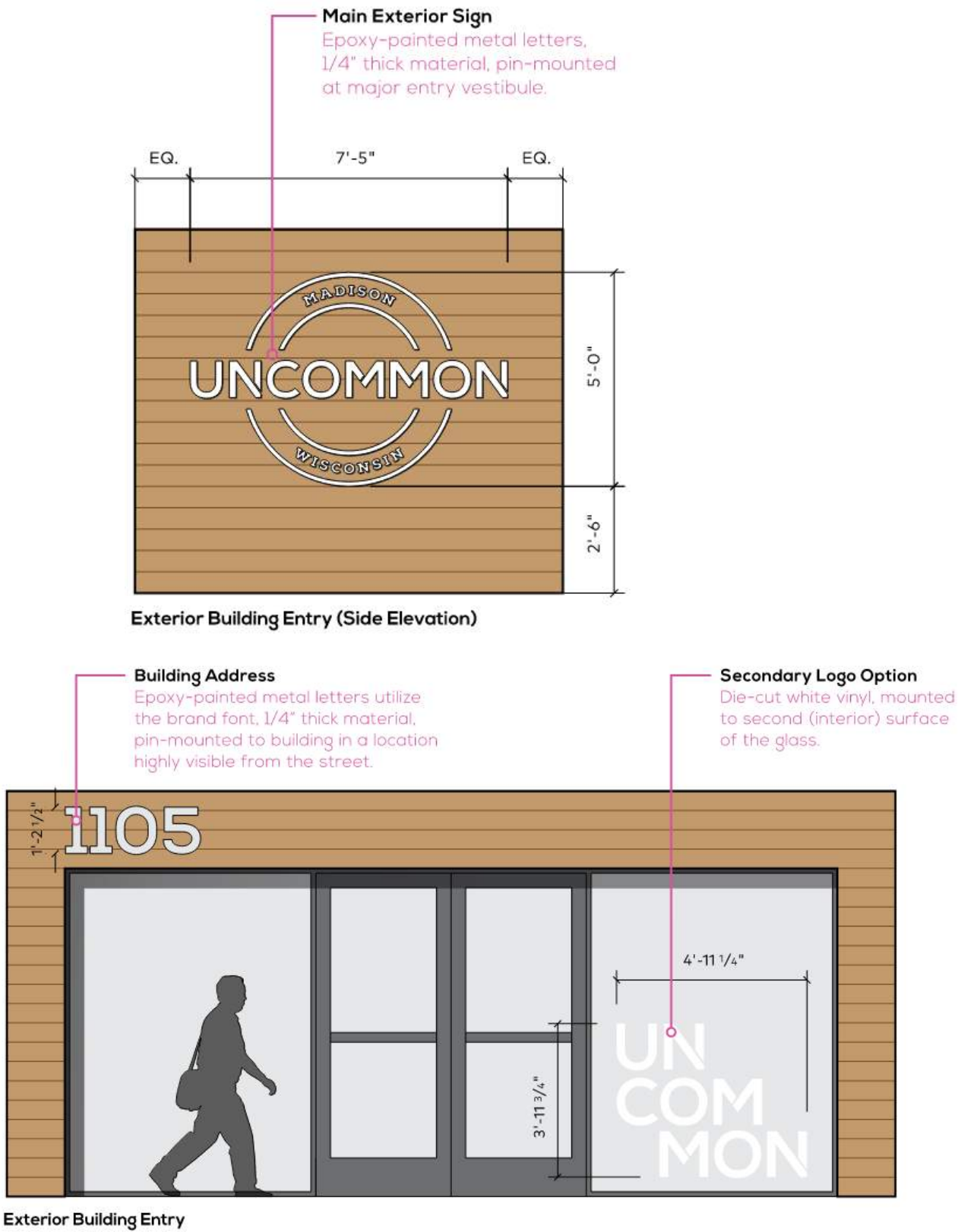
E7 - ALUMINUM CANOPY



E8 - EXTERIOR WALL SCONCE



E9 - SIGNAGE





PROJECT # : 121246  
DRAWN BY: TF  
CHECKED BY: MM

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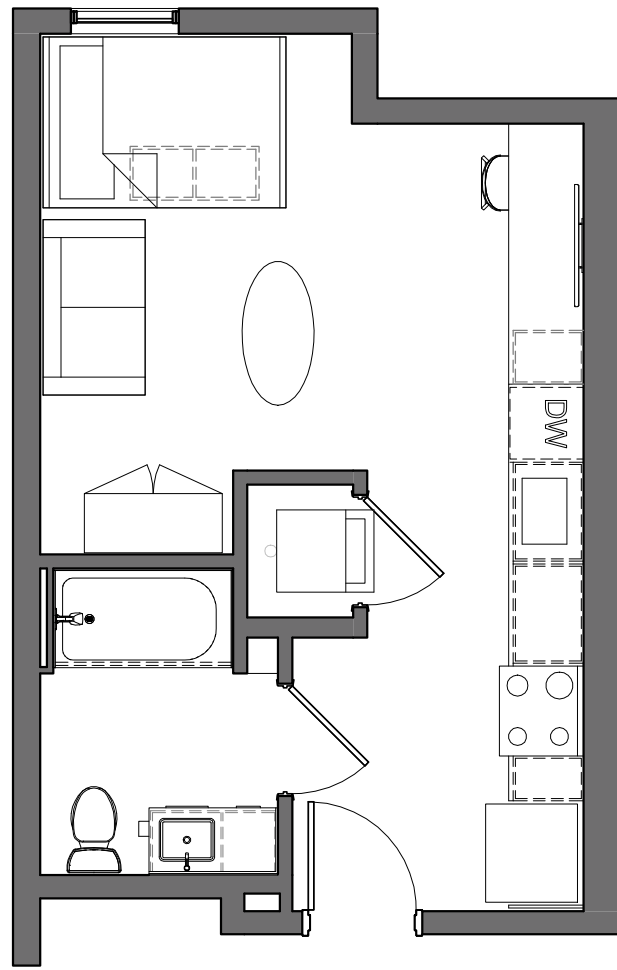
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|-----|----------------------|----------|
| 4   | USE PERMIT           | 10/25/21 |
| 5   | USE PERMIT RESUBMIT. | 12/10/21 |
| 6   | SAP                  | 12/22/21 |
| 9   | SAP RESUBMIT.        | 3/23/22  |
| 11  | USE PERMIT RESUBMIT. | 3/28/22  |
| 12  | APRIL DRC MEETING    | 4/11/22  |
| 13  | JUNE LMRKS. MEETING  | 5/10/22  |

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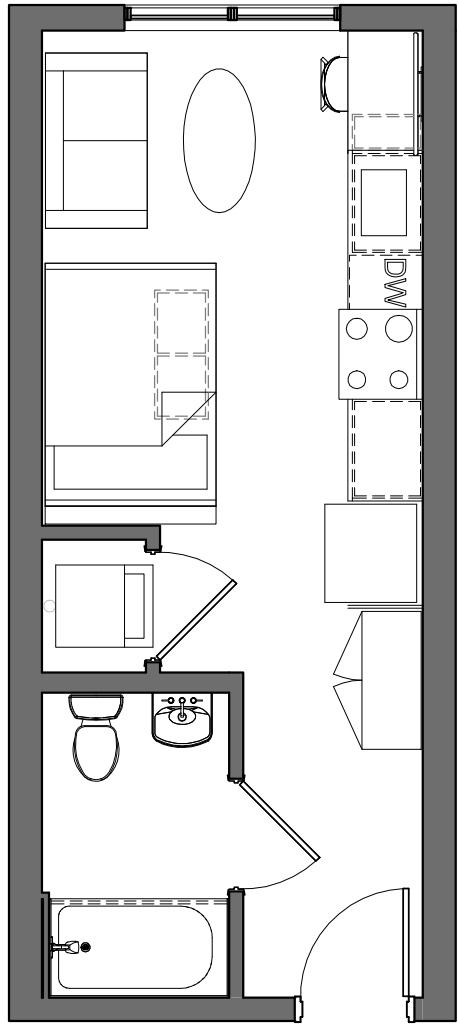
**BERKELEY PLAZA**  
2065 KITTREDGE ST  
BERKELEY, CA 94704  
  
CA VENTURES

SHEET TITLE:  
  
SAMPLE UNITS

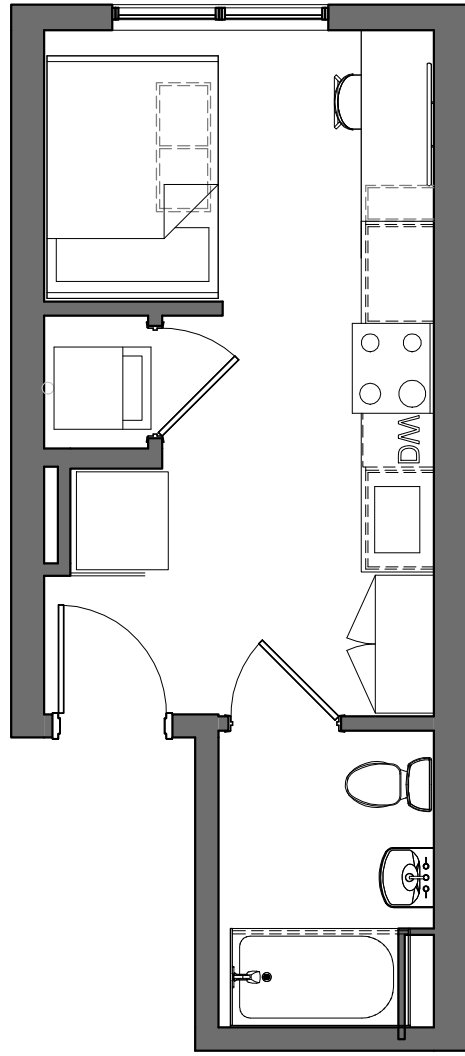
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A5-001



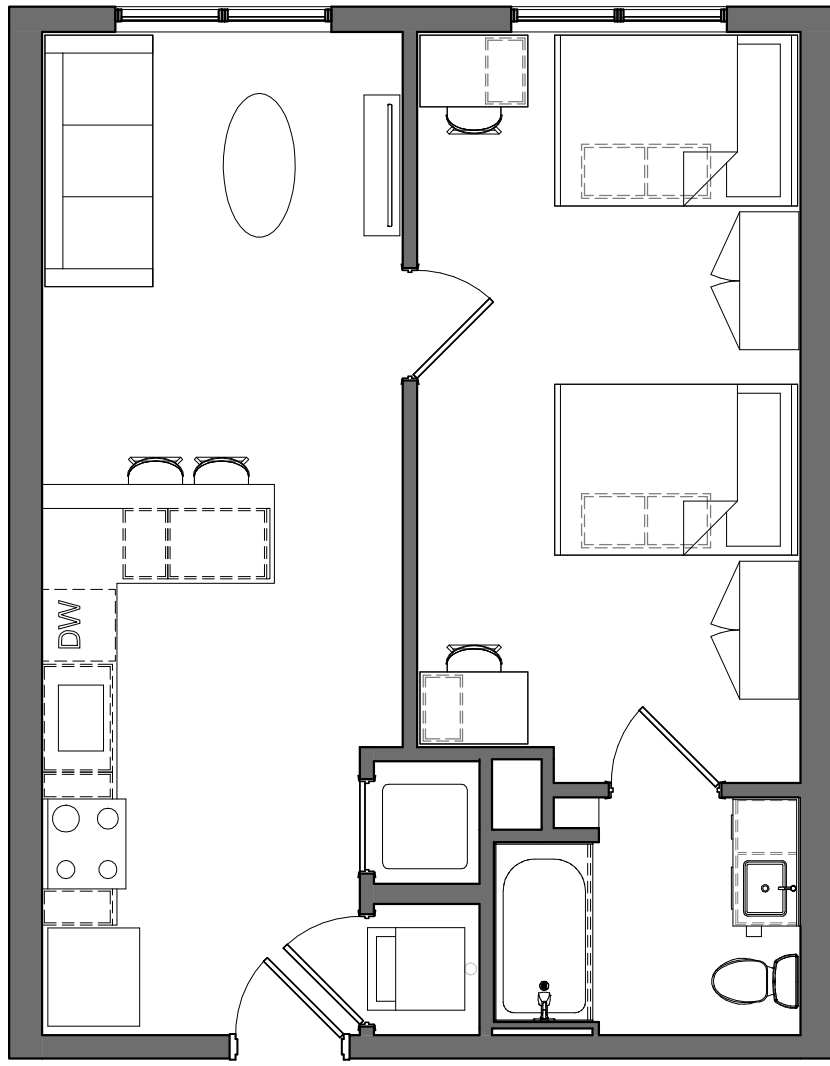
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A5-001 3/16" = 1'-0"



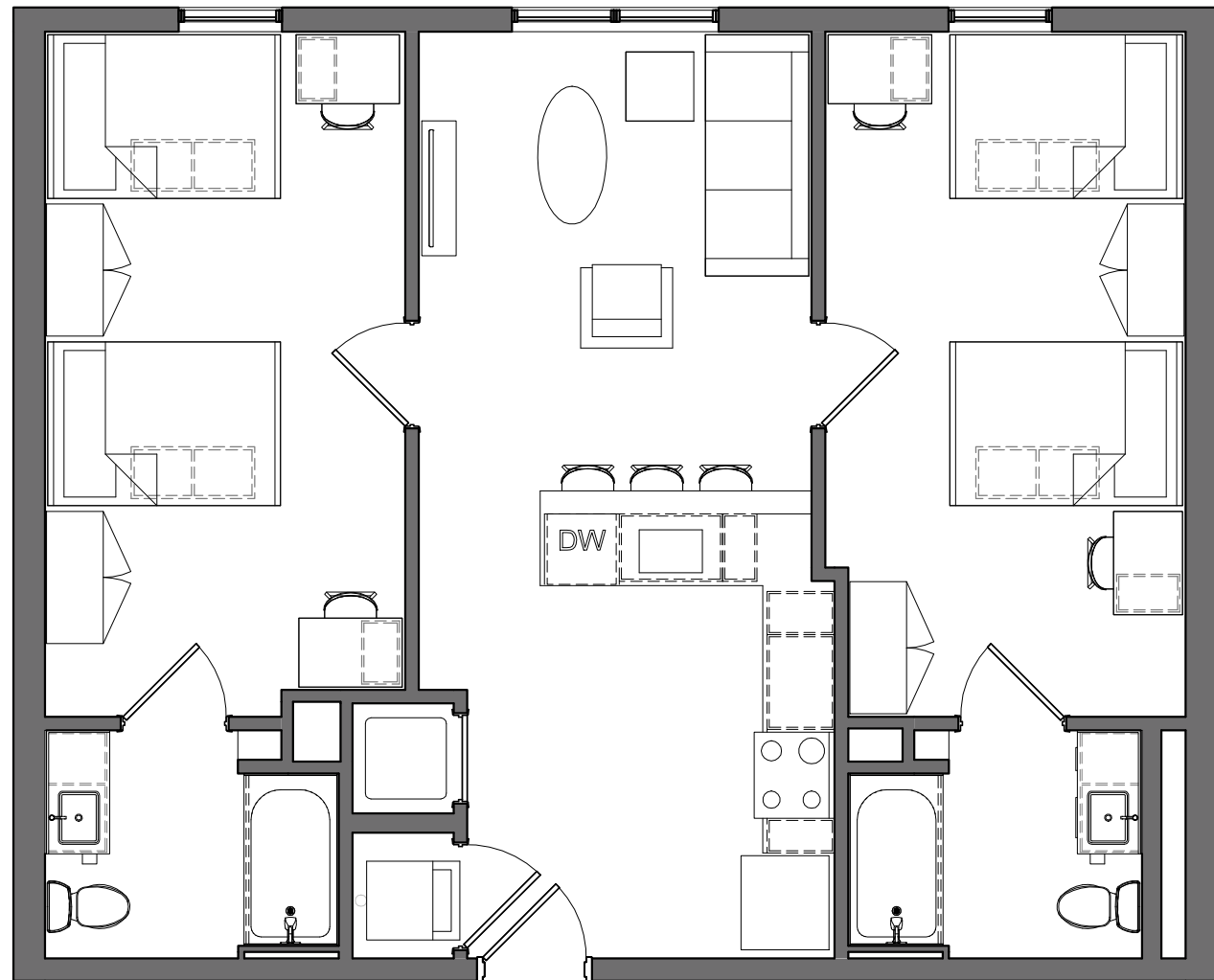
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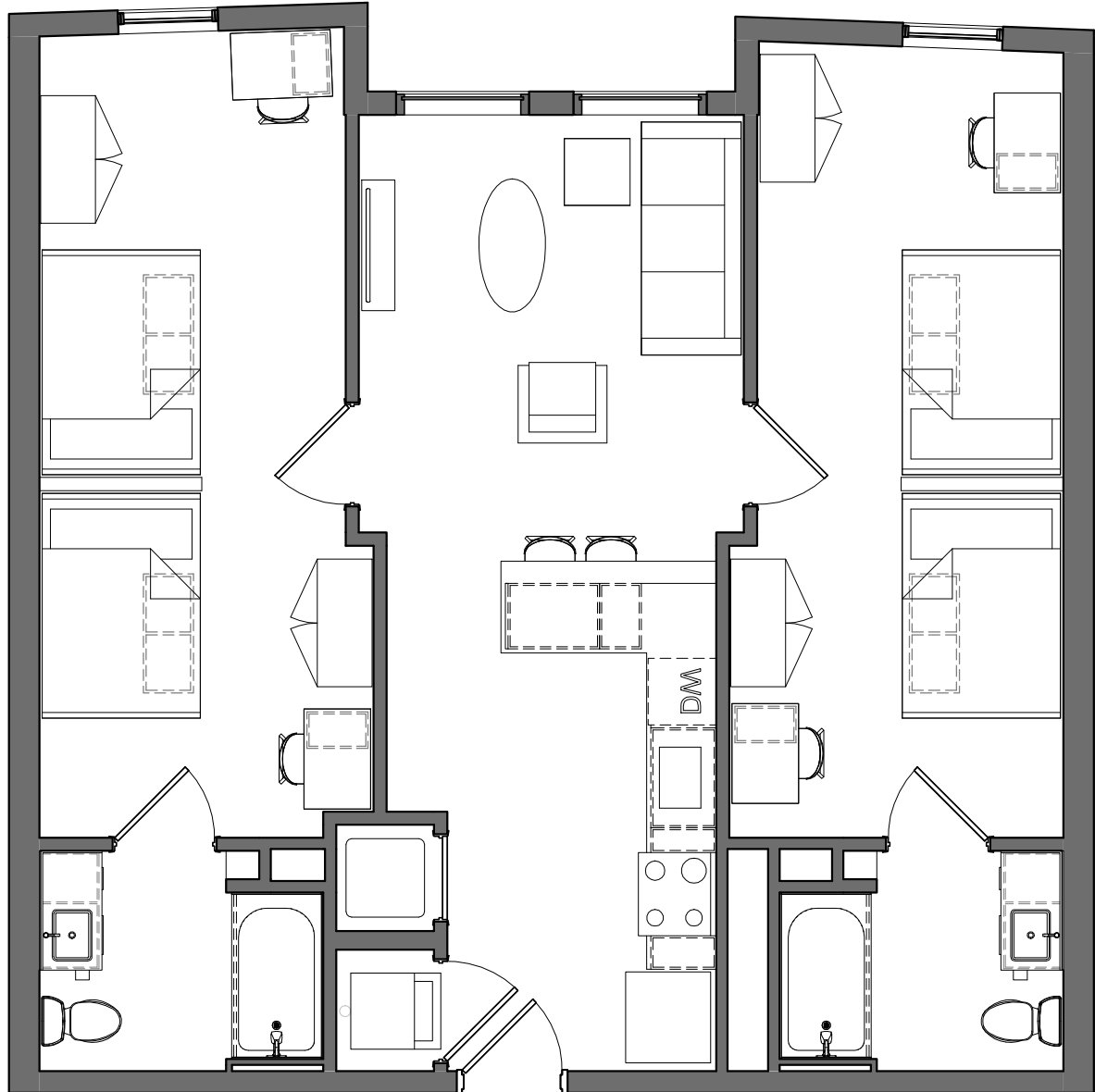
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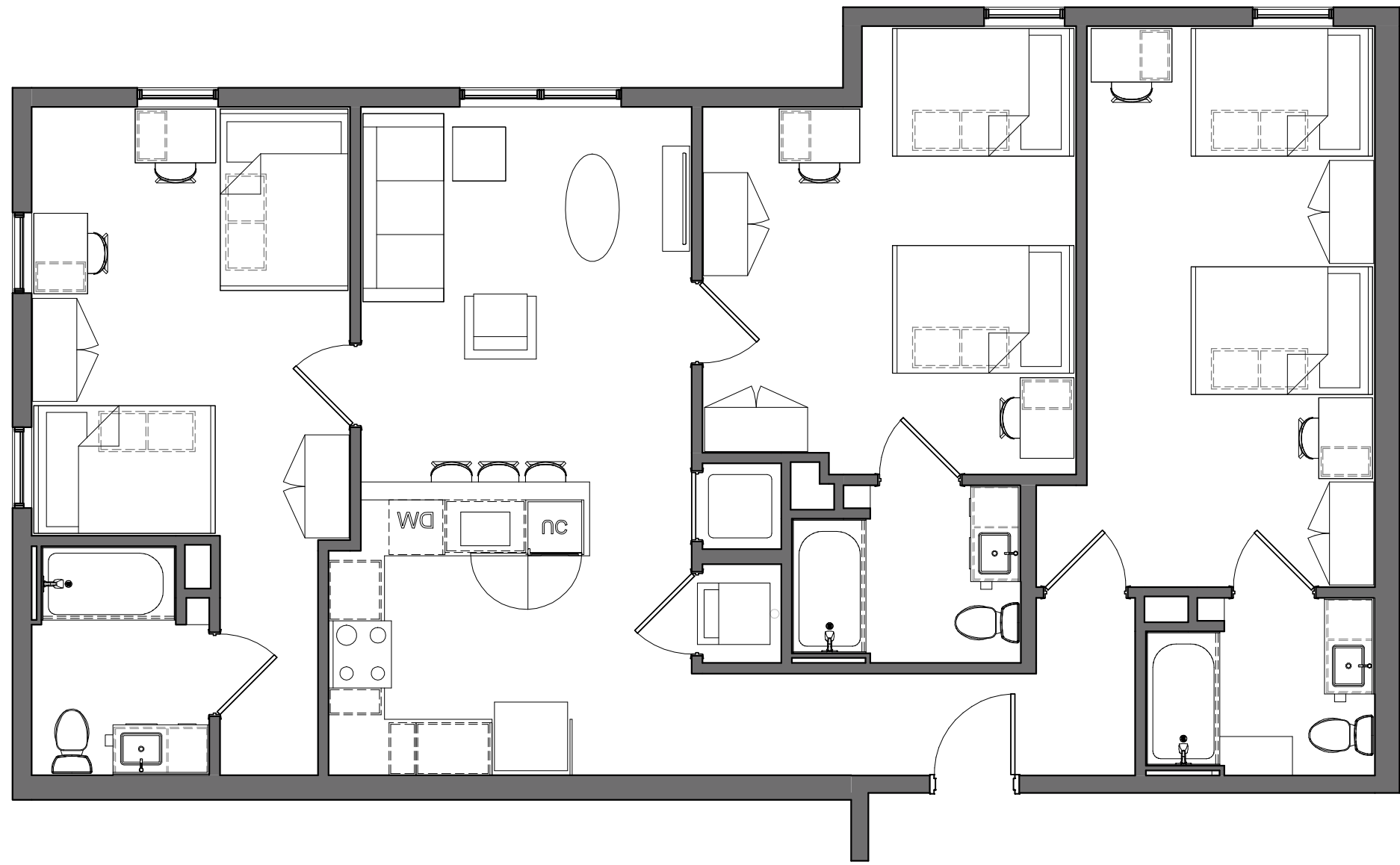
5 SAMPLE UNIT - A1  
A5-001 3/16" = 1'-0"



