

TRACHTENBERG
ARCHITECTS

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

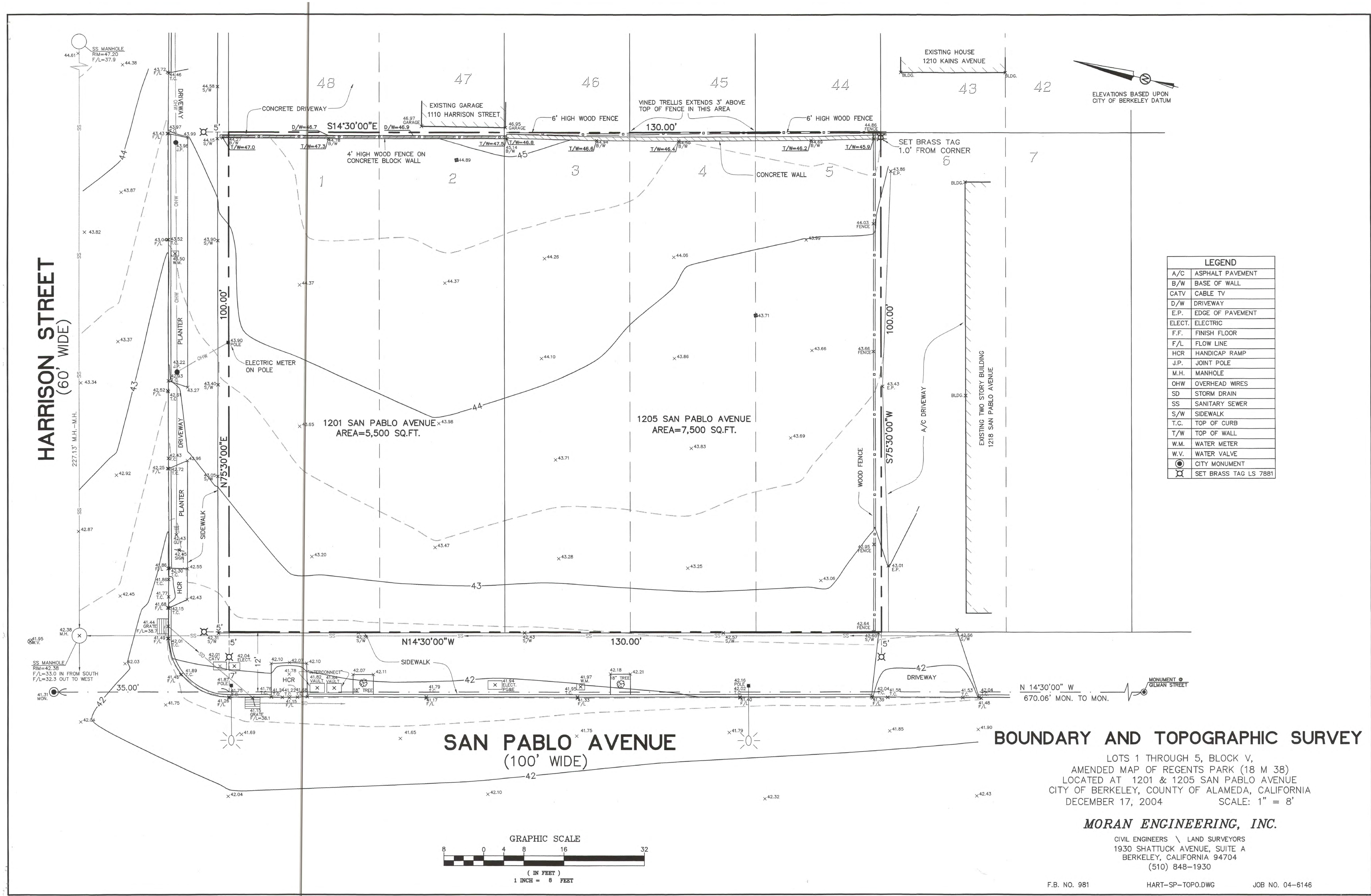
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1928

SHEET:

SURVEY

A1.0



**TRACHTENBERG
ARCHITECTS**

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

03.11.2021	SB-330 PRE-APPLICATION
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

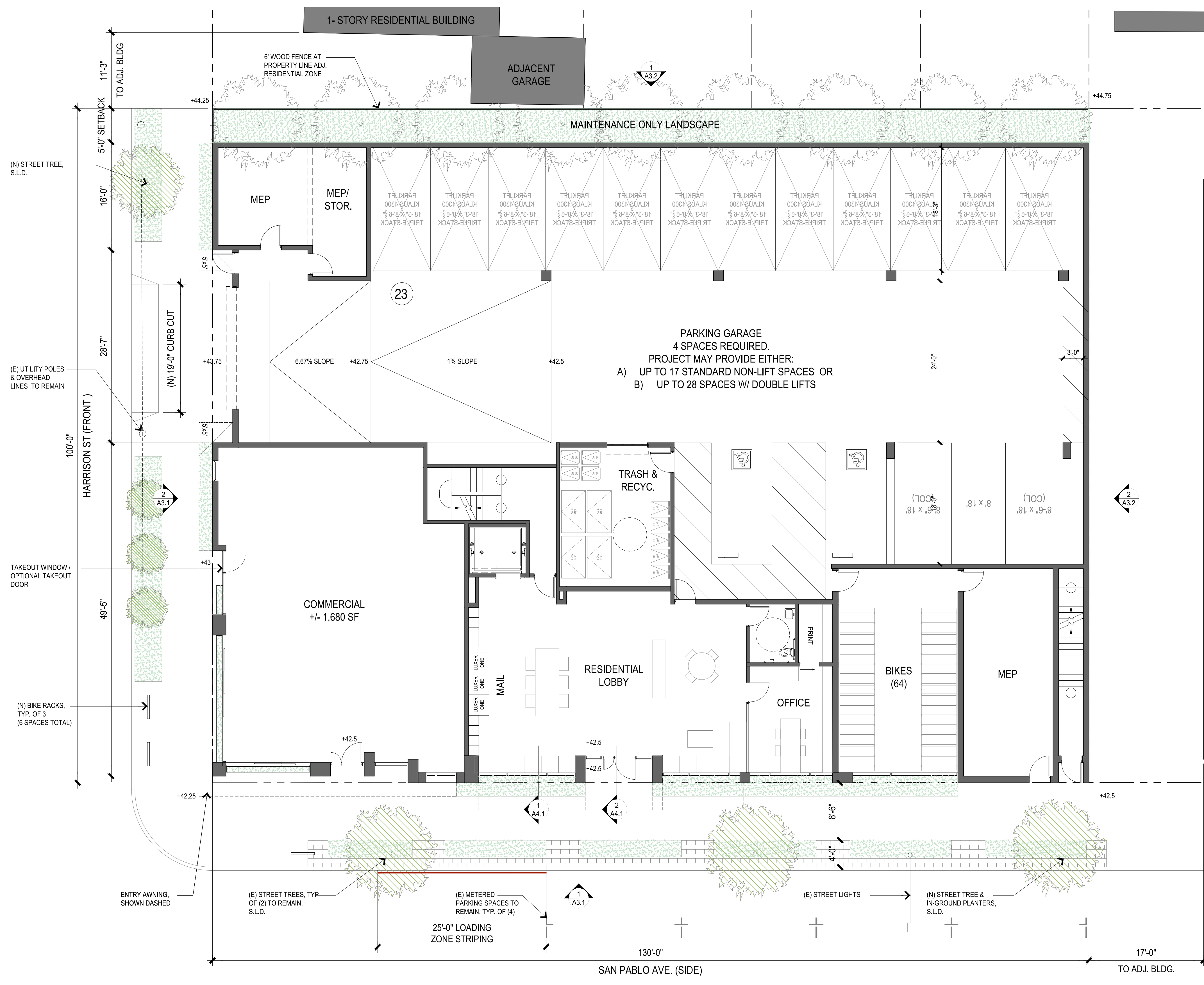
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1928

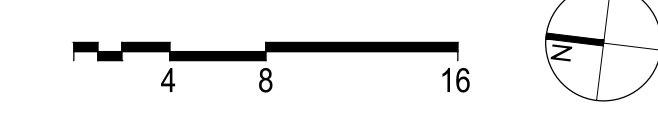
SHEET:

**PLAN AT
GROUND LEVEL/
SITE PLAN**

A2.1



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



TRACHTENBERG
ARCHITECTS

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

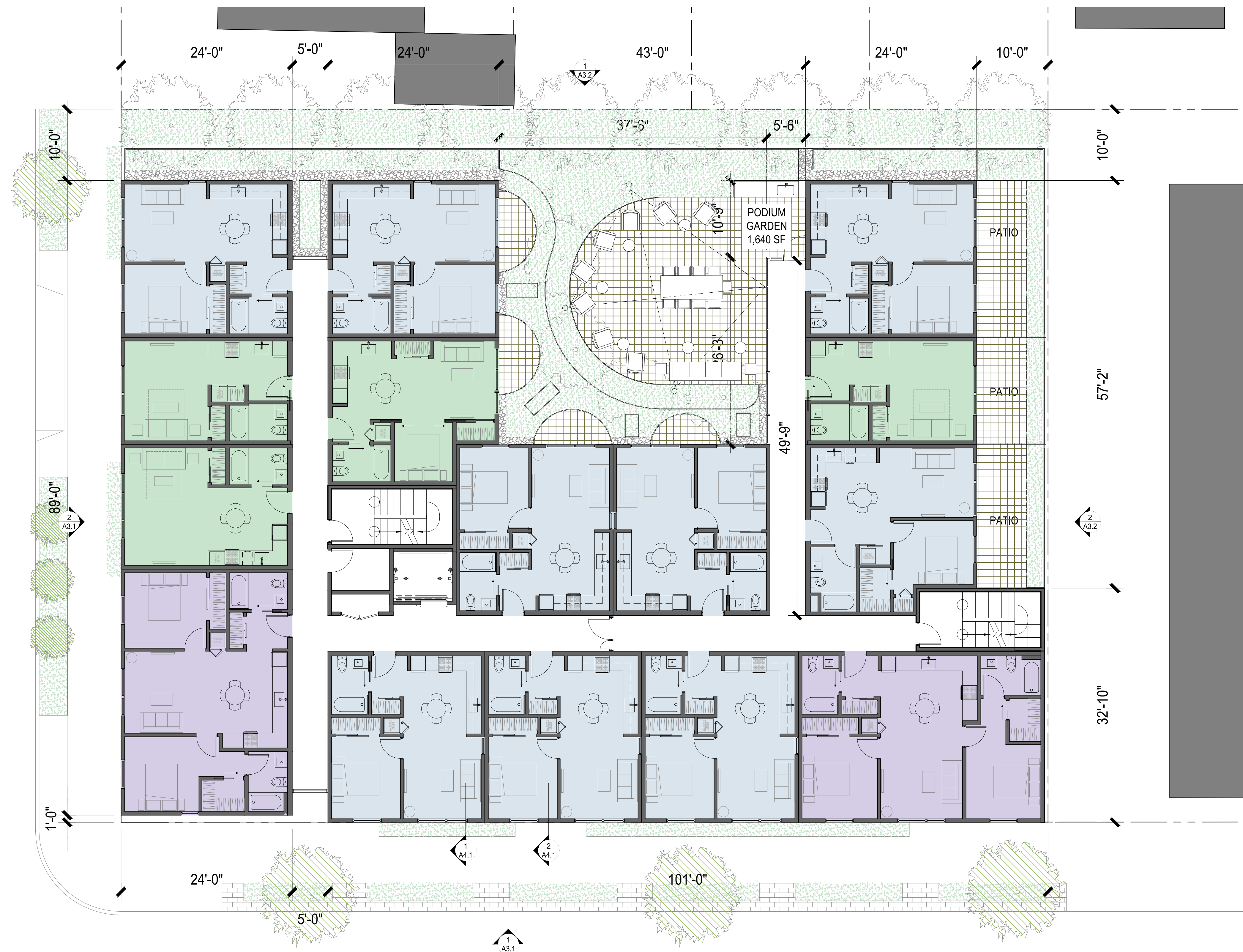
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1928

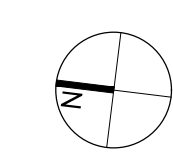
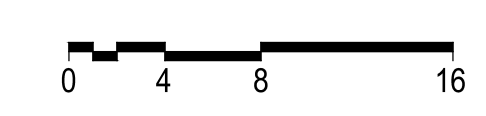
SHEET:

PLAN AT
LEVELS 2 - 4

A2.2



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



TRACHTENBERG
ARCHITECTS

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

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

JOB: 1928

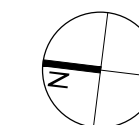
SHEET:

PLAN AT
LEVEL 5

A2.3



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



**TRACHTENBERG
ARCHITECTS**

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

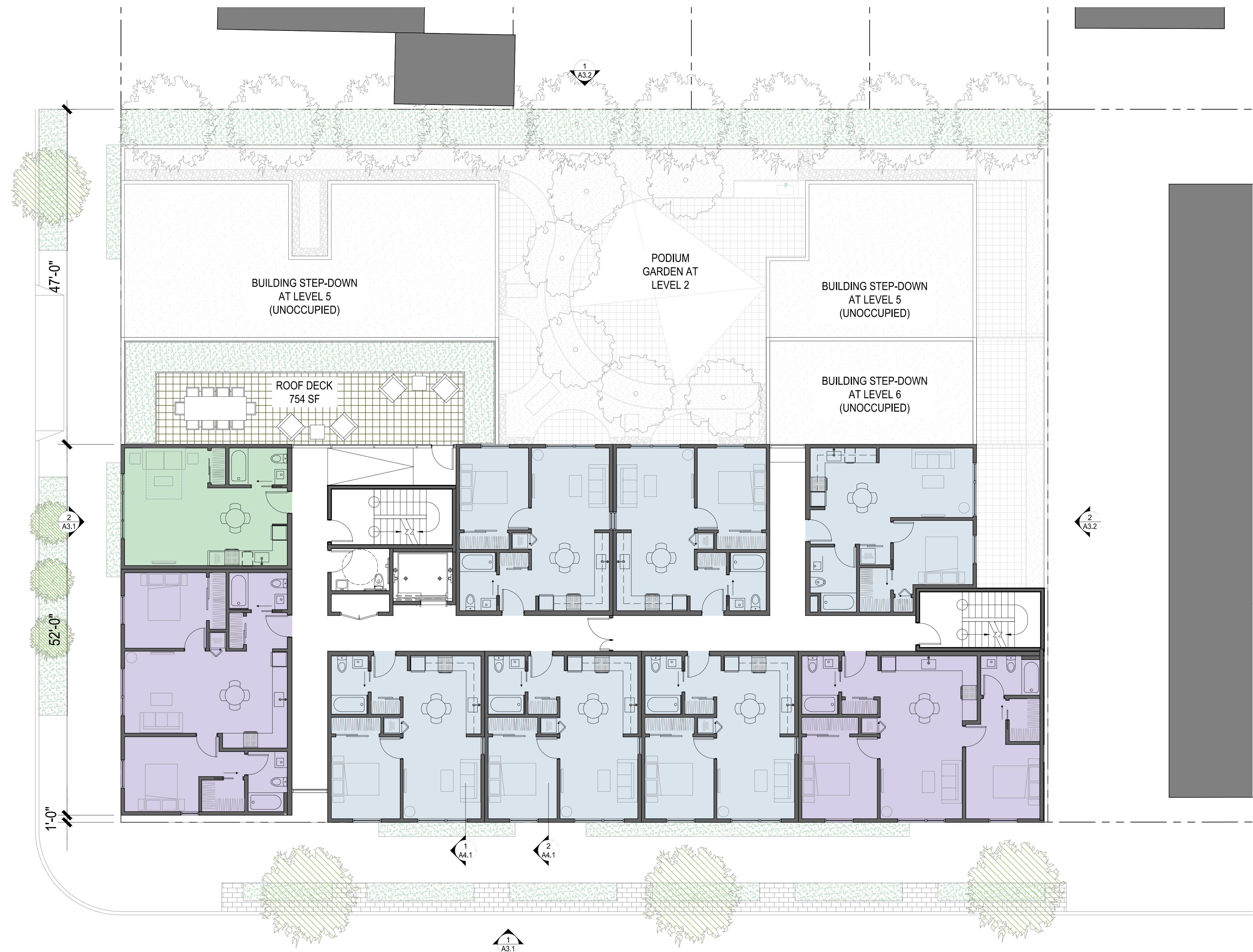
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1928

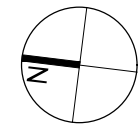
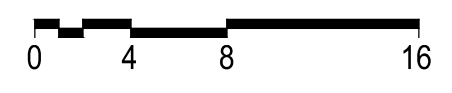
SHEET:

PLAN AT
LEVEL 6

A2.4



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





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



1201 SAN PABLO MIXED-USE

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

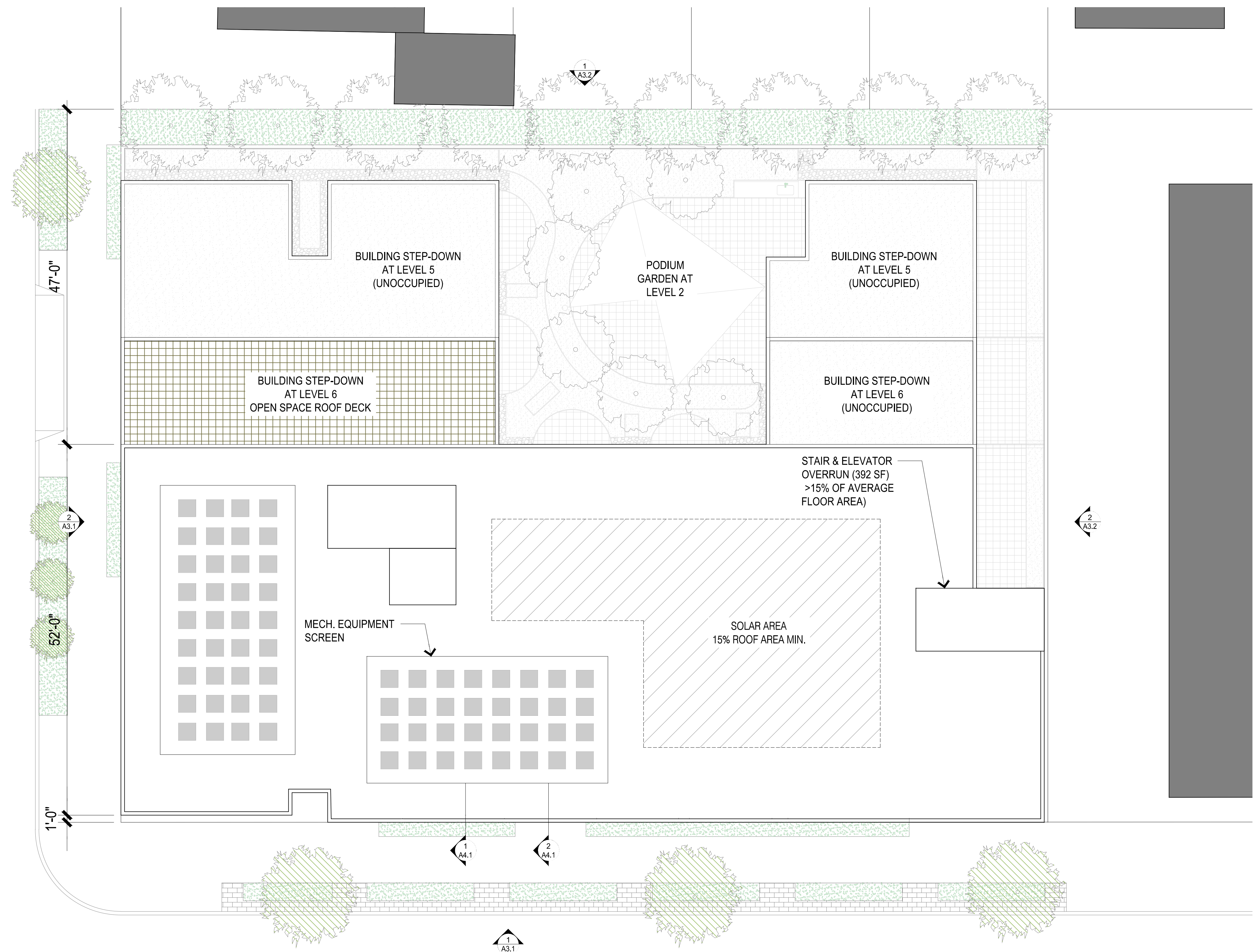
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1928

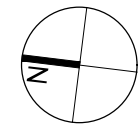
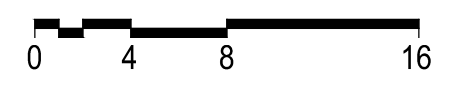
SHEET:

PLAN AT
ROOF

A2.5



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



TRACHTENBERG
ARCHITECTS

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

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

JOB: 1928

SHEET:
**BUILDING
ELEVATIONS**

A3.1



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

**TRACHTENBERG
ARCHITECTS**

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

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

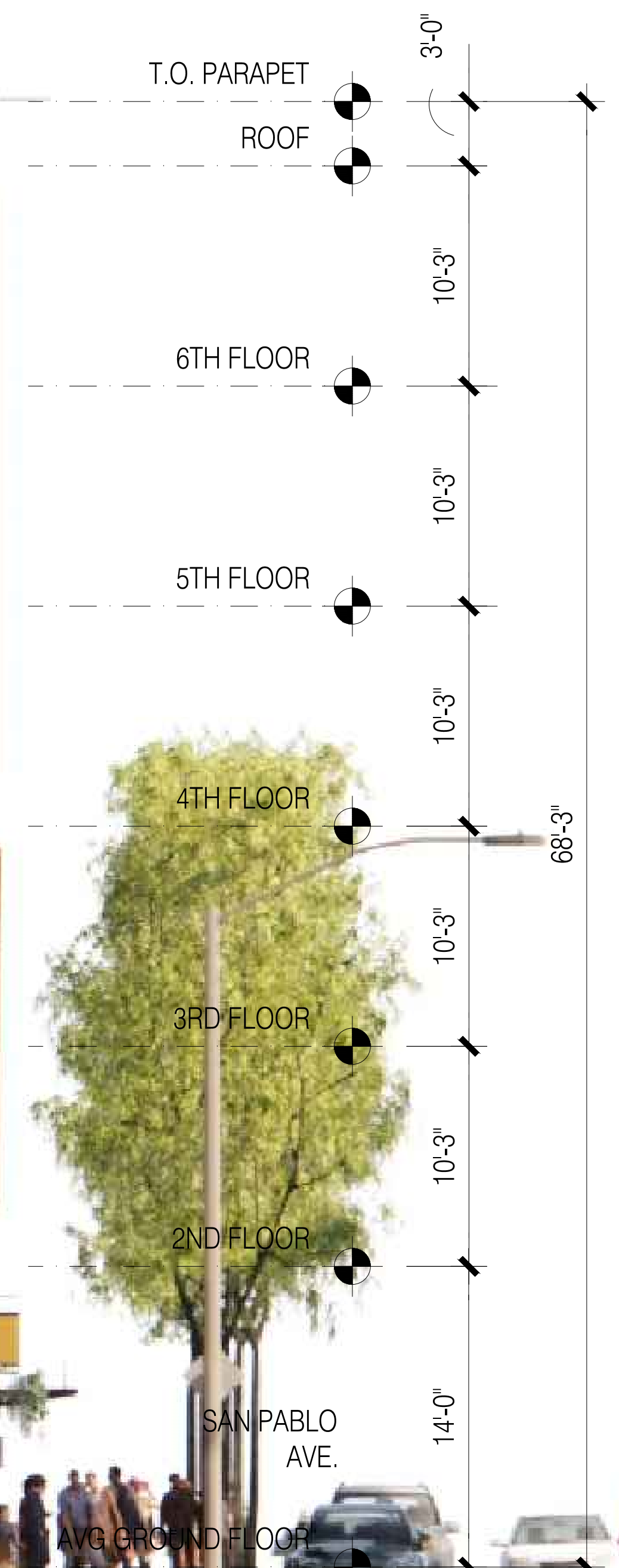
JOB: 1928

SHEET:
**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

**TRACHTENBERG
ARCHITECTS**

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

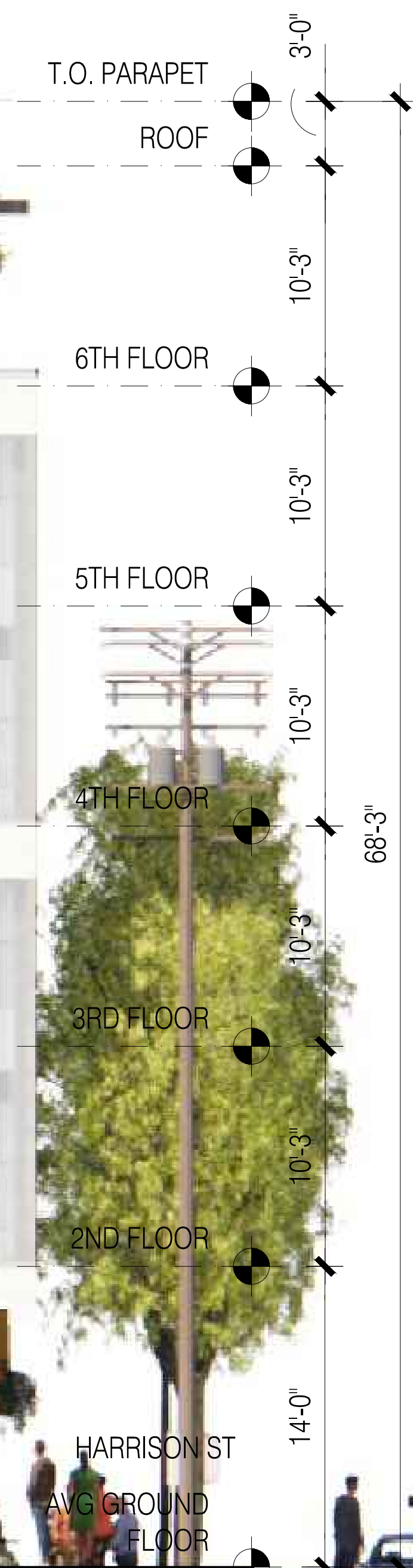
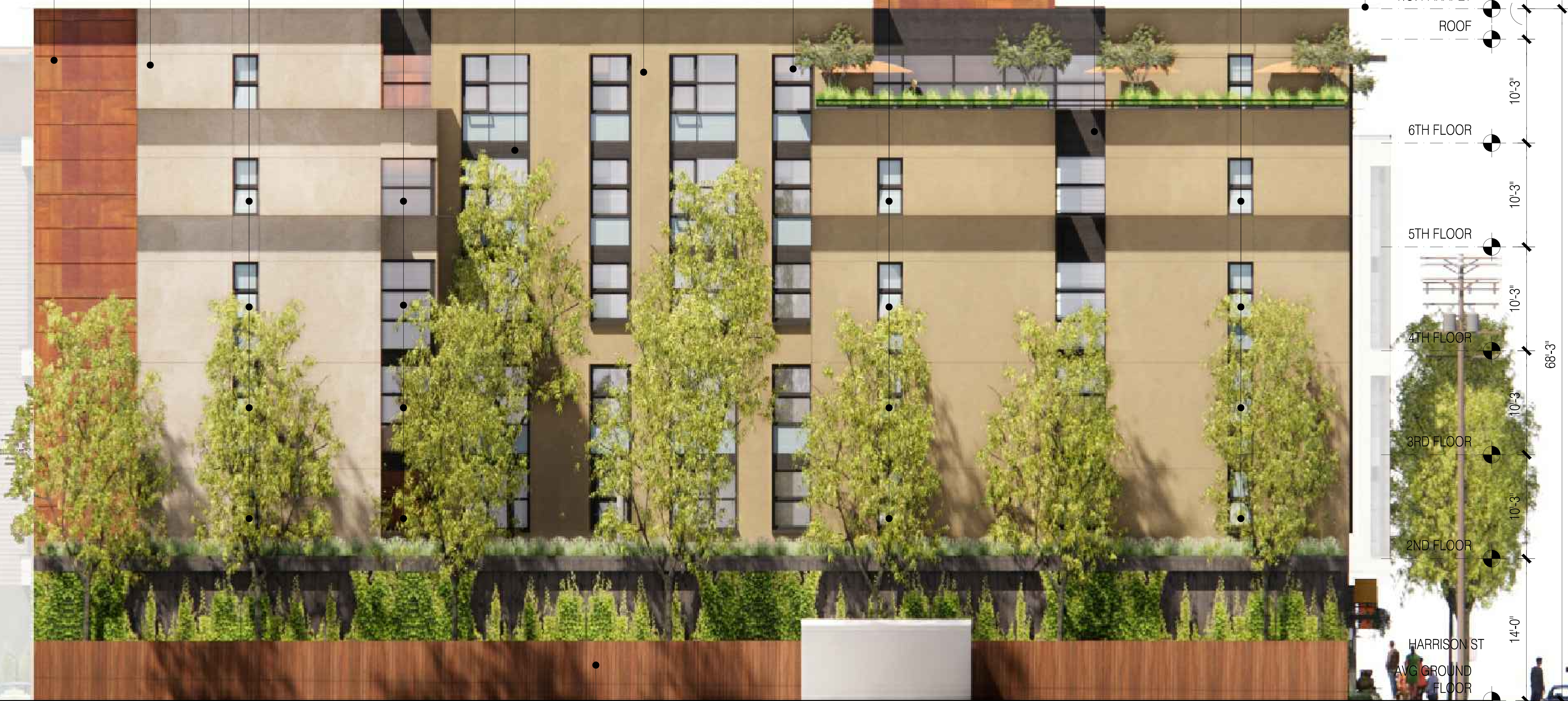
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1928

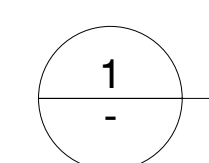
SHEET:
**BUILDING
ELEVATIONS**

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



EAST ELEVATION

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

**TRACHTENBERG
ARCHITECTS**

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

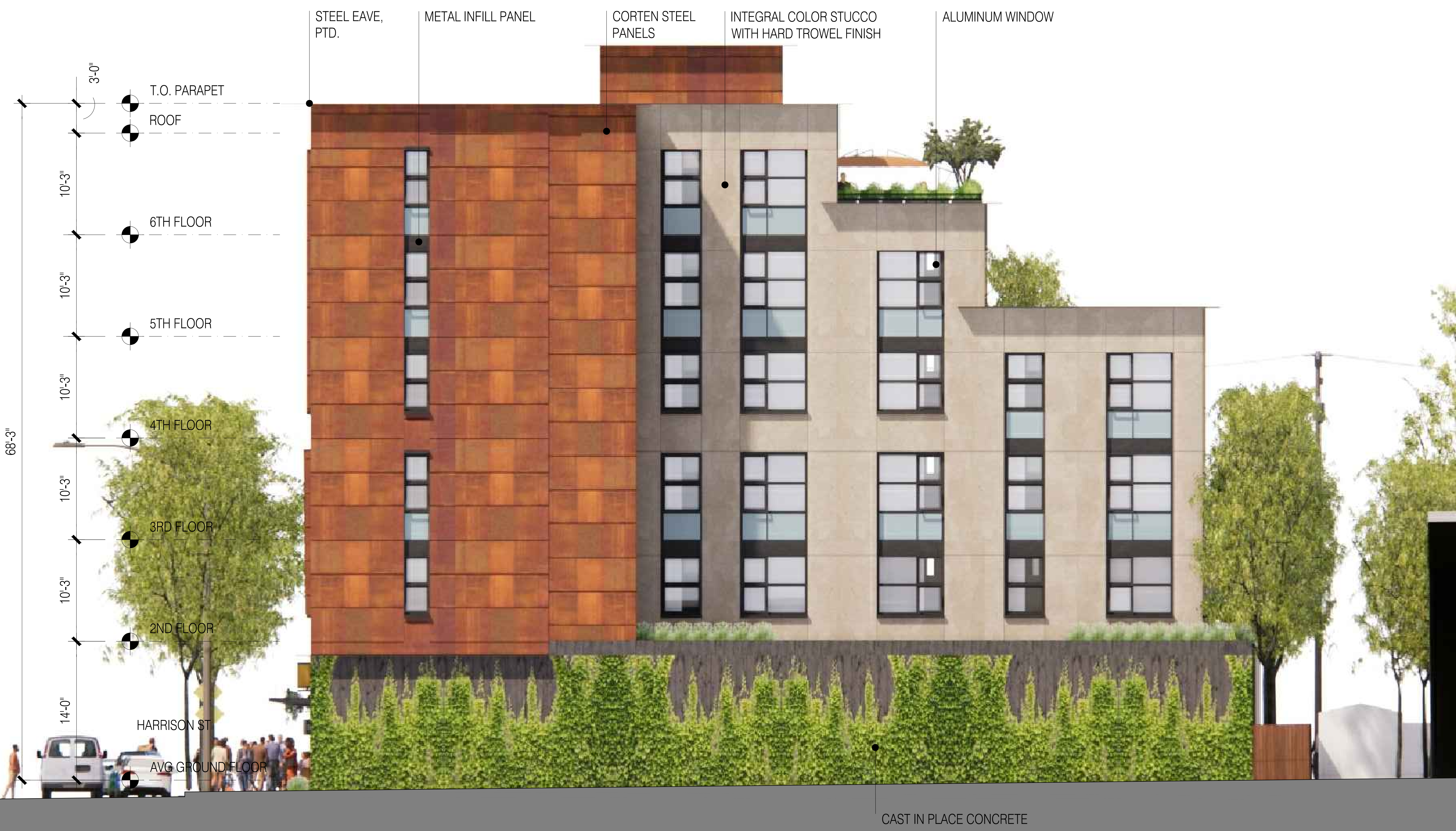
- 03.11.2021 SB-330 PRE-APPLICATION
- 04.29.2021 ZONING APPLICATION
- 07.13.2021 ZONING COMPLETENESS
- 08.30.2021 ZONING COMPLETENESS
- 01.07.2022 ZAB REVISIONS
- 03.15.2022 DRC REVISIONS
- 03.23.2022 DRC REVISIONS

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

JOB: 1928

SHEET:
**BUILDING
ELEVATIONS**

A3.4



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

3'-0"
T.O. PARAPET
ROOF
10'-3"
6TH FLOOR
10'-3"
5TH FLOOR
10'-3"
4TH FLOOR
10'-3"
3RD FLOOR
10'-3"
2ND FLOOR
14'-0"
HARRISON ST
AVG GROUND FLOOR

68'-3"

CAST IN PLACE CONCRETE

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



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



1201 SAN PABLO MIXED-USE

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

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

JOB: 1928

SHEET:
**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



TRACHTENBERG
ARCHITECTS

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

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

JOB: 1928

SHEET:

PERSPECTIVE
VIEWS

A3.6



1

VIEW ALONG SAN PABLO - LOOKING SOUTH

TRACHTENBERG
ARCHITECTS

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



1201 SAN PABLO MIXED-USE

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

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

JOB: 1928

SHEET:
PERSPECTIVE
VIEWS

A3.7



1 - VIEW ALONG HARRISON - LOOKING EAST

TRACHTENBERG
ARCHITECTS

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



1201 SAN PABLO MIXED-USE

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

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

JOB: 1928

SHEET:
PERSPECTIVE
VIEWS

A3.8



1 - VIEW ALONG HARRISON - LOOKING WEST

TRACHTENBERG
ARCHITECTS

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

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

JOB: 1928

SHEET:

PERSPECTIVE
VIEWS

A3.9



1 - VIEW ALONG SAN PABLO - LOOKING EAST

TRACHTENBERG
ARCHITECTS

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

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

JOB: 1928

SHEET:

PERSPECTIVE
VIEWS

A3.10



1

VIEW AT SAN PABLO INTERSECTION

TRACHTENBERG
ARCHITECTS

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

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

JOB: 1928

SHEET:

PERSPECTIVE
VIEWS

A3.11



1 CLOSE UP VIEW ALONG SAN PABLO

TRACHTENBERG
ARCHITECTS

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

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

JOB: 1928

SHEET:

PERSPECTIVE
VIEWS

A3.12



1 SHATTUCK LOOKING NORTH

TRACHTENBERG
ARCHITECTS

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

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

JOB: 1928

SHEET:

PERSPECTIVE
VIEWS

A3.13



1 - CLOSE UP VIEW ALONG SAN PABLO

**TRACHTENBERG
ARCHITECTS**

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

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

JOB: 1928

SHEET:

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

TRACHTENBERG
ARCHITECTS

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

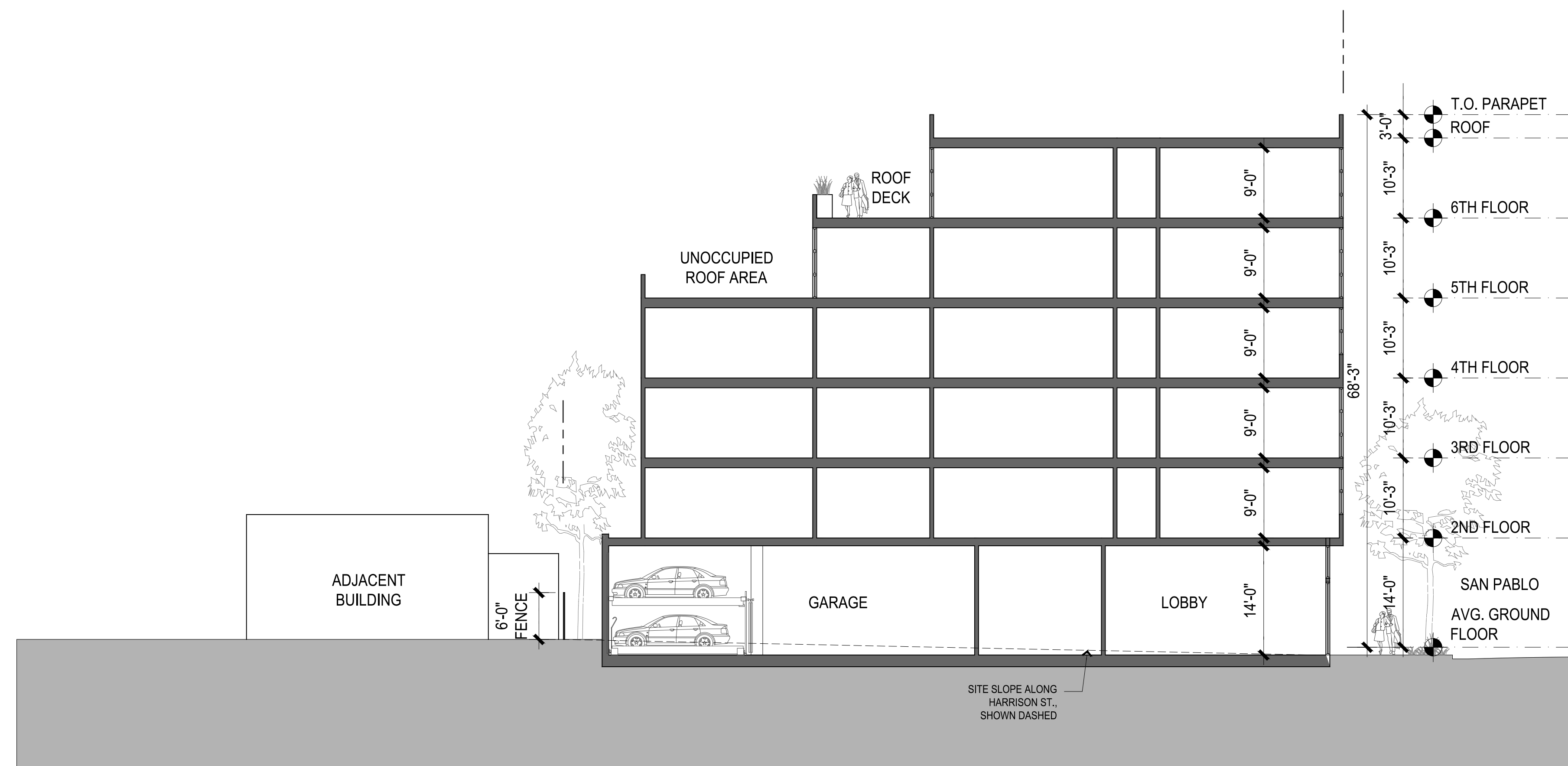
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1928

SHEET:

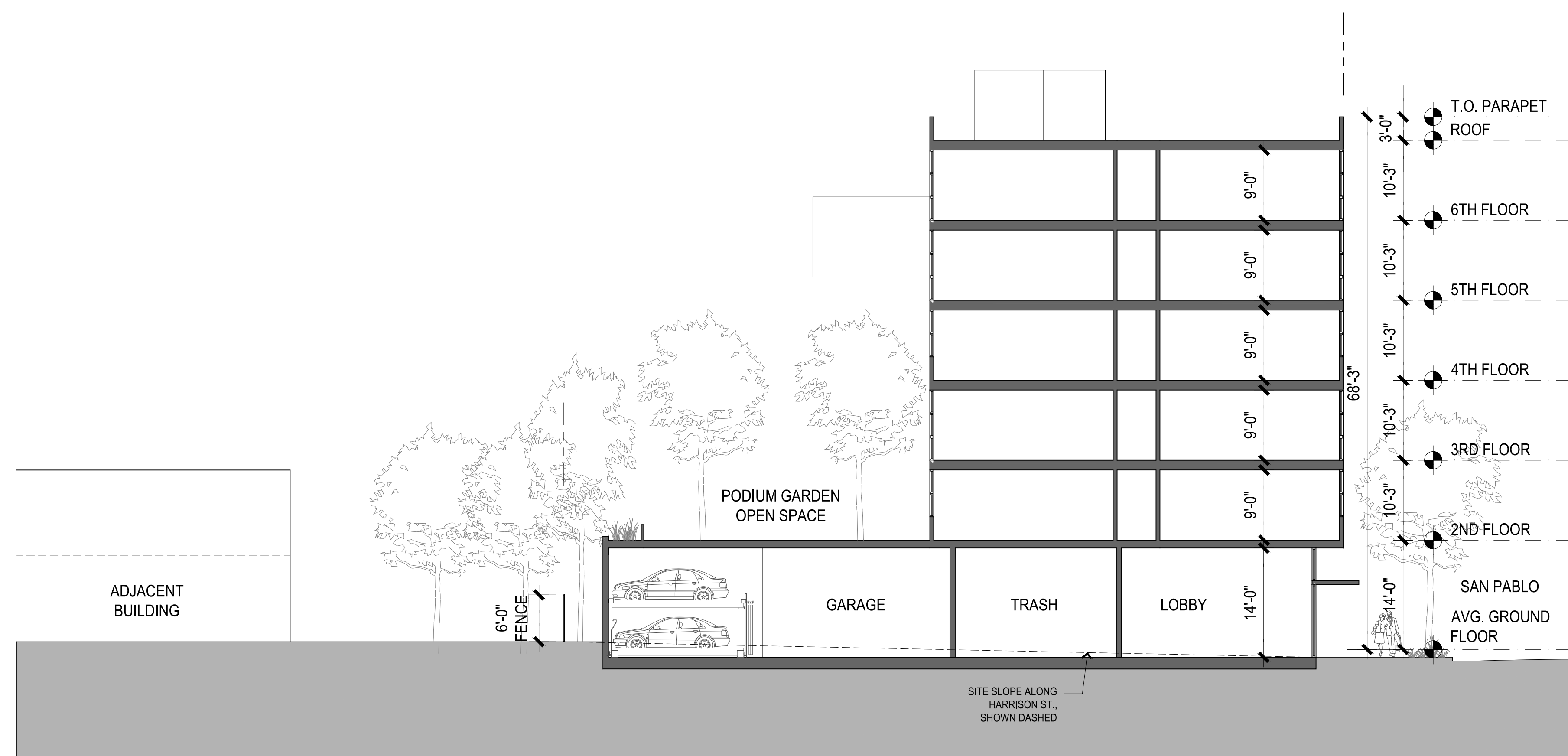
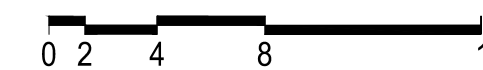
**BUILDING
SECTION**

