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ARCHITECTS

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Berkeley, California 94710
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**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 04.29.2021 ZONING APPLICATION
- 07.13.2021 ZONING COMPLETENESS
- 08.30.2021 ZONING COMPLETENESS
- 01.07.2022 ZAB REVISIONS
- 03.15.2022 DRC REVISIONS
- 03.23.2022 DRC REVISIONS

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JOB: 1928

SHEET:
**SHADOW STUDIES
JULY 2ND**

A0.4E



2 SHADOW STUDY AXONOMETRIC - JULY 2: 2 HRS BEFORE SUNSET
1:100 @ 11X17 1:50 @ 24X36



1 SHADOW STUDY AXONOMETRIC - JULY 2: 2-HRS BEFORE SUNSET
NTS

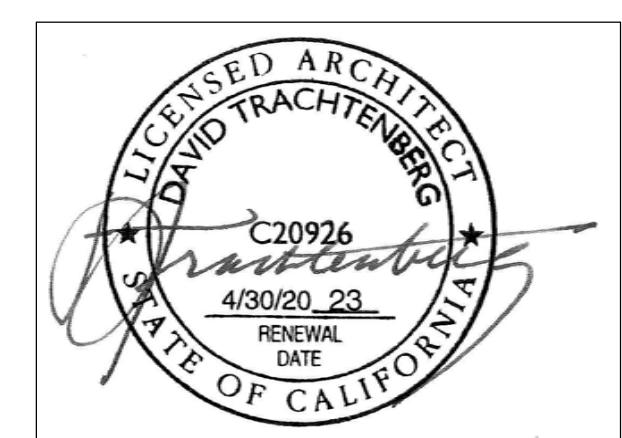


3 SHADOW STUDY AXONOMETRIC - JULY 2: 2 HRS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
NEW SHADOW AT RESIDENTIAL BUILDING
ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS

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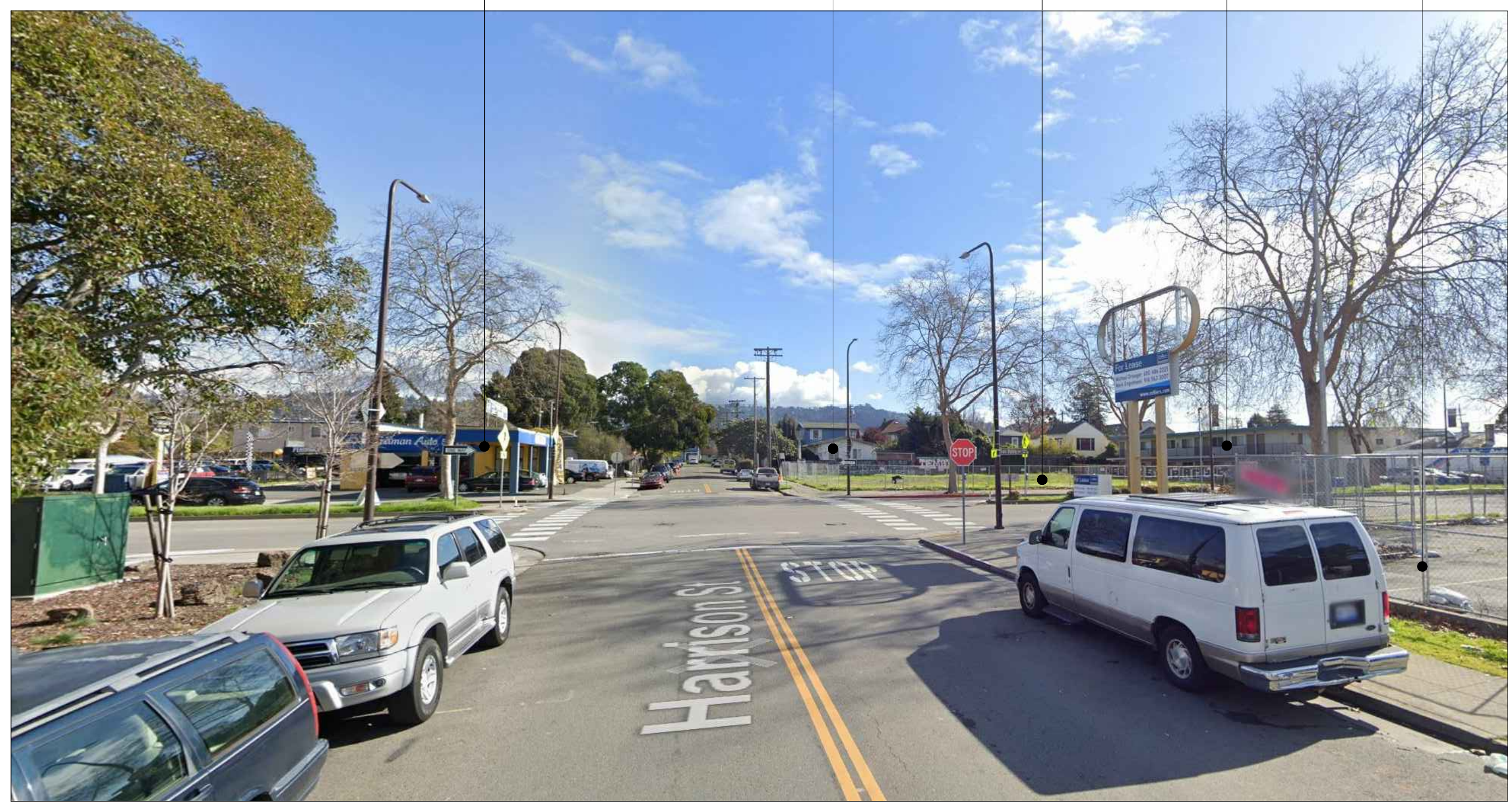
JOB: 1928

SHEET:

SITE CONTEXT
PHOTOS

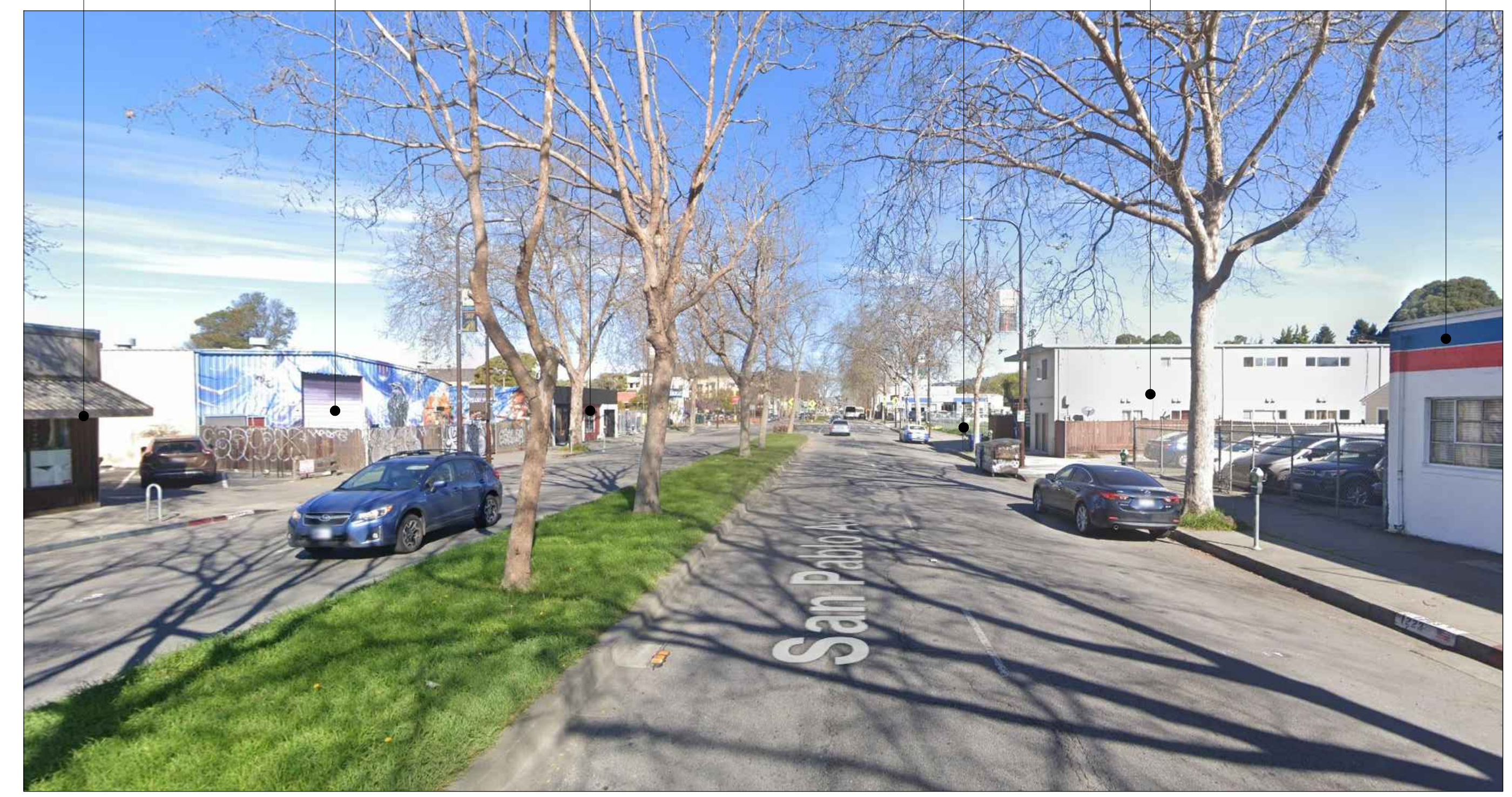
A0.5

1197 SAN PABLO (GILMAN AUTO) 1110 HARRISON SINGLE FAMILY RESIDENCE PROJECT SITE 1201 SAN PABLO 1213 SAN PABLO (2-STORY MULTIFAMILY) 1200 - 1212 SAN PABLO (FUTURE 6-STORY MIXED-USE)



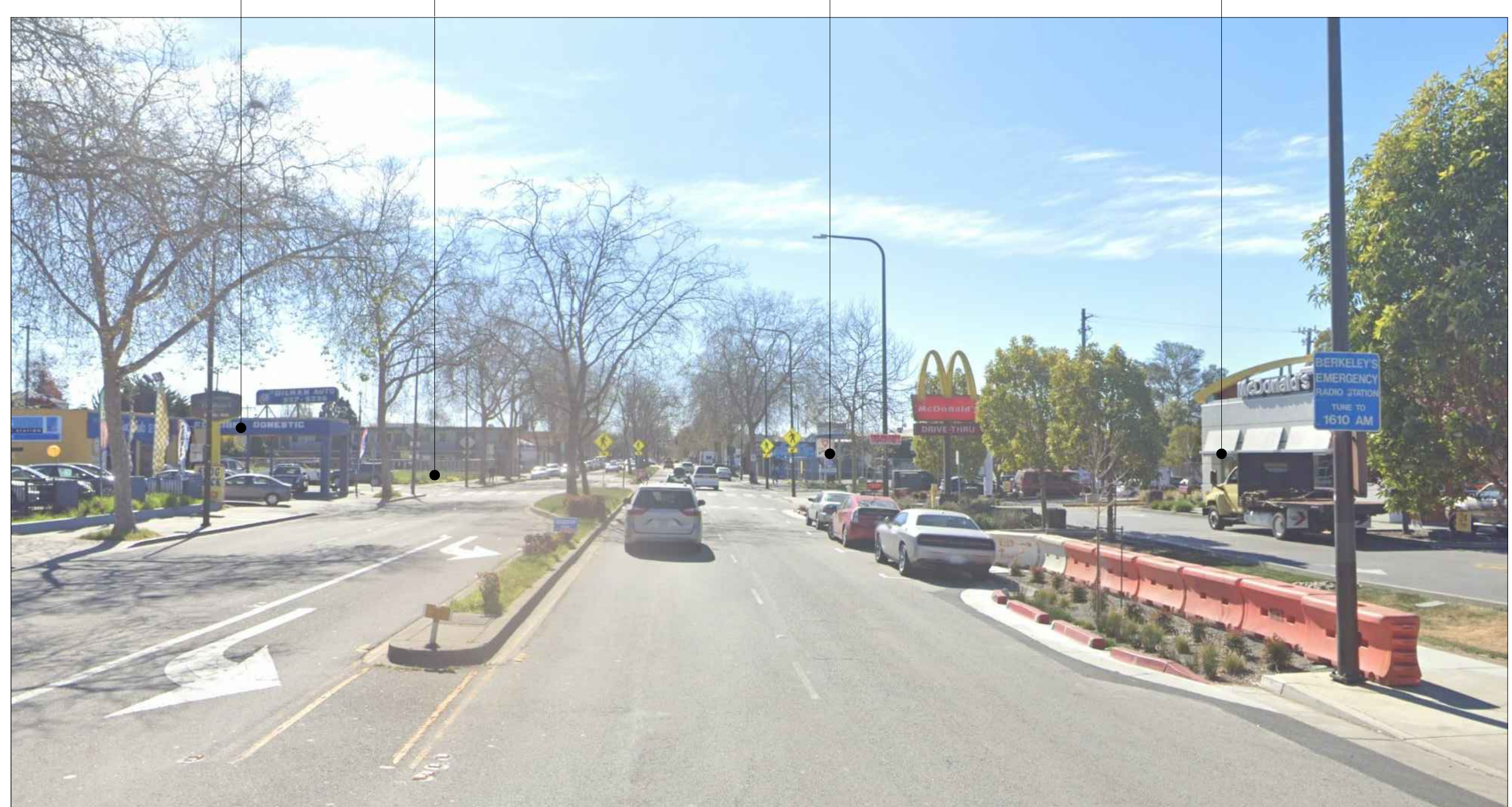
4 - VIEW FROM HARRISON LOOKING EAST

1220 SAN PABLO (TOKYO FISH MARKET) 1200 - 1212 SAN PABLO (FUTURE 6-STORY MIXED-USE) 1200 - 1212 SAN PABLO (FUTURE 6-STORY MIXED-USE) PROJECT SITE 1201 SAN PABLO 1213 SAN PABLO (2-STORY MULTIFAMILY) 1223 SAN PABLO (101 AUTOBODY)



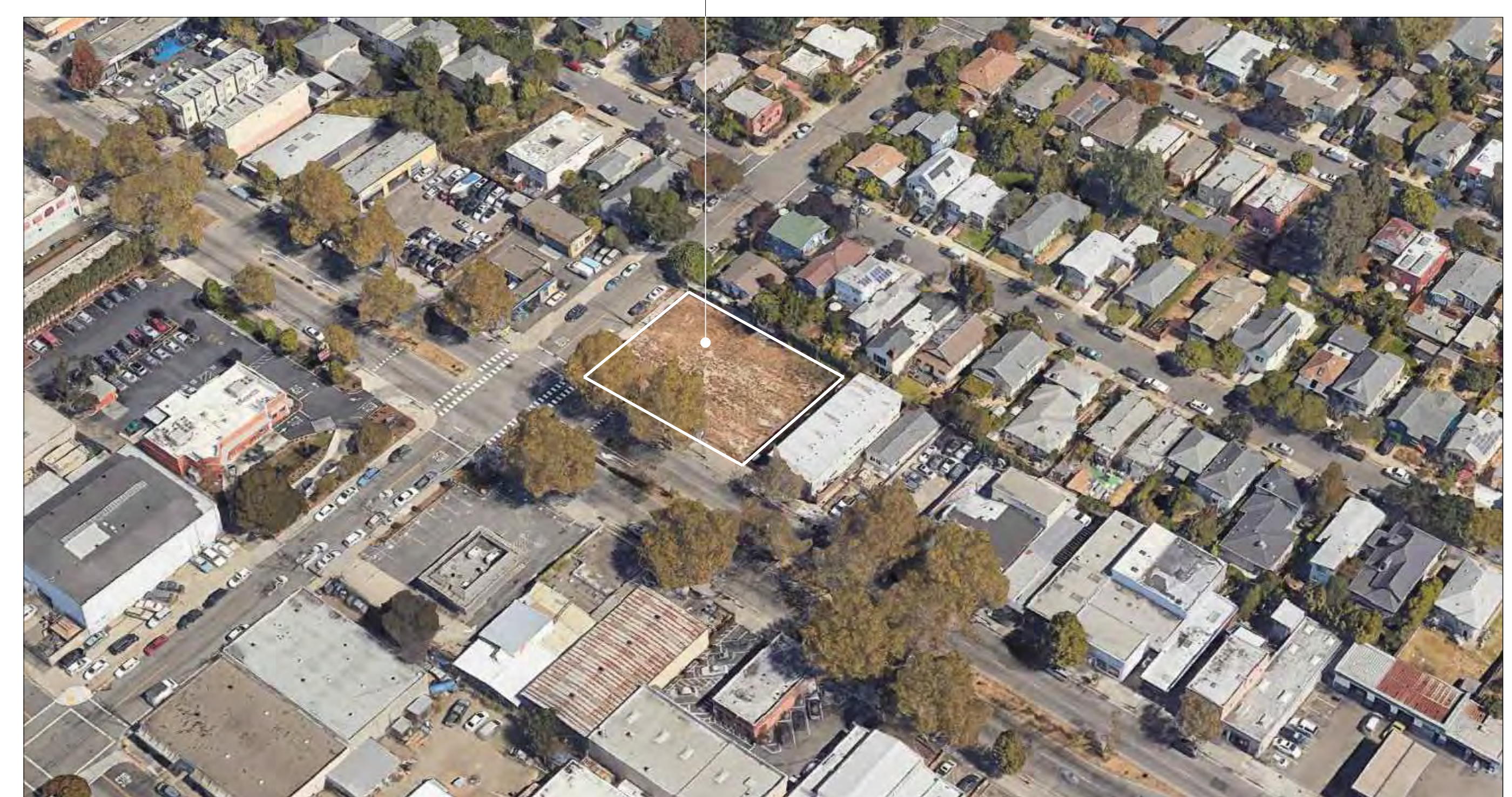
2 - VIEW FROM SAN PABLO LOOKING NORTH

1197 SAN PABLO (GILMAN AUTO) PROJECT SITE 1201 SAN PABLO 1200 - 1212 SAN PABLO (FUTURE 6-STORY MIXED-USE) 1198 SAN PABLO (MCDONALD'S)



3 - VIEW FROM SAN PABLO LOOKING SOUTH

PROJECT SITE 1201 SAN PABLO



1 - GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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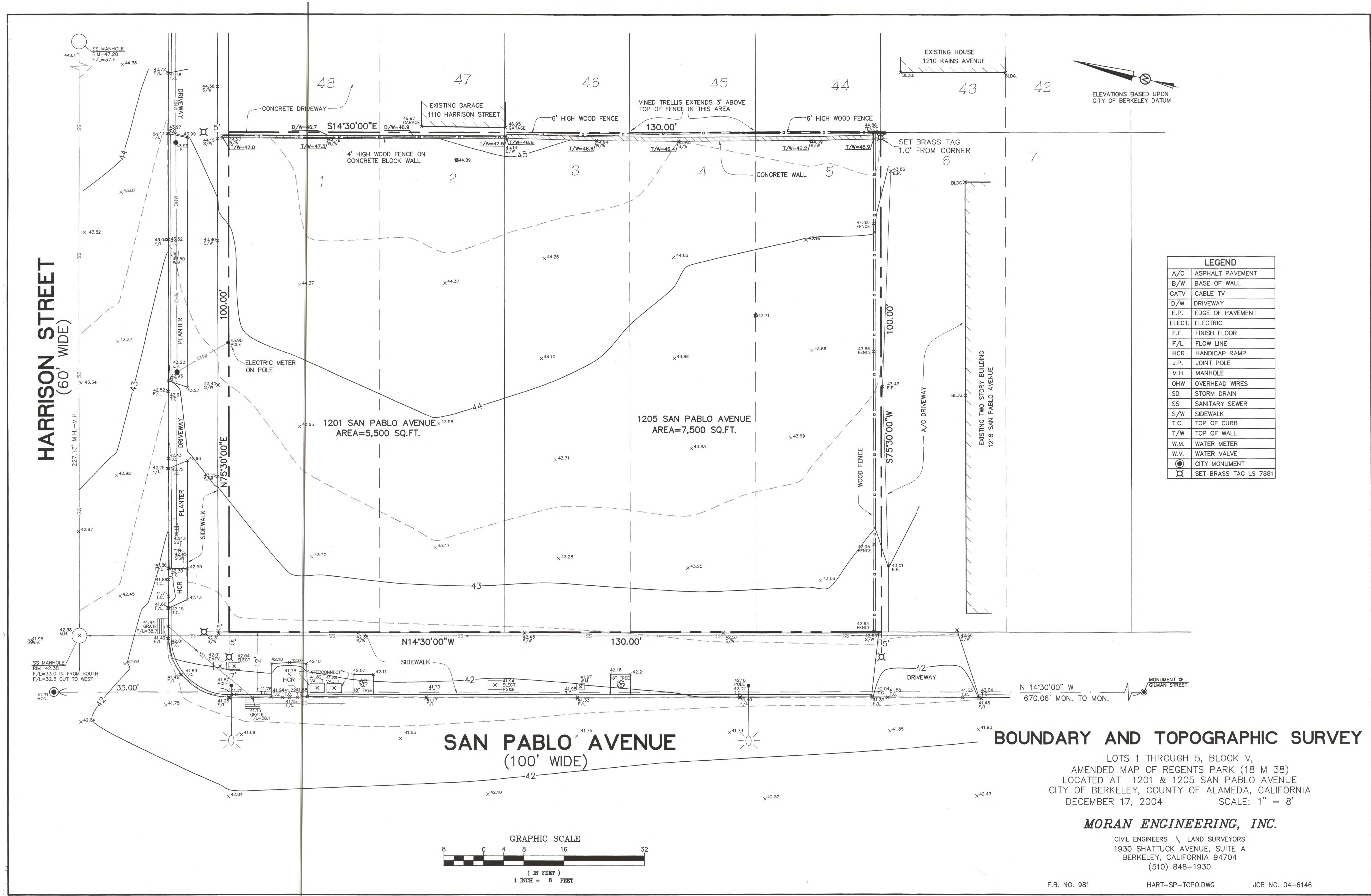
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JOB: 1928

SHEET:

SURVEY

A1.0



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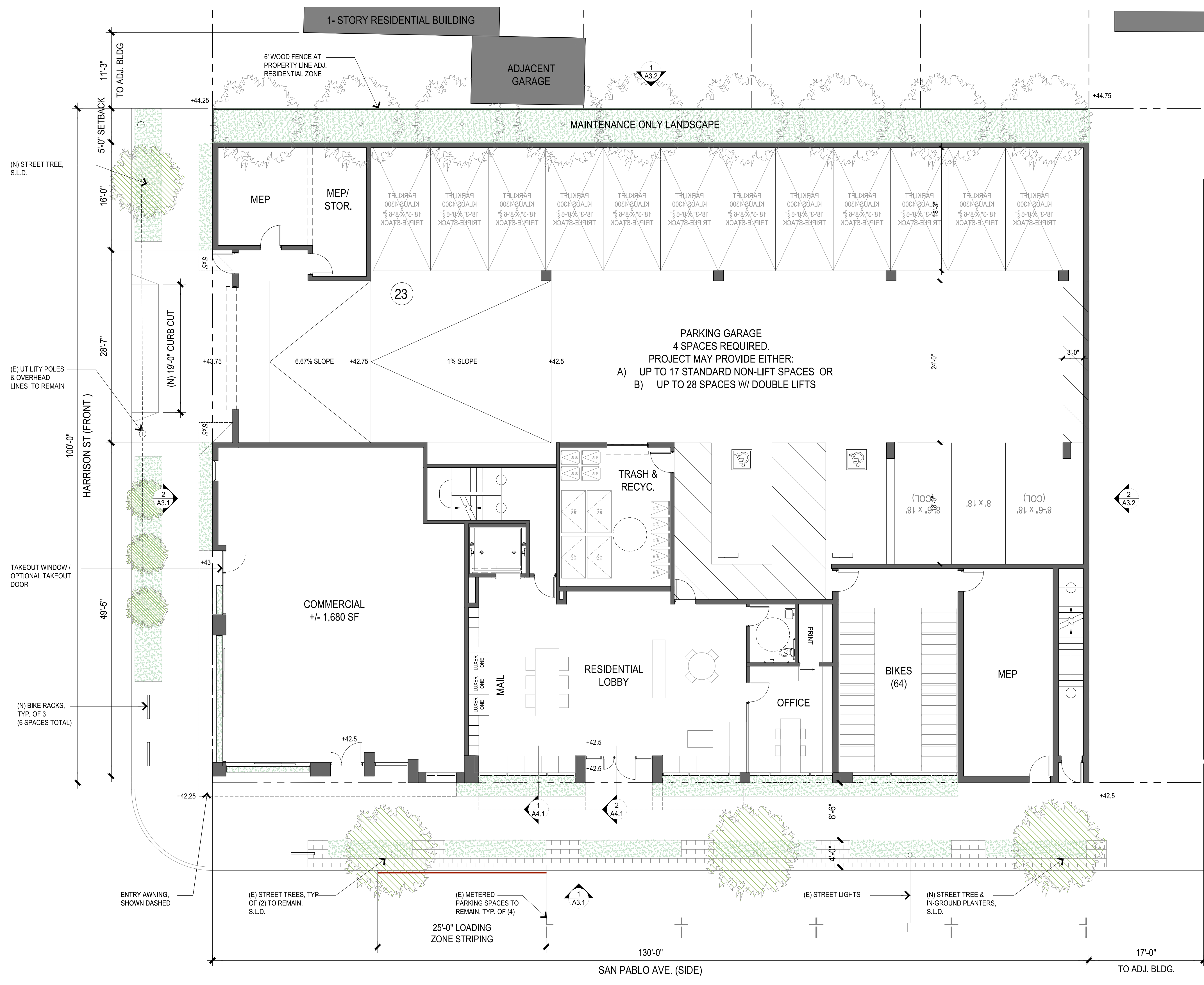
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JOB: 1928

SHEET:

**PLAN AT
GROUND LEVEL/
SITE PLAN**

A2.1



1 SITE PLAN / GROUND LEVEL PLAN
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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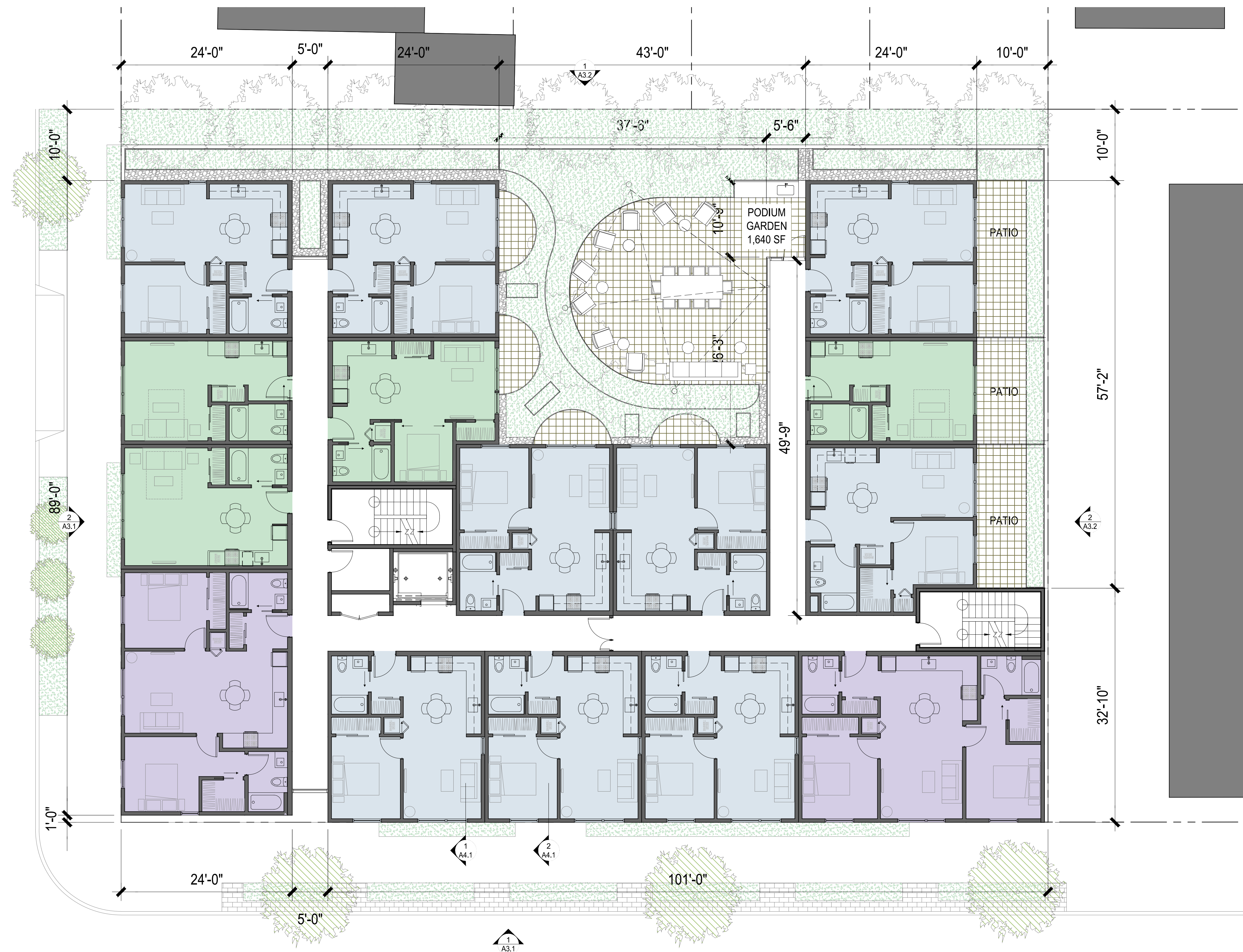
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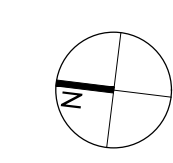
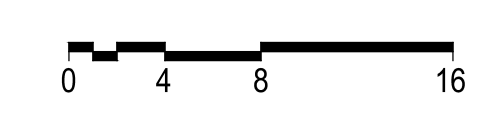
SHEET:

PLAN AT
LEVELS 2 - 4

A2.2



1
PLAN AT LEVELS 2 - 4
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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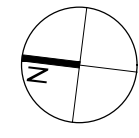
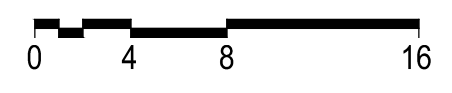
SHEET:

PLAN AT
LEVEL 5

A2.3



1
PLAN AT LEVEL 5
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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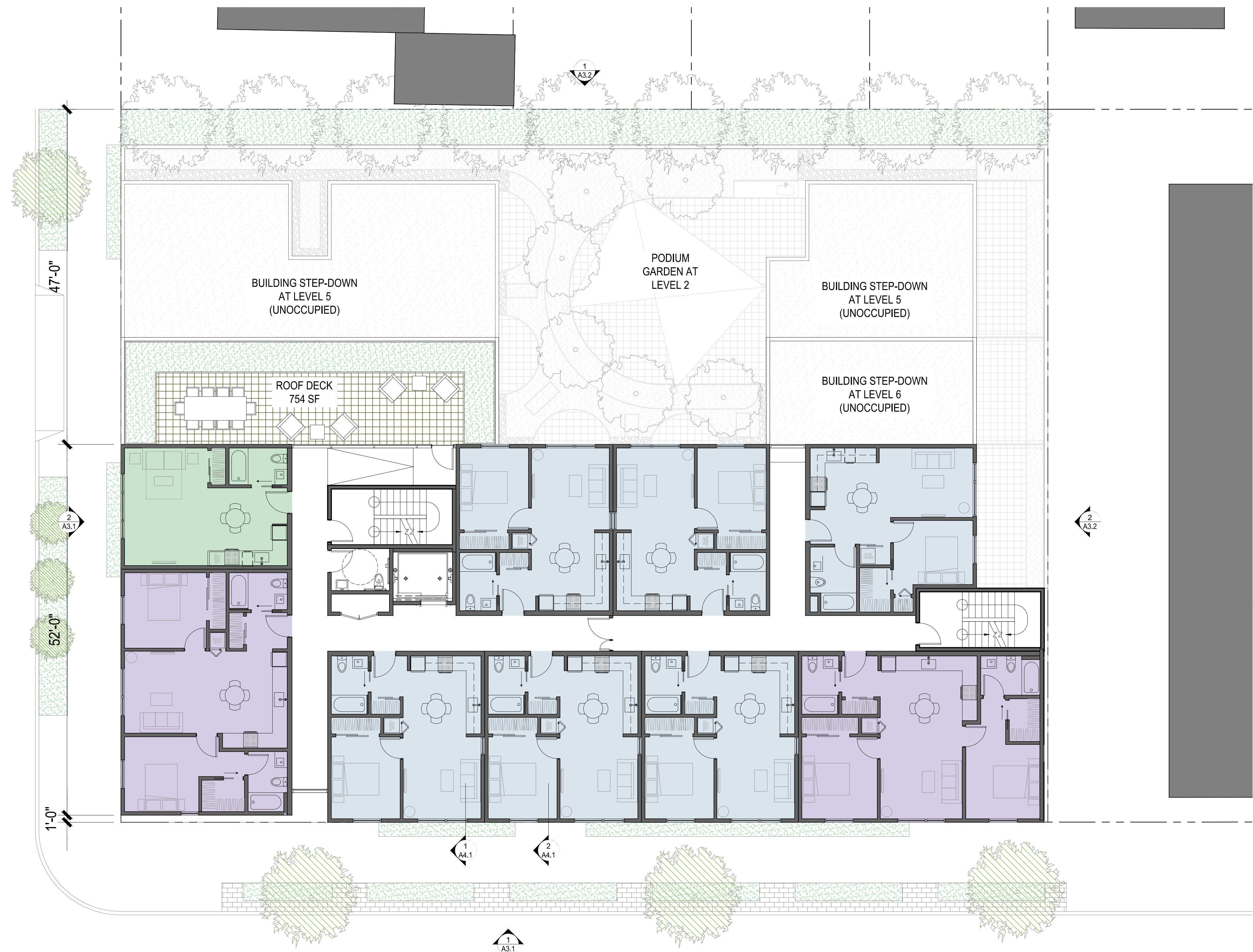
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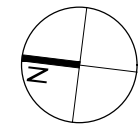
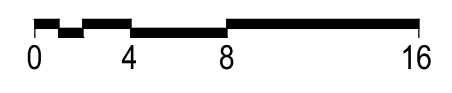
SHEET:

PLAN AT
LEVEL 6

A2.4



1
PLAN AT LEVEL 6
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36





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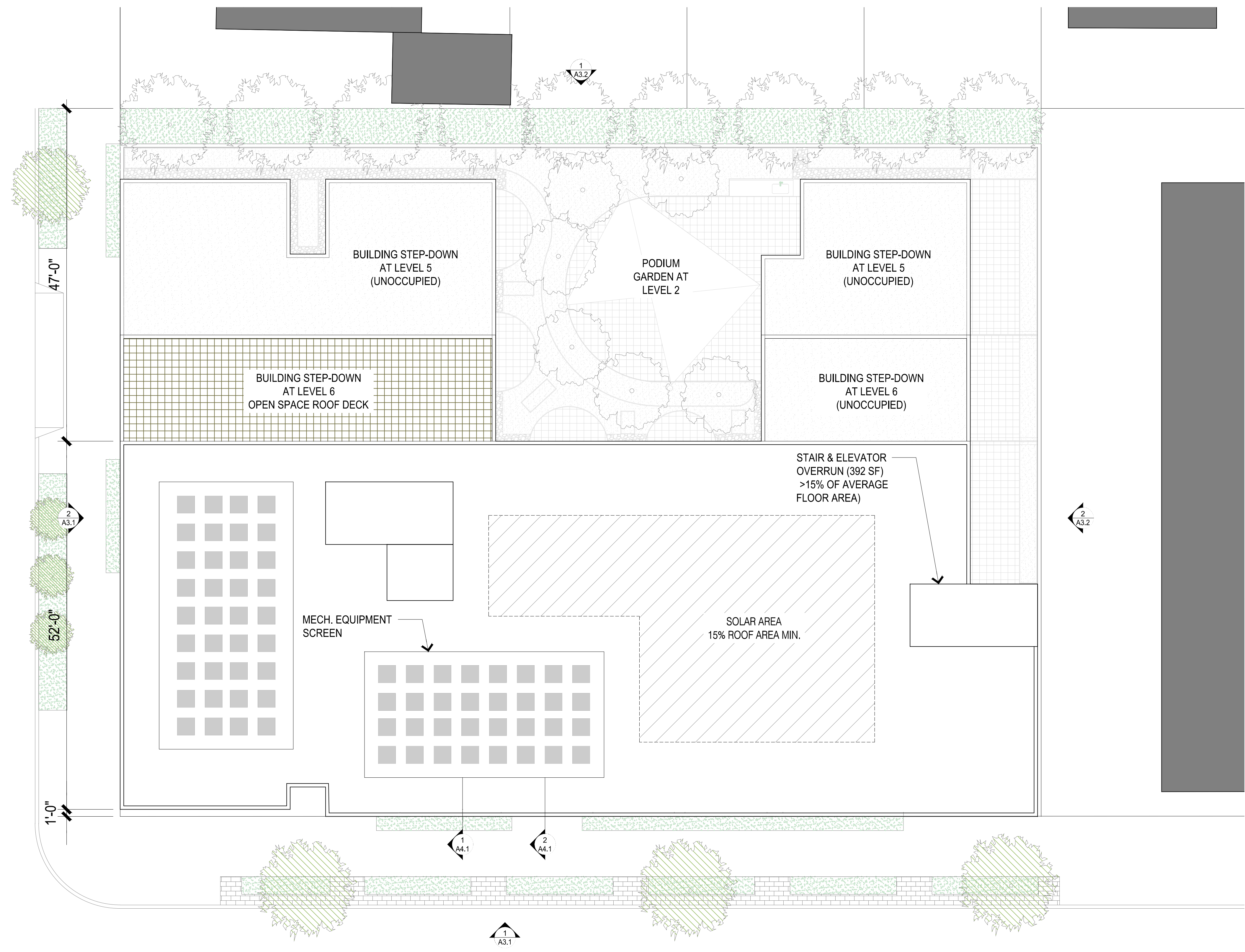
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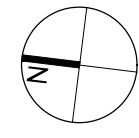
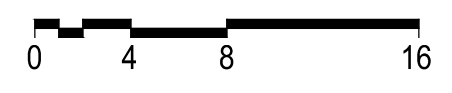
SHEET:

PLAN AT
ROOF

A2.5



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



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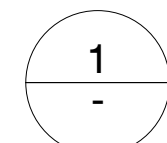
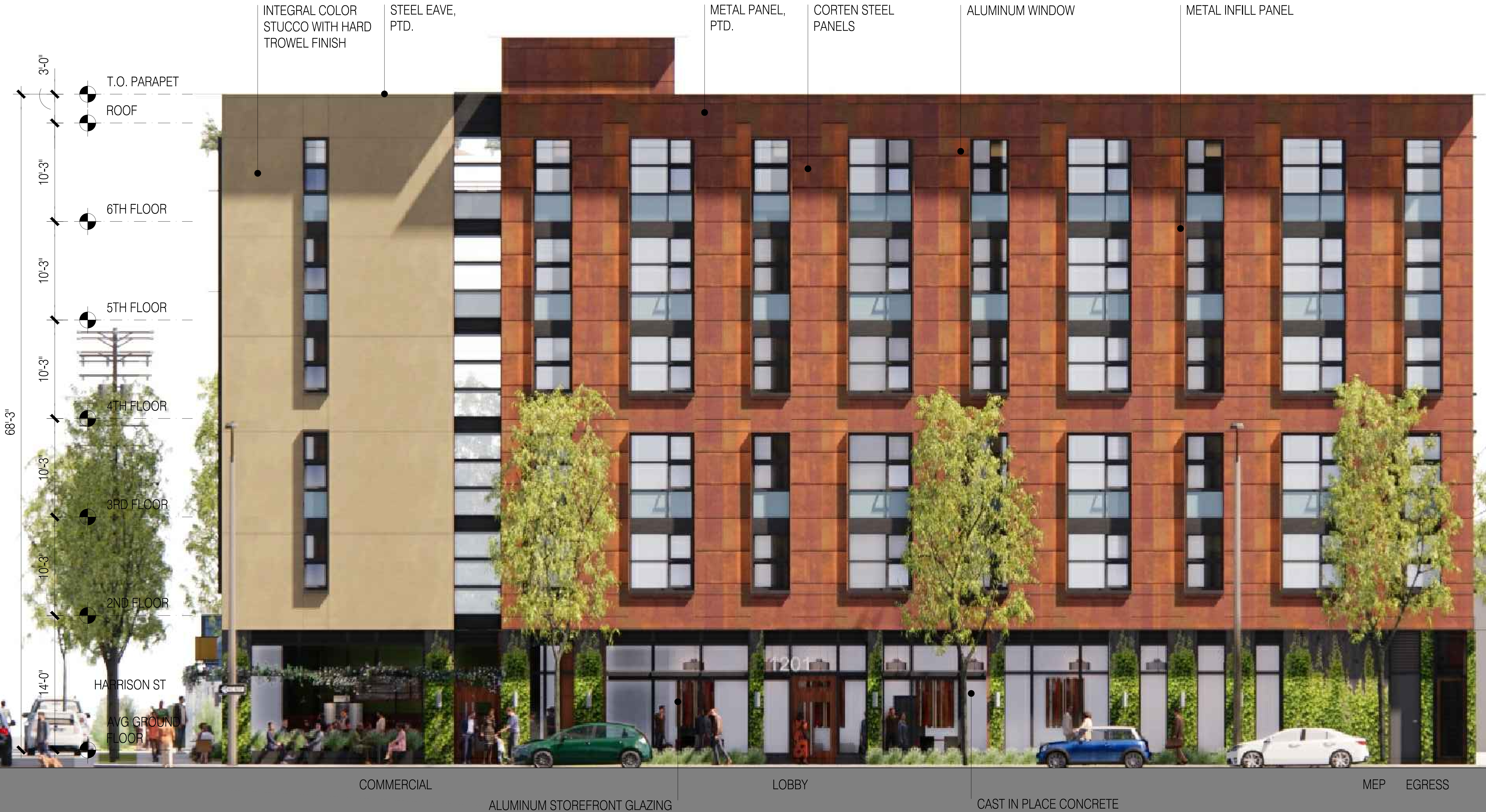
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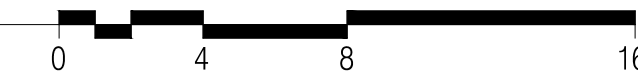
BUILDING
ELEVATIONS

A3.1



WEST ELEVATION

3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36



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JOB: 1928

SHEET:
**BUILDING
ELEVATIONS**

A3.2



STEEL EAVE, PTD.
ALUMINUM WINDOW
INTEGRAL COLOR STUCCO WITH HARD TROWEL FINISH
METAL INFILL PANEL

T.O. PARAPET 3'-0"
ROOF
6TH FLOOR 10'-3"
5TH FLOOR 10'-3"
4TH FLOOR 10'-3"
3RD FLOOR 10'-3"
2ND FLOOR 10'-3"
SAN PABLO AVE. 14'-0"
AVG. GROUND FLOOR
68'-3"

WOOD FENCE CAST IN PLACE CONCRETE GARAGE COMMERCIAL EXIT ALUMINUM STOREFRONT GLAZING

1 NORTH ELEVATION
3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36 0 4 8 16



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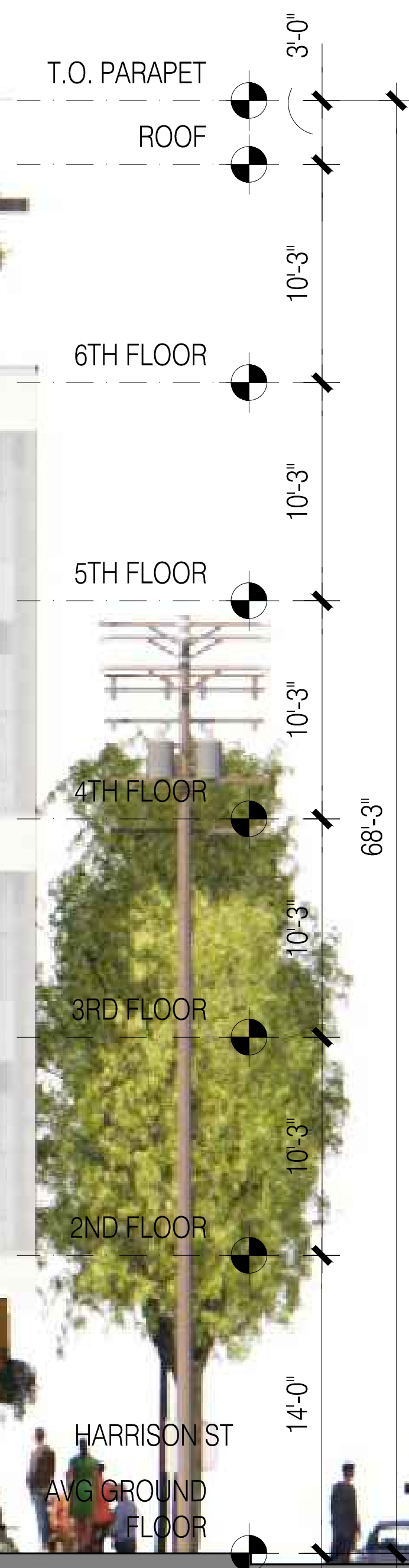
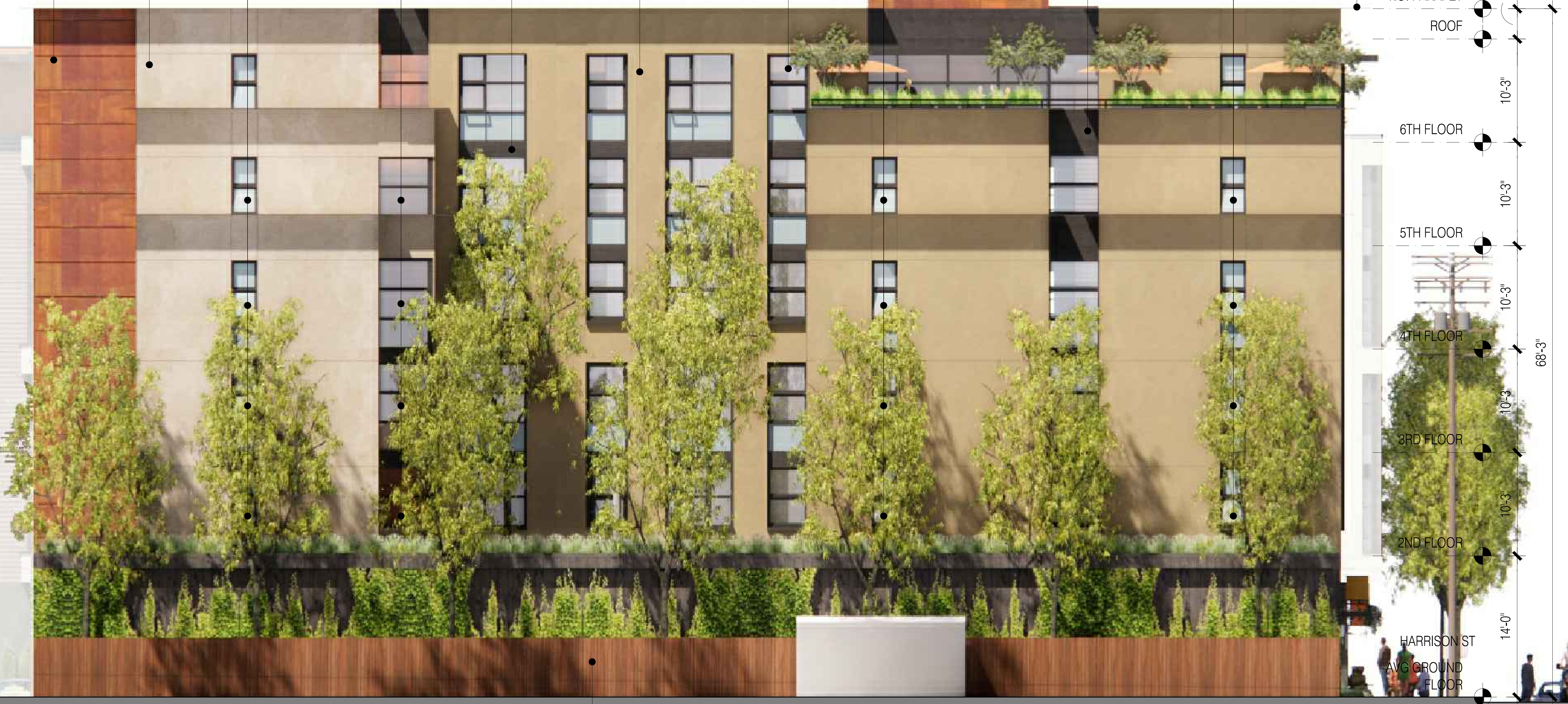
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JOB: 1928

SHEET:
**BUILDING
ELEVATIONS**

A3.3

- CORTEN STEEL PANELS
- INTEGRAL COLOR STUCCO WITH HARD TROWEL FINISH
- ALUMINUM WINDOW W/ FROSTED GLAZING @ LOWER 2 LITES
- FROSTED GLAZING AT LOWER 2 LITES
- METAL INFILL PANEL
- INTEGRAL COLOR STUCCO WITH HARD TROWEL FINISH
- ALUMINUM WINDOW
- ALUMINUM WINDOW W/ FROSTED GLAZING @ LOWER 2 LITES
- METAL PANEL, PTD.
- ALUMINUM WINDOW W/ FROSTED GLAZING @ LOWER 2 LITES
- STEEL EAVE, PTD.



WOOD FENCE

1 EAST ELEVATION
3/32"=1'-0" @ 11X17 3/16" = 1'-0" @ 24X36 0 4 8 16

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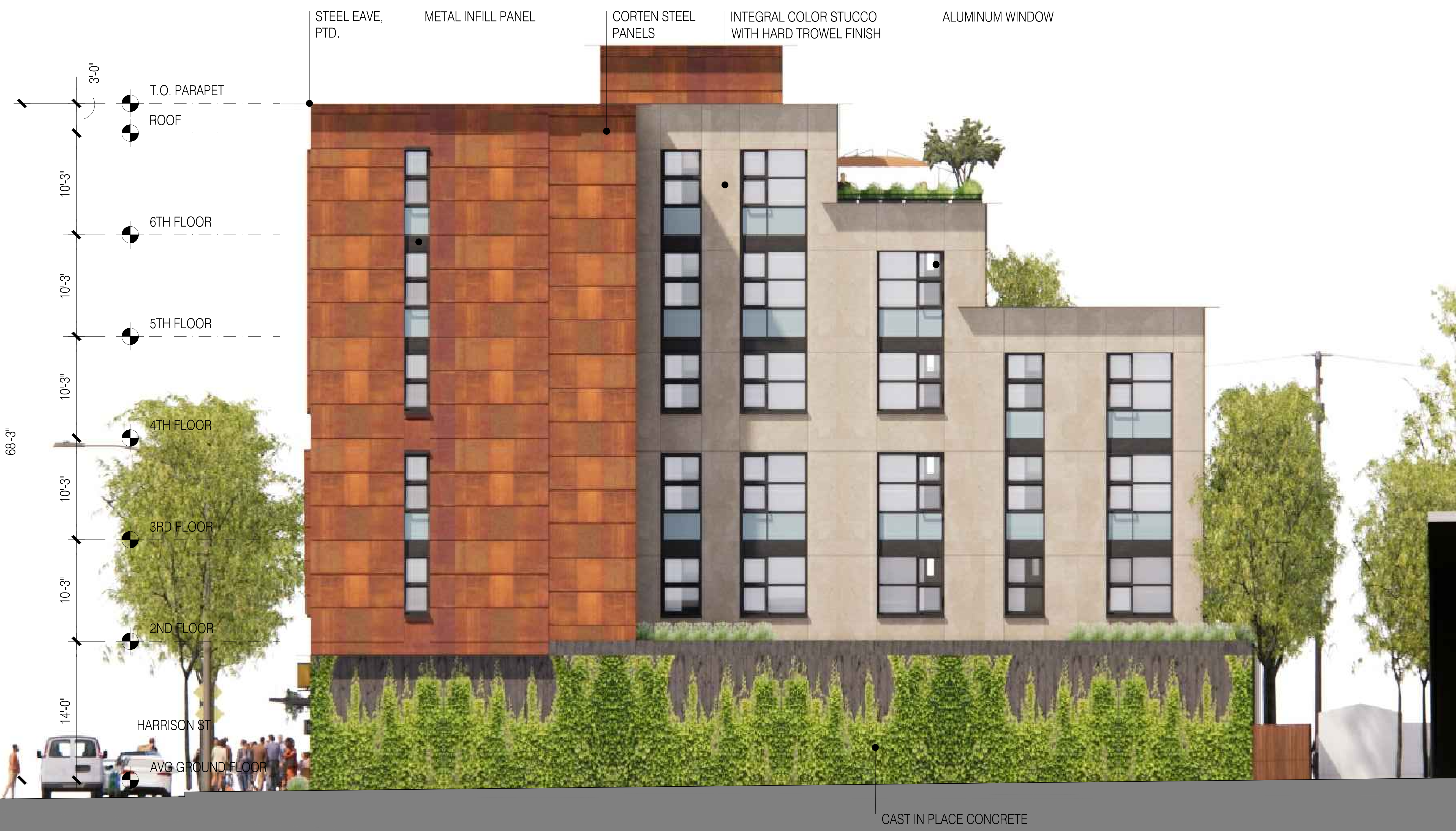
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JOB: 1928

SHEET:
BUILDING
ELEVATIONS

A3.4



1

SOUTH ELEVATION

3/32"=1'-0" @ 11X17 3/16" = 1'-0" @ 24X36 0 4 8 16

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JOB: 1928

SHEET:

STREET STRIP
ELEVATIONS

A3.5



2

STREET STRIP ELEVATION @ HARRISON ST.

1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36



1

STREET STRIP ELEVATION @ SAN PABLO AVE.