1 SAMPLE UNIT - B1  
A5-001 3/16" = 1'-0"



6 SAMPLE UNIT - B2  
A5-001 3/16" = 1'-0"



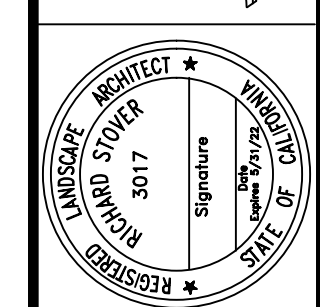
7 SAMPLE UNIT - C1  
A5-001 3/16" = 1'-0"

0 1'-0" 2'-0" 5'-0"



|          |                      |
|----------|----------------------|
| 12/10/21 | Use Permit Resubmit  |
| 05-18-22 | Design Review Submit |
| 05-18-22 | Design Review Submit |
| 05-18-22 | Design Review Submit |
| 05-18-22 | Design Review Submit |
| 05-18-22 | Design Review Submit |
| 05-18-22 | Design Review Submit |
| 05-18-22 | Design Review Submit |
| 05-18-22 | Design Review Submit |
| 05-18-22 | Design Review Submit |

RW Stover & Associates, Inc.  
Landscape Architecture  
1200 Shattuck Avenue, Suite 4  
Walnut Creek, CA 94596  
Ph: 925.933.2383

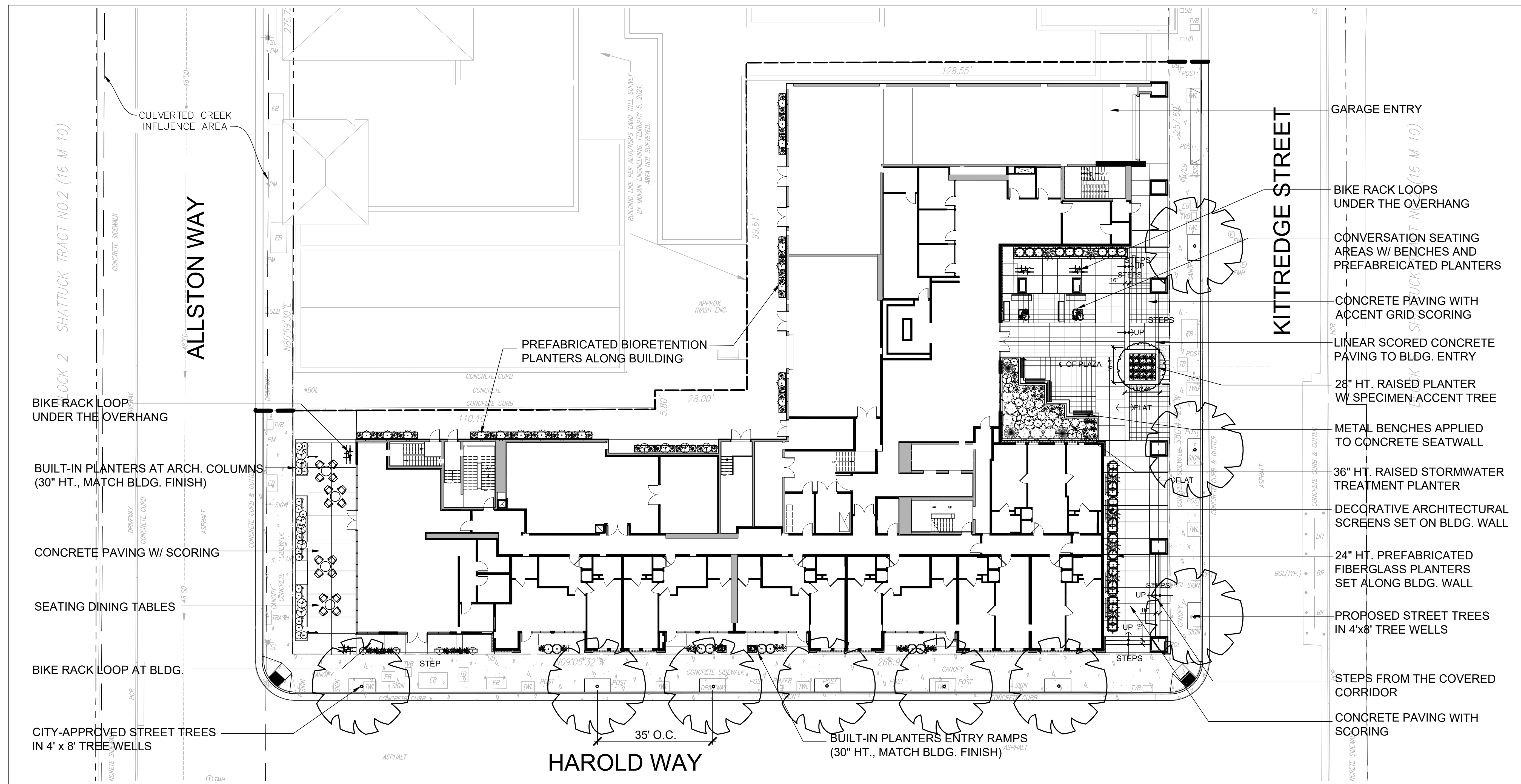


BERKELEY PLAZA  
2065 KITTREDGE STREET  
BERKELEY, CALIFORNIA

GROUND LEVEL  
PRELIMINARY  
LANDSCAPE PLAN

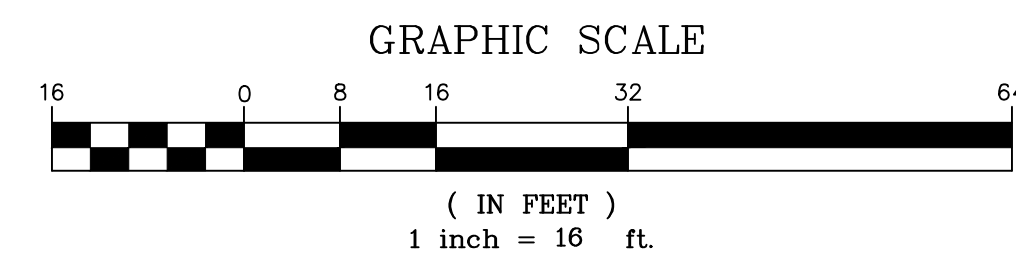
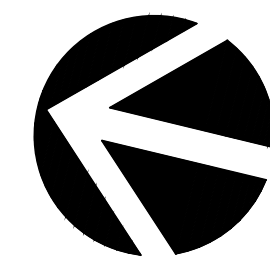
|           |         |
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| DESIGNED: | DRAWN:  |
| CHECKED:  | JOB NO: |
| DATE      | 9-23-21 |
| SCALE     |         |

SHEET  
L1  
OF SHEETS



Master Landscape Design Concept

The landscape design for the Berkeley Plaza blends the City and Bay-Friendly landscape requirements to fit within the context of the surrounding project's urban character, as well as provide a more individual character of onsite plant materials and compositions that complement the building architecture. Usable space is the focus of each outdoor courtyard, providing site residents amenity space and garden atmosphere while allowing for required stormwater treatment areas. The plant palette is predominantly California Natives, with a generous mix of pollinators to encourage the local insect and bird populations.

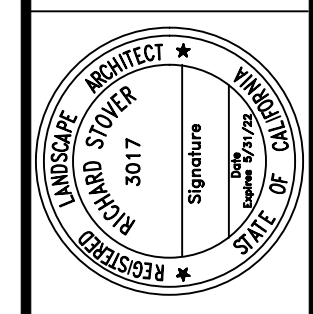


REFER TO SHEET L2 FOR ROOF DECK LANDSCAPE  
REFER TO SHEET L3 FOR PLANT LIST AND IMAGES



|          |                      |
|----------|----------------------|
| 12/10/21 | Use Permit Resubmit  |
| 03/21/22 | Design Review Submit |
| 05/18/22 | Design Review Submit |
|          |                      |
|          |                      |
|          |                      |
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10000 Wilshire Blvd., Suite 4  
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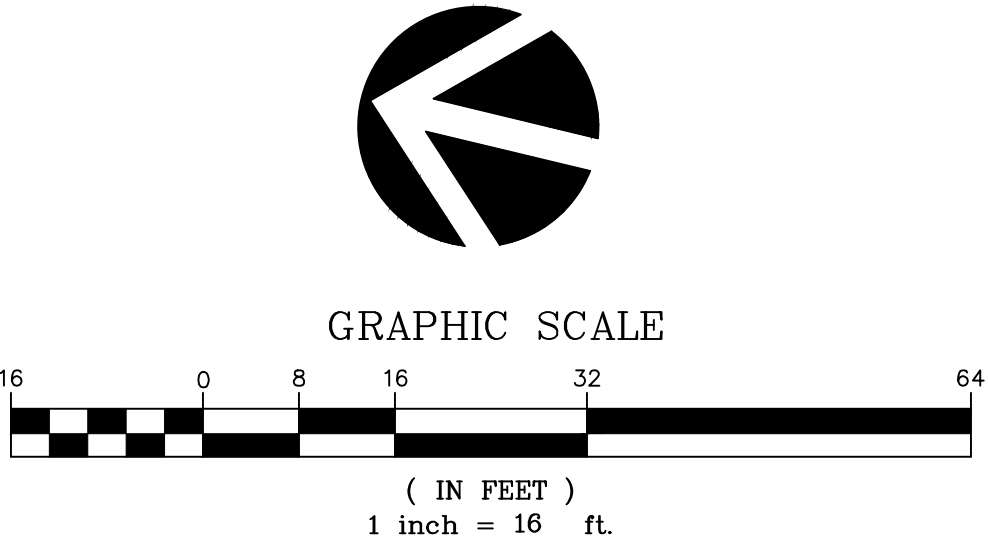
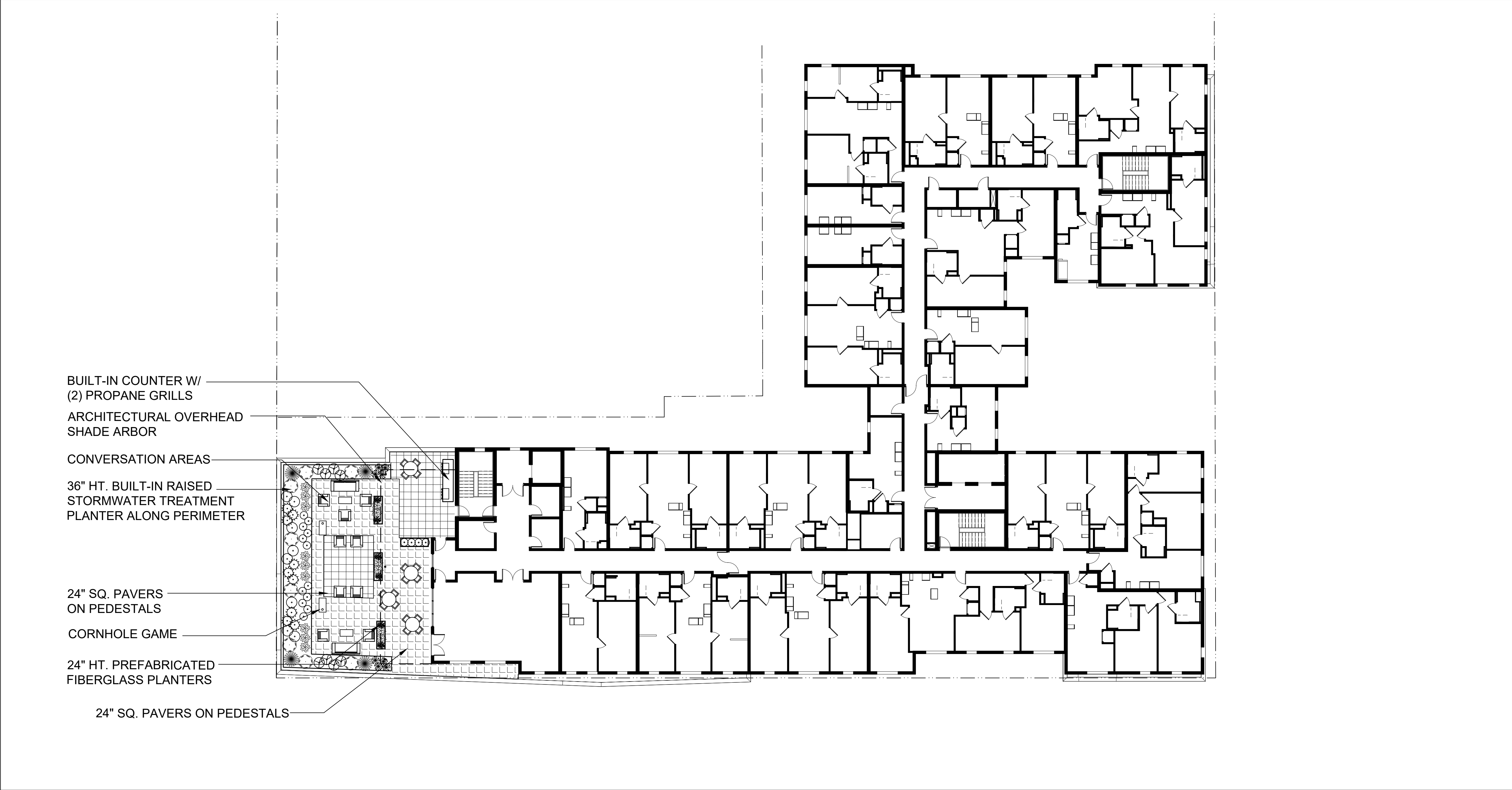


BERKELEY PLAZA  
2065 KITTREDGE STREET  
BERKELEY, CALIFORNIA

EIGHTH FLOOR  
PRELIMINARY  
LANDSCAPE PLAN

|                 |         |
|-----------------|---------|
| DESIGNED:       | DRAWN:  |
| CHECKED:        | JOB NO: |
| DATE<br>9-23-21 |         |
| SCALE           |         |

SHEET  
L2  
OF SHEETS



REFER TO SHEET L3 FOR PLANT LIST AND IMAGES



|          |          |          |
|----------|----------|----------|
| Use      | Permit   | Resubmit |
| 12/2/21  | 12/2/21  | 12/2/21  |
| Design   | Review   | Submit   |
| 05-18-22 | 05-18-22 | 05-18-22 |
|          |          |          |
|          |          |          |
|          |          |          |
|          |          |          |

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LANDSCAPE ARCHITECT  
RICHARD STOVER  
2017  
Signature  
Professional Seal  
No. 3017  
State of California  
Expires 12/31/2025

BERKELEY PLAZA  
2065 KITTREDGE STREET  
BERKELEY, CALIFORNIA

RECOMMENDED  
PLANT LIST, SITE  
AMENITY IMAGES

|                 |         |
|-----------------|---------|
| DESIGNED:       | DRAWN:  |
| CHECKED:        | JOB NO: |
| DATE<br>9-23-21 |         |
| SCALE           |         |

SHEET

L3

OF SHEETS



SPECIMEN ACCENT TREE IN RAISED PLANTER  
CERCIS OCCIDENTALIS (WESTERN REDBUD)

| PROPOSED PLANT MATERIAL LIST (ALL BUILDING LEVELS):                                                |                      |                   |         |          |        |       |  |
|----------------------------------------------------------------------------------------------------|----------------------|-------------------|---------|----------|--------|-------|--|
| BOTANICAL NAME                                                                                     | COMMON NAME          | MATURE SIZE (HxW) | SIZE    | WUCOLS   | NATIVE | COUNT |  |
| TREES:                                                                                             |                      |                   |         |          |        |       |  |
| STREET TREE (CITY-APPROVED)                                                                        |                      | SEE PLAN          | 24" BOX | MED      | NO     | 9     |  |
| CERCIS OCCIDENTALIS (LOW-BRANCHING) WESTERN REDBUD                                                 |                      | 18'x18'           | 36" BOX | LOW      | YES    | 1     |  |
| SHRUBS:                                                                                            |                      |                   |         |          |        |       |  |
| *+CALYCANTHUS OCCIDENTALIS                                                                         | SPICE BUSH           | 8'x5'             | 5 GA    | LOW      | YES    | 7     |  |
| +ERIOGONUM ARBORESCENS                                                                             | BUCKWHEAT            | 4'x4'             | 5 GA    | LOW      | YES    | 15    |  |
| *+SALVIA CLEVE, 'WINNIFRED GILLMAN'                                                                | CALIFORNIA BLUE SAGE | 3'x5'             | 5 GA    | LOW      | YES    | 27    |  |
| +SYMPHORICARPOS ALBUS                                                                              | COMMON SNOWBERRY     | 6'x8'             | 5 GA    | LOW      | YES    | 7     |  |
| TEUCRIUM 'COMPACTA'                                                                                | DWARF GERMANDER      | 3'x3'             | 5 GA    | LOW      | NO     | 8     |  |
| PERENNIALS / GRASSES:                                                                              |                      |                   |         |          |        |       |  |
| * +ACHILLEA MILLEFOLIUM                                                                            | COMMON YARROW        | 1'x2'             | 1 GA    | LOW      | YES    | 73    |  |
| ERIGERON GLAUCUS                                                                                   | BEACH ASTER          | 1'x2.5'           | 1 GA    | LOW      | YES    | 43    |  |
| *FESTUCA CALIFORNICA                                                                               | CALIFORNIA FESCUE    | 2'x3'             | 5 GA    | LOW      | YES    | 8     |  |
| IRIS DOUGLASIANA                                                                                   | PACIFIC COAST IRIS   | 1.5'x3'           | 5 GA    | LOW      | YES    | 5     |  |
| *JUNCUS PATENS                                                                                     | CALIFORNIA GRAY RUSH | 1.5'x3'           | 1 GA    | LOW      | YES    | 34    |  |
| *MUHLENBERGIA RIGENS                                                                               | DEER GRASS           | 4'x4'             | 5 GA    | LOW      | YES    | 14    |  |
| +PENSTEMON HETEROPHYLLUS                                                                           | FOOTHILL PENSTEMON   | 3'x2'             | 1 GA    | LOW      | YES    | 43    |  |
| POLYPODIUM CALIFORNICUM                                                                            | POLYPODY             | 1.5'x3'           | 5 GA    | VERY LOW | YES    | 27    |  |
| POLLINATOR PLANTS NOTE: 55% OF PLANT PALETTE IS NATIVE POLLINATOR SPECIES (182 OF 333 SPECIMENS)   |                      |                   |         |          |        |       |  |
| + DENOTES PLANT SPECIES RECOMMENDED AS POLLINATOR PLANT IN NORTHERN CALIFORNIA                     |                      |                   |         |          |        |       |  |
| * DENOTES PLANT SPECIES SELECTED FROM THE ALAMEDA COUNTY APPENDIX B STORMWATER MEASURES PLANT LIST |                      |                   |         |          |        |       |  |

| WATER EFFICIENT LANDSCAPE WORKSHEET              |                   |                   |                            |                                                                                                                                          |                          |             |                                  |
|--------------------------------------------------|-------------------|-------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------|----------------------------------|
| REFERENCE EVAPOTRANSPIRATION (ET <sub>o</sub> ): |                   |                   | 41.8                       |                                                                                                                                          |                          |             |                                  |
| HYDROZONE / PLANTING DESCRIPTION                 | PLANT FACTOR (PF) | IRRIGATION METHOD | IRRIGATION EFFICIENCY (IE) | ETAF (PF / IE)                                                                                                                           | LANDSCAPE AREA (sq. ft.) | ETAF x AREA | ESTIMATED TOTAL WATER USE (ETWU) |
| REGULAR LANDSCAPE AREAS:                         |                   |                   |                            |                                                                                                                                          |                          |             |                                  |
| LOW WATER USE                                    | 0.3               | DRIP              | 0.81                       | 0.3703703                                                                                                                                | 1,809                    | 669.9998727 | 17363.7                          |
| MEDIUM WATER USE                                 | 0.5               | BUBBLER           | 0.81                       | 0.6172839                                                                                                                                | 90                       | 55.555551   | 1439.8                           |
| TOTALS:                                          |                   |                   |                            |                                                                                                                                          | 1899                     | 726         |                                  |
| SPECIAL LANDSCAPE AREAS:                         |                   |                   |                            |                                                                                                                                          |                          |             |                                  |
| REC. AREA                                        |                   |                   |                            | 0                                                                                                                                        | 0                        | 0           | 0                                |
| WATER FEATURE 1                                  |                   |                   |                            | 0                                                                                                                                        | 0                        | 0           | 0                                |
| WATER FEATURE 2                                  |                   |                   |                            | 0                                                                                                                                        | 0                        | 0           | 0                                |
| TOTALS:                                          |                   |                   |                            |                                                                                                                                          | 0                        | 0           |                                  |
| ETWU TOTAL:                                      |                   |                   |                            |                                                                                                                                          |                          | 18,803      |                                  |
| MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):          |                   |                   |                            |                                                                                                                                          |                          | 22,147      |                                  |
| ETAF CALCULATIONS:                               |                   |                   |                            |                                                                                                                                          |                          |             |                                  |
| REGULAR LANDSCAPE AREAS:                         |                   |                   |                            |                                                                                                                                          |                          |             |                                  |
| TOTAL ETAF x AREA                                |                   | 726               |                            | 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. |                          |             |                                  |
| TOTAL LANDSCAPE AREA                             |                   | 1,899             |                            |                                                                                                                                          |                          |             |                                  |
| AVERAGE ETAF                                     |                   | 0.38              |                            |                                                                                                                                          |                          |             |                                  |
| ALL LANDSCAPE AREAS:                             |                   |                   |                            |                                                                                                                                          |                          |             |                                  |
| TOTAL ETAF x AREA                                |                   | 726               |                            |                                                                                                                                          |                          |             |                                  |
| TOTAL LANDSCAPE AREA                             |                   | 1,899             |                            |                                                                                                                                          |                          |             |                                  |
| SITEWIDE ETAF                                    |                   | 0.38              |                            |                                                                                                                                          |                          |             |                                  |

GENERAL NOTES:

1. ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
2. ALL PLANTING AREAS, EXCEPT FOR STORMWATER TREATMENT PLANTERS, SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.
3. STORMWATER TREATMENT PLANTERS SHALL RECEIVE A 2" DEEP LAYER OF 1-3/8"Ø DECORATIVE RIVER-WASHED GRAVEL.