A4.1



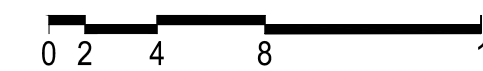
2
E-W SECTION THROUGH PODIUM GARDEN

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



1
E-W SECTION

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



TRACHTENBERG
ARCHITECTS

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

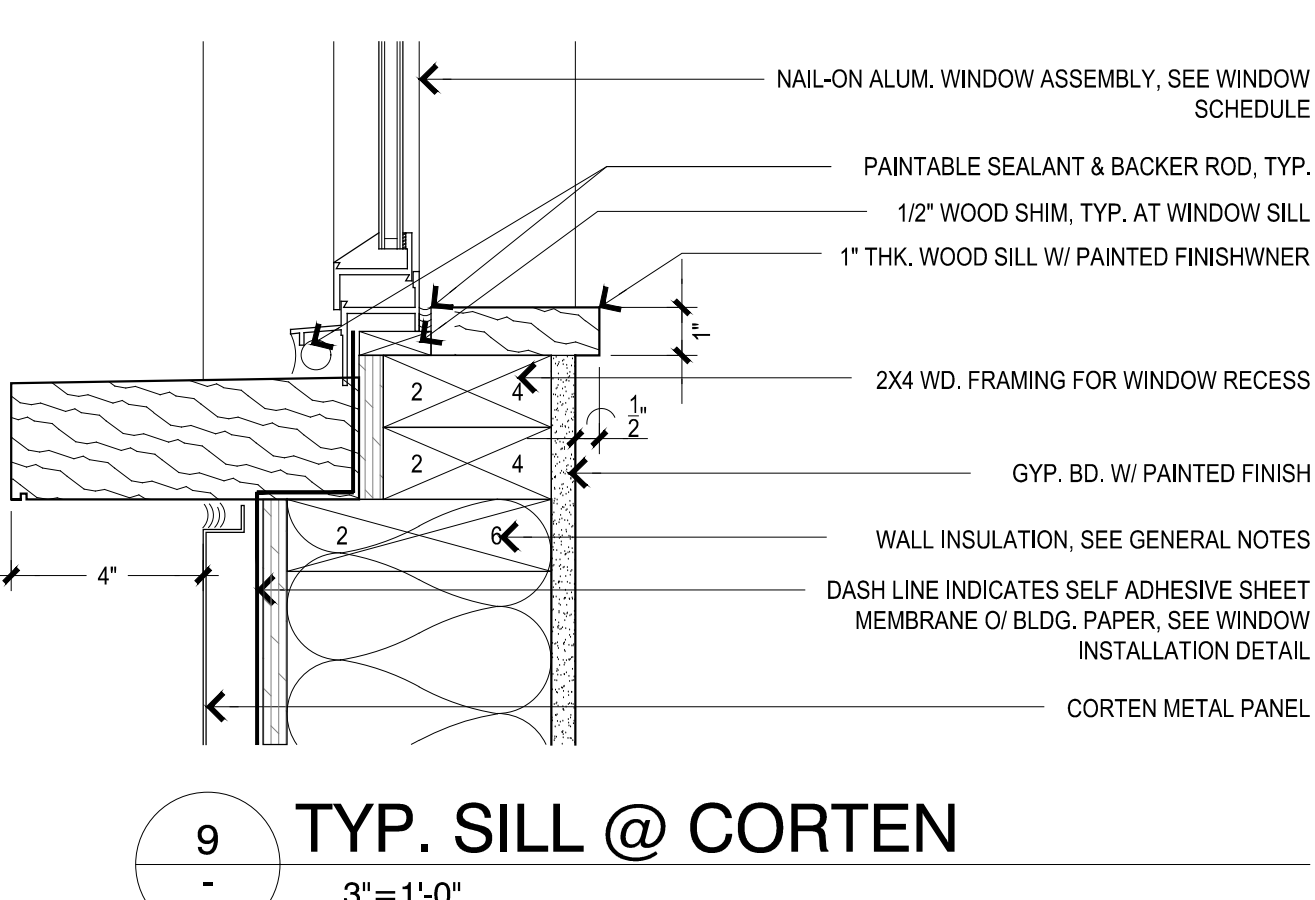
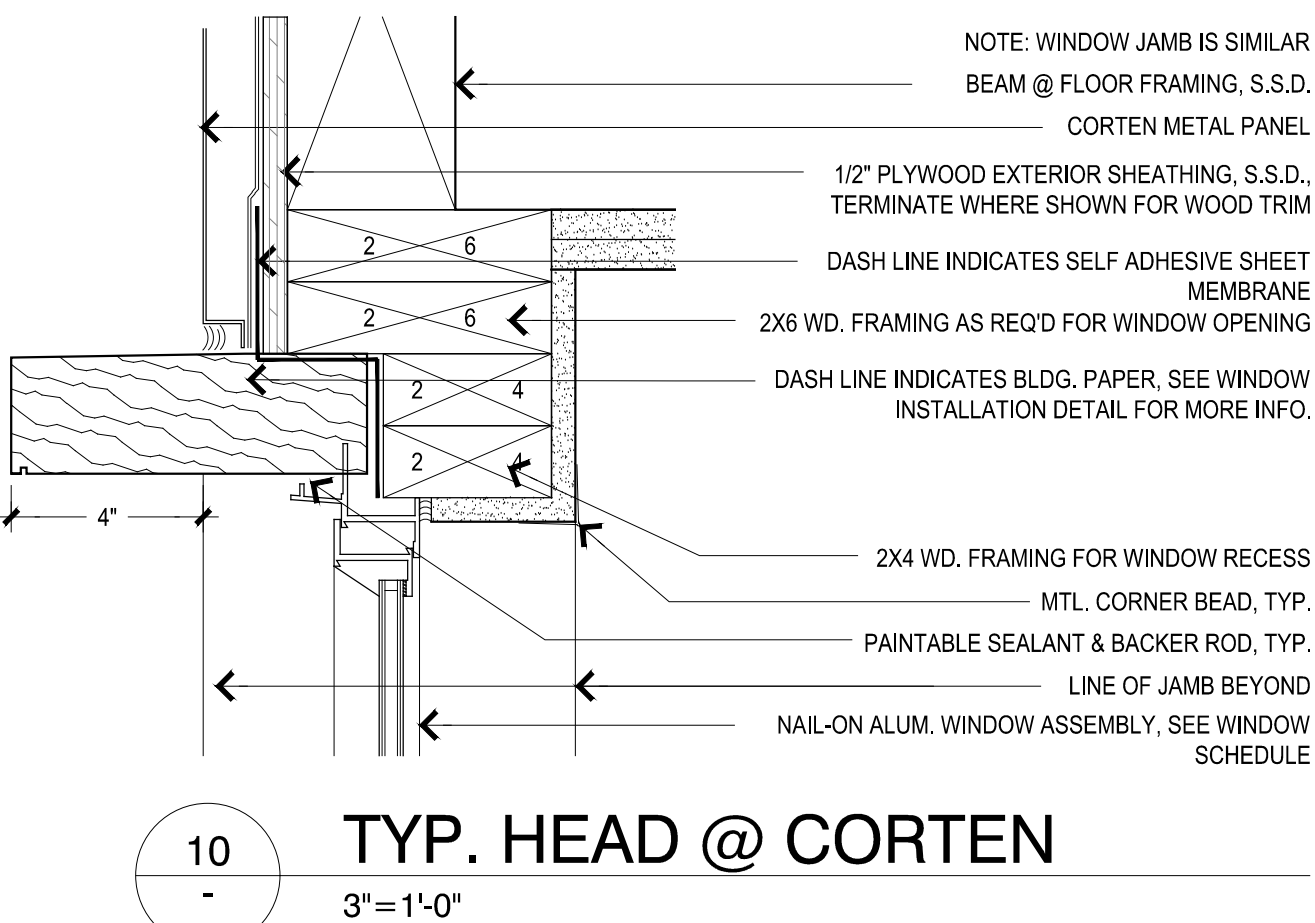
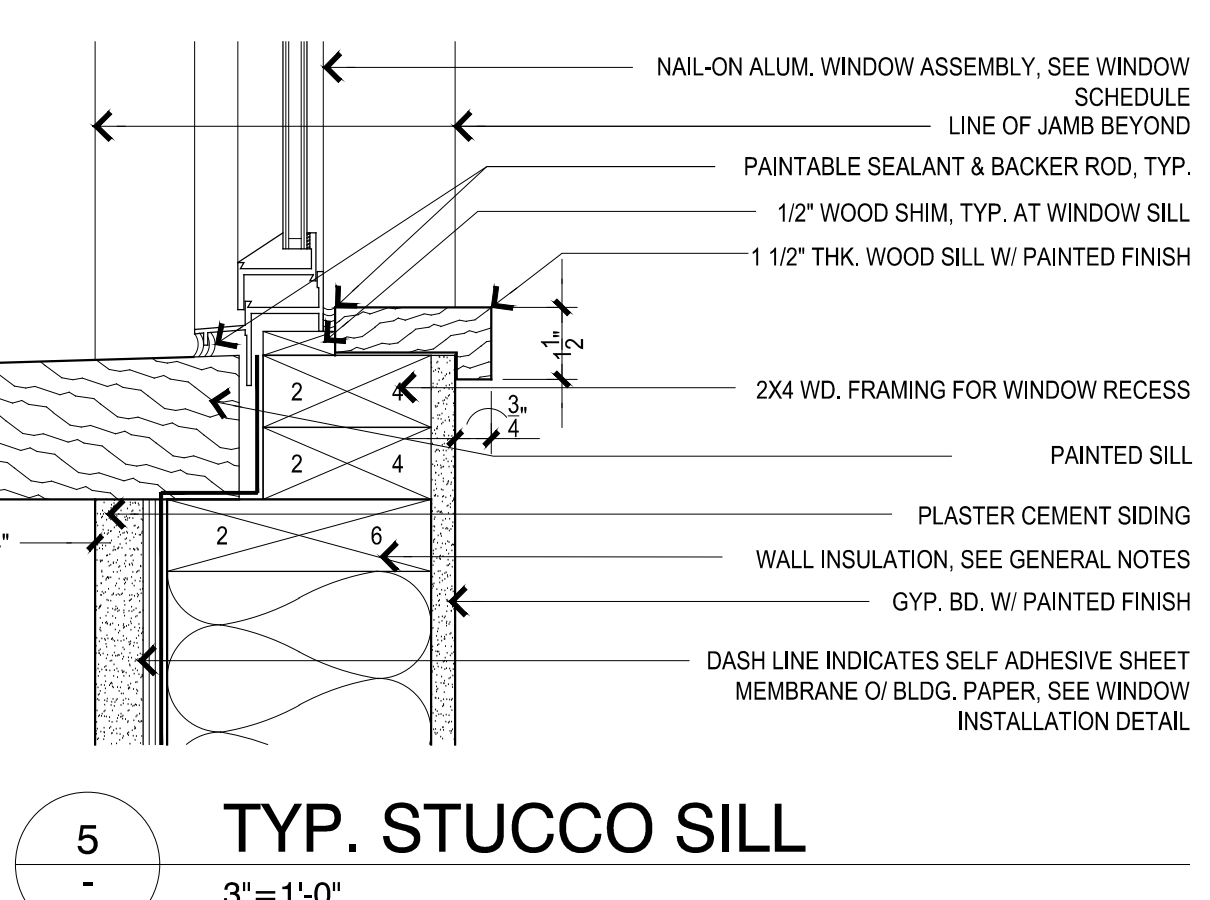
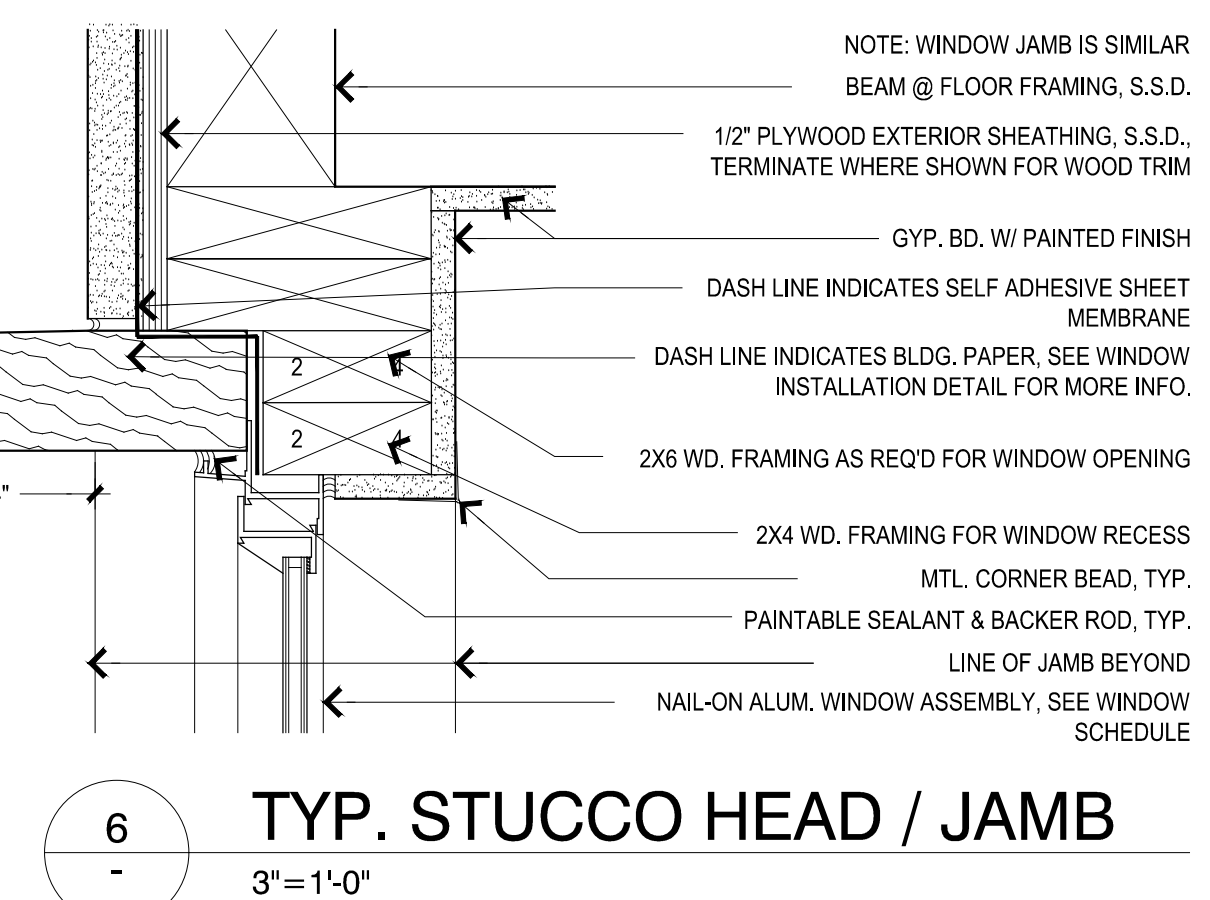
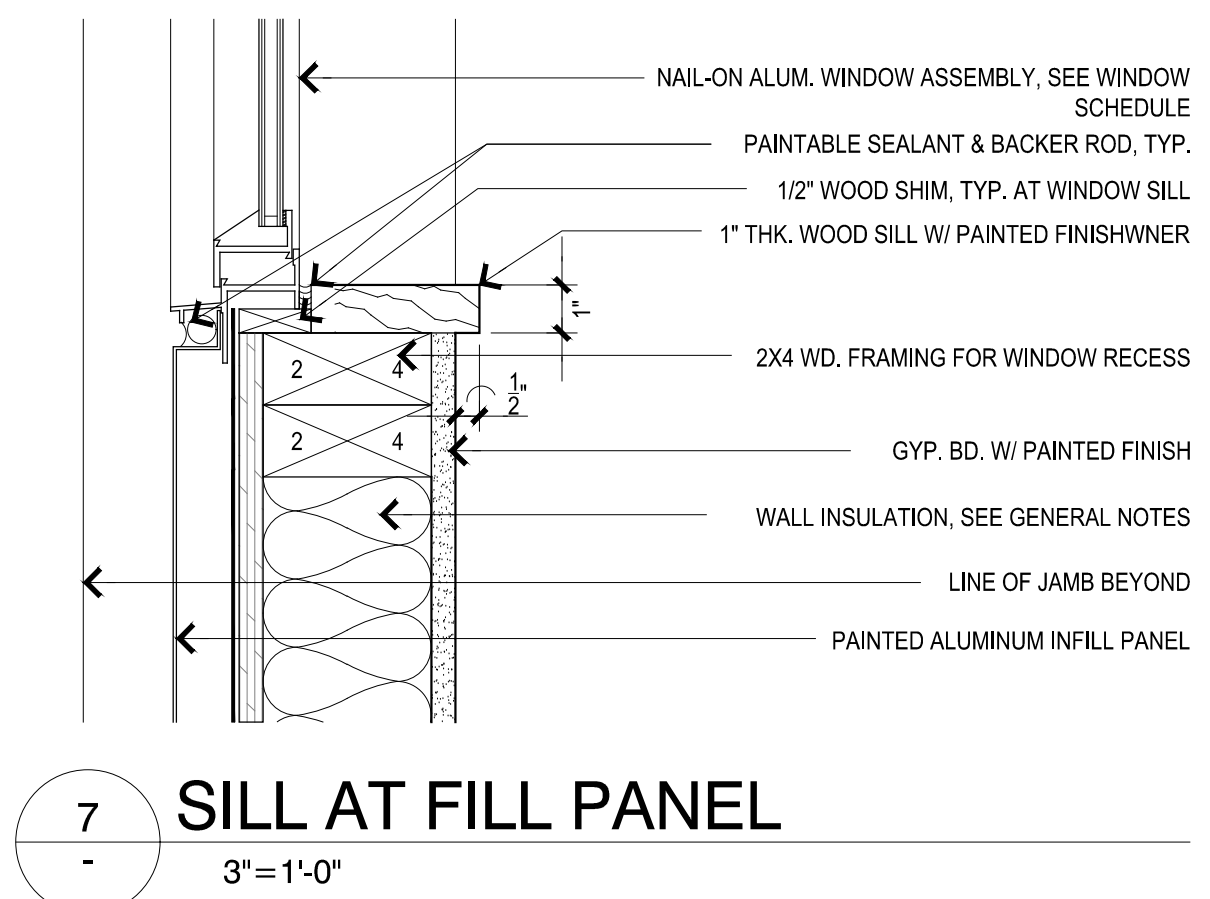
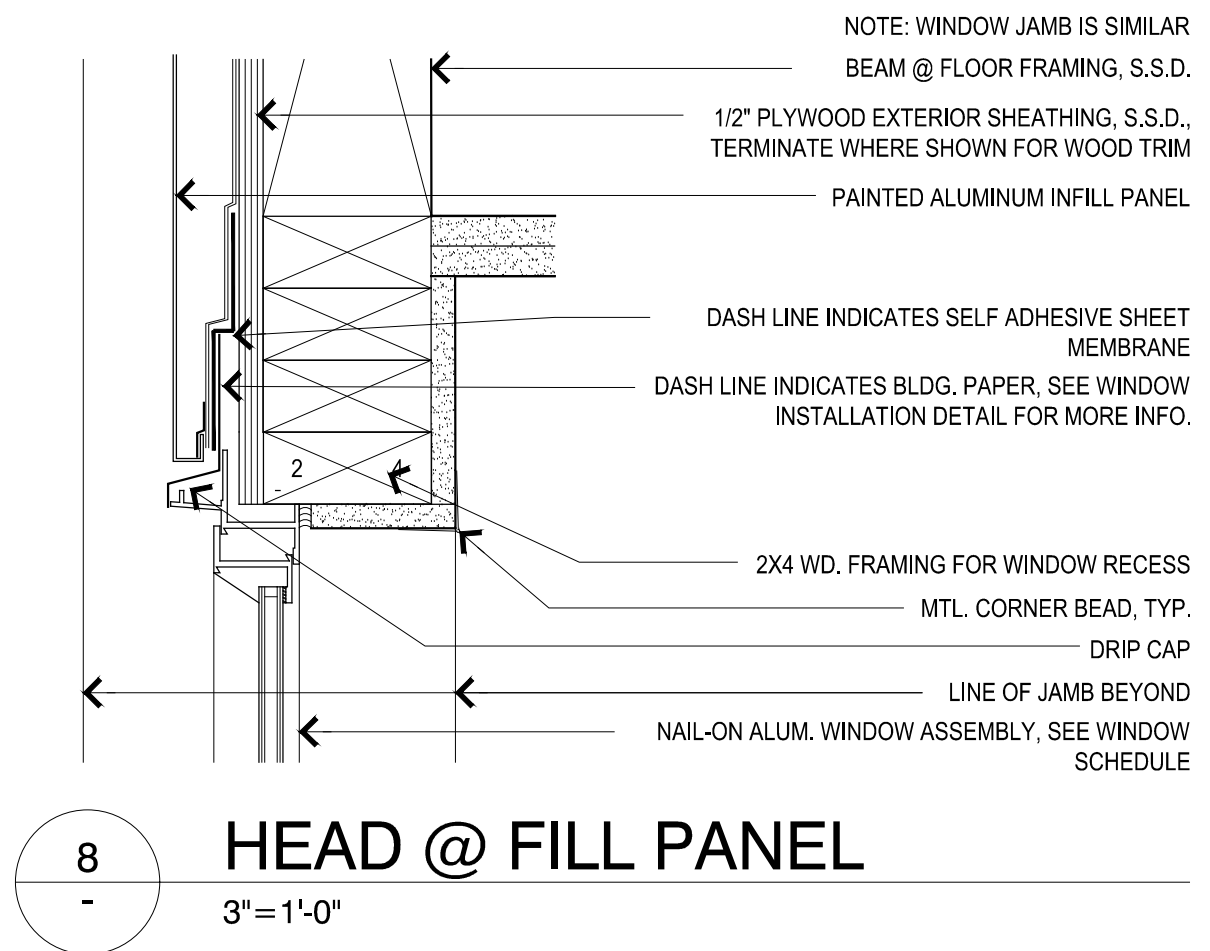
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1928

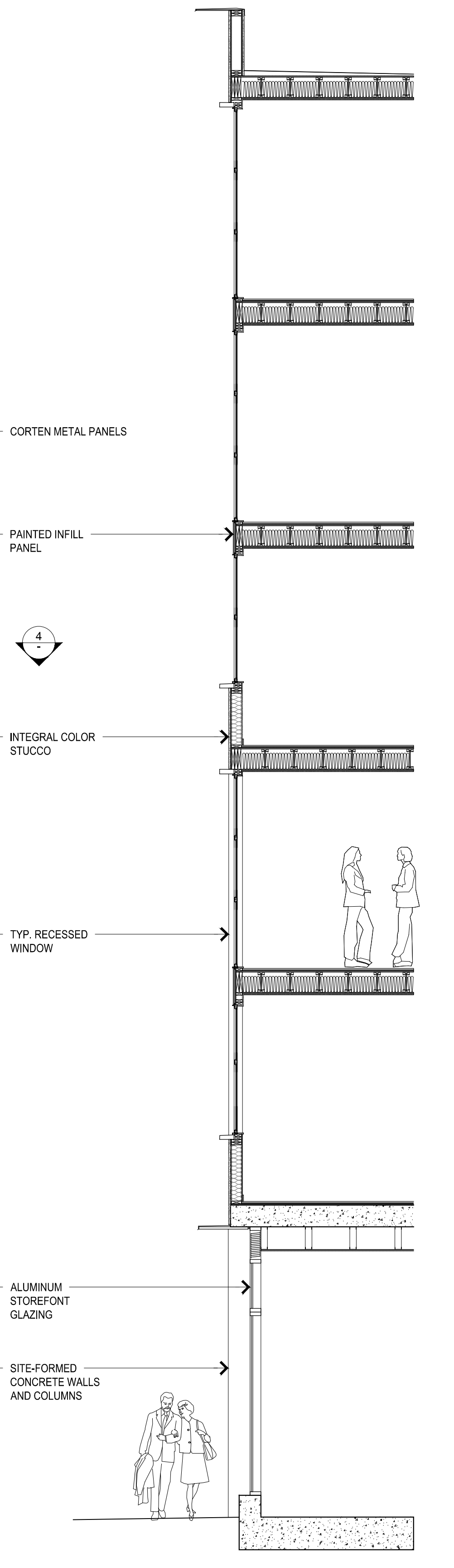
SHEET:

**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



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



1201 SAN PABLO MIXED-USE

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

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

JOB: 1928

SHEET:

MATERIAL
BOARD

MAT



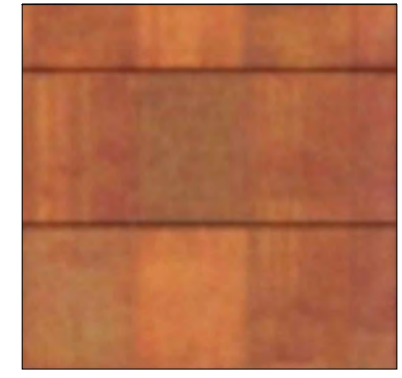
INTEGRAL COLOR STUCCO
W/ SMOOTH TROWEL FINISH



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



TRACHTENBERG
ARCHITECTS

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



**1201
SAN PABLO
MIXED-USE**

Berkeley, CA 94706

- 03.11.2021 SB-330 PRE-APPLICATION
- 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