1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36



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JOB: 1928

SHEET:

PERSPECTIVE
VIEWS

A3.6



1
-

VIEW ALONG SAN PABLO - LOOKING SOUTH

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SHEET:
PERSPECTIVE
VIEWS

A3.7



1 - VIEW ALONG HARRISON - LOOKING EAST

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SHEET:

PERSPECTIVE
VIEWS

A3.8



1
-

VIEW ALONG HARRISON - LOOKING WEST

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PERSPECTIVE
VIEWS

A3.9



1

VIEW ALONG SAN PABLO - LOOKING EAST

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A3.10



1 - VIEW AT SAN PABLO INTERSECTION

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A3.11



1

CLOSE UP VIEW ALONG SAN PABLO

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A3.12



1 SHATTUCK LOOKING NORTH

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A3.13



1 CLOSE UP VIEW ALONG SAN PABLO

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PHOTO MATCH
PERSPECTIVES

A3.12



2 SAN PABLO LOOKING SOUTH - AFTER



1 SAN PABLO LOOKING SOUTH - BEFORE



4 HARRISON LOOKING EAST - AFTER



3 HARRISON LOOKING EAST - BEFORE

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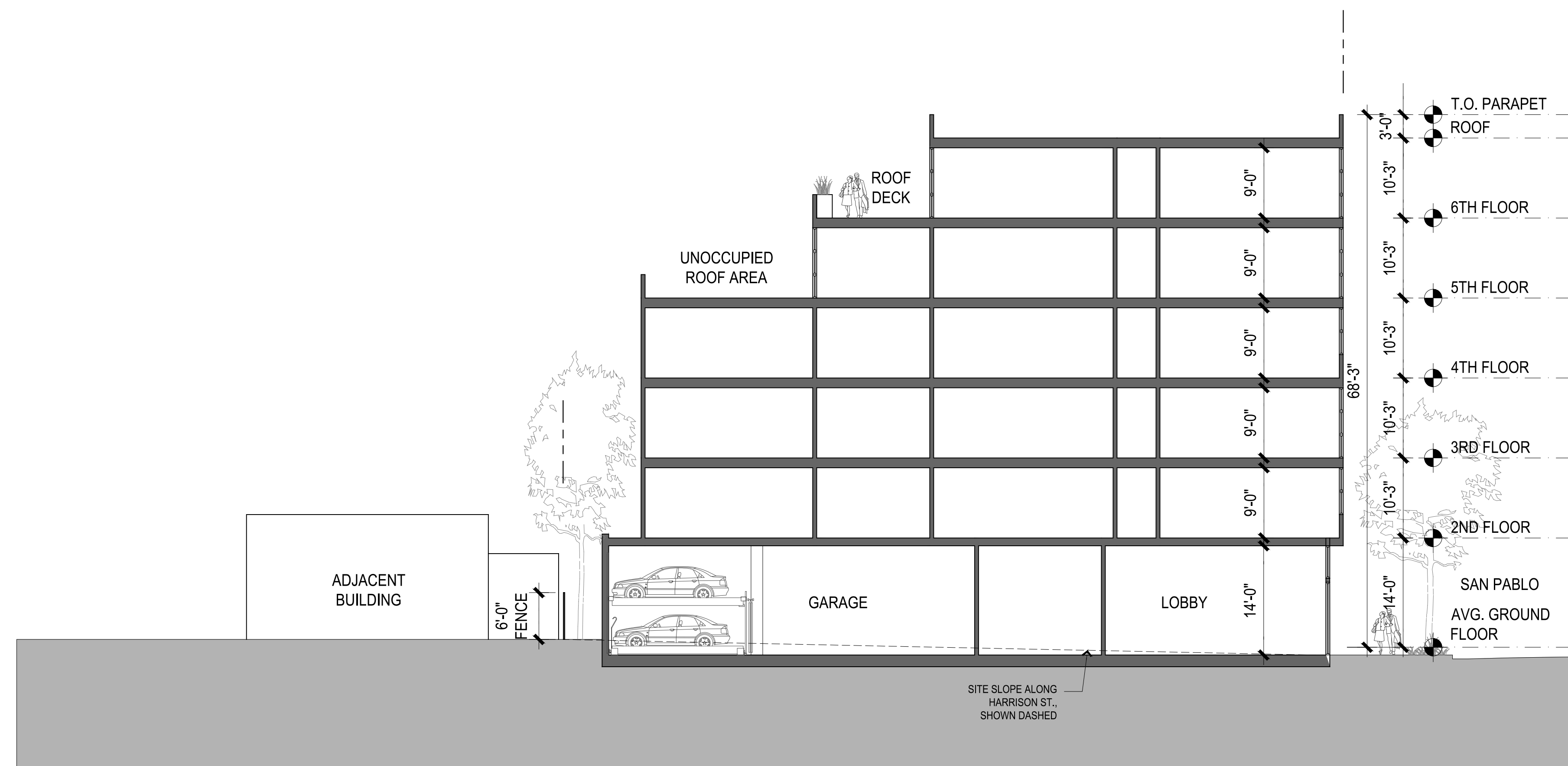
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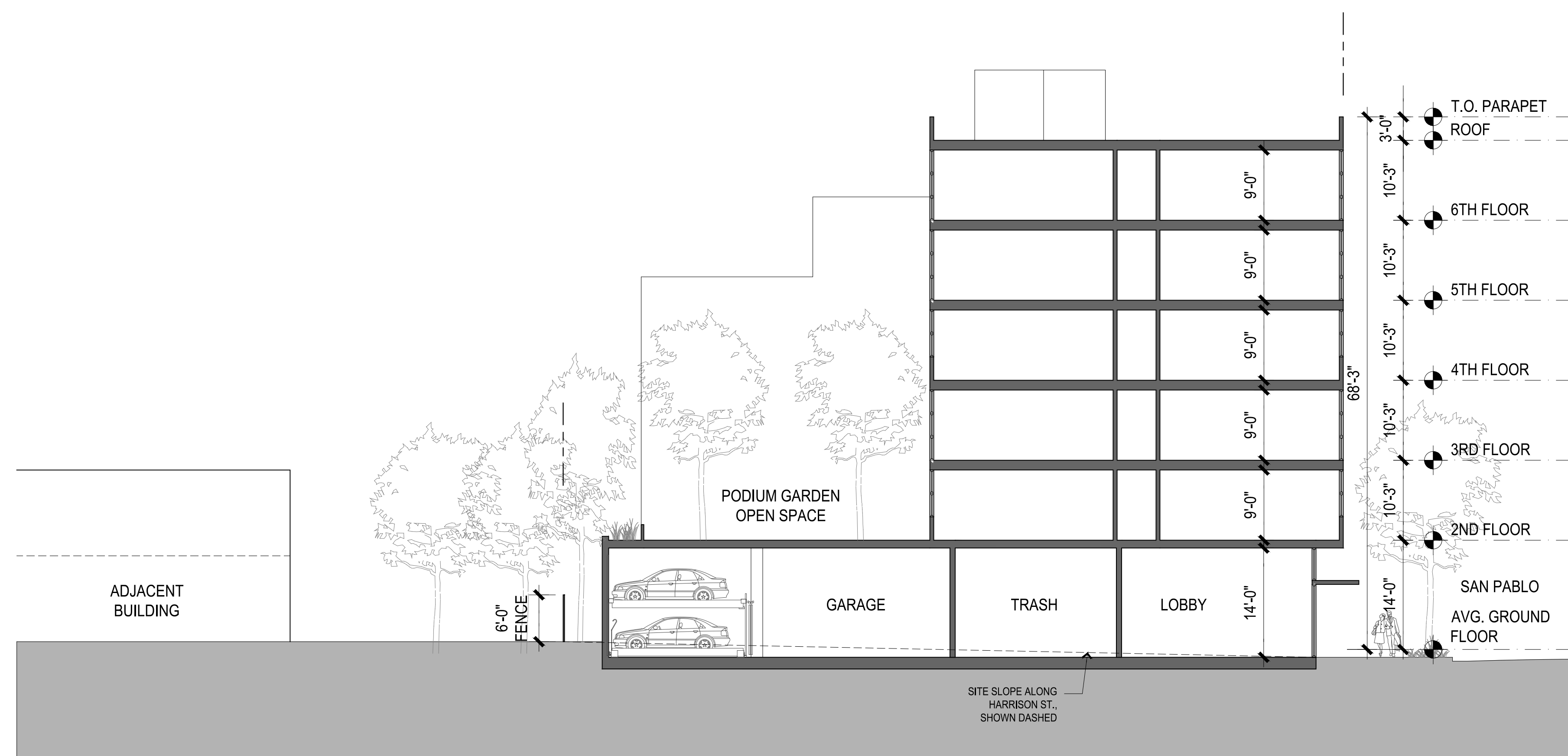
SHEET:

**BUILDING
SECTION**

A4.1



2
E-W SECTION THROUGH PODIUM GARDEN
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36
0 2 4 8 16



1
E-W SECTION
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36
0 2 4 8 16

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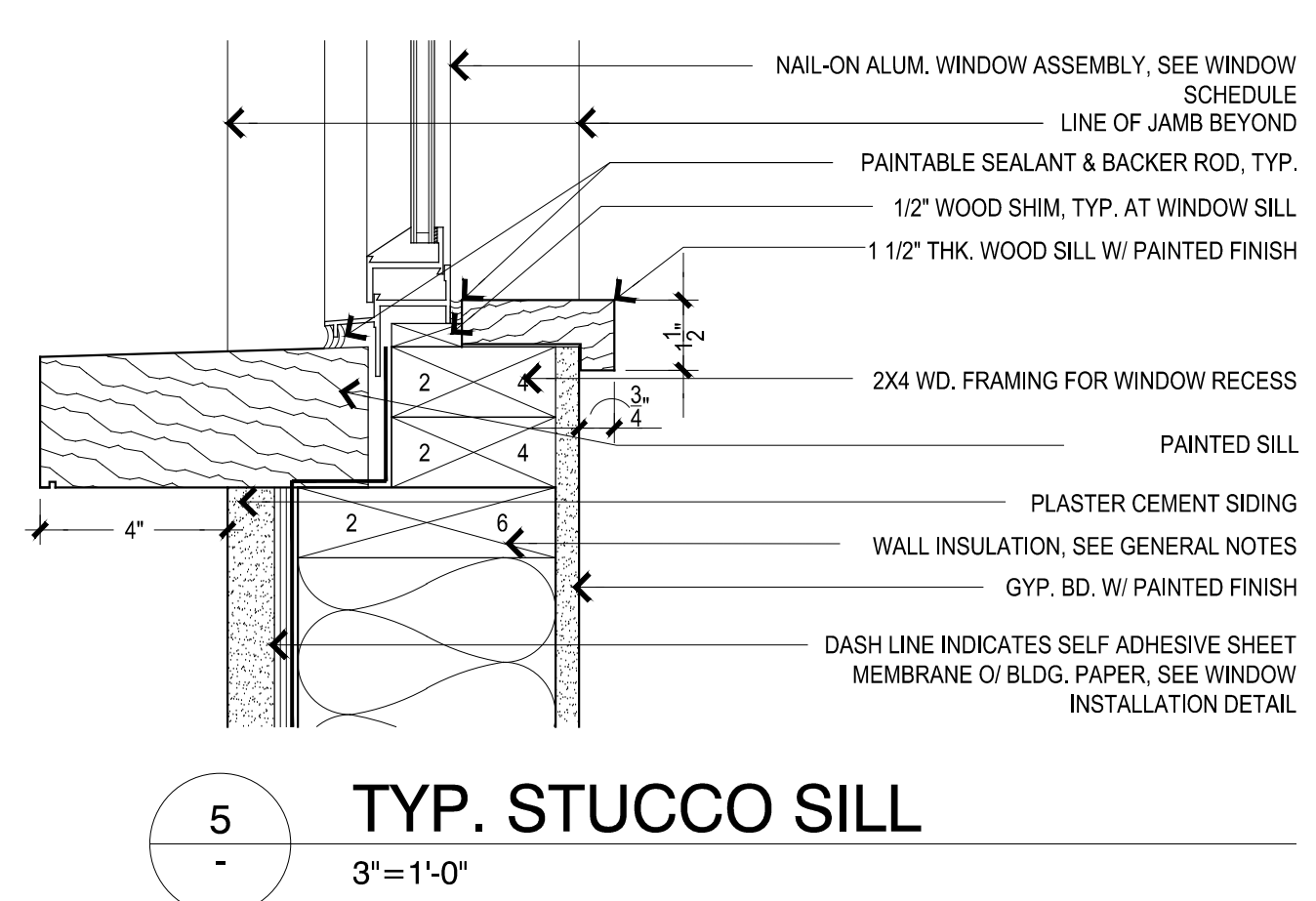
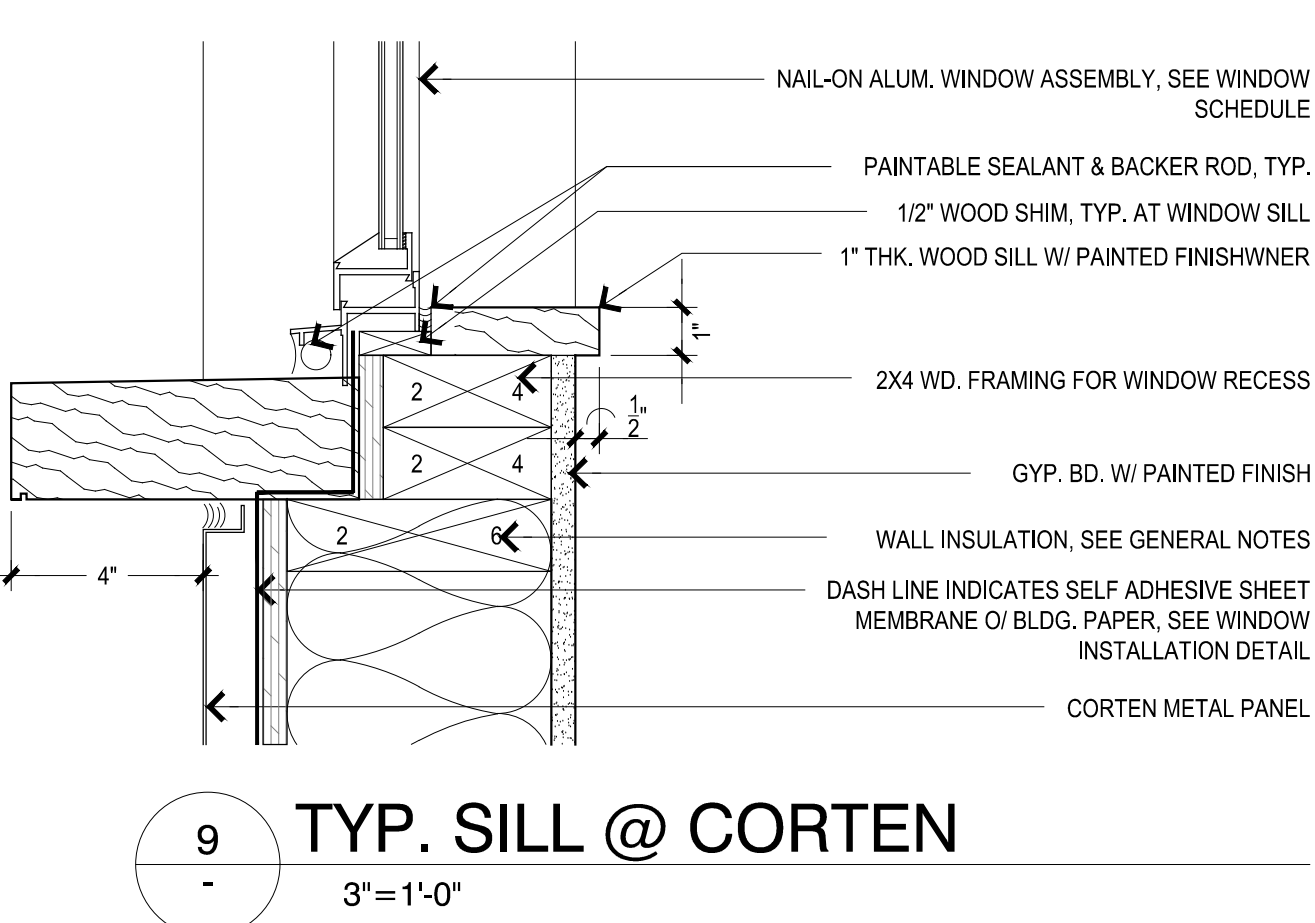
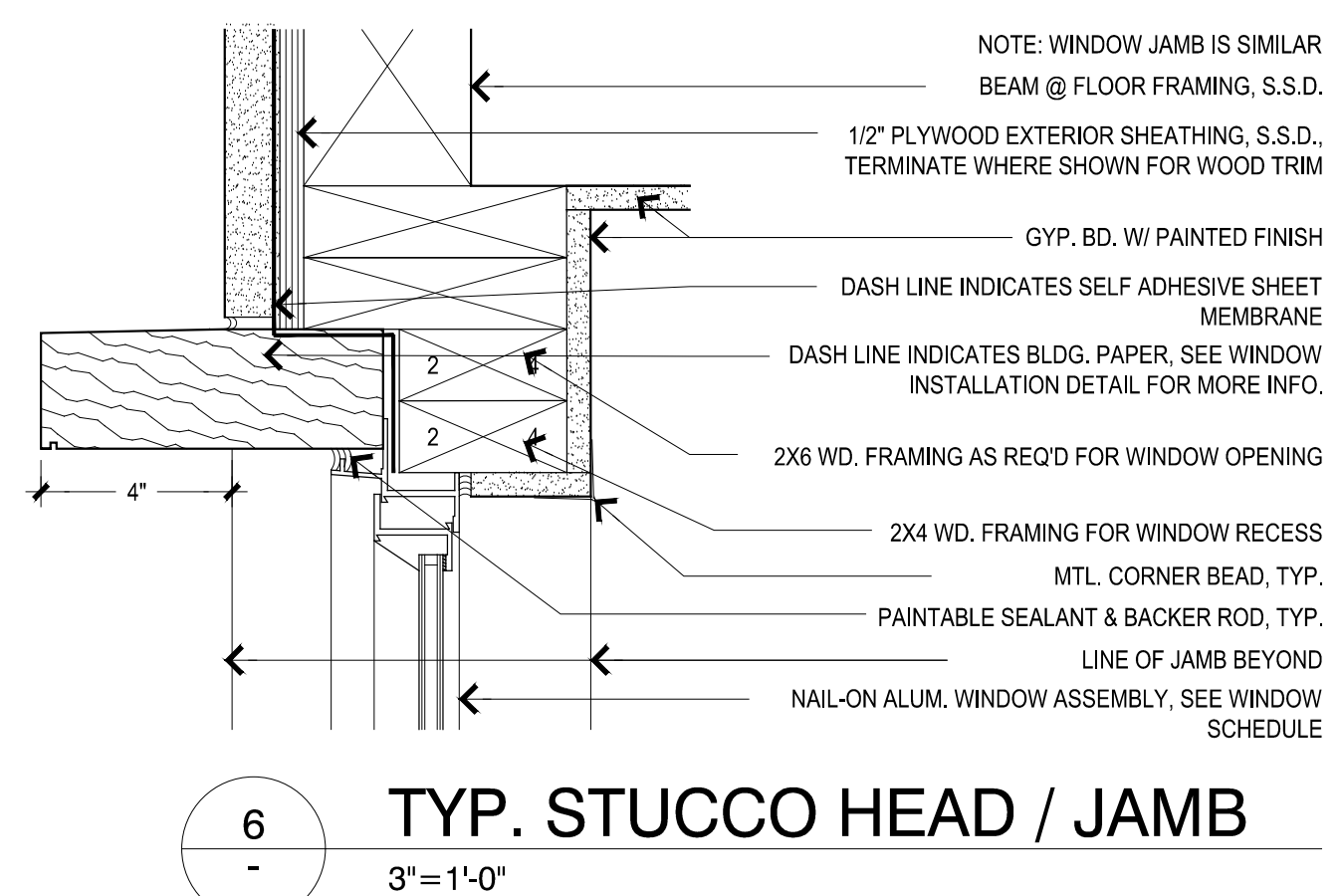
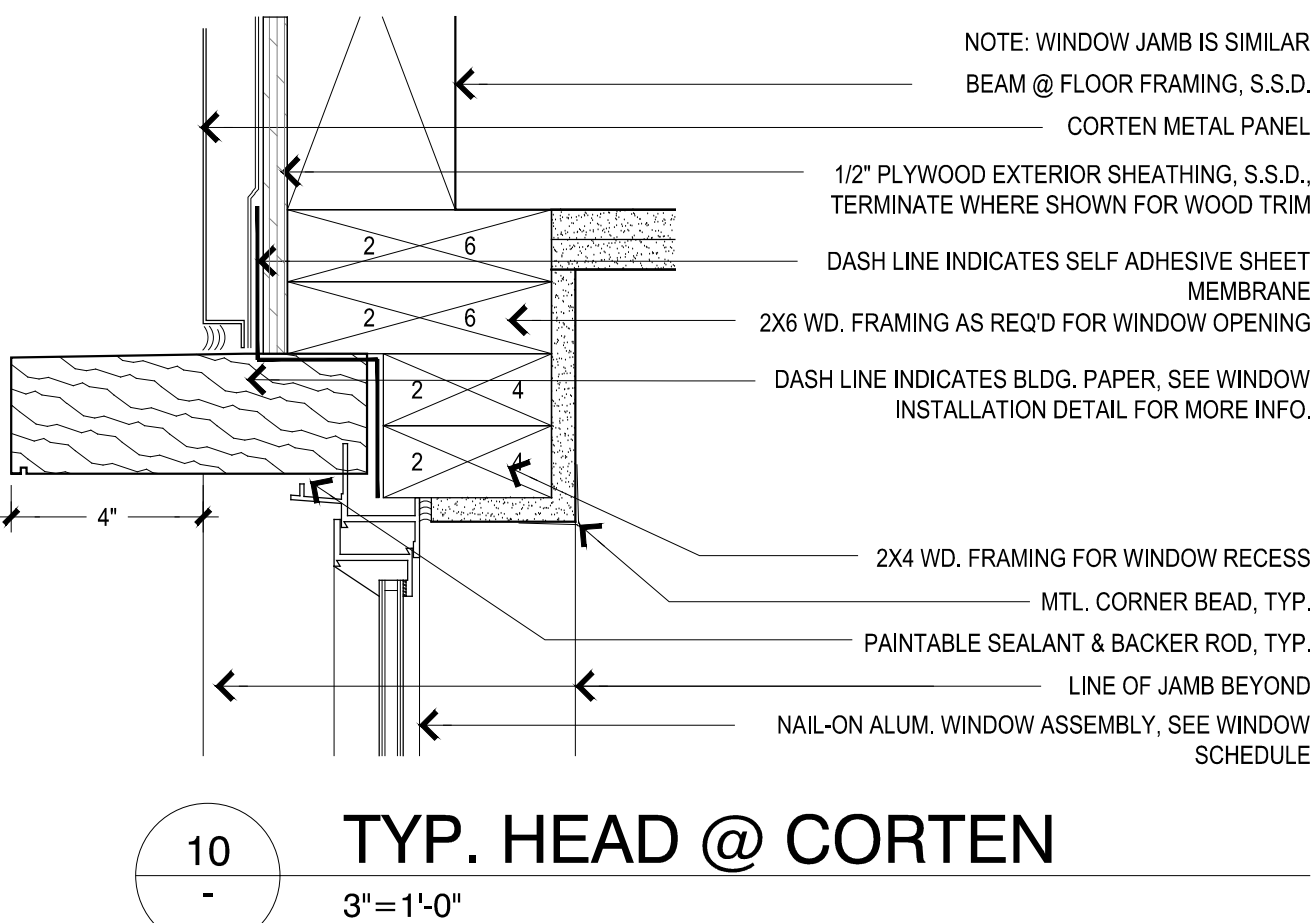
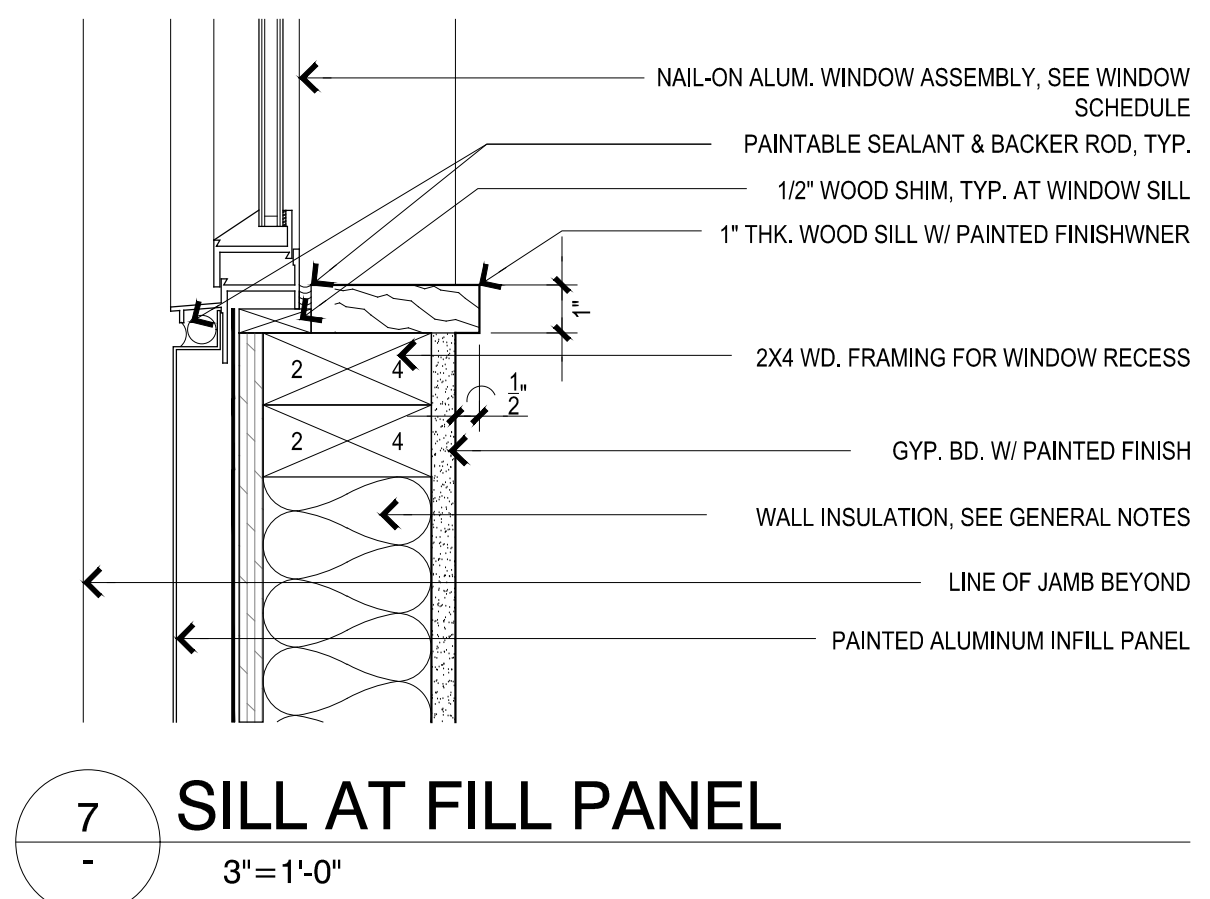
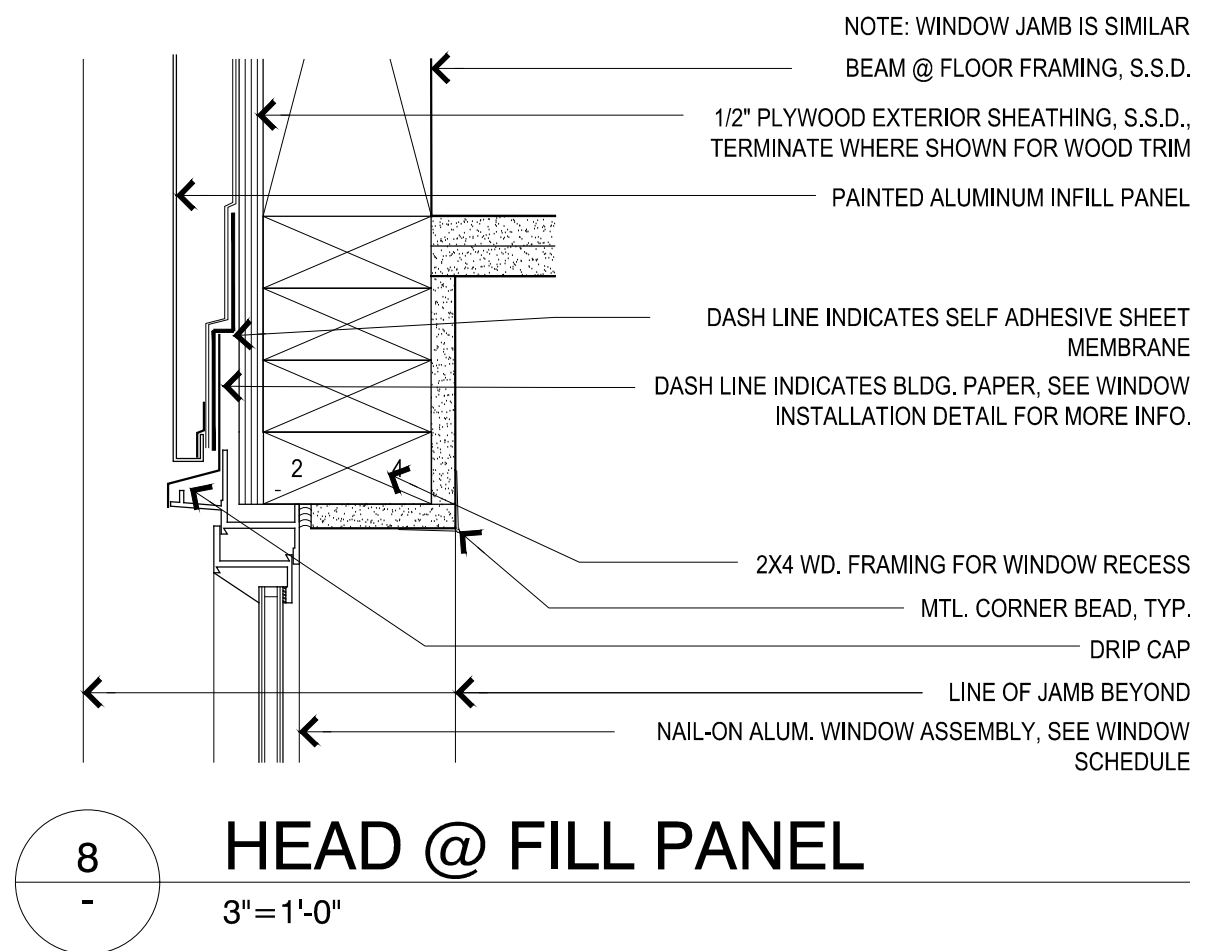
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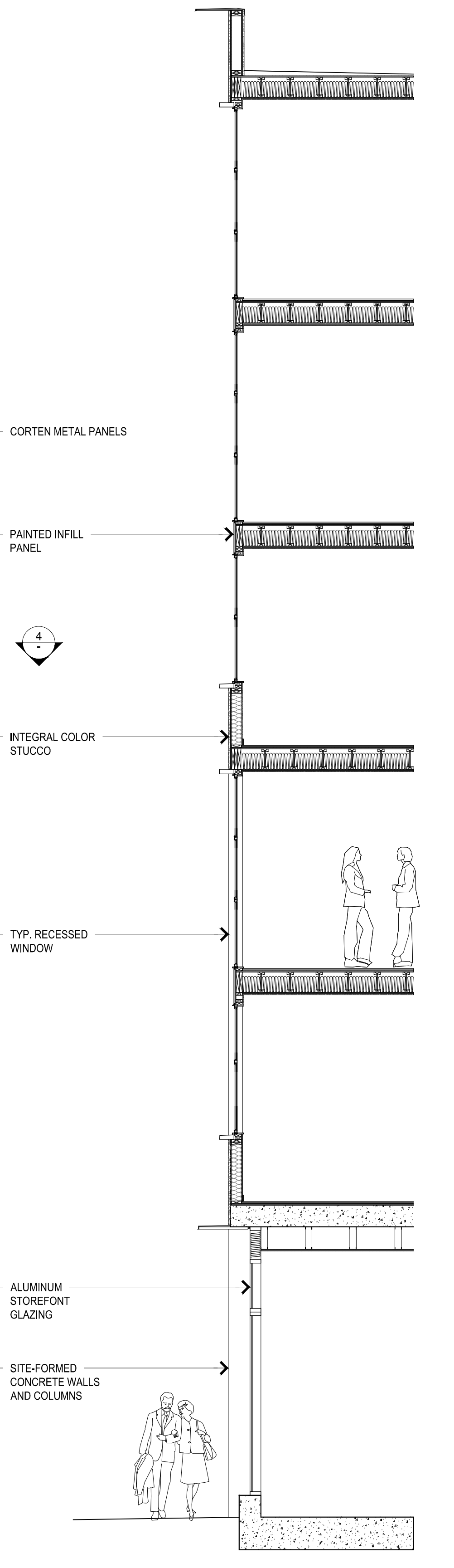
SHEET:

**WALL SECTIONS &
DETAILS**

A4.2



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



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



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MATERIAL
BOARD

MAT



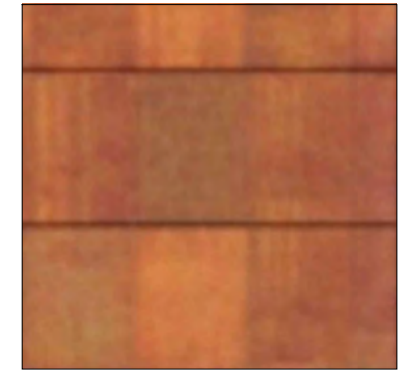
INTEGRAL COLOR STUCCO
W/ SMOOTH TROWEL FINISH



INTEGRAL COLOR STUCCO
W/ SMOOTH TROWEL FINISH



METAL INFILL PANEL



CORTEN METAL
PANEL

INTEGRAL COLOR
STUCCO W/ SMOOTH
TROWEL FINISH

CORTEN METAL PANELS

ALUMINUM
STOREFRONT

METAL INFILL
PANEL

CAST-IN-PLACE
CONCRETE

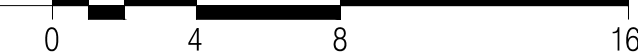
STEEL EAVE, PTD.



1

WEST ELEVATION

3/32"=1'-0" @ 11X17 3/16"= 1'-0" @ 24X36



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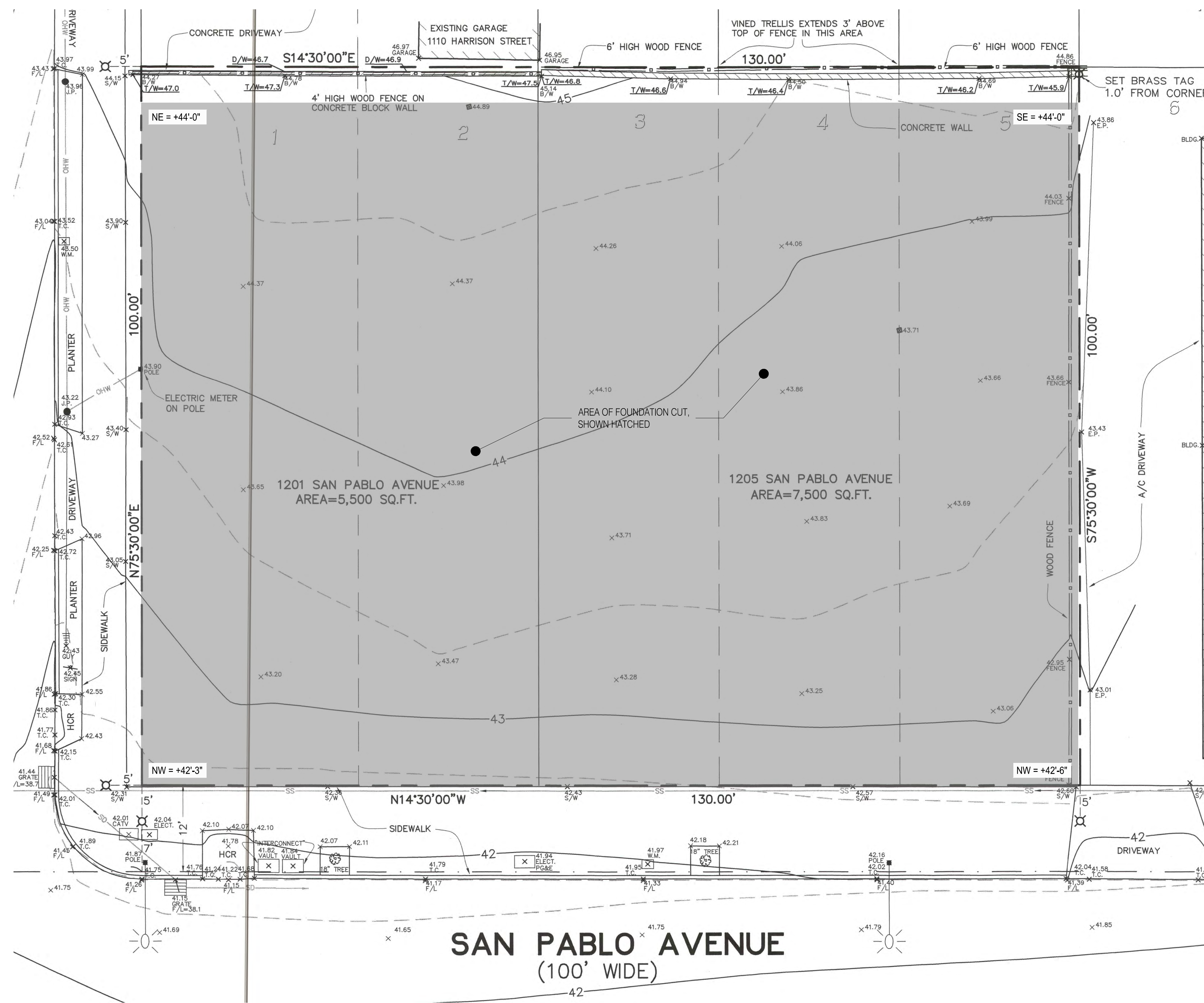
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CONCEPTUAL
GRADING PLAN

G-01

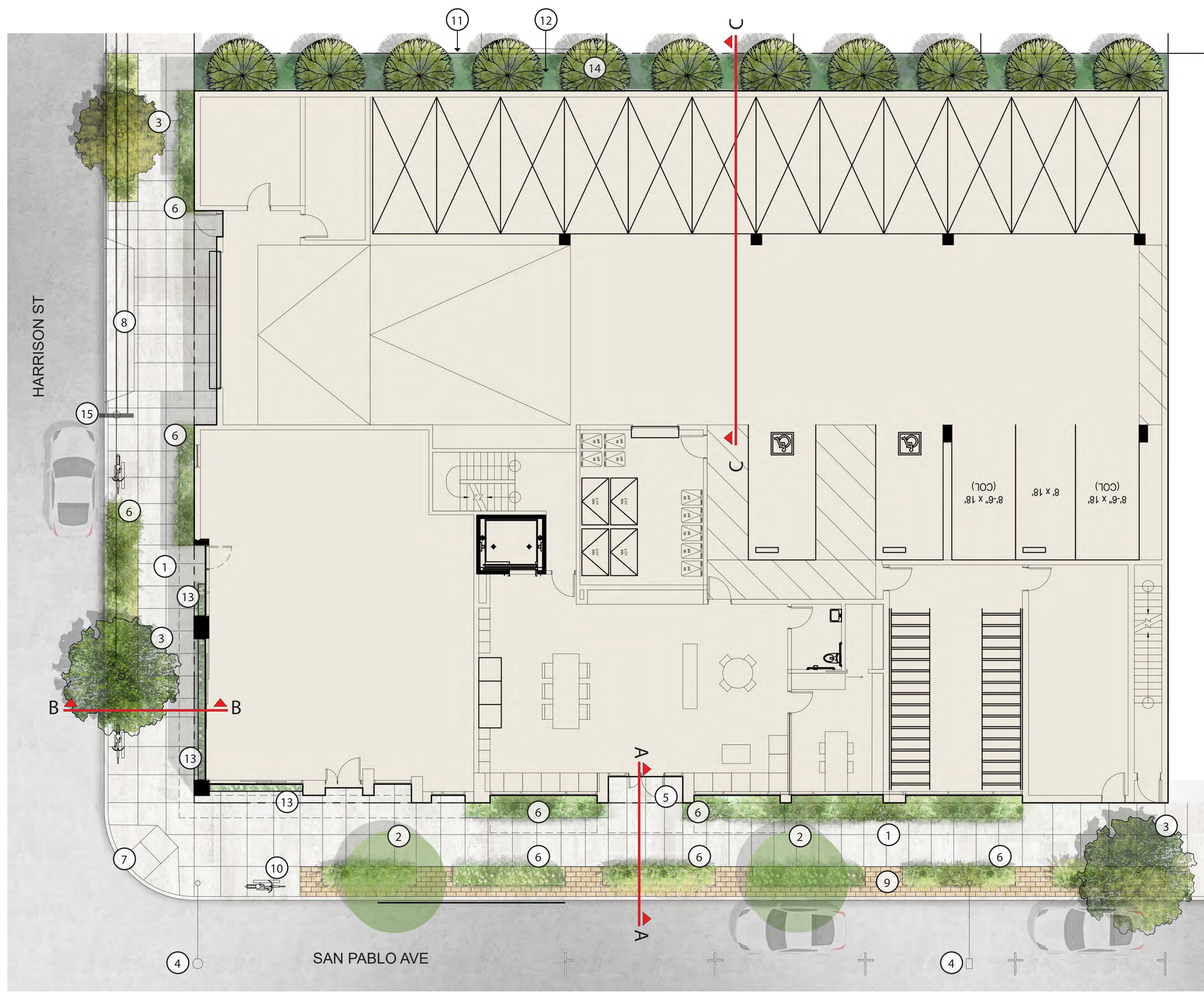


ESTIMATED QUANTITIES AND LOCATIONS OF FOUNDATION CUTS

	FEET	YARDS
TOTAL CUBIC YARDS OF CUT		1115 (CUBIC YARDS)
TOTAL AREA OF CUT	12346	1372 (SQUARE YARDS)
AVERAGE DEPTH OF CUT	2.4375	0.81 (YARDS)
CORNER 1 - NW	42.25	1.5
CORNER 2 - NE	44	3.25
CORNER 3 - SE	44	3.25
CORNER 4 - SW	42.5	1.75

2 ESTIMATED CUT/FILL DATA

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



LEGEND

1. CONCRETE SIDEWALK PAVING
2. EXISTING STREET TREE
3. NEW 24" BOX STREET TREE, TYP. OF (3)
4. EXISTING STREET LIGHT
5. ENTRY TO LOBBY
6. AT-GRADE PLANTING
7. CURB RAMP
8. DRIVEWAY TO GARAGE
9. UNIT PAVERS SET ON PLANTING AREA SUB GRADE
10. NEW BIKE RACKS, TYP. OF (3)
11. 6' HIGH WOOD NEIGHBOR FENCE
12. LANDSCAPE MAINTENANCE AREA
13. 30" HIGH METAL PLANTER
14. EVERGREEN PRIVACY SCREEN
15. EXISTING JOINT POLE, GUY AND OVERHEAD LINES



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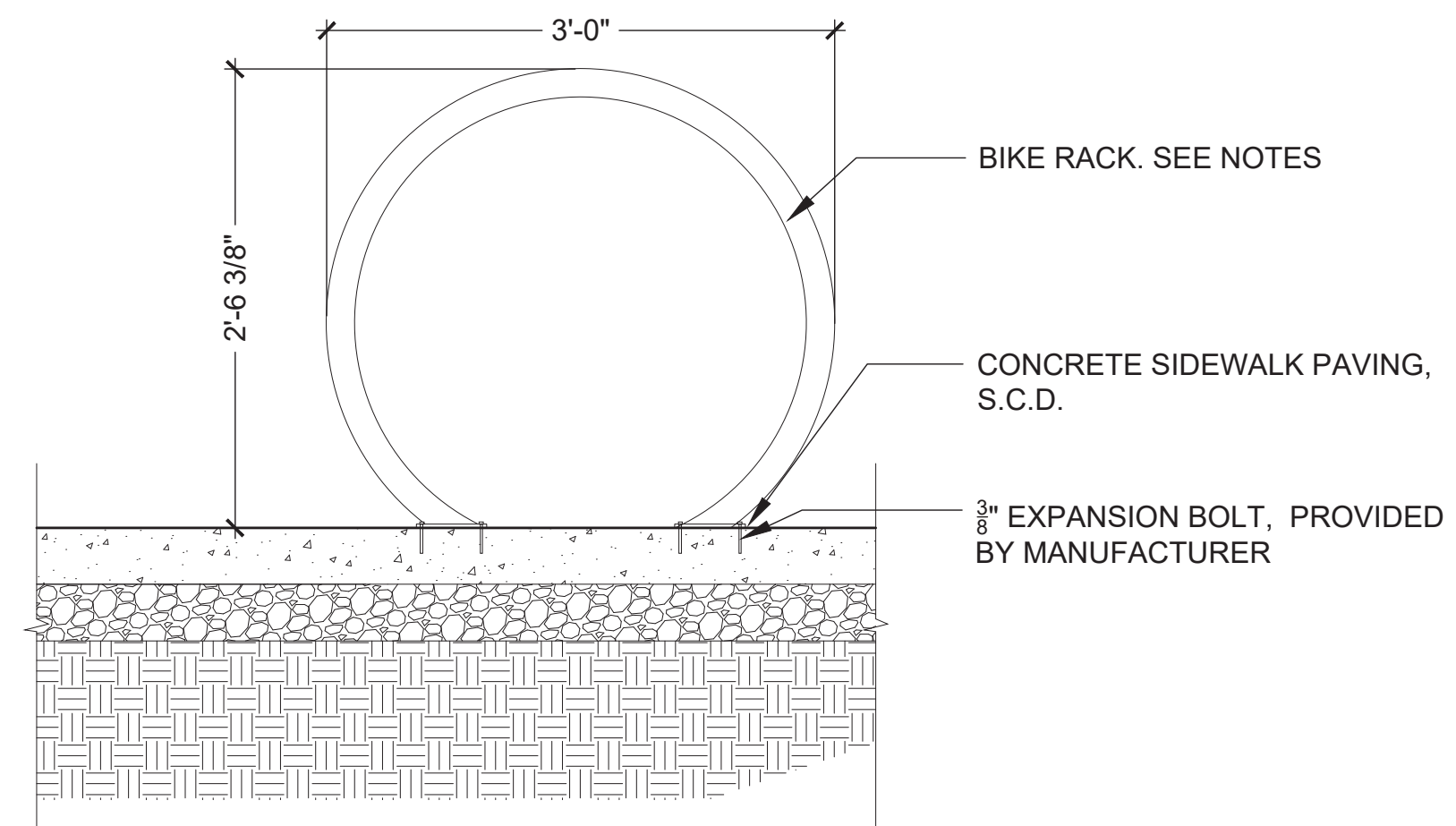
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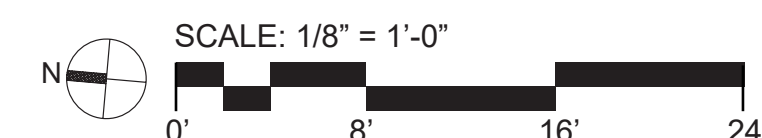


BIKE RACK



BIKE RACK: 'WELLE' CIRCULAR, SQUARE TUBE, HOT-DIPPED GALVANIZED FINISH, SURFACE MOUNT, MODEL: WCR02-SQ-SF-G.

BIKE RACK DETAIL



PLANTING NOTES

1. PLANT SPECIES SELECTED FOR DROUGHT TOLERANCE, ECOLOGICAL BENEFIT AND SITE SUITABILITY IN TERMS OF SIZE, SHADE/SUN-TOLERANCE, AND MAINTENANCE NEEDS. PLANT MATERIAL FROM VARIOUS CALIFORNIA HABITATS HAS BEEN EMPHASIZED.
2. BAY-FRIENDLY BEST PRACTICES REGARDING MULCHING AND SOIL HEALTH WILL BE IMPLEMENTED TO FACILITATE PLANT GROWTH, INCLUDING SPECIFICATION OF ORGANIC SOIL AMENDMENTS AND COMPOST.
3. THE PLANTING DESIGN WILL GROUP PLANTS WITH SIMILAR EVAPOTRANSPIRATION FACTORS WITHIN LEGIBLE ZONES. EVAPOTRANSPIRATION WILL BE ASSIGNED PER WUCOLS VERSION IV.
4. THE LANDSCAPE ARCHITECT WILL PROVIDE PLANT AND SOIL MAINTENANCE RECOMMENDATIONS AS PART OF THE PROJECT SPECIFICATIONS.
5. LAWN AND TURF AREAS WILL NOT BE INCLUDED IN THE PROJECT.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM WILL BE DESIGNED BY A LICENSED IRRIGATION PROFESSIONAL.
2. A DEDICATED EBMUD METER OR SUBMETER WILL BE PROVIDED FOR THE IRRIGATION SYSTEM DESIGN WITH LOCATION AND POINT OF CONNECTION NOTED.
3. A MANUAL SHUTOFF VALVE, REDUCED PRESSURE BACKFLOW PREVENTER AND FLOW SENSOR WITH MASTER SHUT OFF VALVE WILL BE PROVIDED AFTER THE POINT OF CONNECTION.
4. WATER PRESSURE AND FLOW RATES AT POINT OF CONNECTION AND ALL REMOTE CONTROL VALVES WILL BE INDICATED ON IRRIGATION PLANS.
5. IRRIGATION PLANS WILL SHOW SCHEMATIC LOCATION FOR ALL MAINLINES, LATERALS, SLEEVES AND REMOTE CONTROL VALVES.
6. REMOTE CONTROL VALVES WILL BE OPERATED BY A SMART, WEATHER-BASED IRRIGATION CONTROLLER WITH RAIN SENSOR MOUNTED IN AN APPROPRIATE LOCATION.
7. ALL PLANTED AREAS WILL BE WATERED USING HIGH-EFFICIENCY IRRIGATION TECHNOLOGY, SUCH AS DRIP LINES AND BUBBLERS WITH FLUSH AND AIR RELIEF VALVES WHERE REQUIRED. ALL COMPONENTS SHALL HAVE FIXED FLOW RATES.
8. IRRIGATION ZONES WILL BE GROUPED BY WATER DEMAND AND THE OVERALL PLANTING PLAN WILL COMPLY WITH WATER USE LIMITATIONS OUTLINED IN THE LATEST WATER EFFICIENT LANDSCAPE ORDINANCE.

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**LANDSCAPE PLANS
 GROUND LEVEL**

L1.1



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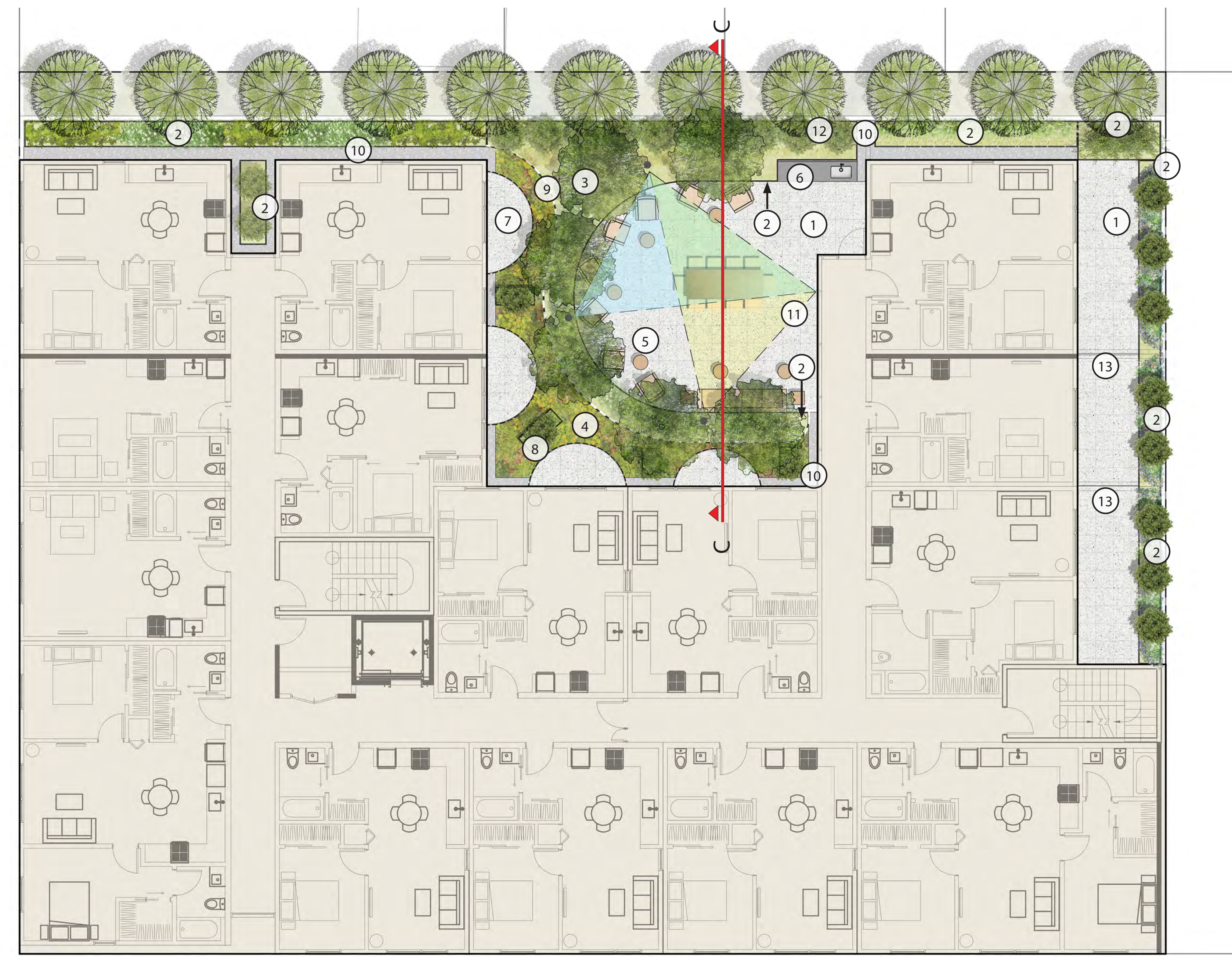
SHEET:

LANDSCAPE PLAN LEVEL 2

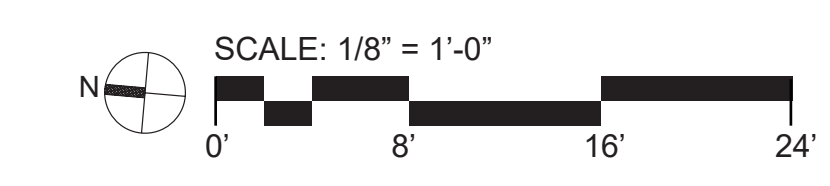
L1.2

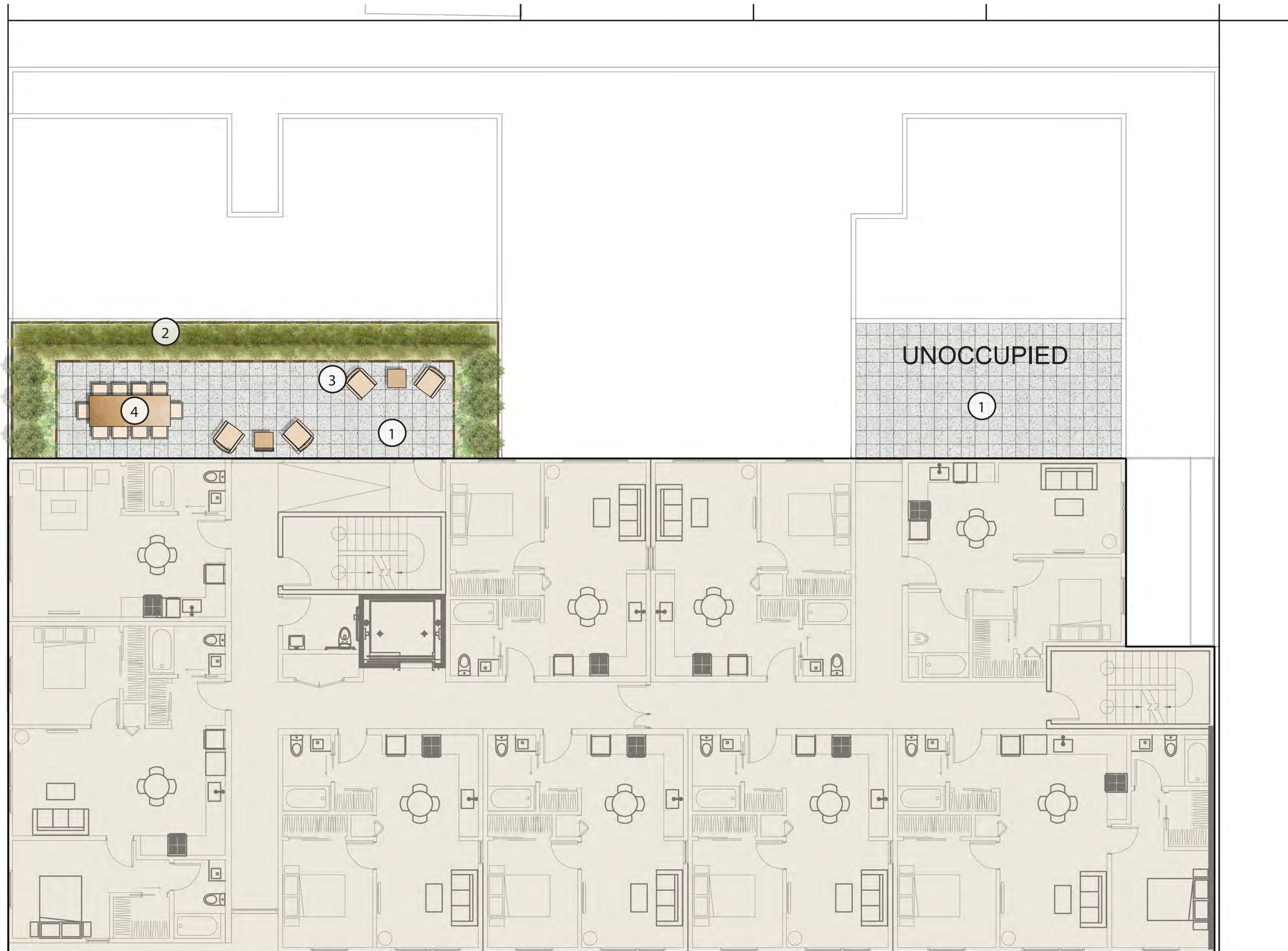
LEGEND

- 1. UNIT PAVERS ON PEDESTALS
- 2. RAISED METAL PLANTERS
- 3. 24" BOX TREES, TYP OF (6)
- 4. INTENSIVE VEGETATED ROOF
- 5. MOVABLE FURNITURE, TYP.
- 6. OUTDOOR COUNTER AND SINK
- 7. UNIT PATIO W/ METAL EDGE
- 8. SCREEN PLANTING IN RAISED METAL PLANTER
- 9. 48" HIGH PERFORATED METAL SCREEN
- 10. GRAVEL
- 11. SHADE SAILS
- 12. SCREEN PLANTING
- 13. WOOD NEIGHBOR SCREEN



2ND LEVEL PLAN





LEGEND

- 1. UNIT PAVERS ON PEDESTALS
- 2. RAISED METAL PLANTERS
- 3. MOVABLE CHAIRS WITH SIDE TABLES
- 4. DINING TABLES AND CHAIRS



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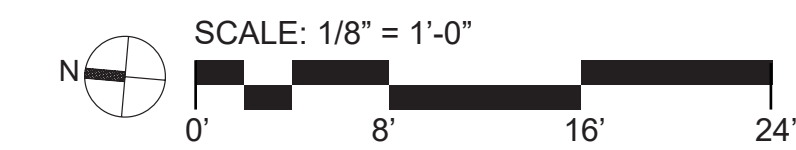
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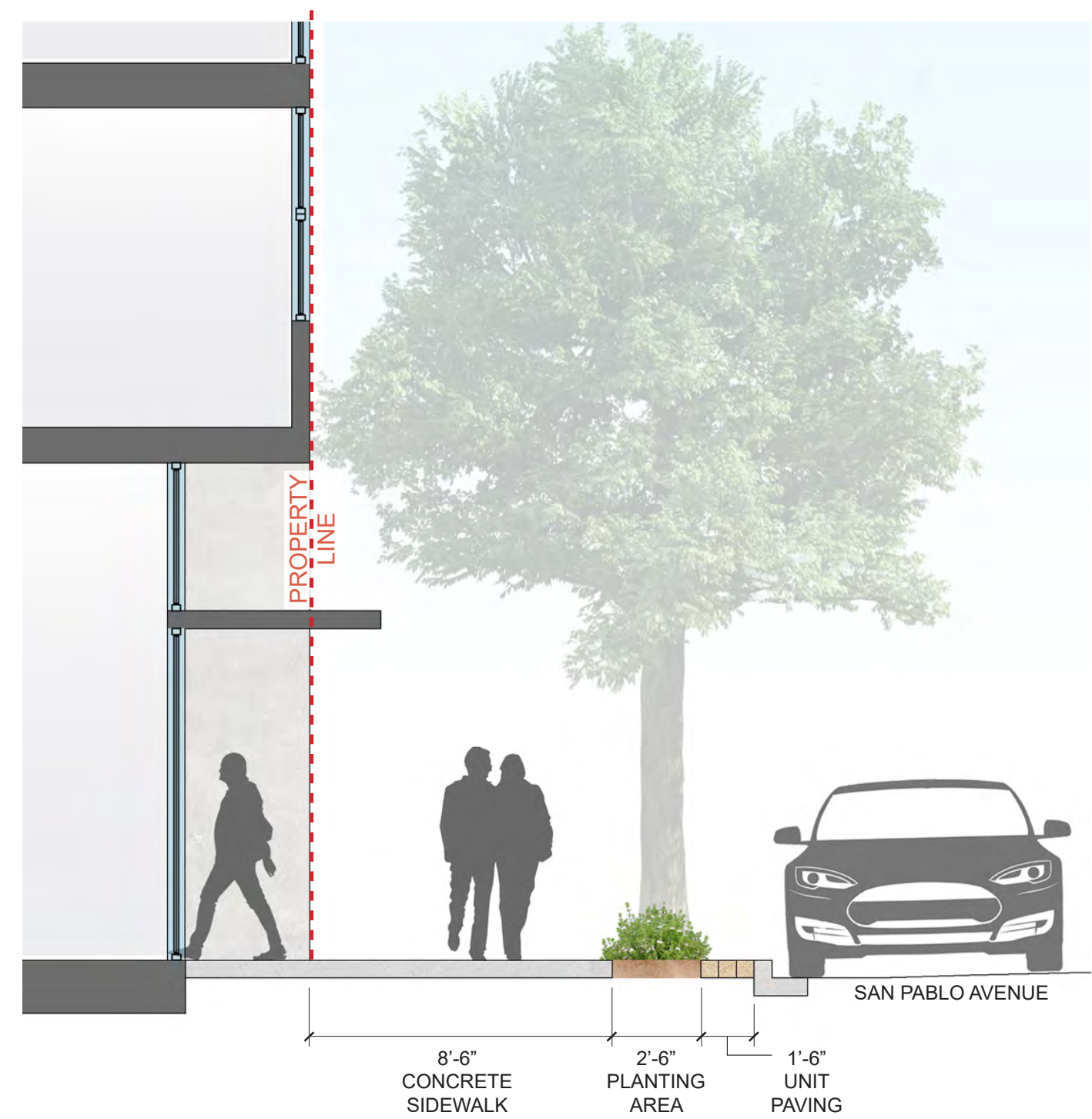
SHEET:

LANDSCAPE PLAN
LEVEL 6

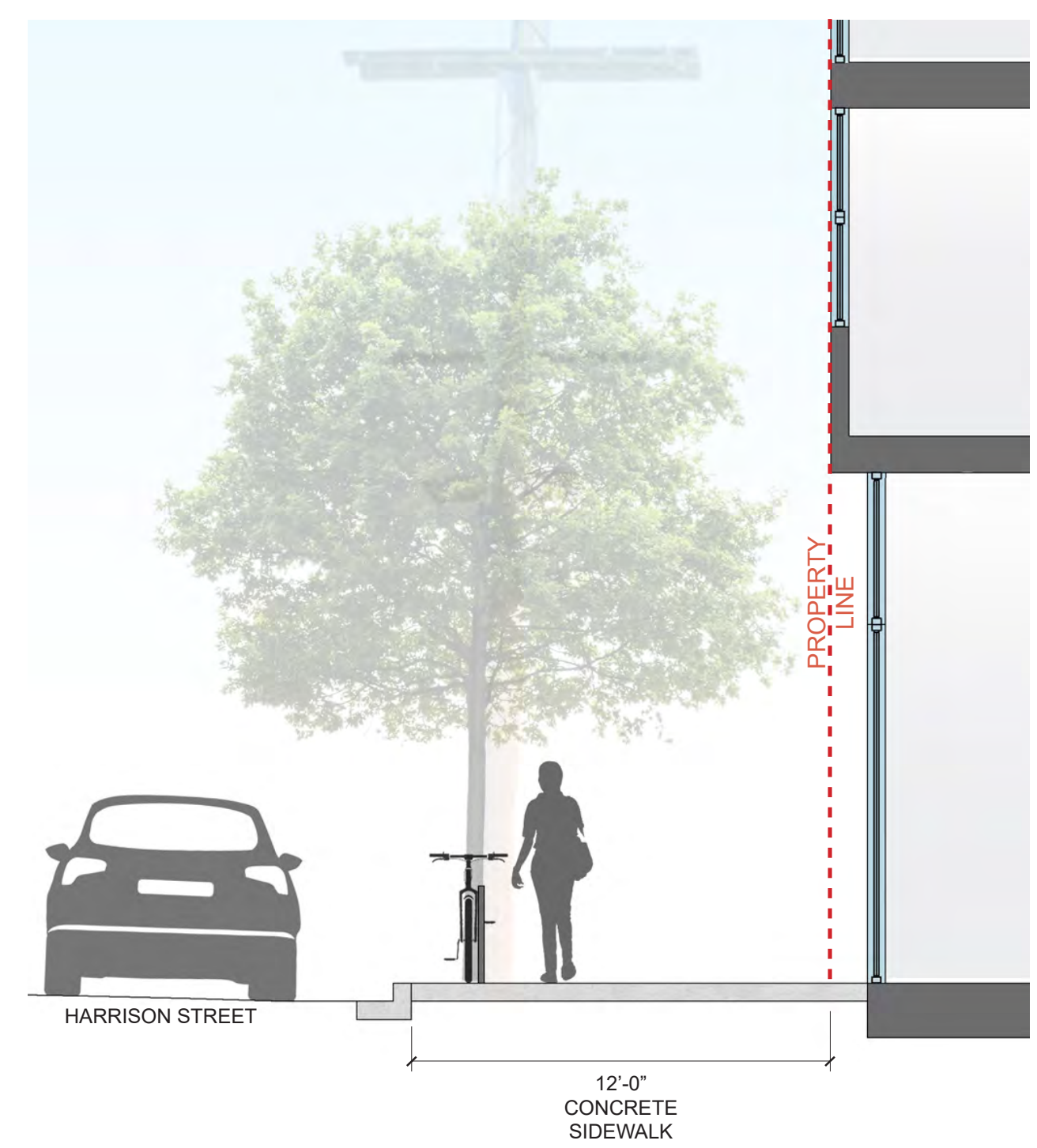
L1.3

6TH LEVEL PLAN

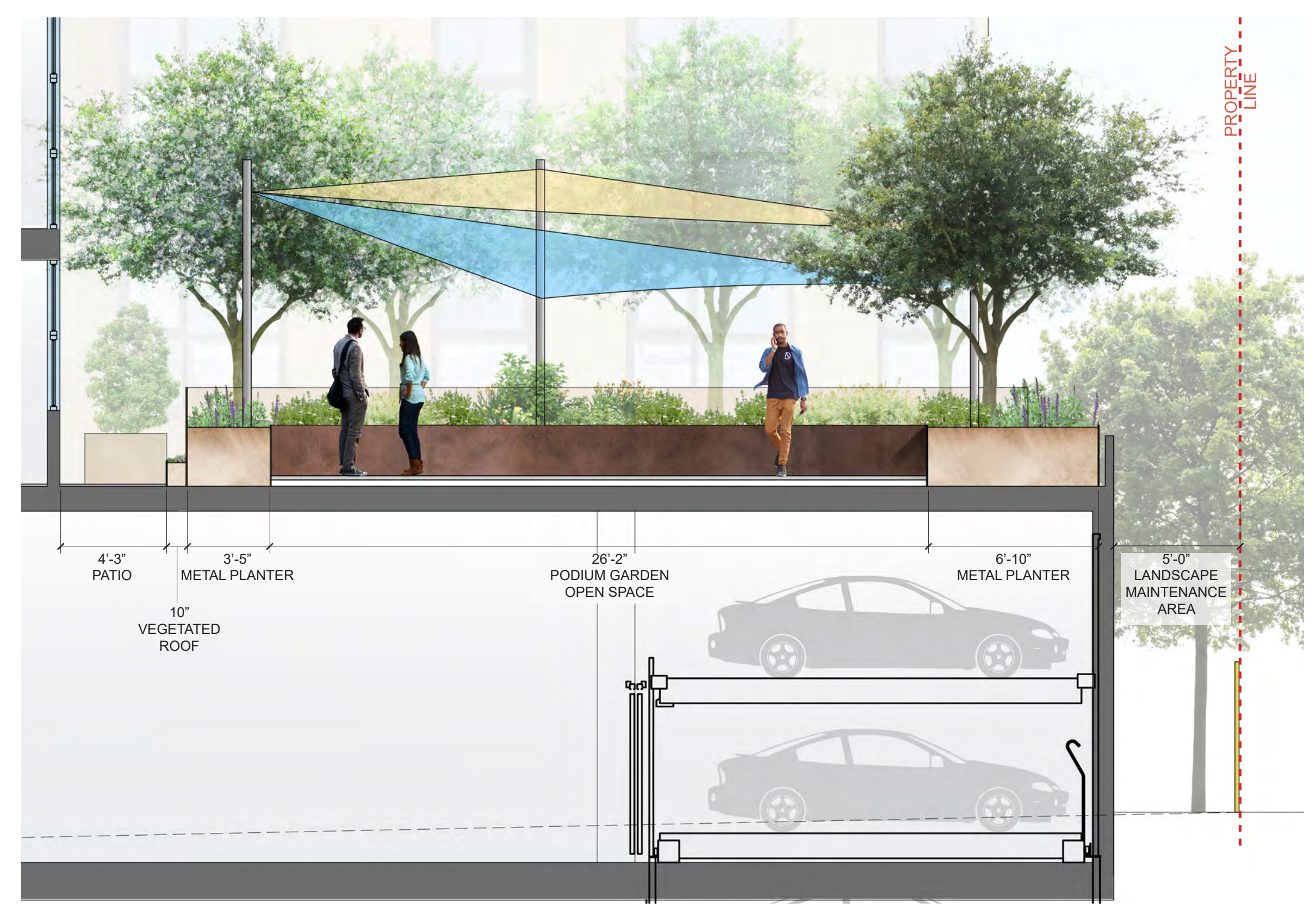




SECTION A-A: SAN PABLO AVE



SECTION B-B: HARRISON ST



SECTION C-C: PODIUM GARDEN

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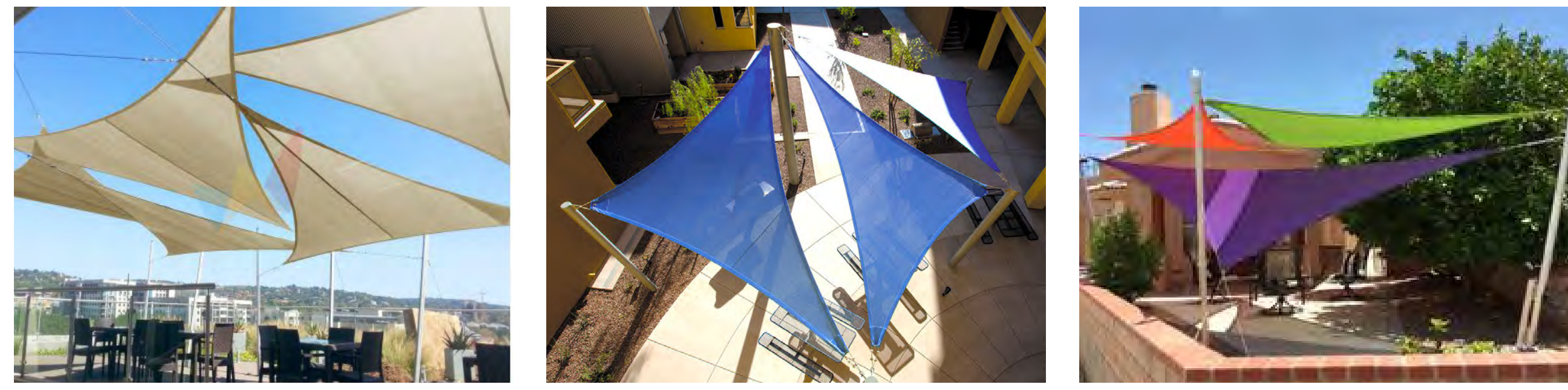
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OPEN SPACE TABLE				
	UNITS	RATIO	TOTAL	LANDSCAPE AREA
TOTAL UNITS	66	40	2,640	
TOTAL AREA PROVIDED			2,514	1,346
PODIUM LEVEL GARDEN			1,640	902
PODIUM LEVEL PATIOS			120	115
LEVEL 6 ROOF DECK			754	329

TOTAL LANDSCAPED AREA ON EACH LEVEL

SHADE SAILS



STREET TREES

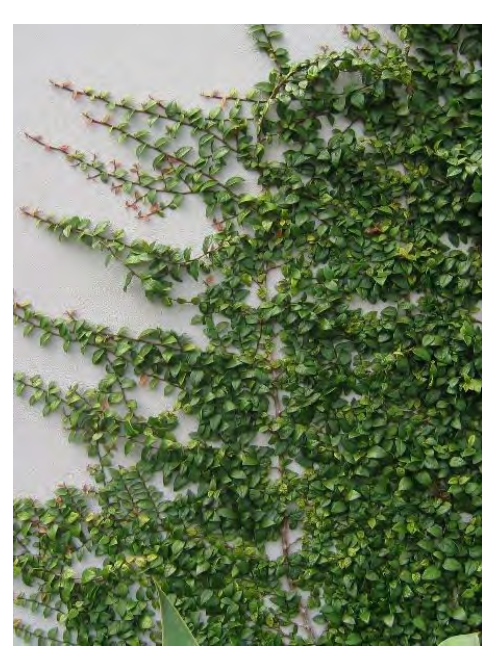


David Elm
Ulmus davidiana var. *japonica*



Bronze Loquat
Eriobotrya deflexa

GROUND LEVEL



Creeping Fig
Ficus pumila



Stalked Bulbine
Bulbine frutescens



California Fuchsia
Epilobium canum



California Fescue
Festuca californica



Douglas Iris
Iris douglasiana



Jerusalem Sage
Phlomis fruticosa

UNIT PATIO SCREEN



Kohuhu
Pittosporum tenuifolium

2nd LEVEL PLANTER



Evergreen Dogwood
Cornus capitata



Dwarf Mahonia
Mahonia aquifolium repens



Coffeeberry (Podium Edge)
Frangula californica 'Seaview'



Giant Wildrye
Elymus condensatus



Island Alum Root
Heuchera maxima



Western Swordfern
Polystichum munitum

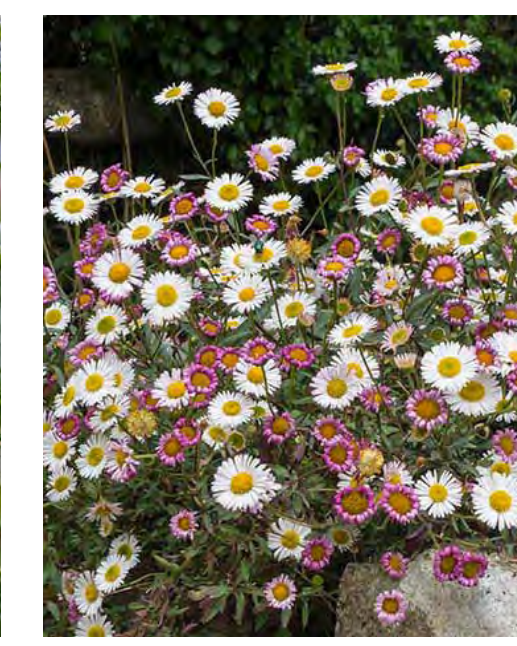


Hummingbird Sage
Salvia spathacea

6th LEVEL TERRACE



Point Molate
Mimulus aurantiacus 'Pt. Molate'



Santa Barbara Daisy
Erigeron karvinskianus

PLANT PALETTE

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SHEET:

LANDSCAPE SECTIONS AND PLANT PALETTE

L1.4

Sweet Shade

Hymenospermum Flavum
 24" Box Installed Size

MAINTENANCE AREA TREE SELECTION

CHARACTERISTICS

Tree Shape: Conical or Rounded
 Foliage Type: Evergreen

Maximum Height: 35 feet
 Canopy Width: 15-20 feet
 Growth Rate: ~12-24 inches/year

Flowers: Showy, Fragrant
 Flower Color: Yellow
 Flower Type: Both male and female parts (perfect)
 Flowering Time: Spring or Summer

Fruit: Medium brown or mostly green capsule
 Fruiting Time: Summer or Fall

Bark: Light Green or Light Gray, Rough

Litter: Dry Fruit, Flowers

SITE CONDITIONS

Planting Area: 5' to 10'

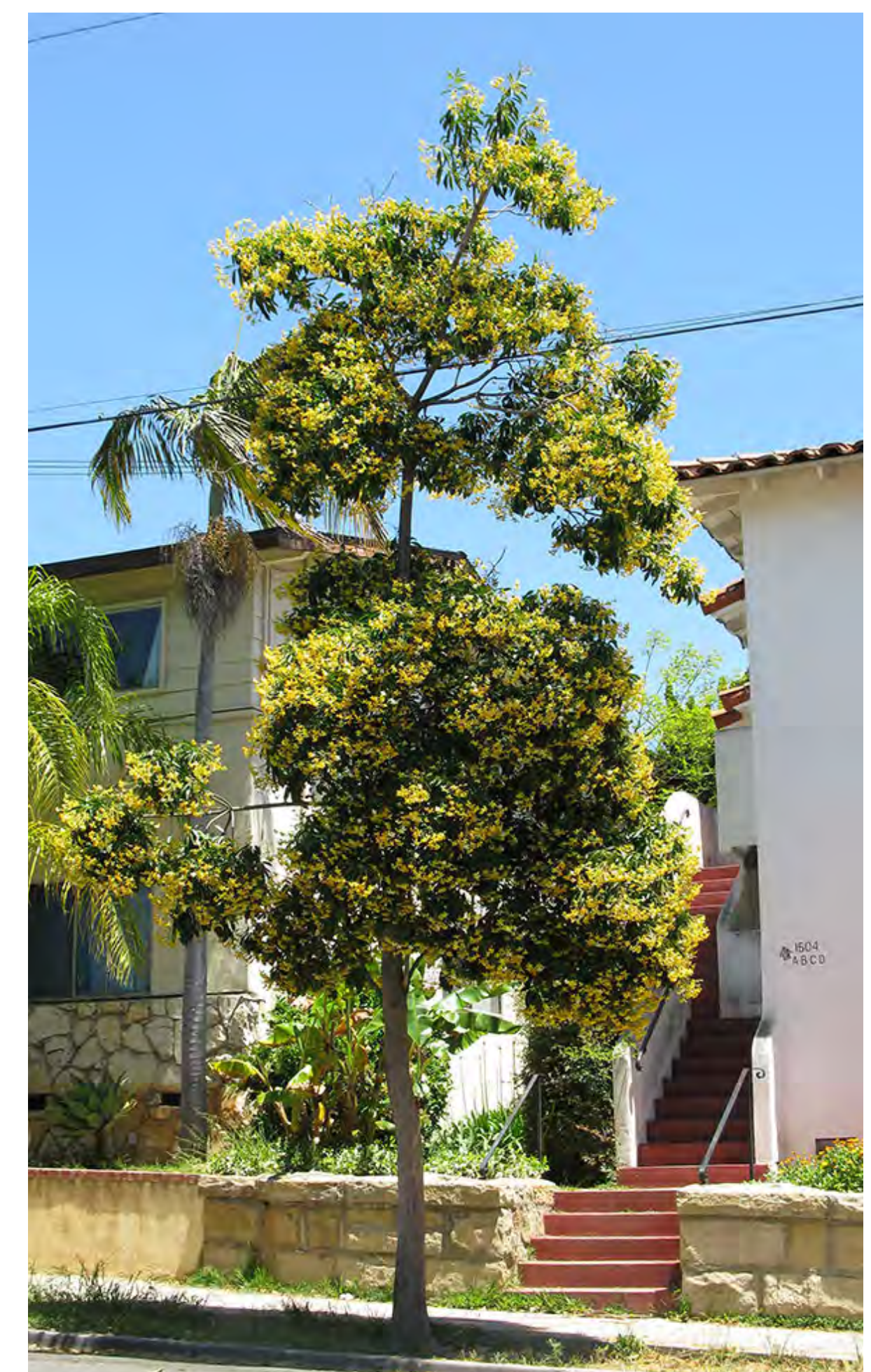
Sunset Zones: 8-9, 14-23

Sun Exposure: Partial Shade to Full Sun

Soil Texture: Loam or Sand

Soil pH: Slightly Acidic to Very Alkaline

Soil Salinity Tolerance: Coastal Moderate



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MILLER COMPANY
 landscape architects

1585 FOLSOM ST. SAN FRANCISCO, CA 94103
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2022.03.15 DRC REVISIONS
 2022.03.23 DRC REVISIONS

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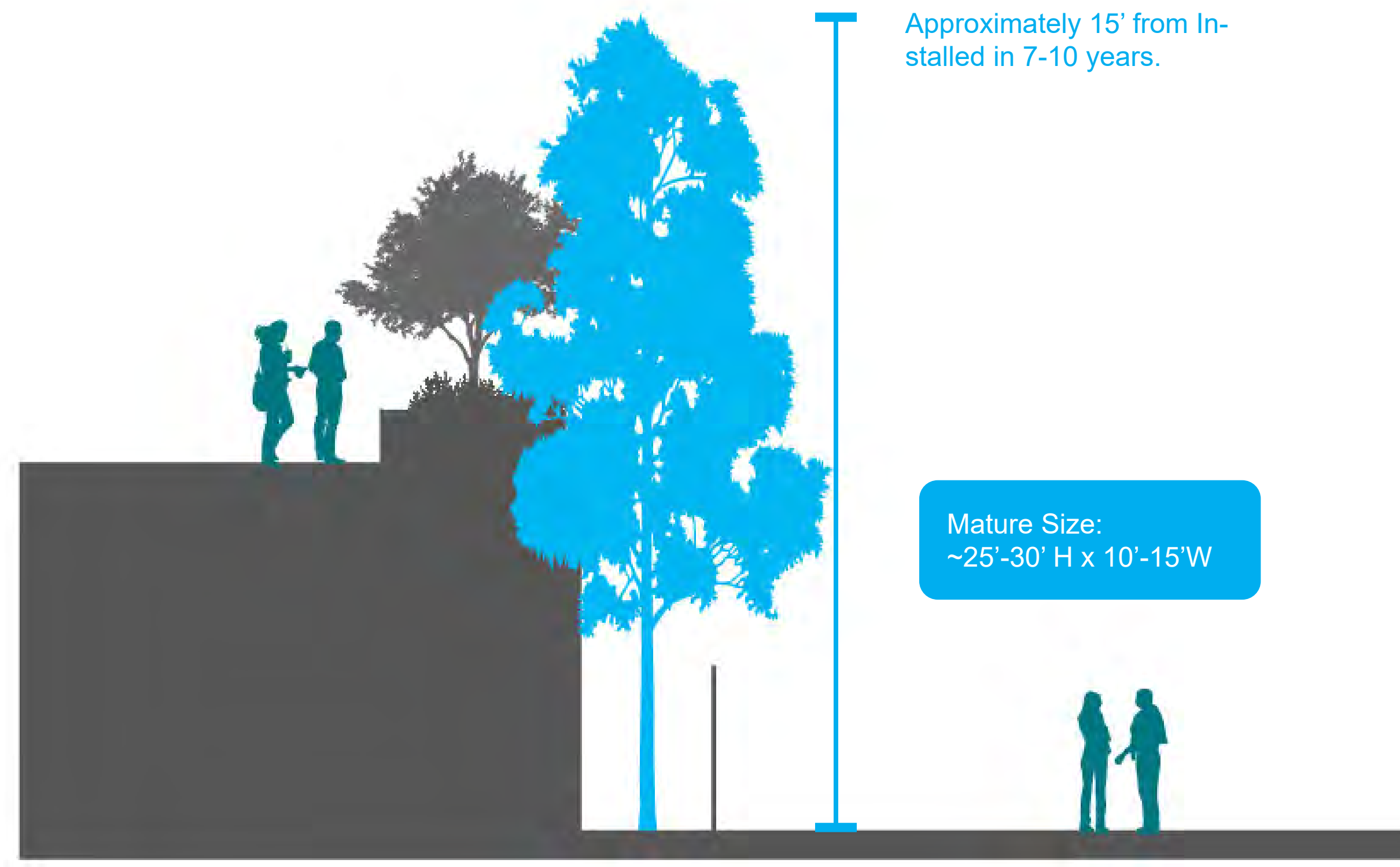
SHEET:

EAST PROPERTY
 LINE SCREEN

L1.5



SECTION AT EAST PROPERTY LINE - APPROXIMATE INSTALLED CONDITION



SECTION AT EAST PROPERTY LINE - MATURE CONDITION

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SHEET:

GENERAL
INFORMATION

A0.0

DRAWING LIST

SHEET NO. & TITLE

- ARCHITECTURAL**
- A0.0 GENERAL INFORMATION
- A0.1 ZONING INFORMATION
- A0.3 DENSITY BONUS DIAGRAMS
- A0.4A SHADOW STUDIES
- A0.4B SHADOW STUDIES
- A0.4C SHADOW STUDIES
- A0.4D SHADOW STUDIES
- A0.4E SHADOW STUDIES
- A0.5 SITE CONTEXT PHOTOS
- A1.0 SURVEY
- A2.1 SITE PLAN/ PLAN AT GROUND LEVEL
- A2.2 PLAN AT LEVELS 2 - 4
- A2.3 PLAN AT LEVEL 5
- A2.4 PLAN AT LEVEL 6
- A2.5 PLAN AT ROOF
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A3.3 ELEVATIONS
- A3.4 ELEVATIONS
- A3.5 STREET STRIP ELEVATIONS
- A3.6 PERSPECTIVE VIEWS
- A3.7 PERSPECTIVE VIEWS
- A3.8 PERSPECTIVE VIEWS
- A3.9 PERSPECTIVE VIEWS
- A3.10 PERSPECTIVE VIEWS
- A3.11 PERSPECTIVE VIEWS
- A3.12 PERSPECTIVE VIEWS
- A3.13 PERSPECTIVE VIEWS
- A3.14 PHOTO MATCH PERSPECTIVES
- A4.1 BUILDING SECTIONS
- A4.2 WALL SECTIONS & DETAILS
- SW-1 PRELIMINARY STORMWATER MANAGEMENT PLAN
- G-1 CONCEPTUAL GRADING PLAN
- MAT MATERIAL BOARD

LANDSCAPE

- L-1.1 LANDSCAPE PLAN - GROUND LEVEL
- L-1.2 LANDSCAPE PLAN - LEVEL 2
- L-1.3 LANDSCAPE PLAN - LEVEL 6
- L-1.4 LANDSCAPE SECTIONS & PLANT PALETTE
- L-1.5 EAST PROPERTY LINE SCREEN

PROJECT DIRECTORY

OWNER/APPLICANT:
Lanhai Su
4500 Great America Pkwy
Santa Clara CA, 95054

ARCHITECT:
David Trachtenberg, Principal
TRACHTENBERG ARCHITECTS
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PROJECT DESCRIPTION

PROJECT ADDRESS: 1201 SAN PABLO AVENUE, BERKELEY, CA 94706
APN: 060 240500100; 060 240503101

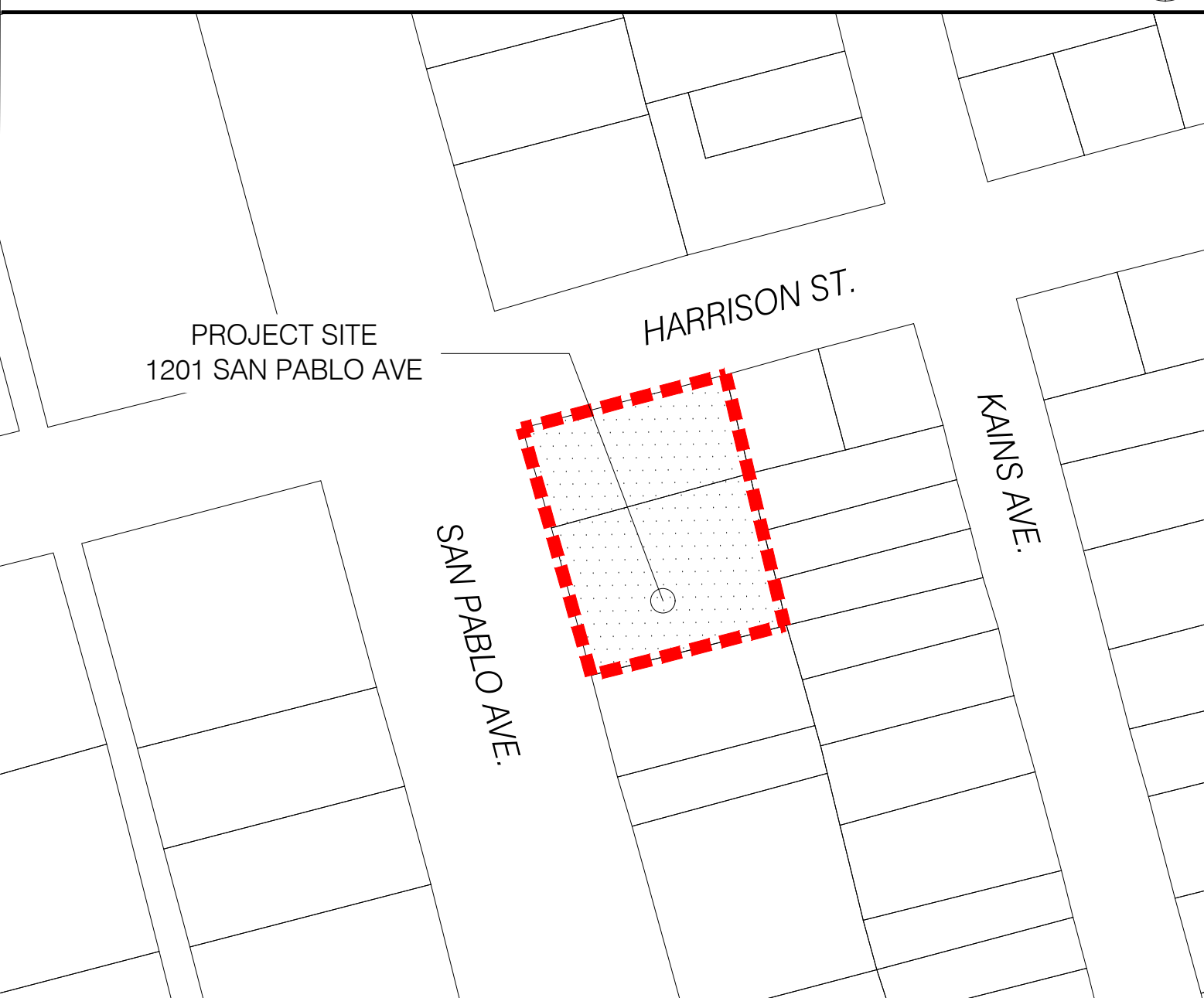
SCOPE OF WORK:
SB-330 APPLICATION FOR THE CONSTRUCTION OF A NEW 6-STORY MIXED-USE RESIDENTIAL DEVELOPMENT WITH 66 DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL, AND PARKING, WITH A STATE OF CALIFORNIA DENSITY BONUS.

ZONING CODE SUMMARY
(BASED ON THE BERKELEY MUNICIPAL ZONING CODE)

ZONING: C-W

SEE SHEET A0.1 FOR COMPLETE ZONING DATA

VICINITY MAP



CONCEPTUAL VIEW OF PROJECT LOOKING SOUTH ALONG SAN PABLO



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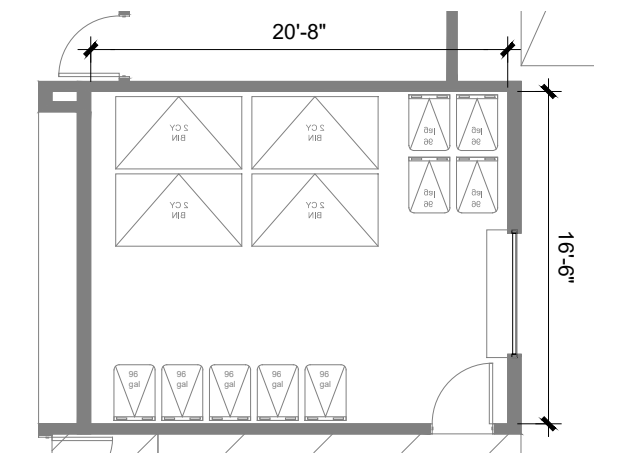
JOB: 1928

SHEET:

ZONING DATA

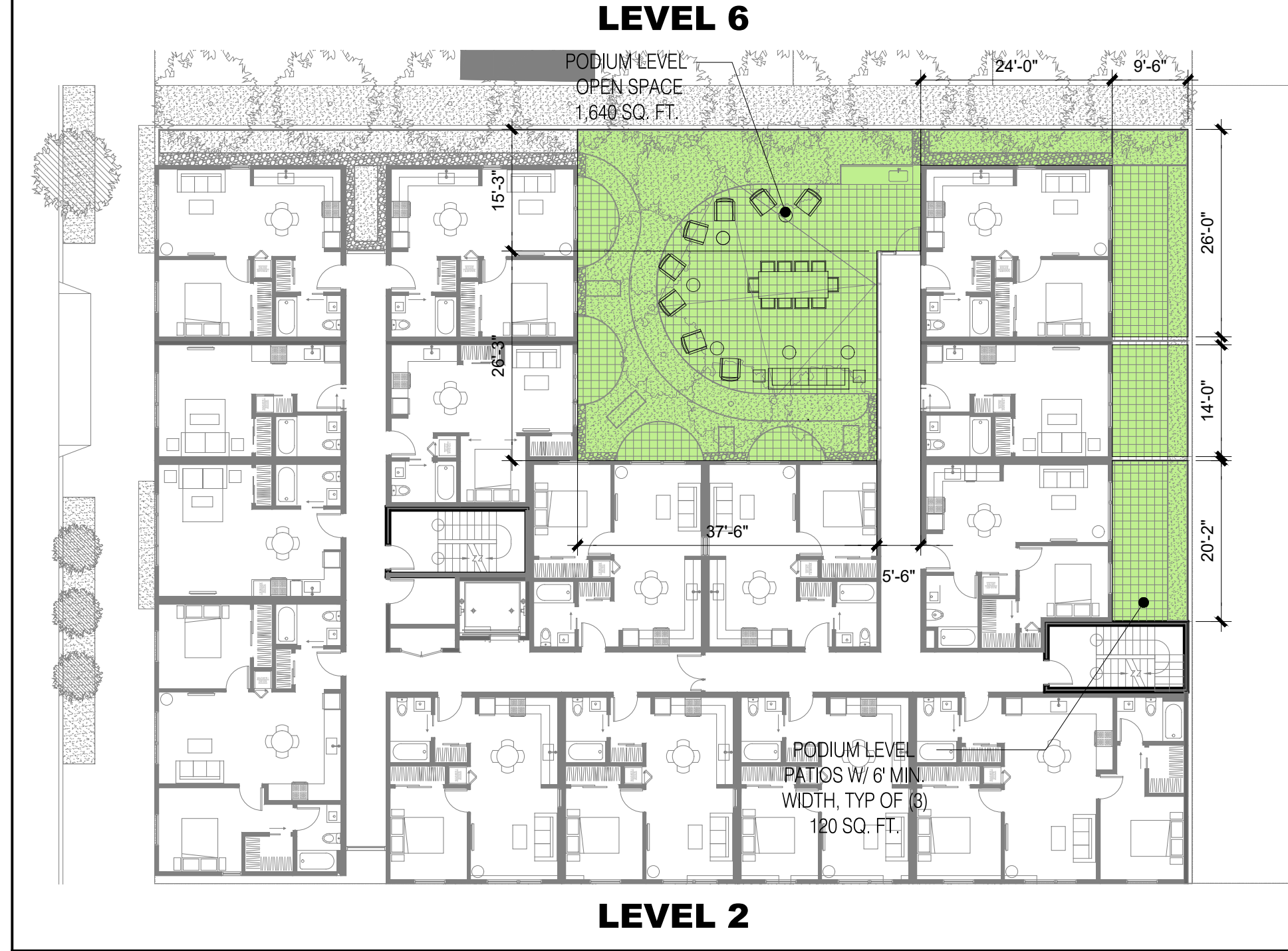
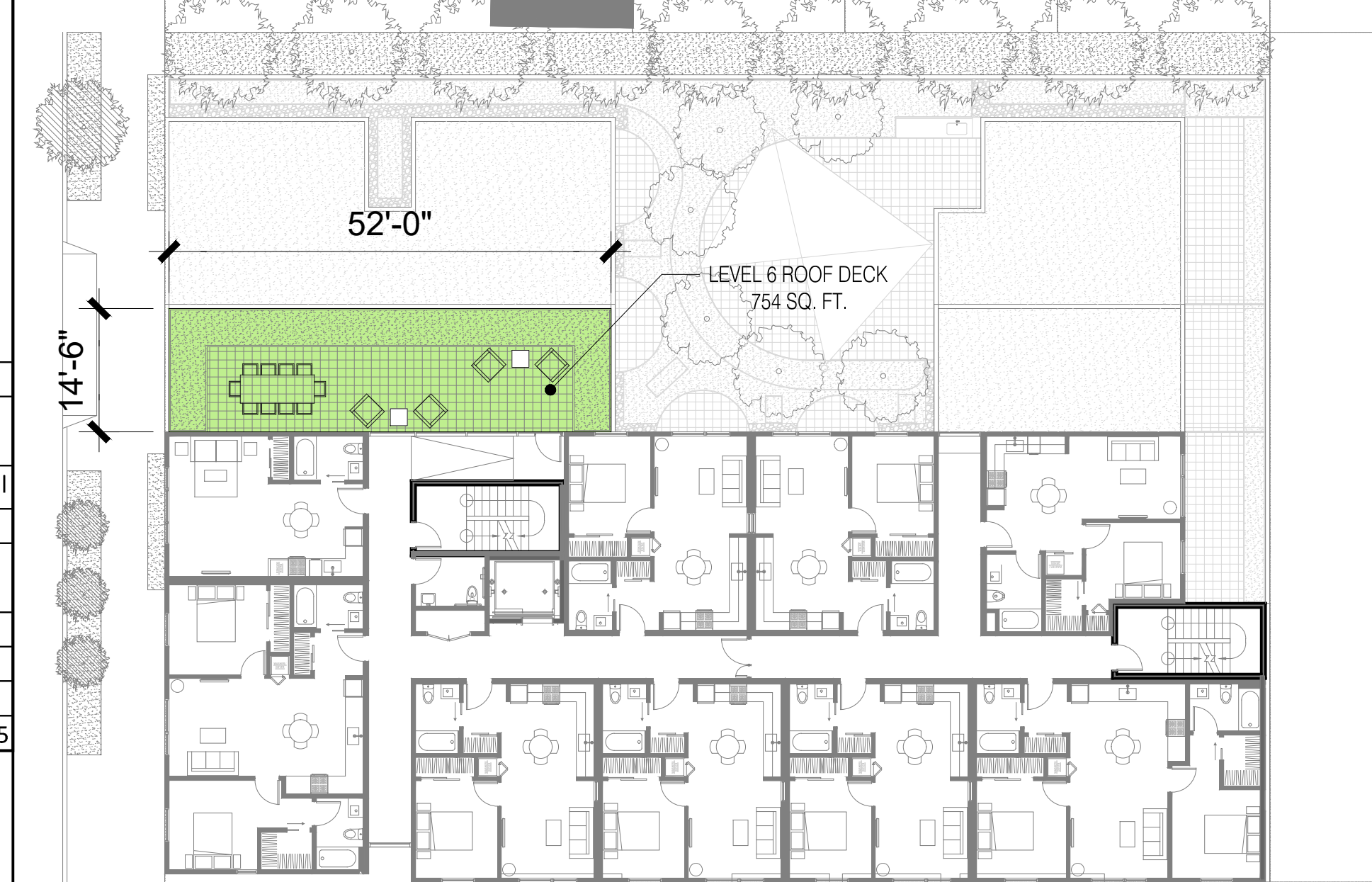
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REFUSE AND RECYCLING

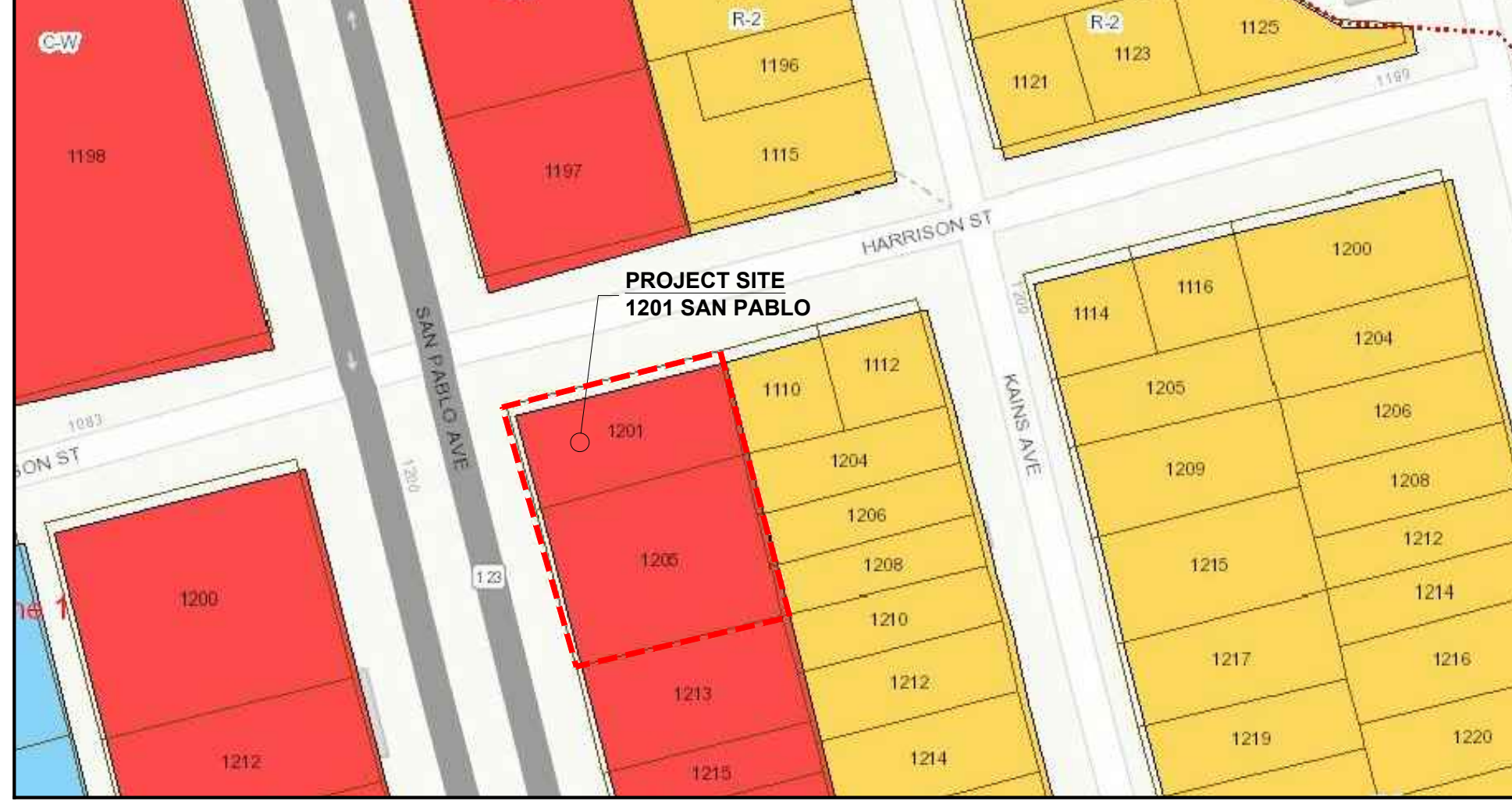


Waste and Recycling Calculation							
# of Bedrooms	Factor	Occupants	Total cuft required (.25cy or 50 gallons / 3)		Waste (40%)	Recycling (40%)	Organics (20%)
72	1.75	126	10.50 cy	2,100 gal	4.20 cuft	840 gal	420 gal
Space Calculation		Container Quantities		Space Required		150% Additional	
	Waste	Recycling	Organics	Factor/container	Space/Container	Required	Provided
2 cy bin (404 gal)	2	2			28 sf	112 sf	
96 gallon cart	1	1	5		7 sf	49 sf	
64 gallon cart					6 sf	sf	
Total capacity	904 gal	904 gal	480 gal		161 sf	242 sf	375

OPEN SPACE DIAGRAMS



ZONING MAP



ZONING CODE DATA

CITY OF BERKELEY ZONING TABULATIONS			
	PROPOSED	PERMITTED/REQUIRED	ALLOWABLE W/ 32.5% DENSITY BONUS
NUMBER OF DWELLING UNITS	66	N/A	N/A
COMMERCIAL AREA	1,680	N/A	N/A
PARKING	SEE TABLE	SEE TABLE	SEE TABLE
BIKE PARKING	68	28	N/A
FRONT YARD SETBACK (HARRISON)	0'	0'	N/A
STREET SIDE YARD SETBACK (SAN PABLO)	VARIES; 5' TO 0' TO 1'	0'	N/A
SIDE YARD SETBACK	47'-0"	5'-0"	N/A
REAR YARD SETBACK	VARIES; 0' TO 10'-0"	0'	N/A
BUILDING HEIGHT	68'-3" **	50'	70' **
BUILDING STORIES	6	4	6
LOT AREA	13,000	13,000	13,000
LOT AREA (ACRES)	0.30	0.30	0.30
GROSS FLOOR AREA (SEE TABLE)	46,996	N/A	51,740
BUILDING FOOTPRINT	12,056	13,000	N/A
LOT COVERAGE	93%	100%	N/A
USABLE OPEN SPACE (SEE TABLE)	SEE TABLE	SEE TABLE	SEE TABLE
PROJECT FAR	3.60 **	3.0	3.98 **

** Via Density Bonus Waiver

FAR CALCULATIONS				
	BASE PROJECT ALLOWABLE	ALLOWABLE W/ 35% DENSITY BONUS	PROPOSED W/ DENSITY BONUS	
SITE AREA	13,000	13,000	13,000	
FAR	3.00	4.05	3.62	
FLOOR AREA	39,000	52,650	46,996	

PROPOSED FLOOR AREA WITH DENSITY BONUS				
	COMMERCIAL	RESIDENTIAL	MECH.	TOTAL
LEVEL 6		6,303		6,303
LEVEL 5		7,526		7,526
LEVEL 4		9,244		9,244
LEVEL 3		9,244		9,244
LEVEL 2		9,244		9,244
GROUND LEVEL (EXCLUDES PARKING)	1,680	2,906	849	5,435
TOTAL FLOOR AREA W/ DENSITY BONUS	1,680	44,467		46,996
FAR (FLOOR AREA RATIO)				3.62
PARKING				6,583
TOTAL WITH PARKING				53,579

UNIT COUNTS				
UNIT TYPE	STUDIO	1-BED	2-BED	TOTAL
LEVEL 6	2	5	2	9
LEVEL 5	5	5	2	12
LEVEL 4	5	8	2	15
LEVEL 3	5	8	2	15
LEVEL 2	5	8	2	15
GROUND LEVEL				
TOTAL	22	34	10	66
PERCENT OF TOTAL	33%	52%	15%	
TOTAL BEDROOM COUNT	22	34	20	76

OPEN SPACE TABLE				
	UNITS	RATIO	TOTAL	LANDSCAPE AREA
TOTAL UNITS	66	40	2,640	
TOTAL REQUIRED			2,640	
TOTAL CONCESSION REQUESTED			126	
TOTAL AREA PROVIDED			2,514	1,346
PODIUM LEVEL GARDEN			1,640	902
PODIUM LEVEL PATIOS			120	115
LEVEL 6 ROOF DECK			754	329

BICYCLE PARKING CALCULATIONS				
	UNITS/SF	SPACES PER BEDROOM/SF	TOTAL REQ	PROVIDED
NEW COMMERCIAL	1,680	1/2000	2	2
RESIDENTIAL (LONG TERM)	76	0.33	26	64
RESIDENTIAL (SHORT TERM)	76	0.025	2	6
TOTAL PARKING			28	66

PARKING TABLE				
	UNITS/SF	MIN.	MAX (.5/UNIT)	PROPOSED
RESIDENTIAL	66	0	33	UP TO 13-24*
COMMERCIAL	1680	2/1000 SF	N/A	4

* ON A VOLUNTARY BASIS, THE PROJECT PROPOSES TO PROVIDE UP TO 17 STANDARD NON-LIFT SPACES OR UP TO 28-SPACES IN DOUBLE-LIFTS.

ROOFTOP ARCHITECTURAL ELEMENTS CALCS			
AVERAGE AREA	8936		
TOTAL AREA OF ROOFTOP ELEMENTS	392		
% AREA OF ROOFTOP ARCH. FEATURES	4.4%		
ALLOWABLE % (PER 23E.04.020C)	15.0%		

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SHEET:
DENSITY BONUS DIAGRAMS

A0.3

DENSITY BONUS TABLE

Base Project	Base	Base # Units	% VLI units	# VLI Units	#VLI Bonus Units	Bonus %	# DB Units	# DB Bonus Units	Maximum DB Project
sq. ft. - see calc. below	base project area / avg. unit size	Base Units/Max. Residential Density (rounds up)	VLI = Very Low Income <50% AMI	% VLI x Base # Units		% Bonus x Base # Units		% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)
32,865	49.46	50	10%	5.00	5.00	32.5%	16,2500	17	67

Base Project Res. Area	Floor	Proposed Project Res. Area	%VLI	%DB
	Sixth	6,303	5%	20.00%
	Fifth	7,526	6%	22.50%
10,190	Fourth	9,244	7%	25.00%
10,190	Third	9,244	8%	27.50%
10,190	Second	9,244	9%	30.00%
2,295	Ground	2,295	10%	32.50%
Total		43,856		35.00%

Proposed Area: **43,856**
Proposed Units: **66**
Avg Unit Size: **664**

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

BASE PROJECT ZONING COMPLIANCE CHECKS

Base Project - FAR

	Res. Area	Commercial	Total GFA
GFA	32,865	1720	34,585
Site Area			13,000
FAR			2.660

Base Project - Open Space

	Units	Ratio	Total Area
Base Units	50	40	2000
Total Provided Open Space			2447
Podium Open Space			1692
Roof Deck			755