PROJECT PRIVATE USABLE LANDSCAPE OPEN SPACE

|                | TOTAL AREA | LANDSCAPE AREA |
|----------------|------------|----------------|
| • GROUND LEVEL | 4,194 SF   | 1,177 SF       |
| • ROOF LEVEL   | 2,742 SF   | 722 SF         |
|                | 6,936 SF   | 1,899 SF       |

CITY REQUIREMENT THAT LANDSCAPE AREA EQUALS 40% OF USABLE PRIVATE OPEN SPACE  
TOTAL AREA OF LANDSCAPE PROVIDED EQUALS 27.4% OF USABLE PRIVATE OPEN SPACE

Bioretention Planters

Solutions to manage on-structure Stormwater Filtration

Materials: **GFRC Concrete, Weathering or Mild Steel with Powder-Coated Finish**

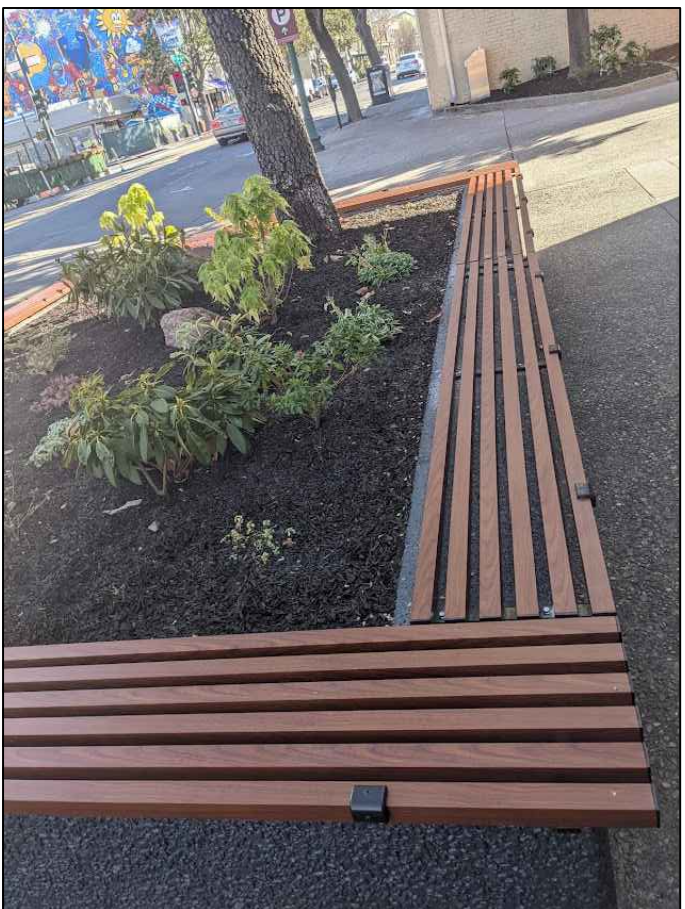
Bioretention (also referred to as flowthrough) planters act as an on-structure organic filter for stormwater systems. Tournesol Siteworks offers several standard configurations as well as custom designs to meet your specific application. The bioretention planters are available in lightweight GFRC or steel, and feature an internal waterproof sealant and 4" diameter drainage plumbing. Bioretention media is typically specified by local authorities or to code.

The Tournesol bioretention planters are now available in metal. Standard materials include weathering steel (Corten), a steel that rusts but maintains its structural strength, and powder-coated mild steel with a zinc-rich primer and stainless steel base.

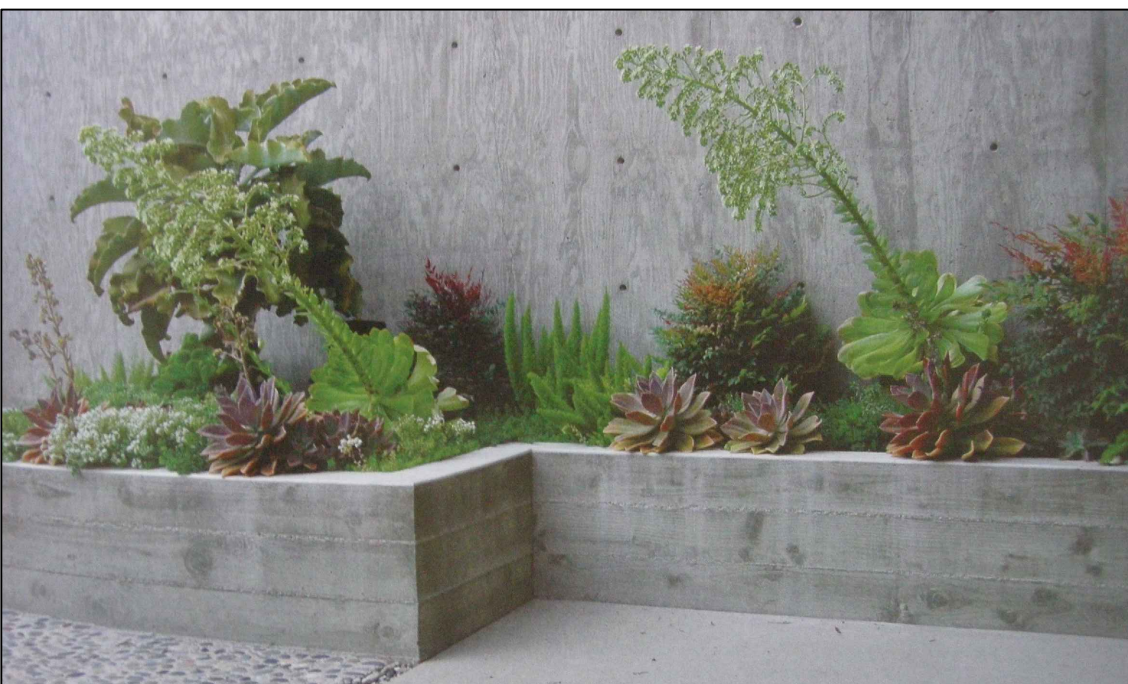


- Fully engineered Bioretention plumbing system - just add media & plants.
- Allows the use of reliable monolithic membrane waterproofing below, while avoiding complicated and expensive cast-in-place construction.
- Standard sizes and custom configurations available.
- Ability to match planters by color & shape with complimentary benches & site furnishings.

PREFABRICATED BIORETENTION PLANTERS  
TOURNESOL SITEWORKS FIBERGLASS



METAL BENCHES ON SEATWALLS



BUILT-IN PLANTERS



PREFABRICATED PLANTERS  
TOURNESOL 'WILSHIRE' COLLECTION  
COLOR: BRONZE



BIKE RACKS  
COLUMBIA CASCADE LOOP RACK  
WITH GALVANIZED FINISH



METAL BENCHES (W/ CENTER ARMREST)  
AT KITTREDGE PLAZA  
6 FT. VEGA FROM CANTEBURY DESIGNS



# Berkeley Plaza

2065 Kittredge St., Berkeley, CA 94704

## APPLICATION STATEMENT

Revised Date: 5/24/2022

Berkeley Plaza is a proposed eight-story mixed-use project located at 2065 Kittredge St. The design goal was to create a well-articulated and sculpted building which creates a unique statement in the area and provides much-needed student housing in the Downtown area. The approximately 225,563 sf, eight-story project will be 87'0" in height to the top of the roof. The site area is 33,582 sf. All units will be rental. The project will provide 5% of the base project as very low income units, qualifying for a 20% density bonus under state law (described below). The project consists of 188 dwelling units in eight stories with a mix of studios, one bedroom, two bedroom, three bedroom, and live/work units, ranging in size from 385 sf to 1,374 sf. There are 43 parking spaces provided in an underground parking level.

The architectural design of Berkeley Plaza is a contemporary blend of styles that will fit well into the context of the mixed historical streetscape surrounding the site. The project is designed to complement the scale and materiality of the neighboring historic Shattuck Hotel and the rest of the neighborhood. The design incorporates a traditional brick base with Mission style accent detailing and a more modern architectural mass above, referencing both the historic and the cutting-edge modern character of the City of Berkeley. At the ground level, the project will feature a pedestrian friendly streetscape and a landscaped plaza, creating an appealing lower level experience for residents and passing neighbors.

The overall landscape and hardscape design minimizes long-term maintenance impacts in an effort to create a more Bay-friendly and environmentally-responsible project. The ground level amenities and the roof-top deck will create excellent occupant locations for gathering spots and healthy outdoor living.





The proposed Project is a less-intensive version of the project analyzed in the certified EIR for the 2211 Harold Way project (aka, the Residences at Berkeley Plaza). The administrative record for that project is available here:

[https://www.cityofberkeley.info/Planning\\_and\\_Development/Zoning\\_Adjustment\\_Board/2211\\_Harold.aspx](https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/2211_Harold.aspx)

The Final EIR is located here:

[https://www.cityofberkeley.info/uploadedFiles/Planning\\_and\\_Development/Level\\_3\\_-\\_PHN/2015-03-30\\_Final%20EIR%20and%20RTC\\_2211%20Harold.pdf](https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_PHN/2015-03-30_Final%20EIR%20and%20RTC_2211%20Harold.pdf). The Draft EIR for that project can be accessed through the following links:

- [https://www.cityofberkeley.info/uploadedFiles/Planning\\_and\\_Development/Level\\_3\\_-\\_ZAB/Draft%20EIR\\_part1\\_2211%20Harold%20Way.pdf](https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_part1_2211%20Harold%20Way.pdf)
- [https://www.cityofberkeley.info/uploadedFiles/Planning\\_and\\_Development/Level\\_3\\_-\\_ZAB/Draft%20EIR\\_part2\\_2211%20Harold%20Way.pdf](https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_part2_2211%20Harold%20Way.pdf)
- [https://www.cityofberkeley.info/uploadedFiles/Planning\\_and\\_Development/Level\\_3\\_-\\_ZAB/Draft%20EIR\\_Appendix\\_part1.pdf](https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_Appendix_part1.pdf)
- [https://www.cityofberkeley.info/uploadedFiles/Planning\\_and\\_Development/Level\\_3\\_-\\_ZAB/Draft%20EIR\\_Appendix\\_part2.pdf](https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_Appendix_part2.pdf)
- [https://www.cityofberkeley.info/uploadedFiles/Planning\\_and\\_Development/Level\\_3\\_-\\_ZAB/Draft%20EIR\\_Appendix\\_part3.pdf](https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_Appendix_part3.pdf)
- [https://www.cityofberkeley.info/uploadedFiles/Planning\\_and\\_Development/Level\\_3\\_-\\_ZAB/Draft%20EIR\\_Appendix\\_part4%20.pdf](https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/Draft%20EIR_Appendix_part4%20.pdf)

Part 3 of the Draft EIR is a 205-page historic resources technical report prepared by Architectural Resources Group for Rincon and discusses impacts re demolition, design and construction as well as a discussion of that project's compliance with the Secretary of Interior Standards. Additional historic documentation includes a report prepared by Bridget Maley of architecture+planning (available here: [https://www.cityofberkeley.info/uploadedFiles/Planning\\_and\\_Development/Level\\_3\\_-\\_ZAB/2012-02-27\\_APP\\_Historic%20Rpt\\_2211%20Harold.pdf](https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/2012-02-27_APP_Historic%20Rpt_2211%20Harold.pdf)),

### **Housing Affordability/Density Bonus Statement**

Berkeley Plaza is proposed as an all-rental project and would comply with the City's Housing Mitigation Fee Ordinance by restricting rental rates according to the California State Density Bonus law. Berkeley Plaza will include Very Low Income Units in order to qualify for density bonus units, as well as one incentive/concession and waivers (for height, rooftop projections, setbacks, landscape coverage, and open space) under the State Density Bonus Law (Government Code section 65915). The applicant would pay the resulting affordable housing impact fees reduced by virtue of the provision of the very low-income units. As noted above, the proposed level of affordability is at 5 percent of the base project (164 units) at very low-income levels. The number of very low income units would be 9 units and these units would be reasonably dispersed throughout the building. The affordable units would be of comparable size, and would contain, on average, the same number of bedrooms, and have comparable appearance, materials and finish quality as the market rate units in the project. These units would also have access to the same common areas and amenities as the market rate units. The 20 percent density bonus would allow for up to 33 additional units, but only 24 of those bonus units are included in the project for a final total of 188 units.



## Waivers and Modifications Requested to Accommodate Density Bonus

By virtue of the project's qualification for a density bonus, it qualifies for the waiver/reduction of any development standard that, if applied, would physically preclude the construction of the project with bonus units and the concession/incentive. (Gov. Code sect. 65915(e)(1).) The applicant will provide support to confirm that the following waivers/reductions are necessary so as not to physically preclude construction of the project as proposed.

- **Waiver to exceed the height limit – Proposed at 87'-0", where 60 ft/75 ft with use permit is the limit.** The 87'-0" proposed is measured to top of roof and does not include the additional 5 feet parapet allowed by right. Complying with the standard would require the building to reduce the number of floors and eliminate residential units. This would physically preclude the construction of the Project as proposed, including the number of residential units allowed under the State Density Bonus Law.
- **Waiver to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the district.** Accommodating mechanical appurtenances without exceeding the maximum height limit requires a reduction in residential area. This would physically preclude the construction of the Project as proposed, including the number of residential units allowed under the State Density Bonus Law.
- **Waiver for minor encroachments above the sidewalks along Harold Way – encroachment up to 30" for a length of 110 feet and up to 12" for a length of 40 feet.** The encroachments allow for additional residential density to be captured in the Project. Without this above-ground encroachment, residential density would be reduced and would physically preclude the construction of the Project as proposed. We understand a separate application is required for the encroachment request to be granted. The development team will pursue these approvals at a later date.
- **Waiver to reduce the 15' minimum front setbacks above 75'.** The constrained site physically prohibits the inclusion of this amount of setback. Inclusion of this additional setback would require reducing the building mass and residential density. Inclusion of this setback would physically preclude the construction of the Project as proposed, including the number of residential units that are allowed under the State Density Bonus Law.
- **Waiver to increase the 5' maximum front setbacks between 0' to 20'.** The increase setback between 0 and 20' in height allows for the inclusion of outdoor spaces on both Allston Way and Kittredge Street that are counted as usable open space and are open to the public.
- **Waiver to reduce the minimum landscape coverage of usable open space from 40% of the provided usable open space to 30% of the provided usable open space.** Reducing the minimum landscape coverage of the usable open space allows for more public plaza and seating areas that offer an amenity to both the residents of the site and the public.
- **Waiver to reduce the required parking spaces for the commercial spaces from 5 required spaces to 0 provided spaces.** Reducing the parking requirement for commercial spaces allows for more spaces dedicated to residential use.
- **Concession for reduction in useable open space and the percentage of associated landscaped area.** The Project qualifies for one concession and proposes to use it to reduce the amount of useable open space from 15,040 SF down to 13,548 SF, a 10% reduction. This concession will result in identifiable cost savings.

The cost per SF of for construction of the outdoor open space, including providing the necessary landscape, furniture and fixtures is estimated to be in the range of \$80/SF. Granting this concession provides approximately \$120,000 of cost savings, allowing for additional density to be captured and



to help provide for affordable housing costs.

Moreover, given the physical constraints of the site, inclusion of this additional outdoor space in full conformity with the City's requirements would require a reduction in building mass which will result in a residential density reduction. Due to the geometry of the site, this additional open space would need to be provided as an elevated terrace in place of what is currently proposed as residential units. In other words, were the open space requirement not reduced, it would result in the physical preclusion of the project as proposed (with the units added by virtue of the density bonus). As such, this reduction can also be justified as a density bonus waiver of development standards.

### **Berkeley Downtown Design Guidelines**

Architectural design and detailing is provided in the architectural package consistent with the downtown design guidelines. Items considered:

- Proposed massing that incorporates elements to break up the façade planes and create visual play of light and shadow.
- Clear delineations between the ground and upper levels to form a visual base of an appropriate pedestrian scale.
- Change in material/plane at the top residential level to provide a defined building cap and a visual termination.
- Architectural features including canopies, recessed entries and accent materials are implemented to create visual interest at the base of the building.
- Durable materials proposed along the sidewalks.
- Accessible open space available to the public is provided along Kittredge Street and Allston Way to activate the sidewalks and provide a strong connection to the ground level commercial and amenities.
- Residential unit layouts and building configuration with open views toward the proposed courtyard and public streets.
- Service and refuse located along the service alley, hidden from view.
- Storefronts provided at the ground level to maintain transparency and maximize visibility for the interior.
- Arcades and building overhangs utilized where the building sets back at the ground level to maintain continuity of the street wall.
- Proposed colors and finishes harmonious with the prevalent earth-tone colors of downtown Berkeley.
- Publicly accessible street level entries provided on all public streets.
- Parking provided below grade hidden from view to maintain the pedestrian character of downtown.

Additionally, considerations were made for multiple significant design guidelines as identified in reviews of previous submissions.

- **Design Guideline #1 for Frontages, Setbacks, and Heights.**  
The majority of the units along Harold Way have been converted to live/work units with the commercial component fronting the street and accessible directly from the sidewalks. Larger windows to provide transparency and activate the sidewalks are now part of the façade design Along Harold Way.



A courtyard fronting Kittredge Street and open to the public provides ample open space for the residents and public to enjoy. The courtyard location is chosen carefully to allow natural daylight to enter year-round. The main residential lobby, leasing office and ground level amenities are oriented toward the courtyard with the main residential entrance accessible directly from the courtyard. The ground level amenity fronting Allston Way is now proposed as an open to the public amenity with outdoor seating facing Allston. The architectural detailing around the outdoor seating along Allston & Harold is now designed to hold the edge of the street and provide street wall continuity.

A Waiver to increase the 5' frontage setbacks between 0' to 20' above sidewalks is requested at the following locations:

- 6'-1" along Harold Way at the NW corner outside of the commercial space to allow for seating/landscape. Planters are provided at that location right along the property edge.
  - 19'-1" along Alston Way frontage to accommodate outdoor seating outside of the commercial space.
  - 8'-8" along Kittredge at the SE corner near the parking entrance to improve visibility coming out of the parking deck. The building projects back out to the edge of the property 12' above the sidewalks at this location (overhang). Only the ground level is set-back from the property edge.
- **Design Guidelines #1 and #7 for Storefronts and Entrances**  
Design revisions and program adjustments have been made to address the design requirements for Public Serving Frontages. Please refer to previous response for more detail.
- **Design Guideline #10 for Frontages, Setbacks, and Heights.**  
The proposed project includes massing projections between levels 3 and 7 for a large percentage of the footprint fronting public streets. This projection provides a defined project base and a visual setback between levels 7 & 8 to help break up the building scale. The horizontal delineation between levels 7 & 8 compliments the scale and massing of the Shattuck Hotel.  
  
An enlarged South elevation (Kittredge) is provided to better illustrate the scale and massing relationship between the proposed building and the Shattuck Hotel.
- **Design Guidelines #6 and #7 for Open Spaces**  
Ground level open space along Kittredge Street and Allston way is designed to encourage public access and connectivity between ground level amenities and the sidewalks. The courtyard along Kittredge is located along the Southern edge of the building to maximize natural daylight.



LEFT COAST ARCHITECTURAL HISTORY



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|              |                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------|
| <b>Date:</b> | March 23, 2022                                                                                       |
| <b>To:</b>   | CA Ventures, c/o Jessica Fiorella                                                                    |
| <b>From:</b> | Caitlin Hibma, Principal/Architectural Historian<br>Left Coast Architectural History                 |
| <b>Re:</b>   | 2065 Kittredge Street, Berkeley<br>Secretary of the Interior's Standards for Rehabilitation Analysis |

LAND USE PLANNING  
Received  
March 24, 2022

This memorandum was completed by Left Coast Architectural History (see CV attached) for the property and proposed project at 2065 Kittredge Street, Berkeley. The property, which occupies the city block bounded by Shattuck Avenue (east), Kittredge Street (south), Harold Way (west), and Allston Way (north), was determined to be an individual historical resource for the purposes of CEQA (Section 15064.5(a)(2) of the CEQA guidelines) and is locally designated as a Berkeley Landmark (#69, 1983).

The City of Berkeley Planning Department has requested “a complete analysis of all ten applicable standards, as well as supplementary analysis demonstrating compliance with the SOI Guidelines for Rehabilitation Standards #9 and 10.”<sup>1</sup> In response, this memorandum performs said analysis per the CEQA-prescribed Secretary of the Interior's Standards for Rehabilitation (per Code of Federal Regulations, Title 36, Chapter 1, Part 68.3 (b)), and the “New Additions to Historic Buildings” section of *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings*.<sup>2</sup>

Analysis is based primarily on proposed project drawings entitled “Berkeley Plaza, 2065 Kittredge Street, Berkeley, CA” authored by Niles Bolton Associates for CA Ventures, 17 March 2022. Background information and other project materials were also provided by the project sponsor for reference.

## CHARACTER DEFINING FEATURES

Character defining features are the essential physical aspects of a resource that exemplify its historic materials and determine its structural and aesthetic identity. Character defining features are the critical elements of a property's design that, if removed, would negate the property's ability to convey its historic significance.