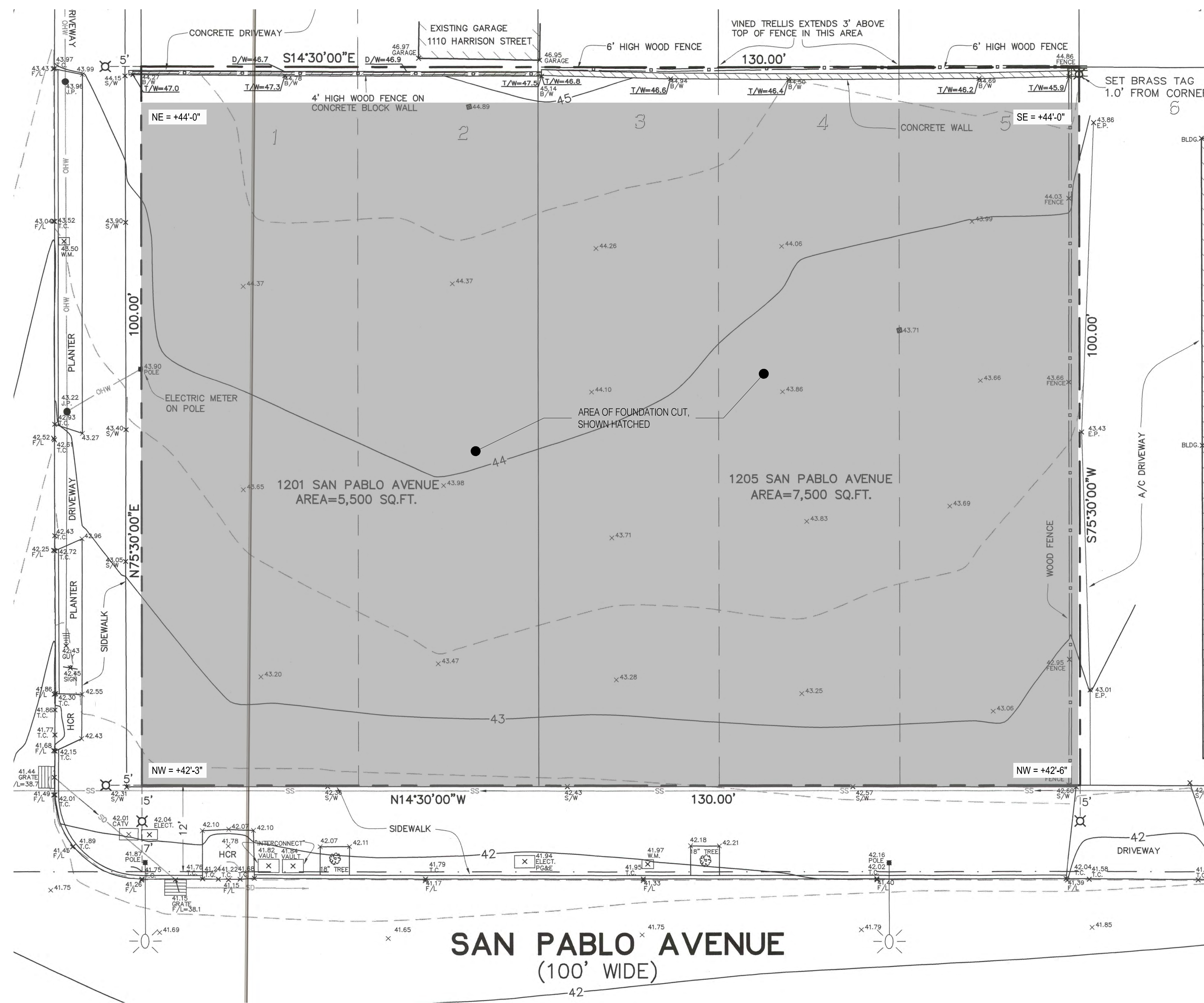
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 1928

SHEET:

CONCEPTUAL
GRADING PLAN

G-01

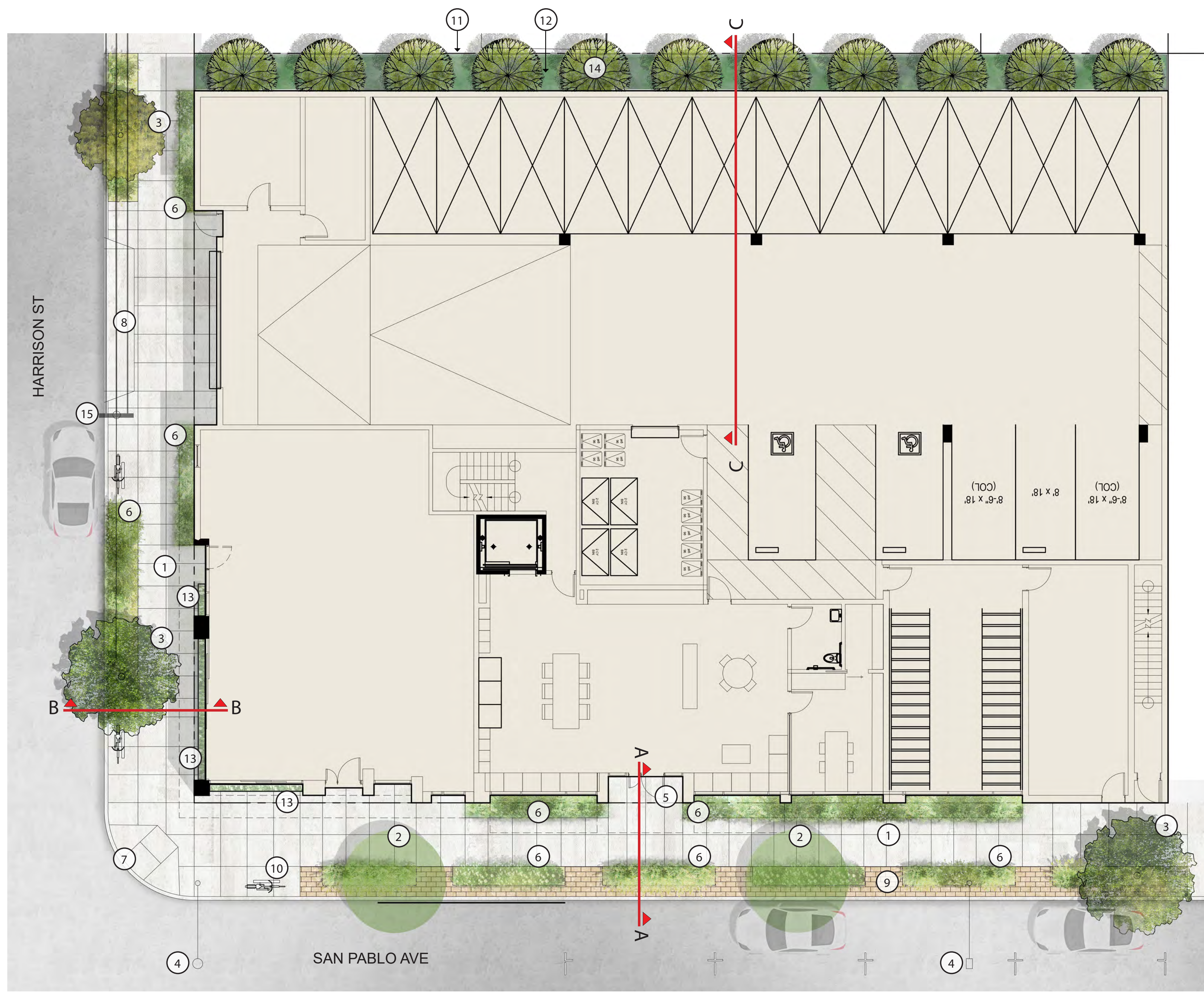


ESTIMATED QUANTITIES AND LOCATIONS OF FOUNDATION CUTS

	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



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

MILLER COMPANY
 landscape architects

1888 FOLSOM ST. SAN FRANCISCO, CA 94103
 415.252.7288 www.millercomp.com

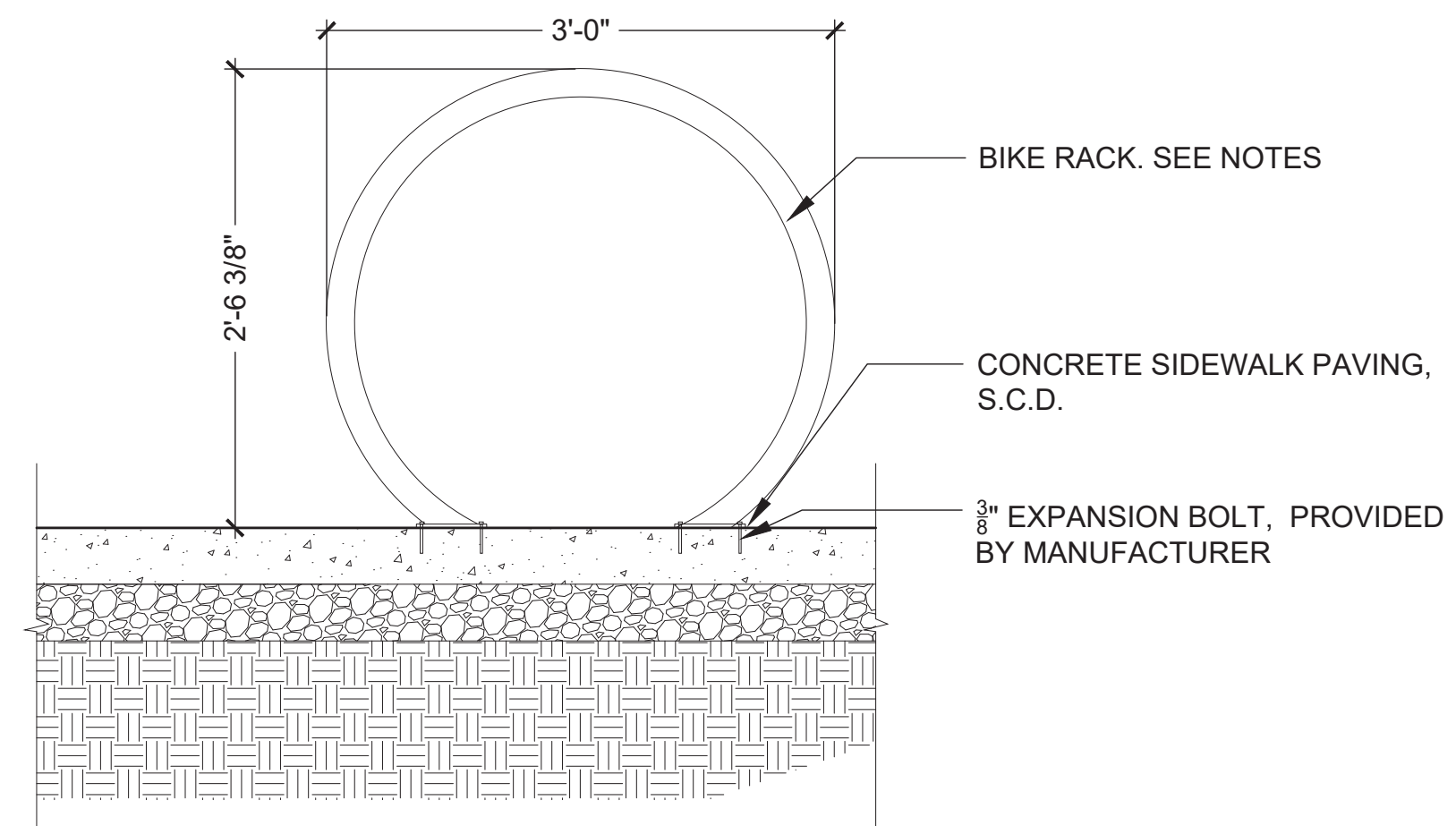
**1201
 SAN PABLO
 MIXED-USE**

Berkeley, CA 94706

2022.03.15 DRC REVISIONS
 2022.03.23 DRC REVISIONS

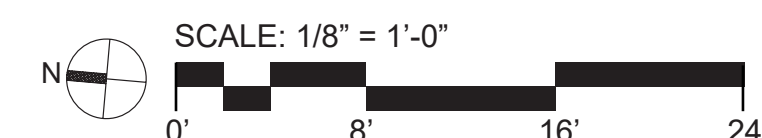


BIKE RACK



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.

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

JOB: 1928

SHEET:

**LANDSCAPE PLANS
 GROUND LEVEL**

L1.1



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

MILLER COMPANY
landscape architects

1585 FOLSOM 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

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

JOB: 1928

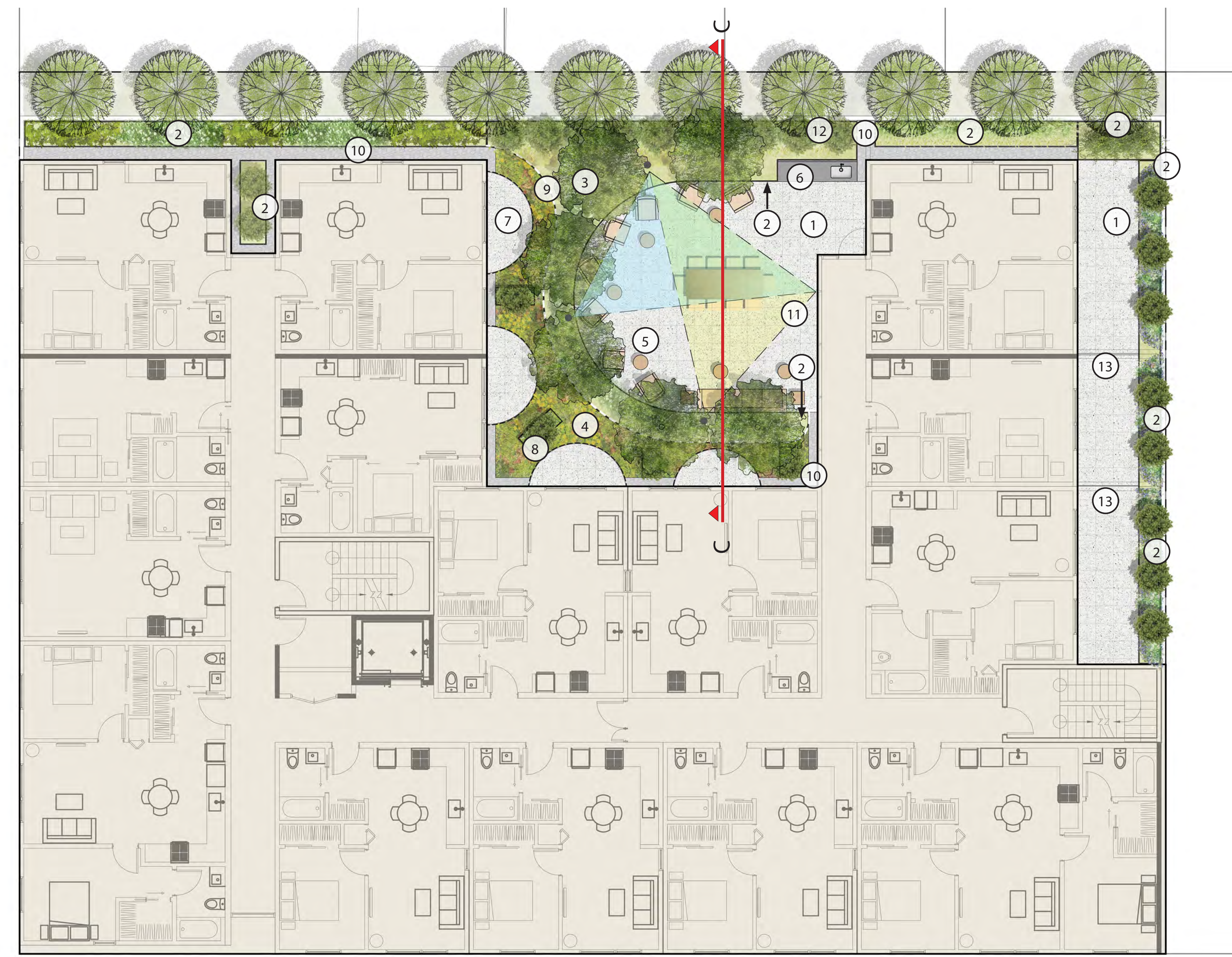
SHEET:

LANDSCAPE PLAN LEVEL 2

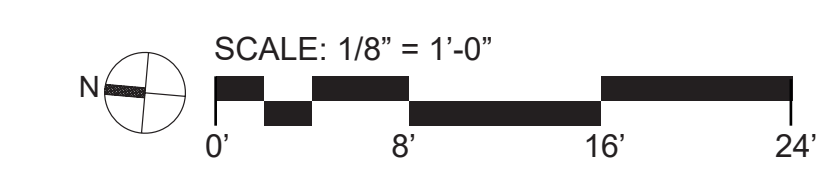
L1.2

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





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

MILLER COMPANY
landscape architects

1585 FOLSOM 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

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

JOB: 1928

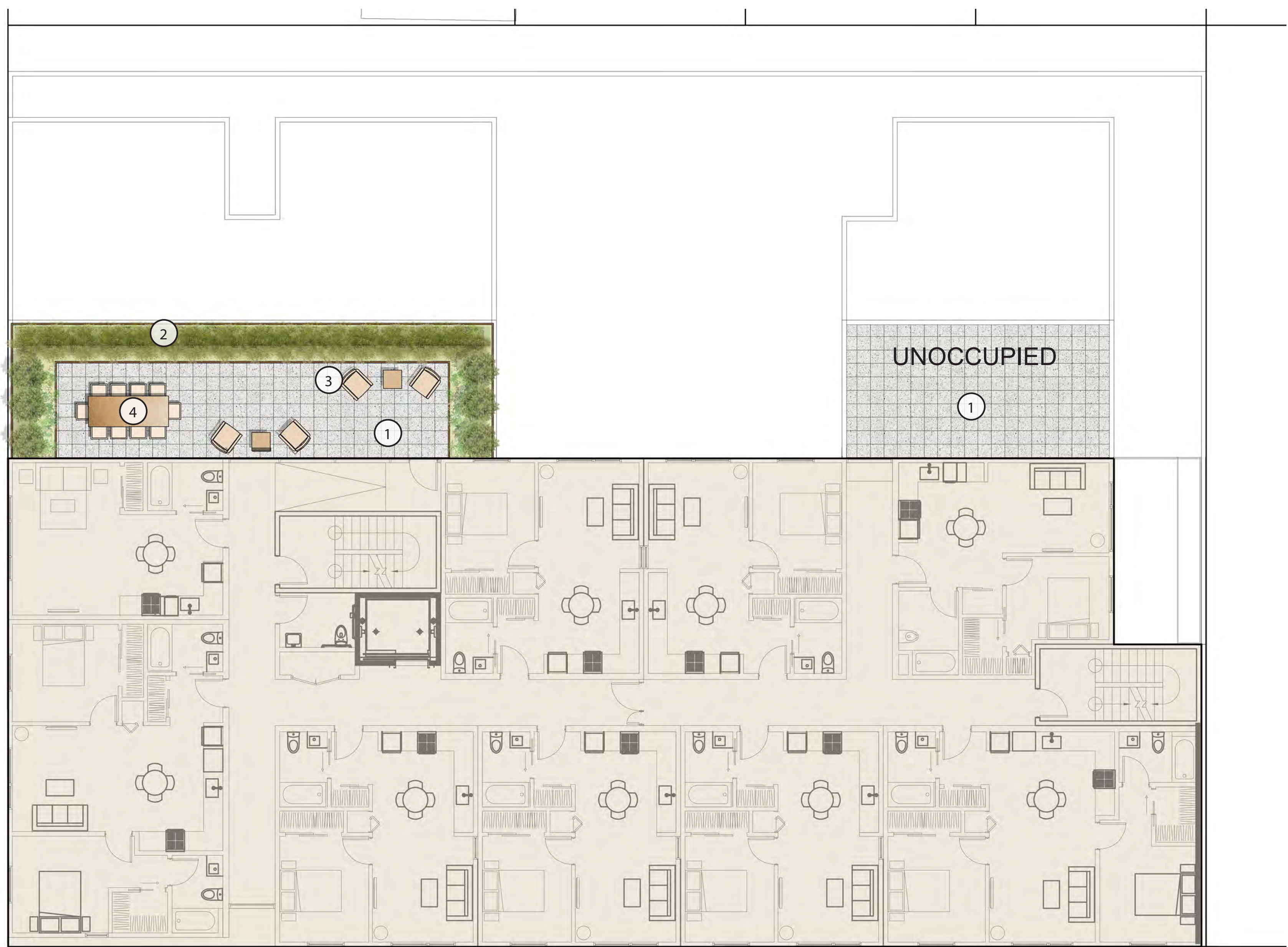
SHEET:

LANDSCAPE PLAN LEVEL 6

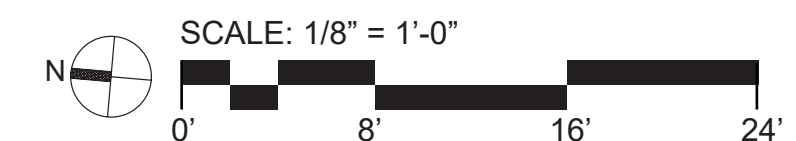
L1.3

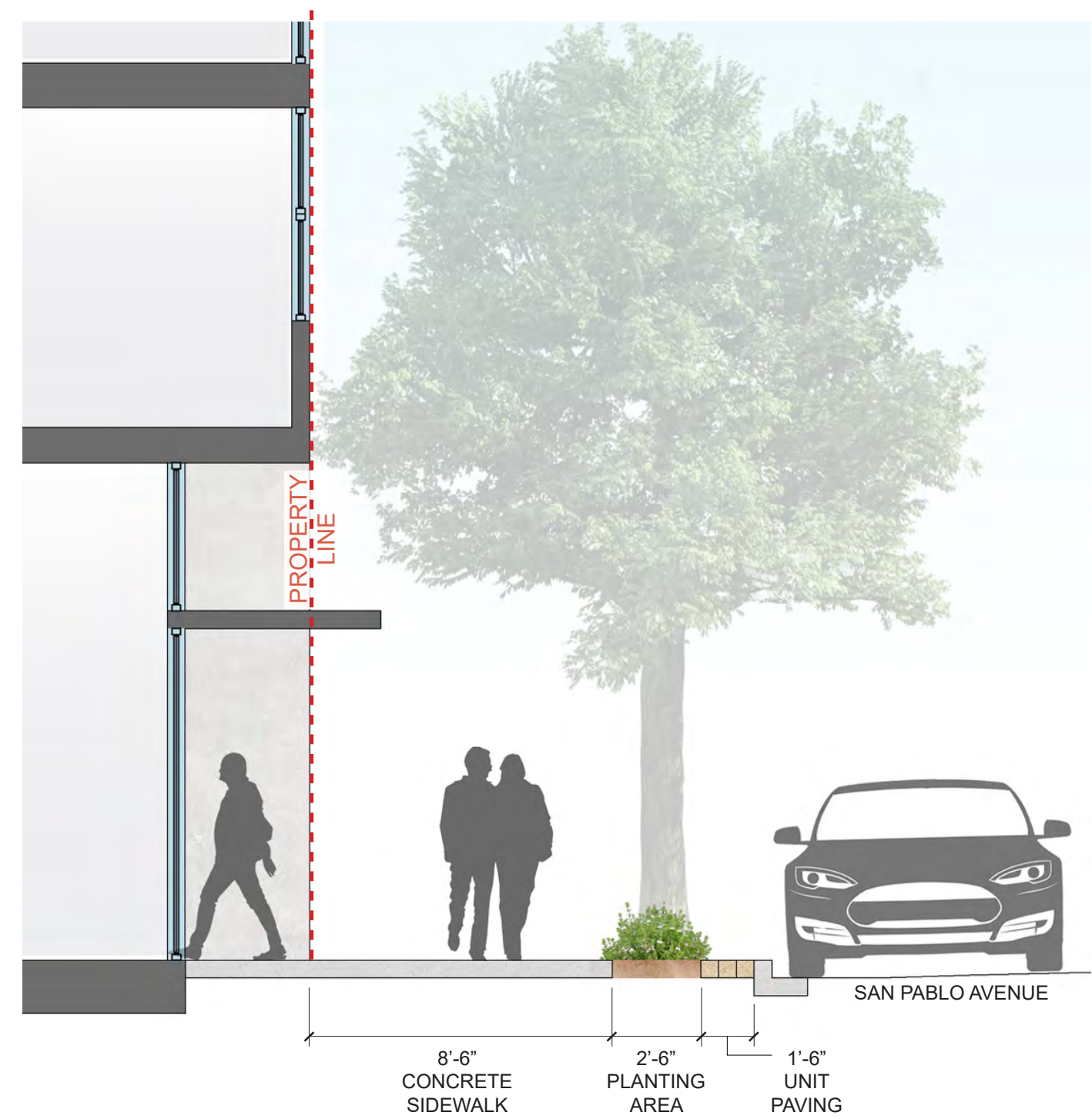
LEGEND

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

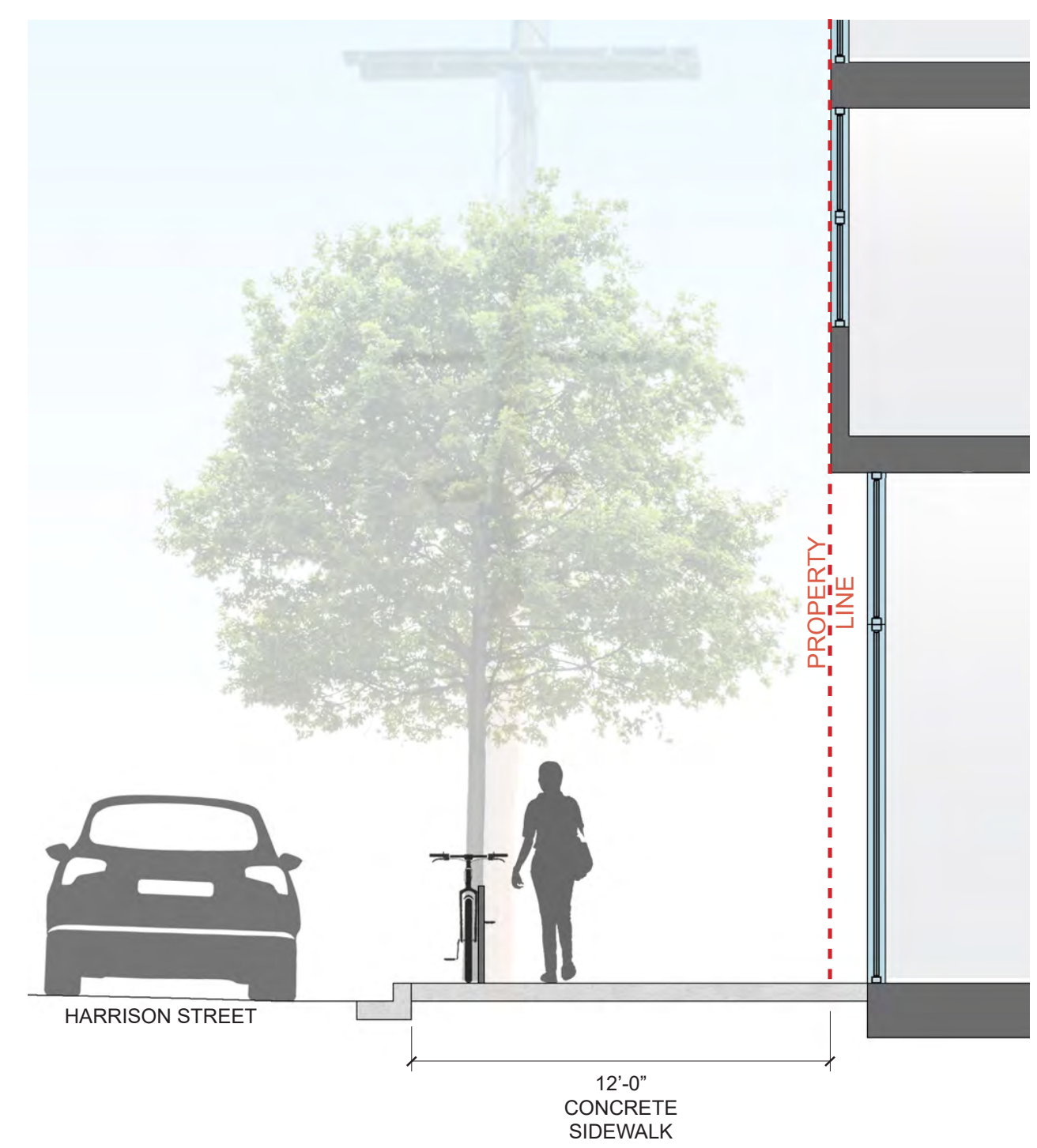


6TH LEVEL PLAN

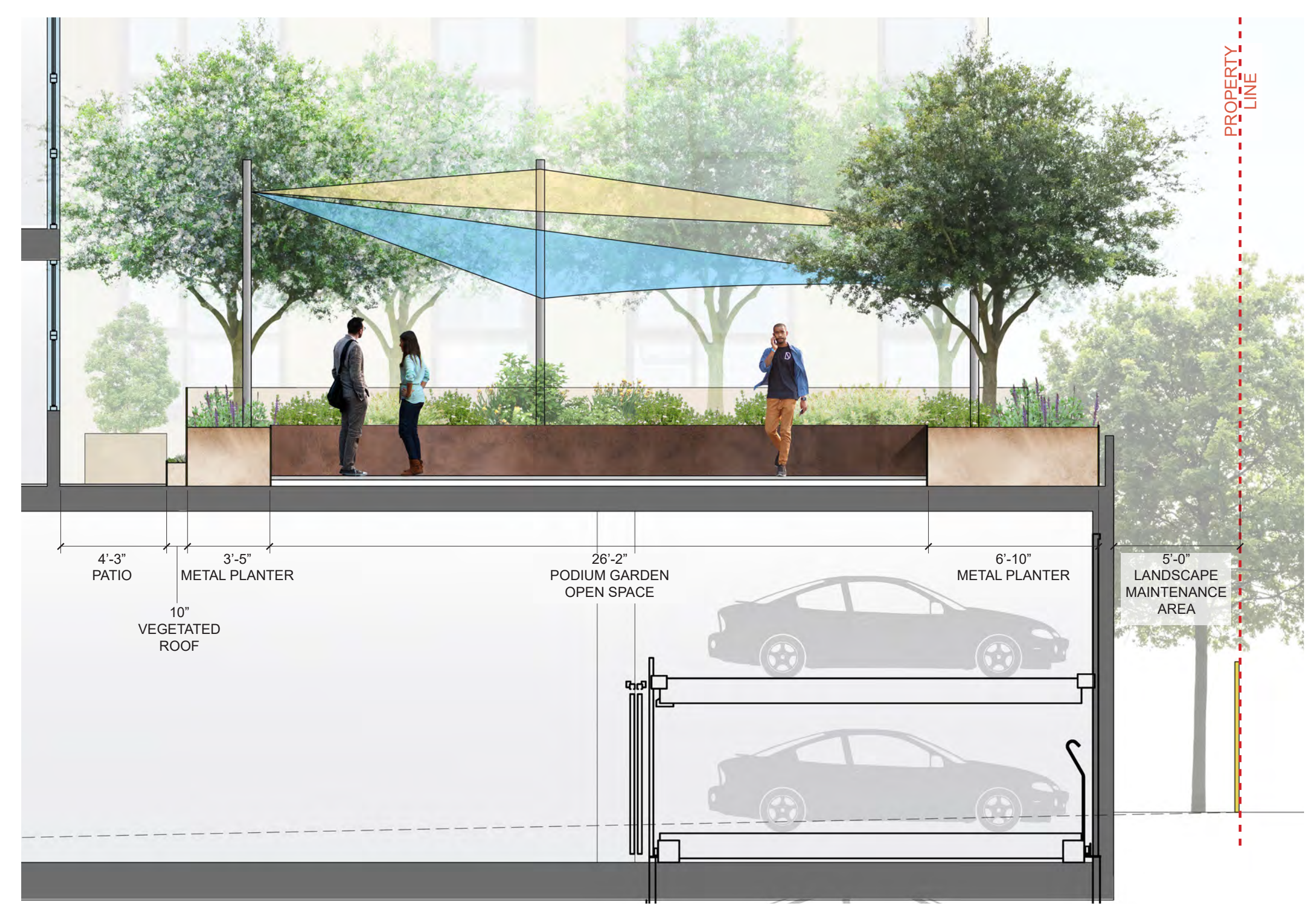




SECTION A-A: SAN PABLO AVE



SECTION B-B: HARRISON ST



SECTION C-C: PODIUM GARDEN

TRACHTENBERG ARCHITECTS

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

MILLER COMPANY
 landscape architects
 1585 FOLSOM ST. SAN FRANCISCO, CA 94103
 415.252.7288 www.millercomp.com

1201
 SAN PABLO
 MIXED-USE

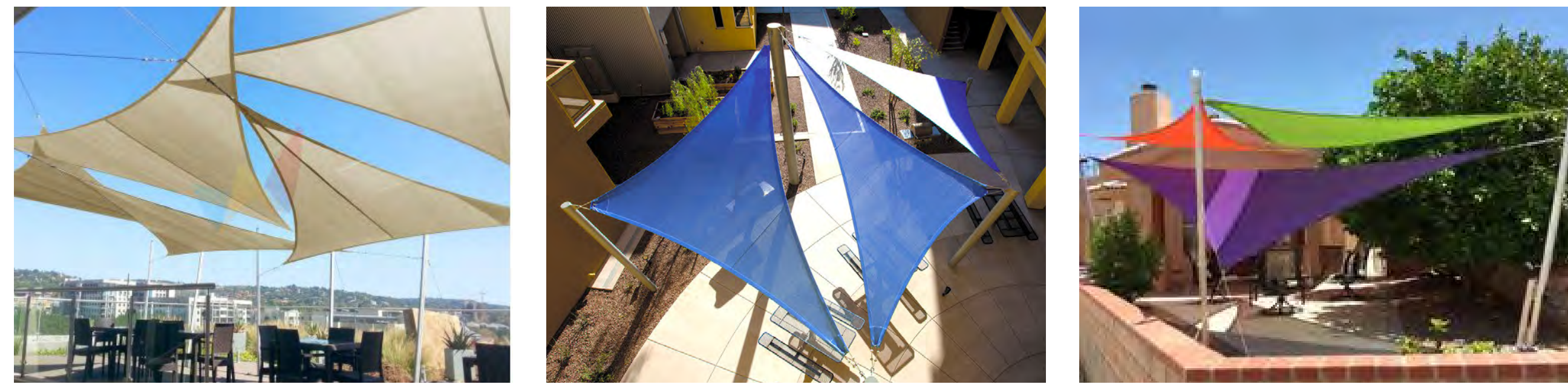
Berkeley, CA 94706

2022.03.15 DRC REVISIONS
 2022.03.23 DRC REVISIONS

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

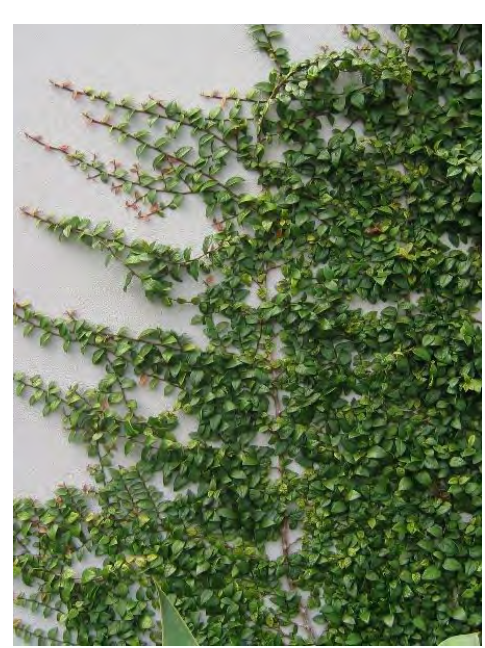


David Elm
Ulmus davidiana var. *japonica*



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

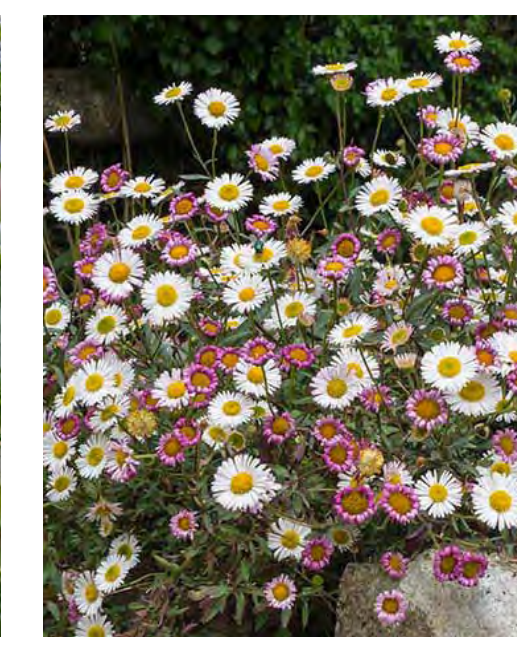


Hummingbird Sage
Salvia spathacea

6th LEVEL TERRACE



Point Molate
Mimulus aurantiacus 'Pt. Molate'