Base Project - Parking

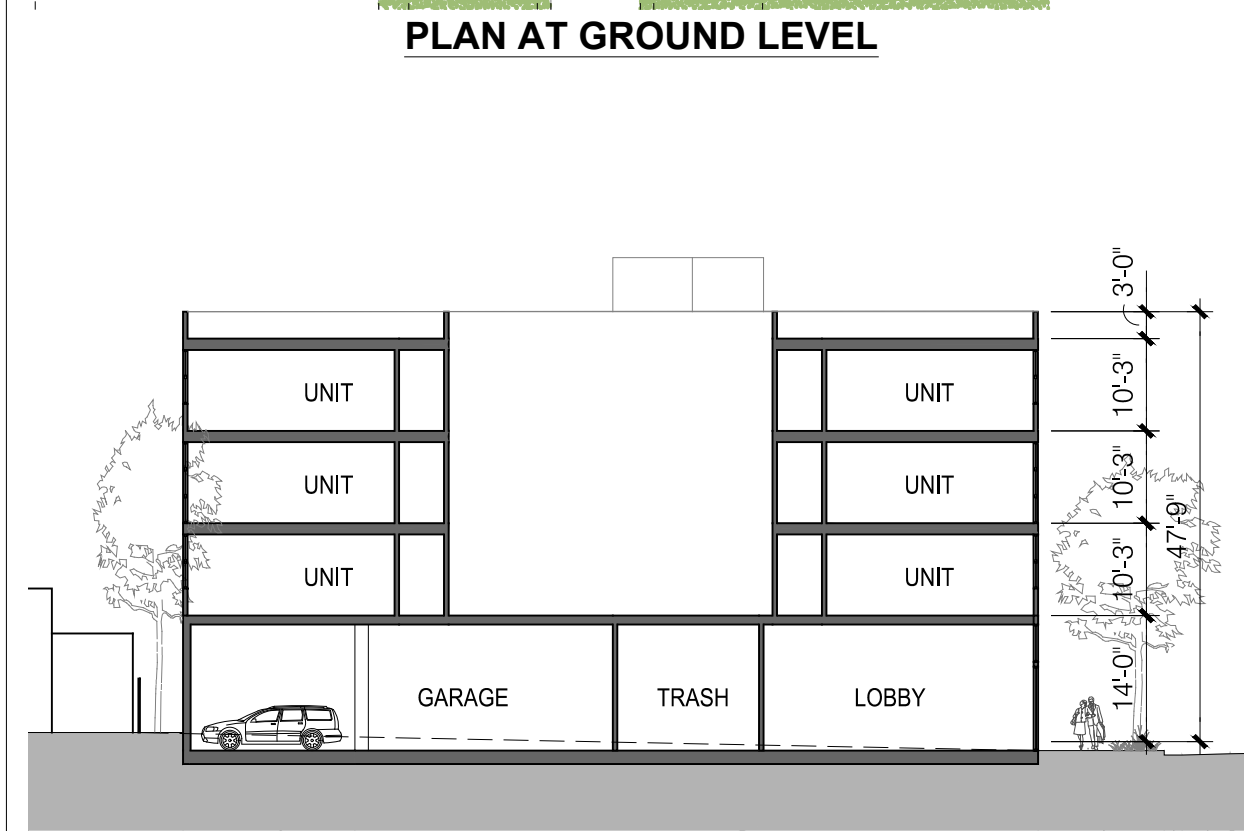
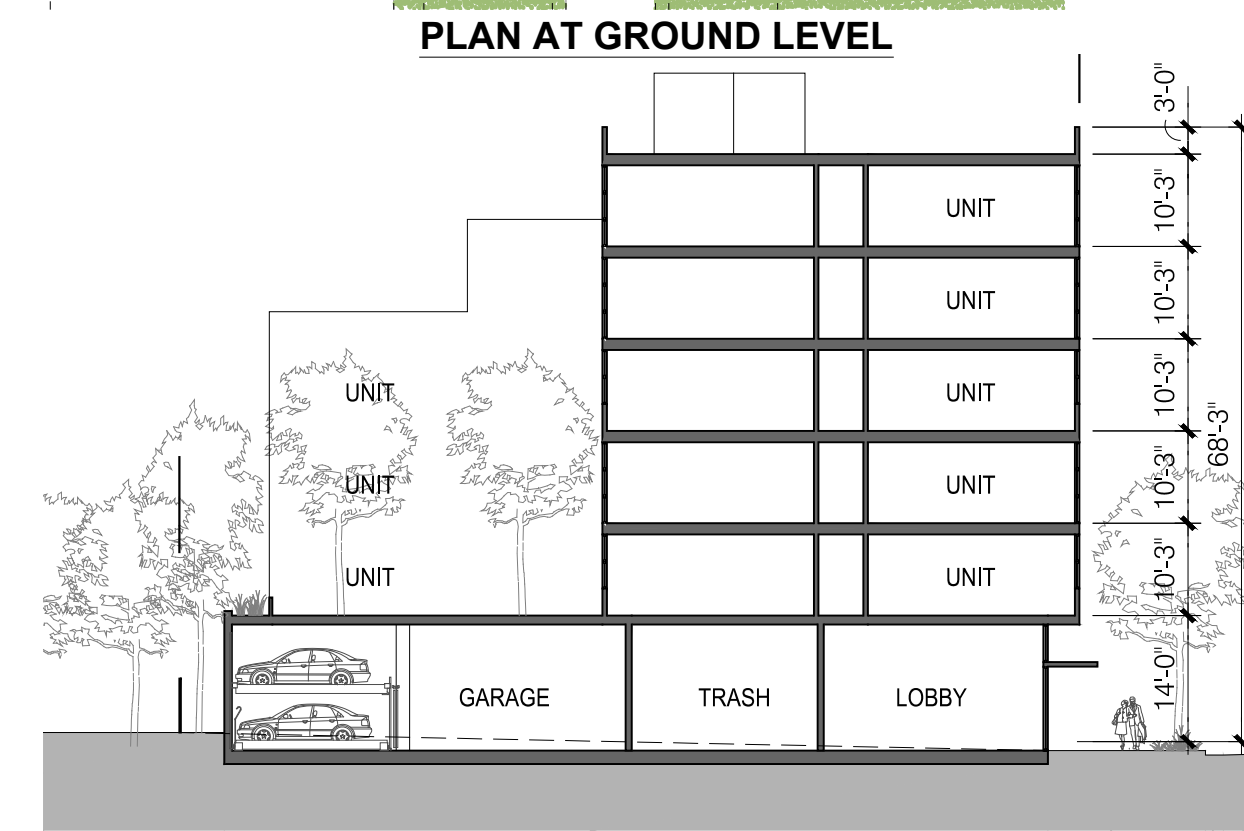
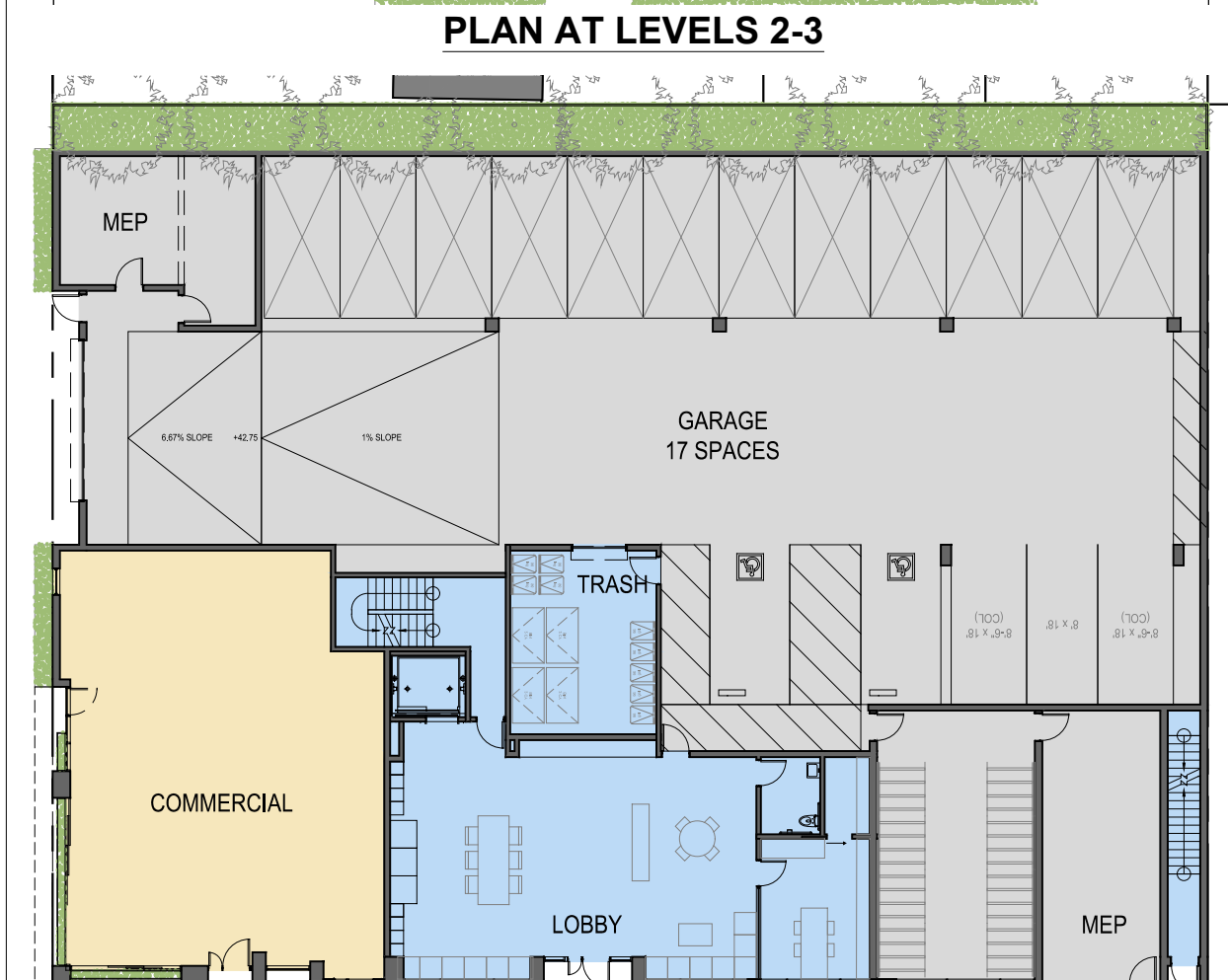
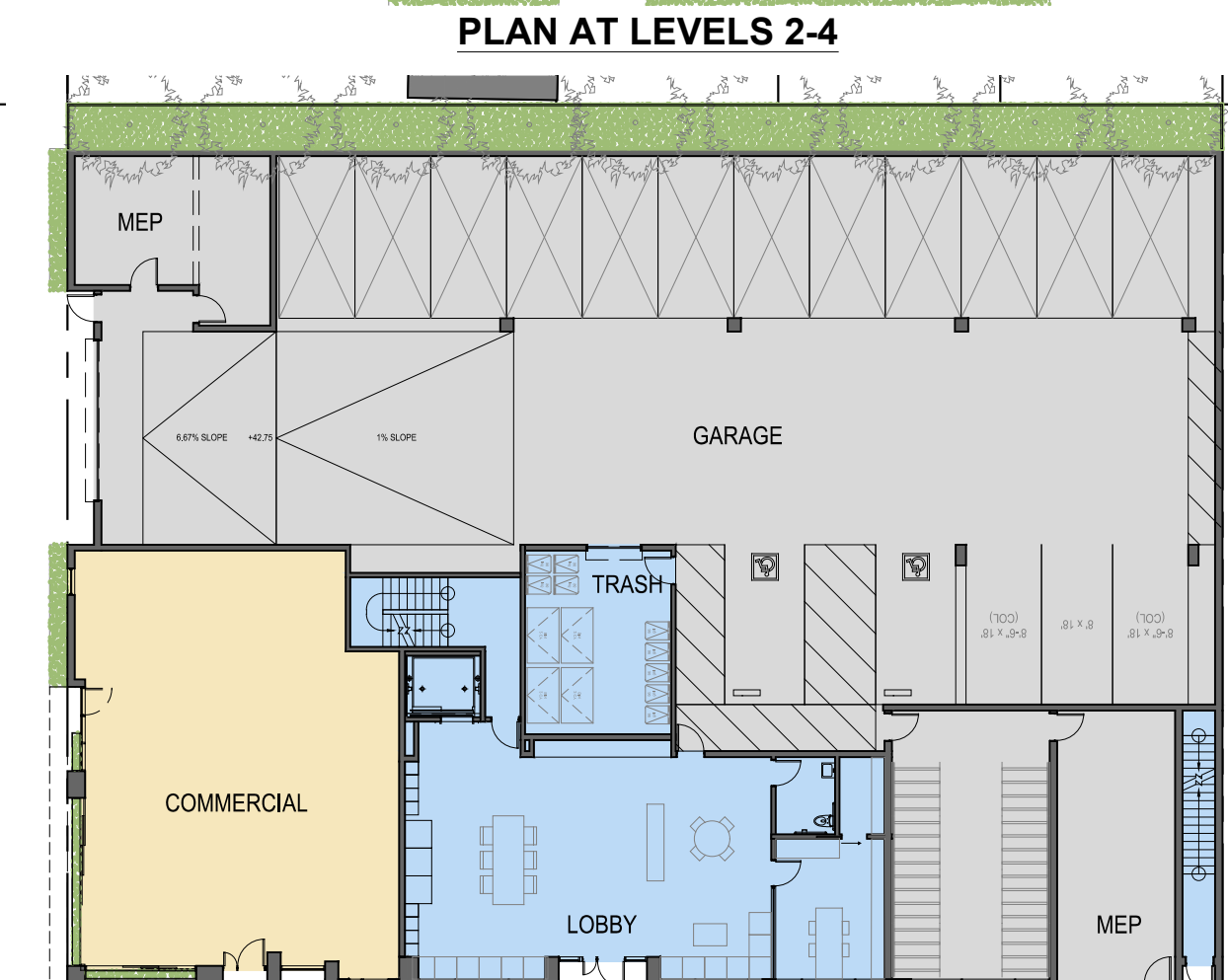
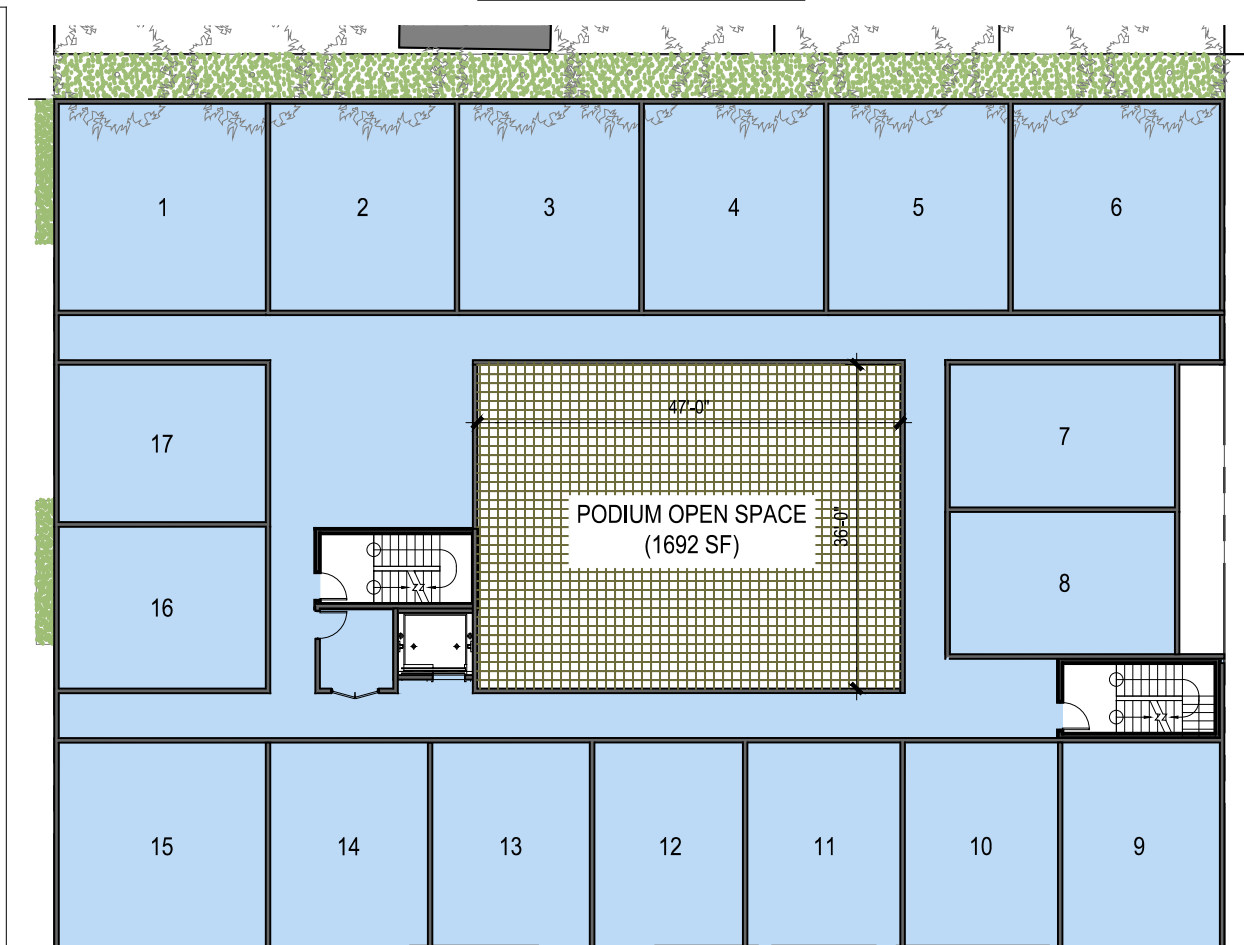
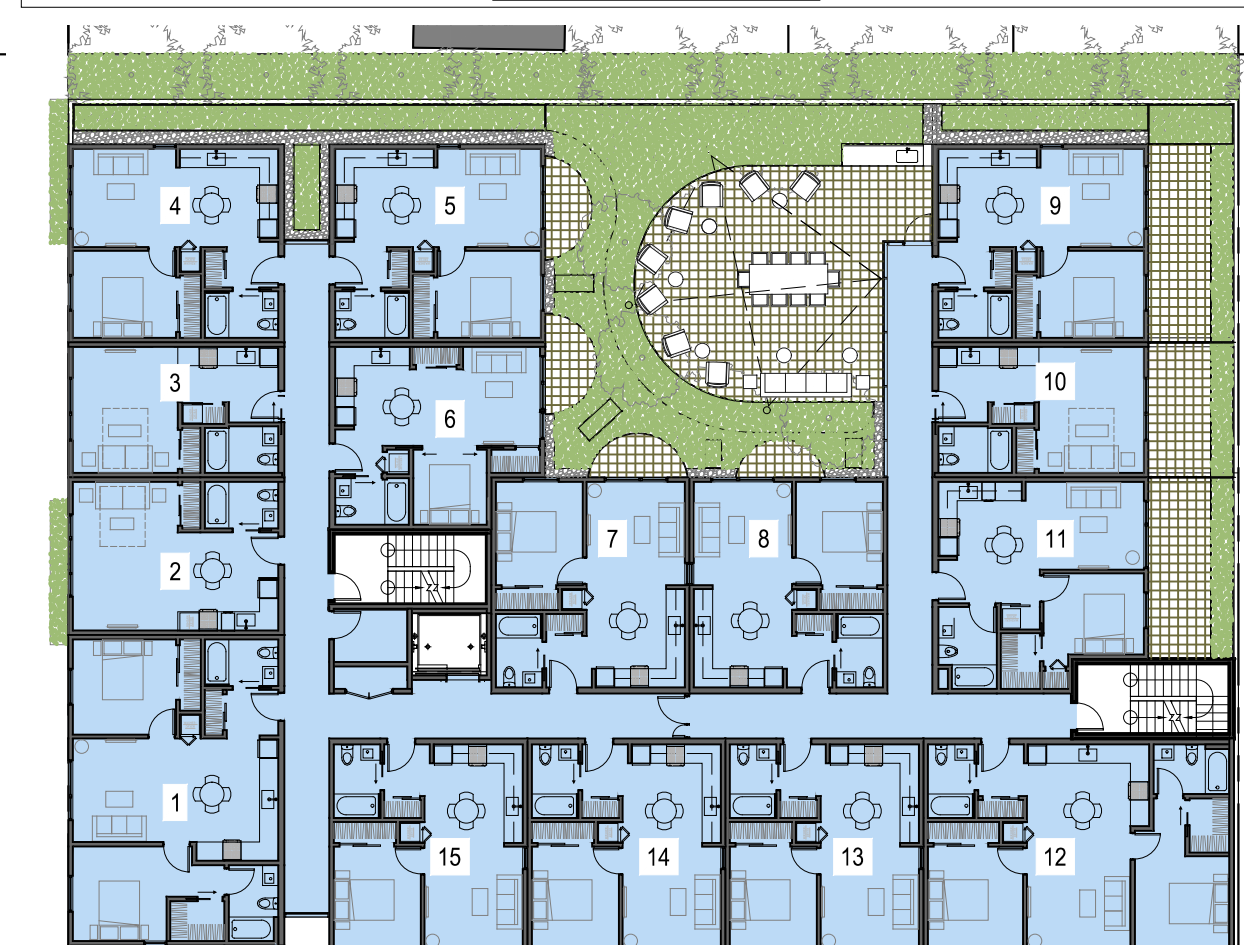
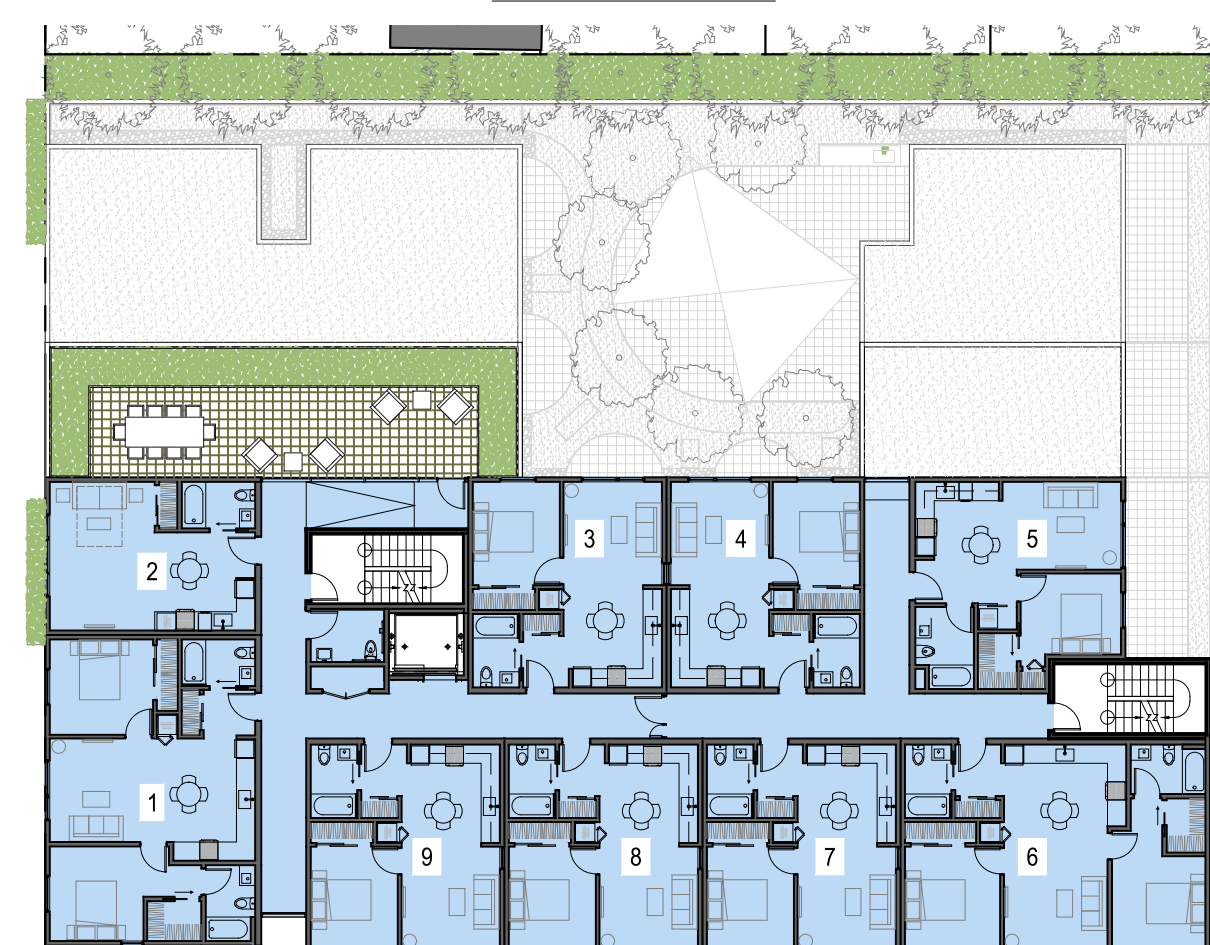
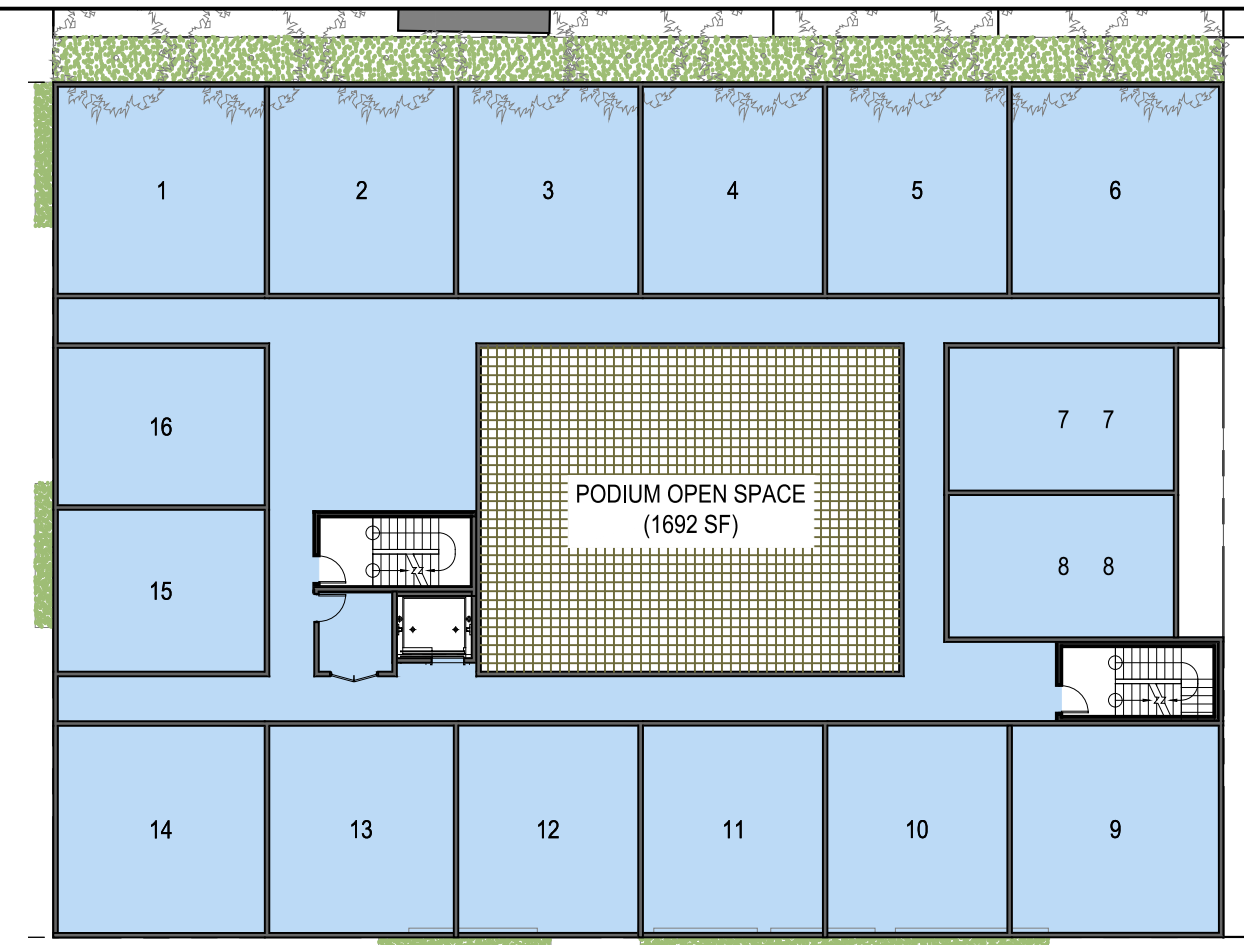
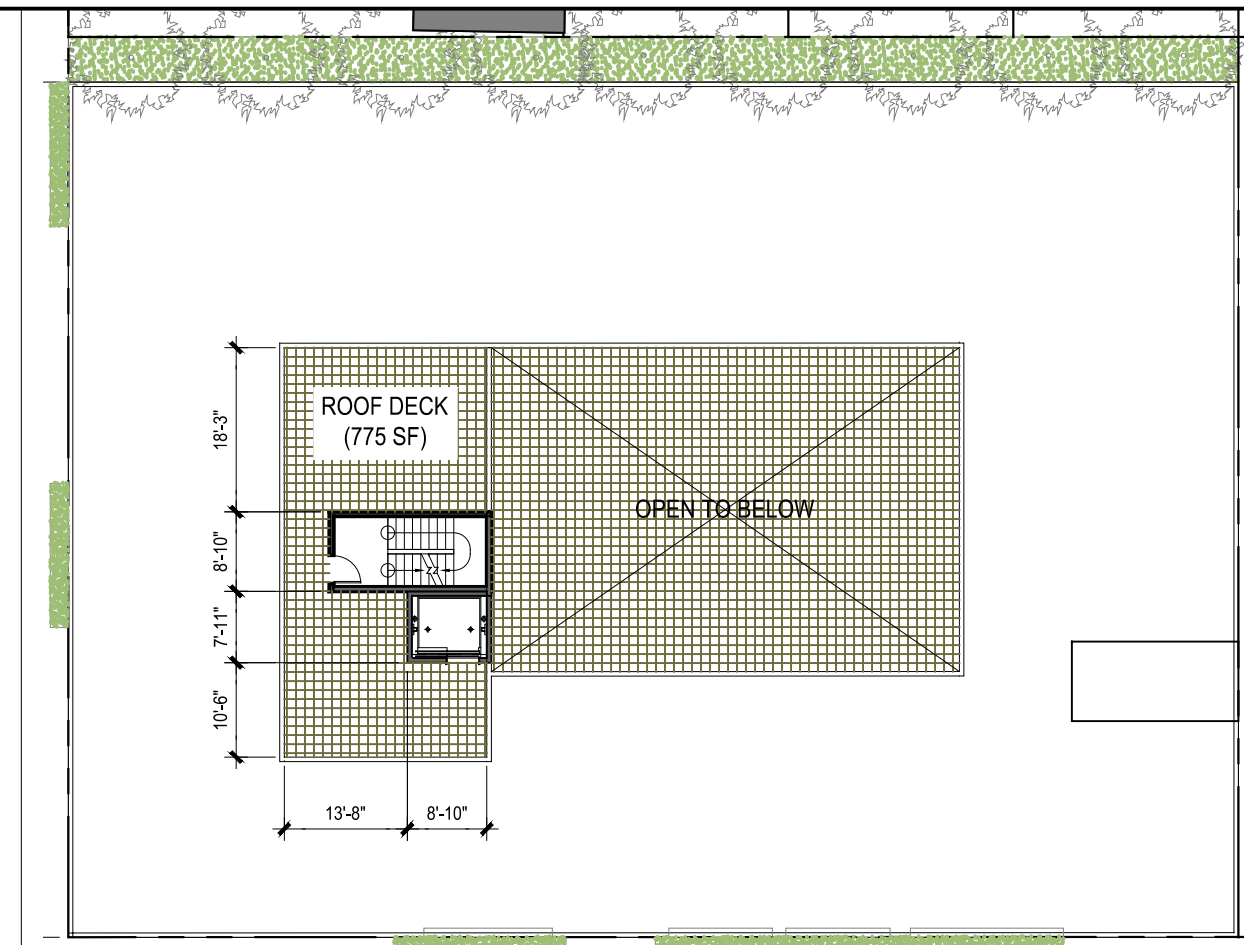
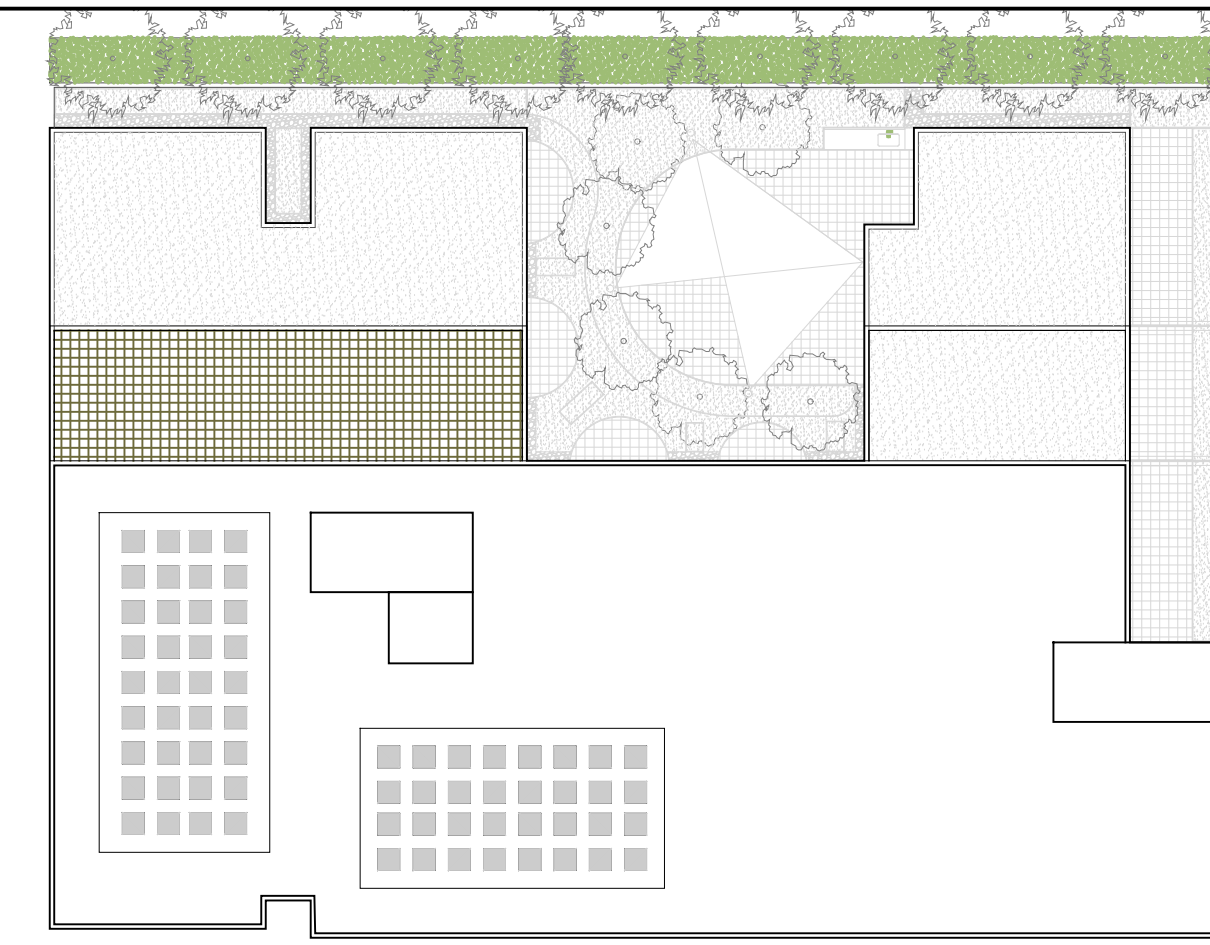
	Units/SF	Bedrooms	Ratio	Total Req.	Provided
Residential				0	13
Commercial	1,680	N/A	2/1000 SF	4	4

Base Project - Bicycle Parking

	Units/SF	Bedrooms	Ratio	Total Req.	Provided
New Comm.	1,680		1/2000	2	2
Res. (Long)		58	0.33	19	64
Res. (Short)		58	0.025	1	6

Base Project - Stormwater

	Roof Area	%	Required	Provided
Base Units	13361	4%	534	534



PROPOSED DENSITY BONUS PROJECT
SCALE: 3/64" = 1'-0" @ 24 X 36



BASE PROJECT
SCALE: 3/64" = 1'-0" @ 24 X 36



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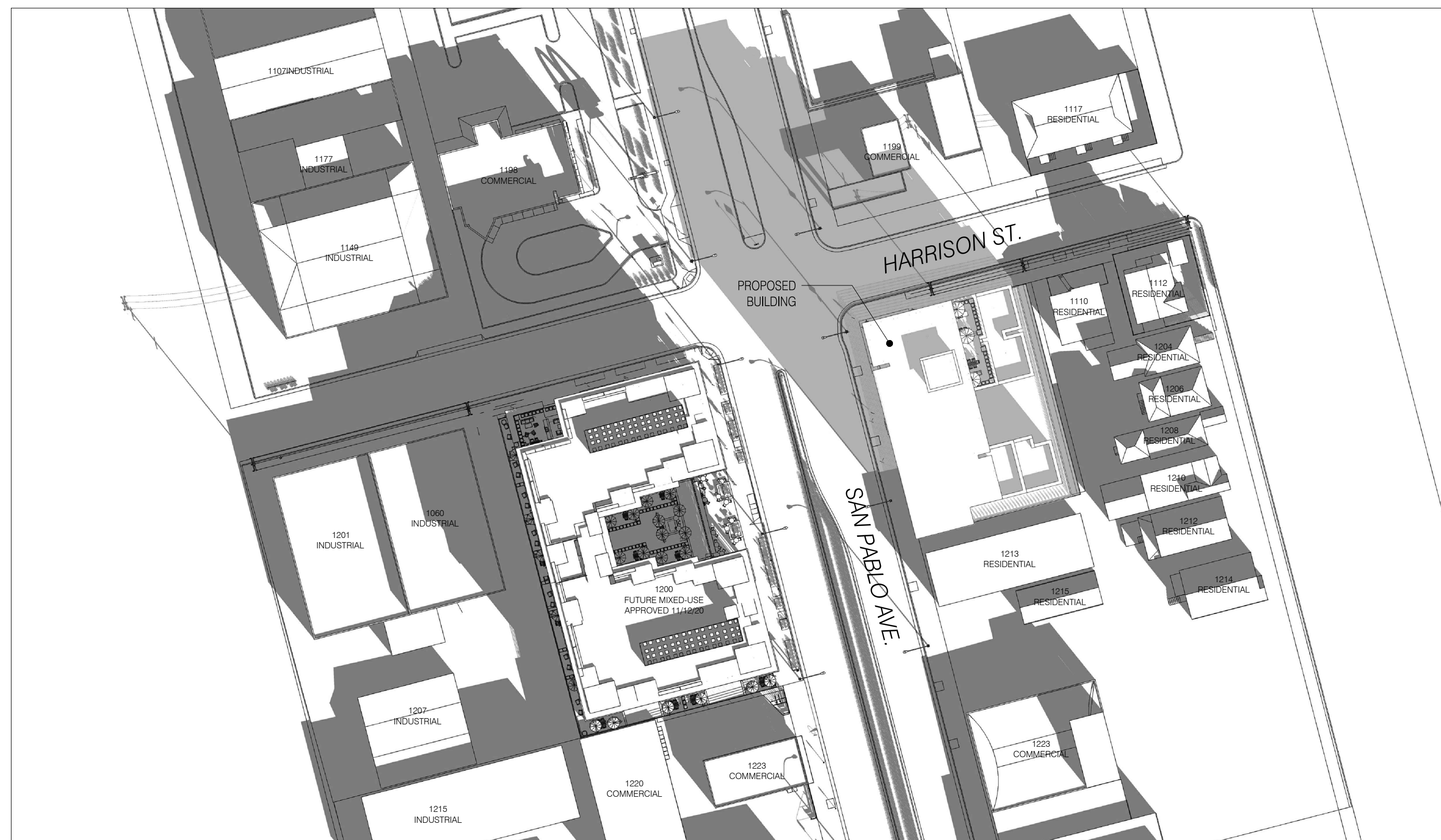
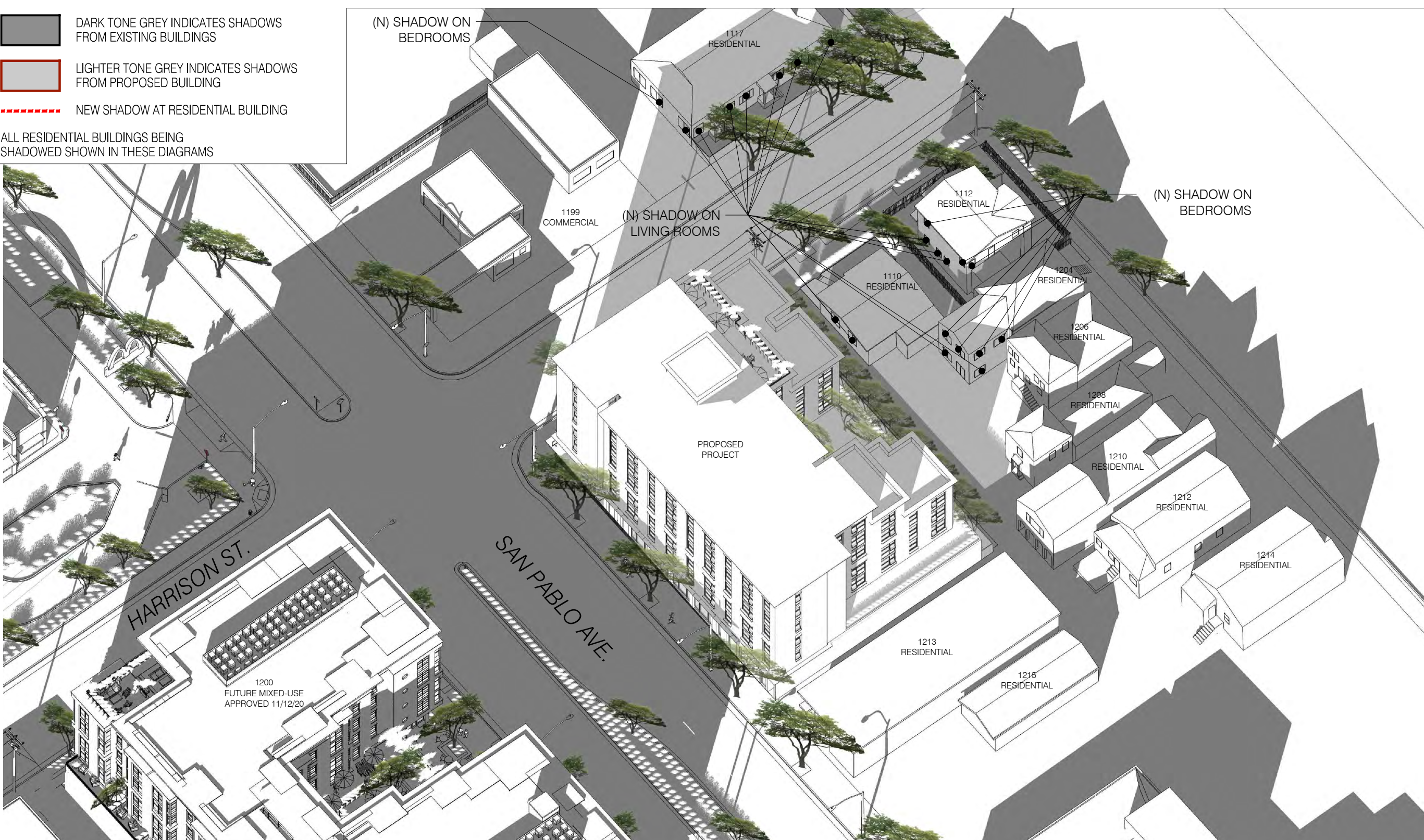
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**SHADOW STUDIES
DECEMBER 21ST**

A0.4A



4 SHADOW STUDY AXONOMETRIC - DEC 21: 2-HRS AFTER SUNRISE
NTS

2 SHADOW STUDY - DECEMBER 21: 2 HRS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY - DECEMBER 21: NOON
1:100 @ 11X17 1:50 @ 24X36

1 SHADOW STUDY - DECEMBER 21: 2-HRS BEFORE SUNSET
1:100 @ 11X17 1:50 @ 24X36



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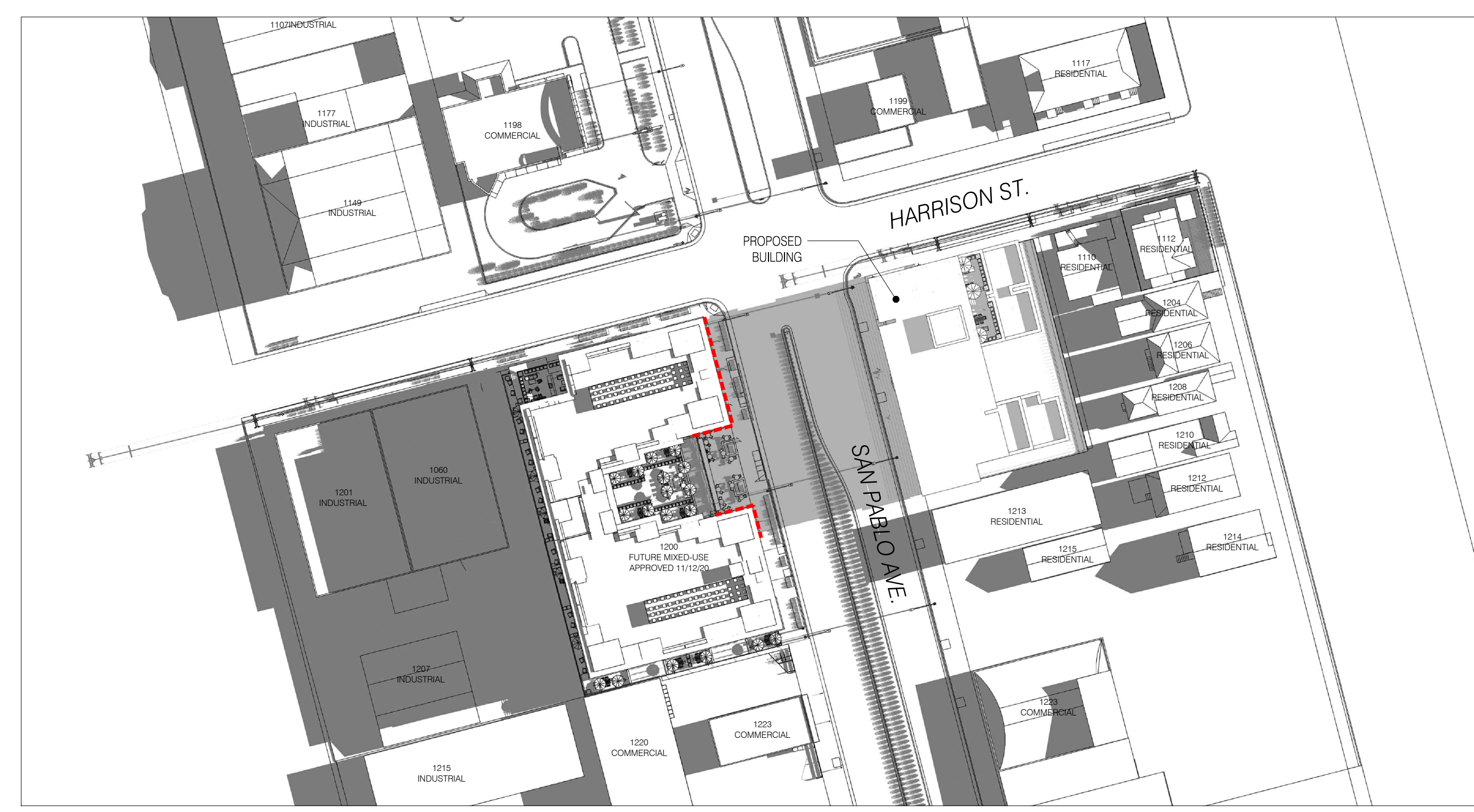
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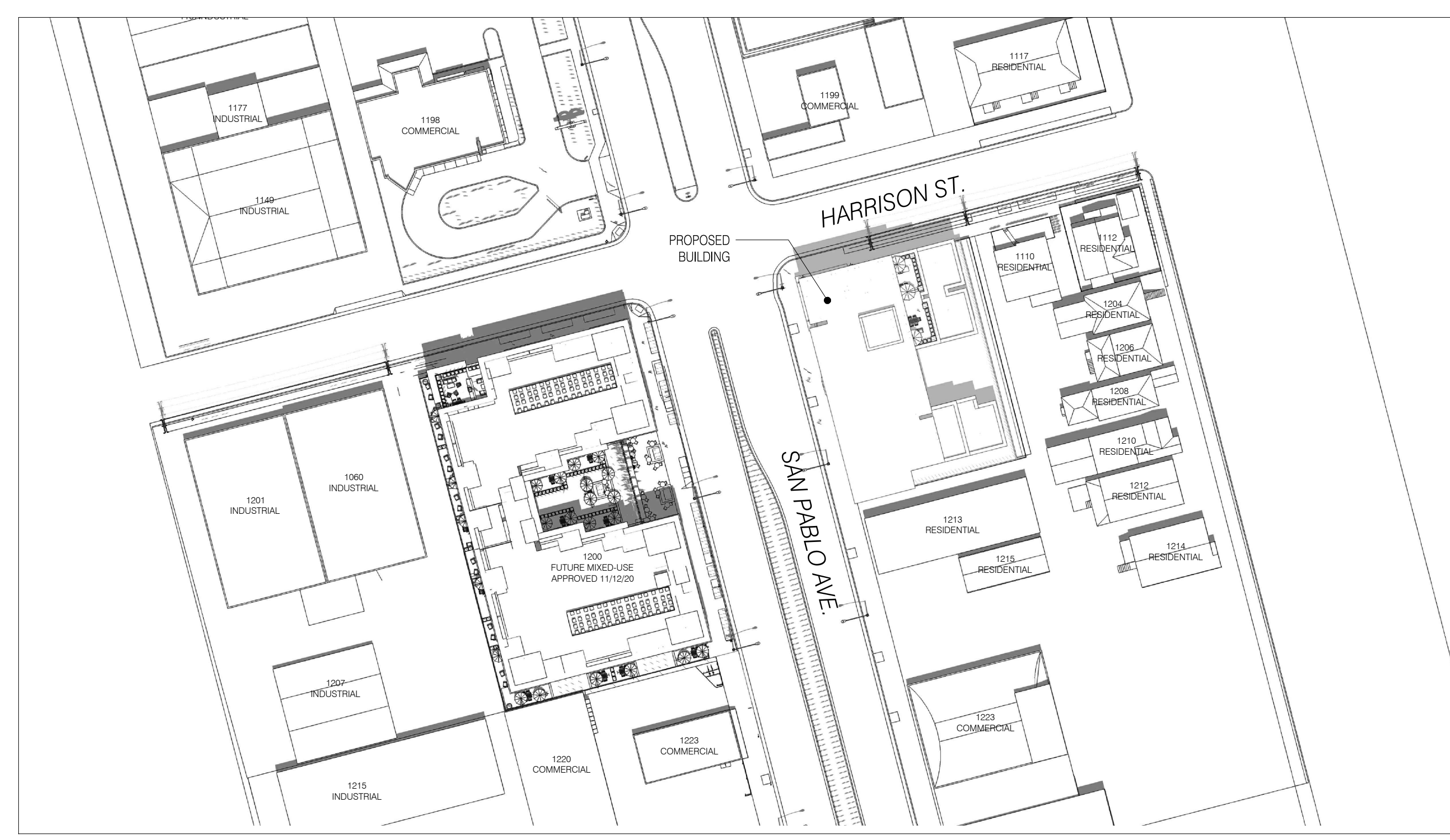
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 SHADOW STUDIES
 JUNE 21ST

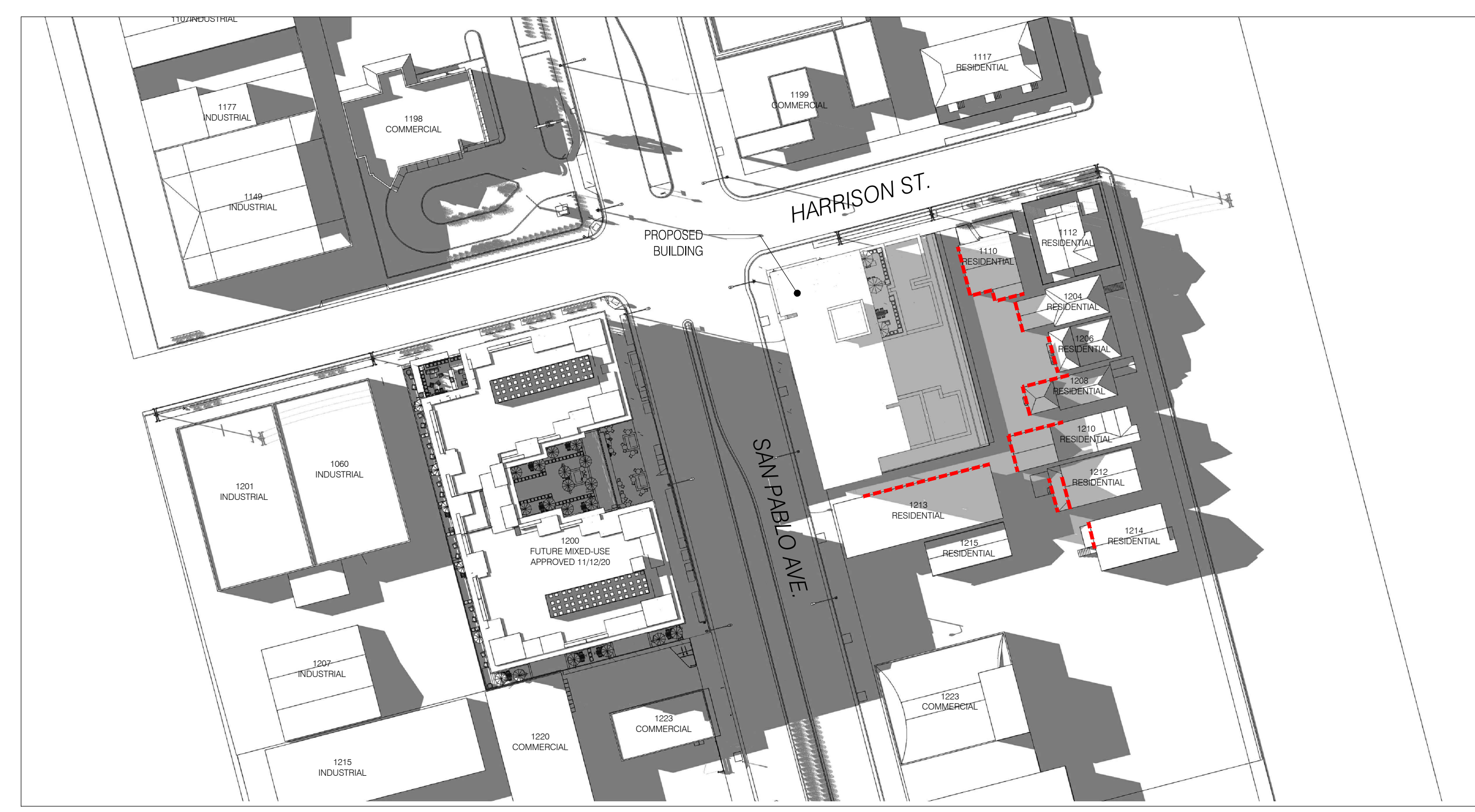
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2 SHADOW STUDY - JUNE 21: 2 HRS AFTER SUNRISE
 1:100 @ 11X17 1:50 @ 24X36



3 SHADOW STUDY - JUNE 21: NOON
 1:100 @ 11X17 1:50 @ 24X36



1 SHADOW STUDY - JUNE 21: 2-HRS BEFORE SUNSET
 1:100 @ 11X17 1:50 @ 24X36

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**SHADOW STUDIES
JUNE 21ST**

A0.4C



3 SHADOW STUDY AXONOMETRIC - JUNE 21: 2 HRS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36



1 SHADOW STUDY AXONOMETRIC - JUN 21: 2-HRS BEFORE SUNSET
NTS

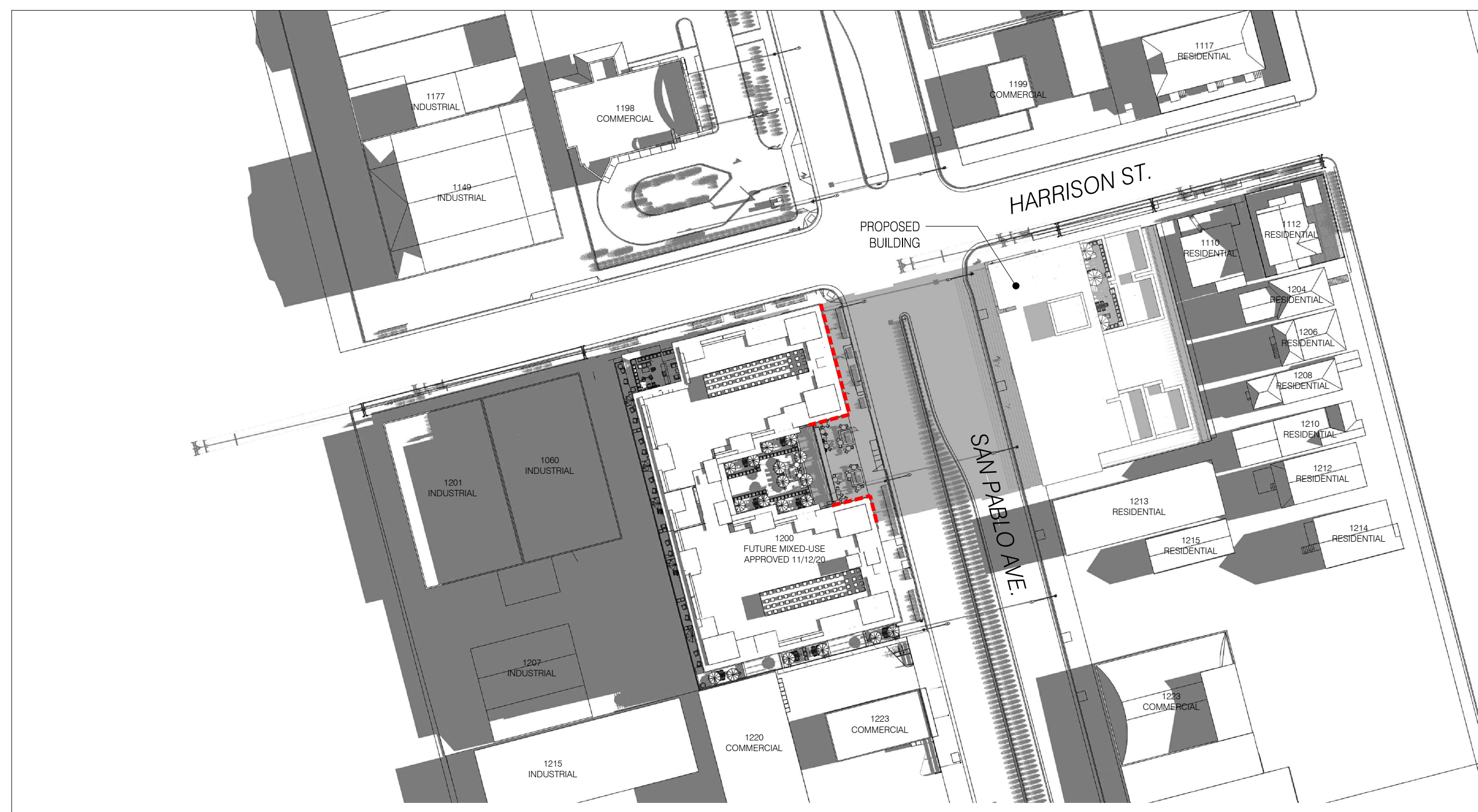
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2 SHADOW STUDY - JULY 2: 2 HRS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36

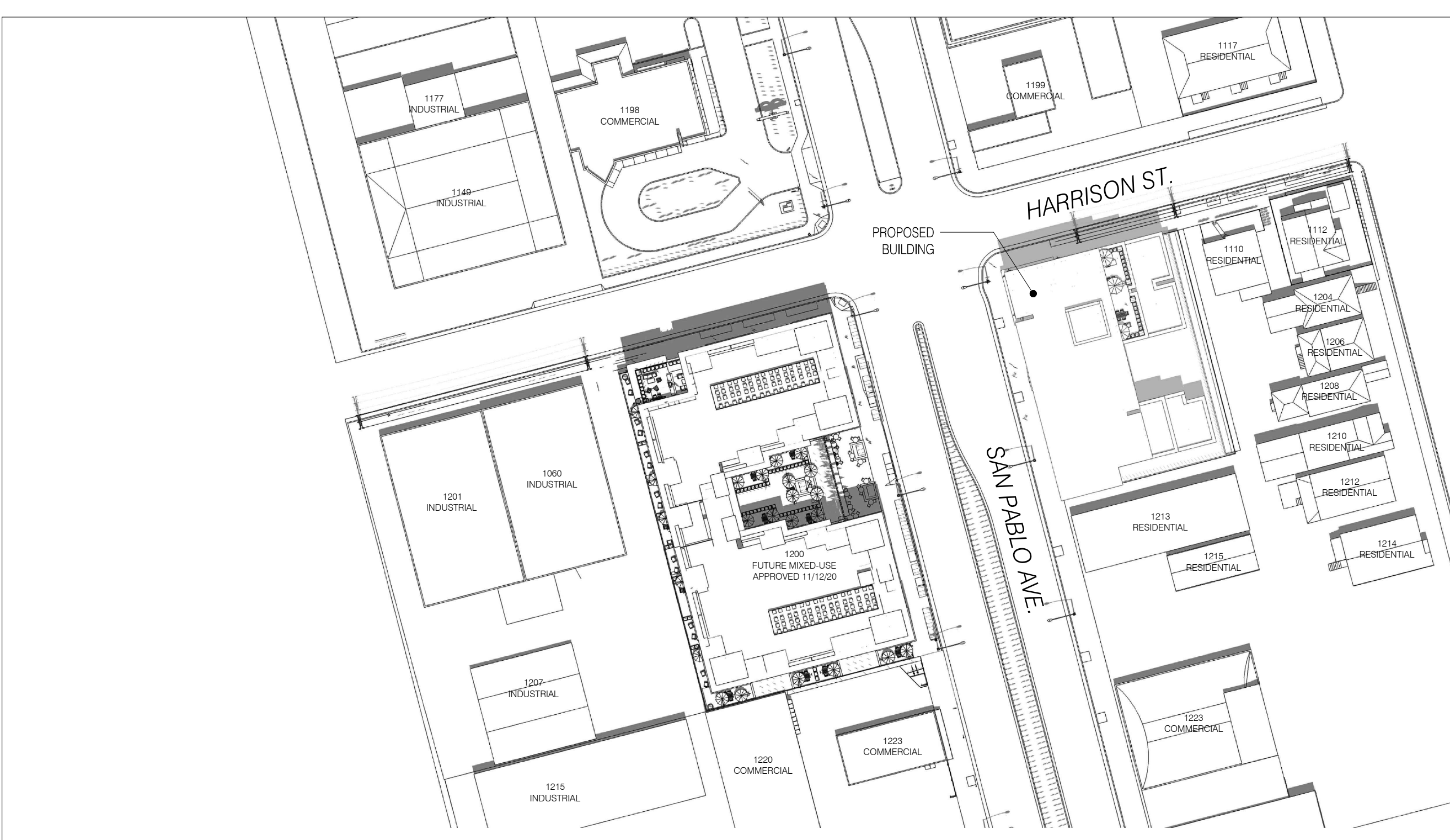
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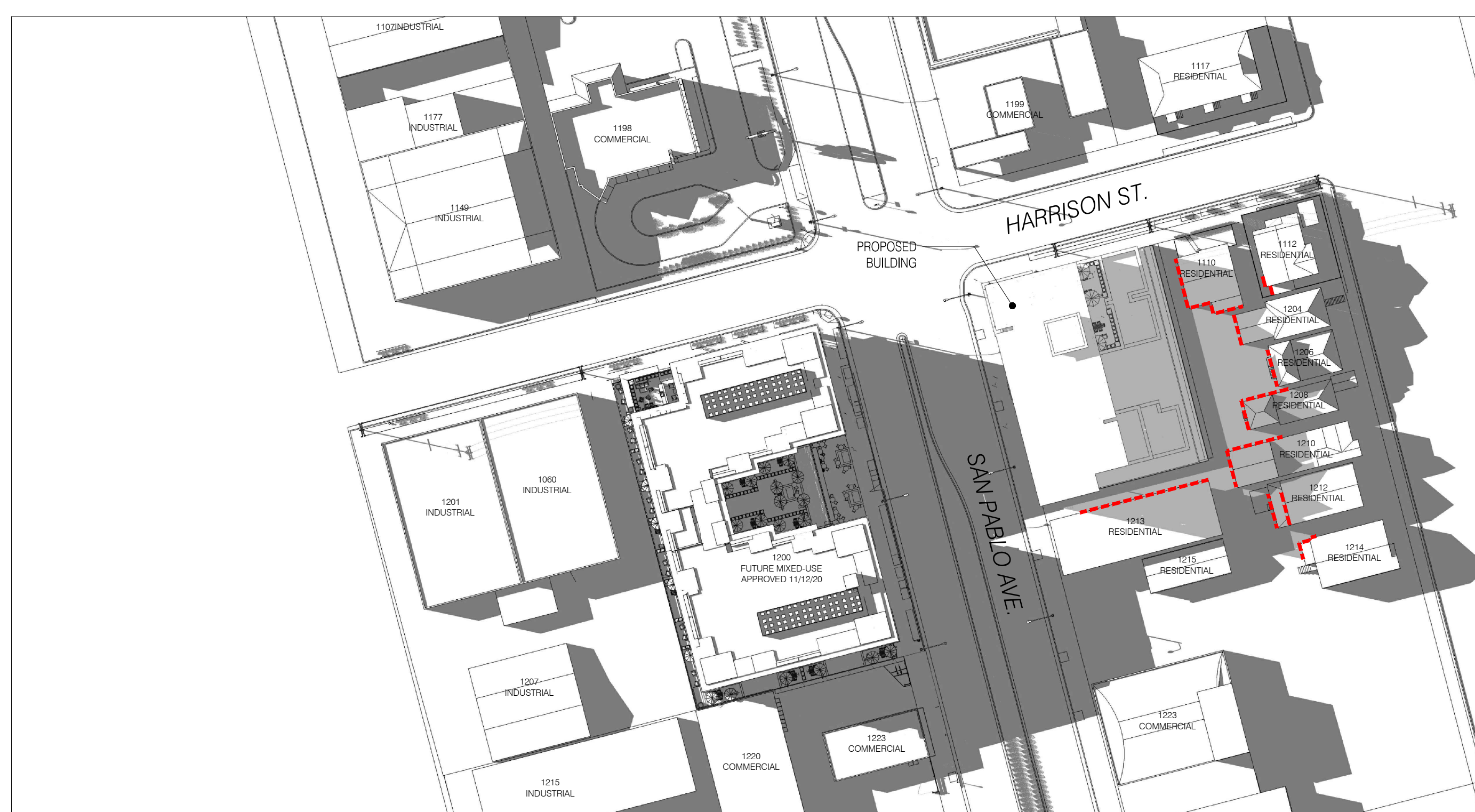
JOB: 1928

SHEET:
**SHADOW STUDIES
JULY 2ND**

A0.4D



3 SHADOW STUDY - JULY 2: NOON
1:100 @ 11X17 1:50 @ 24X36



1 SHADOW STUDY - JULY 2: 2-HRS BEFORE SUNSET
1:100 @ 11X17 1:50 @ 24X36

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JOB: 1928

SHEET:
**SHADOW STUDIES
JULY 2ND**

A0.4E



2 SHADOW STUDY AXONOMETRIC - JULY 2: 2 HRS BEFORE SUNSET
1:100 @ 11X17 1:50 @ 24X36



1 SHADOW STUDY AXONOMETRIC - JULY 2: 2-HRS BEFORE SUNSET
NTS

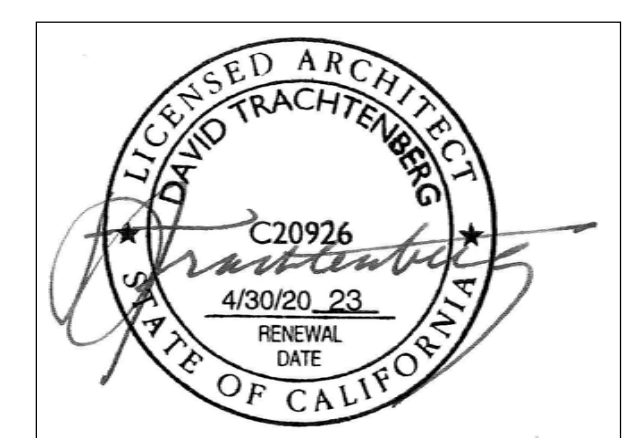


3 SHADOW STUDY AXONOMETRIC - JULY 2: 2 HRS AFTER SUNRISE
1:100 @ 11X17 1:50 @ 24X36

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING
NEW SHADOW AT RESIDENTIAL BUILDING
ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS

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JOB: 1928

SHEET:
**SITE CONTEXT
PHOTOS**

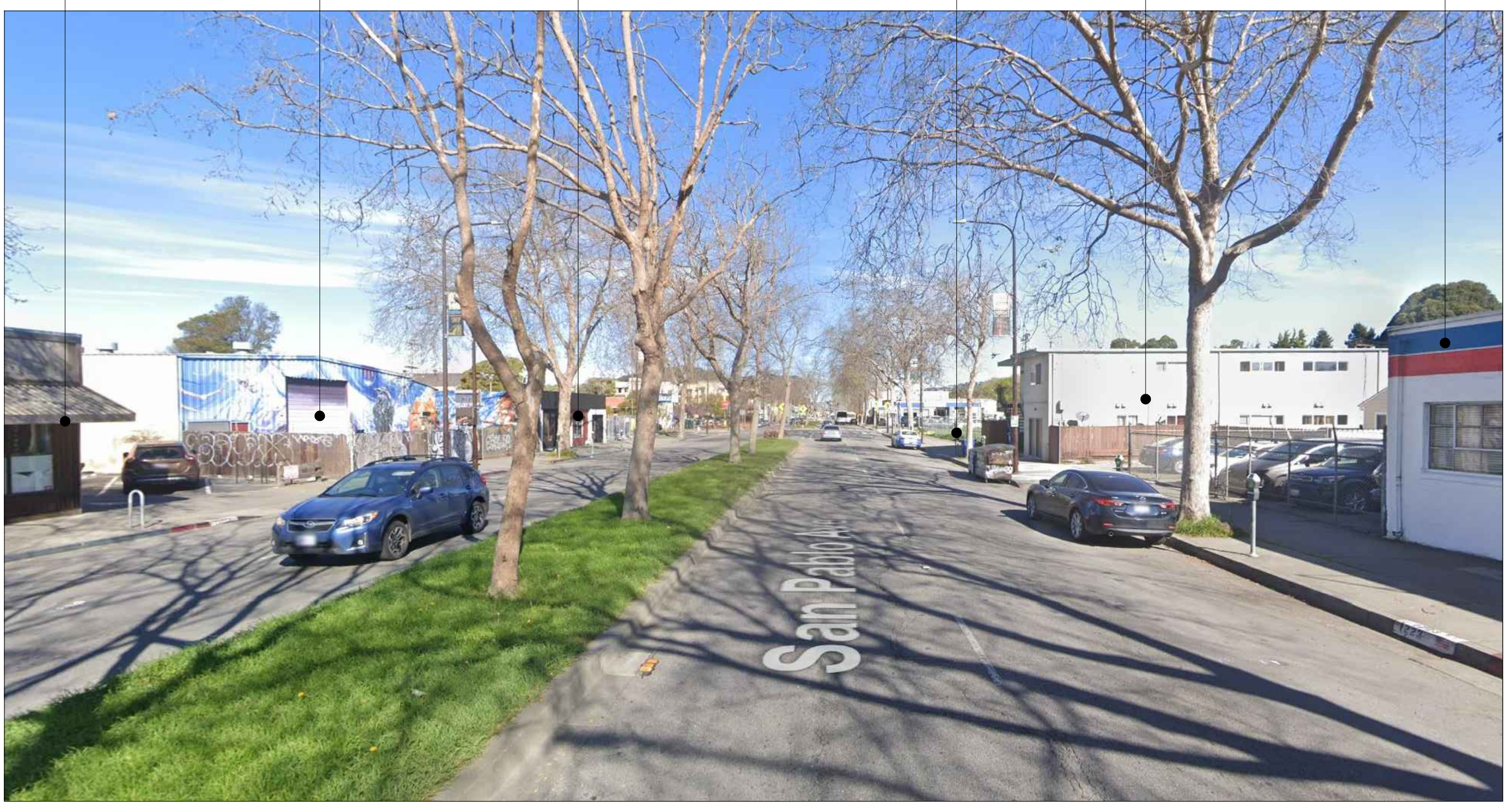
A0.5

1197 SAN PABLO (GILMAN AUTO) 1110 HARRISON SINGLE FAMILY RESIDENCE PROJECT SITE 1201 SAN PABLO 1213 SAN PABLO (2-STORY MULTIFAMILY) 1200 - 1212 SAN PABLO (FUTURE 6-STORY MIXED-USE)