- 1 M. Fatema Crane and Anne Burns, City of Berkeley Planning Department to Bill Schrader, Alamo, CA; Letter “re: Application for Structural Alteration Permit #LMSAP2021-0004 to alter the exterior of a City Landmark building and to construct a new building on a City Landmarks site located at 2065 Kittredge Street in the CD/MU zoning district;” 2 February 2022.
- 2 Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service; 1995.



Per the “Historic Resource Technical Report: 2211 Harold Way, Berkeley, CA” (Architectural Resource Group, September 2014)<sup>3</sup>, the character defining features of the subject property are:

*Overall massing, configurations, and volumes*

- Five story height at Shattuck Avenue façade and portions of Allston Way and Kittredge Street
- Hip-roofed towers along Shattuck Avenue and Allston Way
- Varied roof heights
- Symmetrical façade arrangement at Shattuck Avenue
- One-story 1912 restaurant addition along Allston Way
- One-story 1926 addition at southwest corner of lot

*Mission Revival style and detailing – Shattuck Hotel (1910, 1912 and 1913 portions)*

- Red clay tile roofs
- Hip roofed, square towers separating hotel bays
- Smooth stucco/plaster finish on exterior walls, painted in light colored tones
- Arched window and entrance openings along Shattuck Avenue and Allston Way elevations
- Decorative tile work above main hotel entrance on Allston Way
- Deep, open eave overhangs with exposed rafters
- Decorative frieze panels and wall surface ornament
- Rusticated base of 1910 and 1912 portions of hotel along Allston Way

*1926 Hink's Addition*

- Large multi-pane steel windows
- Spanish style, red tile roof parapets with decorative volutes and wrought iron details
- Stucco cladding
- Molded cornice

## **PROPOSED PROJECT OVERVIEW**

The proposed project will retain the original and early portions of the Shattuck Hotel (resource), including the original 1910 building, and the 1912 and 1913 additions, which span the Shattuck Avenue frontage and the eastern portions of the Allston Way and Kittredge Street frontages. The project will demolish the 1926 addition at the southwest corner of the lot, and the 1959 addition at the northwest corner of the lot.

A one-story portion of the 1913 addition (on its west side), which is publicly visible only as a section of wall fronting Kittredge Street, will be removed to the point where the resource rises to five stories. A margin of space will then be present between the five-story west facade of the resource and the eight-story east facade of the new building to be constructed on the western portion of the block. A recessed one-story hyphen will be constructed within the margin, set back from the facade of the resource and even with the ground-level facade of the new building. It will be styled to match the new construction.

The 1926 and 1959 additions on the western side of the block will be replaced by a new eight-story building with a roughly L-shaped plan that will contain 190 residential units, amenity areas, retail space, and a full basement for parking & utilities. The building will consist of a three-story podium of fire-resistive construction, with five stories of wood construction above. The exterior of the building will have Contemporary styling featuring materials such as brick, stucco, and metal accents at the podium level, and stucco and fiber cement

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<sup>3</sup> The property/project was previously referred to as 2211 Harold Way, but is now identified by the address 2065 Kittredge Street. The proposed project has been revised since 2014, but conditions at the property – including character defining features – remain the same.



panels on the upper stories. Fenestration will consist of vinyl windows in punched openings at the residential units and storefront windows associated with the ground level amenities and commercial space. Applied trim will also work to unify up to two stories of windows vertically. Facades will be articulated with broad, shallow projecting bays of varying widths and placement, all overhanging the podium level and being shorter than the true roofline.

#### SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION ANALYSIS

*1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

The property was designed and constructed as a hotel with ground floor retail space. Later additions also served hotel and retail uses. The proposed project will retain the portion of the building that historically housed hotel and retail functions and those uses will continue. Removal of the one-story western portion of the 1913 addition will have no effect on the continued use of the related space as a retail unit. The portion to be demolished was occupied by Shattuck Cinemas after 1989 and was not originally or historically used as a cinema. New construction on the west side of the block will replace later retail additions. However, retail uses (including associations with Hink's department store) will remain well-represented in the retained portion of the building, fronting Shattuck Avenue. The new construction will introduce residential use, which was not present at the property previously; however, high-density residential use is compatible with hotel use; the only significant difference being duration/permanence of occupants' stay.

The fact that historic uses will be maintained in the portion of the property to be retained and that new uses will be compatible with historic uses means that the project complies with Standard 1.

*2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

The proposed project will retain the original Shattuck Hotel building, as well as its early (1912, 1913) additions. Identified character defining features of the building and the appearance of its primary facade facing Shattuck Avenue will not be removed or altered. Portions of the building will also remain intact along Allston Way and Kittredge Street.

The removal of the one-story portion of the 1913 addition will occur at the rear of the significant main mass of the resource (in a secondary/tertiary location) and only at the first story. Only one character defining feature of the resource, stucco cladding, is located there and it is well-represented elsewhere on the property, so its removal will not be detrimental.

In replacing the 1926 addition, identified character defining features will be lost; such as one-story height; multi-pane steel-sash windows; red tiled parapets with decorative volutes and wrought iron details; stucco cladding; and molded cornice. At least four of those features – stucco cladding, red clay tile roofline elements, steel sash windows, and molded cornices – are represented or closely echoed on the portion of the property to be retained, and so will not be entirely lost. Additionally, per Architectural Resources Group's evaluative DPR 523 Forms within the Historic Resources Technical Report, the 1926 addition was not identified as architecturally significant (under criterion C/3, architecture) and only as significant for associations with patterns of neighborhood development (under criterion A/1, events). Thus, the architecture-based character defining features of the 1926 addition identified by the same report are not particularly expressive of the building's significant associations with neighborhood development patterns (a point of significance that will also continue to be embodied in the retained portion of the property). Therefore, it follows that loss of the 1926 addition and its



architectural features would not result in the removal of distinctive elements of the property to a detrimental level.

As the significant architectural character and historic associations of the property will not be wholly removed and will continue to be represented in the retained portion of the building, the proposed project complies with Standard 2.

*3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project would not attempt to add conjectural features or elements to either the existing building or the proposed new construction that would create a false sense of the property's historical development. The portion of the property to be retained would not be subject to any work that would achieve such ends. New construction on the western portion of the block will be Contemporary in style, while making reference to the historic fabric of the retained portion of the property; incorporating arch forms, stucco cladding, punched window openings, and a sympathetic rhythm of fenestration and structural bays. These will be subtly referenced and will pose minimal risk of being interpreted as historic elements and will not create misunderstanding of the property's development over time.

Because the proposed project does not introduce elements of false historicism, the project complies with Standard 3.

*4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The Shattuck Hotel was initially constructed in 1910, with additions made in 1912, 1913, 1926, and 1959. The 1910-1926 additions have been identified as significant for associations with significant events, while only the 1910-1913 additions have been identified as architecturally significant. Subsequently, the 1926 addition is significant for association with events, but not architecture. The 1959 addition was deemed not significant under any criteria.

The proposed project will demolish the non-significant 1959 addition, and the 1926 addition that is significant for association with events only. Those events consist of a general connection to commercial development patterns in Downtown Berkeley between the 1870s and 1930s. Although the 1926 addition will be removed from the property, the themes and associations with commercial development in Downtown Berkeley will still be represented by the ground-floor retail spaces in the retained portion of the building, which was the original location of the Hink's department store that eventually expanded into the 1926 addition. Likewise, the removal of the one-story portion at the rear of the 1913 addition does not represent full removal of that addition, nor the elements of it (like storefronts) that are most expressive of its retail use. It will also not greatly impact any of the character defining features that give the 1913 addition architectural significance.

Thus, although the removal of the 1926 addition and rear portion of the 1913 addition would remove elements of the property that have gained significance in their own right, the property's overall historic significance – both in terms of events and architecture – will continue to be represented in the portions of the property to be retained; therefore, complying with Standard 4.

*5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*



The proposed project will retain the original Shattuck Hotel building, as well as its early (1912, 1913) additions; preserving the identified character defining features of the building and the appearance of its primary facade facing Shattuck Avenue. Portions of the building will also be preserved along Allston Way and Kittredge Street. The removal of the one-story portion of the 1913 addition will occur at the rear of the significant main mass of the and only at the first story level. No identified character defining materials, features, finishes, or examples of construction techniques or craftsmanship are located on that small portion of the addition or are well-represented elsewhere on the retained portion of the property.

In replacing the 1926 addition, a few basic character defining features will be lost; such as one-story height; multi-pane steel-sash windows; red tiled parapets with decorative volutes and wrought iron details; stucco cladding; and molded cornice. At least four of those features – stucco cladding, red clay tile roof elements, steel sash windows, and molded cornices – are represented or closely echoed on the portion of the property to be retained, and so will be preserved. Additionally, the 1926 addition was not determined to be architecturally significant (see Standard 2); therefore, it follows that even with the removal of the 1926 addition and its architectural features, the distinctive elements that characterize the property and convey its historic significance will be preserved in the retained portions of the property.

As the significant architectural qualities and historic associations of the property will be preserved and represented in the retained portion of the building, the proposed project complies with Standard 5.

*6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

It is not the intent of the proposed project to address or remedy issues of deteriorated fabric or features on the historic portions of the property to be retained. Instead, the project seeks to introduce new construction to the western portion of the block. Should any historic features be accidentally damaged in the course of construction they will be repaired or replaced with reference to physical and/or documentary evidence.

As the project will not attempt to replicate or replace any existing or missing features, the proposed project complies with Standard 6.

*7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No chemical or physical treatments are proposed to be used in relation to the project, as cleaning and/or removal of existing finishes and materials related to the historic portions and fabric of the property are not part of the scope. If, for any reason, such treatments are required, the gentlest means possible will be used. Proposed demolition of some portions of the property will be undertaken in such a way as to avoid damage to those historic materials to be retained.

Therefore, the project complies with Standard 7.

*8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

There are no known archaeological resources at the subject property; however, some ground-disturbing activities may be associated with the project and if any archaeological resources are uncovered in the course of demolition or construction, all work will be halted and action will be taken pursuant to existing mitigation measures.



Therefore, the project complies with Standard 8.

*9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The historic Shattuck Hotel and its early (1912, 1913) additions will be retained and preserved, retaining a strong historic presence along Shattuck Avenue and fully embodying the property's historic significance as a Berkeley Landmark. The proposed project will primarily introduce related new construction to the property, which will be physically separate from and have no impact upon the retained portions of the property or the historic fabric located there. The new construction will be Contemporary in style and use some differing materials (brick and metal) and forms (rectilinear massing with podium, shallow projecting bays, and other articulation) to differentiate it from the adjacent historic building. Meanwhile, some compatible and historically referential materials (stucco and brick) will be used, while subtle and compatible references to the features of the historic building may be found in a defined podium or base, arched window trim, a ground-floor arcade, stucco cladding, punched window openings, and a sympathetic rhythm of fenestration and structural bays. The location of the new construction will be at the rear of the historic building in relation to the main commercial corridor and thus subservient. In this location and rising only slightly higher than the resource, it will be visually screened from views along Shattuck Avenue so that significant aspects of size, scale, proportion, massing, and spatial relationship will be mitigated.

The new construction will be aesthetically compatible with the subject building, but differentiated as its own Contemporary and subservient entity; therefore, complying with Standard 9.

*10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

New construction of the eight-story building on the western portion of the block will be detached from the resource, except for a small egress hyphen between the new construction and the 1913 addition, along Kittredge Street. This means that future removal of the new construction would have no impact on the resource's significant form, features, or continued integrity. The new construction will necessitate the demolition of existing portions of the structure, which constitute later additions of varying or no significance; however, per analysis of the preceding Standards, the removal of these portions of the property will not constitute the detrimental removal of essential or character defining forms and will not impair the retained portions of the property or the historic significance they embody.

Since the new construction could be removed without harming the historic retained portions of the property, the project complies with Standard 10.

#### **COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S GUIDELINES FOR REHABILITATION**

The Guidelines for Rehabilitation<sup>4</sup> that relate to Standards 9 and 10 are found under the section titled “New Additions to Historic Buildings.” Recommended and not-recommended approaches are provided. The following describes those approaches and how the proposed project addresses each. (“Addition” is interpreted herein as

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4 Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service; *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings*; 1995. 112-113.



adjacent new construction, as the proposed project does not constitute a true addition to the historic building.)

- *Recommended: Placing functions and services required for new use in non-character defining interior spaces rather than constructing a new addition. Not recommended: Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character defining interior spaces.*

The goals of the proposed project – to provide 190 units of housing and related amenities – are not achievable within the existing structure, especially considering its continued use as a hotel. The new construction removes portions of the property that cannot accommodate the new use, yet are not critical to the significance and integrity of the resource, and provides a new detached building to serve project goals.

- *Recommended: Constructing a new addition so that there is the least possible loss of historic materials and so that character defining features are not obscured, damaged, or destroyed. Not recommended: Attaching a new addition so that the character defining features of the historic building are obscured.*

New construction will be located at the rear of the resource, adjacent to a tertiary facade that bears no character defining features. Aside from a small hyphen, it will not be physically attached to or abut the historic building and, thus, will not obscure, damage, or destroy historic fabric or features. The removal of the one-story portion of the 1913 addition will occur in an area that has no character defining features that are not represented elsewhere on the retained portion of the building.

- *Recommended: Designing a new addition in a manner that makes clear what is historic and what is new. Not recommended: Duplicating the exact form, material, style and detailing of the historic building in a new addition so that the new work appears to be part of the historic building. Or: Imitating a historic style or period of architecture in a new addition.*

The new construction will clearly be Contemporary in style and will not attempt to mimic any historic style. It will respectfully reference a few forms (like arches) and materials (like stucco) found on the historic building, but will not duplicate any form, feature, or material to the extent that the age or character of the new building are misrepresented.

- *Recommended: Considering the design for an attached exterior addition in terms of its relationship to the historic building as well as the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiate from the historic building and compatible in terms of mass, materials, relationship of solids to voids, and color. Not recommended: Designing and constructing a new addition that results in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.*

The new construction will respectfully reference design motifs (like arches and stucco cladding) found on the historic building, but will apply them in a way that is modern and easily differentiated from historic craftsmanship. Massing and articulation will reference the blocky, monumental qualities of the historic building, but will be located at its rear, and will be articulated and rendered in a darker color (aside from the projecting bays in a brighter color, that reference the height of the resource), so as to allow the historic building to remain visually prominent in views from Shattuck Avenue and the new construction to recede behind it.

- *Recommended: Placing a new addition on a non-character defining elevation and limiting the size and*



*scale in relationship to the historic building. Not recommended: Designing a new addition that obscures, damages, or destroys character defining features of the historic building.*

The new construction will be located to the rear of the resource, adjacent to a tertiary facade that bears no character defining features. It also exhibits articulation of facades and rooflines, particularly evident the projecting bays, combined with a play of projecting and receding colors, to visually mitigate height and bulk and diminish the presence of the new building in views from Shattuck Avenue.

- *Recommended: Designing a rooftop addition when required for the new use, that is set back from the wall plane and as inconspicuous as possible when viewed from the street. Not recommended: Constructing a rooftop addition so that the historic appearance of the building is radically changed.*

The proposed new construction does not include any rooftop additions. The new building will be slightly taller than the historic building; however, the difference is negligible relative to building heights in the surrounding area, which range from one to thirteen stories within a one-block radius, with the majority in the middle of that range, as the resource and new building would also be. The taller mass is located to the rear of the historic building and is, thus, subservient. It also exhibits articulation of facades and rooflines, particularly evident the projecting bays, combined with a play of projecting and receding colors, to visually mitigate height and bulk and diminish the presence of the new building in views from Shattuck Avenue.

## CONCLUSION

In summary, the above analysis finds that the proposed project at 2065 Kittredge Avenue complies with the Secretary of the Interior's Standards for Rehabilitation and follows the additional Guidelines to ensure sensitive new additions to historic properties. Subsequently, as proposed, the project would not constitute an impact to a historic resource per CEQA.

Thank you for your consideration.

Sincerely,



Principal/Architectural Historian  
Left Coast Architectural History



# LEFT COAST ARCHITECTURAL HISTORY



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## RESUMÉ \* CAITLIN PAIGE HIBMA, PRINCIPAL

### PROFILE

Architectural Historian with extensive background in research, writing, and project management; has undertaken a wide range of historic resource evaluations, HABS documentation projects, and tax credit applications; lead twelve historic resource survey and context statement projects in California; and successfully nominated seven properties to national, state, and local historic registers. Serves the community as a Historic Preservation Commissioner and Board Secretary of a local historical association. Meets the Secretary of the Interior's Professional Qualification Standards for Architectural History.

### EXPERIENCE

#### **Architectural Historian, Principal**

June 2010 – Present

Left Coast Architectural History; Point Richmond, California

- Independent architectural historian taking on a variety of contracts to complete historic resource surveys and evaluations, tax credit applications, HABS documentation, and other preservation planning projects. Handles marketing, contracting, client servicing, and all other firm functions.
- Registered as a Pre-Qualified Historic Resources Consultant with the City of San Francisco Planning Department.
- *Noteworthy projects:* Sausalito Historic Context Statement; First St. John's Methodist Church HABS documentation; 1929 Bed & Breakfast Inn, Napa Impacts Analysis and advocacy; numerous Historic Resource Evaluation and Impacts Analysis reports for properties throughout the Bay Area.

#### **Architectural Historian, Senior Project Manager**

March 2007 – June 2010

Page & Turnbull, Inc.; San Francisco, California

- Senior Project Manager for firm's Cultural Resources Studio; responsible for management of own and others' project work, budgeting and invoicing, studio staffing and project assignments, review and quality control of deliverables, proposal writing and business development.
- *Noteworthy projects:* New Monterey Historic Resources Survey & Context Statement, Heritage Napa Historic Resource Surveys & Context Statements, San Francisco Japantown Better Neighborhood Plan, One Kearny Federal Historic Preservation Certification, Roos House National Register nomination (Listed October 2009).

#### **Architectural Historian**

January 2006 – March 2007

Carey & Company, Inc.; San Francisco, California

- Performed project work, including historic resource evaluations, survey and inventory projects, and cultural resources components for EIRs.



- *Noteworthy Projects*: San Jose Japantown Historic Survey & Context Statement, San Francisco Public Utilities Commission Water System Improvement Project EIRs, Colombo Building National Register Nomination (Listed January 2008).

**Historic Preservation Consultant**

September 2003 – December 2005

Historic Preservation Northwest; Albany, Oregon

- Performed survey and evaluation of historic properties for Section 106/FCC Programmatic Agreement applications, and contributed to historic resources surveys and context statements.
- *Noteworthy Projects*: Forest Grove Historic Resources Survey, Benton County Barns Survey, River Road Historic Resources Survey & Context Statement.

**Historic Preservation Consultant**

November 2004 – October 2005

Eugene, Oregon

- Completed National Register nominations, State Special Assessment and Federal Historic Preservation Certification applications for McCracken Brothers Motor Freight Warehouse, Eugene, OR. (Listed September 2005) and Marx-Shafers House, Eugene, OR. (Listed August 2006)

**EDUCATION**

**Master of Science in Historic Preservation**

September 2004

University of Oregon; Eugene, Oregon

Thesis: *The Vernacular Significance of Monterey Colonial Style Architecture*

**Bachelor of Arts in Art History**

May 2002

Randolph Macon Woman's College (Randolph College); Lynchburg, Virginia

Senior Paper: *The Architectural History of the Randolph Macon Woman's College Campus*

**PROFESSIONAL ORGANIZATIONS**

**City of Richmond Historic Preservation Commission**, Commissioner.

**Point Richmond History Association**, Board Secretary

**Richmond Museum of History**, Member.

**Contra Costa County Historical Society**, Member.

**San Francisco Architectural Heritage**, Member.

**Berkeley Architectural Heritage Association**, Member.

**California Preservation Foundation**, Member

**Daggett Historical Society**, Member, special projects contributor.

**Friends of the Adobes**, Member.



CITY OF BERKELEY  
DEPARTMENT OF HOUSING AND DEVELOPMENT

707A

(APPLICATION REQUESTING DESIGNATION FOR LANDMARK STATUS)

ES: Ordinance 4694-N.S. Individual Landmark \$50.00 Historical Dist. \$100.00

1. Name of Property Shattuck Hotel Survey Code No. \_\_\_\_\_
2. Building ☒ Site \_\_\_\_\_ Open Space \_\_\_\_\_
3. County Alameda 4. City Berkeley 94704
5. Street 2060 Allston Way (2200-20 Shattuck Av., 2060-86 Allston Way)
6. Vicinity (if rural) \_\_\_\_\_
7. Present Occupant Shattuck Hotel, Huston's Shoes, Lee Frank Jewelers
8. Present Owner Trans-Action Commercial Investors Ltd., 414 13th St., Oakland 94612
9. Original Owner (if known) Shattuck Hotel Association
10. Date of Construction 1909-10, 1913-14, 1926-7, etc. 11. Style Mediterranean/Mission
12. Architect/Builder Benj. G. McDougall, Walter H. Ratcliff, etc. 13. Original Use hotel & stores
14. Historic Value: national \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ city ☒ neighborhood \_\_\_\_\_ none \_\_\_\_\_
15. Architectural Value: national \_\_\_\_\_ state \_\_\_\_\_ county \_\_\_\_\_ city ☒ neighborhood \_\_\_\_\_ none \_\_\_\_\_
16. Notable Garden or Landscaping: yes \_\_\_\_\_ no ☒
17. Photographs: contemporary \_\_\_\_\_ historical \_\_\_\_\_  
dates 1983, 1987 dates many  
photographer J.D. Robinson, B. Marvin photographer \_\_\_\_\_  
repository photographers repository \_\_\_\_\_
18. Bibliography: Published Sources \_\_\_\_\_  
see Public Records \_\_\_\_\_  
attached Interviews \_\_\_\_\_  
Other \_\_\_\_\_
19. Block Number 2027 20. Lot No. 1 21. Lot Size: Frontage c. 260'  
Depth c. 275'
22. Current Zoning Status C-2 23. Adjacent Property Zoning Status C-2
24. Present Use: residential (single family \_\_\_\_\_ multiple ☒) office \_\_\_\_\_  
store ☒ public \_\_\_\_\_ other \_\_\_\_\_ specify work in  
progress
25. Adjacent Property Use (check all that apply): residential (single  
family \_\_\_\_\_ multiple ☒) office ☒ store \_\_\_\_\_ public ☒  
other \_\_\_\_\_ specify \_\_\_\_\_



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26. Assessed Property Value: current \$5,500,000 5 yrs. ago \$4,137,000 10 yrs. ago \_\_\_\_\_
27. Present Condition of Property: exterior: excellent ☒ good ☐ fair ☐ poor ☐  
work in progress on interior & interior: excellent ☒ good ☐ fair ☐ poor ☐  
exterior of south ground floor. grounds: excellent ☐ good ☐ fair ☐ poor ☐
28. Property Endangered: yes ☐ no ☒ source, if yes \_\_\_\_\_
29. Potential New Property Uses: theaters & stores planned
30. History: Briefly describe the historical significance of this property.  
see attached

31. Architecture: Briefly describe the appearance of this structure. Indicate notable features as well as later alterations and changes. Include notable landscaping or natural features.

see attached

32. Location Map (nearest intersection or permanent landmark)
- |   |    |
|---|----|
| A | K  |
| L | I  |
| L | TT |
| S | R  |
| T | ED |
| O | G  |
| N | E  |
- SHATTUCK AVENUE
- 1909 1913  
1957 1926
- HAROLD WAY
33. Photograph (Contact print from 35mm black and white photo).  
attached

34. Additional Comments or Continuation of Previous Answers

Owners contemplate closing off the interior connection of the 1957-58 building from the rest of the store and selling it as a separate parcel sometime in the future: they would like it understood that in that case it would not become an independent landmark or remain included within a landmark designation.