Santa Barbara Daisy
Erigeron karvinskianus

PLANT PALETTE

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

JOB: 1928

SHEET:

LANDSCAPE SECTIONS AND PLANT PALETTE

L1.4

TRACHTENBERG
 ARCHITECTS

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

MILLER COMPANY
 landscape architects

1585 FOLSOM 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

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

JOB: 1928

SHEET:

**EAST PROPERTY
 LINE SCREEN**

L1.5

Sweet Shade

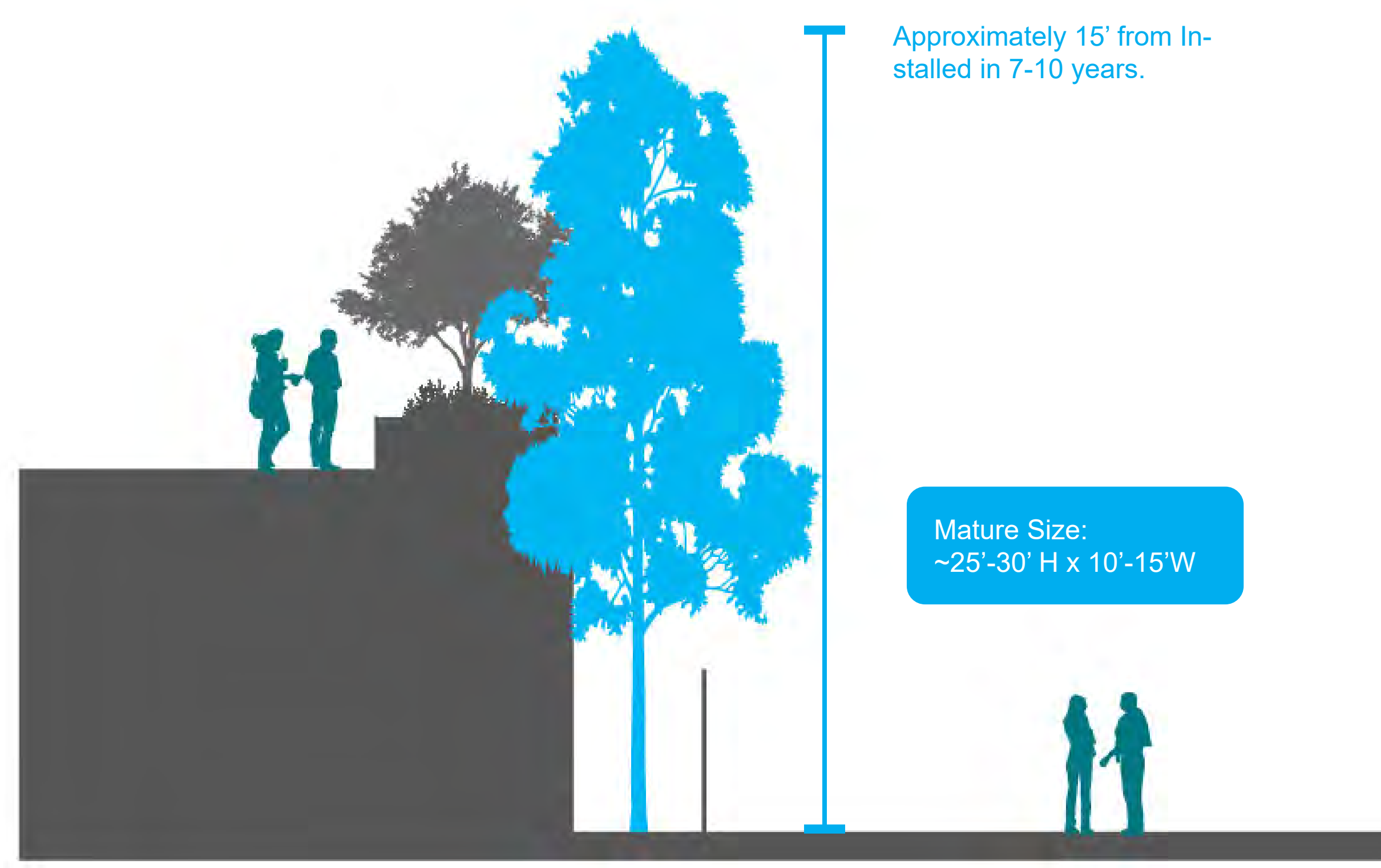
Hymenospermum Flavum
 24" Box Installed Size

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



SECTION AT EAST PROPERTY LINE - APPROXIMATE INSTALLED CONDITION



SECTION AT EAST PROPERTY LINE - MATURE CONDITION

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Fw: FW: Updated 1201-1205 San pablo list of questions from CM Kesarwani

From: Deirdre O'Regan <dedeoregan@gmail.com>
Sent: Friday, May 13, 2022 3:20 PM
To: Javandel, Farid <FJavandel@cityofberkeley.info>
Cc: David Trachtenberg <david@trachtenbergarch.com>; Gerstein, Beth <BGerstein@cityofberkeley.info>; Gong, Sharon <SGong@cityofberkeley.info>; Isaiah Stackhouse <isaiah@trachtenbergarch.com>; Kesarwani, Rashi <RKesarwani@cityofberkeley.info>; Pham, Kim <KPham@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; sulh626@gmail.com
Subject: Re: Fw: FW: Updated 1201-1205 San pablo list of questions from CM Kesarwani

Thanks for clarifying that.
Best Regards,
Deirdre

On Fri, May 13, 2022 at 12:33 PM Javandel, Farid <FJavandel@cityofberkeley.info> wrote:

Yes, if ZAB requires it, the project applicant would need to contact Caltrans to seek a permit for a private driveway access onto San Pablo.

From: Deirdre O'Regan <dedeoregan@gmail.com>
Sent: Friday, May 13, 2022 11:13 AM
To: Javandel, Farid <FJavandel@cityofberkeley.info>
Cc: David Trachtenberg <david@trachtenbergarch.com>; Gerstein, Beth <BGerstein@cityofberkeley.info>; Gong, Sharon <SGong@cityofberkeley.info>; Isaiah Stackhouse <isaiah@trachtenbergarch.com>; Kesarwani, Rashi <RKesarwani@cityofberkeley.info>; Pham, Kim <KPham@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; sulh626@gmail.com <sulh626@gmail.com>
Subject: Re: Fw: FW: Updated 1201-1205 San pablo list of questions from CM Kesarwani

Hi Farid,
Thank you for clarifying the process for moving the driveway to San Pablo. So would the next step be for the city or the architects/ sponsor to ask CalTrans about this?
Sincerely,
Deirdre

On Fri, May 13, 2022 at 10:34 AM Javandel, Farid <FJavandel@cityofberkeley.info> wrote:

Hi Dierdre,
I have added some **highlighted** notes to Sharon's responses below.
Best Regards,
Farid

Farid Javandel, PE, TE
Deputy Director of Public Works
City of Berkeley, Public Works, Transportation
[1947 Center Street, 4th Floor, Berkeley, CA 94704](https://www.cityofberkeley.info/1947-Center-Street-4th-Floor-Berkeley-CA-94704); 510-981-7061 (PH), 510-981-7060 (FX)
Safety | Equity | Mobility | Sustainability

From: Gong, Sharon <SGong@cityofberkeley.info>
Sent: Thursday, May 12, 2022 7:31 PM
To: Deirdre O'Regan <dedeoregan@gmail.com>
Cc: Kesarwani, Rashi <RKesarwani@cityofberkeley.info>; Javandel, Farid <FJavandel@cityofberkeley.info>; Isaiah Stackhouse <isaiah@trachtenbergarch.com>; David Trachtenberg <david@trachtenbergarch.com>; sulh626@gmail.com <sulh626@gmail.com>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Gerstein, Beth <BGerstein@cityofberkeley.info>
Subject: RE: Fw: FW: Updated 1201-1205 San pablo list of questions from CM Kesarwani

Hello Deirdre,

Please see the responses below.

Thanks,

Sharon



Sharon Gong (she/her/hers)
 Senior Planner
 Planning and Development, Land Use Division
[1947 Center St.](https://www.cityofberkeley.info/1947-Center-St), 2nd Floor, Berkeley, CA 94704

From: Deirdre O'Regan <dedeoregan@gmail.com>
Sent: Tuesday, May 10, 2022 8:32 PM
To: Gong, Sharon <SGong@cityofberkeley.info>
Cc: Kesarwani, Rashi <RKesarwani@cityofberkeley.info>; Javandel, Farid <FJavandel@cityofberkeley.info>; Isaiah Stackhouse <isaiah@trachtenbergarch.com>; David Trachtenberg <david@trachtenbergarch.com>; sulh626@gmail.com; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Gerstein, Beth <BGerstein@cityofberkeley.info>
Subject: Re: Fw: FW: Updated 1201-1205 San pablo list of questions from CM Kesarwani

Hello -

I'm following up on a few of the traffic-related requests made by the Kains-Stannage neighborhood concerning the 1201-1205 San Pablo project.

1. Relocate the parking garage entrance/exit to San Pablo Ave. We were told that CalTrans would not approve this but, as I noted at the ZAB meeting, there are at least 5 mixed-used buildings between Marin and Carleton with parking garage driveways on San Pablo. How was this possible if there is a CalTrans policy that prevents this? ZAB requested that the owner, city, and architect work with CalTrans to thoroughly investigate this. I'm optimistic that there is a way to make this happen and it's something that can be done without the city risking fines or lawsuits.

Though not a Condition of Approval, the ZAB made a recommendation to the Applicants to consider moving the driveway to the San Pablo frontage. Transportation Division may have more information on CalTrans requirements. Transportation is not opposed to the project being required to ask Caltrans for driveway access on San Pablo but want to make it clear that the decision on allowing a driveway on San Pablo is up to Caltrans because San Pablo is their right of way. If Caltrans reject the request, we have already identified the treatments that would be required for a driveway on Harrison. If a driveway is allowed on San Pablo, we would want to ensure that there is adequate visibility between the driveway and pedestrians on the sidewalk. Ideally, this includes a 10' visibility triangle

between the back of sidewalk and the driveway traffic lanes, or additional active warning features for when cars are exiting the driveway.

2. Depending on the outcome of the above item, we'd like the city to consider either putting barriers at Harrison and San Pablo; or making Harrison a one-way street going west.

The ZAB attached a Condition of Approval to the permit requiring the Project Proponent to install Left Turn Only signage and pavement markings at the Harrison garage exit. The Condition also asked them to consider pavement alterations to direct cars toward a westward (left) turn direction.

3. After our neighborhood meeting with Rashi and Beth, the city's Transportation Division made a recommendation that Kains be made into a class 3 bicycle boulevard, but we don't remember making this request, and we believe that it would make Kains more dangerous. I would have noted this at the ZAB meeting but I had already used my time.

The Transportation Division made the recommendation for a bike lane Condition of Approval to address neighbor concerns over traffic and pedestrian safety. A Class 3 bike boulevard on Kains from the Albany border to Virginia is called for in the 2017 Berkeley bike plan, as illustrated in Figure 5-3 of the plan. Chapter 5 of the bike plan is available [here](#). Thus, the Transportation Commission is asking the development project to construct the portion of the bike boulevard closest to the project. The remainder of the bike boulevard is expected to be constructed as part of the Alameda County Transportation Commission's San Pablo Avenue Corridor project. Information about that project is available [here](#). The goal of a bike boulevard is to keep traffic volumes and speeds low and provide traffic calming as needed to make a street safer for people walking and biking.

Sincerely,
Deirdre O'Regan

On Thu, Apr 28, 2022 at 10:09 AM Gerstein, Beth <BGerstein@cityofberkeley.info> wrote:

Hi Deirdre,

I will ask again if he can give any more information about possible locations for the policy memo but I also know that he is in budget meetings this morning so I can't guarantee we'll get a response in advance of the ZAB meeting tomigh, especially since he notes that he is not familiar with the location.

As a reminder though, to ease your concerns a bit more, one of the conditions of approval that Rashi had staff to add to the ZAB report is a request for a modification to the driveway to angle it left so cars will be facing San Pablo by design when they exit.

Best,
Beth

From: Deirdre O'Regan <dedeoregan@gmail.com>
Sent: Wednesday, April 27, 2022 10:42 PM
To: Gerstein, Beth <BGerstein@cityofberkeley.info>
Cc: Kesarwani, Rashi <RKesarwani@cityofberkeley.info>
Subject: Re: Fw: FW: Updated 1201-1205 San pablo list of questions from CM Kesarwani

Can we press the transportation manager to sight that CalTrans policy? He writes "This is most likely in a Caltrans policy memo, but I'm not familiar with the location."

It doesn't seem unreasonable to ask for supporting documentation. After all, we have learned all about the need for these buildings on this "transit corridor" (San Pablo), yet we can't propose to KEEP the traffic on the transit corridor? Him saying that putting the entrance on San Pablo would also interfere with possible bike lane seems like a false argument. No one wants to ride bikes next to buses, and we have the 'bicycle boulevards' for that. I would really like to keep pushing for this but need your/the city's help to get the facts and not just, "is consistent with my experience". I hope I am not being unreasonable here. Thanks, Dede

On Tue, Apr 26, 2022 at 8:17 PM Gerstein, Beth <BGerstein@cityofberkeley.info> wrote:

Hi Dee Dee,

Please see the response to your question from our transportation manager at the very bottom of the below email.

Hope this helps!

Best,
Beth

Beth Gerstein (she/her)

bgerstein@cityofberkeley.info

Legislative Aide

Office of Councilmember Rashi Kesarwani

District 1, City of Berkeley

[2180 Milvia St, Berkeley, CA 94704](https://www.cityofberkeley.info/2180-Milvia-St-Berkeley-CA-94704)

Office: [510.981.7110](tel:510.981.7110)

Cell: 510.225.5622

Visit Rashi's Website: <http://www.rashikesarwani.com/>

Sign up for our [District Newsletter](#)

From: Javandel, Farid <FJavandel@cityofberkeley.info>

Sent: Tuesday, April 26, 2022 8:00 PM

To: Gerstein, Beth <BGerstein@cityofberkeley.info>; Garland, Liam <LGarland@cityofberkeley.info>; Pearson, Alene <apearson@cityofberkeley.info>

Cc: Kesarwani, Rashi <RKesarwani@cityofberkeley.info>

Subject: Re: FW: Updated 1201-1205 San pablo list of questions from CM Kesarwani

Hi Beth,

I've added some responses below, to which Alene may add more information.

Farid

From: Gerstein, Beth <BGerstein@cityofberkeley.info>

Sent: Tuesday, April 26, 2022 3:23 PM

To: Javandel, Farid <FJavandel@cityofberkeley.info>; Garland, Liam <LGarland@cityofberkeley.info>; Pearson, Alene <apearson@cityofberkeley.info>

Cc: Kesarwani, Rashi <RKesarwani@cityofberkeley.info>

Subject: FW: FW: Updated 1201-1205 San pablo list of questions from CM Kesarwani

Good afternoon,

I'm forwarding a couple of responses to Alene's email that we forwarded this morning.