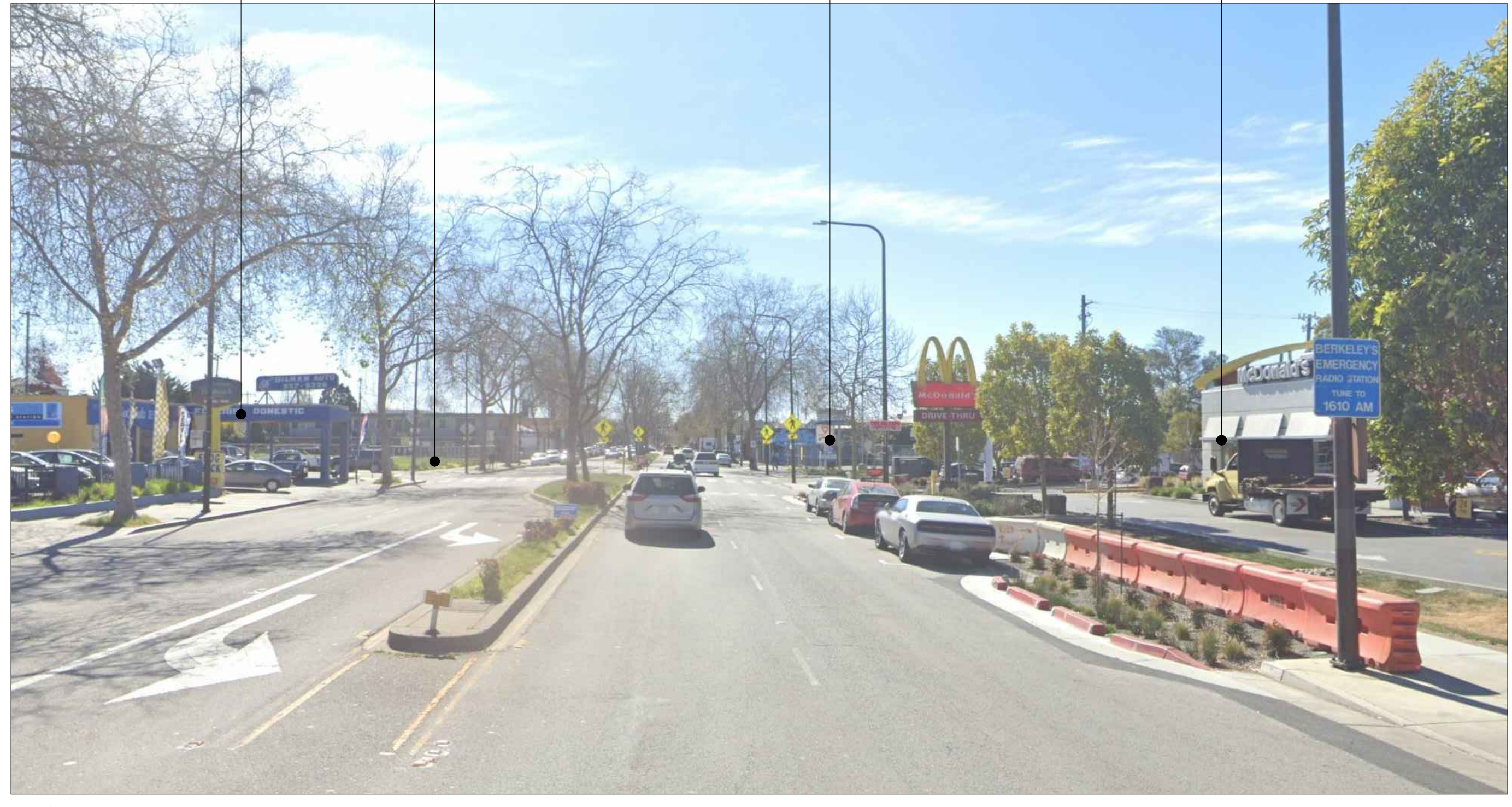
4 - VIEW FROM HARRISON LOOKING EAST

1220 SAN PABLO (TOKYO FISH MARKET) 1200 - 1212 SAN PABLO (FUTURE 6-STORY MIXED-USE) 1200 - 1212 SAN PABLO (FUTURE 6-STORY MIXED-USE) PROJECT SITE 1201 SAN PABLO 1213 SAN PABLO (2-STORY MULTIFAMILY) 1223 SAN PABLO (101 AUTOBODY)



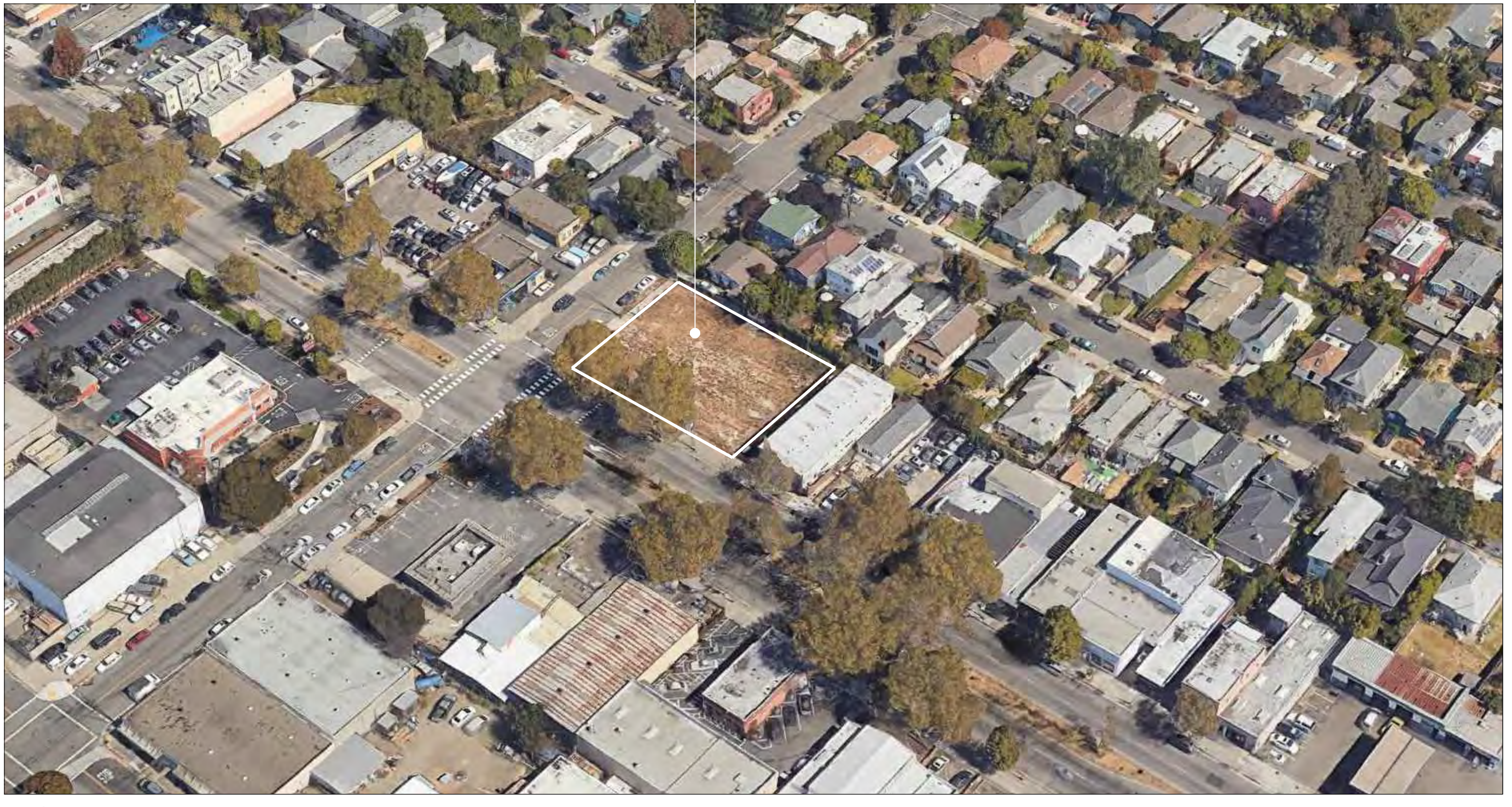
2 - VIEW FROM SAN PABLO LOOKING NORTH

1197 SAN PABLO (GILMAN AUTO) PROJECT SITE 1201 SAN PABLO 1200 - 1212 SAN PABLO (FUTURE 6-STORY MIXED-USE) 1198 SAN PABLO (MCDONALD'S)



3 - VIEW FROM SAN PABLO LOOKING SOUTH

PROJECT SITE 1201 SAN PABLO



1 - GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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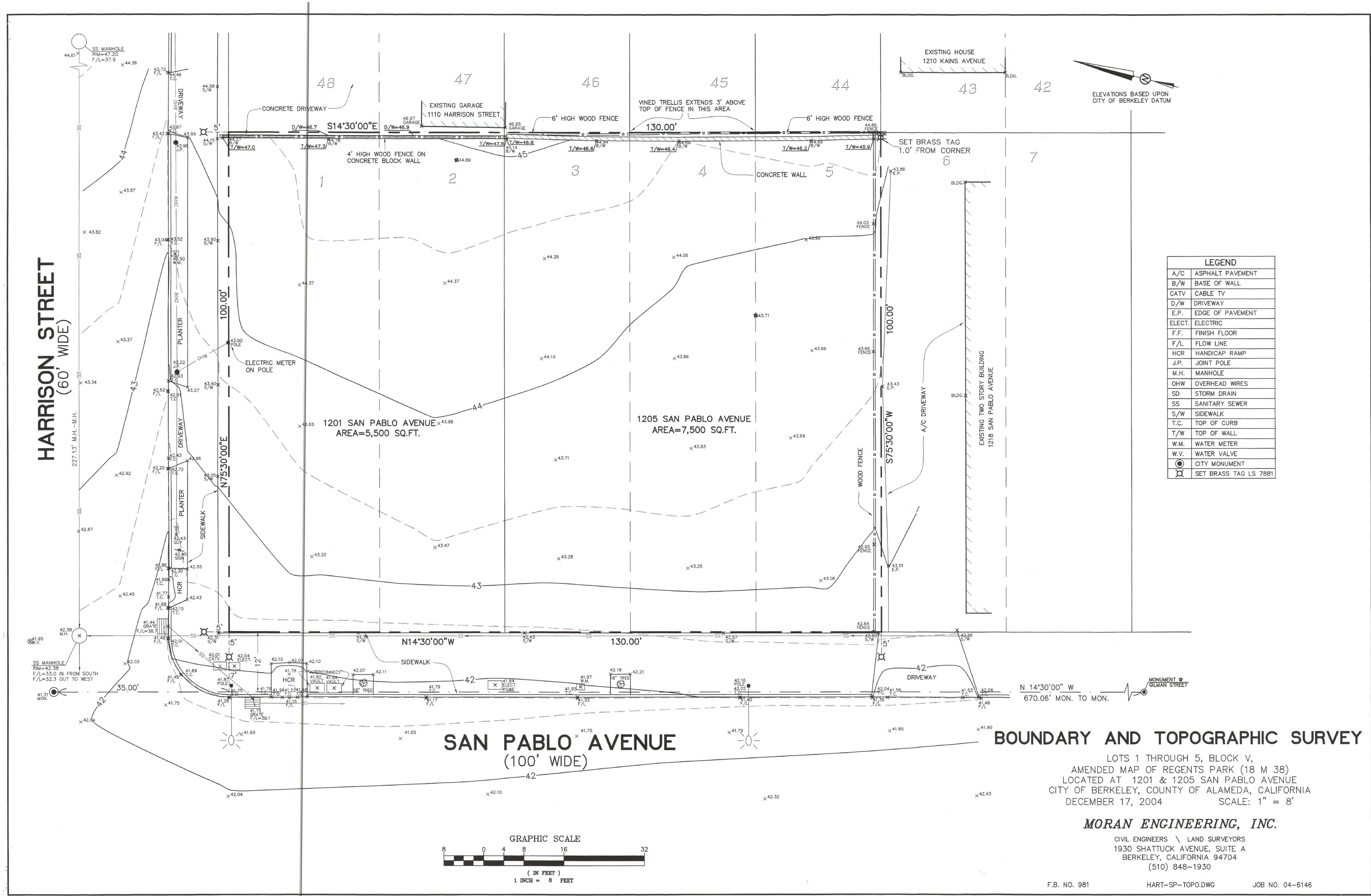
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JOB: 1928

SHEET:

SURVEY

A1.0



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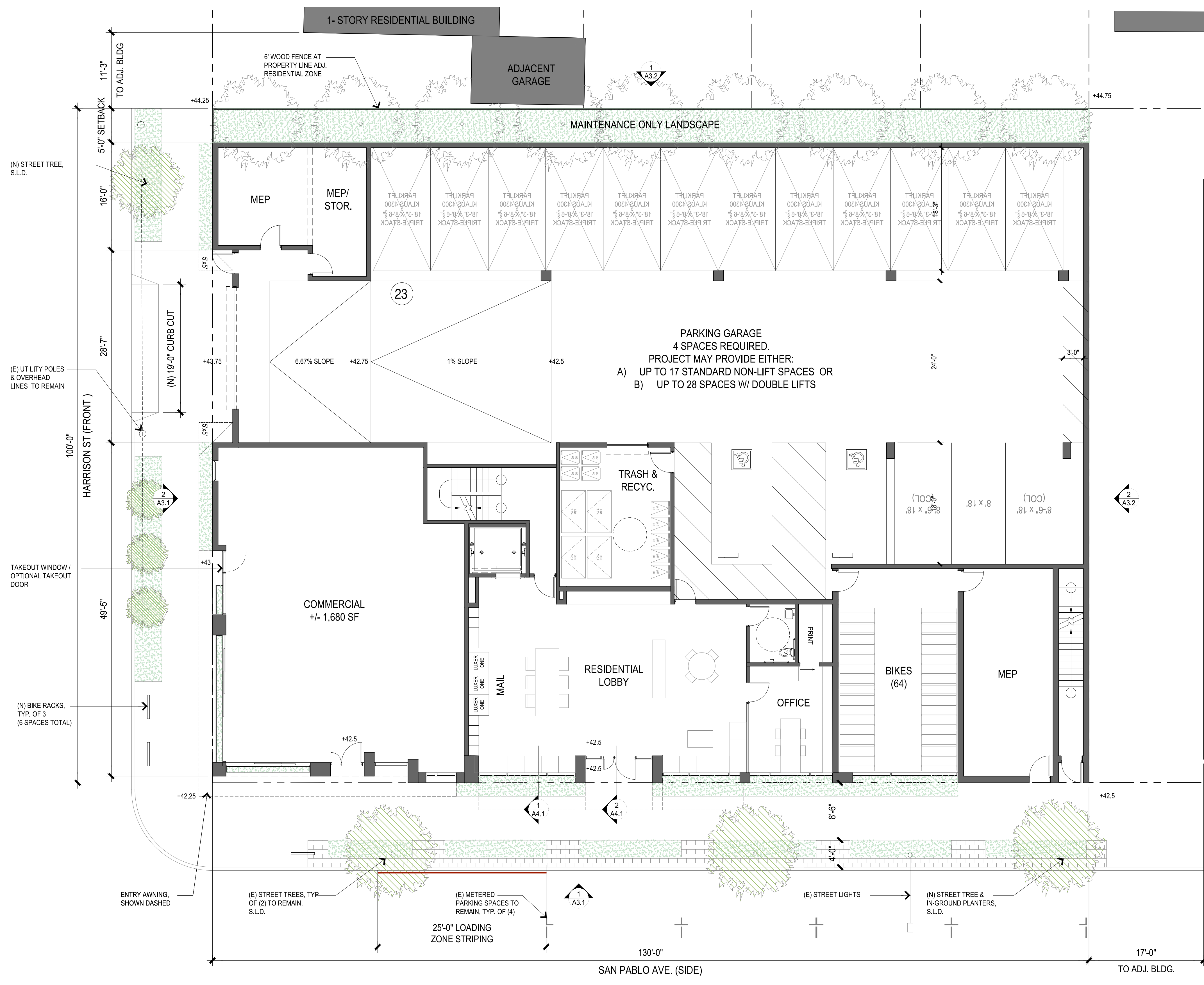
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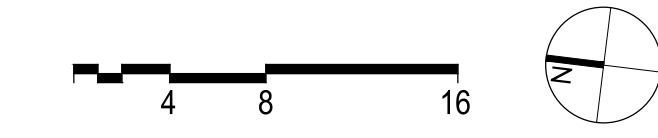
SHEET:

**PLAN AT
GROUND LEVEL/
SITE PLAN**

A2.1



1 SITE PLAN / GROUND LEVEL PLAN
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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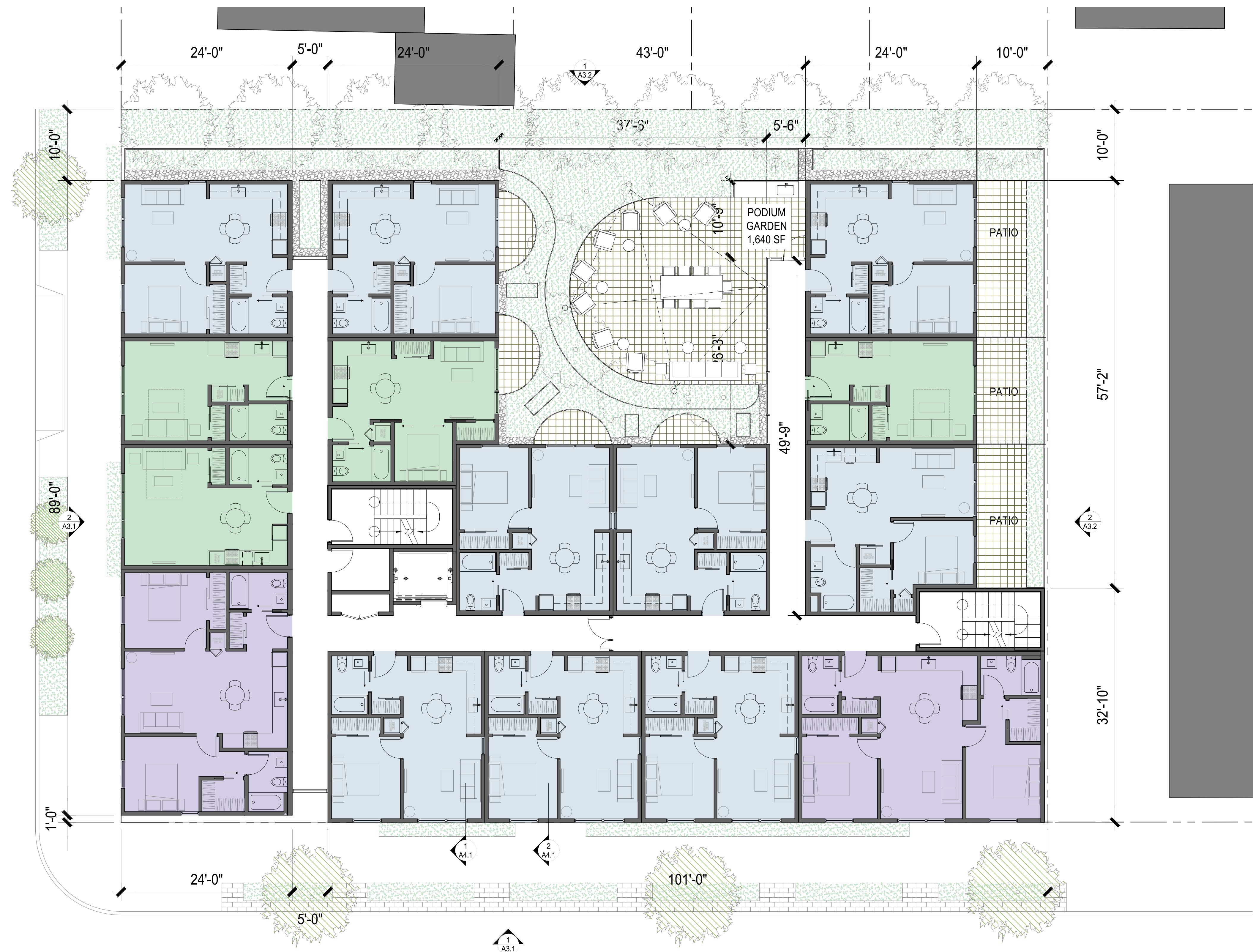
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JOB: 1928

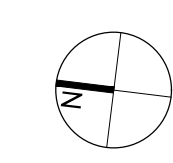
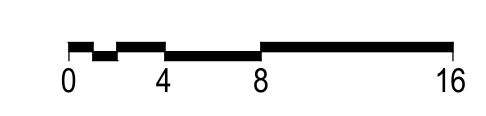
SHEET:

PLAN AT
LEVELS 2 - 4

A2.2



1 PLAN AT LEVELS 2 - 4
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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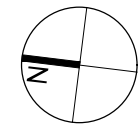
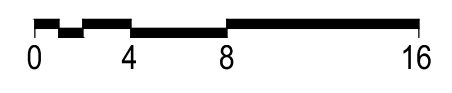
SHEET:

PLAN AT
LEVEL 5

A2.3



1
PLAN AT LEVEL 5
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



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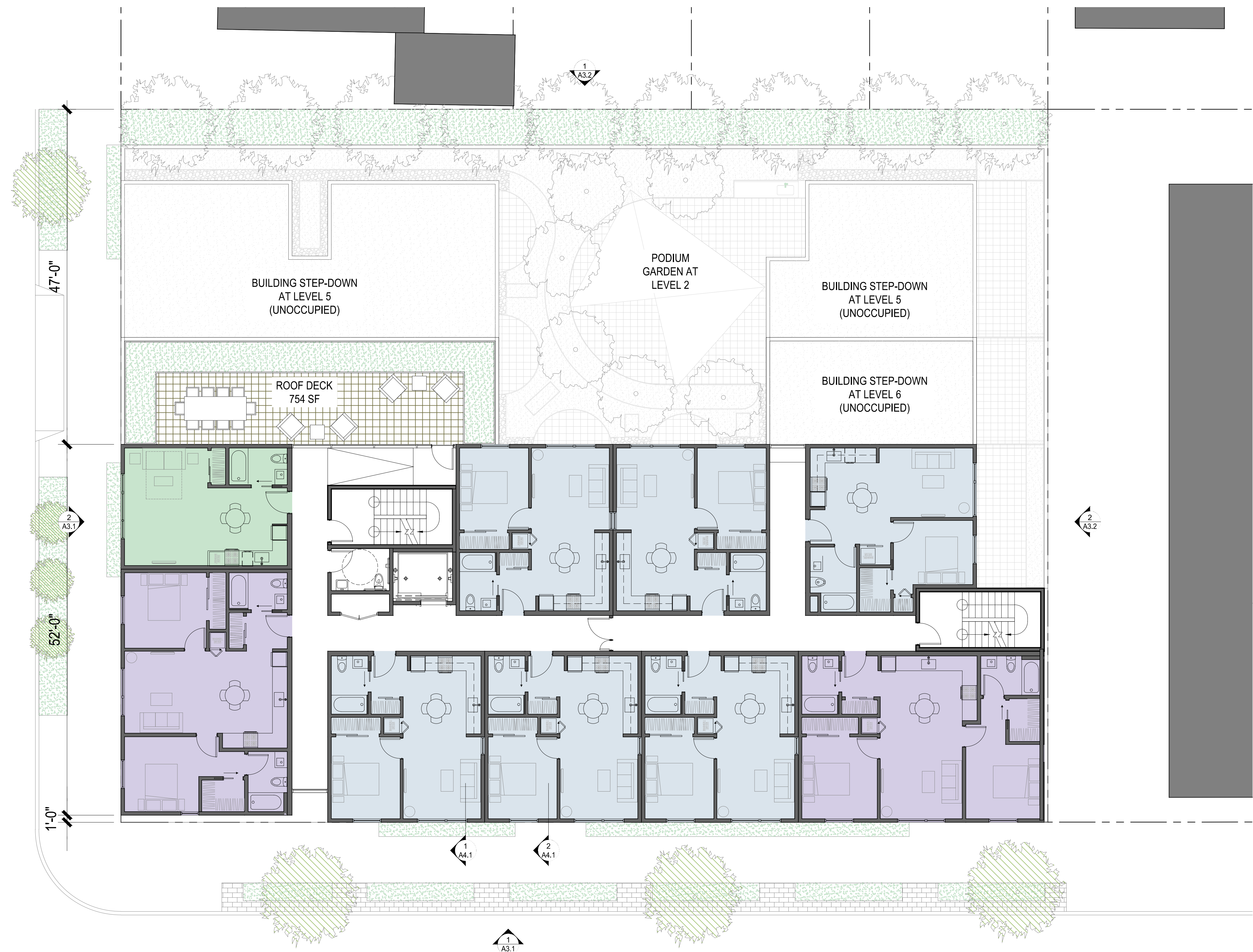
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JOB: 1928

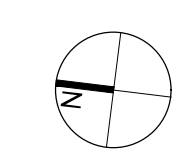
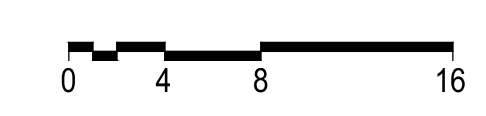
SHEET:

PLAN AT
LEVEL 6

A2.4



1
PLAN AT LEVEL 6
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36





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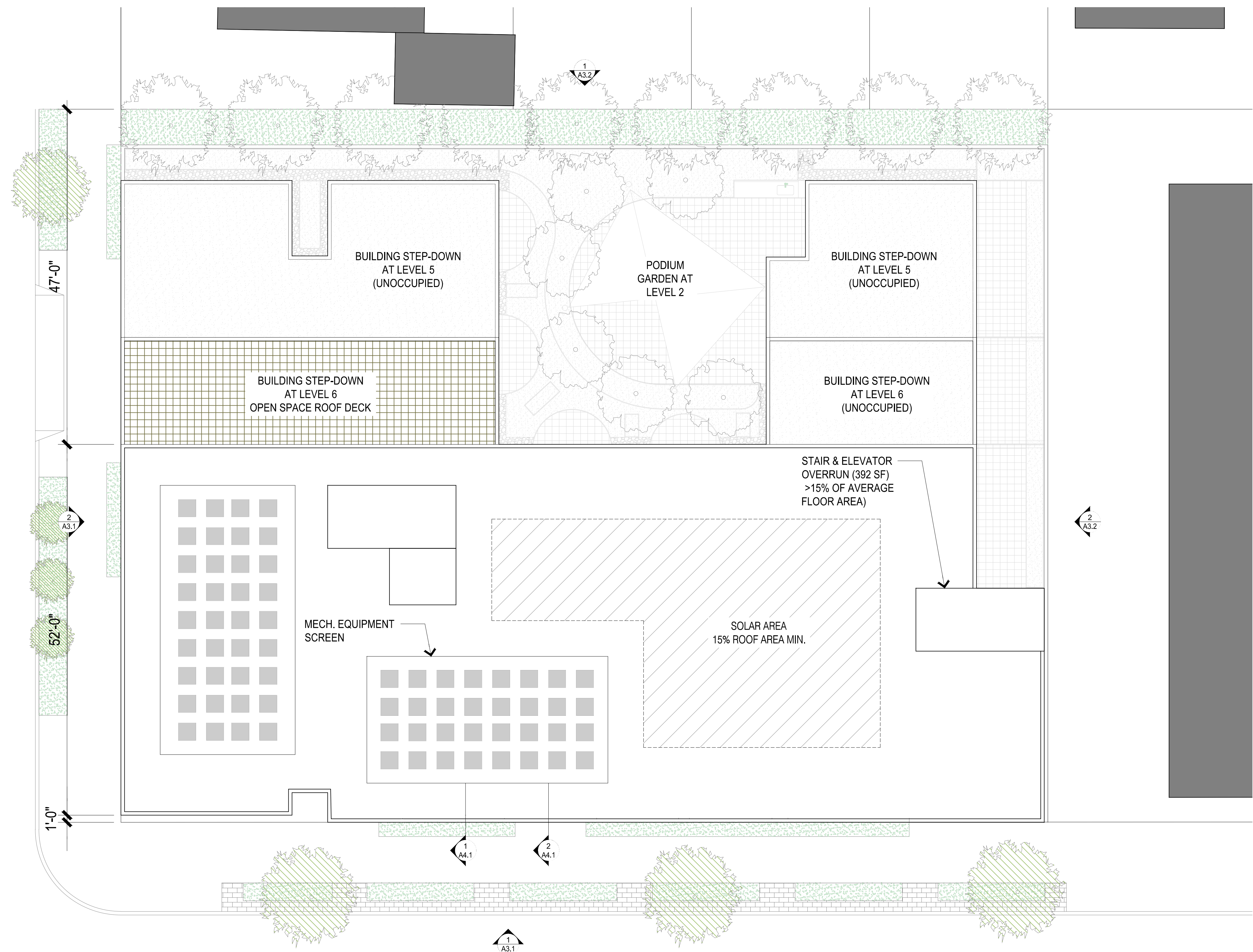
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JOB: 1928

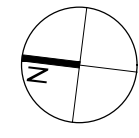
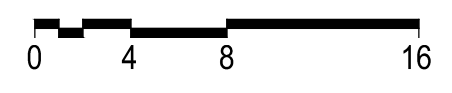
SHEET:

PLAN AT
ROOF

A2.5



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



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JOB: 1928

SHEET:

BUILDING
ELEVATIONS

A3.1



1 WEST ELEVATION
 3/32" = 1'-0" @ 11X17 3/16" = 1'-0" @ 24X36 0 4 8 16



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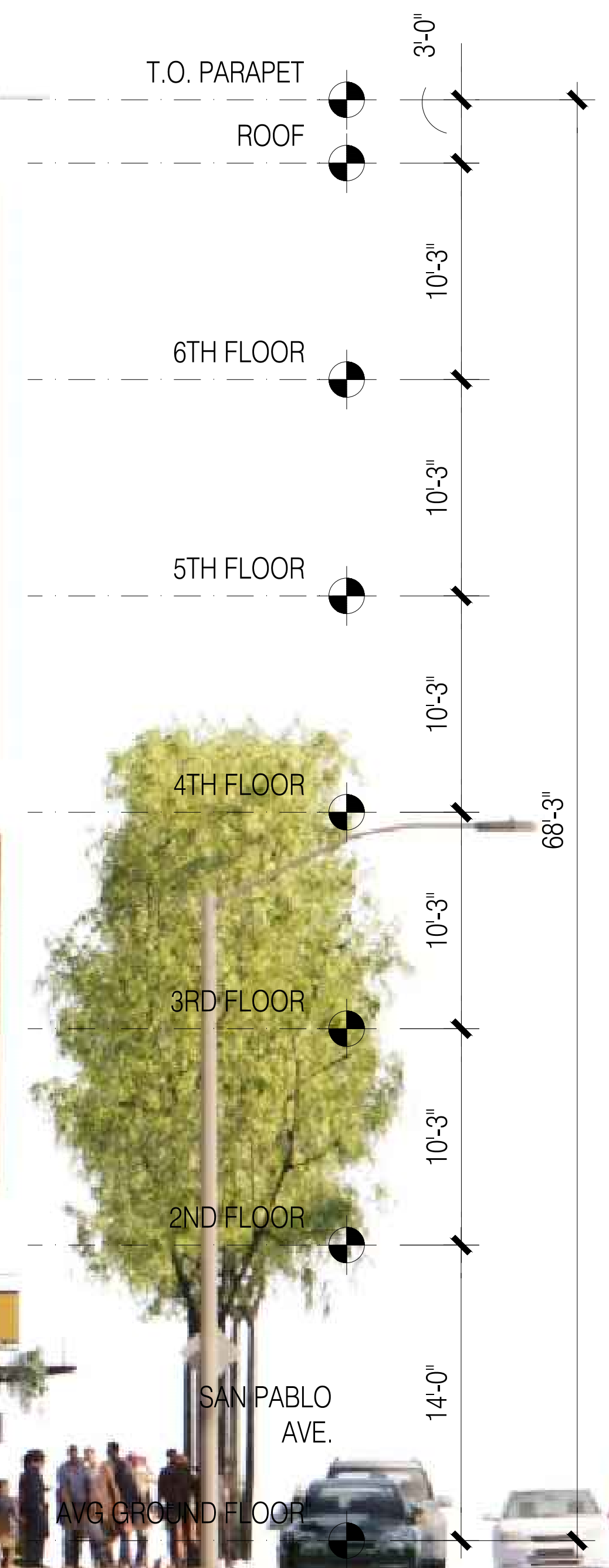
JOB: 1928

SHEET:
**BUILDING
ELEVATIONS**

A3.2



STEEL EAVE, PTD.
ALUMINUM WINDOW
INTEGRAL COLOR STUCCO WITH HARD TROWEL FINISH
METAL INFILL PANEL



WOOD FENCE CAST IN PLACE CONCRETE GARAGE COMMERCIAL EXIT ALUMINUM STOREFRONT GLAZING

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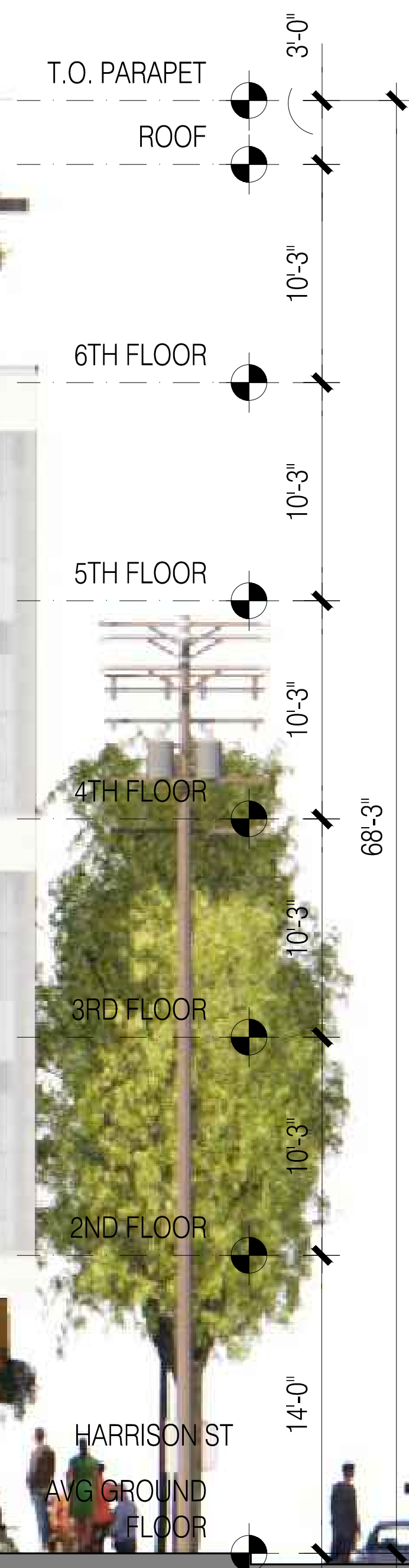
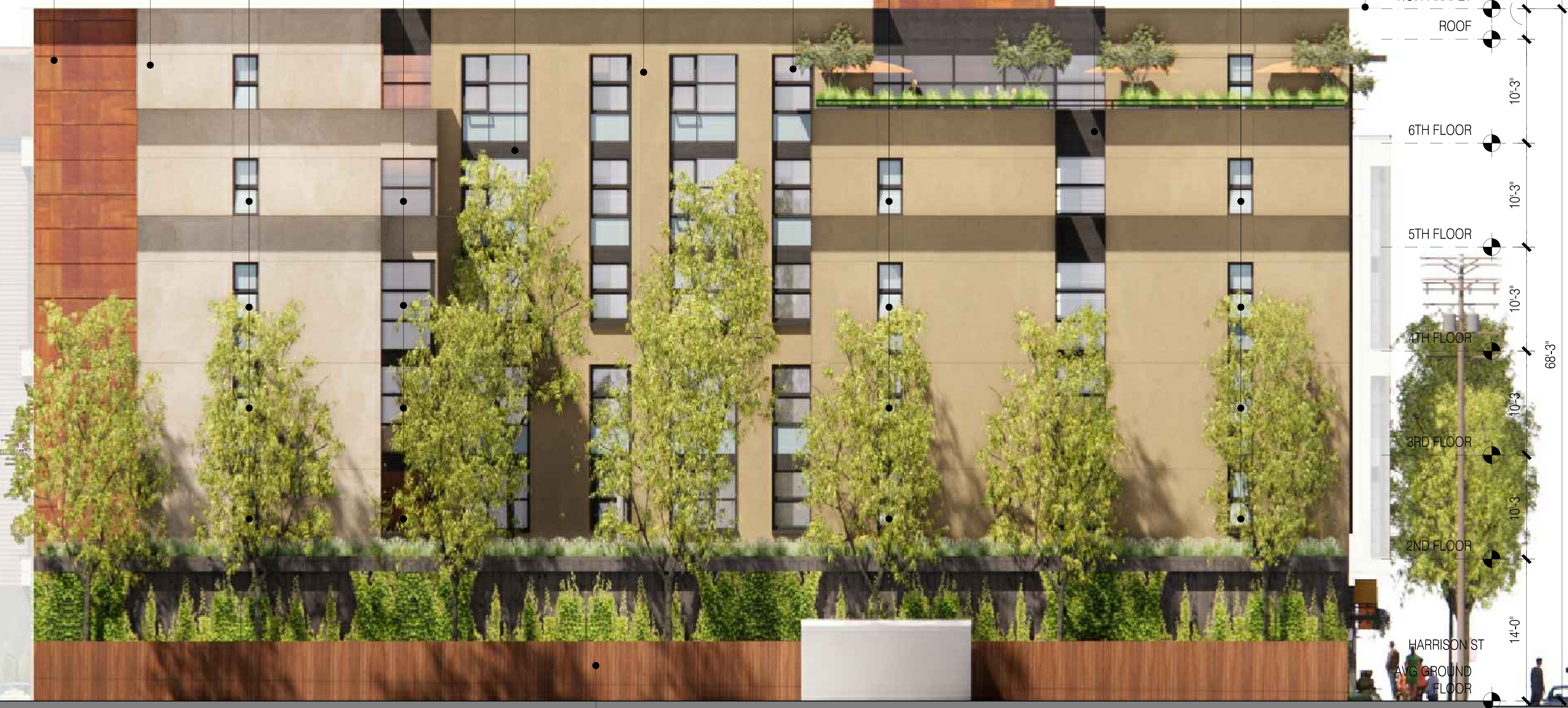
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JOB: 1928

SHEET:
**BUILDING
ELEVATIONS**

A3.3

- CORTEN STEEL PANELS
- INTEGRAL COLOR STUCCO WITH HARD TROWEL FINISH
- ALUMINUM WINDOW W/ FROSTED GLAZING @ LOWER 2 LITES
- FROSTED GLAZING AT LOWER 2 LITES
- METAL INFILL PANEL
- INTEGRAL COLOR STUCCO WITH HARD TROWEL FINISH
- ALUMINUM WINDOW
- ALUMINUM WINDOW W/ FROSTED GLAZING @ LOWER 2 LITES
- METAL PANEL, PTD.
- ALUMINUM WINDOW W/ FROSTED GLAZING @ LOWER 2 LITES
- STEEL EAVE, PTD.



WOOD FENCE

1 EAST ELEVATION
3/32"=1'-0" @ 11X17 3/16" = 1'-0" @ 24X36 0 4 8 16

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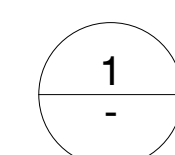
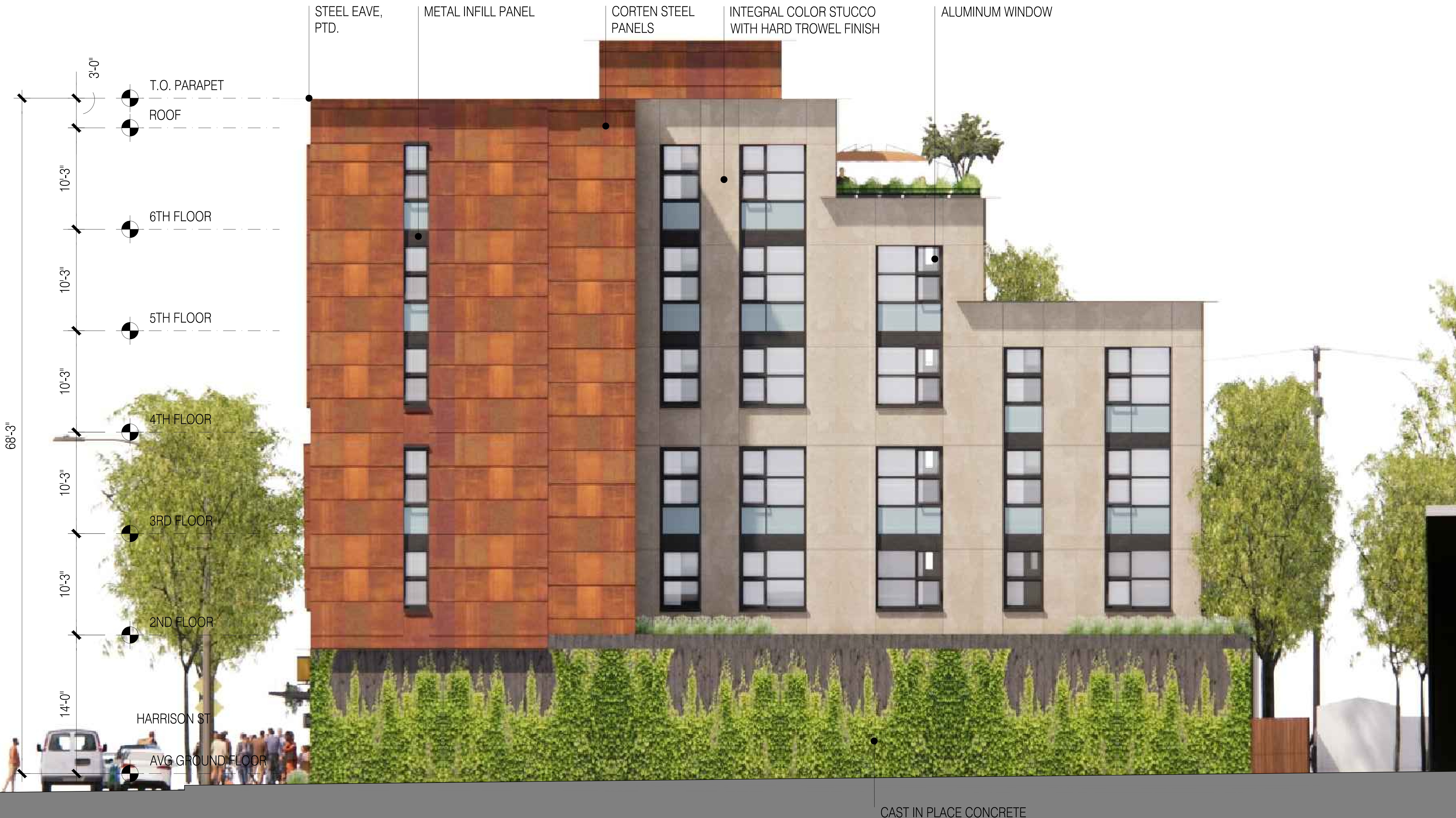
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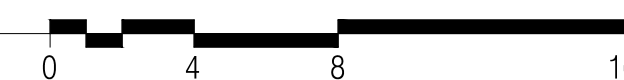
BUILDING
ELEVATIONS

A3.4



SOUTH ELEVATION

3/32"=1'-0" @ 11X17 3/16" = 1'-0" @ 24X36



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JOB: 1928

SHEET:

STREET STRIP
ELEVATIONS

A3.5



2

STREET STRIP ELEVATION @ HARRISON ST.

1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36



1

STREET STRIP ELEVATION @ SAN PABLO AVE.

1/32" = 1'-0" @ 11X17 1/16" = 1'-0" @ 24X36



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SHEET:

PERSPECTIVE
VIEWS

A3.6



1

VIEW ALONG SAN PABLO - LOOKING SOUTH

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SHEET:
PERSPECTIVE
VIEWS

A3.7



1 - VIEW ALONG HARRISON - LOOKING EAST

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JOB: 1928

SHEET:

PERSPECTIVE
VIEWS

A3.8



1

VIEW ALONG HARRISON - LOOKING WEST

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- 08.30.2021 ZONING COMPLETENESS
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SHEET:

PERSPECTIVE
VIEWS

A3.9



1
-

VIEW ALONG SAN PABLO - LOOKING EAST

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A3.10



1

VIEW AT SAN PABLO INTERSECTION

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VIEWS

A3.11



1

CLOSE UP VIEW ALONG SAN PABLO

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A3.12



1 SHATTUCK LOOKING NORTH

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VIEWS

A3.13



1 CLOSE UP VIEW ALONG SAN PABLO

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**PHOTO MATCH
PERSPECTIVES**

A3.12



4 HARRISON LOOKING EAST - AFTER



2 SAN PABLO LOOKING SOUTH - AFTER



3 HARRISON LOOKING EAST - BEFORE



1 SAN PABLO LOOKING SOUTH - BEFORE

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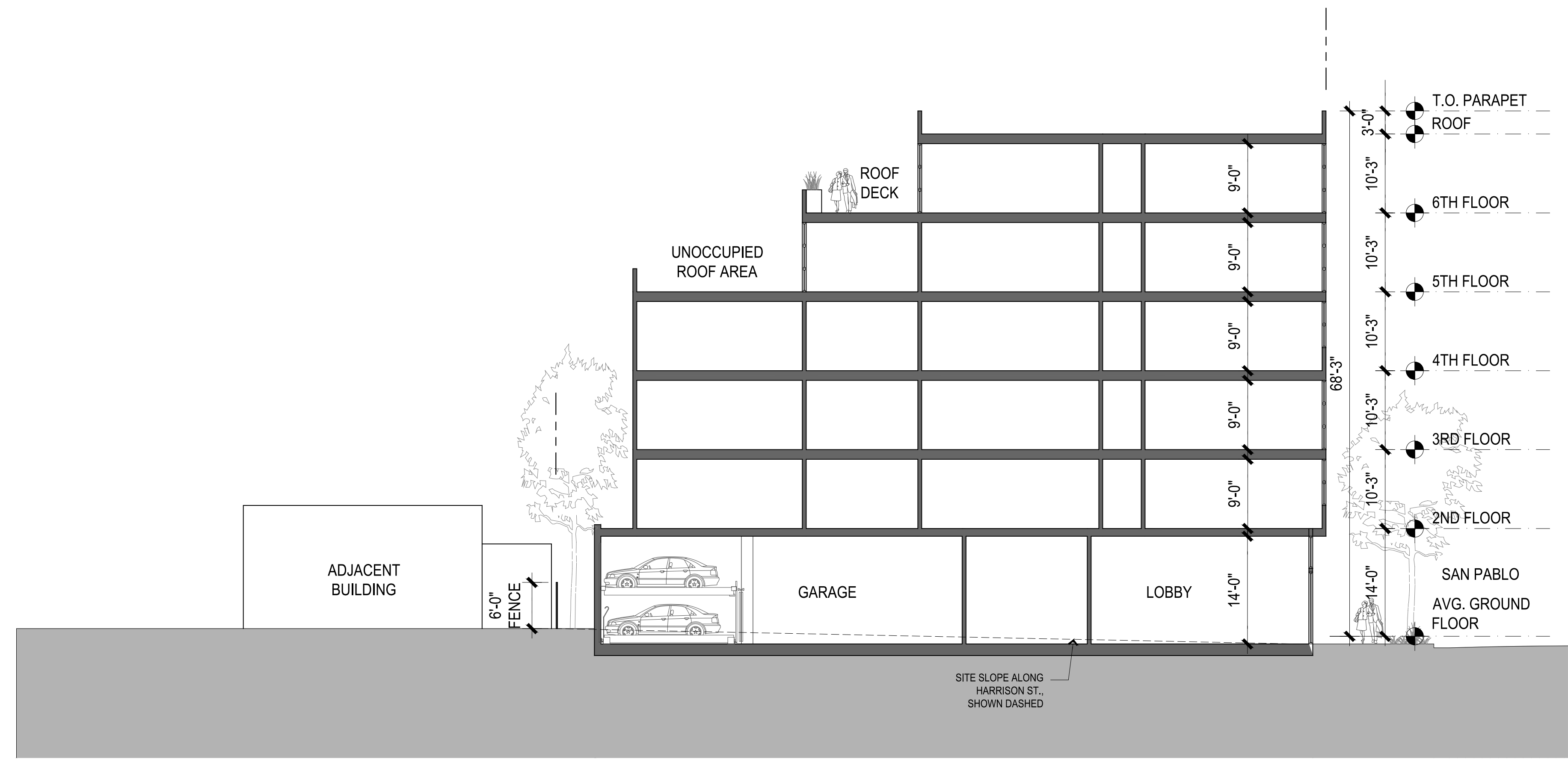
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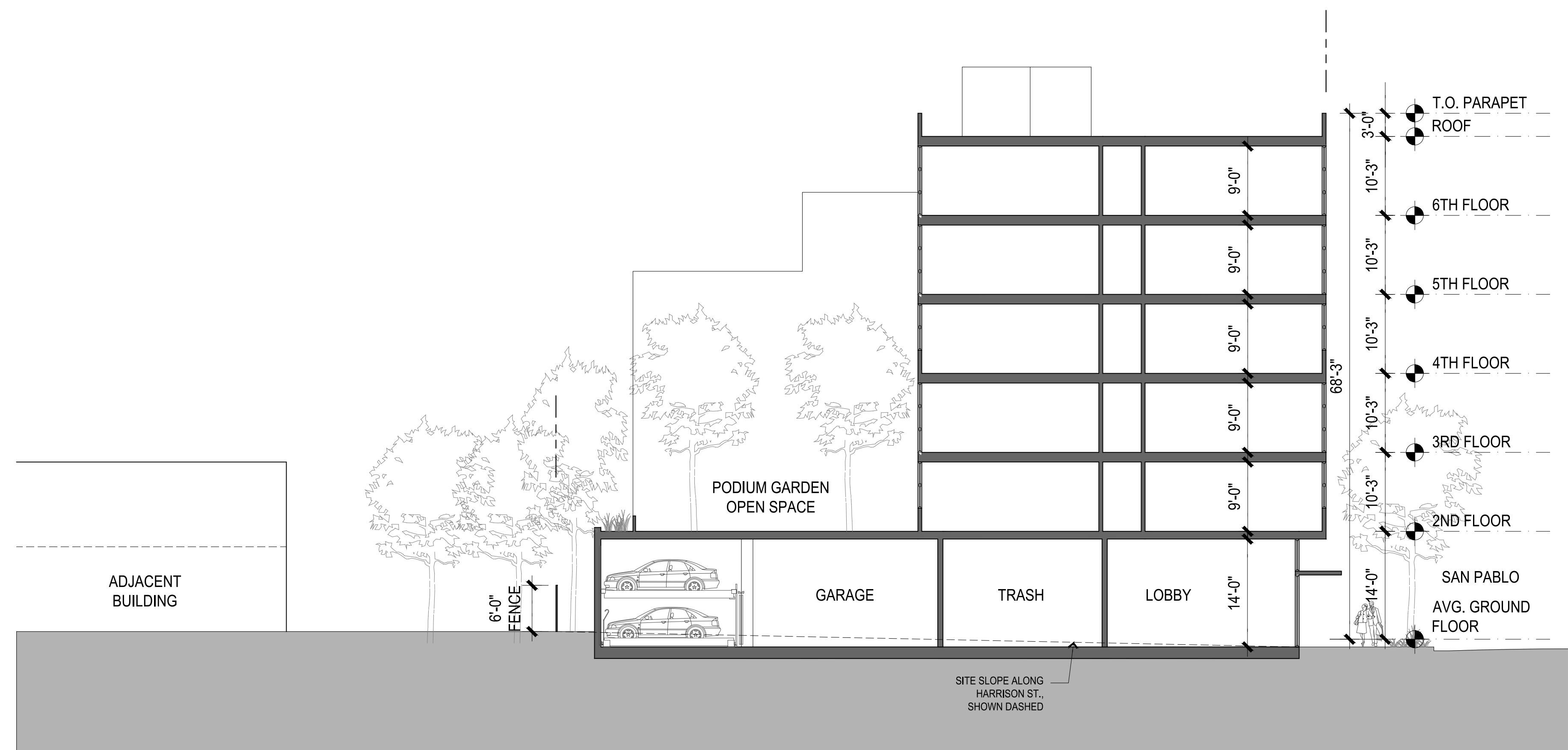
JOB: 1928