35. Recorder: Name Betty Marvin for Title \_\_\_\_\_  
Address 414 13th Street Date Nov. 2, 1987  
Oakland CA 94612



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## 18. Bibliography

City of Berkeley, Codes & Inspection: building permits, Sanborn map.  
Zoning Division: 1983 landmark packet for Shattuck Hotel.

Sanborn maps, city directories, tract maps, photos, clippings: Oakland History Room, Berkeley Architectural Heritage, Berkeley Historical Society.

### Berkeley Gazette, 1/19/98, "Summer Resort for This City..."

- 9/10/98, "Passing of the Founder of Berkeley"
- 6/18/04, "Modern Drygoods Emporium"
- 9/23/07, "Berkeley Hotel Company Formed"
- 5/3/40, Hal Johnson, "Shattuck City Benefactor"
- 7/28/41, "Sale of Whitecotton Block"
- 12/30/42, "Hotel Whitecotton Changes Hands"
- 3/25/43, "Berkeley Hostelry Resumes Original Name"
- 11/8/44, "Local Store Founder Dies"
- 5/9/45, "Plan City Expansion After War"
- 5/20/47, "Hink Store Addition Will Replace Whitecotton Building"
- 7/25/47, "Shattuck Hotel to Be One of Most Modern"
- 2/17/48, "Hotel Greeters to Honor Miller for Shattuck's New Look"
- 5/12/48, "Hink's Will Expand"
- 5/12/48, "Shattuck at Once City's Oldest Yet Newest Hotel"
- 3/12/56, "Death Takes Financier Woolsey"
- 11/19/62, "Hink's--Institution Here for 58 Years"

Berkeley Reporter, 9/13/08, "Mrs. Rosa Shattuck Dies at Old Home"

Western Hotel Reporter, Shattuck Hotel Edition, 12/24/10

Berkeley Chamber of Commerce Courier, 3/14/16, p.30, "Splendid Hotel and Splendid Management" & p.30, "Largest Retailers in Berkeley"

4/25/14, full page ad for Hink's  
", Journal of a City's Progress, v.3 n.2 (1912), "Enlarged Hotel Shattuck.."

Oakland Tribune, 1/1/88, p.90, "The Blake House..."

- 7/27/13, "Berkeley to Have Longest Building in State"
- 8/13/73, "Quit Music Business Too Soon--Heidt"

Oakland Observer, 6/1/12, p.15, "Luxurious Additions to Hotel Shattuck"

3/14/14, p.8, "Hotel Shattuck annex..."

Berkeley Review, 3/31/60, "Portrait of a Merchant"

The Express, 12/9/83, Alice Kahn, "A Great Story At Home"

Davis' Commercial Encyclopedia, Berkeley, 1914, p.223, Woolsey biog.

J.M. Guinn, Historical & Biographical Record of...Oakland & Environs, LA, c.1908  
biographies of Shattuck, Naylor, Woolseys.

W.W. Ferrier, Berkeley, California..., 1933

Werner Hegemann, Report on a City Plan for...Oakland and Berkeley, 1915

H.F. Withey, Biographical Dictionary of American Architects (Deceased), 1956  
Architect & Engineer, Nov. 1916, B.J.S. Cahill, "Work of B.G. McDougall..."

Nicholas Hanson, "Residential Work of Walter Ratcliff," BAHA, 1980

Betty Marvin, landmark forms for Wells Fargo, Hillside School, Fidelity Savings

Karen Weitze, Origins and Early Development of the Mission Revival..., Stanford  
dissertation, 1978



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30. History - p.1

The flagship building of downtown Berkeley, the Shattuck Hotel is the largest and grandest of a number of urban hotels built in Berkeley during the post-earthquake/pre-PPIE building boom. It is connected with Berkeley's founding Shattuck family in more than just name, being developed by Shattuck heirs on the Shattuck home site. It was designed in 1909/1912 by regionally prominent architect Benjamin Geer McDougall, and expanded in 1926 by Walter H. Ratcliff Jr., Berkeley's premier architect of the 1920s. Its style and its massive reinforced concrete construction make it a fine example of California's Mission/ Mediterranean grand hotel genre. Two of its current business occupants, the Shattuck Hotel and Huston's Shoes, have been there from the beginning, as had Hink's department store which closed in 1985; the Hink family in particular were prominent downtown merchants, and as the leading downtown hotel the Shattuck has been the site of major civic, cultural, and commercial functions.

Francis Kittredge Shattuck (1824-98), one of the four original claimants of the land which became Berkeley, after a business and political career in Oakland made his home from about 1870 on a parcel of land bounded by Bancroft, Center, and Milvia Streets and Shattuck Avenue, and devoted himself to developing his claim into the business and transportation center of Berkeley, giving a 100'-wide right of way from the south Berkeley border to bring the Southern Pacific branch line to Shattuck and Addison in 1876, and co-founding Berkeley's first bank, post office, water company, etc. In 1891 the Shattucks built themselves a new Queen Anne on their garden estate, and rented their old mansard-style house on the property to the Delta Kappa Epsilon fraternity. After a few years the Dekes moved to South Campus, and on January 1, 1898, the Gazette ran an article about a rumored "Summer Resort for this City: Shattuck Mansion May be Transformed into a Hotel - Summer cottages to be erected on surrounding grounds." Shattuck's sister M.K. Blake (wife of his partner George Blake) had done something similar with her Oakland Seminary for Young Ladies (Tribune, 1/1/88, p.90), but it is not clear what became of the Shattuck plan. In any case, the idea of a hotel on the site had been planted.

F.K. Shattuck died in September 1898. His widow Rosa continued to live at the house, and made a name as a philanthropist and the wealthiest woman in Alameda County. She continued promoting family real estate interests, starting the development of the area into a civic center by donating land for the 1906 Carnegie Library (on the present library site) and the YMCA, built after her death at Allston and Milvia. In 1907 (Gazette, Sep. 23, p.6) she participated in the formation of "a new corporation known as the Shattuck Hotel Association, which proposes to begin the construction at once of a half-million dollar hotel at Shattuck Avenue and Allston Way...The majority of the stock will be owned by Mrs. Rosa M. Shattuck, who will give in exchange for about three-fourths of the issue the site of the hostelry." Directors of the company were William E. Woolsey, president--husband of Mrs. Shattuck's niece Rosa and later her heir, at that time living at the Shattuck home; John Weston Havens, another Shattuck nephew; Addison W. Naylor, Francis Shattuck's second-in-command and successor as president of his First National Bank of Berkeley and Berkeley Bank of Savings; Judge William Waste, a neighbor of Naylor's and later on the California Supreme Court; and Benjamin F. Brooks, listed in directories variously as "merchant" and "promoter." The project was still pending at the time of Rosa Shattuck's death; her obituary in the Berkeley Reporter (9/13/08) noted among her benevolences her "offer" of "the most desirable site in Berkeley, on the old homestead on Shattuck Avenue near Allston Way, for the erection of tourist hotel." The Association solicited plans (Architect & Engineer, Feb. 1908, p.76), selected architect Benjamin Geer McDougall of San Francisco, and began construction in mid-1909 (contract notice, Daily Pacific Builder, 6/25/09). Contractor was Kidder & McCullough, an active turn of the century Berkeley firm; cost was announced as \$101,630.



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30. History - p.2

Architect Benjamin Geer McDougall (1866-1937) was a member of an early San Francisco architectural dynasty, Barnet McDougall & Sons. Though he worked in a rather Beaux Arts eclectic mode, he trained at the California School of Design and in his father's office. He practiced with his brothers George (later State Architect) and Charles, and then alone. A 1910s who's who (Men Who Made San Francisco) said he was "identified with many of the biggest architectural undertakings, not only in San Francisco, but in the interior of the state," and his works were featured in a long article in the November 1916 Architect and Engineer. They included the Standard Oil and Sheldon Buildings in San Francisco, the gothic Cathedral Building (1913) and St. Paul's Episcopal Church (1912) in Oakland, the classical Klamath County Courthouse, houses in Piedmont and in the Claremont district of Berkeley, and the Georgian Berkeley YMCA (1910), fulfillment of Mrs. Shattuck's bequest. Just before the Shattuck Hotel commission he had built the reinforced concrete St. Mark's Hotel in Oakland (1907), and was known for the Mission Revival Porterville Grammar School and Fresno Chamber of Commerce, published in Architect and Engineer in June 1906.

The Shattuck Hotel, described in contemporary reports as "Spanish" and "Spanish Renaissance" in style, is similar to other grand hotels of the period loosely described today as Mission Revival, beginning with Carrere and Hastings' Ponce de Leon and Alcazar in Florida (1887-90), and established as a California trademark by the Greene (1892-98) and Raymond (c.1902) in Pasadena and the more literally Mission Revival Mission in Riverside (1902-14). In the work of William Weeks and others, the Mission style was associated with reinforced concrete, and although concrete construction was well established in Berkeley by 1909 (John Galen Howard's South Berkeley and downtown banks, and buildings on the UC campus) the Shattuck was one of the city's largest and most ambitious concrete buildings to date. The Mission style with tile roofs and towers was also well represented on a smaller scale: the Hulbert Block dating back to 1895 (Edy's, totally remodeled), and other still-extant examples from 1902-05 (all city landmarks): Mikkelsen & Berry, 2132 Center; Bonita Apartments, 1942 University; and the Barker Building, 2486 Shattuck.

The 6-story hotel announced in 1907, and designed by McDougall, was far removed from the summer cottages rumored in 1898: Berkeley's steady growth at the turn of the century, the natural result of climate, excellent transbay transportation, and the University, had been sharply accelerated by the 1906 San Francisco earthquake and fire. Berkeley's population almost doubled in the one year after the fire, tripled (13,000 to 40,000) between 1900 and 1910, and the Shattuck Hotel was only one of a number of significant developments of big-city buildings and institutions: city hall by Bakewell & Brown and new city charter, 1909; new brick railroad station, 1907; new Renaissance-style post office (also on Shattuck/Woolsey land), 1913. Other Berkeley hotels were developed in the same period--the Claremont (1906-15), Crail (2109 Shattuck, 1909), Carlton (1906), and Berkeley Inn (1911)--but it was the Shattuck that received the most attention from local boosters, as Berkeley's "first satisfactory commercial hotel" (Ferrier, Berkeley, Calif., p.266), earned an 8-page feature with detailed descriptions in the Western Hotel Reporter (Dec. 24, 1910; attached), and was launched with a Chamber of Commerce banquet where Joaquin Miller was a featured speaker (Gazette, 12/16/10). The Woolseys engaged Noah Gray from the Potter hotel chain in Southern California as manager for the 150-room hotel. They themselves moved into the hotel, and were advertised in the San Francisco Blue Book among its prominent permanent residents. Non-residents were lured with teas and twice-weekly concerts (Observer, 3/14/14). The dining room in particular prospered, and in 1912 (building permit #2355, 10/8/12) local builder-architect A.H. Broad was commissioned to make a \$6900, 38x50' matching addition to the one-story dining room wing along Allston. Earliest storefront occupants included W.J. Mortimer realty and a hat shop (1910 E.H. Mitchell Co. postcard).



30. History - p.3

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In 1913 the Woolseys and their associates decided to expand the building to more than three times its original size, with a \$135,000 addition by McDougall (permit #2700, 3/4/13). This would turn the hotel into "the longest structure in any of the Bay cities--5 feet longer than the Emporium building in San Francisco" (Journal of a City's Progress: the Tribune said longest in the state), and also finally changed the pastoral character of the Shattuck homestead. Kittredge Street was cut through from Shattuck to Milvia between the library and the south end of the enlarged hotel, and the two Shattuck houses moved to standard-size lots on the south side of Kittredge, where they remained into the 1930s. Continuing the quasi-civic development of the Shattuck/Woolsey land, construction was going on at the same time on the Elks Club and post office on the other side of newly-extended Henry Street, i.e. Harold Way (Tribune, 7/27/13). The gardens remained on the rear of the block, and were advertised among the hotel attractions, but the "roof palm garden and solarium" at the south end of the annex seem a concession to urbanization. The block-long building was illustrated in Werner Hegemann's 1915 Oakland-Berkeley City Plan (p.101) as an example of good urban design.

Ground floor stores in the addition were reported as leased even before ground was broken, the largest one to J.F. Hink & Son dry goods, which had opened in 1904 (the business dated back to 1872, in San Francisco, Oakland, Eureka, and Woodland) across the street in the Wanger Block at the southeast corner of Shattuck and Kittredge. Another immediate tenant was Huston's shoes from Center Street, in business "since 1869" (inscription on store) in Woodland where they had known the Hinks. Lester Hink (Berkeley Review, 3/31/60) gave a more dramatic explanation of the store's influence on the hotel expansion: "Mr. W.E. Woolsey had a magnificent home where this store now stands...I went to him and told him, Mr. Woolsey,...I intend to move my store into a new building on this property. He said 'but Mr. Hink, this is my home'...On March 9, 1914, I moved in." Hink's remained in the building until mid-1985, responsible for the two subsequent additions to the building, a Berkeley institution, its leaders active in civic life, noted already by 1916 (Courier, 3/14/16, p.34-5) as the "largest exclusive dry goods store west of Chicago" and the creator of the "famous Hink system of dividends by which every patron becomes a stockholder."

In 1926 Hink's commissioned a \$110,000 addition on the southwest quarter of the block (permit #26688, 11/17/26, architect Walter H. Ratcliff) as well as extensive modernization of the existing store with a new Tudor-flavored oak interior, front arcade with ornamental plaster ceiling and free-standing display cases, and overhanging marquee the full width of the store. The addition provided a mezzanine shopping and office area, more than doubling the store size, as well as a roof garden where the Spanish parapets along the roofline served as walls to the courtyard. Along the street the annex's huge industrial windows are an arresting if unorthodox downtown frontage, and the Spanish details harmonize with Ratcliff's Armstrong College (1923) across Harold Way.

Walter Ratcliff Jr. (1881-1973) was one of Berkeley's most prolific and prominent architects from about 1910 to 1930, and founded a firm now in its third generation as The Ratcliff Architects and said to be the oldest in the East Bay. He was born in England, studied chemistry at UC, began designing houses while in college, traveled in Europe and studied with John Galen Howard before beginning his own practice in 1908. An early commission was the Elks Club on Harold Way. As Berkeley City Architect from 1913, he designed firehouses, Hillside School, and the West Berkeley Day Nursery. From 1923 he was supervising architect of Mills College, and studied Spanish Colonial buildings in Mexico. He is best known for his distinctive interpretations of the Spanish and Tudor styles prevailing in the 1920s--both represented in his work on Hink's. Several of his buildings are city landmarks, including Mobilia, Fidelity Savings, Wells Fargo (Mercantile Trust), and University Garage downtown. The developers of the Mercantile Trust building in 1925 included W.E. Woolsey, John Weston Havens, and Frank Linden Naylor: Mercantile Trust was a successor to the Shattuck banks.



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30. History - p.4

Business continued to substantiate Hink's claim to "make it unnecessary for the women of Berkeley to go elsewhere to do their shopping" (Courier, 4/25/14), and further expansion was contemplated by 1945 (Gazette, 5/9/45) but held off "until building conditions become more normal" (Gazette, 5/20/47), on the site of the 1921 Whitecotton Office Building, to extend the store the full length of Harold Way and provide an entrance on Allston. This project finally took place in 1957-58, with a new men's department wing designed by (Henry A.) Schubart and (Howard A.) Friedman, a San Francisco firm active c.1953-67, and built by Cahill Construction of San Francisco (permit dated 12/31/57). In contrast to the Rat-cliff addition with its walls of windows, this building is totally enclosed, reflecting a change in retailing fashions away from the daylight store. Another modern merchandising touch, added in 1956, was Hink's two-story parking garage across Kittredge, which probably helped the store--and downtown Berkeley--hold its own against the suburban malls for as long as it did.

Lester Hink died in 1977; tradition recorded in the Express, Dec. 9, 1983 ("A Great Story At Home," a full history of Hink's by Alice Kahn) attributes the store's bankruptcy the same year to Hink's reliance on the Bank of Berkeley for a large loan, called in when the bank was taken over by the Bank of California--ironic for a business and a building so closely tied to local banking pioneers. The store lasted another eight years under the ownership of Dunlap's of Modesto, and closed in mid-1985.

The Shattuck Hotel has remained in business through several changes of ownership and style. By 1916 (Courier, 3/4/16, p.30) W.E. Woolsey was managing it in partnership with his son-in-law Fred T. Robson, an Iowa-born engineer who built water systems throughout California and was Public Works Commissioner of Berkeley. The family real estate business later became Woolsey-Robson-Heidt, with the addition of Woolsey's musician son William Harold and another son-in-law, bandleader Horace Heidt (Tribune, 8/13/73). William Harold Woolsey managed the family properties, including the Constitution Square and Penney's buildings, until his death in 1956 (Gazette 3/12/56), and also remained involved with Shattuck's Berkeley banks. He was presumably the namesake of Harold Way. (Woolsey Street in south Berkeley, incidentally, is named for another Woolsey family, who came from Ohio in 1853; William E., 1854-1939, came to California from New York in 1868, and lived in Santa Rosa for 25 years before joining the Shattuck family around 1900: Davis' Commercial Encyclopedia.)

In 1920, however, W.E. Woolsey sold the Shattuck Hotel to W.W. Whitecotton of Los Angeles, reputedly a clerk at the hotel who married a wealthy widow guest, bought the hotel, and changed its name to Whitecotton, regardless of local attachment to the Shattuck name. According to his ad in the 1925 San Francisco Blue Book, he also operated the Lankershim Hotel in Los Angeles. He developed a Whitecotton Office Building behind the Shattuck on Allston (permit #10984, 11/28/21, architect James W. Plachek), a two-story somewhat classical building not related to the hotel; and the Hotel Whitecotton Apartments, the three upper stories added to the Corder Building in the 2300 block of Shattuck (now the Shattuck Apartments). Whitecotton departed from the Berkeley financial scene in the Depression, and died in Los Angeles in 1933, though his name remained for years on downtown Berkeley's two biggest buildings. After Whitecotton the hotel and building ownership separated; a Shattuck Properties Company was formed to wind up Whitecotton's Berkeley estate, finally accomplished by sale of the building in 1941 to Levi Strauss Realty (Gazette, 7/28, 7/31, 8/7/41), which held it until about 1980.



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30. History - p.5

The hotel business was owned and operated from 1930 to 1942 by Jake Livingston (Gazette, 5/12/48), and thereafter by Wallace and Joan Miller, who changed the name back to Shattuck (Gazette, 12/30/42, 3/25/43). In 1947-48 Miller commissioned a "rejuvenation" by the famous New York industrial design firm of Raymond Loewy Associates, which included the all-glass hotel entrance on Allston and new baths and furnishings. Loewy's West Coast representative expressed pride that the modernistic makeover would be "up to date for ten years or more" (Gazette, 7/25/47, 2/17/48; permit dated 6/20/47). In 1956 the hotel was again announced as "Completely 'New'" (Gazette, 1/11/56). In those business-oriented years the Shattuck was "the meeting place of practically all local service clubs and the scene of nearly all outstanding civic gatherings" (Gazette, 5/12/48). In 1968 Mrs. Miller sold the business to buyers who "said they would convert it to a residential hotel," which it was until a reemphasis on tourist and conference and restaurant business by the present owner in the early 1980s, in combination with reuse of the downtown Masonic Temple as a Berkley Conference Center.



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31. Architecture - p.1

The Shattuck Hotel is a tile-roofed, reinforced concrete and stucco Mission/ Mediterranean style hotel and store complex, 5 stories high along Shattuck Avenue and 2 stories high along Harold Way. It occupies the whole of the city block bounded by Shattuck Avenue, Allston Way, Harold Way, and Kittredge Street, approximately 270' square. It was built in four major increments: (1) the corner of Shattuck and Allston (about 160' on Allston by about 80' on Shattuck--the first pair of towers) in 1909-10; (2) the remaining Shattuck frontage and about halfway down Kittredge in 1913-14, completing a unified 5-story towered and arcaded block of hotel and commercial frontage; and two subsequent 1+-story and basement rear additions to Hink's department store, (3) the quarter block along Kittredge and Harold Way in 1926-27, with Spanish detailing and factory sash, and (4) the final semi-detached boxy addition at Harold and Allston in 1957-58. The building's original color was white; it has recently been painted in two shades of warm beige (the towers darker), with window and bas-relief details in white, and friezes and cornice moldings in maroon and dark teal blue. Over the years the storefronts and hotel entrance have been repeatedly remodeled, windows replaced and ornamental balconies removed, but the building's size and distinctive shape and character are still the strongest presence on Shattuck Avenue.

The 1909 and 1913 portions together make up a single symmetrical, block-long 5-story frontage, ground floor stores topped by 4 hotel stories of about 300 rooms. The facade stands about 60' high, punctuated by four square tile-roofed towers about half a story higher. The two north towers (the ends of the original building) are spaced the distance of 6 upper-floor windows, as are the south two; the distance between the inner tower is 13 windows. The Allston Way side of the 1909 building has 5-story towers at both ends and a more elaborate 6-story tower at the center over the hotel entrance, making this the most ornate elevation of the building. The Kittredge Street hotel end, in contrast, extends only 3 bays west of the corner tower, and is rather oddly unornamented and topped by a plain parapet and glassed-in and trellised roof garden.