First, regarding the below email, the questions are as follows:

- Can residents have access to the initial parking study that seems to have been conducted, per Alene's email? All available materials are in the ZAB agenda packet at https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/1201-1205_San_Pablo.aspx.
-
-
- Would any requests for additional analysis re: parking and traffic need to be done at this Thursday's ZAB meeting
- Who exactly makes the request to add to the conditions of approval – residents? Staff? ZAB members? ZAB adopts the conditions of approval based on recommendations from staff and may add or modify conditions based on their own review and discussion of the project at the public meeting. ZAB has the ability to account for public input in their decision.
- Can you clarify the CA MUTCD information alluded to below (and perhaps explain what this is) – what are the 8 other warrants? To be clear, residents want a signal at San Pablo and Harrison
- The California Manual on Uniform Traffic Control Devices is the state version of the Federal guidelines for when and how it is appropriate to use traffic control signs, signals, and pavement markings consistent with the vehicle code and uniformity of communication to drivers. Even if we wanted to ignore the standards, Caltrans who owns San Pablo would reject an unwarranted signal, and we can't make such changes without Caltrans approval. The signal warrants listed below are detailed starting on page 830 of the MUTCD at: <https://dot.ca.gov/-/media/dot-media/programs/safety-programs/documents/ca-mutcd/rev6/camutcd2014-part4-rev6.pdf>
- The investigation of the need for a traffic control signal shall include an analysis of factors related to the existing operation and safety at the study location and the potential to improve these conditions, and the applicable factors contained in the following traffic signal warrants:
 - Warrant 1, Eight-Hour Vehicular Volume
 - Warrant 2, Four-Hour Vehicular Volume
 - Warrant 3, Peak Hour
 - Warrant 4, Pedestrian Volume
 - Warrant 5, School Crossing - Not applicable
 - Warrant 6, Coordinated Signal System
 - Warrant 7, Crash Experience
 - Warrant 8, Roadway Network
 - Warrant 9, Intersection Near a Grade Crossing - Not applicable
- 03 The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.
- The analysis of these warrants is data intensive and best done by a professional traffic engineer with access to the necessary data and analysis software.

Regarding another email from this morning, we had been told by the architect that if there was a good, viable alternative to putting a garage entrance on San Pablo Cal Trans would reject any plans containing such a design. Can you confirm that? That is consistent with my experience working with Caltrans and becomes even more important if we wish to have future bus or bike lanes on San Pablo per the ACTC plan. Is there a corresponding vehicle code or regulation that we can share indicating as such? This is most likely in a Caltrans policy memo, but I'm not familiar with the location.

Thanks,

CITY OF BERKELEY - CITY CLERK
2022 MAY 19 PM2:56

To: Berkeley City Council

From: Concerned neighbors of 1201-1205 San Pablo Avenue Project

Date: May 18, 2022

Re: Formal appeal of the 1201-1205 San Pablo Ave. development project
(Use Permit #ZP2021-0070)

This letter is a formal appeal to the Berkeley City Council of the Berkeley Zoning Adjustment Board's approval for the development at 1201-1205 San Pablo Ave. We ask that you add the following as conditions of approval for the project. Each of these requests has been made previously and directly to the developer of the project, to the City of Berkeley planning staff, to City Council member Rashi Kesarwani, and to the Zoning Adjustment Board.

We have been in discussion with the developer about a number of these issues and if we are able to come to an agreement, we ask that those items be included as conditions of approval.

1. Relocate the parking garage entrance/exit of the project to San Pablo Avenue as a condition of approval for the project. We ask that the Berkeley City Council require the developer to work with CalTrans to formally move the garage entrance to San Pablo Ave. This will significantly improve traffic patterns within the adjacent neighborhood and will help mitigate the impact on neighbors directly affected by the project on surrounding streets, and prevent the neighbor at 1110 Harrison St (12 feet from project) from being subjected to 24/7 garage door noise.

2. Require the developer to complete an updated traffic study (including peak commute hour traffic), and for traffic mitigation measures to be implemented before completion of the project as a condition of approval for the project. We believe that the previous traffic study in the developer's previous application from 2017 is outdated and inadequate. As a condition of approval of the project, an updated traffic and parking study should be completed. Also, all necessary traffic mitigation measures should be implemented in advance of completion of construction (such as the installation of traffic barriers and traffic lights to reduce the impact of increased car traffic in the neighborhood).

3. Require the developer to compensate directly the adjacent neighbor at 1110 Harrison for impacts on their property as a condition for approval of the project. This includes compensating neighbor for the loss of natural light and privacy in home and in yard; explicitly committing to compensation for potential damage to existing home foundation, walls, and driveway during construction; and compensation for disruption of work in home office during construction (resident works from home as a writer.)

4. Require the developer to compensate directly adjacent neighbor at 1206 Kains Avenue for loss of ability to generate solar power as a condition of approval for the project. The proposed project will significantly impact the ability of the residents of 1206 Kains Avenue to capture and draw power from their solar panels. As a condition of approval we ask that the developer compensate the owners of 1206 Kains Avenue for this loss (e.g., to pay for installation of updated solar panels that capture more power with less hours of light).

5. Institute a parking permit program in the neighborhood as a condition of approval of the project. As part of the approval for the project, the City of Berkeley should implement a residential parking permit program for the surrounding neighborhood in advance of completion of construction.

6. Require the higher number of 28 parking spaces proposed in the existing plan as a condition of approval of the project. The developer has proposed installing either 17 or 28 parking spaces as part of the project. Requiring the higher number of 28 parking spaces will help mitigate the impact of parking on the surrounding community.

7. Correct the planted tree box size as a condition of approval of the project. A correction to item #16 in the "Finding and Conditions" section of ZAB's Notice of Decision. The planted tree box size should be amended to read (48" box minimum) instead of 24".

Finally, it should be known that there was no initial outreach to us, the neighbors, at the outset of the project proposal, as is mandated by the City of Berkeley, and all communication between the neighbors and the architect and the developer were initiated by individual neighbors.

During the subsequent ZAB hearings and Design Review Committee hearings, there was only very limited engagement with the neighbors and consideration of our concerns. At several points during these hearings, ZAB members simply threw up their hands and stated that they were powerless to address any of our concerns.

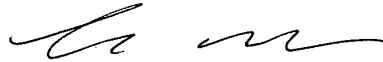
Together, it is clear that the process as it currently stands leaves no meaningful way for neighbors to have a voice. Had this not been the case, this appeal might not have been necessary, as these issues may have been resolved.

Yvette Bozzini
Yvette Bozzini
4110 Harrison St

Dan Hayes
Dan Hayes
1116 HARRISON ST

We the undersigned support the appeal of ZAB approval of the 1201-1205 San Pablo Ave. development project.

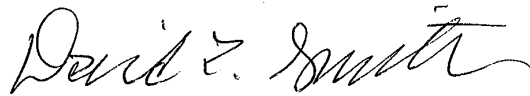
Libby Black
1208 Kains Ave




Mary Mulvehill
1205 Kains Ave



David A Smith
1205 Kains Ave



Matthew Hardy
1206 Kains Ave.



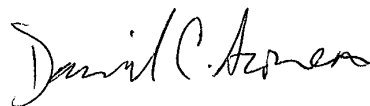
Kate O'Hara
1206 Kains Ave
Guy Cash
1224 KAINS




Renee gentler
1217 KAINS AVE
BERKELEY, CA
94706



DANIEL ARONEN
1214 KAINS AVE
BERKELEY, CA 94706



Kazumi Taniguchi
1214 Kains Ave.
Berkeley, CA 94706



We the undersigned support the appeal of ZAB approval of the 1201-1205 San Pablo Ave.
development project.

ALAN WESTCOTT 1119 Harrison

Alan Westcott

DORIS M. BURLESON

1125 HARRISON ST

~~Doris M. Burleson~~

Adrian Shore 1192 Kains Ave Apt A
~~Adrian Shore~~

Terry Reader 1213 San Pablo 105

Terry Y. Reader

Terence Ratchford 1213 San Pablo 207

~~Terence Ratchford~~

Eric Danysh 1212 Stannage

Eric Danysh

Ava Charney-Danysh 1212 Stannage Ave.

Ava Charney-Danysh

We the undersigned support the appeal of ZAB approval of the 1201-1205 San Pablo Ave. development project.

Rebecca M. Dalton
Rebecca M. Dalton

and

DONALD C. BURNS



1225 Kains

Margaret Pitt

1231 Kains

Mariko de Mantulle

1226 KAINS AVE, 94706.

Elise Obolensky *Elise Ob* 1116 Harrison Street

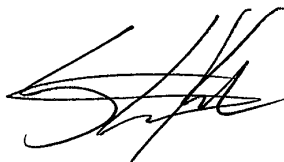
TERRY WALTERS *T Walters* 1223 Kains Ave

Fiona Rhea *Fm Rhea* 1223 Kains Ave.

Holly Turner *Holly Turner* 1114 Harrison St.

Susan Alden *Sue Alden*
1209 Kains Ave

STEVE KOSACH
1209 KAINS AVE




Christina Turak
Christina Turak
1196 KAINS

We the undersigned support the appeal of ZAB approval of the 1201-1205 San Pablo Ave. development project.

Terri Fashing
1112 Harrison St.

 5/18/2022

Gabriel Winer
1112 Harrison St

 5/18/2022

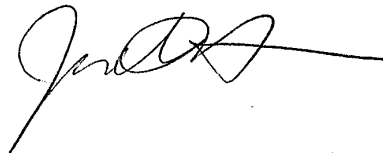
Manuela Delnevo
1219 Kains Ave.

 5/18/2022

Dani Rozman
1219 Kains Ave

 5/18/2022

Juliette Aumer
1219 Kains Ave




Michael Keflow
1204 Kains Ave.

 5/19/2022

We the undersigned support the appeal of ZAB approval of the 1201-1205 San Pablo Ave.
development project.

Asahiko Kikuchi

 5/19/22

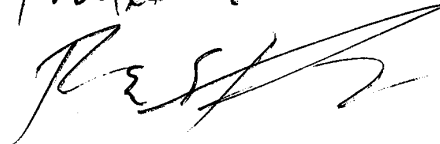
1175 Kains ^{Ave.}, Berkeley, CA 94706

Nick Shapiro



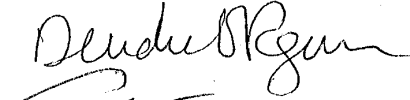
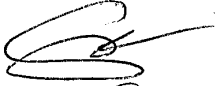



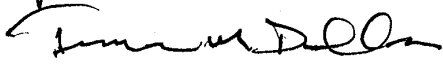
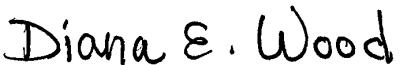
11/4 Harrison

RICHARD STECHAL

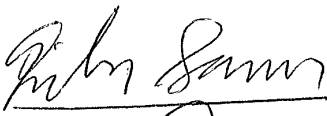


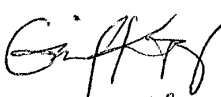
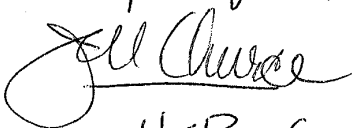

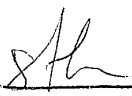
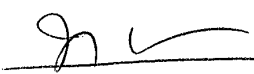
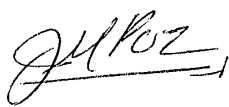


1208 Stannard Ave
Berkeley 94706.

We the undersigned support the appeal of ZAB approval of the 1201-1205 San Pablo Ave. development project.

Signature	Printed Name	Street Address
	Deirdre O'Regan	1134 Stannage Ave
	Sarah Allen	1229 Stannage Ave
	DORIS IAROLI	1123 HARRISON ST.
	Betty Yu	1235 Kains Ave.
	LINDA SIKORSKI	1223 STANNAGE
	TERRENCE DILLON	1223 STANNAGE &
	DIANA E. WOOD	1139 Gilman St.

We the undersigned support the appeal of ZAB approval of the 1201-1205 San Pablo Ave. development project.

<u>Erika Lamm</u>	<u></u>	<u>1209 Stannage</u>
<u>EA O'CONNELL</u>	<u></u>	<u>1217 STANNAGE</u>
<u>AJITH MASCARENHAS</u>	<u></u>	<u>1235 STANNAGE</u>
<u>Gail Kurtz</u>	<u></u>	<u>1232 Stannage</u>
<u>Jill Churchman</u>	<u></u>	<u>1141 Stannage</u>
<u>Haiganoush Peislar</u>	<u></u>	<u>1125 Kains Ave</u>
<u>Sheila Cynthia Kirkman</u>	<u></u>	<u>1123 Kains Ave</u>
<u>Jocelyn Newell</u>	<u></u>	<u>1123 Kains Ave</u>
<u>Jean Malesky-Poz</u>	<u></u>	<u>1220 Stannage Ave</u>
<u>Martin P. Perez</u>		<u>1220 Stannage Ave.</u>

We, the undersigned, support the formal Appeal of
 1201-1205 San Pablo Development project
 Use Permit # EP2021-0070

	Name	Address	Signature
*	Mary Wyand	1206 Stannage Ave	Mary Wyand
*	Paul Vellutini	1206 Stannage Ave	Paul Vellutini
*	Leslie Barbarotto	1200 Stannage Ave	Leslie Barbarotto
*	Jason Morgan	800 Stannage Ave	Jason Morgan
	Carlos Blanco	1203 Stannage	Carlos Blanco
	Melissa Blanco	1203 Stannage	Melissa Blanco
*	SUSAN COHEN	1214 Stannage	Susan Cohen

* address within 300' of Proposed Project

1115 Harrison St
Berkeley CA 94706

Mikhail Jibril

~~M~~

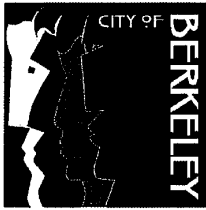
Sasun Tadjukhish

~~1197 San Pablo Ave~~

1197 San Pablo Ave

M. FARHIAN FAROOQ

1199 San Pablo Ave



City Clerk Department

June 23, 2022

Dan Hayes
1116 Harrison St
Berkeley, CA 94706

RE: 1201-1205 San Pablo Avenue – Appeal ZAB Decision Use Permit #ZP2021-0070

Dear Appellant:

This will acknowledge receipt of your appeal of the Zoning Adjustments Board decision of April 28, 2022, approving the following permits:

A. Zoning Permits Required:

- Administrative Use Permit under Berkeley Municipal Code (BMC) §23D.04.020.C2 to construct rooftop projections, such as mechanical appurtenances or architectural elements which exceed the maximum average 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.

B. 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 average 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.

Your appeal has been referred to the Planning Department.

The Planning Department will transmit to Council a statement setting forth the reasons for the Zoning Adjustments Board decision. This report, as well as a copy of the appeal, will appear on the Council agenda of **Thursday, September 29, 2022.**

RE: 1201-1205 San Pablo Avenue – Appeal ZAB Decision Use Permit #ZP2021-0070

Page 2

This meeting of the City Council will commence at 6:00 p.m. and will be held in the School District Board Room located at 1231 Addison Street. However, depending on future conditions, this meeting may be held in either a “hybrid” model with both in-person attendance and virtual participation or held exclusively through videoconference and teleconference to ensure the health and safety of the public.

Pursuant to the City Council Rules of Procedure, this appeal will appear on the City Council’s agenda as a public hearing. Time shall be provided for five-minute presentations each by the appellant and applicant. Where the appellant is not the applicant, the appellants collectively shall have five minutes to comment and the applicant shall have five minutes to comment. Where the appellant is the applicant, the applicant/appellant shall have five minutes to comment and the persons supporting the action of the board or commission on appeal shall have five minutes to comment.

After the conclusion of the five-minute comment periods, members of the public may comment on the appeal pursuant to the Rules of Procedure in effect for the Council meeting.

The Council will then deliberate and determine to do one of three things: 1) continue the public hearing; 2) based on the record of the Council’s consideration and hearing, reverse or affirm, wholly or partly, or modify any decision, determination, condition or requirement of the Board’s original action; or 3) remand the matter to the Board to reconsider the application, or any revisions thereto submitted after the Board’s action.

Communications to the City Council that are received by the City Clerk pursuant to the following deadlines will be accepted and distributed as follows:

Submission Deadline	Distributed	Packet
September 12, 2022, by 5:00 p.m. (Monday)	Fourteen days before the meeting (Thursday)	Agenda Packet
September 20, 2022, by 5:00 p.m. (Tuesday)	Seven days before the meeting (Thursday)	Supplemental 1
September 28, 2022, 12:00 p.m. (Wednesday)	By 5:00 pm the day before the meeting (Wednesday)	Supplemental 2

Communications should be submitted directly to the City Clerk to ensure receipt by all Councilmembers. Electronic communications may be submitted to council@cityofberkeley.info for immediate distribution to the Mayor, each City Councilmember, and the City Clerk for inclusion in the official record. For communications submitted in hardcopy, if the communication includes maps or photos or any other material not reproducible on a copy machine, fifteen copies should be provided to the City Clerk.

Please note that Berkeley’s Lobbyist Registration Act (Berkeley Municipal Code Chapter 2.09) is effective beginning on January 1, 2020. Information and resources regarding the Lobbyist Registration Act are available from the City’s website at: <https://berkeleyca.gov/your-government/lobbyist-registration>

RE: 1201-1205 San Pablo Avenue – Appeal ZAB Decision Use Permit #ZP2021-0070

Page 3

If you have any additional questions regarding this matter, please do not hesitate to contact me at (510) 981-6908.

A copy of the staff report and a City Council agenda will be available from this office upon request after 4:00 p.m. on Thursday, September 15, 2022 or can be viewed on our website at: <https://berkeleyca.gov/your-government/city-council/city-council-agendas>.

Sincerely,



Rose Thomsen
Deputy City Clerk

cc: Jordan Klein, Director of Planning
Steven Buckley, Land Use Planning Manager
Sharon Gong, Staff Planner
Farimah Brown, City Attorney
Isaiah Stackhouse, Trachtenberg Architects, Applicant
Lanhai Su, Owner

NOTICE CONCERNING YOUR LEGAL RIGHTS: If you object to a decision by the City Council to approve or deny an appeal, the following requirements and restrictions apply: 1) Pursuant to Code of Civil Procedure Section 1094.6 and Government Code Section 65009(c)(1)(E), no lawsuit challenging a City decision to deny or approve a Zoning Adjustments Board decision may be filed and served on the City more than 90 days after the date the Notice of Decision of the action of the City Council is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) Pursuant to Government Code Section 66020(d)(1), 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. 3) In any lawsuit that may be filed against a City Council decision to approve or deny a Zoning Adjustments Board decision, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.