SHEET:
**BUILDING
SECTION**

A4.1



2
E-W SECTION THROUGH PODIUM GARDEN
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36
0 2 4 8 16



1
E-W SECTION
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36
0 2 4 8 16



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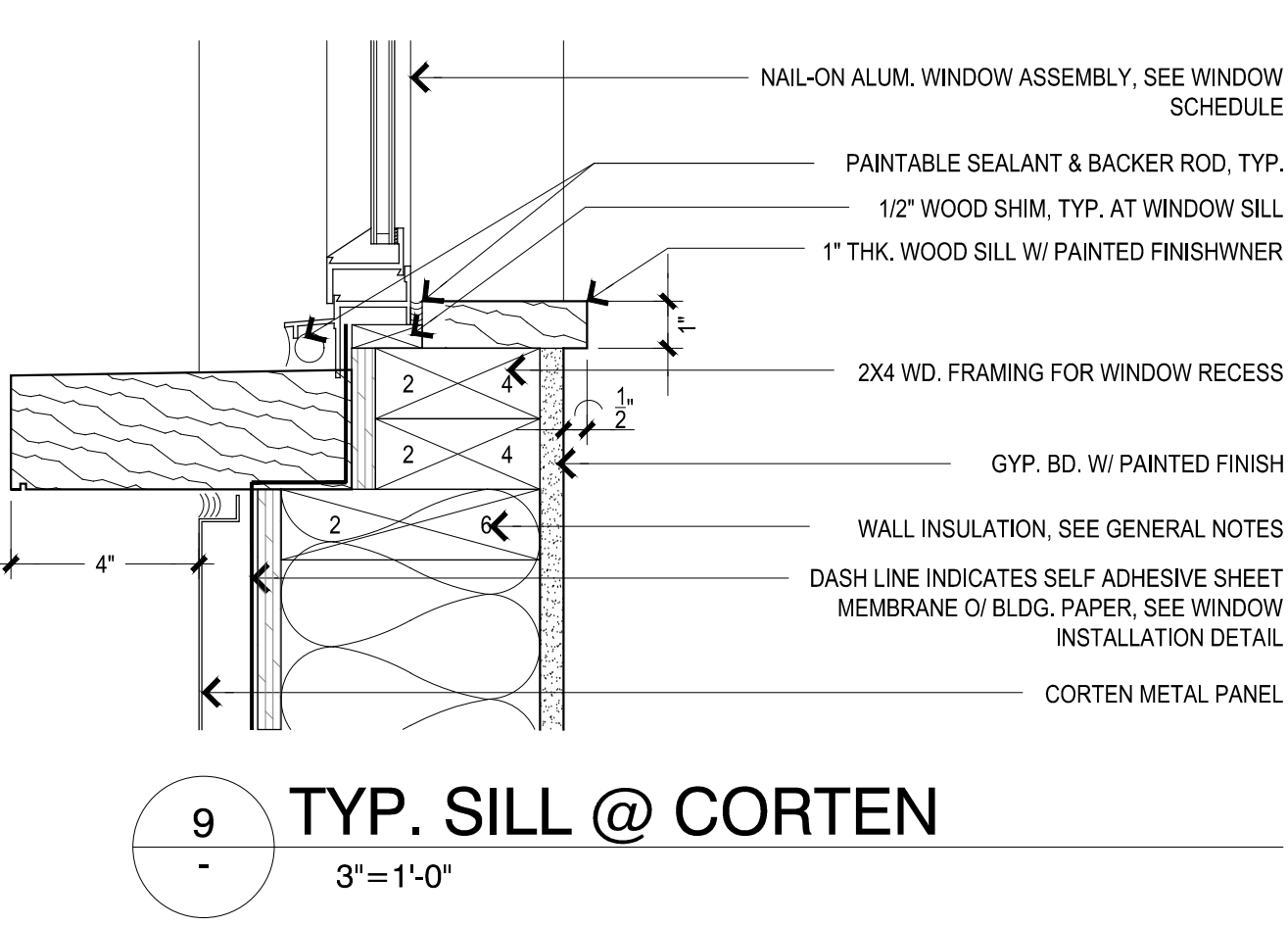
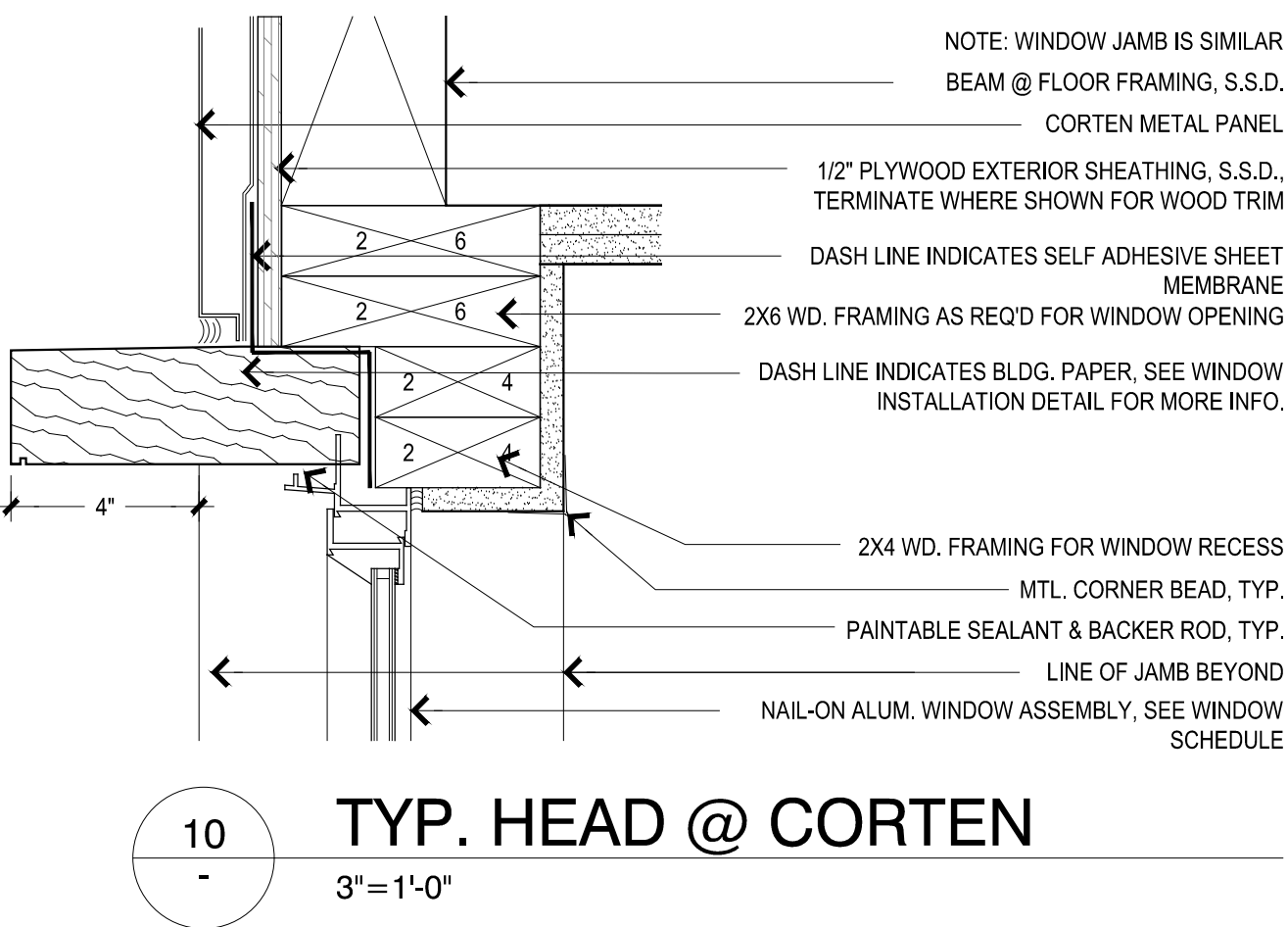
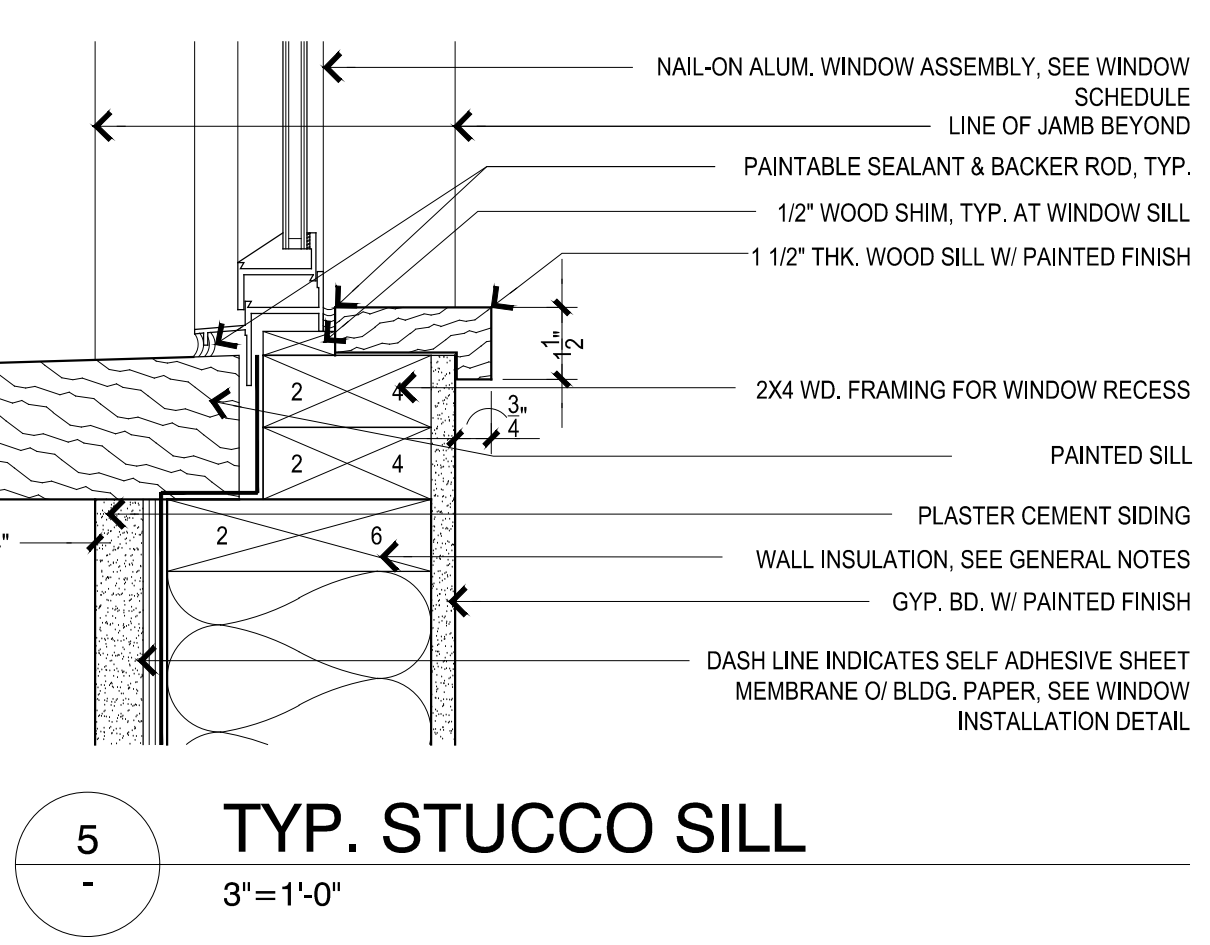
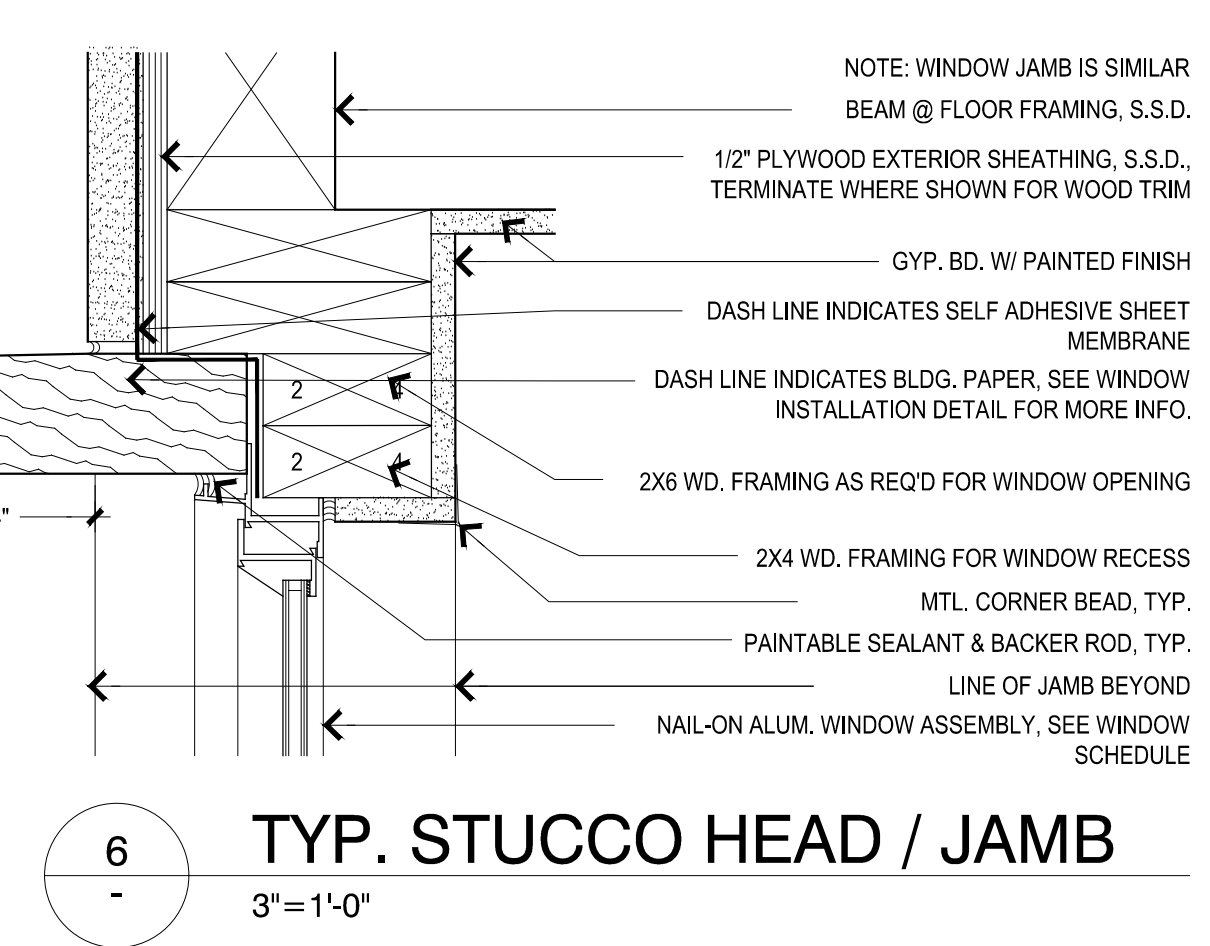
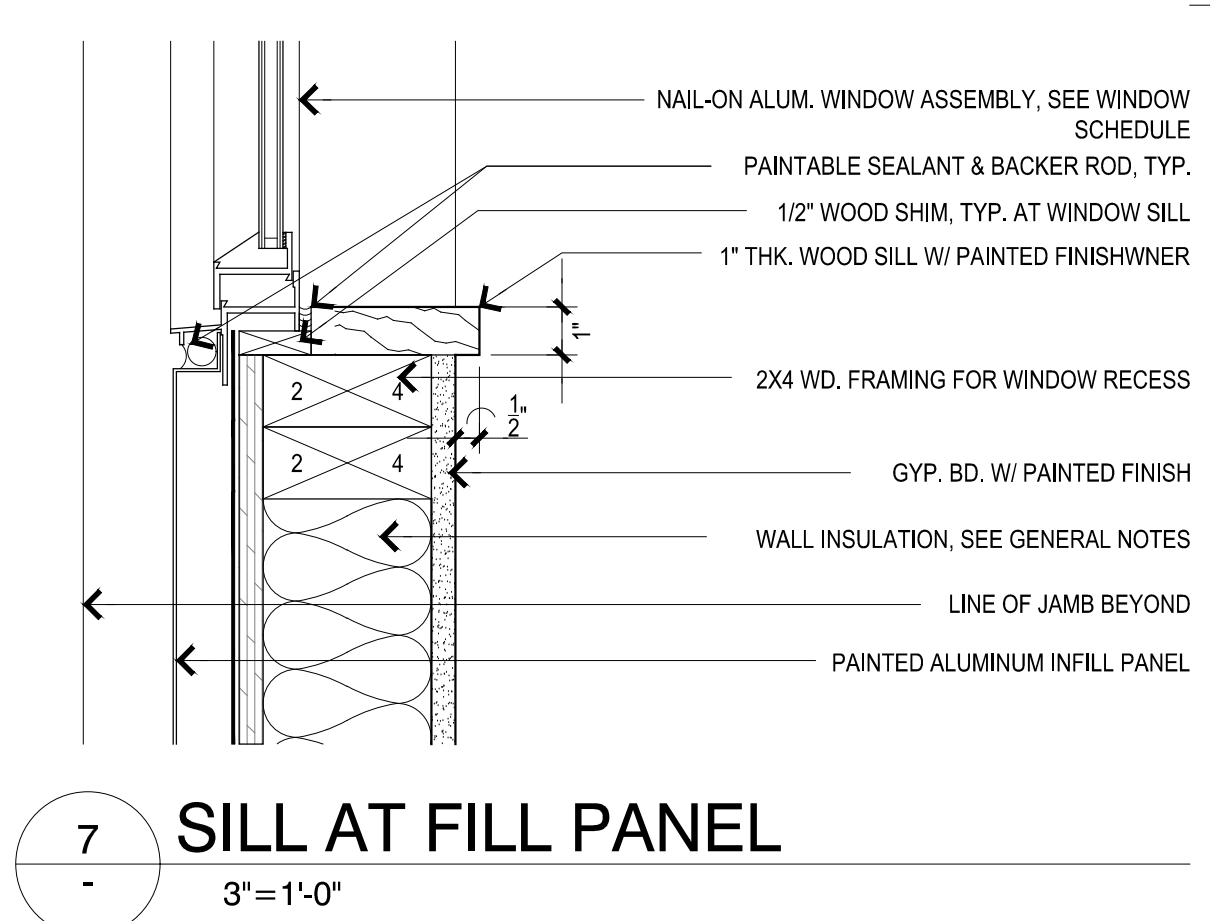
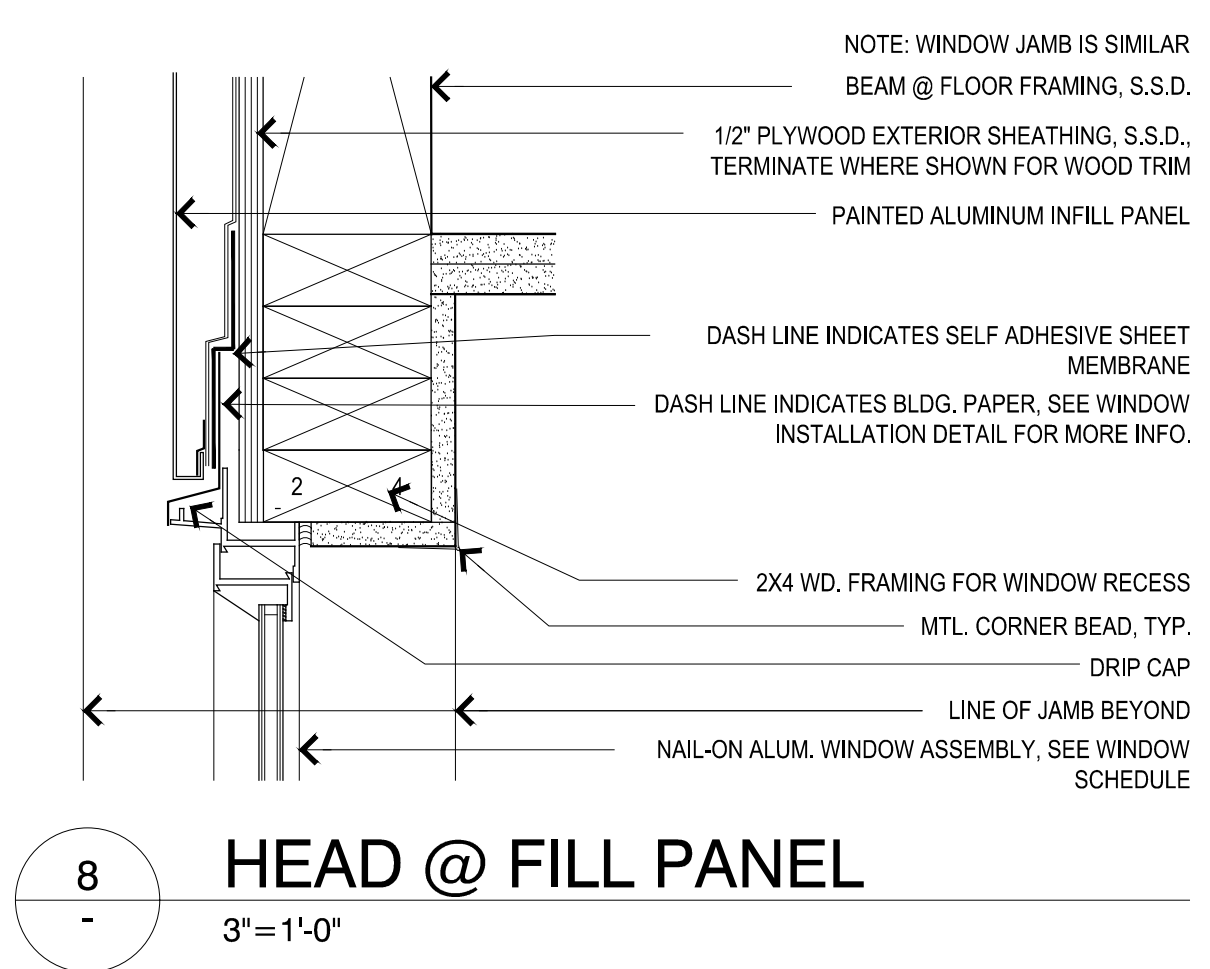
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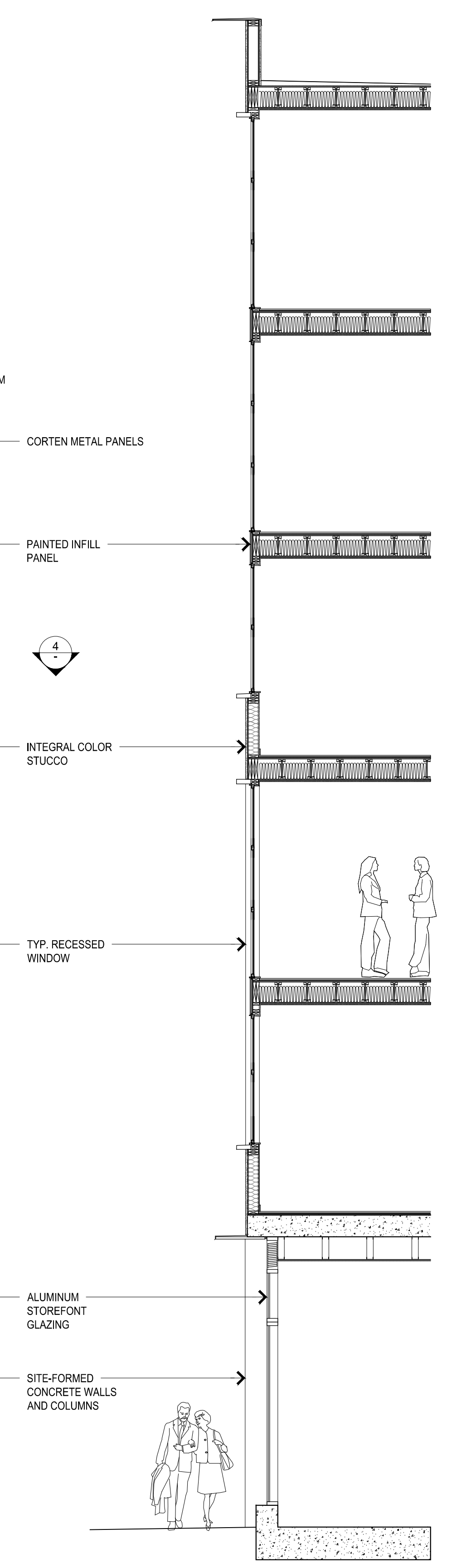
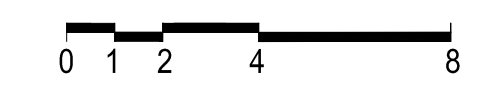
SHEET:

WALL SECTIONS & DETAILS

A4.2



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



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



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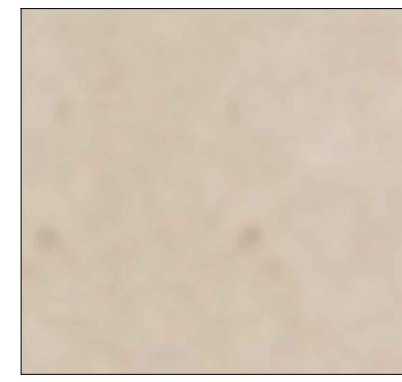
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SHEET:

MATERIAL
BOARD

MAT



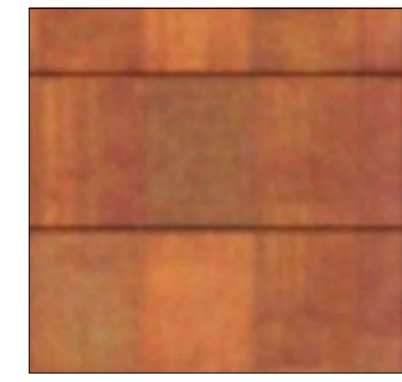
INTEGRAL COLOR STUCCO
W/ SMOOTH TROWEL FINISH



INTEGRAL COLOR STUCCO
W/ SMOOTH TROWEL FINISH



METAL INFILL PANEL



CORTEN METAL
PANEL

INTEGRAL COLOR
STUCCO W/ SMOOTH
TROWEL FINISH

CORTEN METAL PANELS

ALUMINUM
STOREFRONT

METAL INFILL
PANEL

CAST-IN-PLACE
CONCRETE

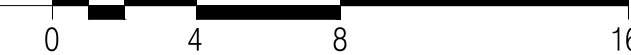
STEEL EAVE, PTD.



1

WEST ELEVATION

3/32"=1'-0" @ 11X17 3/16"=1'-0" @ 24X36



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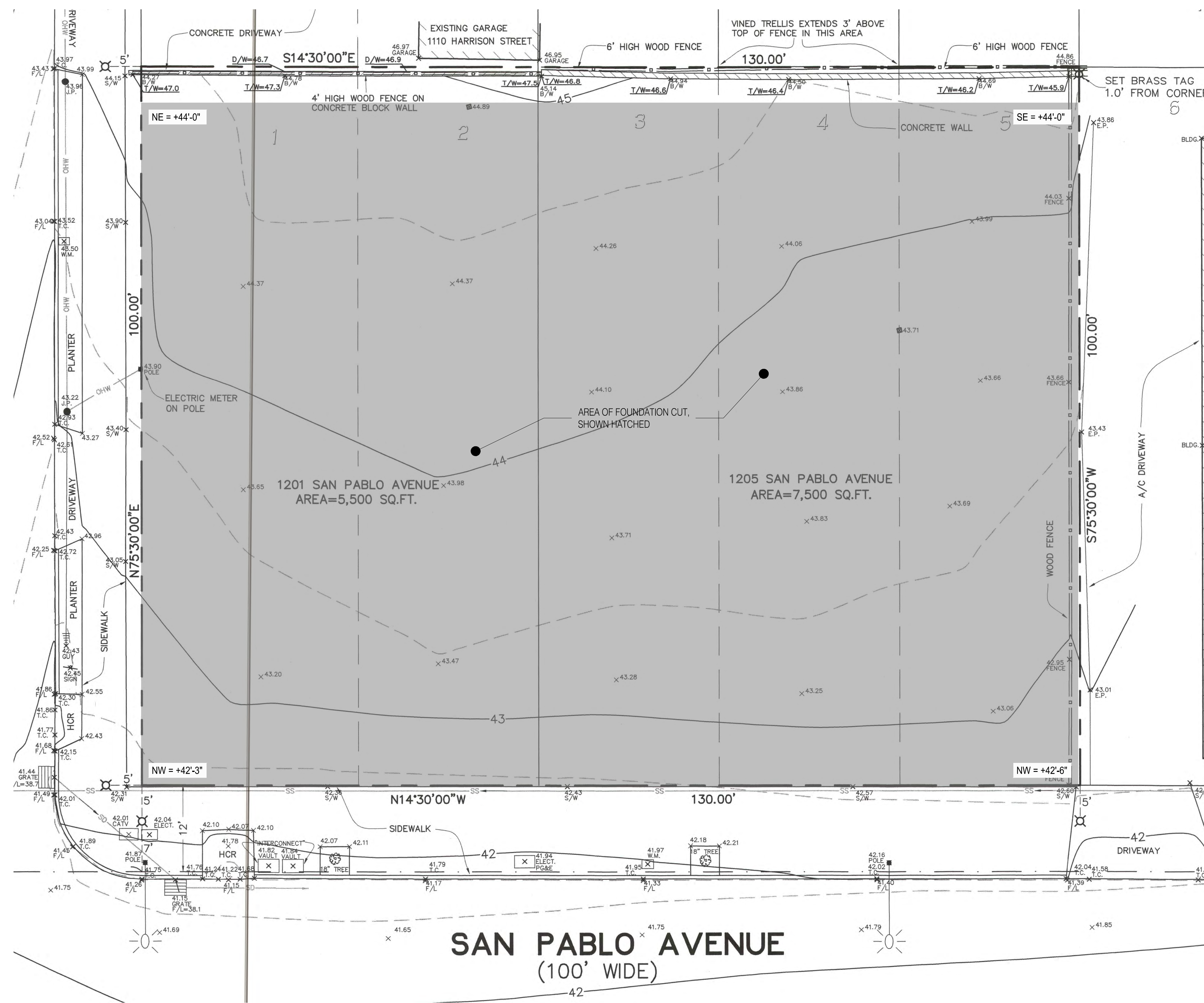
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CONCEPTUAL
GRADING PLAN

G-01

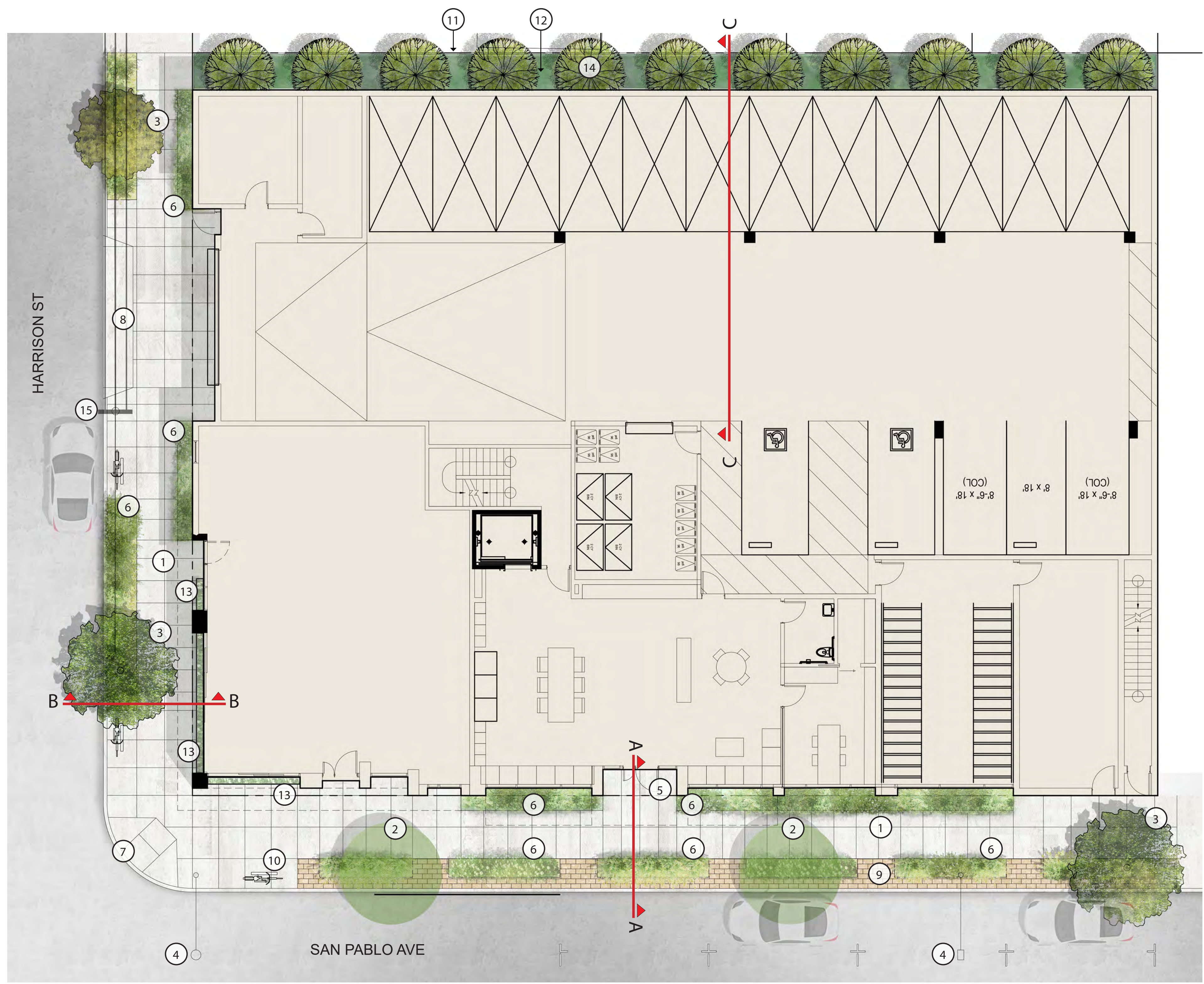


ESTIMATED QUANTITIES AND LOCATIONS OF FOUNDATION CUTS

	FEET	YARDS
TOTAL CUBIC YARDS OF CUT		1115 (CUBIC YARDS)
TOTAL AREA OF CUT	12346	1372 (SQUARE YARDS)
AVERAGE DEPTH OF CUT	2.4375	0.81 (YARDS)
CORNER 1 - NW	42.25	1.5
CORNER 2 - NE	44	3.25
CORNER 3 - SE	44	3.25
CORNER 4 - SW	42.5	1.75

2 ESTIMATED CUT/FILL DATA

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



LEGEND

1. CONCRETE SIDEWALK PAVING
2. EXISTING STREET TREE
3. NEW 24" BOX STREET TREE, TYP. OF (3)
4. EXISTING STREET LIGHT
5. ENTRY TO LOBBY
6. AT-GRADE PLANTING
7. CURB RAMP
8. DRIVEWAY TO GARAGE
9. UNIT PAVERS SET ON PLANTING AREA SUB GRADE
10. NEW BIKE RACKS, TYP. OF (3)
11. 6' HIGH WOOD NEIGHBOR FENCE
12. LANDSCAPE MAINTENANCE AREA
13. 30" HIGH METAL PLANTER
14. EVERGREEN PRIVACY SCREEN
15. EXISTING JOINT POLE, GUY AND OVERHEAD LINES



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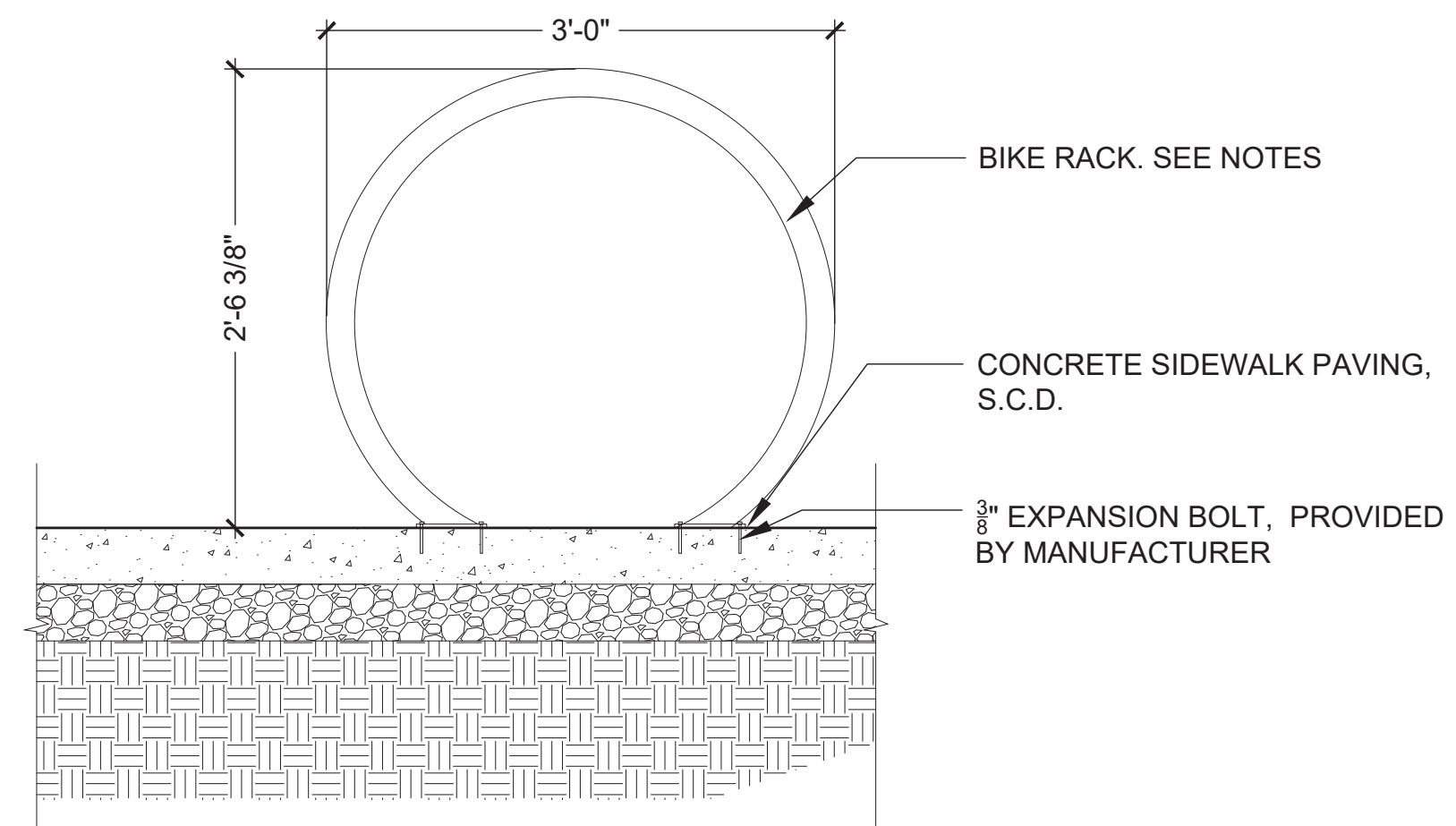
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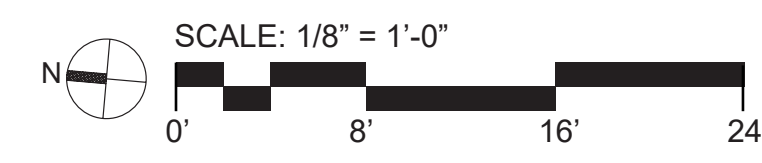


BIKE RACK



BIKE RACK: 'WELLE' CIRCULAR, SQUARE TUBE, HOT-DIPPED GALVANIZED FINISH, SURFACE MOUNT, MODEL: WCR02-SQ-SF-G.

BIKE RACK DETAIL



PLANTING NOTES

1. PLANT SPECIES SELECTED FOR DROUGHT TOLERANCE, ECOLOGICAL BENEFIT AND SITE SUITABILITY IN TERMS OF SIZE, SHADE/SUN-TOLERANCE, AND MAINTENANCE NEEDS. PLANT MATERIAL FROM VARIOUS CALIFORNIA HABITATS HAS BEEN EMPHASIZED.
2. BAY-FRIENDLY BEST PRACTICES REGARDING MULCHING AND SOIL HEALTH WILL BE IMPLEMENTED TO FACILITATE PLANT GROWTH, INCLUDING SPECIFICATION OF ORGANIC SOIL AMENDMENTS AND COMPOST.
3. THE PLANTING DESIGN WILL GROUP PLANTS WITH SIMILAR EVAPOTRANSPIRATION FACTORS WITHIN LEGIBLE ZONES. EVAPOTRANSPIRATION WILL BE ASSIGNED PER WUCOLS VERSION IV.
4. THE LANDSCAPE ARCHITECT WILL PROVIDE PLANT AND SOIL MAINTENANCE RECOMMENDATIONS AS PART OF THE PROJECT SPECIFICATIONS.
5. LAWN AND TURF AREAS WILL NOT BE INCLUDED IN THE PROJECT.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM WILL BE DESIGNED BY A LICENSED IRRIGATION PROFESSIONAL.
2. A DEDICATED EBMUD METER OR SUBMETER WILL BE PROVIDED FOR THE IRRIGATION SYSTEM DESIGN WITH LOCATION AND POINT OF CONNECTION NOTED.
3. A MANUAL SHUTOFF VALVE, REDUCED PRESSURE BACKFLOW PREVENTER AND FLOW SENSOR WITH MASTER SHUT OFF VALVE WILL BE PROVIDED AFTER THE POINT OF CONNECTION.
4. WATER PRESSURE AND FLOW RATES AT POINT OF CONNECTION AND ALL REMOTE CONTROL VALVES WILL BE INDICATED ON IRRIGATION PLANS.
5. IRRIGATION PLANS WILL SHOW SCHEMATIC LOCATION FOR ALL MAINLINES, LATERALS, SLEEVES AND REMOTE CONTROL VALVES.
6. REMOTE CONTROL VALVES WILL BE OPERATED BY A SMART, WEATHER-BASED IRRIGATION CONTROLLER WITH RAIN SENSOR MOUNTED IN AN APPROPRIATE LOCATION.
7. ALL PLANTED AREAS WILL BE WATERED USING HIGH-EFFICIENCY IRRIGATION TECHNOLOGY, SUCH AS DRIP LINES AND BUBBLERS WITH FLUSH AND AIR RELIEF VALVES WHERE REQUIRED. ALL COMPONENTS SHALL HAVE FIXED FLOW RATES.
8. IRRIGATION ZONES WILL BE GROUPED BY WATER DEMAND AND THE OVERALL PLANTING PLAN WILL COMPLY WITH WATER USE LIMITATIONS OUTLINED IN THE LATEST WATER EFFICIENT LANDSCAPE ORDINANCE.

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**LANDSCAPE PLANS
 GROUND LEVEL**

L1.1

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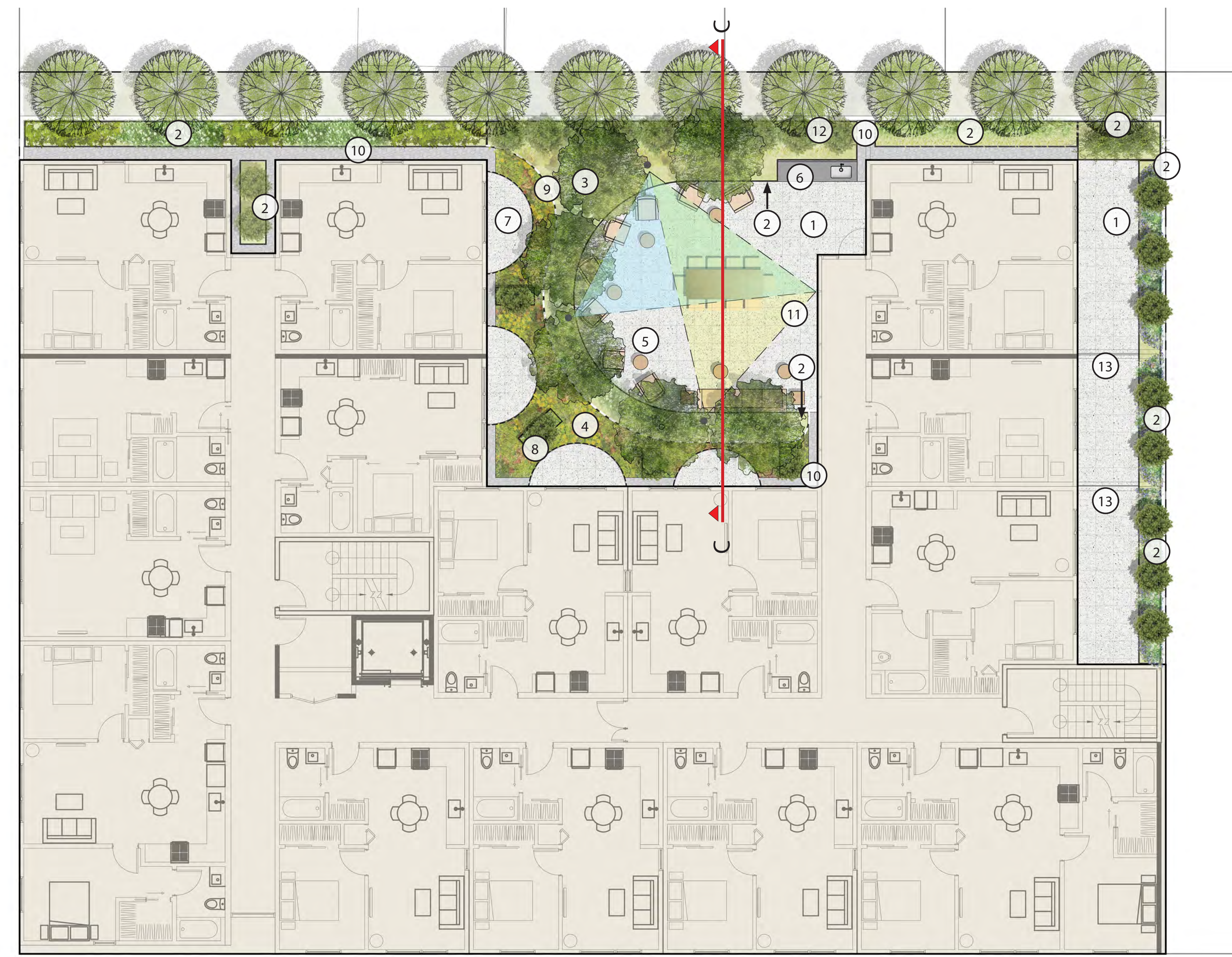
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LANDSCAPE PLAN LEVEL 2

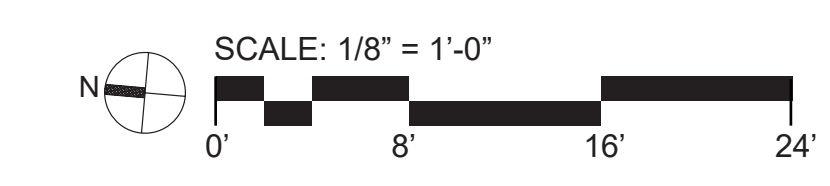
L1.2

LEGEND

1. UNIT PAVERS ON PEDESTALS
2. RAISED METAL PLANTERS
3. 24" BOX TREES, TYP OF (6)
4. INTENSIVE VEGETATED ROOF
5. MOVABLE FURNITURE, TYP.
6. OUTDOOR COUNTER AND SINK
7. UNIT PATIO W/ METAL EDGE
8. SCREEN PLANTING IN RAISED METAL PLANTER
9. 48" HIGH PERFORATED METAL SCREEN
10. GRAVEL
11. SHADE SAILS
12. SCREEN PLANTING
13. WOOD NEIGHBOR SCREEN



2ND LEVEL PLAN



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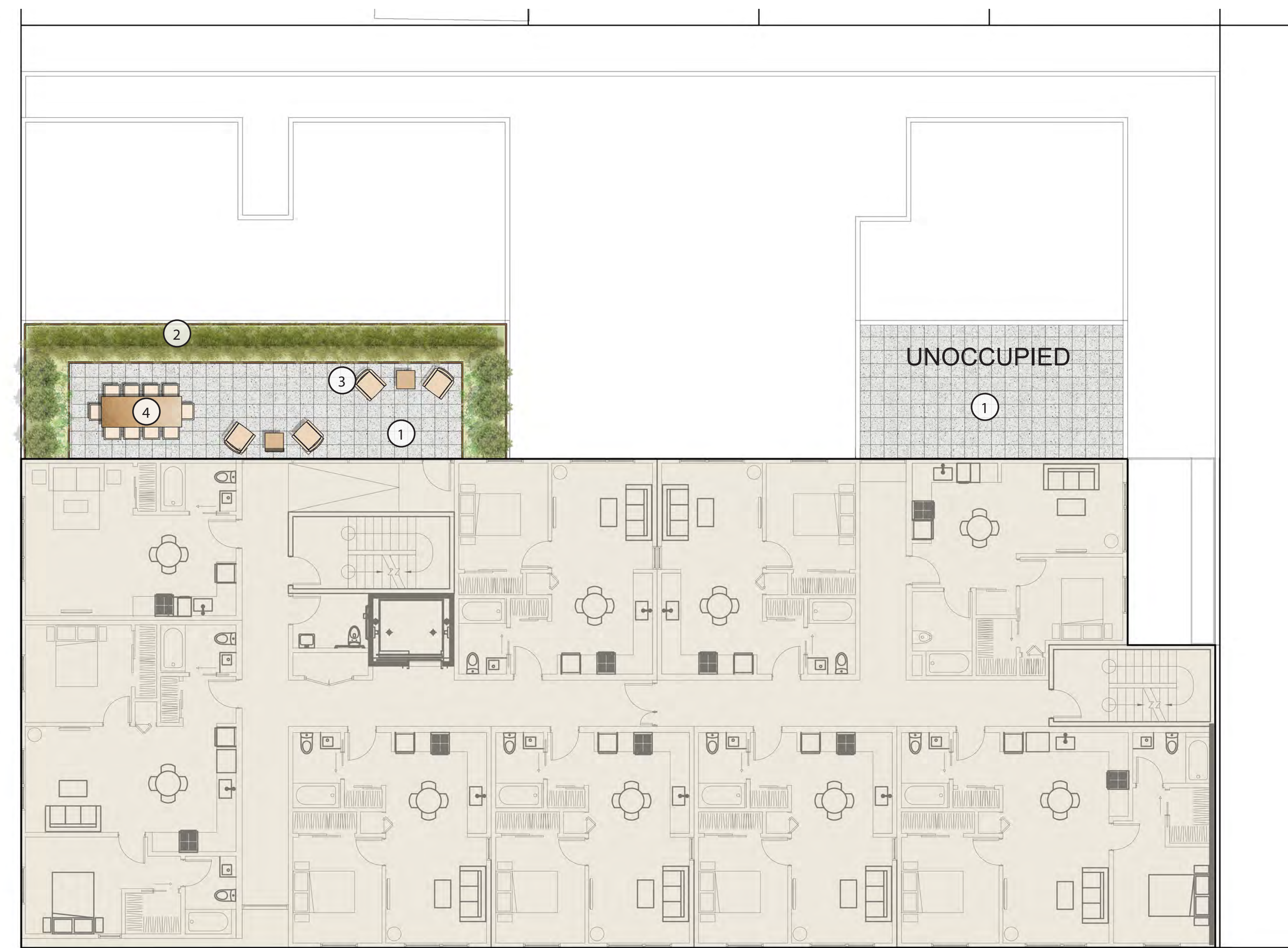
SHEET:

LANDSCAPE PLAN
LEVEL 6

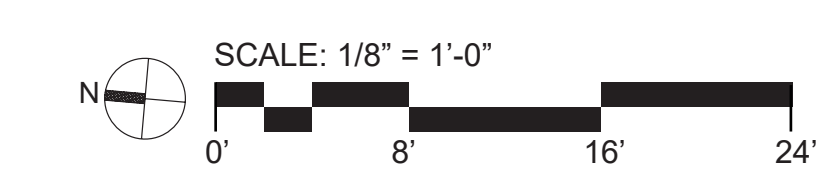
L1.3

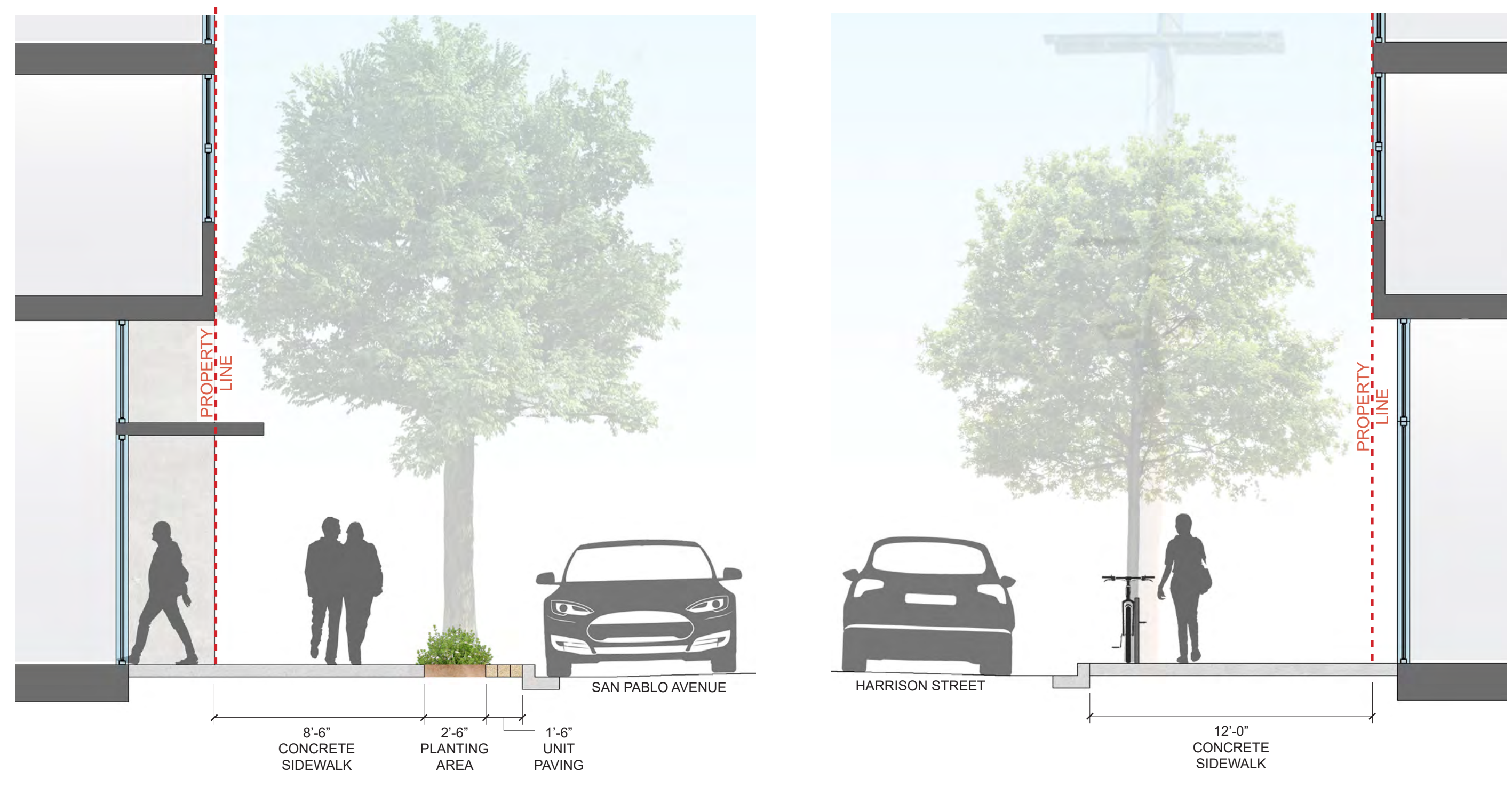
LEGEND

- 1. UNIT PAVERS ON PEDESTALS
- 2. RAISED METAL PLANTERS
- 3. MOVABLE CHAIRS WITH SIDE TABLES
- 4. DINING TABLES AND CHAIRS



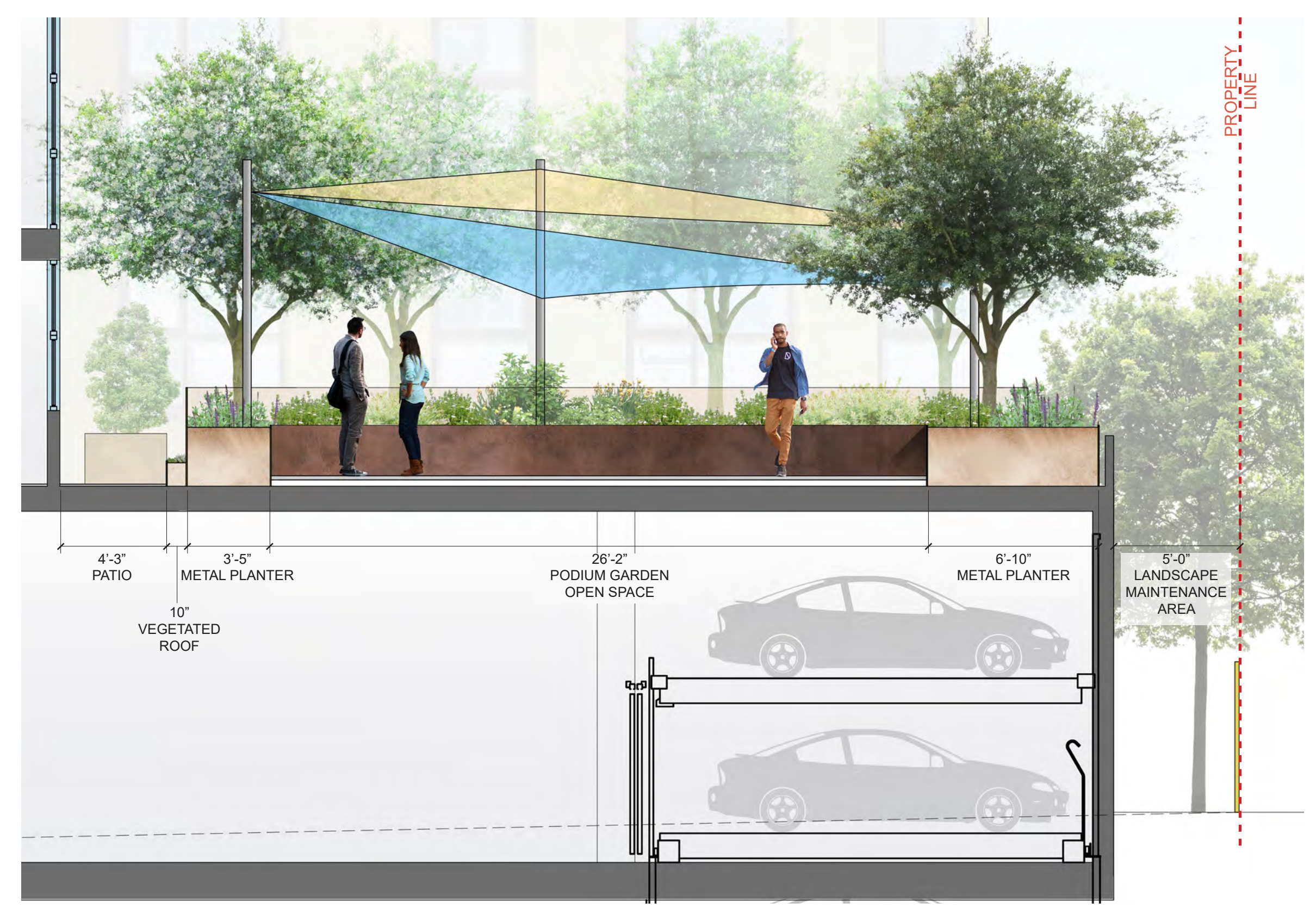
6TH LEVEL PLAN





SECTION A-A: SAN PABLO AVE

SECTION B-B: HARRISON ST



SECTION C-C: PODIUM GARDEN

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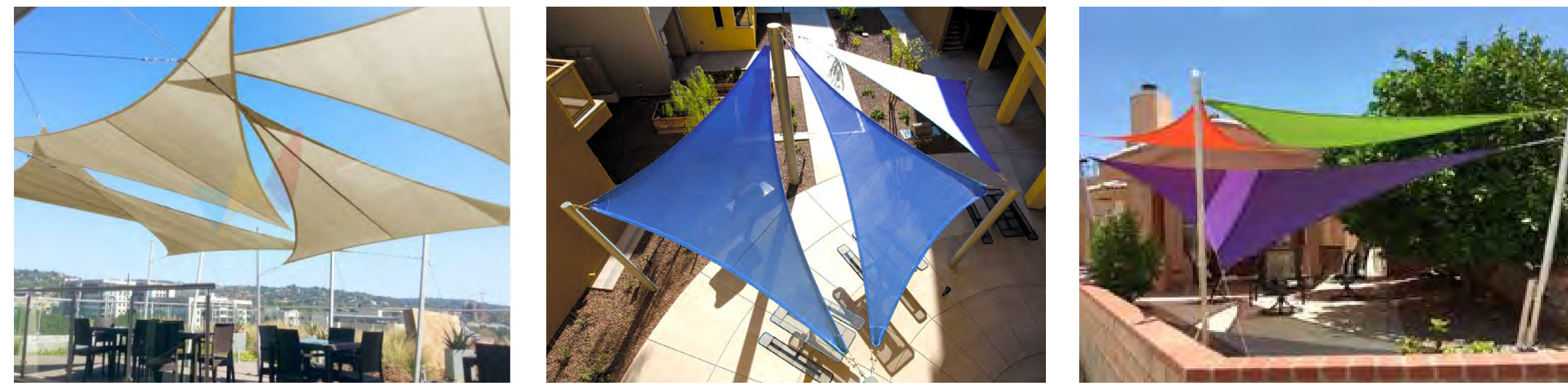
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OPEN SPACE TABLE				
	UNITS	RATIO	TOTAL	LANDSCAPE AREA
TOTAL UNITS	66	40	2,640	
TOTAL AREA PROVIDED			2,514	1,346
PODIUM LEVEL GARDEN			1,640	902
PODIUM LEVEL PATIOS			120	115
LEVEL 6 ROOF DECK			754	329

TOTAL LANDSCAPED AREA ON EACH LEVEL

SHADE SAILS



STREET TREES

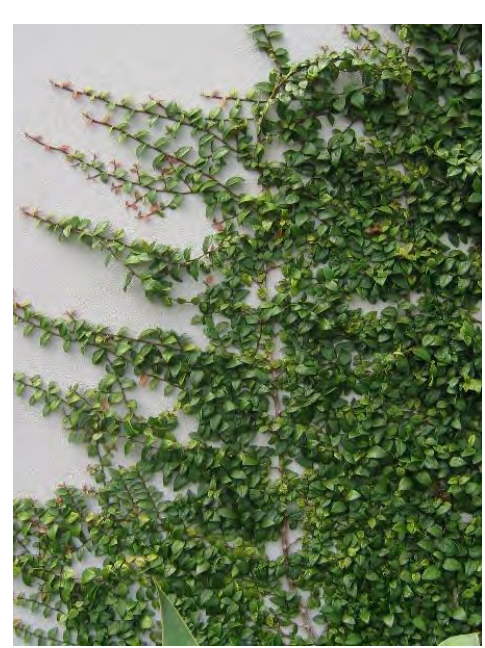


David Elm
Ulmus davidiana var. *japonica*



Bronze Loquat
Eriobotrya deflexa

GROUND LEVEL



Creeping Fig
Ficus pumila



Stalked Bulbine
Bulbine frutescens



California Fuchsia
Epilobium canum



California Fescue
Festuca californica



Douglas Iris
Iris douglasiana



Jerusalem Sage
Phlomis fruticosa

UNIT PATIO SCREEN



Kohuhu
Pittosporum tenuifolium

2nd LEVEL PLANTER



Evergreen Dogwood
Cornus capitata



Dwarf Mahonia
Mahonia aquifolium repens



Coffeeberry (Podium Edge)
Frangula californica 'Seaview'



Giant Wildrye
Elymus condensatus



Island Alum Root
Heuchera maxima



Western Swordfern
Polystichum munitum

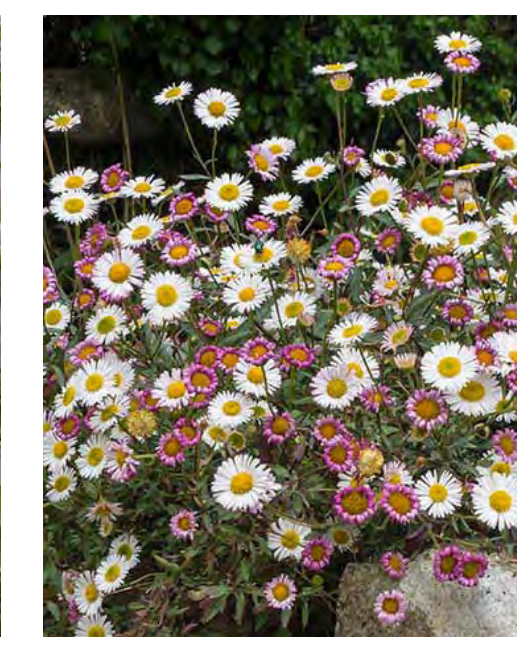


Hummingbird Sage
Salvia spathacea

6th LEVEL TERRACE



Point Molate
Mimulus aurantiacus 'Pt. Molate'



Santa Barbara Daisy
Erigeron karvinskianus

PLANT PALETTE

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JOB: 1928

SHEET:

LANDSCAPE SECTIONS AND PLANT PALETTE

L1.4

Sweet Shade

Hymenospermum Flavum
 24" Box Installed Size

MAINTENANCE AREA TREE SELECTION

CHARACTERISTICS

Tree Shape: Conical or Rounded
 Foliage Type: Evergreen

Maximum Height: 35 feet
 Canopy Width: 15-20 feet
 Growth Rate: ~12-24 inches/year

Flowers: Showy, Fragrant
 Flower Color: Yellow
 Flower Type: Both male and female parts (perfect)
 Flowering Time: Spring or Summer

Fruit: Medium brown or mostly green capsule
 Fruiting Time: Summer or Fall

Bark: Light Green or Light Gray, Rough

Litter: Dry Fruit, Flowers

SITE CONDITIONS

Planting Area: 5' to 10'

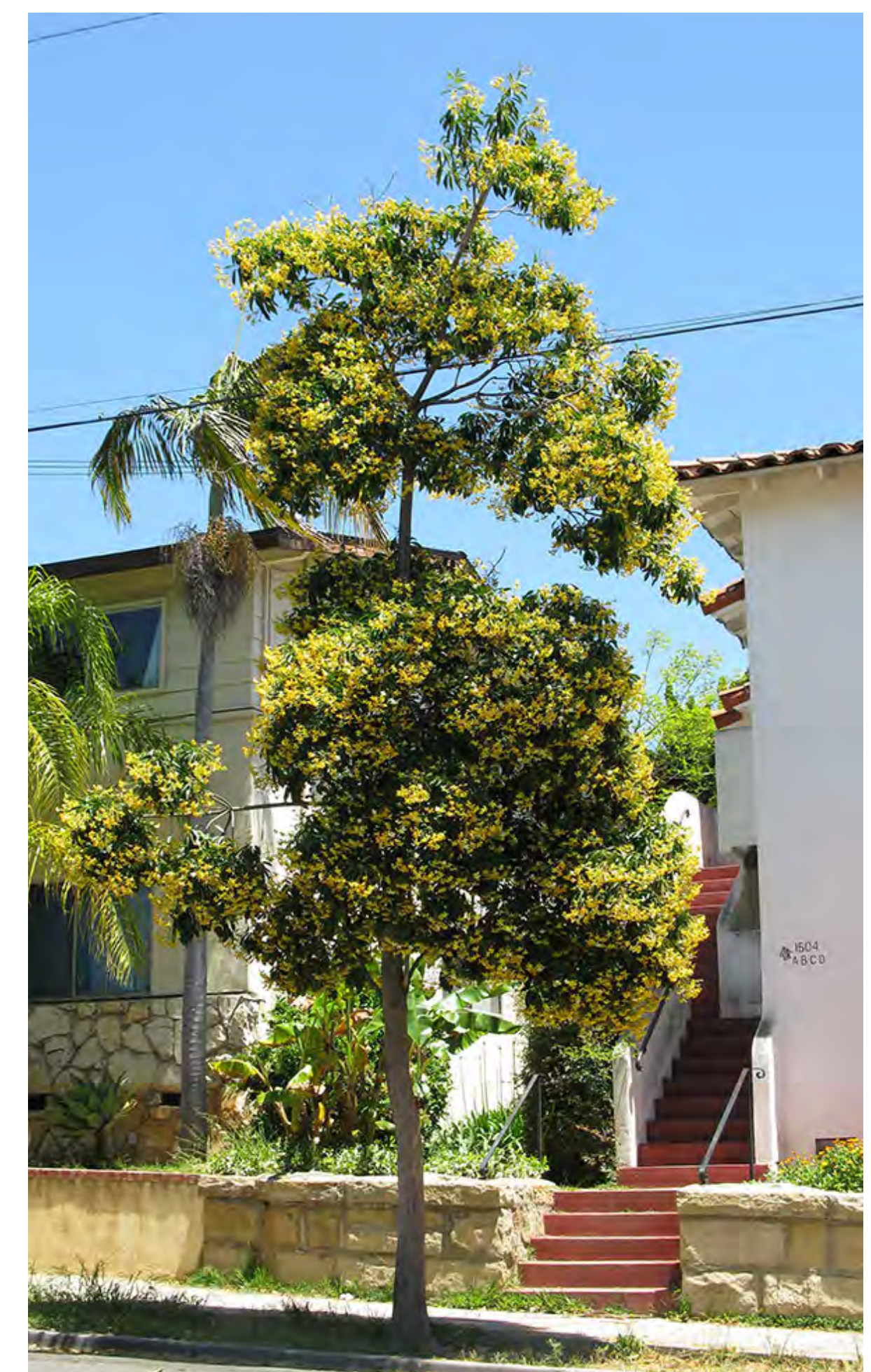
Sunset Zones: 8-9, 14-23

Sun Exposure: Partial Shade to Full Sun

Soil Texture: Loam or Sand

Soil pH: Slightly Acidic to Very Alkaline

Soil Salinity Tolerance: Coastal Moderate



TRACHTENBERG
 ARCHITECTS

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

MILLER COMPANY
 landscape architects

1585 FOLOSOM ST. SAN FRANCISCO, CA 94103
 415.252.7288 www.millercomp.com

1201 SAN PABLO MIXED-USE

Berkeley, CA 94706

2022.03.15 DRC REVISIONS
 2022.03.23 DRC REVISIONS

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JOB: 1928

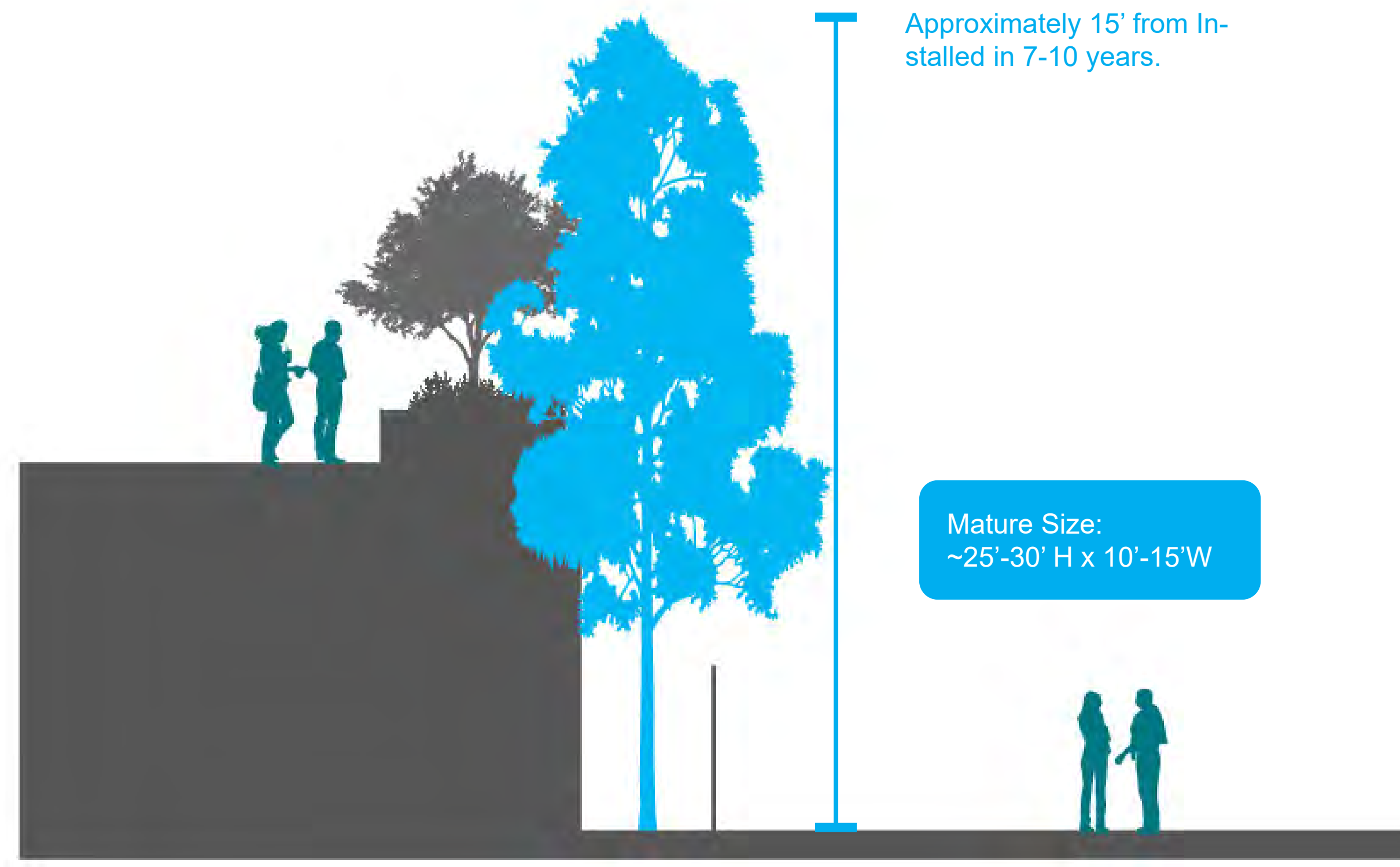
SHEET:

EAST PROPERTY
 LINE SCREEN

L1.5



SECTION AT EAST PROPERTY LINE - APPROXIMATE INSTALLED CONDITION



SECTION AT EAST PROPERTY LINE - MATURE CONDITION



Z O N I N G A D J U S T M E N T S B O A R D

NOTICE OF PUBLIC HEARING

1201-1205 San Pablo Avenue

Use Permit #ZP2021-0070 to construct a six-story, mixed-use building on a vacant lot, with 66 units (including five Very Low-Income units), 1,680 square feet of commercial space, 2,514 square feet of usable open space, and 17 to 28 ground-level parking spaces.