The pyramidal tower roofs and the sloping parapet roofs between them are red clay tile, with heavy ornamentally sawn exposed rafters. On the towers there is a relief frieze around the eaves; elsewhere the top floor's arched windows rise almost to the roofline, leaving just room for 3-sided tile inserts in the spandrel areas. The fourth and fifth floor windows are connected vertically by their molded frames and recessed spandrel panels into a two-story arcade, formerly marked off more strongly by wood-railed balconies on large classical brackets at fourth floor level (fifth on the towers): one of these survives, minus the brackets, just over the hotel entrance on Allston, and the base of another, with the brackets but without the balustrade, on the rear off Kittredge. (This alteration is dated c.1950 by a newspaper photo published 5/12/48 showing balconies in place, and a photo at Berkeley Historical Society dated c.1951 by cars and clothes, without--building permit not found.)

Windows on the second and third floors stand singly, punched into the concrete with only simple molded wooden sills; those in the 5-story towers are similar but have narrow molding all around, and the top ones have relief crests of urns, torches, and shields, probably cast concrete. Except for the curved sash in the top halves of the arched windows, all the street-side pivoted-sash windows were replaced with double-hung aluminum sash sometime around the 1960s, but the original configuration of mullions was kept, with smaller panes on the upper two floors.



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31. Architecture - p.2

The 6-story tower on Allston has the 2-story arcade treatment at the top (4 windows wide), plain third and fourth floors, and adds a strongly Renaissance ornamental second story (mezzanine; piano nobile) with 3 pairs of deep-set windows in double arches opening onto the balcony, topped by a corbeled cornice and wide geometric-patterned tile frieze. The walls of the towers are flush with the main walls, marked off only by the roofs, different window treatment, and downspouts, and now by contrasting paint colors. The Shattuck facade is angled slightly in relation to the side walls, following the gently oblique route of Shattuck Avenue, except that the two original (north) towers are square while the intervening wall slants.

The ground floor of the 1909-14 building consists of storefronts along Shattuck, hotel lobby and dining room along Allston, and store rear along Kittredge. The lot slopes down to the west, so that the mid-block hotel and store entrances are half a flight up from the sidewalk, and the windows well above street level.

The original (north) corner building was designed for 5 small stores in its ground floor; the 1913 addition provided for two small stores at the north end and was planned from the first to have Hink's department store in the entire south half. All the storefronts have been repeatedly rearranged and resurfaced; originally they were a series of c.15' bays with prism glass transoms, awning boxes, tall plate glass show windows, recessed entries, and glass-fringed marquees over the Shattuck Avenue hotel entrance and entrance to Hink's. Part of the original relief frieze and transom strip (in its 1927 form, with textured glass and wraparound marquee) is visible at the former Hink's store, where the 1927 storefront with recessed arcade, as well as the 1960s plastic and sheet metal overlays, have been removed; more of the frieze and transom may survive behind Huston's molded plastic sign strip, and less probably, under Lee Frank's white marble facade (corner of Allston, occupying most of the 1909 section). Huston's has a probably pre-war recessed entry with rather tattered black vitrolite facing, and a stainless steel picture-frame storefront at the children's department; the white marble facade at Lee Frank, with canted corner, terrazzo pavement, stainless steel marquee, and streamlined interior was designed by Michael Goodman in 1966 (permit dated July 27), who also worked on Hink's and Huston's signs and storefronts about the same time.

Along Allston the ground floor is concrete, deeply rusticated above the base; the first bay from the corner (rear of the jewelry store) has 4 small, high rectangular windows with keystones. Originally the whole remainder of this frontage was a series of 11 round-topped arches with radiating rustication and keystones, as now found west of the hotel entrance. The arched door and 2 windows at the hotel entry--the ground floor of the 6-story tower--were replaced in 1947 with floor-to-ceiling plate glass windows and vestibule walls, white and gray terrazzo columns, dark green terrazzo base and steps, and a new marquee with recessed lighting. The remaining 8 arches--4 in the 5-story building and 4 in the 1-story dining room/ballroom extension at the west--have deep-set wood-sash windows, with fanlight uppers (partly hidden by bubble awnings) and large center pivoted sash. The second bay from the end was recently converted into a restaurant door; photos show that other windows at other times were so converted through the years. The 1-story dining room extension dates partly from 1909 (the east bay) and partly from 1912 (3 matching bays). It has a plain paneled and molded parapet. Along the c.10' alley which provides access to utility areas (kitchen, boiler room, etc.) in the middle of the block, its west wall shows traces of arches like those along the street, boarded up and stuccoed over, probably when the Whitecotton Office Building (demolished) was constructed along that wall in 1921.



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31. Architecture - p.3

The interior of the hotel lobby and dining room have been repeatedly updated. The dining room's architectural features are reasonably intact--classical columns and deeply coffered ceilings with classical friezes, arcade on the interior wall echoing the Allston Way windows. The lobby has been more often and more thoroughly redone: it is currently a 1980s Craftsman with polished hardwood moldings, reception counter, and edging on the 4 mirrored columns. (The columns, spaced throughout the lobby and dining room and store interiors, are of course structural as well as trademark architectural features of the building: the skeleton of the building can currently be seen where work is in progress in the Hink's space.) The hotel floors have also been modernized; numerous permits in 1946-47 and 1953-55 gave particular attention to adding bathrooms, and rearranging some of the suites of rooms.

Along Kittredge, the first 4 1-story bays are part of the original building, the rear of the Hink's store. In 1926-27 the half-block west of this was added, extending halfway through the block along Harold Way (148'6"x127'6"x 36' high). This 1-story plus basement and mezzanine addition is reinforced concrete, stucco, and tile in harmony with the hotel building, with large banks of industrial-sash windows on both frontages, high above street level (the 4 bays of windows in the original 1-story section appear to have been altered to match). There is a split-level entry with bronze framing and pink granite side panels on Kittredge, and grilled basement windows all around. There is a simple cornice molding and frieze about 2' below the roofline, and about the middle of both Kittredge and Harold Way frontages a free-standing parapet with peaked tile roof, grilled rectangular "windows" and volutes at each end--these formerly had the store name in metal letters. At the north end of this section on Harold there is in addition a tile-roofed mini-penthouse with textured stucco and narrow arched windows. Below this is a truck door to the basement, and also on Harold are two pedestrian utility doors, one of which was probably once a customer entrance. Two early roll-down awnings still exist along Kittredge.

The northwest corner of the block is occupied by a 2-story concrete addition to the Hink's store, 118'x74'x30'high, connected through its south wall making an L-shaped store space, and separated from the hotel dining room by the 10' alley. This was built in 1957-58. It is plain, sharp-edged, unstuccoed (concrete shows plywood form marks), and nearly windowless: there are 4 large display windows, 2 on each street frontage, but they have no connection to the store inside, and a few small, high metal-sash windows to the second floor. The entrance is recessed into the west end of the Allston side, its vestibule walls lined with 1" ceramic tile, ochre with red and orange accents. A rectangular stainless steel and stucco canopy or marquee wraps around the corner, and has the same tile along its edge and continuing as a band around both sides of the building (now painted). Freestanding streamlined metal letters on the marquee say "Hink's of Berkeley."

In style and structure the 1957 wing is virtually a separate building, as its predecessor on the site was, and is not contributory to the early 20th century character of the Shattuck Hotel; owners contemplate closing off the interior wall and selling it as a separate property.



**TOLD TO PAY HOTEL BILLS TO RECEIVER****Woodbury Fails to Meet Notes**

Transient and permanent residents of the Hotel Belleclaire, at Broadway and Seventy-seventh Street, New York, were surprised yesterday when they were notified to pay their bills to a receiver appointed by the Supreme Court on December 8. The notification was in these words:

"Notice is hereby given that, pursuant to an order of the Court made by Mr. Justice Seabury, I have been appointed receiver of the leasehold and leasehold interest of the defendant, Elmer F. Woodbury, in the Belleclaire Hotel, and that all moneys for rents or rooms and apartments therein are payable and should be paid to me and not to the defendant or any other person. Dated New York, December 9, 1910."

The order was signed by William Steele Grey, receiver, who lives at the Iroquois Hotel, in West Forty-fourth Street. The receiver was appointed December 8th by Justice Seabury in an action brought against Elmer F. Woodbury, proprietor of the hotel, by Louis C. Neuberger to foreclose a mortgage on Mr. Woodbury's lease. The mortgage was

given as security for notes accepted by Albert R. Keen, formerly proprietor of the Belleclaire, in part consideration for the transfer of his leasehold interests to Mr. Woodbury. Mr. Keen later assigned part of the notes and security to Louis C. Neuberger. When the first note became due, according to the complaint, Mr. Woodbury failed to pay and suit was started to foreclose the mortgage. Mr. Gray then was appointed receiver.—N. Y. Herald.

**STRIKE DELAYS WORK ON SANTA CRUZ HOTEL**

Labor troubles in connection with the erection of the new hotel which is being erected at Santa Cruz by Fred W. Swanton and associates, precipitated a strike last week which caused a cessation of the work. The cause of the trouble is said to be the fact that the union men were asked to work nine hours without the customary increase of time and a half for overtime.

**HOTEL SHATTUCK DINING SERVICE**

*The management of the Hotel Shattuck is to be congratulated on its happy selection of the Dining Service in China and Glassware.*

*This equipment which is a notable feature of the extreme detail emphasized in every Department of the Hotel, consists of a beautiful American China Service, furnished by Nathan Dohrmann Company of San Francisco, and shows exquisite shapes in dainty decoration of delicate hair-lines. Added to this a sparkling service of Imported French Glassware lends the last touch of refinement to the Dining Room.*

*The entire Silver Service from the Gorham Manufacturing Co. was also furnished by us.*

**NATHAN DOHRMANN CO., San Francisco.**

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**BERKELEY**



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Above: original building nearing completion, 1910  
Below: c.1914 with 1912 (R) and 1913-14 (L) additions  
(Louis Stein/Berkeley History Project)



LLS



lass has the night watch and at one time was connected with the Alexander Young Hotel in Honolulu.

M. L. Huribert is bookkeeper and auditor and while this is his first ex-

has a record of long service in California hotels. The engine-room is in charge of John Donovan, who comes over from the Jefferson, and who has been with the Colonial in

# REVOLVING TREE TO DELIGHT CHILDREN AT THE ST. FRANCIS

A revolving Christmas tree, with 1,200 varicolored lights, the center of every manner of mechanical toys, is the holiday feature the Hotel St. Francis has prepared as a treat for the children. The idea of a revolving tree, the first ever displayed here, came from Charles Hightower, an engineer, formerly chief at the Union Iron Works, and later at the St. Francis.

The tree was cut in the mountains above St. Helena and is so big that it has been placed in the tapestry room instead of in the lobby, the scene of the festivities of two years ago. Electric batteries have been installed at the base to give the tree three revolutions a minute. Mechanical toys of every description will be in evidence. Around the tree a canal has been built and in the artificial lake a battleship fleet will sail automatically. There are to be 15 battleships in line. Moving whales, croaking frogs and other live animals of the sea will contribute to the fun. Aeroplanes will sail about the tree and a double railroad train bearing Santa Claus will make the circuit.

The tree was unveiled at 9 o'clock Friday evening. While the room was darkened. Jefferson de Angelis, the well-known comedian, who was born in San Francisco in 1850, acted as master of ceremonies. After delivering a parody on the poem, "Twas the Night Before Christmas," De Angelis pressed an electric button, the curtains fell aside and the action of the tree was started.

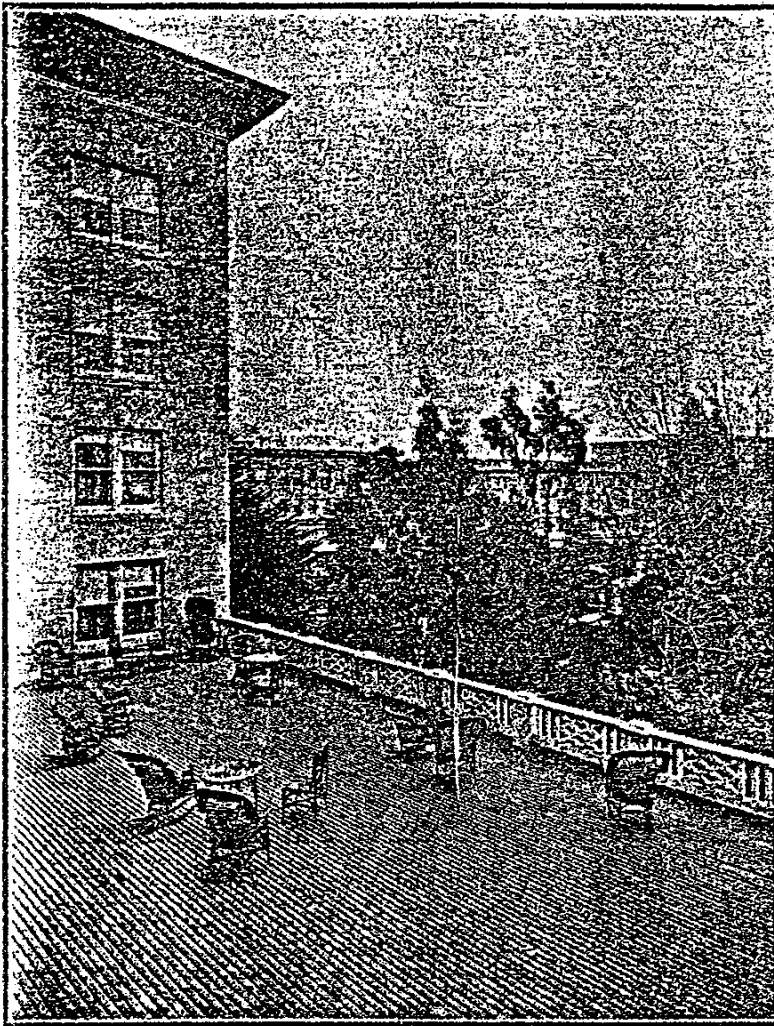
James Woods, manager of the hotel, says that he wants all the children of the city to visit the tapestry room and see Santa and the big tree. It is principally for the orphaned that this treat has been prepared.

## I. S. A. NOMINATES OFFICERS FOR 1911

The following members of San Francisco Branch 21, I. S. A., have been nominated to serve as officers and directors for 1911:

President, W. B. Hayward, caterer, Wheeler & Hayward, 1561 Bush Street; vice-president, Alfred H. Johnson, Bohemian Club; secretary and treasurer, F. T. Christy, proprietor Imperial Restaurant, 683 Third Street; corresponding secretary, S. A. Gottlieb; trustees: H. Check, manager, Alta Club; H. McLeod, manager, Burlingame Club; A. W. Schroeter, Bohemian Club.

James B. Tait, State Regent.



A VIEW FROM THE SHATTUCK ROOF GARDEN

perience in the hotel business Mr. Huribert is an expert accountant and has for some time been connected with leading business houses. Miss E. L. Stewart is in charge of the dining-room and for the past twelve years has seen service in such houses as the Potter, the Maryland, Del Monte, and for four seasons with the hotels in Yellowstone Park. The housekeeper is Mrs. Augusta Bush, who was formerly an assistant housekeeper at the St. Francis, and who

San Francisco and at Byron Hot Springs. The hotel was fortunate in securing the services of Joseph I. Muckensturm as chef, Mr. Gray having sent to Boston for him. Mr. Muckensturm was for a long time at the Manx and at Paso Robles and in Boston, was at different times; chef at the Algonquin, Somerset and Union Clubs. Ernest Neydderger has charge of the bake shop and was formerly with the Jefferson, the Potter and for several seasons at Lake Tahoe.

## Homestead Savings Bank

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BERKELEY, CAL.

Everything in drug store  
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## Bowman Drug Co.

Berkeley Store: Shattuck and Center.

Phone Berkeley 113 Home F 2113



Co., equipped the kitchen with dish-washing machines, silver cleaning and sterilizing machines, roll warmers, knife polishers, also an ice shaving and cube cutting machine.

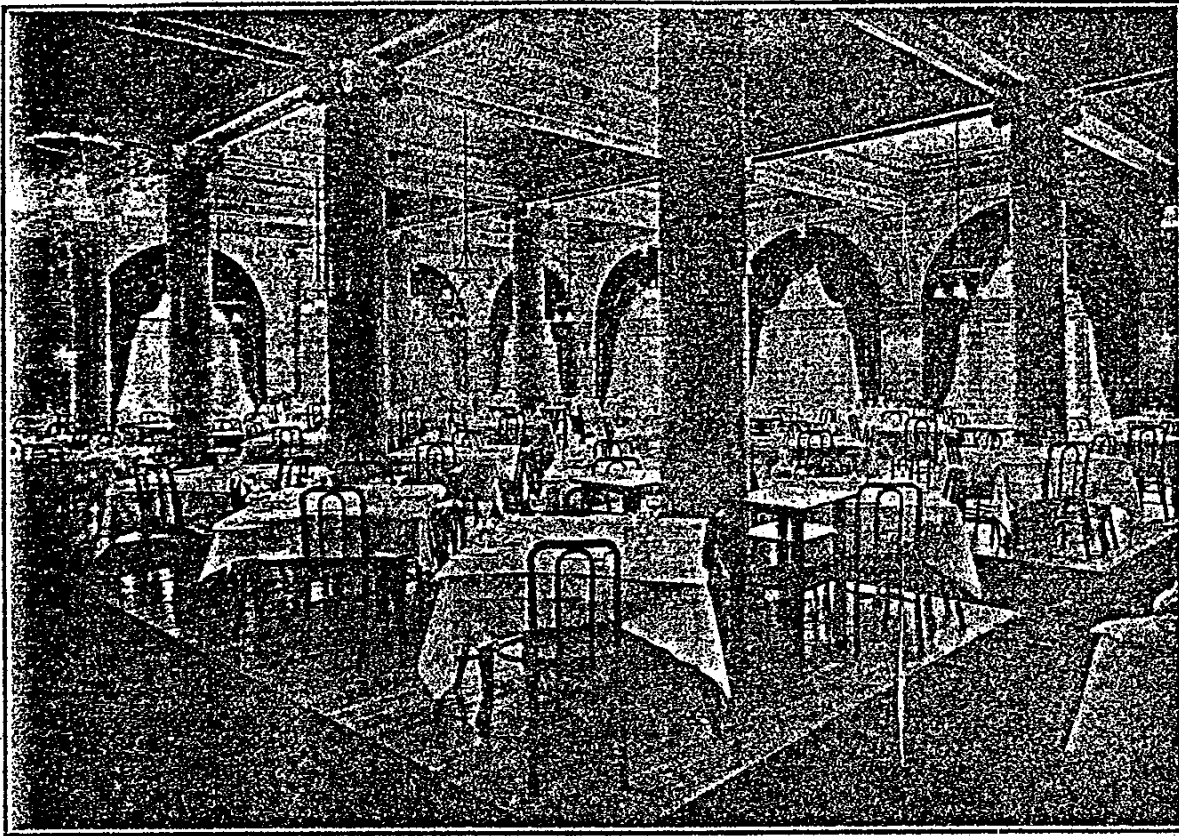
Off the kitchen are the other work-

ideas with a view of eliminating the various defects he has noticed during his experience in the practical end of hotel keeping. In the basement on the Allston Way side is a large baggage room and receiving room for

and has received a thorough training in every branch of the hotel business, under the most practical hotel proprietors.

Mr. Gray was associated with the Potter Hotel Company for nine years,

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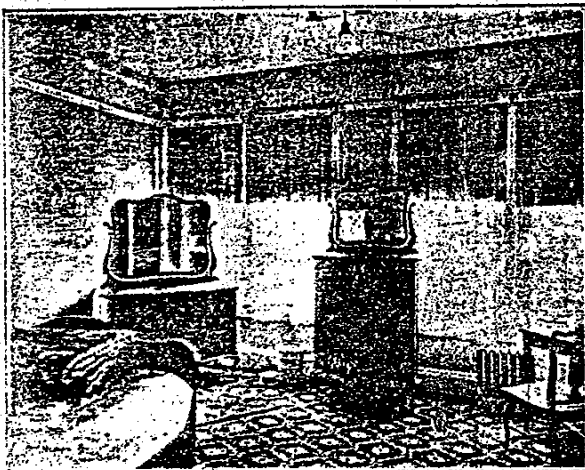
THE MAIN DINING ROOM

ing rooms of the culinary department, the dish and silver rooms, where all the china and silver service is cared for by experienced employees. The china of the hotel is in accordance with the rest of the furnishings and equipment, and rims of flowers and decorations are conspicuous by their absence. It is of simple design, with a plain bluish green line around each piece. Nearest the dining room entrance is the pantry, and on the other side of the kitchen is the bake shop, with a regulation size Hubbard oven, and all other bakers' working implements. The large ice boxes were built after Mr. Gray's own

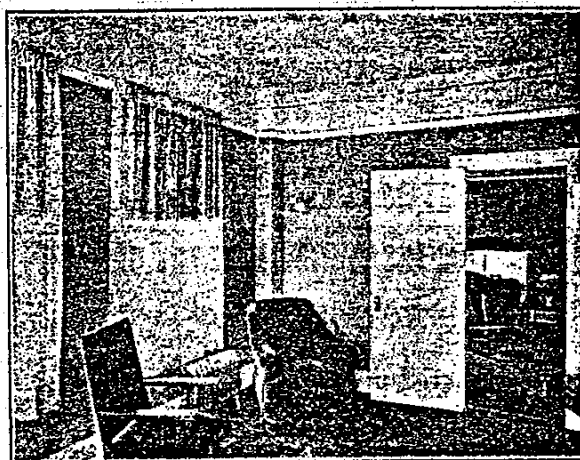
supplies, and on the other side is the engine room, containing all necessary machinery to operate the elevators, furnish heat, hot water, etc. All electricity used in the hotel is purchased from the Oakland Gas and Electric company.