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance Section 23.406.040.D, on April 28, 2022, **conducted via Zoom, see the Agenda for details at:**

https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_ZAB/2022-04-28_ZAB_Agenda.pdf. The meeting starts at 7:00 p.m.

PUBLIC ADVISORY: Pursuant to Government Code Section 54953(e) and the state declared emergency, this meeting of the Zoning Adjustments Board (ZAB) will be conducted exclusively through teleconference and Zoom videoconference. The COVID-19 state of emergency continues to directly impact the ability of the members to meet safely in person and presents imminent risks to the health of attendees. Therefore, no physical meeting location will be available.

A. Land Use Designations:

- General Plan: AC – Avenue Commercial
- Zoning: C-W–West Berkeley Commercial District, Gilman and San Pablo Designated Node

B. Zoning Permits Required:

- Administrative Use Permit under Berkeley Municipal Code¹ (BMC) §23D.04.020.C to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum height limit for the district;
- Use Permit under BMC §23E.64.030.A to construct a mixed-use development with floor area of more than 9,000 square feet;
- Use Permit under BMC §23E.64.030.A to construct new dwelling units; and
- Use Permit under BMC §23E.64.050.B, to create new gross floor area of 5,000 square feet or more.

¹ The prior Zoning Ordinance was in effect at the time this application was deemed complete. The version of the BMC Title 23, Zoning Ordinance, that was in effect at the time this application was deemed complete is available online: [https://www.cityofberkeley.info/Planning_and_Development/Land_Use_Division/Zoning_Ordinance_Revision_Project_\(ZOR_P\).aspx](https://www.cityofberkeley.info/Planning_and_Development/Land_Use_Division/Zoning_Ordinance_Revision_Project_(ZOR_P).aspx)

C. Waivers/Concessions Pursuant to State Density Bonus Law:

- Waiver of BMC §23E.64.070.A to increase maximum FAR to 3.6 where 3.0 is the limit;
- Waiver of BMC §23E.64.070.B to increase maximum building height to be 68'-3", where 50' is the limit for a mixed-use building;
- Waiver of BMC §23E.64.070.B to increase maximum number of stories to be 6 stories, where 4 stories is the limit for a mixed-use building; and
- Concession to reduce the Usable Open Space requirement from 2,640 to 2,514 square feet.

C. CEQA Recommendation: Categorically exempt pursuant to §15332 ("In-Fill Development Projects") of the CEQA Guidelines.

D. Parties Involved:

- Applicant Isaiah Stackhouse, Trachtenberg Architects, 2421 Fourth Street, Berkeley, 94710

- Property Owner Lanhai Su, 4500 Great America Parkway, Santa Clara, CA 95054

1201-1205 SAN PABLO AVENUE
Page 3 of 4

NOTICE OF PUBLIC HEARING
Posted APRIL 13, 2022

Further Information:

All application materials are available online at: <http://www.cityofberkeley.info/zoningapplications>. The Zoning Adjustments Board final agenda and staff reports will be available online 6 days prior to this meeting at: <http://www.cityofberkeley.info/zoningadjustmentsboard>.

Questions about the project should be directed to the project planner, Sharon Gong, at (510) 981-7429 or sgong@cityofberkeley.info.

Written comments or a request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at zab@cityofberkeley.info.

Communication Disclaimer:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

Communications and Reports:

Written comments must be directed to the ZAB Secretary at the Land Use Planning Division (Attn: ZAB Secretary), or via e-mail to: zab@cityofberkeley.info. All materials will be made available via the Zoning Adjustments Board Agenda page online at this address: <https://www.cityofberkeley.info/zoningadjustmentboard/>.

All persons are welcome to attend the virtual hearing and will be given an opportunity to address the Board. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Board may limit the time granted to each speaker.

Correspondence received by 5:00 PM, eight days before this public hearing, will be provided with the agenda materials provided to the Board. Note that if you submit a hard copy document of more than 10 pages, or in color, or with photos, you must provide 15 copies. Correspondence received after this deadline will be conveyed to the Board in the following manner:

- **Correspondence received by 5:00 PM two days before** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports, which is released around noon one day before the public hearing; or
- **Correspondence received after 5:00 PM two days before** this public hearing will be saved in the project administrative record.

It will not be possible to submit written comments at the meeting.

**Accessibility Information / ADA Disclaimer:**

To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date.

SB 343 Disclaimer:

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available to the public. Please contact the Land Use Planning Division (zab@cityofberkeley.info) to request hard-copies or electronic copies.

Notice Concerning Your Legal Rights:

If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.
2. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201-1205 San Pablo Proposed Development.

From: Margaret <margaretpritt@sbcglobal.net>
Sent: Wednesday, April 20, 2022 12:08 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201-1205 San Pablo Proposed Development.

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hi,

As a potentially affected homeowner I need to address concerns that will impact the safety of our neighborhood.

There are concerns that will affect the homeowners whose houses abut the property, such as noise, loss of privacy, and loss of sunlight/solar capacity from a 6 story building only a few yards away! (By the way...the shadow studies attached to the architects design paperwork ARE INACCURATE!). And should show shadows at 2 PM, not noon!

Beyond those specific concerns, our neighborhood will be impacted by a potential of upwards of 60-80 cars driving & parking on our streets (which are narrow enough that 2 cars have trouble maneuvering the street at the same time). The positioning of the garage entrance on Harrison (designed for only around 17 of the potentially 66+ autos) will "force" anyone wishing to travel South on San Pablo to turn right and drive down Kains or Stannage to get to Gilman. The reason is that trying to turn left onto San Pablo from Harrison is very difficult & dangerous. (There is no stoplight there.)

I know the City of Berkeley has a desire that if you don't provide parking...then people won't have cars! Car ownership is not prohibited, and thinking NO PARKING SPACES = NO CARS is not a reality! Even without the adequate parking available, the increased cars in our area will create unsafe conditions for our neighborhood. We have, in just this short block of Kains Avenue, around 20 children who live here & I take care of my 4 grandchildren, 3 on a daily basis. We also have 2 music teachers who have students dropped off for lessons.

I know that under SB330 you have the ability to deny or ask for a less dense development if there is a public safety concern. As citizens of Berkeley who are homeowners paying City Taxes we have the right to be granted concessions to mitigate danger to our public safety.

For an example of Berkeley's "pie in the sky" dream...there are more than a few houses in this neighborhood, (12 on my block of Kains alone) on Kains & Stannage, that either do not have driveways, or have driveways that are not functional...and as far as I know...it has NOT STOPPED CAR OWNERSHIP.

Besides an Environmental Impact Study because of the nearby Cordonices Creek...we would like a Traffic Impact Study to assess the impact of 66+ cars in our neighborhood.

Technically, because there are 66 units proposed, there could be more than 100 cars if there are 2-car families because both of them work & need to drive to work.

I read the Berkeley Residential Parking Capacity Study from 2019. It was used as a basis for the 0.5 on-site parking recommendation. Besides the flaw in applying this study to ALL OF BERKELEY, it actually shows that developments of this size that are not within 0.5 miles of a BART Station have GRAVE IMPACT on the parking situation of nearby

homeowners! It shows that 100% of on-street parking is taken (obviously you can't show greater than 100%...those poor homeowners who must park 2 or maybe 3 blocks away)!

Besides the children in our neighborhood, we have a good many residents who are older (including myself & husband 70+)...this impact on our parking & added traffic will be dangerous, especially if residents must park blocks away from their houses & transport kids or groceries after dark because they can't find a parking space!

Here is a summary of the information contained in the 2019 Study:

Berkeley Residential Capacity Study
City of Berkeley

The surveyed properties are listed in Table 1 and displayed on the Figure 1 on the following page.

Easy Walking to UC Campus

≤ 1/8 mile to BART

Parking spaces on-site

occupied on-street parking

Table 1 - Surveyed Properties

ID	Address	≤ 1/8 mile to BART	Total Units	Parking spaces on-site	% Affordable Housing	occupied on-street parking
★ 1	2575 Le Conte Avenue	—	11	6	0%	
2	1277 Hearst Avenue	✓	8	7	0%	
★ 3	1612 Walnut Street	—	9	7	0%	
4	3001 College Avenue	—	10	5	0%	
5	3140 Ellis Street	✓	10	14	0%	
6	2777 Ninth Street	—	21	26	0%	
★ 7	2414 Parker Street	—	16	16	0%	
★ 8	2610 Hillegass Avenue	—	23	21	0%	100%
★ 9	2239 Channing Way	✓	14	10	0%	
10	2321 Webster Street	0.6	18	18	0%	
11	3380 Adeline Street	✓	14	12	0%	
12	651 Addison Street	—	94	107	4% 2/3 occupied	100%
★ 13	1812 University Avenue	✓	44	19	9%	
15	1370 University Avenue	✓	71	46	97%	
16	2500 Martin Luther King Jr Way	0.6	10	17	20%	
★ 19	1910 Oxford Street	✓	56	34	20%	
20	3015 San Pablo Avenue	—	98	116	15%	★ 100%
★ 23	2004 University Avenue	✓	35	7	20%	
★ 24	2110 Haste Street	✓	100	67	20%	
★ 25	2116 Allston Way	✓	91	37	20%	

98/58 occupied

50% occupied (probably don't want to pay parking fee)

100% of on-street parking was occupied

Nelson\Nygaard Consulting Associates Inc. | 2

(16 sites either easy walking distance to UC Campus or ≤ 0.6 miles from BART station)

Only 2 of the sites with similar # units are NOT within 0.5 miles of a BART station. Sites #12 & #20 have excess parking spaces, yet still 100% impact on-street parking. This will cause safety issues for homeowners in our neighborhood.

If, for some unknown reason, you do not require a less dense development...then you should at least require the

developer to make available the 0.5 parking spaces & require the developer to provide the parking at NO EXTRA COST...
to mitigate those seeking on-street parking.

Sincerely,
Margaret Pritt
1231 Kains Avenue

Sent from my iPhone Sent from my iPhone

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201 San Pabo Ave Project Development
Attachments: 1201 San Pablo Ave Development_Zoning Adjustment Board.docx

From: Nguyen Tan <nguyentan74@gmail.com>
Sent: Wednesday, April 20, 2022 12:53 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: RE: 1201 San Pabo Ave Project Development

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Sir or Madame,

My family and I live in the neighborhood where the project development on 1201 San Pablo Ave. will have a significant impact on our lives. Attached are my comments and concerns. People in the neighborhood, if they have not already done so, will also be sending theirs.

Thank you for your time and consideration.

Best regards,
Nguyen Tan
1229 Stannage Ave
Berkeley, CA

Zoning Adjustment Board

Berkeley, California

RE: 1201 San Pablo Project in Berkeley, California

Dear Members of the Zoning Adjustment Board (ZAB),

The project development on 1201 San Pablo Avenue in Berkeley, CA will have significant impact on my family as well as my surrounding neighbors. The 66-unit development with only 17-28 parking spaces will not only affect an already challenging parking situation in the neighborhood, but it will also significantly increase the follow of traffic onto nearby streets (i.e., Stannage Ave., Kains Ave., Dartmouth St., and Harrison St.), where there are many children, including two of my own, play on these streets.

I am not against this development. On the contrary, I am happy to see something is being done to the decrepit lot. However, the 66-unit development with limited parking spaces and an unrealistic expectation that people will just take public transportation and not own a car is just a fantasy, since the bus system does not run regularly and does not go everywhere, and BART is at least a 25-minute walk away.

In addition to the parking and traffic flow issues, the step-up development (up to six story high) will affect privacy and natural sunlight to immediate neighbors on Kains Ave., some of whom also have solar panels on their roofs.

With these said, please address the following:

1. Understanding the impact of traffic flow with this development. Please perform a Traffic Impact Assessment before (and not after) breaking ground to start building
2. Engineering a system to divert cars coming out of the proposed development toward San Pablo Avenue as a way to mitigate traffic impact on Kains and Stannage Ave.
3. Impose the developer to increase the number of parking spaces, up to 33 as allowed by law
4. Request the developer to work with local gardeners to understand what type of trees or shrubs to plant between the proposed development and the immediate neighbors on Kains Ave. in order to provide privacy. Developer should be required to pay for the maintenance of these plants
5. Encourage developer to reduce the height of the building to reduce the impact of natural sunlight to the immediate neighbors on Kains Ave.

Thank you for your time and consideration.

Sincerely,

Nguyen Tan

1229 Stannage Ave

Berkeley, CA

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201-1205 San Pablo Proposed Building - ZAB mtg 4/28/22
Attachments: 1201 San pablo Permit 2006 (1).pdf

From: Mary Wyand <mary@encorerenewableenergy.com>
Sent: Wednesday, April 20, 2022 3:00 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Cc: Jean Molesky-Poz <moleskypoz@me.com>; Gong, Sharon <SGong@cityofberkeley.info>; Deirdre O'Regan <dedeoregan@gmail.com>; Mary Wyand <marytwyand@gmail.com>; Berkeley Mayor's Office <mayor@cityofberkeley.info>; Kesarwani, Rashi <RKesarwani@cityofberkeley.info>
Subject: 1201-1205 San Pablo Proposed Building - ZAB mtg 4/28/22

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Zoning Adjustments Board (ZAB) Members - I'd like to provide comments on the proposed 1201-1205 San Pablo Building you are reviewing next Thursday evening, April 28, 2022.

Please find attached the Approved Permit (and history) for the negotiated facility between the developer and neighbors for the same location in 2006. For whatever reason(s), the building was never constructed.

I include this for the following:

1. My neighbors and I are passionate and care about our community.
2. Our neighborhood is not opposed to development; we believe in reasonable growth with current needs and **context of the community being considered**. In fact, we embraced this wholeheartedly enough to invest 19 months (from March 2005 to October 2006) working with the City, developer and architect to find the best solution for all involved.

Unfortunately, the negotiated building was not built. And now, 16 years later, while the **buildable site location area hasn't changed** and our **neighborhood context has not changed** (single family residential homes and primarily single story commercial buildings on San Pablo near Harrison), a proposed facility *NEARLY TWICE* the size and much taller than that in the Approved Permit is being considered. The proposed project is **a massively out of scale building for its location**.

I am aware of the density bonus requirements, calculations and the City's inability to deviate from State regulations. However, the current *base case* building is significantly larger than the building negotiated in 2006. And while the Board's hands are tied by the State regarding density bonus, I haven't found a restriction regarding the BASE CASE that would not allow the Board to make a recommendation of starting with a reduced base case.

From: *Procedures for Implementing State Density Bonus Law, pg 44 of 69*

Step 1. Calculate the Base Project State Density Bonus Law requires a City to grant a density increase over “the otherwise maximum allowable gross residential density” for the specific zoning range and land use element of the general plan. **Berkeley, however, does not have parcel-based density standards for higher density residential (R-3 and above) or commercial/mixed-use zoning districts.** While the General Plan provides policy guidance for residential density, it cannot be applied on a per-parcel basis to set the maximum allowable residential density.

Because Berkeley does not have density standards in most zoning districts, we instead rely on zoning development standards and basic Building Code considerations to define a building envelope for a particular project site. The defining standards include setbacks, parking, height, lot coverage, open space, and floor area ratio. Allowable maximum residential density is therefore the residential floor area that these standards can accommodate on a given parcel. This envelope becomes the “base project” for the purpose of calculating density. *In other words, per BMC Section 23C.14.040, the otherwise allowable maximum residential density is the floor area that can be achieved under the single use permit, which requires solely a finding of non-detriment under Chapter 23B.32*

From **BMC Title 23 Zoning document, page 53**

Section 23B.32.040 Findings for Issuance and Denial and Conditions

- A. The Board may approve an application for a Use Permit, either as submitted or as modified, only upon finding that the establishment, maintenance or operation of the use, or the construction of a building, structure or addition thereto, under the circumstances of the particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.
- B. Prior to approving any Use Permit the Board must also make any other findings required by either the general or District regulations applicable to that particular Use Permit.
- C. The Board shall deny an application for a Use Permit if it determines that it is unable to make any of the required findings, in which case it shall state the reasons for that determination.

Title 23
Page 53

Chapter 23B.32: Use Permits

- D. The Board may attach such conditions to any Use Permit as it deems reasonable or necessary to achieve the purposes of this Ordinance, and which otherwise promote the municipal health, safety and welfare. (Ord. 6478-NS § 4 (part), 1999)

I realize a building on an empty lot is going to make an impact on our neighborhood and I assert the impact is proportional to the size and density of the facility. The proposed building consists of 66 units with 17-28 parking spaces. Parking will be problematic at best but I am particularly **concerned for the safety of the community**. Folks who will be able to afford to live in this building will not likely be taking the 72 bus down San Pablo; most will have cars. Our neighborhood is layed out such that it basically consists of Stannage and Kains Avenues between Gilman and Dartmouth streets; there is no eastbound outlet to other North/South Avenues (i.e. Cornell Ave, Talbot, Evelyn, etc). Because of this, our neighborhood is limited in accommodating the movement of all the additional vehicles associated with such a dense facility. Also, the fabric of our neighborhood varies with many older folks and young families with small children. The increased density of vehicles and increased traffic associated with the current design is extremely detrimental to the safety of the community. Constructing a building within the context and accessibility of the neighborhood will help mitigate this concern.

Reasonable growth has to start somewhere within the City. I suggest the ZAB **not** approve the current project and recommend that the architect revise their design starting with the negotiated base case of 27 units. If 10% of those units are affordable to very low-income households, then the total number of units with the density bonus

could be 38 units, with the building stepping down into the neighborhood as originally agreed upon (and currently recommended).

If you've time to visit our neighborhood/project location before the Thursday meeting, please do. I'll be happy to give you a tour of our neighborhood - my number is 510.289.2466.

Please reconsider this project as a whole within the context of its location.

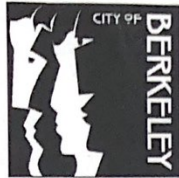
Kind regards.
Mary Wyand
1206 Stannage Ave
510.289.2466

p.s. On a personal note - my partner Paul and I have owned and lived at our home on 1206 Stannage Ave since Jan 5, 2000. We have two sons (17 yo and 20 yo) that were born and raised here and attended the Berkeley Unified School District. While my boys are industrious, we intend to leave the house to them as we don't see them being able to afford to buy in the town they grew up in.

--



Mary Wyand, PE,
LEED 2.1AP
*Sr. Project
Manager -
Development*
tel 802.713.1085
cell 510.289.2466
Encore.eco



Planning and Development Department
Land Use Planning

U S E P E R M I T

CITY OF BERKELEY ZONING ORDINANCE
Berkeley Municipal Code Title 23

USE PERMIT #05-1000029

Property Address: **1201 SAN PABLO / 1100 HARRISON STREET**

Permittee Name: **JIM HART**

Use and/or Construction Permitted:

Use Permit under Sections 23E.64.030 and 23E.64.050.B.3 of the Zoning Ordinance to construct a mixed-use building greater than 20,000 square feet gross floor area.

RESOLUTION, FINDINGS, CONDITIONS AND APPROVED PLANS ATTACHED

The Use Permit herein described has been duly granted by the City Council and is in effect on October 25, 2006.

Document1

RESOLUTION NO. 63,468-N.S.

APPROVING USE PERMIT NO. 05-1000029 FOR THE PROJECT LOCATED AT 1201
SAN PABLO AVENUE AND DISMISSING THE APPEAL

WHEREAS, on March 4, 2005, Mr. Jim Hart submitted a use permit application to construct a mixed-use building containing 30 residential units (6 Inclusionary), ground floor commercial units and 38 parking spaces on a 13,000 square foot parcel; and

WHEREAS, in August, October, November and December 2005, the Design Review Committee conducted meetings to review the design and to take testimony from the public; and

WHEREAS, on January 19, 2006, after several redesigns of the project, the Design Review Committee forwarded a positive recommendation (6-Y, 0-N, 0-abstain) to the Zoning Adjustments Board; and

WHEREAS, on April 6, 2006, the Zoning Adjustments Board held a public hearing; reviewed a staff report that provided analysis on design, Inclusionary ordinance and State Density Bonus; and received testimony from 32 speakers; and

WHEREAS, on April 6, 2006, the Zoning Adjustments Board, approved Use Permit #05-1000029; and

WHEREAS, the Zoning Adjustment Board Notice of Decision was released on April 14, 2006, and the appeal period ended on May 1, 2006; and

WHEREAS, on May 1, 2006, the City received an appeal submitted by Susan Pinto on the behalf of 12 neighbors; and

WHEREAS, on July 18, 2006, the Council set the matter for a hearing; and

WHEREAS, on September 12, 2006, the Applicant submitted revised plans to relocate floor area away from the residences to the east; and

WHEREAS, on September 19, 2006, the Council held a hearing, considered the revised plans, received testimony from 17 speakers and continued the matter to September 26, 2006; and

WHEREAS, on September 26, 2006, the City Council discussed the project and continued the matter to October 10, 2006; and

WHEREAS, on September 29, 2006, the Applicant submitted revised plans to reduce the floor area and to revise the distribution of the Inclusionary Units; and

WHEREAS, on October 10, 2006, the City Council discussed the applicant's October 10, 2006 letter regarding California Government Code Section 65589.5; and

WHEREAS, the applicant's October 10, 2006 letter was later withdrawn; and

WHEREAS, on October 16, 2006, the City Council reviewed a compromise between the neighbors and the applicant that involved a change in the plans and an offer to fund specific traffic related measures; and

WHEREAS, on October 19, 2006, the applicant submitted revised plans that increased the horizontal separation between the project and the residences to the east, reduced the number of dwellings units from 30 to 27, reduced the gross floor area from 29,665 to 28,655, increased the number of off street parking spaces from 38 to 44-56, decreased the number of Inclusionary units from six to five (or three units plus an in-lieu payment equivalent to two units); and

WHEREAS, on October 24, 2006, the City Council considered the record of the proceedings before the City Council, staff reports and correspondence presented to the City Council, and, in the opinion of this Council, the facts stated in, or ascertainable from this information, warrant approving the subject Use Permit, based on the revised plan submitted on October 19, 2006 and dismissing the appeal; and

WHEREAS, attached hereto are the findings and conditions of approval applicable to this permit (Exhibit A) that are included by reference as though fully incorporated herein; and

WHEREAS, attached hereto is a reduced copy of the approved plan (dated October 19, 2006 and marked as Exhibit B) that is included by reference as though fully incorporated herein; and

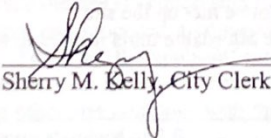
NOW THEREFORE, BE IT RESOLVED the Council of the City of Berkeley hereby approves Use Permit No. 05-1000029 as reflected in the October 19, 2006 design, based on the findings, and subject to the conditions of approval contained in Exhibit A, and dismisses the appeal.

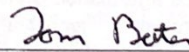
The foregoing Resolution was adopted by the Berkeley City Council on October 24, 2006 by the following vote:

Ayes: Councilmembers Anderson, Capitelli, Maio, Moore, Olds, Spring, Worthington, Wozniak and Mayor Bates.

Noes: None.

Absent: None.

Attest: 
Sherry M. Kelly, City Clerk


Tom Bates, Mayor

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201 San Pablo at Harrison

From: Dillontree <dillontree@aol.com>
Sent: Wednesday, April 20, 2022 1:08 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201 San Pablo at Harrison

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear ZAB,

April 20, 2022

I, Terrence Dillon, led the fight and created most of the strategy, twice, to stop the cell tower @ St. Ambrose Church, 1145 Gilman Street, in 2006 & 2014. I had the help of my partner, neighbors, the clergy, a consultant, and informed members of ZAB.

Our neighborhood consists of two city blocks bounded by Gilman, Harrison, Stannage, and San Pablo. Please visit us with a walk and see for yourself how unique it is in all of Berkeley. It is not particularly unique because of the houses or even the residents. **It's because it's this island in the northwest corner of R2 with these boundaries.**

I/We, are asking that the following language be included in the permit regarding 1201 San Pablo @ Harrison.

Should at some point in the future, Permit Parking be instituted for these two city blocks, that residents of 1201 San Pablo and any future residents in the 1200 block of San Pablo, be excluded from obtaining parking permits.

In 2006, in response to the first application to build at this address, I walked our neighborhood and did an inventory of the number of homes with no off- street parking, with one spot for off street parking, and the rarity of two off street parking spots. Many lots are only 25' wide with some adjacent homes sharing one spot. Please ask your traffic engineer to review this critical resource. In 2006, I asked the traffic engineer at a public meeting this question and the response was "I did a drive by". You'll be surprised to see how little off- street parking there is.

This is a peaceful neighborhood where many residents know each other. Many residents are retired and many are 60 and over, some with disabilities. Allowing anyone who wants to park here, including present and future employees from the San Pablo area will create conflict for sure.

The popular theory that the City Council, ZAB, and regional planners espouse is that fewer people want cars. That we need to densify and build along transit corridors. And we now know that more people are working from home. As such, residents of 1201 San Pablo won't need more off-street parking.

This means you should have absolutely no hesitation in restricting future off-street parking in our neighborhood to future residents of 1201 San Pablo Avenue as well as future resident and employees from the 1200 block of San Pablo.

Respectfully submitted,

Terrence Dillon

1223 Stannage Ave.

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201 San Pablo at Harrison

From: ljsikorski@aol.com <ljsikorski@aol.com>
Sent: Wednesday, April 20, 2022 1:25 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201 San Pablo at Harrison

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Members of ZAB,

The proposed project at 1201 San Pablo is not an appropriate building for our neighborhood. The 1200 block of Kains and Stannage is a cohesive neighborhood that already bares the brunt of Albany and Berkeley residents speeding, as they try to avoid the traffic backups on San Pablo and Gilman. Besides traffic issues, this proposed building backs directly up to single family houses, causing loss of property values, lack of sun, increased noise etc.

Many children reside on Kains (about 20) and Stannage has at least 9 houses in our short block of retired seniors.

Are ZAB, City Council, the Mayor and the Planning and Legal Depts. willing to stand up for the citizens of Berkeley against a foreign investor (I believe the owner is from China)? Are you willing to fight back against a series of "one size fits all" state laws related to housing, when these laws are not appropriate for all cities and neighborhoods in the state

We can all agree that there is a housing and homeless crisis. **As a taxpayer and activist for 35 years, I can only hope that my representatives in Berkeley city government have the courage to do the right thing for our neighborhood and work for appropriate developments that do not impact negatively on the neighborhoods of Berkeley.**

Respectfully,

Linda Sikorski,

Berkeley Voter, Home Owner and Tax Payer

1223 Stannage Ave.

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Comments About San Pablo Development

From: Joshua Greene <joshgreene@gmail.com>
Sent: Wednesday, April 20, 2022 3:15 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: Comments About San Pablo Development

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello,

I live on the 1200 block of Kains Avenue in Berkeley.

I am writing to voice my concerns about the proposed multi-story, multi-unit development slated for the east side of San Pablo at the corner of Harrison.

I think that adding housing density is really important for Berkeley and the Bay Area at large. I am concerned that some of the measures may be short sighted in terms of the impact on the neighborhood. I realize that the theories are well intended, particularly the notion that a paucity of parking spaces will lead to less cars, but from what I gather, there has been wildly inadequate research into whether this actually is what happens. I lived in San Francisco for 20 years and never had a parking space. It was horrendous to find parking and yet that didn't deter me from owning a car.

I also have deep concerns regarding the traffic that will result on Kains and the surrounding streets. There are many families with young children and the uptick in cars and people is likely to lead to less safe streets.

I applaud the notion of more housing and at the same time I hope that greater attention will be given to the impact it may have on those of us already living in this neighborhood.

-
Josh

--
Josh

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201-1205 San Pablo Proposed Building - ZAB mtg 4/28/22

From: Deirdre O'Regan <dedeoregan@gmail.com>
Sent: Wednesday, April 20, 2022 4:00 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201-1205 San Pablo Proposed Building - ZAB mtg 4/28/22

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Zoning Board Members:

We, the Kains-Stannage neighborhood group, understand that the city's hands *may* be tied when it comes to substantially reducing the size of this project, but the neighborhood is giving up *great deal* if this project gets approved: what is the city of Berkeley giving up?? We, therefore, request that you use your power and funds to help soften the blow in other ways. Below are some ideas that we would like to discuss with you.

1. Mitigate the parking and traffic issues that will result from this project. This is both a *safety* and congestion issue
 - a) install parking barriers, install speed bumps
 - b) grant 24/7 parking permits for existing residents
 - c) partner with Zipcar or some other company that can supply carsharing memberships to the new tenants.
 - d) require the developer to include the full 0.5 parking spaces – which would be 33 spaces for this building.
2. Work with the developer to plant a row of LARGE (24" – 48" boxes) trees along the east and south fenceline to help, in the smallest way, with the increased noise and loss of privacy that the adjacent neighbors will suffer.
3. Compensate the neighbors that live on Kains and Harrison who will be directly affected by this building. The project will materially reduce the value of their home which, for many, is their main asset. This is no small thing.

Thank you,
Deirdre O'Regan
1134 Stannage Ave

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201 San Pablo project

From: Ajith Mascarenhas <ajmasci@gmail.com>
Sent: Wednesday, April 20, 2022 4:05 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Cc: Roshni Kasad <roshnikasad@gmail.com>
Subject: Re: 1201 San Pablo project

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello,

We own our home at 1235 Stannage Ave, Berkeley, CA 94706. Along with several of our neighbors, we will be adversely impacted by the project on 1201 San Pablo Ave, and want to register our concerns with the City's Zoning and Planning Board.

It is our understanding that this project of about 60+ units has only 17 parking spots. As it is our street, Stannage Ave, is not wide enough to let 2 cars pass easily. Because Stannage has no speed bumps, many drivers speed down our street to avoid traffic on San Pablo. Adding 60+ new car drivers without adequate parking will no doubt lead to parking contention on Stannage and Kains, and dangerous conditions for our kids' safety due to increased traffic flow. Our little boy of 5 often plays with his neighborhood buddies outside.

We insist that the Zoning Board and the City of Berkeley address these concerns by adopting some or all of the following measures:

1. Block off Harrison street so residents of 1201 San Pablo cannot turn right from their parking garage and have to turn left to use San Pablo Ave.
2. Add a traffic light at Harrison and San Pablo to mitigate any dangerous conditions due to unprotected left turns onto San Pablo from Harrison.
3. Enforce Harrison, Kains, and Stannage street parking to be 2 hour max, or cars to require parking permits (as done near Downtown Berkeley). Only residents of Kains, Harrison, and Stannage can obtain these permits.

Sincerely,
Ajith Mascarenhas
Roshni Kasad
1235 Stannage Ave,
Berkeley, CA 94706

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201 San Pablo Project
Attachments: ZAB_4_20_2022.docx

-----Original Message-----

From: Jean Molesky-Poz <moleskypoz@icloud.com>
Sent: Wednesday, April 20, 2022 4:19 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201 San Pablo Project

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

For ZAB members for 1201 San Pablo Project.
Thank you for circulating this.

Jean Molesky-Poz
1220 Stannage Avenue
Berkeley, CA. 94706

To: Berkeley Adjustments Board

From: Jean Molesky-Poz, Ph.D. (home owner for 32 years)
1220 Stannage Avenue, Berkeley

Re: Proposed 1201-1205 San Pablo Project

April 20, 2022

We are a well-functioning, inclusive neighborhood of families and children, and do want development on the designated property. But we have concerns and questions — about the project, the process, and the project's interface with the neighborhood, that is consider the context.

- 1) As neighbors we are not opposed to development, but want to work with all parties to again come up with a reasonable plan for all. For a history of our involvement in a former proposal, refer to my email sent to the Design and Review Committee, March 28, 2022.
- 2) The City of Berkeley strongly encourages owners to meet with neighbors, one-on-one or in a gathering to present plans and try to identify and resolve issues. **For Projects of Community Interest – Community Meeting Required**, updated January 2020, reads: “For any project of Community or Neighborhood interest, the applicant is required to contact all property owners, residents, and neighborhood organizations within 300 feet of the project site to advise them of the proposed development.” Neighbors have not been contacted.
- 3) While we understand that there are new State regulations, the City of Berkeley can also decide to consider the pragmatic impact of this proposed structure for the livability of all concerned. It seems a four-story building on San Pablo, stepped back two two-stories to the East is more reasonable for neighbors – loss of sunlight, privacy. A question that no one seems to be able to answer is how is the base case is calculated or determined. Please clarify at the upcoming meeting.
- 4) The lack of adequate parking spaces in the building will aggravate and worsen the already complicated parking problems, particularly on Harrison, Kains, and Stannage Avenues.

- a. Parking: The proposed plan recommends 17 to 28 parking spots for 66 units. The argument might be that City of Berkeley wants people to take public transportation and/or ride a bike. But tenants who can afford these units will have a car, or two. That means there could be up to 40 - 80 additional cars will need to be parked in the neighborhood. Many of us share a driveway with a neighbor and some of the driveways have such a deep grade that owners cannot park their car in their garage – both issues which mean we must park on the street by nature of the design. Visit our neighborhood any time, and see the parking density. We cannot sustain 40 cars or more. Some neighbors are elderly. If they come home at night, and cannot park near their homes, it will not be safe for them to have to park their car blocks away, then walk to their homes.

Note that the Berkeley Residential Parking Capacity Study (2019) was done with half of the sites surrounded by commercial buildings and surrounding the UC Campus, and ALL of the sites within 1/2 mile, and 17 sites within 1/4 mile of BART or Transbay buses. The five furthest from the UC Campus have parking needs of between 0.5 to (greater than 1) car per unit. Refer to the email of Margaret Pritt, 1231 Kains (sent April 20, 2022) for summary of information in the study.

- b. Traffic patterns (density and speed): San Pablo is a transit corridor, but Kains and Stannage Avenues are not, and are not designed to be so. But residents of the proposed building will have no alternative but to take these routes.

There is no thoroughfare going east on Harrison; it is almost impossible to turn left onto San Pablo going west, meaning all the traffic will be going up Kains (speed bumps) or Stannage. Streets are narrow, making passing two-way traffic difficult when cars are parked. Our neighborhood has young families, Kains has about 20 children and grandchildren; Stannage has 12 children. Traffic flow needs to be addressed.

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ZAB 04-28-2022
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- c. You might say “our hands are tied” because of State mandates, but it is urgent -- reasonable and responsible -- that you consider the pragmatic and public safety consequences resulting from SB330 and lack of realistic on-site parking resulting from the city code changes. While a **Draft Memorandum (Fehr, July 2, 2021)** was done on the 1202 San Pablo Project, focusing for the most part on traffic patterns, it does not address the parking issues . . . it is unrealistic, unreasonable, to think that people who live this far will all be walking to BART; and while Berkeley has some very fit senior bikers, many of those residents past age 75 will not be wanting to jump onto one of those 64 bicycles in the long-term bike room. As I said earlier, those who can afford to rent here, will have a car – which needs to be parked and 17 or 28 spaces are not adequate.

In sum, it is not just about the Transit Corridor, but about the wider environment, the ecosystem that needs to be considered. Earlier, when addressing issues of rivers, the definition of a river was an isolated feature, the flowing body of water and its banks; but scientists and environmentalists tell us that it is more. It is also a highly complex, dynamic environment --- one that sustains creek side habitat and ecosystem processes, and extends to all the living in that habitat. The City of Berkeley ought to consider not just the transit corridor, but the wider ecosystem and its impact now and into the future.

- 5) There are many other issues I could take up, particularly as it impacts the neighbors on Kains, but they will bring these forward both in emails and at the upcoming meeting (if this project is one the agenda).
 - a. Yet lest these be lost, I have two smaller concerns. The City requires some sort of sound mechanism when a car goes in and out of the parking garage, surely as a warning, a safety measure. But how will that impact the neighbors right next door, across the street?
 - b. While we've met several times as neighbors (25-30 in attendance), one issue we have not brought forward is the five-foot space between the proposed structure and the fence – where tall trees will be planted and rise for privacy and aesthetics. How will that be protected as a “safe space” – and who will care for the trees?
- 6) We are grateful that Rashi Kesarwani of District One, and Legislative Aide, Beth Gerstein, visited our neighborhood and the proposed site, listened to our concerns on Monday, April 19, 2022. At that meeting I believe they understood that our concerns for public safety are critical and primary to us as residents and homeowners.

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201 San Pablo Development

From: dan.hayes@yahoo.com <dan.hayes@yahoo.com>
Sent: Wednesday, April 20, 2022 5:02 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201 San Pablo Development

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear ZAB Members,

In the push for more housing the impact on the existing neighborhoods has been largely ignored. In an era when city meetings are all conducted via Zoom, the requirement for a developer to meet with the neighbors they are going to build next to becomes a post card mailed by the city. As a result the developer has ignored all attempts to have any contact.

The 1201 San Pablo project is going to hurt two groups of people in our neighborhood, those that abut the property and those in the wider neighborhood.

The first group will only have 5 feet between their property lines and a 14 foot wall that quickly steps up to 44 feet, bringing less sunlight, less privacy and more noise(especially during construction). Our neighbor Yvette will be especially hard hit during construction.

The effects of two sets of law/code changes are going to slam the wider neighborhood. The density resulting from SB330 and the lack of realistic on-site parking resulting from the city code changes will combine to push a ton of new cars into our parking ecosystem. Both of these changes are blunt tools that lack the ability to be "one size fits all". The parking needs for every Berkeley neighborhood are not the same, even the parking study commissioned during the planning of the code change shows differences in the need for on-site parking in different parts of the city. We are not the same as the neighborhood around UC Berkeley or Downtown.

And all of this does not exist in a vacuum. A 104 unit development is approved for 1200 San Pablo and we have heard that an even larger one is planned for the corner of San Pablo and Gilman. There is a limit to how much a neighborhood like ours can take.

Thank You
Dan Hayes
1116 Harrison St

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201-1205 San Pablo Avenue
Attachments: Yvette Bozzini 1201-1205 San Pablo.docx

-----Original Message-----

From: Yvette Bozzini <ybozzini@earthlink.net>
Sent: Tuesday, April 19, 2022 12:01 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201-1205 San Pablo Avenue

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Please find attached my comments for the April 28, 2022 ZAB meeting.

As the most affected neighbor to the project, I respectfully ask for priority placement in the comments sent to the Board.

Gratefully,
Yvette Bozzini
1110 Harrison Street
Berkeley, CA 94706
510.219.5126

I am the homeowner directly adjacent the project. I live in – and work from – a 650 sq foot, three-room home. My bedroom and living room / office windows are **12 feet / 4 yards from the project.**



I will lose most natural light and privacy in my home and yard if the project goes through as proposed, and probably deal with noise issues – 66+ neighbors (plus their cars) are much different than a handful of neighbors.

I am not a NIMBY, nor are my neighbors. We are YIMBY but we want something site- and **existing** - neighborhood appropriate.

I doubt this is what Nancy Skinner had in mind with her high-density housing legislation. There are unintended consequences to the most well-meaning bills. **There are only 5 low-income units in this project.**

“High-density” might be the phrase of the day but it will not be forever. These developments up and down San Pablo...with all due respect for the hard work of the architects involved are all similar in style and effect. They may be in vogue now but in a few years will not be and yet the affected neighborhoods are FOREVER changed.

The pockets of landowners / developers, architects, and the City will be enriched but what of the existing neighbors? Some have invested in solar panels that will now be virtually useless. Many will have the value of their homes negatively impacted by loss of light and privacy, traffic and noise issues. Our homes are our primary financial assets. **Does this not matter at all?** Oops, unintended consequence but not fair.

Yes, something, rather than empty lot, may be a boon for the neighborhood in some ways but **who would want to buy my home given the lack of light and privacy, and the noise and traffic from the project? And what recourse to reparations do I have for this very real loss?**

We neighbors keep being told that everyone’s hands are tied by the new existing laws. Someone needs to grow a spine. Someone needs to untie their hands.

Mine is not a blighted community desperately in need of renovation. We are families and neighbors and a community that would welcome site-appropriate housing and new neighbors – of whatever income level. Again, we are not NIMBYS.

Please also consider:

INSTRUCTIONS REGARDING COMMUNITY OUTREACH

Last Updated January 2020

For all projects:

Early in the design process, the City strongly encourages owners to meet with their neighbors, whenever possible, to present plans and try to identify and resolve issues

of concern. Applicants can meet with neighbors one-on-one or at a gathering; whichever seems more appropriate to them. Projects in a Residential (R) District require contact between the subject property owner and the abutting and confronting property owners and tenants (See Figure 2). Projects of Community or Neighborhood Interest¹ require a meeting with owners, residents, and community groups within 300 feet of the project (See page 2).

None of us have been contacted or met with.

For any project in a Residential (R) District:

Once an applicant is ready to submit the application, he/she should request their neighbors' signatures **ON THE SITE PLAN DRAWING**, following the instructions below (See Figure 1). These signatures tell the City that the applicant has informed their neighbors of the proposed project – it in no way implies that a neighbor “approves” of a project. The signatures do not ensure approval or denial of a project; rather they confirm the applicant has fulfilled the Zoning Project submittal requirement to contact their neighbors before submitting an application. Signatures must be gathered from owners **AND** occupants of a property. If after more than one attempt to contact them in person, the owner is not able to contact a neighbor

I guess we are deemed a “Commercial District” but be real. Residences about this property and again, none of us have been contacted.

For projects of Community Interest – Community Meeting Required

For any project of Community or Neighborhood interest, the applicant is required to contact all property owners, residents, and neighborhood organizations within 300 feet of the project site to advise them of the proposed development.

For months now there has been an EBMUD way station at 1201. I presume the landowner is being paid for this use of the land. Again, my bedroom and living room windows are 12 feet from this noise, heavy trucks, and dust from 7 in the morning until 5 at night. As far as I can tell, no City permit has been pulled for this. **Why?**

In the past, when the lot has been used for anything, I have received a notice from the City telling me the parameters of the permit – how long, what time, how much light and noise allowed. **Why not now?**

In addition to the detrimental effects of the proposed project for all of my neighbors, I stand to incur damage during its construction.

When the land has been leased out to big trucks my walls literally shake. My foundation has been affected and cracks in my driveway appeared. My ability to do my writing work, of course impaired.

Design Review members commented on this and deemed it a matter of “tort law.” I would prefer not to have to wait for damage to occur and then engage an attorney for “tort law.”

I can only conclude that the developer is a bad faith bad actor with no ties to – or interest in – the community, just money.

Finally, “High-Density” may be the phrase of the day but **what happened to “Green?”** Early on in the project I wrote, “Berkeley should be the epicenter of ecologically and environmentally sound tiny home communities that serve low-income renters, the elderly wanting to down-size out of their homes, and anyone seeking a smaller footprint.

Why not use at least some plots of land – esp. those in existing residential neighborhoods --to do that? Many don't want to live in high-rise boxes. Detached tiny homes -- with all current solar, etc. -- and, perhaps, small communal areas for gardening and such, would be so much more in keeping with the Berkeley ethic AND be much more equitable and environmentally sound than what is being proposed. Pie-in-the-sky perhaps and, oh yeah, not as much money in that for the developer.

I was only able to purchase my small home because of an inheritance from my mail carrier father and 6th grade-educated Italian immigrant mother. I did not deserve it but it is what I have now financially in this world as I approach retirement.

ATTACHMENT 4

ZAB 04-28-2022

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All of us have much better things to be doing for the next 3 hours.
Can you help us ameliorate this nonsense or not?

I apologize for being so long-winded, and much appreciate your attention, but fighting this is an existential issue for me and I will not shut up.

Yvette Bozzini
1110 Harrison Street
Berkeley, CA 94706
510.219.5126

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Comments regarding 1201-1205 San Pablo Avenue, Use Permit #ZP2021-0070

-----Original Message-----

From: Lucia Varela <varela.lg@gmail.com>
Sent: Monday, April 18, 2022 9:09 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: Comments regarding 1201-1205 San Pablo Avenue, Use Permit #ZP2021-0070

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

ZAB,

Having only 17 to 28 parking spaces for a building of 66 units plus commercial space will exacerbate the parking problem we already have in Kains Avenue. Even if the city grants the neighborhood 'Permit Required' for parking in Kains, the addition overflow will clog this narrow street. Parking spaces should be commensurate with the number of units.

Sincerely,

Lucia Varela-Bulger
Paul Bulger
1223 Kains Avenue
Berkeley, CA

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201 San Pablo Building proposal

-----Original Message-----

From: Elizabeth Obolensky <eobolensky@me.com>
Sent: Tuesday, April 26, 2022 10:19 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201 San Pablo Building proposal

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

I have lived on 1116 Harrison Street since 2005 and have grown to love my neighborhood. In that time, I met my partner and we had a son. The neighborhood is filled with relatively small homes, many of which are over 100 years old (mine was built in 1917). Others in my neighborhood have lived in their homes for many more years than I. My son plays catch, whiffle ball, and other games on the sidewalk outside our house. Harrison street dead ends at Stannage and is quiet enough for him safely play without cars frequently whizzing by.

I would like to see the lot on the corner of San Pablo and Harrison developed with a structure that helps increase housing. I think it can be done without sacrificing the surrounding quiet neighborhood we all love. I also think that a structure that is thoughtfully designed to blend in with the neighborhood and to mitigate traffic and parking issues will be a structure that can stand the test of time.

Please, consider ideas to reduce the dwarfing of the homes on Harrison and Kains. Ask for the maximum allowed parking spaces for the structure to minimize overflow parking and traffic in the neighborhood. Consider having the entrance/exit on San Pablo rather than Harrison to reduce the inevitable increase of cars whizzing through Harrison, Kains, and Stannage.

These seemingly small decisions can make a big impact. Please help make the building at 1201 San Pablo become a positive and integral part of the existing neighborhood rather than an overpowering eyesore.

Regards,
Elise Obolensky

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201-1205 San Pablo

From: Mary Wyand <marytwyand@gmail.com>
Sent: Tuesday, April 26, 2022 8:50 PM
To: Gong, Sharon <SGong@cityofberkeley.info>
Cc: Deirdre O'Regan <dedeoregan@gmail.com>; Gerstein, Beth <BGerstein@cityofberkeley.info>; dan.hayes@yahoo.com Hayes <dan.hayes@yahoo.com>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: Re: 1201-1205 San Pablo

Thank you for the clarification, Sharon. Bummer for our neighborhood that it wasn't exercised.

Have a good evening.
Mary

On Tue, Apr 26, 2022 at 5:27 PM Gong, Sharon <SGong@cityofberkeley.info> wrote:

Hi Mary,

The last permit did stay with the property. However, it was never exercised – no one actually constructed the building that was approved with the permit. A new use permit can be approved to build a different project on the site. That is what is being considered now. If approved, the new permit can be exercised with the construction of the building on the site.

Sharon



Sharon Gong (she/her/hers)
Senior Planner
Planning and Development, Land Use Division
1947 Center St., 2nd Floor, Berkeley, CA 94704

From: Mary Wyand <marytwyand@gmail.com>
Sent: Saturday, April 23, 2022 9:03 AM
To: Gong, Sharon <SGong@cityofberkeley.info>
Cc: Deirdre O'Regan <dedeoregan@gmail.com>; Gerstein, Beth <BGerstein@cityofberkeley.info>; dan.hayes@yahoo.com Hayes <dan.hayes@yahoo.com>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: Re: 1201-1205 San Pablo

That's interesting, Sharon. Why didn't USE PERMIT #05-1000029 stay with the property when Jim Hart sold it? And, if it did, why is the base case for the proposed building so much greater?

On Fri, Apr 22, 2022 at 6:30 PM Gong, Sharon <SGong@cityofberkeley.info> wrote:

Hi Deidre, staff does not consider that aspect of the project for the permit review. We only require that the applicant is also the owner or is authorized by the owner to obtain the permit. An approved land use permit would stay with the property.

Sharon

From: Deirdre O'Regan <dedeoregan@gmail.com>
Sent: Thursday, April 21, 2022 6:25 PM
To: Gong, Sharon <SGong@cityofberkeley.info>
Cc: Gerstein, Beth <BGerstein@cityofberkeley.info>; Mary Wyand <marytwyand@gmail.com>; dan.hayes@yahoo.com Hayes <dan.hayes@yahoo.com>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201-1205 San Pablo

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Hi Sharon, I'm not sure what to do with this information so I have included Beth and the ZAB secretary as well, but the above mentioned property is for sale and has been for almost a year. Is this pertinent information for the city as it relates to approving the development proposal?

Thanks

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201-1205 San Pablo proposed development.

From: Amit Bhatia <amit.bhatia@gmail.com>
Sent: Tuesday, April 26, 2022 7:20 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Cc: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: RE: 1201-1205 San Pablo proposed development.

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Madam/Sir,

I am a resident of 1131 Kains Ave, Berkeley, CA 94706. I am reaching out to express my concerns regarding the proposed development of 6 storey 66 unit 17 parking spaces building at 1201-1205 San Pablo. I am seriously concerned regarding the severe adverse impact this will have on the wellness of the neighborhood - this will be detrimental to the health, safety, peace, comfort and general well being of the residents in the neighborhood.

I kindly request to re-evaluate the planned development and consider revising it so that it results in a harmonious and mutually beneficial environment for the community and existing dwellers in the neighborhood. Specifically, a building with less density, fewer stories and more onsite parking spaces (e.g., 50% maximum of the City of Berkeley recommendation = 33 parking spaces) will help reduce the likelihood and the intensity of adverse impact resulting from the proposed development to the health, safety, peace and well being of the neighborhood.

Kind regards,
Amit Bhatia
1131 Kains Ave, Albany, 94706, CA.

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 6-story, 66 unit, 17 parking spaces development 1201-1205 San Pablo Ave.

From: Kelley McCain <kmccain9907@gmail.com>
Sent: Tuesday, April 26, 2022 5:38 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 6-story, 66 unit, 17 parking spaces development 1201-1205 San Pablo Ave.

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

As a resident of the Kains, Stannage, Harrison neighborhood, I have concerns about this development. A building with less density, less stories and more parking spaces would be much preferred. The residents will have cars and their visitors will have cars. This will lead to more traffic as well as people parking on our already congested streets. In addition, taller buildings will hijack our afternoon sunshine. There is more to be said and the conversation needs to continue.

Thank you,
Kelley McCain

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201-1205 San Pablo

From: Gong, Sharon
Sent: Tuesday, April 26, 2022 5:27 PM
To: Mary Wyand <marytwyand@gmail.com>
Cc: Deirdre O'Regan <dedeoregan@gmail.com>; Gerstein, Beth <BGerstein@cityofberkeley.info>; dan.hayes@yahoo.com Hayes <dan.hayes@yahoo.com>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: RE: 1201-1205 San Pablo

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 Senior Planner
 Planning and Development, Land Use Division
 1947 Center St., 2nd Floor, Berkeley, CA 94704

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Subject: Re: 1201-1205 San Pablo

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Sharon

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Sent: Thursday, April 21, 2022 6:25 PM

To: Gong, Sharon <SGong@cityofberkeley.info>

Cc: Gerstein, Beth <BGerstein@cityofberkeley.info>; Mary Wyand <marytwyand@gmail.com>; dan.hayes@yahoo.com
Hayes <dan.hayes@yahoo.com>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>

Subject: 1201-1205 San Pablo

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Hi Sharon, I'm not sure what to do with this information so I have included Beth and the ZAB secretary as well, but the above mentioned property is for sale and has been for almost a year. Is this pertinent information for the city as it relates to approving the development proposal?