Taken all in all, the Shattuck is a complete hotel in every sense of the word, and it goes without saying that the public will show its appreciation of such a fine institution by giving it unlimited support and liberal patronage. Noah W. Gray, who will manage the hotel for the owners, is a hotel man of long and varied experience on the Pacific Coast,

five years spent at the Van Nuys in Los Angeles and four at the Potter in Santa Barbara, resigning his position as assistant manager to take the management of the Alexander Young Hotel in Honolulu, where he remained two years. Later Mr. Gray was with the Jefferson and Stewart under Mr. Stewart's management, and a year ago formed a partnership with his brother-in-law, Mr. C. E. Linzee, and leased the Jefferson. George G. Thompson is chief clerk. Before the fire Mr. Thompson was at the St. Nicholas Hotel in San Francisco and more recently with the Athens in Oakland. Percy S. Doug-



PARTIAL VIEW OF ONE OF THE BEDROOMS



ONE OF THE SUITES

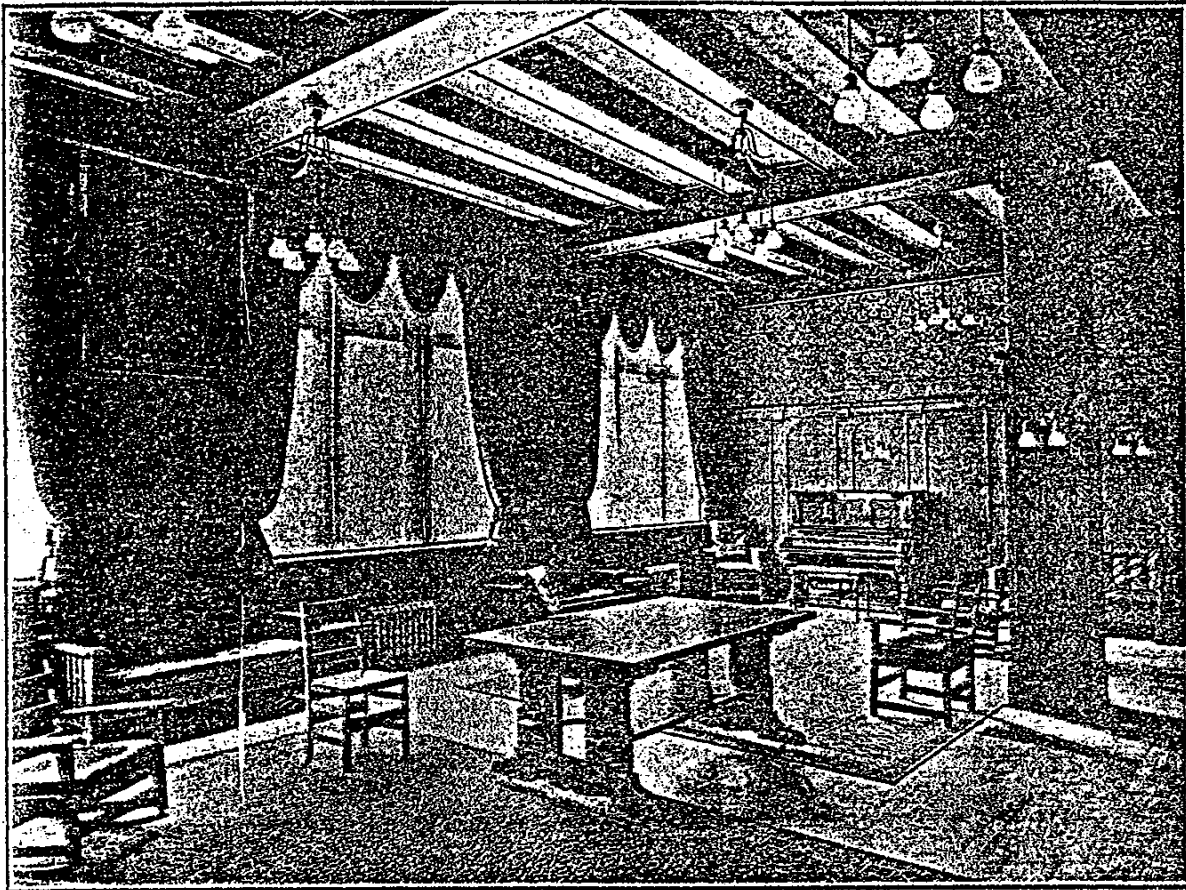


dividuals, but it shows how carefully everything was thought out. All rooms have a color of their own, and that one color prevails throughout the room down to the smallest article of furniture. If a room has

tection, and on each floor are found tested rubber-lined canvas hose all connected with fire hydrants and ready for any emergency. The electric light fixtures also deserve special mention. They are of heavy

the Potter and Van Nuys, he would only have to look in the kitchen and storerooms. This department is complete down to the smallest detail, and the arrangement of the equipment is for quick service, con-

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A VIEW OF THE LOUNGING ROOM

blue wall paper it also has a blue carpet, blue comfort on the bed, blue linoleum on the bathroom floor, etc. And you will find that the rim around the water pitcher, cuspidor and match stand is also blue. Delicate colors were chosen, and the wall papers are of solid colors, so so that even in the guest chambers there is nothing to disturb the quiet elegance of the general scheme. The carpets all over the house are Rigo-low Axminster, and were made to order by W. & J. Sloane of San Francisco. This firm also installed the furniture both in the guest rooms and public rooms, and deserve much of the credit for the artistic effect and tone produced through the whole house.

The rooms can be rented singly or en suite, from one room with or without a bath, up to ten rooms with three baths, all connecting. There are one hundred and fifty rooms in the building, half of which have bath, and from all of which good views can be had. On the west side of the building one can see very clearly the ships passing in and out of the Golden Gate. Special care was taken in the plumbing and sanitary arrangements of the Shattuck. This was done under the direction of B. E. Underwood of Berkeley, who succeeded in installing plumbing that is second to none in the West. Notwithstanding the fact that the house is strictly fireproof nothing was overlooked in the way of fire pro-

glit, made for the hotel, and conform with everything else about the house.

The Shattuck is equipped with a latest model vacuum cleaner and the machinery required to operate it. If one needed any further proof that the manager of the Shattuck, Mr. Noah W. Gray, was a graduate of

venience and to prevent the confusion so prevalent in hotel kitchens during rush hours. Modern ranges, coffee urns, steam tables, heating closets, egg boilers, etc., were installed by W. W. Montague & Co. of San Francisco.

Albert Nelson & Co., the Pacific Coast agents for G. S. Blakeslee &



A CORNER IN THE SITTING ROOM

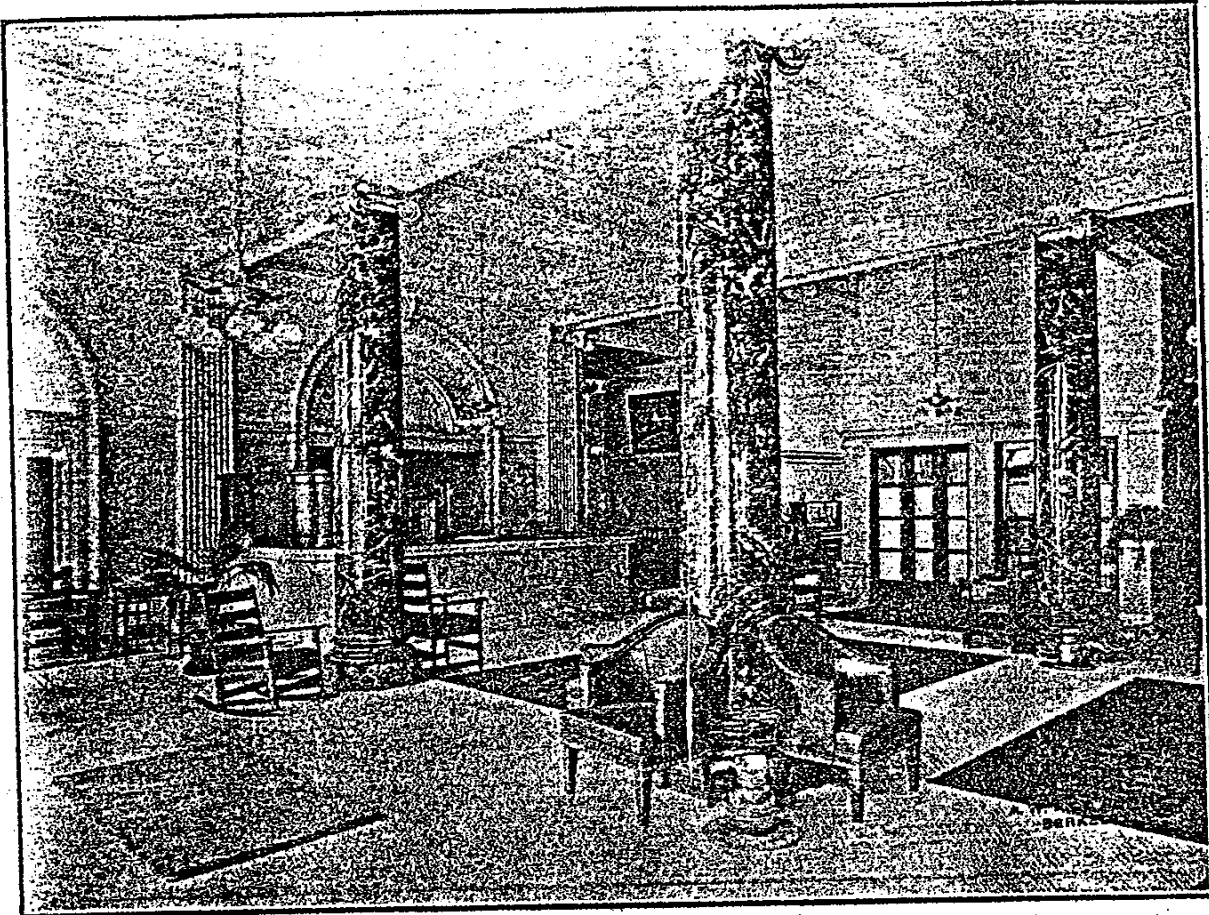


nished by D. N. & E. Walter & Co., the same firm having furnished the lace curtains and shades, and they were selected, arranged and put in place under the personal supervision of the firm. One of the most attrac-

niture is in every room. The rooms are plentifully furnished and contain articles of furniture that are lacking in so many houses but are so necessary to the guest who remains any length of time. The reading lamps

mattresses and heavy pillows. The bed linen, towels, etc., are all of the best grade of Piquet. The bathrooms are large and contain medicine chests and fixtures of nickel, all that a guest could possibly require. Shav-

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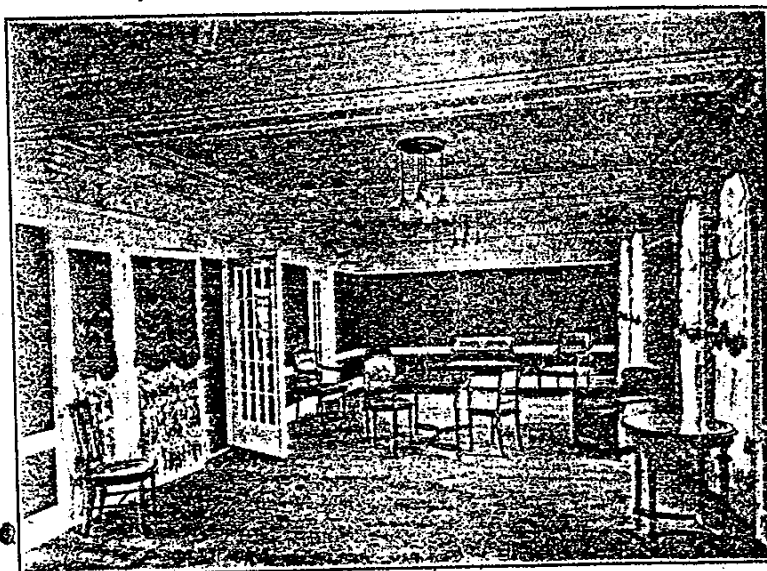
OFFICE AND MAIN LOBBY

tive features of the Shattuck is the sun parlor, on the south side of the building, overlooking the gardens, and enclosed on three sides by the hotel walls. It could also be called a roof garden. Having an entirely southern exposure, it will be a popular lounging place for the guests, as it is protected from all winds, and in California when you take away the wind and give one the sun you have an ideal winter climate. The sun parlor is arranged to correspond with the gardens below. Large palms, bay trees and tropical plants are scattered about, and the little tables, tabourettes and comfortable chairs are of a waterproof India reed wicker. It is needless to say that the sun parlor will be popular with the ladies for afternoon tea and with the gentlemen for their cigar after dinner.

Going up the fireproof stairway every wall and floor is of steel and concrete to the floors above one finds rooms that are as completely and as tastefully furnished as those of any hotel in the country, and in the selection of the furnishings and equipment for these rooms the comfort of the guest was the principal thing considered. This can be seen the minute one enters a room. The ceilings are high and the windows large, thus insuring plenty of light and ventilation. Plenty of light and air is a hobby around the Shattuck. Circassian walnut or mahogany fur-

at the head of the bed, the full-length mirrors, the dressing tables and writing desks are all important to the permanent guest. The clothes closets in every room are extra large, and besides ample shelf room contain a clothes pole, stretched across at a proper height. On the beds are fifty-pound white curly hair

ing-mug holders, towel racks, electric iron holders, soap and sponge holders and other conveniences are also included. The tubs are longer and deeper than the usual size, news which will make many a "six footer" happy. The bed sheets are also of extra length. Not that the Shattuck was built exclusively for tall in-



LADIES' PARLOR



## THE HOTEL SHATTUCK, BERKELEY 7A

**B**ERKELEY'S complete hotel, the Shattuck, opened to the public on December fifteenth, is a fitting and lasting monument to the memory of F. K. Shattuck, one of the founders and pioneers of Berkeley, and who has done more for the advancement of the city than any other one individual. It was Mr. Shattuck who induced the Southern Pacific Railroad to come into Berkeley, which afterwards led to the Key Route coming in. Mr. Shattuck was instrumental in securing for the city its present flourishing banking institutions, its libraries, good roads, and laying the foundation for what is now one of the most prosperous and beautiful cities on the Pacific Coast. Recently the estate left by Mr. Shattuck passed into the hands of Mr. and Mrs. Woolsey, who, realizing the need of a fine hotel conveniently located in Berkeley, began laying their plans for the erection of the Shattuck. They had the location and the funds, besides the well wishes of their fellow citizens in their desire to fill a much needed want and to add another beautiful structure to their city.

The Shattuck is located on the southwest corner of Shattuck Avenue and Allston Way, in the northern part of the old Shattuck estate and gardens. It commands a view of the Berkeley hills on the east and north, a view of the bay on the west, while on the south lie the Shattuck gardens, a park of tropical trees, palms and foliage, giving the hotel the appearance of one of the resort hotels of the sunny Southland. The building is six stories in height, constructed of reinforced concrete and steel, and is as absolutely fireproof as man and modern methods can make it. It is built on the style of the Spanish Renaissance, with lofty towers on all sides, the architecture being in keeping with the idea of having the hotel distinctly Californian. The building is pure white, surmounted by a heavy red-tiled roof, and has two large entrances, one on Shattuck Avenue and the other on Allston Way. No better location could possibly have been selected, the hotel being on the principal business street, convenient to all points of interest and less than half a minute from the stations of the Southern Pacific and the Key Route, and at the same time having surroundings and environment that appeal to the highest class of permanent and family trade. The office, lobby and foyer of the Shattuck is particularly attractive, being spacious and light, with four heavy scagliola pillars of Ionian design. The colors of the lobby are white and gold, and

in the many panels around the walls hang paintings from a valuable collection, and large, oak-framed pictures of scenes in California. The furniture of the lobby consists of large leather couches and mahogany chairs, the dark wood and coverings making a pleasing contrast to the white and gold of the ceiling and walls.

On the left of the desk, coming in from the Shattuck Avenue entrance, is the music room, which is akin to the tapestry room of the St. Francis, and which will be a comfortable lounging room for the guests and those coming for luncheon and dinner. Overlooking the gardens and

side of the room, these being draped in plush of Copenhagen blue with gold figures, fringe and tassels to conform with the color scheme of the room. The dining room is all in blue and gold, the colors of the University of California, which is located in Berkeley. Along the pillars and rafters is the crest of the house, a blue shield with a gold S in the center. The dining room has a seating capacity of three hundred guests, and besides the regular daily business the Shattuck will make a specialty of catering to banquets, receptions and parties. Already more than a dozen banquets have been arranged for, and the indications are

that the room will be kept busy all during the winter months. The table cloths, napkins and other dining room linen is of a fine Irish grade, the best that could be found in the market, and the silverware is of a special design made by Gorham & Co. of New York for the Shattuck.

It was the intention of Mr. Woolsey to purchase in Berkeley everything he possibly could, and the result is that 75 per cent. of the moneys expended in the erection and equipment of the Shattuck was given to Berkeley business men, and this fact in itself has endeared the Shattuck to the local population of the city, who regard the hotel as a strictly home product from the ground up.

There are four elevators in the hotel, two passenger and two service, all of the latest type Otis electric, and equipped with every known guard and contrivance to prevent accidents. These cars are extra large and run from the basement to the upper floors of the building, and are handled by experienced operators. Every room in the hotel is an out-

side room and gets the sun at some part of the day, and the windows are all extra wide and extra high, making the Shattuck one of the best lighted hotels in the country both day and night. During the day the sun and daylight flood through the large windows all over the house, and the white woodwork make it as light as outdoors, while at night the large Tungsten lights all through the halls and in the bedrooms, lobby, foyer, dining rooms and public rooms make one doubt that it is really night.

On the second floor, above the office, is the ladies' parlor, facing Allston Way. This room is also in brown, similar to the music room, is furnished with the finest of French imported Circassian walnut, and the walls are covered with a brown German tapestry paper, and the draperies are also brown and white. All the draperies in the Shattuck were fur-



NOAH W. GRAY, Manager

with its dark rafters and panels of pine and subdued light, it has the true Spanish atmosphere of the days of the old missions, and every piece of furniture, bric-a-brac and coloring is restful. Above the selected panels that extend around the room are silk tapestries to correspond, and the furniture of plain, severe mission style was carefully selected. The rich brown draperies and the large Saxony rug of green and black figure on a brown background, complete the furnishings of one of the prettiest rooms in the hotel.

Directly in front of the desk, nearest the Allston Way entrance, and taking up nearly half of the entire main floor of the building, is the dining room, one of the lightest and airiest in the whole State. Large plate glass windows extend the full length of the room down the Allston Way side, and over on the west



# Opening of the Shattuck, What it Means to Berkeley

By WELLS DRURY, Secretary of the Berkeley Chamber of Commerce

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THE opening of the Hotel Shattuck marks an epoch in the history of Berkeley. It gives to the University city something that it never before possessed—a downtown hotel that is worthy of the community, which numbers over 40,000 souls.

Situated in the very heart of the business part of Berkeley, this hotel attracts the attention of the newcomer by its architectural beauty. It is steel frame, reinforced concrete, the exterior finish being snowy white. The location is most slightly, being at the intersection of Shattuck Avenue and Allston Way, and occupies part of the old Shattuck homestead, the background being enriched by the foliage of stately trees and graceful vines that bear the impress of years of careful attention.

The Shattuck is within one block of the postoffice, and is equidistant from the First National Bank and the Berkeley National Bank. Near by are grouped the City Hall, the High School, the Home Telephone Building, the new Y. M. C. A. Building, just ready for dedication, while not far distant is the Masonic Temple, with a number of other handsome edifices close at hand.

Berkeley's prominence is due to many natural advantages that draw desirable families to this locality. The geographical situation is such that it may be reached with a minimum effort, and its attractive topographical appearance holds the attention of every visitor who comes within the influence of its charming attributes.

Berkeley is justly famed for its picturesque location (directly opposite the Golden Gate, only 35 minutes from San Francisco) for accessibility, (facilities of ingress and egress, 112 trains in and out each day), for climate (equable and invigorating), for educational advantages (the seat of the University of California and of numerous high-class schools and academies), for home-making opportunities (no saloons or other objectionable resorts), for varied and select amusements (something worth while taking place almost every day and evening in the year), for those qualities which go to make up and round out a perfect community in which to enjoy life—for all these and others that will occur to the minds of those who know Berkeley, it is safe to assert that California's University city has no superior on the Pacific Coast.

That these attributes have drawing powers is proved by the fact that during the past ten years Berkeley's population has increased more than 206 per cent. Here are the official figures:

Population of Berkeley, 1910....40,434  
Population of Berkeley, 1900....13,214  
Increase in ten years.....27,120

It must be clear to the most casual observer that a city which grows like this must possess unusual and substantial qualities. The people do not flock to a community unless there are good and sufficient reasons for

their doing so, and the prosperity of Berkeley is proof positive that this city has a firm basis of merit; and there is every reason to believe that the growth of the past decade will be more than duplicated in the years to come.

Some of the changes that have taken place in the past ten years are worthy of more than passing notice. In the first place the manufacturing interests of our city have expanded so that at the present time at least one-eighth of our population derive livelihoods directly from that source. These in turn by their patronage of the different mercantile activities give support to hundreds



WELLS DRURY

of others, and from this the importance of the manufacturing industry may be estimated.

Mention should be made of the climatic advantages of Berkeley as a manufacturing center. Manufacturers of experience in this city declare that they are able to turn out more finished product within the same number of men than in most of the Eastern cities. This, they explain, is because the employees are able and willing to give full service every working day in the year, in physical comfort, and without the inconveniences of extreme heat or cold. The vitality of operatives is conserved by the equable climate, and the fresh breezes which sweep the western part of our city, charged with health-giving ozone, keep the entire force in prime condition, summer and winter.

As an indication of how the business of the western part of our city is growing, it is proper to state that less than three years ago the receipts of the railroad companies in that section amounted to about \$5,000 a month, and that the present income from that source is more than \$30,000 a month.

Climate is a theme on which Berkeleyans have a right to dwell with emphasis, for this is a strong point that appeals directly to people from the East, as well as those who come from the interior of the State and from other places on the Pacific Coast. It is our beneficent climate that will bring people here and keep them here.

Berkeley enjoys the enviable distinction of having adopted a progressive charter that secures to its inhabitants a truly representative government, under the commission plan. The operations of the organic act thus far have been satisfactory to a great majority of the people, and the instrument provides a guaranty that any well-founded protest may be made effective through the machinery of the initiative, the referendum and the recall.

The amount of property returned for taxation shows an increase, as follows: 1907, \$27,736,570; 1908, \$31,597,938; 1909, \$33,125,860; 1910, \$34,946,314, exclusive of railroad assessments. Revenues for municipal improvements are materially augmented.

Berkeley's schools are maintained at a high standard of efficiency, and as a consequence the percentage of students passing thence to the University is very large.

The leading religious denominations are represented by strong and well-maintained churches.