Thanks

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201-1205 San Pablo Proposed Development

From: April Lee <aprlee8@gmail.com>
Sent: Tuesday, April 26, 2022 5:03 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Cc: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201-1205 San Pablo Proposed Development

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear ZAB Members,

My daughter and I live at 1232 Kains Ave. We will be impacted by the proposed development and have serious concerns about our safety and that of our neighbors, especially young children and the elderly of which there are many. A 6-story, 66 unit building with only 17 parking spaces will increase the amount of traffic on our narrow street, as well as deplete the supply of available street parking. Many homes along our street do not have driveways and many residents will be forced to park several blocks away. This is a safety concern especially at night after dark. There are many children who play in the neighborhood and walk to school and the increased traffic will put them at greater risk. We do not want our street turned in to a superhighway. We are requesting that the developers design a building with less density and fewer stories, and increase the number of parking spaces at the development to the 50% maximum the City of Berkeley recommends. Please consider requiring a fact-based traffic study before allowing this project to continue. If the proposed project proceeds as currently planned, it will have a detrimental effect - essentially taking away the health, safety, peace, and general welfare of the residents in this neighborhood.

Sincerely,
April Lee
1232 Kains Ave

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201-1205 San Pablo Development

From: Medina, Enrico (HSA) <enrico.medina@sfgov.org>
Sent: Tuesday, April 26, 2022 4:59 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201-1205 San Pablo Development

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To Whom It May Concern:

I'd like to echo my neighbors issues raised about this development. I am concerned about inadequate parking for this development which curtails our ability to park in front of our homes.

Please mitigate the situation by providing more parking spaces or limiting the size of this development.

Thank you.

Enrico Medina
1210 Kains Ave.
Berkeley, CA 94706

CCSF-HSA - All outbound HSA email is automatically scanned for PII and PHI by Zix Email Encryption

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201 San Pablo

From: dan.hayes@yahoo.com <dan.hayes@yahoo.com>
Sent: Tuesday, April 26, 2022 4:56 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201 San Pablo

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Dear ZAB Members

From the BMC

Section 23B.32.040 Findings for Issuance and Denial and Conditions

1. *The Board may approve an application for a Use Permit, either as submitted or as modified, only upon finding that the establishment, maintenance or operation of the use, or the construction of a building, structure or addition thereto, under the circumstances of the particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.*

How can any of can any of these conditions be considered met when you will have major construction going on several yards away from existing homes and the impact on traffic and parking(from this development and the one at 1200 San Pablo) has not been studied under current conditions.

Please at least require mitigations to the abutting homes (especially Yvette's) for the impact during construction. Also require the developer to provide the potential 28 parking spaces they have been mentioning in their effort to get the city's approval.

Thank You
Dan Hayes

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201-1205 San Pablo proposed development

-----Original Message-----

From: Maura Whelehan <maurawhelehan@gmail.com>
Sent: Tuesday, April 26, 2022 4:53 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201-1205 San Pablo proposed development

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Greetings,

As a resident of Stannage Avenue, very near the proposed site, I feel a 66 unit, 17 parking space development across the street from an already approved 6 story building with 104 units and 44 parking spaces.

I believe this will most certainly be detrimental to the health, safety, peace, morals, comfort and general welfare to the residents of this neighborhood.

Thank you for receiving my concerns.

Best,
Maura Whelehan 1117 Stannage Ave

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Proposed Development at SE corner of San Pablo & Monroe

-----Original Message-----

From: Janice Hitchcock <jeh.paix@gmail.com>
 Sent: Tuesday, April 26, 2022 4:53 PM
 To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
 Cc: jbond@albanyca.org
 Subject: Proposed Development at SE corner of San Pablo & Monroe

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Sir or Madam,

I live nearby, and have two main concerns: 1) the height of the east side of the building is excessive, and 2) the lack of parking for residents in that complex is completely unacceptable. Please understand: I'm in agreement about the need of housing in the Bay Area, and support changes that will free up reasonable development. I'm NOT in agreement with allowing inappropriate or poorly designed housing that pays big dividends to investors and developers while devastating nearby neighborhoods. And there are two problems with the current design of this building.

1) THE EASTERN ELEVATION:

Please consider reasonable accommodation in order NOT to deprive neighboring homes of ANY sun in the afternoon and evening. One possibility is to consider adding another story or two to the WEST/SAN PABLO elevation, then staggering the building toward the east so that it's only TWO stories at the eastern elevation of the proposed building. It would feel far less oppressive, and provide much needed sun and breezes.

2) THE ALMOST NONEXISTENT OFFSTREET PARKING:

Off street parking requirements are suddenly null and void. I get it. BUT... Consider that THESE STREETS - Stannage and Kains, which will end up with the cars from these apartments, are a MERE 30 FEET 3 INCHES WIDE - WITHOUT PARKED CARS. The only way two-way driving works even now is for one car to pull over into an open space at the curb and let the other car pass. The streets will be undrivable if the current number of parking places remains at only 17. It's already dangerous, with racing cars trying to beat the traffic on the major streets around us (San Pablo, Gilman, Marin, etc), exacerbated by increasing, desirable retail in the area (Whole Foods, Sprouts and the Monroe development, Westbrae development).

The fact is, people will drive because there is no alternative. Do any of us walk to the grocery store for our weekly shopping and then walk or bus home with all of that? My husband and I do walk to and from Sprouts a few times a week, but we live nearby and have the time - AND MY HUSBAND HAS BEEN HIT BY A CAR TWICE WHILE EN ROUTE BECAUSE PEOPLE RUN THE STOPLIGHT AT SAN PABLO AND DARTMOUTH. Fortunately the only casualty so far is one raw egg.

And how about public transportation? How many of us take the bus to work, stores, anywhere? Until the Bay Area gives us good, workable public transportation we'll have to drive, even if we'd rather not. And that includes me. When I

worked in San Francisco I always took the commute bus or BART and was grateful to have it. And our 11 yr-old car only has around 100K miles. BUT WE STILL HAVE TO HAVE A CAR.

Lastly, let's talk livability. This is a surprisingly young, vibrant community. Dartmouth has a child care business, a very popular tot park, lots of walkers, runners, babies in strollers, and bikes with cargo trailers and child carriers. We even have quite a few seniors come here from the new senior apartments at the foot of Dartmouth to have a nice walk - some even in wheelchairs and walkers. Dozens of young families have moved here, and there are more children than ever before (and we moved here in '83). And it's all because of this livable, friendly, walkable, safe, cooperative neighborhood.

Please help us keep this neighborhood the likable and livable place it is - just fix these couple of things. It can be done. Investors are going to make a lot of money, and Berkeley will increase its tax base. And you'll have done your part in sustaining a lot of happiness in a functional, urban community, not to mention have a lot of grateful renters who can go home and relax, not roam around burning gasoline while they look for that parking space.

Thank you, Jan Hitchcock

1102 Stannage Ave
Albany, CA

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Comments about 1201-1205 San Pablo Ave Housing Development

From: Matt Lee <mattshlee@gmail.com>
Sent: Tuesday, April 26, 2022 4:27 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; planningzab@cityofberkeley.info
Subject: Comments about 1201-1205 San Pablo Ave Housing Development

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hi,

As a resident of the immediate neighborhood, I'm writing to express my strong concerns about the development, especially the parking situation. I believe 17 parking spaces for 66 units is unreasonably low. This in addition to the other 106-unit development across the street will create a lot of parking problems in the neighborhood.

The plan as it is will be detrimental to the health, safety, peace, and general welfare of the residents in the area. We strongly believe that there should be a lot more parking spaces (33 spaces or 50% maximum recommended by City of Berkeley) with such a dense development.

Sincerely,
Matt Lee
1114 Kains Ave, Albany, CA 94706

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201-1205 San Pablo proposed Development

From: k drink <kd2d@comcast.net>
Sent: Tuesday, April 26, 2022 4:00 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201-1205 San Pablo proposed Development

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I feel that a 6-story, 66 unit, with only 17 parking space development across the street from an already approved 6-story, 104 unit development will be detrimental to the health, safety, peace, comfort and general welfare of residents in our neighborhood. It will greatly increase auto traffic on our street between the development and Gilman Street. This will create a dangerous situation, especially with cars speeding through. Also the parking is already very difficult on our street. (I've seen people park in front of my house all day in order to walk to the express bus stop.)

I am not opposed to development, but instead prefer a development that will be more compatible with our neighborhood. A building will less density and fewer stories. To help mitigate parking concerns I would like to see more parking spaces included in the development -- at least 33 spaces that is 50% maximum the City recommends. I would also greatly appreciate annual parking permits for residents on our streets that will help with the parking difficulties.

Thank you for your consideration.

K. Drinkhouse
1234 Stannage Avenue

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201-1205 San Pablo Proposed Building - ZAB mtg 4/28/22
Attachments: 1201 San pablo Permit 2006 (1) (1).pdf

From: Mary Wyand <mary@encorerenewableenergy.com>
Sent: Tuesday, April 26, 2022 3:47 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; zab@cityofberkeley.info; Gong, Sharon <SGong@cityofberkeley.info>
Cc: Jean Molesky-Poz <moleskypo@me.com>; Deirdre O'Regan <dedeoregan@gmail.com>; Mary Wyand <marytwyand@gmail.com>; Kesarwani, Rashi <RKesarwani@cityofberkeley.info>; Berkeley Mayor's Office <mayor@cityofberkeley.info>
Subject: Re: 1201-1205 San Pablo Proposed Building - ZAB mtg 4/28/22

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with attachment...

On Tue, Apr 26, 2022 at 3:44 PM Mary Wyand <mary@encorerenewableenergy.com> wrote:

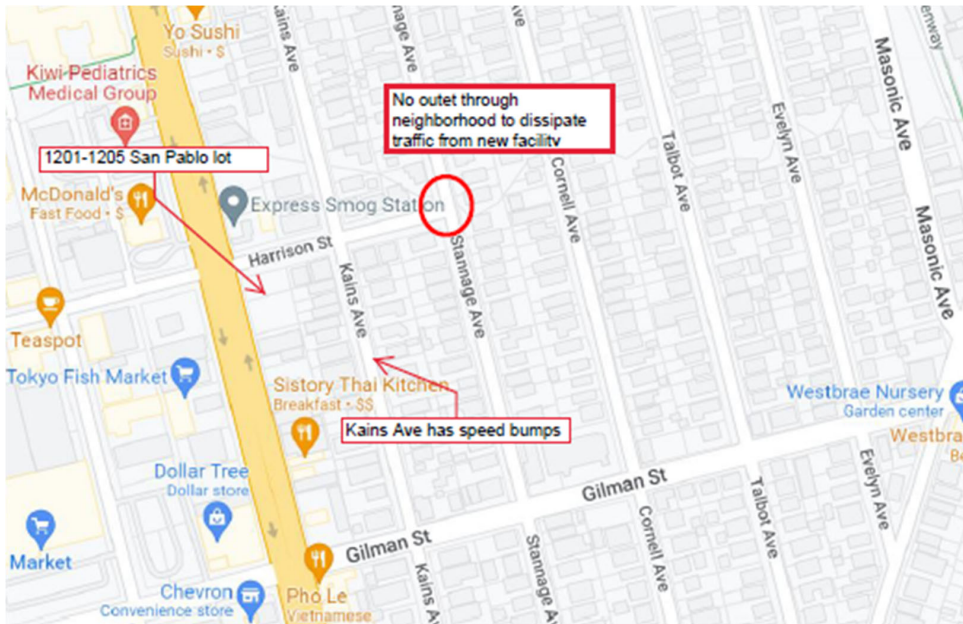
Dear ZAB Members -

My ask of you this coming Thursday, April 28, 2022: **Please reconsider this project as a whole within the context of its location.** Please **do NOT approve** the **Use Permit #ZP2021-0070** for 1201-1205 San Pablo Avenue based on the **significant traffic and safety issues resulting from a building of this density.**

Reasonable growth has to start somewhere within the City. Please recommend that the architect revise their design starting with the negotiated base case of 27 units. If 10% of those units are affordable to very low-income households, then the total number of units with the density bonus could be 38 units, with the building stepping down into the neighborhood as originally agreed upon (and currently recommended).

My reasonings and reiterating some of the points in my more detailed email sent to you last Wednesday, 4/20/22 follow:

1. The **density of the currently proposed building is far too great for the layout of the neighborhood** and poses a **significant safety risk**. The minimum in/out access unique to our neighborhood will not allow our narrow streets to absorb the population and cars associated with this 6-story, 66 unit building.



Imagine another 50 -100 folks/cars coming down this narrow, neighborhood street on a regular basis! And then there's the parking...



2. The size of the currently proposed building is far out of scale relative to the neighborhood context.





Below is a picture of the proposed design based on Use Permit #05-1000029 (attached) previously issued for this lot and including the negotiated parameters between the developer, architect and neighbors in 2006.



Using the **above design as a base case** to apply the density bonus requirements of the state is far **more reasonable, attractive and within the context of the neighborhood** than the currently proposed building.

While the Housing Accountability Act has good intentions, it is not a "one size fits all" solution and **requires local entities to consider its intent and, specifically its impact, on locations where it is being imposed.**

Thank you for your service - it really does not go unnoticed.

Kind regards.
 Mary Wyand
 1206 Stannage Ave

--



Mary Wyand, PE,
 LEED 2.1AP
 Sr. Project

Supplemental Item - 1201-05 San Pablo

ZAB 04-28-2022

Page 19 of 89

*Manager -
Development*

tel 802.713.1085

cell 510.289.2466

Encore.eco



Mary Wyand, PE,

LEED 2.1AP

Sr. Project

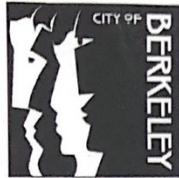
Manager -

Development

tel 802.713.1085

cell 510.289.2466

Encore.eco



Planning and Development Department
Land Use Planning

U S E P E R M I T

CITY OF BERKELEY ZONING ORDINANCE
Berkeley Municipal Code Title 23

USE PERMIT #05-1000029

Property Address: **1201 SAN PABLO / 1100 HARRISON STREET**

Permittee Name: **JIM HART**

Use and/or Construction Permitted:

Use Permit under Sections 23E.64.030 and 23E.64.050.B.3 of the Zoning Ordinance to construct a mixed-use building greater than 20,000 square feet gross floor area.

RESOLUTION, FINDINGS, CONDITIONS AND APPROVED PLANS ATTACHED

The Use Permit herein described has been duly granted by the City Council and is in effect on October 25, 2006.

Document1

RESOLUTION NO. 63,468-N.S.

APPROVING USE PERMIT NO. 05-1000029 FOR THE PROJECT LOCATED AT 1201
SAN PABLO AVENUE AND DISMISSING THE APPEAL

WHEREAS, on March 4, 2005, Mr. Jim Hart submitted a use permit application to construct a mixed-use building containing 30 residential units (6 Inclusionary), ground floor commercial units and 38 parking spaces on a 13,000 square foot parcel; and

WHEREAS, in August, October, November and December 2005, the Design Review Committee conducted meetings to review the design and to take testimony from the public; and

WHEREAS, on January 19, 2006, after several redesigns of the project, the Design Review Committee forwarded a positive recommendation (6-Y, 0-N, 0-abstain) to the Zoning Adjustments Board; and

WHEREAS, on April 6, 2006, the Zoning Adjustments Board held a public hearing; reviewed a staff report that provided analysis on design, Inclusionary ordinance and State Density Bonus; and received testimony from 32 speakers; and

WHEREAS, on April 6, 2006, the Zoning Adjustments Board, approved Use Permit #05-1000029; and

WHEREAS, the Zoning Adjustment Board Notice of Decision was released on April 14, 2006, and the appeal period ended on May 1, 2006; and

WHEREAS, on May 1, 2006, the City received an appeal submitted by Susan Pinto on the behalf of 12 neighbors; and

WHEREAS, on July 18, 2006, the Council set the matter for a hearing; and

WHEREAS, on September 12, 2006, the Applicant submitted revised plans to relocate floor area away from the residences to the east; and

WHEREAS, on September 19, 2006, the Council held a hearing, considered the revised plans, received testimony from 17 speakers and continued the matter to September 26, 2006; and

WHEREAS, on September 26, 2006, the City Council discussed the project and continued the matter to October 10, 2006; and

WHEREAS, on September 29, 2006, the Applicant submitted revised plans to reduce the floor area and to revise the distribution of the Inclusionary Units; and

WHEREAS, on October 10, 2006, the City Council discussed the applicant's October 10, 2006 letter regarding California Government Code Section 65589.5; and

WHEREAS, the applicant's October 10, 2006 letter was later withdrawn; and

WHEREAS, on October 16, 2006, the City Council reviewed a compromise between the neighbors and the applicant that involved a change in the plans and an offer to fund specific traffic related measures; and

WHEREAS, on October 19, 2006, the applicant submitted revised plans that increased the horizontal separation between the project and the residences to the east, reduced the number of dwellings units from 30 to 27, reduced the gross floor area from 29,665 to 28,655, increased the number of off street parking spaces from 38 to 44-56, decreased the number of Inclusionary units from six to five (or three units plus an in-lieu payment equivalent to two units); and

WHEREAS, on October 24, 2006, the City Council considered the record of the proceedings before the City Council, staff reports and correspondence presented to the City Council, and, in the opinion of this Council, the facts stated in, or ascertainable from this information, warrant approving the subject Use Permit, based on the revised plan submitted on October 19, 2006 and dismissing the appeal; and

WHEREAS, attached hereto are the findings and conditions of approval applicable to this permit (Exhibit A) that are included by reference as though fully incorporated herein; and

WHEREAS, attached hereto is a reduced copy of the approved plan (dated October 19, 2006 and marked as Exhibit B) that is included by reference as though fully incorporated herein; and

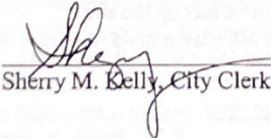
NOW THEREFORE, BE IT RESOLVED the Council of the City of Berkeley hereby approves Use Permit No. 05-1000029 as reflected in the October 19, 2006 design, based on the findings, and subject to the conditions of approval contained in Exhibit A, and dismisses the appeal.

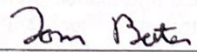
The foregoing Resolution was adopted by the Berkeley City Council on October 24, 2006 by the following vote:

Ayes: Councilmembers Anderson, Capitelli, Maio, Moore, Olds, Spring, Worthington, Wozniak and Mayor Bates.

Noes: None.

Absent: None.

Attest: 
Sherry M. Kelly, City Clerk


Tom Bates, Mayor

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201-1205 San Pablo Development

From: David Curran <dcurranalbany@gmail.com>
Sent: Tuesday, April 26, 2022 3:41 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201-1205 San Pablo Development

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear ZAB,

I am writing about the proposed development for 1201-1205 San Pablo Avenue. My concerns are many but today I shall address the lack of allotted parking which will have an outside effect on the surrounding area.

In brief, allowing 66 units with only 17 parking spaces means dozens more cars will be looking for parking in an already impacted neighborhood. Add to this the 104 unit building with only 44 spaces across the street and we have a huge problem for the neighborhood. People living here will be forced to park far from their homes and this becomes a safety and health issue for the many seniors, as well as children, in the area.

And, let's face it, people who move in will have cars and no amount of magical thinking is going to change that. So while a development is good, either scale back its size to be more in line with the neighborhood it will directly abut, or significantly add the number of spaces for the development,

Thanks,
David Curran
Concerned resident of Stannage Avenue

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Development at 1201-1205 San Pablo Ave

-----Original Message-----

From: Norman Bonney <norman@normanbonney.com>
Sent: Tuesday, April 26, 2022 3:23 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Cc: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: Development at 1201-1205 San Pablo Ave

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear City of Berkeley planners,

I have recently been made aware of the building at 1201 San Pablo Ave happening in our neighborhood. I am one among many residents here who are gravely concerned about the traffic and parking issues that will likely arise from this construction.

I'd like to see more parking spaces included in the development as well as the garage exit moved to San Pablo rather than Harrison St.

I hope you'll consider these concerns and address them with the developer.

Thankyou,

Norman Bonney
1232 Stannage Ave.
Berkeley, CA 94706

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Update to :Addendum to Previous E-mail about 1201-1205 San Pablo.

From: Margaret <margaretpritt@sbcglobal.net>
Sent: Tuesday, April 26, 2022 3:22 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: Update to :Addendum to Previous E-mail about 1201-1205 San Pablo.

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

ZAB members,

I forgot to attach this data: please add to my Addendum.

Table 1: Automobile Trip Generation

Land Use	Size ¹	Daily ²	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Apartments ³	66 DU	360	6	18	24	18	11	29
Non-Auto Reductions (-37%) ⁴		-130	-2	-7	-9	-7	-4	-11
Adjusted Apartment Trips		230	4	11	15	11	7	18
Commercial ⁵	1.72 KSF	60	1	1	2	3	4	7
Total Net New Automobile Trips		290	5	12	17	14	11	25

Notes: 1300 San Pablo -> 367

Notes:
 1. DU = dwelling unit; KSF = 1,000 square feet
 2. All daily trip generation numbers rounded to nearest 10.
 3. ITE Trip Generation Manual (10th Edition) land use category 221 (Multi-Family Housing [Mid-Rise]) in general urban/suburban setting.
 Daily = 4.44 trips per DU
 AM Peak Hour Average Rate = 0.36 trips per DU (26% in, 74% out)
 PM Peak Hour Average Rate = 0.44 trips per DU (61% in, 39% out)
 4. Reduction based on mode share estimates (Table B00006) as compiled in the American Community Survey 2019 five-year estimate for Project census tract (4219) compared to national data (See attachment B for details).
 5. ITE Trip Generation (10th Edition) land use category 820 (Shopping Center) in general urban/suburban setting.
 Daily = 37.75 trips per KSF
 AM Peak Hour Average Rate = 0.94 trips per KSF (62% in, 38% out)
 PM Peak Hour Average Rate = 3.81 trips per KSF (48% in, 52% out)
 Source: Fehr & Peers, 2021.

The Project is estimated to generate 25 or fewer peak hour automobile trips. Typically, peak hour traffic volumes have a five to ten percent fluctuation on a day-to-day basis. Thus, the peak hour trips generated by the Project would not be noticeable nor change traffic operations.

In addition, the San Pablo Avenue/Harrison Street intersection, which is adjacent to the Project site and most likely to be affected by Project-generated traffic, is currently side-street stop-controlled with stop signs on the eastbound and westbound Harrison Street approaches. Based on traffic data collected in December 2017 for the 1200 San Pablo Avenue Mixed Use Project Transportation Impact Analysis Report (dated July 2018), the peak hour volume on the westbound Harrison Street approach is about 53 vehicles during the AM peak hour. Assuming that all outbound vehicle trips generated by the Project would use the westbound Harrison Street approach, the Project would add about 12 peak hour trips to this approach, which would result in a total of 65 vehicles per hour on the westbound Harrison Street approach at the intersection. This is below the minimum threshold of 100 peak hour vehicles on a stop-controlled approach that would meet the peak hour signal warrant in the California Manual on Uniform Traffic Control Devices (MUTCD). The Project would also add fewer than ten peak hour vehicles to the other

Sincerely,
Margaret Pritt
1231 Kains

Sent from my iPhone

Supplemental Item - 1201-05 San Pablo

ZAB 04-28-2022

Page 26 of 89

Begin forwarded message:

From: Dan Hayes <dan.hayes@yahoo.com>

Date: April 26, 2022 at 1:48:26 PM PDT

To: Margaret Pritt <margaretpritt@sbcglobal.net>

Subject: Re: Addendum to Previous E-mail about 1201-1205 San Pablo.

A fantastic job on this Margaret! Thank you.

On Apr 26, 2022, at 12:47 PM, Margaret Pritt <margaretpritt@sbcglobal.net> wrote:

ZAB members,

I have spent much time reading the studies submitted for both 1200 San Pablo (apparently approved) and 1201-1205 San Pablo. I have found fault with certain aspects of the Traffic Impact Study (TIS) for 1200 San Pablo and the Transportation Assessment for 1201-1205 San Pablo.

First, TIS for 1200 San Pablo lists distance to N. Berkeley BART as less than a mile, when it is actually 1.2 miles by bike and 1.4 miles by auto.

Then comparing the Automobile Trip Generation of both studios it shows that 1200 San Pablo (104 units) will generate fewer or equal trips in all categories than the proposed 66 units at 1201-1205 San Pablo. This seems to be due to the Non-Auto Reduction adjustments and the Institute of Transportation Engineers (ITE) rates.

Since the impact on our area will be REAL and not Theoretical, I did more research. I looked up State of California Department of Transportation California Smart-Growth Trip Generation Rates Study performed by UC Davis. In the study, with sites from around California, it does show many sites that had lower trips generated than the ITE rates predicted, BUT there were still sites, such as The Terraces at Emery Station that had actual vehicle trips higher than ITE estimated vehicle trips. In the case of The Terraces, 100 Actual Trips versus 30 ITE Estimated Trips.

So, saying you can take reductions off the ITE estimate (which could be grossly inadequate) based on American Community Survey is like saying you can compare this site to a building with fewer units that is less than 1/2 mile from BART and 1/4 mile from UC Berkeley Campus when comparing parking space necessity. Actual similar sites show parking usage at 50% OR HIGHER and 100% IMPACTED ON-STREET PARKING in surrounding areas. This is substantiated by City of Berkeley Residential Parking Capacity Study of 2019.

The City of Berkeley has a duty to its citizens to look at specifics in published studies and not apply "averages" to all projects.

Furthermore, the Transportation Assessment for 1201-1205 San Pablo based their findings on the Dec. 2017 study conducted for 1200 San Pablo. This was shortly

Supplemental Item - 1201-05 San Pablo

ZAB 04-28-2022

Page 27 of 89

after the Belmont Senior Living Village in Albany and businesses like Starbucks, Habit Burger, Pet Food Express and Banfield Pet Hospital had just opened and not well known yet. Sprouts on Monroe opened a little earlier that same year and had not reached its now-existing popularity. All of these businesses are just a block away in Albany. The Belmont Senior Living only has Emergency Vehicle access on San Pablo.

Because these businesses are now reaching full capacity, the study done in 2017 is not valid.

This 1201-1205 San Pablo project should either be denied on the basis of an invalid Transportation Assessment and faulty Shadow Study, or at a minimum be delayed until the project at 1200 San Pablo is built and a Real World Study can be done to assess the impact to the San Pablo/Harrison intersection and surrounding neighborhoods. Our intersection is NOT functional 4-way. Traffic headed Eastbound is forced to use Kains or Stannage. Berkeley has an obligation, to both its own residents and those Albany residents affected, to provide safe streets.

Yesterday I spoke with the owners of Gilman Auto and Express Smog at the NorthEast corner of San Pablo/Harrison. Both of them expressed grave concern over the safety at that intersection. (You should talk to them.) I just checked TIMS (Transportation Injury Mapping System) and since 2017 the INJURY accidents at his intersection have slowly increased. I could not find statistics on Non-injury accidents.

Residents of Berkeley and those nearby Albany residents who will be affected by these projects deserve safe streets! After the projects are built it WILL BE TOO LATE to provide us with safety!

The City of Berkeley should use published data, such as City of Berkeley Residential Parking Capacity Study of 2019, and State of California Department of Transportation California Smart-Growth Trip Generation Rates Study and APPLY ONLY THE DATA THAT IS SPECIFIC TO THIS SITE. That should give you grounds to deny this project as submitted.

Sincerely,
Margaret Pritt
1231 Kains

"Intelligence and capability are not enough. There must be the joy of doing something beautiful." Dr. Govindappa Venkataswamy

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Regarding 1201-1205 San Pablo Avenue Proposed Development, #ZP2021-0070

From: bettyyu@mac.com <bettyyu@mac.com>
Sent: Tuesday, April 26, 2022 2:48 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: Regarding 1201-1205 San Pablo Avenue Proposed Development, #ZP2021-0070

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello Members of the Zoning Adjustment Board,

As a family currently in the process of purchasing the house at 1235 Kains Avenue, we're probably one of the newest homeowners in the neighborhood. We have, however, been renting this house for the last 2 years and had gotten to know and care very much about our neighborhood and neighbors.

We're writing to echo our neighbors' concerns about the proposed development at 1201-1205 San Pablo Avenue. We are happy to see that the space will be developed, but have significant concerns about key aspects of the project that will affect the traffic, safety, and livability of our neighborhood. We are advocating for:

- Increasing the number of parking spaces, up to 33 as allowed by law
- Adding a traffic light at Harrison and San Pablo to make turns from Harrison on to San Pablo safer and more attractive to the future residents of the development. This is important for reducing traffic on the residential streets at Kains and Stannage.
- Granting street parking permits for the neighbors on Kains, Harrison, and Stannage. Although that is a limited solution and would not help with overnight parking needs.
- Maintaining space of at least 10 feet between the proposed structure and the fence with the immediate neighbor at 1110 Harrison. Plant and maintain trees between the proposed development and their house to protect their privacy.

Thank you,
Betty Yu & Colin Felton
1235 Kains Avenue
Berkeley, CA 94706

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Revised Concerns about 1201 - 1205 San Pablo Ave Proposed Development

From: M j <mbjeb@yahoo.com>
Sent: Tuesday, April 26, 2022 2:37 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: Revised Concerns about 1201 - 1205 San Pablo Ave Proposed Development

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

RE: 1201 - 1205 San Pablo Ave Proposed Development

To Whom It May Concern,

My name is Mikail Jebrial, and I reside with my mother and sister at 1115 Harrison Street in Berkeley -- across the street from the proposed site. I am the primary care giver for my 89 year-old mother, Guzel (who struggles with chronic heart problems, asthma, poor eyesight, and mobility challenges), and my 59 year-old sister, Hacer (who has intellectual and developmental disabilities as well as mobility challenges). The three of us are collectively opposed to this project for several reasons:

1. A 6-story building will change and destroy the structure and culture of the neighborhood. As most multi-family units in the neighborhood are less than three stories, this project should also be no larger than three stories.
2. The building is planned to contain six stories with 66 units and only 17-28 parking spaces, meaning less than half of all units are provided parking spaces. As this is being proposed on a street on which there is already very limited parking, this project will lead to a massive parking space shortage and traffic congestion on Harrison Street. In order to avoid contributing to the existing parking shortage in the neighborhood, the building must provide more parking spaces for tenants. In addition, the proposed commercial space on the ground floor will attract more traffic and worsen the congestion problem. (Please see attached photos of the congestion taken on 4/25/22.)
3. Construction from this project will lead to air pollution. My mother and sister, both of whom struggle with chronic illnesses (including asthma), enjoy being able to spend time in the backyard as they are not well enough to go for walks. To prevent further physical and mental health challenges, it is imperative that their only source of fresh air not be compromised by this construction project.
4. A project of this size will contribute to significant noise pollution in our otherwise quiet neighborhood for at least a year, if not longer.
5. We ask that you take into consideration the complex needs of the residents of our neighborhood. We also ask that you propose solutions for these issues listed above, including but not limited to providing temporary living accommodations for our elderly residents who will need to relocate.

Thank you,
Mikail Jebrial









Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201 San Pablo

From: Kit Cullinane <kitzeec@yahoo.com>
Sent: Tuesday, April 26, 2022 2:08 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Cc: Mary Wyand <marytwyand@gmail.com>
Subject: 1201 San Pablo

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

To Berkeley ZAB,

I am a resident of Berkeley, living at 1211 Stannage Ave. In regard to the proposed building project at 1201 San Pablo I agree with most in our neighborhood that it is too large and will have a negative impact on our quality of life.

I am not opposed to shops and housing on that lot, however, the scale of the building and the fact that there are not enough parking spaces for tenants is quite disturbing. We already get cars avoiding San Pablo every afternoon zooming down the street.

Please insist that the builders/architects and or other people involved come out and imagine what this will do to our small home neighborhood. Many children and older folks live here and walk and ride bikes on our streets. Please consider a 4 story building in place of the proposed 6 story multi unit Monstrosity!

Katherine Cullinane
1211 Stannage Ave.
Berkeley

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: re 1201-1205 San Pablo proposed Development

From: Haiganoush Preisler <haiganoush@gmail.com>
Sent: Tuesday, April 26, 2022 1:24 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: re 1201-1205 San Pablo proposed Development

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

I am going to address only one of the issues. PARKING!
I live on Kains between Harrison and Dartmouth. Most of this block is in Albany.
We already have a low-income housing apartment unit on this block. These apartments have already impacted the parking on this block.
We also get parking from the Belmont village employees.
THERE IS NO CAPACITY FOR MORE CARS.
To say that most people renting the proposed apartments on San Pablo will not have cars is wishful thinking. When the affordable housing units on Kains were built, we were told that residents will barely have one car each. Most have more than one car.
THE DEVELOPERS NEED TO INCREASE PARKING SPACES. Maybe underground.
EVEN WITH THE MAXIMUM of 50%, KAINS and STANNAGE WILL BE HIGHLY IMPACTED
We also need to keep space for the homeless red van already parking on Kains!!
While you might find some partial fixes for the other issues with this development, THE ONLY FIX FOR THE PARKING PROBLEM IS MORE PARKING SPACES AT THE SITE.
Regards
Haiganoush Preisler
1125 Kains Ave, Albany

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201 San Pablo: Proposal to Ignore Municipal Code BMC 23B.32.040 - Health, Safety, Peace
Attachments: Screenshot (10452).png

From: Matt Cullinane <nurse matt77@yahoo.com>
Sent: Tuesday, April 26, 2022 1:23 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201 San Pablo: Proposal to Ignore Municipal Code BMC 23B.32.040 - Health, Safety, Peace

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Members,

Imagine my exasperation in feeling the need to attach a PDF copy of a section of the Berkeley Municipal Code concerned with use permits, as I write Berkeley City Employees whose job it is to issue, or not issue, use permits.

Please place your attention on Chapter 23B.32: Use Permits (attached screenshot) Section 040 in particular, is relevant.

As you know from so many of my neighbors emails, notes, & letters, our neighborhood is NOT opposed to development of this corner.

However, we are VERY opposed to a project that will negatively alter the neighborhood, as this one in it's present configuration so obviously will. To quote the code attached, the project in it's current state will be:

"detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing" in the area.

PLEASE follow your own regulations and deny a permit until the project is downsized and the cars/traffic impact is significantly lessened.

Sincerely,
Matt Cullinane
1211 Stannage Ave

Chapter 23B.32: Use Permits

1. Neighborhood and community organizations listed in the registry of neighborhood/community organizations within whose expressed area of interest the project falls;
 2. The owners of properties and residents in the affected area; and
 3. The Main Library.
- E. For purposes of Paragraph 2 above, the affected area shall consist of, at the minimum, the owners and residents of the abutting and confronting properties, and any other person who has filed a written request for notice, except that when the proposed project or use may have effects to a larger area, the Zoning Officer may include a larger area beyond abutting and confronting properties; and, that in the case of the construction or demolition of one or more Dwelling Units, such area shall include all owners of properties, and residents within 300 feet on the same street or streets, including the abutting properties to the rear or within a 300 foot radius of the subject property, whichever will provide adequate coverage in a given case. In cases of relocated buildings, notice shall be given to property owners and residents within a 300 foot radius of both the Source and Receiving Lots. The Board or Council may enlarge the area of notice when it deems it appropriate.
- F. The time period for mailing the notice may be for a longer time period when required by state law or extended by the Zoning Officer and/or Board for applications of major significance, except that the Zoning Officer or Board may only extend it to a maximum of 30 days.
- G. The validity of the proceedings, however, shall not be affected by the failure of any property owner, resident or neighborhood or community organization to receive such mailed notice. (Ord. 6478-NS § 4 (part), 1999)

Section 23B.32.030 Public Hearing and Action

Each hearing shall be open to the public, which shall be given the opportunity to present their views and to be heard in accordance with established procedures. A quorum of the Board as defined in Section 23B.04.020.A must be present to take an action. Any public hearing may be continued from time to time, but not beyond the time limits for reviewing applications established by State law. After the Board has conducted a public hearing, it shall either approve, modify, deny the application or refer it to a mediation or conflict resolution service. If the application is referred to mediation, it must return to the Board for action. (Ord. 6478-NS § 4 (part), 1999)

Section 23B.32.040 Findings for Issuance and Denial and Conditions

- A. The Board may approve an application for a Use Permit, either as submitted or as modified, only upon finding that the establishment, maintenance or operation of the use, or the construction of a building, structure or addition thereto, under the circumstances of the particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.
- B. Prior to approving any Use Permit the Board must also make any other findings required by either the general or District regulations applicable to that particular Use Permit.
- C. The Board shall deny an application for a Use Permit if it determines that it is unable to make any of the required findings, in which case it shall state the reasons for that determination.

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: FEEDBACK, 1201-1205 San Pablo Ave. RESIDENTS OF KAINS, STANNAGE, HARRISON ST.

From: j new <newell.jocelyn@gmail.com>
Sent: Tuesday, April 26, 2022 1:21 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: FEEDBACK, 1201-1205 San Pablo Ave. RESIDENTS OF KAINS, STANNAGE, HARRISON ST.

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

I live on Kains between Harrison and Dartmouth. Most of this block is in Albany.

1. THERE IS NO MORE CAPACITY FOR CARS in this residential area.

We already have INCREASED DAILY STREET PARKING FROM EMPLOYEES of Belmont Village Senior Center -

who are supposed to "not drive to work".

2. IT IS TOO TALL, 6 STORIES DWARFS the neighboring houses next to it.

3. THE IMPACT TO DAYLIGHT, from the shadow of this too tall building, has not been considered.

4. THE IMPACT TO CAR TRAFFIC has not been considered. It is UNREALISTIC TO THINK 11 SPACES FOR THE ENTIRE BUILDING is adequate.

We already have a low-income housing apartment unit on this block. These apartments have already impacted the parking on this block.

5. THERE IS NO CAPACITY FOR MORE CARS.

To say that most people renting the proposed apartments on San Pablo will not have cars is wishful thinking. When the affordable housing units on Kains were built, we were told that residents will barely have one car each. Most have more than one car.

EVEN WITH THE MAXIMUM of 50%, KAINS and STANNAGE WILL BE HIGHLY IMPACTED.

DO NOT INCREASE THE CAPACITY OF THE UNITS OF THIS BUILDING BEFORE INCREASING THE NUMBER OF AVAILABLE CAR PARKING INSIDE. NOT ON THE STREET.

Thank you.

J. Newell
 Kains Avenue, Albany Resident

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Concerned comments re: 1201 San Pablo Ave.

From: chandini stanley <chandini.stanley@gmail.com>
Sent: Tuesday, April 26, 2022 1:20 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: Concerned comments re: 1201 San Pablo Ave.

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

To the Planning Commision, City of Berkeley,

I live at 1230 Kains Avenue, and will be directly impacted by this proposed project.

I believe the neighborhood will benefit from having a structure that is compatible with the existing residential neighborhood that is adjacent to this lot. The proposed building is much larger than anything around it and will loom over the existing homes, reducing lighting and privacy for many neighbors.

I am concerned about my personal safety due to the inevitable large increase of traffic on Harrison and Kains. Due to the density of the proposed building traffic in on Kains will increase to an unmanageable level. The families on Kains, Stannage and the cross streets have young children and the increase in traffic will be a hazard to child safety and quality of life.

Further, the impact on parking in our immediate vicinity will mean that we may no longer be able to park within a safe walking distance of our homes. I am frankly quite concerned at the prospect of parking several blocks away from home on a dark, rainy night. Please consider requiring the developers to include 33 parking spaces, and please require a thorough and fact-based traffic study, including Kains Avenue from Gilman Ave. to Marin Ave., before allowing this project to proceed.

Sincerely,

Chandini Stanley
1230 Kains Ave.
Berkeley, CA 94706

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Parking problems San Pablo

-----Original Message-----

From: Cindy krikorian <lalimegirl2@yahoo.com>

Sent: Tuesday, April 26, 2022 12:59 PM

To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>

Subject: Parking problems San Pablo

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Zoning Board

I am concerned about parking on the Kains, Stannage & Harrison streets with the new buildings going up at 1201-1205 San Pablo as well as westward across the street.

As an ex- business owner in Berkeley I have been aware of parking requirements for just businesses which will be at the ground floor of this new building. Will there be accommodations for enough parking with so many units of residences and businesses.

I don't see enough consideration of these problems as San Pablo is already a congested street and also Gilman.

Can there be underground parking on a large scale or the next lot available make it city owned parking building which would bring the city income?

The Gilman district is fast becoming developed and congested which spills to Harrison Kains Stannage.

Surely now there will be a displacement of the homeless on Harrison. Is that part of this project?

Think about the impact please.

Cindy Lalime Krikorian

Sent from my iPhone

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Addendum to Previous E-mail about 1201-1205 San Pablo.

From: Margaret Pritt <margaretpritt@sbcglobal.net>
Sent: Tuesday, April 26, 2022 12:43 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: Addendum to Previous E-mail about 1201-1205 San Pablo.

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ZAB members,

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So, saying you can take reductions off the ITE estimate (which could be grossly inadequate) based on American Community Survey is like saying you can compare this site to a building with fewer units that is less than 1/2 mile from BART and 1/4 mile from UC Berkeley Campus when comparing parking space necessity. Actual similar sites show parking usage at 50% OR HIGHER and 100% IMPACTED ON-STREET PARKING in surrounding areas. This is substantiated by City of Berkeley Residential Parking Capacity Study of 2019.

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Residents of Berkeley and those nearby Albany residents who will be affected by these projects deserve safe streets! After the projects are built it WILL BE TOO LATE to provide us with safety!

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Sincerely,
Margaret Pritt
1231 Kains

"Intelligence and capability are not enough. There must be the joy of doing something beautiful." Dr.
Govindappa Venkataswamy

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Proposed building ,1201 San Pablo Avenue

From: Kelly Lehet <kellyleh3@gmail.com>
Sent: Tuesday, April 26, 2022 12:42 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: Proposed building ,1201 San Pablo Avenue

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello,

My name is Kelly Lehet and I live at 1228 Stannage.

I am writing regarding the proposed building for 1201 San Pablo Ave in Berkeley.

I have lived at my address since 2005 and while I agree the empty lot at 1201 San Pablo Ave needs a building, I request the plans to be reconsidered and that a more compatible structure with the neighborhood be considered.

The Proposed Building is too large; reducing privacy and light for many residents in close proximity and it brings many safety risks.

The neighborhood cannot handle the increased traffic due to the fact that Harrison St dead ends at Stannage Ave and there is no outlet to the east. Additionally, these minimally accessible streets have numerous active children and seniors on them.

The parking proposal is 17-28 parking spaces, requires the residents to pay an additional amount for parking, and does not adequately provide enough parking for a 66 unit building.

Please consider relocating the parking garage entrance/exit on San Pablo to help minimize noise and traffic on Harrison.

Also, a traffic barricade at Kains and Harrison is imperative to keep traffic off of Kains Ave and Stannage Ave and to ensure the safety of our streets and our residents.

I appreciate your time and consideration of this matter.

Sincerely,
Kelly Lehet
1228 Stannage Ave

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201 - 1205 San Pablo

From: Elizabeth Rastatter <elizar20022002@yahoo.com>
Sent: Tuesday, April 26, 2022 12:41 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201 - 1205 San Pablo

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

I am writing to object to the size and lack of parking for the new apartment building going up at the above address.

In an already congested city I was disappointed to see that this new Apartment was designed To be 6 floors. This is larger than all the Buildings in the area. I think this building would fit in to the neighborhood much better if it was only 3-4 floors.

I am also very concerned about the lack of parking that there is right now in the neighborhood, let alone adding a whole another apartment with not parking wind a parking spaces Into the mix. There is not enough parking spaces for thee apartment you plan to build

Please add me to your list of citizens that live near San Pablo new apartments that I am not satisfied.

Sincerely,

Elizabeth RastatterRastatter
1205 Stannage Ave.
Berkeley California 94706

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Concerns about 1201 San Pablo development.

From: Nick Shapiro <sfgeek@gmail.com>
Sent: Tuesday, April 26, 2022 12:00 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: Concerns about 1201 San Pablo development.

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Hello,

As a resident and parent of an active child at Kains and Harrison I am concerned about the new development being proposed.

This proposal is far too large, a smaller development would be better in many ways.

Light, privacy, neighborhood, etc, there are many concerns.

Development just across San Pablo on the west side where it won't be as disruptive to existing houses would be safer.

Parking will be a significant problem for the neighborhood. Traffic will be worse.
This will create danger for the children playing in the neighborhood of Kains.

There should be a larger parking garage and it must RELOCATE THE ENTRANCE AND EXIT TO SAN PABLO aiming traffic away from the children playing on Kains.

Thank you
Nick Shapiro

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: residents of Kains, Stannage and harrison
Attachments: Gilman and harrison.odt

From: haig krikorian <ouresya@yahoo.com>
Sent: Tuesday, April 26, 2022 11:49 AM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: residents of Kains, Stannage and harrison

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

To The Zoning Adjustment Board of Berkeley in Regards to 1201-1205 San Pablo Ave.

Sent to ZAB@cityofberkeley.info & planningzab@cityofberkeley.info

As a resident of 40 years on Kains ave. at Harrison, I am very concerned about the 6 Story building going up on 1201-1205 San Pablo Ave. We all know there is a need for more housing but six floors is

really high for buildings on the east side of San Pablo with so little parking. With the rent that will be charged for these units it is highly likely they they will all each have a car unless it is written into the agreement . Maybe some units will be low income housing and people will not have cars and use mass transportation?

How is it legal to have 66 units and only 17 parking spaces? Also with a new building going across the street, directly across the street , on the west side of San Pablo another 104 units with only 44 parking spaces. Is this allowed in the State or Berkeley laws?

This density built all at once will impact our residential neighborhood immensely. The 1200 block of Kains has a large population of young children who play on the street. Already when there is a back up on San Pablo, so much traffic reroutes to Kains and even Stannage Ave. Already there is not enough street parking now for residents especially since not all people have a driveway.

Please reconsider either the number of stories or the off street parking of 1201-1205 San Pablo.

Concerned Citizen,

Supplemental Item - 1201-05 San Pablo

ZAB 04-28-2022

Page 48 of 89

Haig Krikorian
1123 Kains Ave.

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Residents of Kains, Stagnate and Harrison

From: haig krikorian <ouresya@yahoo.com>
Sent: Tuesday, April 26, 2022 11:34 AM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Cc: Cindy Krikorian <lalimegirl2@yahoo.com>; haig krikorian <ouresya@yahoo.com>
Subject: Residents of Kains, Stagnate and Harrison

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Hello

My name is Haig Krikorian, I'm a ski technician at California Ski Company in Berkeley California. I read about your shop in Perisher on line and was wondering if I could spend a few weeks working in your shop in July. I don't need to be compensated, I can assist in any duties needed for the duration of my stay. At the shop in Berkeley my duties are to manage the tech shop where we mount, tune and test ski and maintain a fleet of over 700 rental skis.

My goal is to ski in Australia for the month of July when our store is closed for the summer. (Last year I spend a few weeks with the Fischer race ski group prepping skis for young racer and skied the Mt. Hood glacier).

If this is at all possible I would very much appreciate spending a few weeks with you in Perisher helping and skiing.

Many thanks in advance,

Haig Krikorian
510-710-6602

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Proposed development at 1201-1205 San Pablo

From: Becky Dalton <beckydalton@gmail.com>
Sent: Tuesday, April 26, 2022 11:27 AM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: Proposed development at 1201-1205 San Pablo

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

I'd like to express my strong concerns regarding this proposed six-story development. The already approved development of 104 units directly across the street from this location backs up to a commercial area. The proposed development at 1201-1205 San Pablo backs up to a large swath of residential housing. The approved development across the street will already negatively impact this residential area. Approving another building of SIX stories will compound this negative impact tremendously.

I do understand that this lot will be developed. However, I believe you owe it to the existing residents and homeowners to consider the size of the proposed development. At six-stories with minimal parking, there will be a loss of privacy, sunlight, street parking, and the ability to peacefully enjoy our homes and neighborhood in the way we do now. A six-story development that looks down into, and literally shadows, commercial areas is very different from a six-story development that looks down into yards and windows of current residents. And the loss of privacy and sunlight, in addition to the other negative effects, is a tremendous loss for those of us who will be so negatively impacted. At 66 units, combined with the already approved 104 units across the street, the density of future residents will be detrimental to the quality of life of existing residents and homeowners. In general, more people tends to mean more noise, more potential for conflict (such as arguing over parking), stress, anxiety, increased traffic which increases health impacts, etc. For example, there are currently issues with rats in the area. Having the dumpsters necessary to accommodate these additional 66 units will exponentially increase this problem.

I believe a much lower building with the maximum possible number of parking spaces is much more compatible with our residential area.

There are two other apartment buildings on the west side of San Pablo in close proximity to this proposed development. Both back up to our large residential area. Both fit into a residential neighborhood at two stories. There are several other apartment buildings in the area on Kains, Stannage, etc. These are also two stories. I strongly encourage you to consider the possibility of restricting the height of the proposed building to align with them.

It should be in the interests of Berkeley to consider the quality of life of Berkeley residents. The current residents of our area did not choose to live in an area of Berkeley with high-rise high density housing. We very intentionally did not choose to live in an area of six-story buildings with an inner city feel. We moved here specifically expecting to live in a safe, peaceful, comfortable residential neighborhood. This project, in its current configuration, will be detrimental to this.

The property owner is considering only their financial best interests in having this development approved so that they can sell this property making the most financial gain. PLEASE do not prioritize the financial interests of the property owners at the expense of residents and homeowners. Looking towards the future, this residential area should not become the next area of high-density high rise growth. Please allow our neighborhood to remain a neighborhood. In its current configuration, the feel of remaining a neighborhood will be lost. The people who actually live in Berkeley should be more important to the future of Berkeley than big money interests looking to make a profit at our expense.

Respectfully,

Becky Dalton and Don Burns
1225 Kains Ave, Berkeley, CA 9470

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Concerns about 1201-1205 San Pablo proposed development

From: Anjali Gupta <anggupta@gmail.com>
Sent: Tuesday, April 26, 2022 11:13 AM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: Concerns about 1201-1205 San Pablo proposed development

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear zoning adjustments board,

I am very concerned about the proposed building at 1201-1205 San Pablo. Our neighborhood is becoming more and more dense, with very little available parking for residents. I would like to urge the zoning adjustments board to consider a less dense building with fewer stories and more parking spaces. We feel strongly that there should be a minimum of 50% of the maximum the City of Berkeley recommends (for a 66 unit building, at least 33 parking spaces).

Thank you kindly for considering these requests,

Anjali Gupta
1113 Kains Ave. Albany, CA 94706

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201-1205 San Pablo Proposed Building - ZAB meeting 4/28/22

From: Brett H <bnharvey00@gmail.com>
Sent: Tuesday, April 26, 2022 10:01 AM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201-1205 San Pablo Proposed Building - ZAB meeting 4/28/22

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Dear Zoning Board,

Besides the many important points made by my fellow community members in their letters regarding the loss of privacy, sunlight, and general sense of well-being for direct neighbors caused by the presence of a looming four storey building 5-10 feet off the property line, I would like to highlight for the record on an overarching issue of concern regarding SB330, which I realize is not within the ZAB's power to address for this particular development, and second issue of concern which I believe the ZAB could influence.

First, SB 330 has forced zoning code to be applied in a manner that is not consistent with the understanding of how it would be applied at the time it was enacted. I equate this to a law that suddenly requires all people sentenced to a crime to receive the maximum sentence despite extenuating circumstances. If zoning commissions had been aware that zoning boards would lose discretion to apply zoning code in a thoughtful and fair manner, then zoning codes would have been written to include more objective and quantifiable provisions that would prevent developers from destroying the character of neighborhoods, especially near the borders between zoning districts. By allowing developers to maximize building size without these considerations, the state has essentially declared eminent domain for developers, especially over directly adjacent properties which will be greatly devalued by this and similar projects. The only difference is that eminent domain laws usually include just compensation for the loss of property, but not SB 330. So in essence the state created a law that allows developers to rob property value from neighbors to line their own pockets. Although the ZAB cannot address this issue in this instance, the city could possibly advocate for a state fund, or set up its own fund to compensate immediately adjacent homeowners that are so obviously and negatively affected by an SB 330 development.

Secondly, on top of the impacts imposed by the building size, I am concerned that the parking exit with a beeping alert signal, which the current design has facing the residential neighborhood, will cause continuous and everlasting annoyance and loss of tranquility to the neighborhood. It is certain that the alert signal will be sounding day and night, will be audible for blocks -- especially at night and early morning, and will frankly drive the neighborhood insane. The alert signal will be a constant reminder to the immediately adjacent neighbors of the financial and personal loss they have suffered, and how much they have been screwed by SB 330.

Thankfully, for this there is an easy fix: **require/convince the developers to locate the parking exit on San Pablo Avenue.** In addition to directing the sounding alarm away from the residential neighborhood, this fix will reduce substantially the amount of cars speeding through the neighborhood and help with the safety issue for all the kids that currently play catch, frisby, and other games that frequently put them onto the streets, and for adults that spend a lot of time walking through our neighborhoods and cross the street often. Making Harrison St one-way toward the west will even further help protect the safety of residents on the adjoining streets. If the exit is on San Pablo, the excessive mass of the building will actually serve a useful purpose by blocking the sound and directing it toward the commercial area. It will also improve the view of adjacent neighbors by replacing the ugly maw of a parking lot opening with more visually pleasing, like a building pedestrian entrance, or a business like a bakery or ice cream shop, which could actually enhance the neighborhood.

SB 330 has removed most of the power of the ZAB to lessen the impact of this out of proportion development on our community. This makes it especially incumbent on the ZAB to do what little they can to mitigate the impact of the

development on the quality and character of the surrounding neighborhood. Moving the parking lot entrance to San Pablo Avenue seems like a reasonable compromise that could be required or requested of the developer.

Thank you for your attention,

Brett Harvey
1134 Stannage Ave

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201-1205 San Pablo proposed development

From: Eve Donovan <ivydono@gmail.com>
Sent: Tuesday, April 26, 2022 9:27 AM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; planngzab@cityofberkeley.info
Subject: 1201-1205 San Pablo proposed development

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello,

Aa a long time resident on Stannage near Harrison I am writing to ask you to be a good neighbor, and carefully reconsider the effects of the proposed development at 1201-1205 San Pablo.

Development on this site should be compatible with the existing neighborhood, both in terms of size and number of parking spaces provided for new units.

SIZE

A building with less density and fewer stories than the current 6 story, 66 unit proposal will be compatible with our neighborhood of small apartment complexes and single family homes, and have less impact on parking issues.

PARKING

While 0 cars per resident is a worthy goal, it is not currently realistic. By not providing adequate parking for residents who have cars for commutes to locations not easily served, or not served at all by public transit; for trips of any kind outside of the immediate bay area; for local trips that require space to bring items home, for instance, you will be pushing these residents into nearby neighborhood streets east of San Pablo Ave., where there is already no extra street parking. This is the most likely area to park because it doesn't require crossing San Pablo Ave., and looks and feels safer than the streets to the west.

The final development should have the 50% maximum the city of Berkeley recommends for new developments.

Thank you,
Eve Donovan

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201-1205 San Pablo Avenue proposed project

-----Original Message-----

From: David A Smith <dasmem@mindspring.com>
Sent: Tuesday, April 26, 2022 9:26 AM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 1201-1205 San Pablo Avenue proposed project

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear ZAB Members,

My husband and I live at 1205 Kains Avenue. We will be directly impacted by this proposed project. As seniors (ages 70 and 72) we have serious concerns about our personal safety due to the inevitable large increase of traffic on Harrison and Kains. Further, the impact on parking in our immediate vicinity will mean that we and other seniors may no longer be able to park within a safe walking distance of our homes. I am frankly quite concerned at the prospect of parking several blocks away from home on a dark, rainy night. Please consider requiring the developers to include 33 parking spaces, and please require a thorough and fact-based traffic study before allowing this project to proceed.

Best Regards,
Mary Mulvehill
1205 Kains Avenue

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW:

-----Original Message-----

From: Terri Lambert <terrilamb48@gmail.com>
Sent: Tuesday, April 26, 2022 8:21 AM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject:

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

To whom this may concern:

I reside at 1237 Kains Ave, Berkeley, and am aware that a building is going up on the corner of Harrison and SanPablo. I've read much of the information about this project and I'm very concerned about the impact this will have on our charming neighborhood.

Parking is already a challenge as people going to restaurants/ stores close by park on Kains. It's obvious that parking/ traffic will have to increase with that many units, without parking provided for them. It's a fantasy that the prospective tenets will not have cars...

Please consider limiting the size of the building and requiring appropriate parking for said tenets.

Sincerely,
Terri Lambert

Sent from my iPhone

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201-1205 San Pablo Ave Proposed Development

From: Ali Schneider <alifschneider@gmail.com>
Sent: Tuesday, April 26, 2022 7:08 AM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: Re: 1201-1205 San Pablo Ave Proposed Development

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

To Whom it May Concern:

My family lives at 1133 Stannage Ave, Albany. Our family has lived here for 36 years and in this neighborhood for 40 years.

We are concerned about the proposed development at 1201-1205 San Pablo Ave. We are not opposed to development. We would like to encourage a partnership between the city and the community members.

We would like to request a building with less density and fewer stories, especially up against the existing one story homes that have existed here for a long time. This is a serious financial and emotional burden to the existing residents adjacent to the project. These community members matter. They should be considered and compensated for any property devaluation.

Additionally, more parking is necessary to mitigate the already taxed parking in the area. The maximum 33 spaces that the city recommends would be a start. There is already a large 6 story, 104 unit, 17 parking space development approved across the street. It is not reasonable to expect so many folks to use public transportation when the public transportation system in our area is not robust.

I would also like to request that Harrison street at San Pablo be closed to cars and some speed bumps be put on Stannage. There are over 40 kids currently living in the adjacent 4 blocks between Gilman and Dartmouth. Speeding overflow traffic from San Pablo is already a threat. A dead end at Harrison and San Pablo and some speed bumps would go a long way to keep our community safe from the additional traffic.

Another suggestion that we would like to offer is to consider putting commercial units on the bottom floor for local businesses. Some local businesses spaces would promote community.

Again, we are not opposed to densification or development. We do, however, desire that our established, thriving community be considered with care and partnered with to create harmony as the community evolves and expands.

Thank you for your attention,

Ali Schneider and Isaac Narell

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1201 - 1205 San Pablo Ave Proposed Development

From: M j <mbjeb@yahoo.com>
Sent: Monday, April 25, 2022 11:28 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: RE: 1201 - 1205 San Pablo Ave Proposed Development

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

RE: 1201 - 1205 San Pablo Ave Proposed Development

To Whom It May Concern,

My name is Mikail Jebrial, I reside with my mother and sister at 1115 Harrison Street in Berkeley -- across the street from the proposed site. I am the primary care giver for my 89 year-old mother, Guzel (who struggles with chronic heart problems, asthma, poor eyesight, and mobility challenges), and my 59 year-old sister, Hacer (who has intellectual and developmental disabilities as well as mobility challenges). The three of us are collectively opposed to this project for several reasons:

1. The building is planned to contain six stories with 66 units and only 33 parking spaces. As this is being proposed on a street on which there is already very limited parking, this project will lead to a massive parking space shortage and traffic congestion on Harrison Street. (Please see attached photos of the congestion due to a PG&E road closure on 4/25/22 3pm.)
2. Construction from this project will lead to air pollution. My mother and sister, both of whom struggle with chronic illnesses (including asthma), enjoy being able to spend time in the backyard as they are not well enough to go for walks. To prevent further physical and mental health challenges, it is imperative that their only source of fresh air not be compromised by this construction project.
3. A project of this size will contribute to significant noise pollution in our otherwise quiet neighborhood for at least a year, if not longer.

The project should be revised to incorporate fewer floors, fewer units, and more parking for tenants.

We ask that you take into consideration the complex needs of the residents of our neighborhood. We also ask that you propose solutions for these issues listed above, including but not limited to providing temporary living accommodations for our elderly residents who will need to relocate.

Thank you,
Mikail Jebrial
1115 Harrison st
Berkeley, CA 94706
510 207.5652