It is proper to note that the unsurpassed educational advantages and the intellectual atmosphere which pervade the community are uplifting in their influences. The high moral tone of the people must be counted among the valuable assets in the formation of a desirable dwelling place for the families that desire to enjoy the conveniences of metropolitan life and sylvan surroundings.

Berkeley is more and more becoming the Mecca of the refined and health-loving people of the country. The Hotel Shattuck is to them a most welcome refuge from the more strenuous scenes of the larger cities. The Hotel Shattuck is a house with a soul, a place for the foregathering of congenial human beings who know what is best in the way of entertainment, and know where to get it. Berkeley's well-known and most desirable features add to the drawing power which will bring guests to the Hotel Shattuck. Intellectual, aesthetic, musical, dramatic, scientific, artistic and social functions are enjoyed in Berkeley almost every day and night of the year, and for these delightful events there will be many seekers who will take their comfort in their inn—the Hotel Shattuck.

The Shattuck Hotel Association, owners of the new establishment, are sparing nothing to make the place a favorite with the traveling public as well as with the home people. The cuisine is superior, the service perfect, the atmosphere home-like and satisfying and entirely enjoyable. Thus it is seen that the Hotel Shattuck starts out with happy auguries for success.

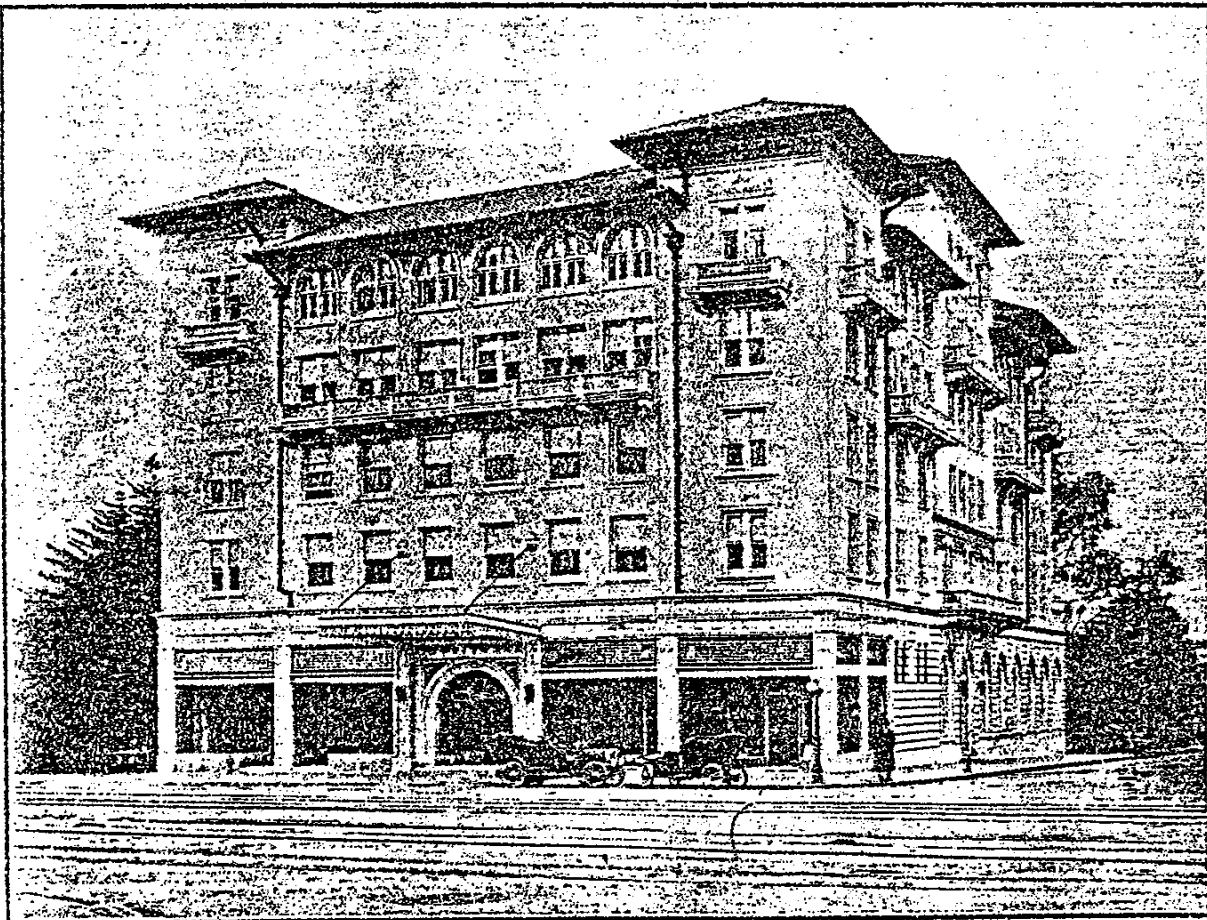


**Hotel Men—Take Notice!**We can save you from 15% to 25% on all Linens, Draperys, Spreads or Comforts.  
will pay you to make inquiry from J. F. HINK & SON, Inc., Berkeley, California.

## HOTEL SHATTUCK EDITION 7A

WESTERN  
HOTEL REPORTER

SAN FRANCISCO, CALIFORNIA, DECEMBER 24, 1910



BERKELEY'S NEW HALF MILLION DOLLAR HOTEL, THE SHATTUCK, WHICH IS  
NOW OPEN TO THE PUBLIC UNDER THE MANAGEMENT OF NOAH W. GRAY



7A

THE COURIER

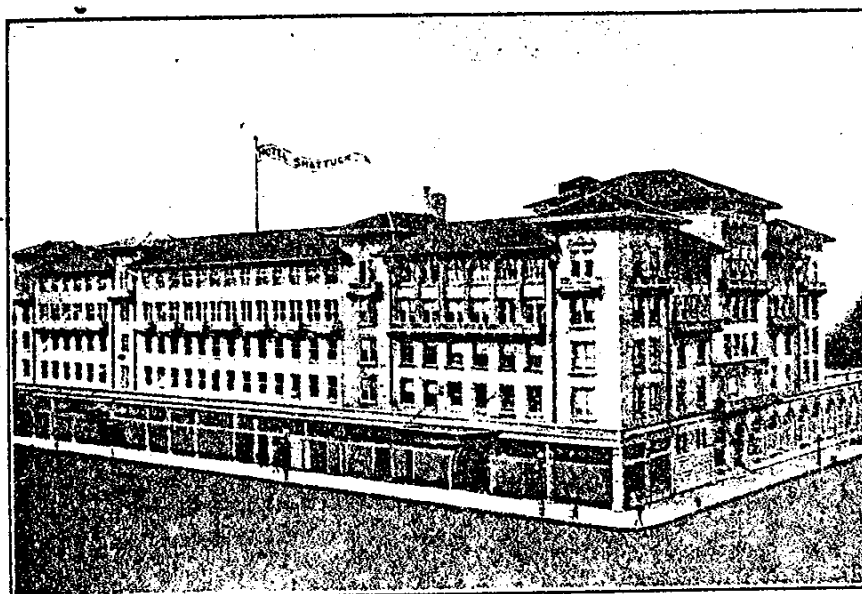
PAGE THIRTEEN

# Hotel Shattuck

BERKELEY, CALIFORNIA

THE FINEST FAMILY HOTEL IN THE CITY

*300 Rooms—Splendidly Furnished*



*Attractive Rates to Permanent Guests*

TENNIS COURTS

TEA ROOMS

GUESTS' LIBRARY

BALL ROOM - - PARLORS

MUSICALES AND DANCES

GENTLEMEN'S SMOKING ROOM

BILLIARD ROOM

HAIR DRESSING AND MANICURE

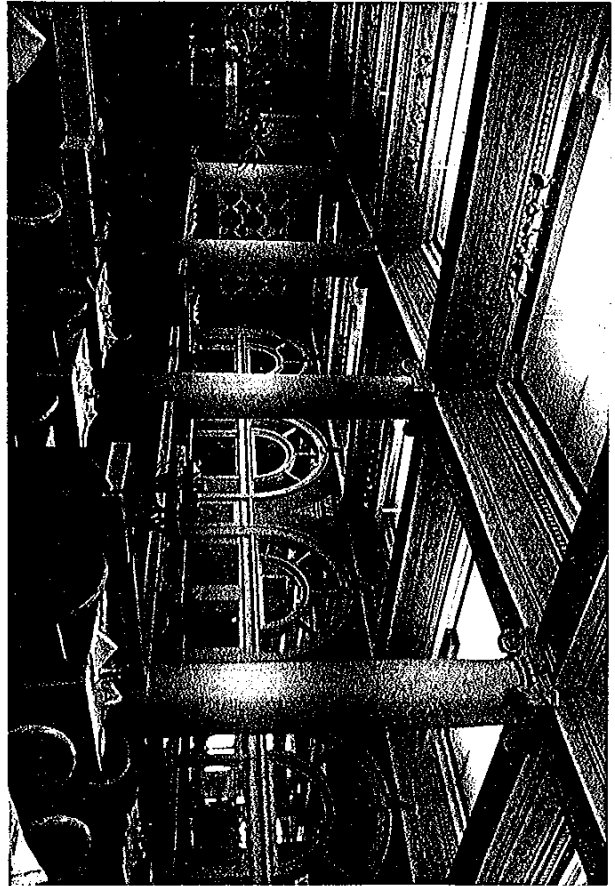
PARLORS

LARGE CHILDREN'S  
PLAYGROUND AND  
APPARATUS

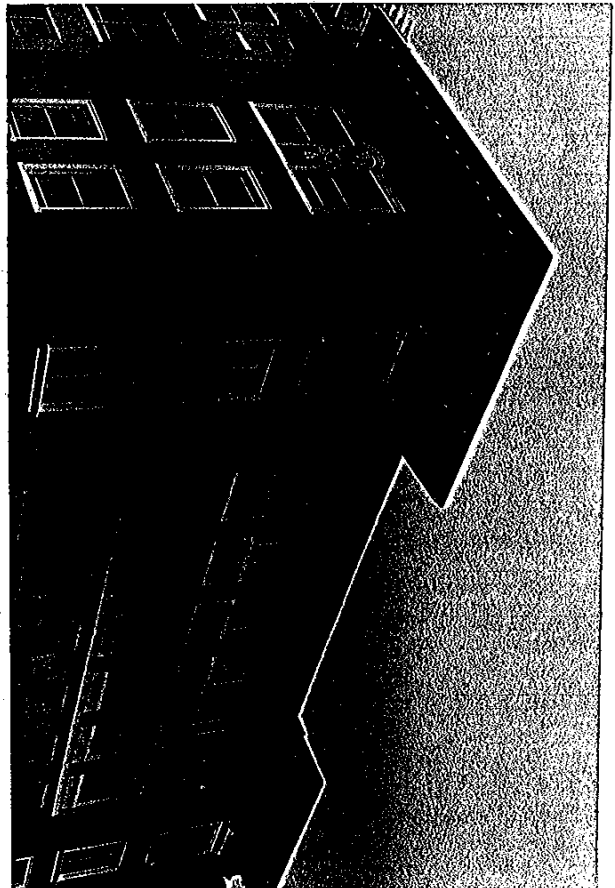
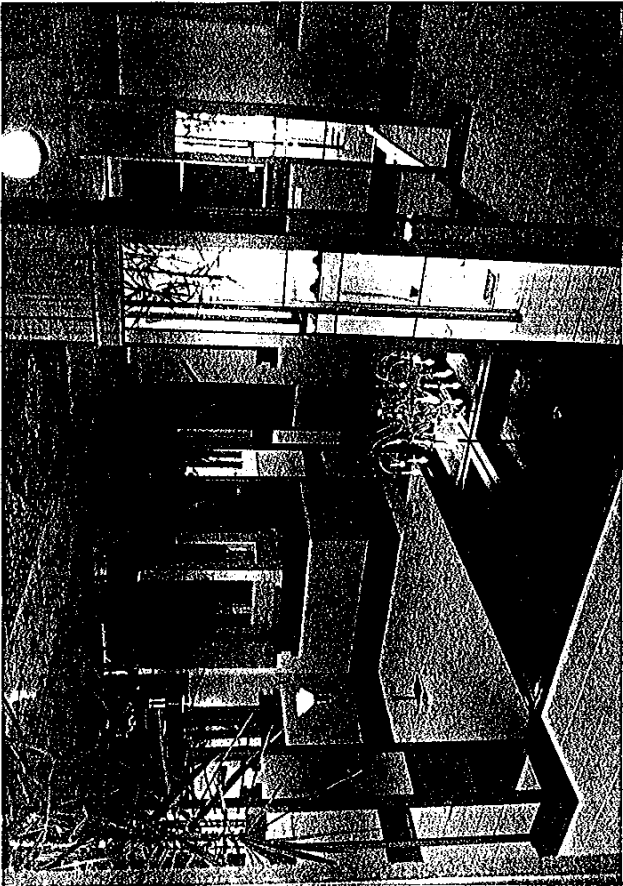


W. W. WHITECOTTON  
Proprietor Hotel Shattuck.  
Member Berkeley Rotary Club.





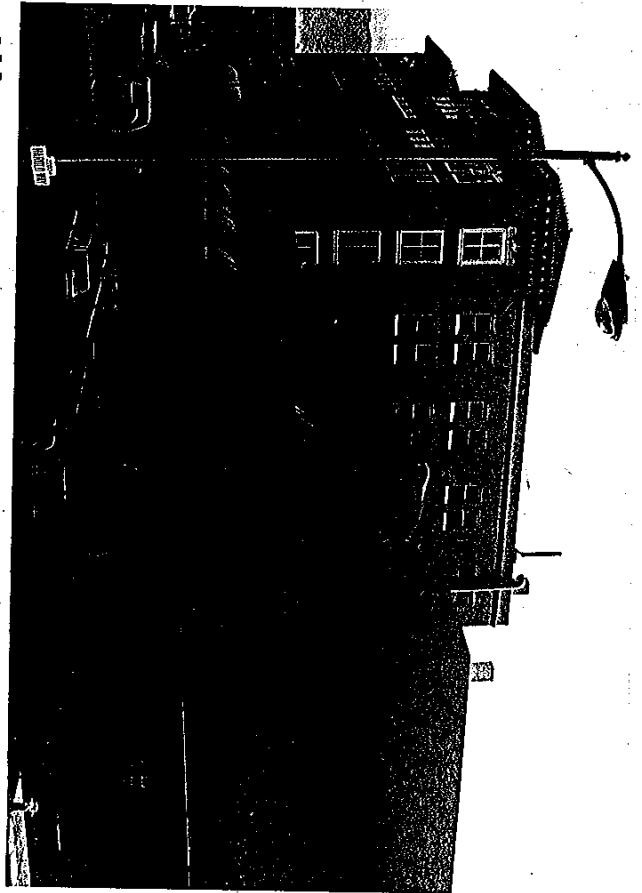
Dining room interior  
Hotel lobby



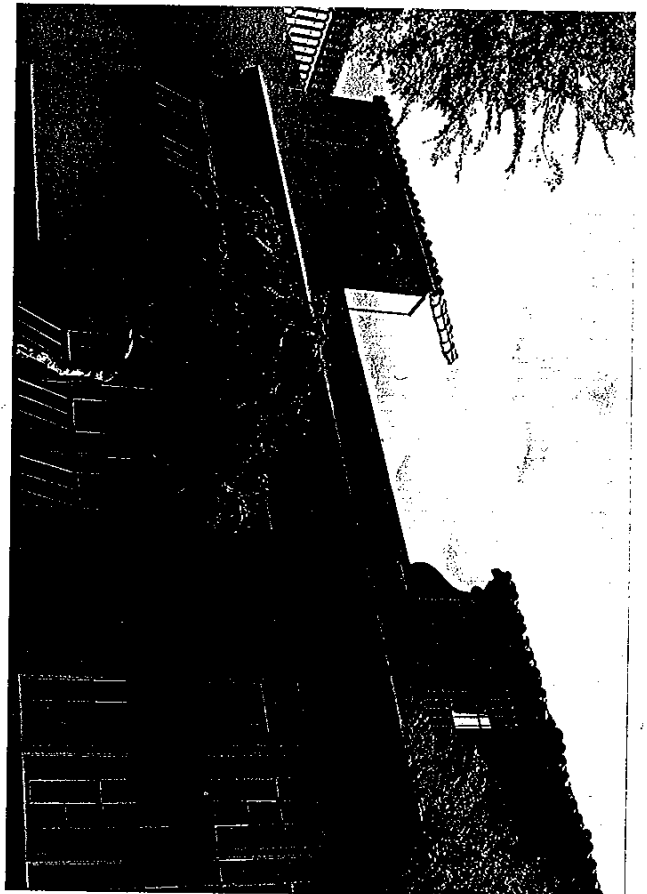
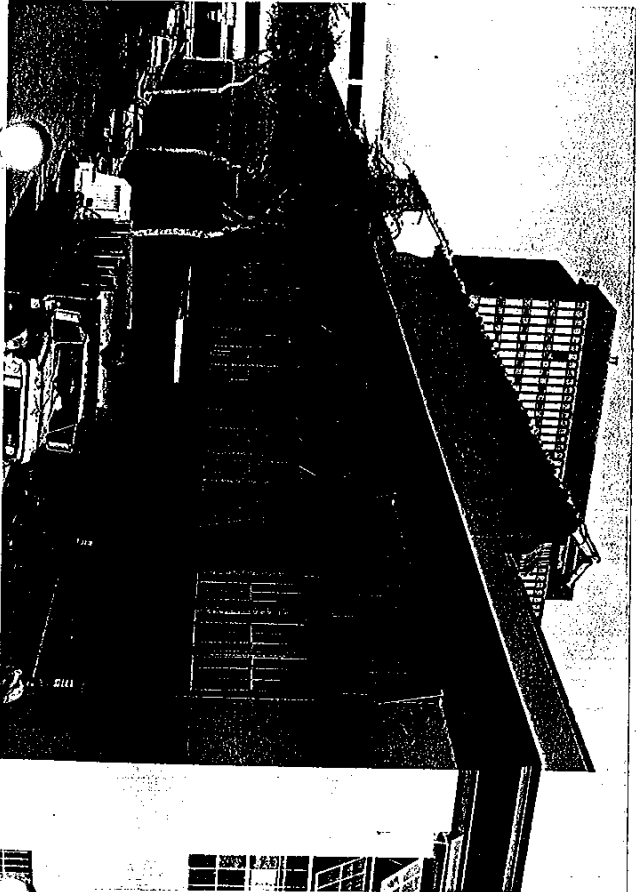
Southeast tower detail  
Windows, parapet, & awning (L) on Kittredge







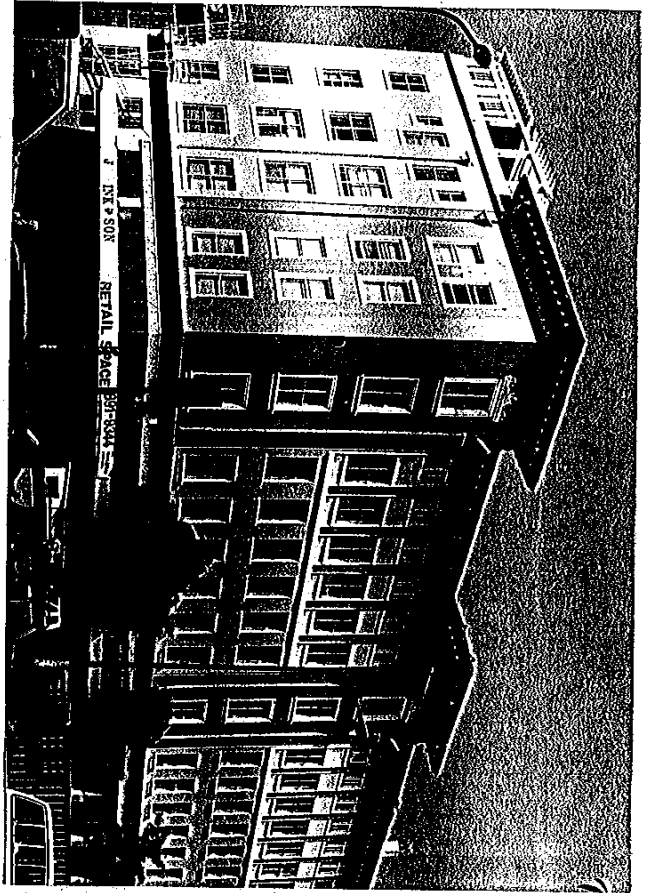
Alston from Harold Way, 1957 building at R  
view north along Harold Way



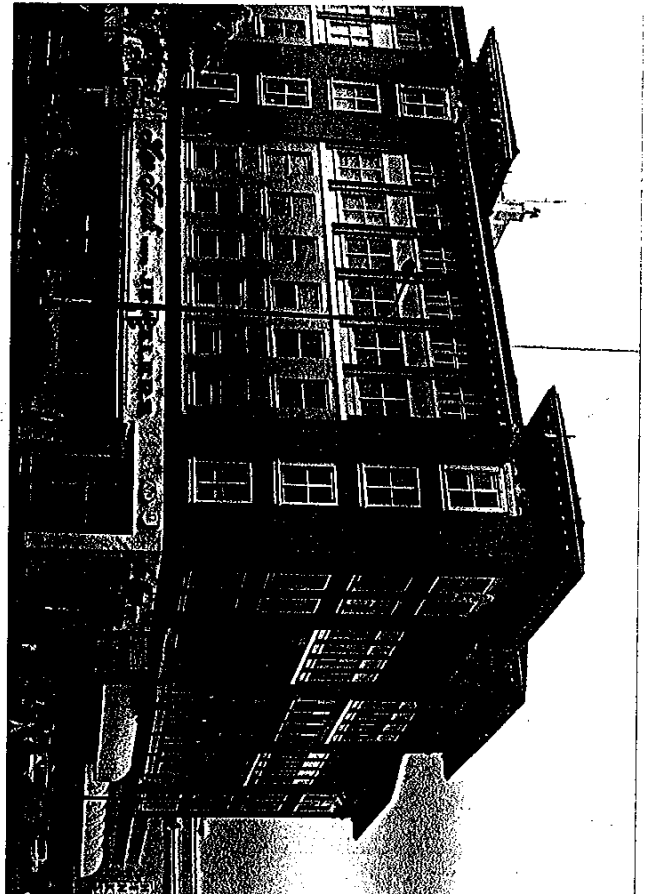
parapet detail, 1927 building on Harold Way  
Kittredge from Harold Way, 1927 and 1913 blgs.







Shattuck Avenue facade.



Below: interior during construction, from Kittredge Street entrance.

