VIEW LOOKING SOUTH ALONG 5TH STREET

VIEW LOOKING NORTH-WEST ALONG 5TH STREET
VIEW LOOKING SOUTH ALONG 5TH STREET - AFTER

VIEW LOOKING SOUTH ALONG 5TH STREET - BEFORE
NOTE: STREET TREES NOT SHOWN FOR CLARITY
NOTE: STREET TREES NOT SHOWN FOR CLARITY
NOTE: STREET TREES NOT SHOWN FOR CLARITY

5TH & CHANNING MIXED-USE

739 Channing Way
Berkeley, CA 94710

07.18.2017 ZONING REVISIONS

09.06.2017 DRC

ATTACHMENT 1
DRC 09-21-17
Page 25 of 30
Dear Anne Burns,

This is a letter in response to the proposed project at 739 Channing at the Northwest corner of 5th and Channing. The number is DRC#DRCP20170005. The first concern is 16 units with 16 off street parking stalls. These units are 2 and 3 bedroom units. There are going to be way more than 1 vehicle per unit causing people to park out on the street congesting our already congested neighborhood. The second concern is the height. Now the height limit is 35 feet. The first proposal was for 50 feet. They now dropped it down to 33 feet. There is nothing I can protest about at that height BUT don't add 10 or 15 feet for air conditioning units of elevator shafts. The height limit is 35 feet. I live across the street at 801 Channing. The north east corner directly across from the vacant lot. They want to put in 16 3 story units on that little lot. That is a lot of congestion not to mention noise. With the height at 33 feet we will be in the shade late afternoon from the buildings. How about 16 single story units. The third and most disturbing thing is the proposed project notices were posted August 10th and a couple of hours later the same guy that posted the notices on the fences and telephone poles came back and tore them down and threw them in my neighbors garbage can. The Fourth thing which is probably of no concern is back in the 50's, 60's, 70's (early 80's) that lot was a nursery. The man that owned it used to spray his plants with DOT and insecticides. Now that's a long time ago and I'm sure there's no contamination now. Also check the ground for Indian artifacts and skeletons. The Chlone Indians used to live throughout the area.
They recently found Indian remains at Spengers during digging there. Before you allow any development check the ground. The proposed development will make our neighborhood of small single story homes look out of place. Look into single story units not the planned 3 story units currently proposed. It will keep our neighborhood unique.

Sincerely,

Gordon Larks
801 Channing Way
Berkeley Cal. 94710
CITY OF BERKELEY
REQUEST TO ADDRESS DESIGN REVIEW COMMITTEE

NAME: Kelly Hemmey
(Please Print)

AGENDA ITEM: 739 Chaney
(Project Address)

ORGANIZATION REPRESENTED (IF ANY): 

SUPPORT _____ OPPOSITION _____ COMMENTS ONLY: 

SIGNATURE: 

ADDRESS: 1709 Berkeley Way

PHONE: ________________________ DATE: 9-21-2017

CITY OF BERKELEY
REQUEST TO ADDRESS DESIGN REVIEW COMMITTEE

NAME: Patrick Sheahan
(Please Print)

AGENDA ITEM: 739 Chaney
(Project Address)

ORGANIZATION REPRESENTED (IF ANY): 

SUPPORT _____ OPPOSITION _____ COMMENTS ONLY: 

SIGNATURE: 

ADDRESS: 7413-C 5TH ST.

PHONE: 510-333-7525 DATE 9/2/12

CITY OF BERKELEY
REQUEST TO ADDRESS DESIGN REVIEW COMMITTEE

NAME: Steve Finacchi
(Please Print)

AGENDA ITEM: 736 Chaney
(Project Address)

ORGANIZATION REPRESENTED (IF ANY): 

SUPPORT _____ OPPOSITION _____ COMMENTS ONLY: 

SIGNATURE: 

ADDRESS: 

PHONE: ________________________ DATE 9-21-2017
MATERIAL PALETTE

- Anodized Alum. Sash
- Corten Steel siding
- PreCast Pavers
- Painted Hardie ShipLap
- Integral Color Stucco
- Painted Steel brise soleil, transom and window surround
- Perforated Corten Steel Fence
- Painted Steel Gate
Integrally colored lime plaster - hard steel trowel finish

Painted Hardie shiplap
Benjamin Moore 1608
"Ashland Slate"

Painted Steel brise soleil, transom, panel, window surround and cornice

Face fastened corten steel panels

Integrally colored lime plaster - hard steel trowel finish

TRACHTENBERG ARCHITECTS
739 Channing Way

Use Permit #ZP2017-0039 to construct three detached, three-story buildings with 10 dwellings, four live-work units for Arts and Crafts, one office space, and 16 off-street parking spaces.

I. Background

A. Land Use Designations:
   - General Plan: Manufacturing (M) and Manufacturing Mixed Use (MMU)
   - Zoning: Mixed-Use Light Industrial (MU-LI) and Mixed Use-Residential (MU-R)
   - West Berkeley Plan: Manufacturing and Mixed Use/Residential

B. Zoning Permits Required:
   - Use Permit with a Public Hearing, under Berkeley Municipal Code (BMC) Section 23A.16.030 Paragraph B, to eliminate required 5-ft street side yard setback by applying requirements of the MU-LI District to the M-UR District;
   - Use Permit with a Public Hearing, under BMC Section 23E.80.030 Paragraph A, to construct four live-work units for arts and crafts;
   - Use Permit with a Public Hearing, under BMC Section 23E.84.030, to construct 10 dwelling units in the MU-R District;
   - Administrative Use Permit, under BMC Section 23E.80.030 Paragraph A, to construct an office spaces less than 3,000 square feet in area; and,
   - Administrative Use Permit, under BMC Section 23E.04.040 Paragraph A, for construction of fence above six feet.

C. CEQA Determination: Categorically exempt pursuant to Section 15303 ("New Construction or Conversion of Small Structures") and Section 15332 of the CEQA Guidelines ("In-Fill Development Projects").

D. Parties Involved:
   - Applicant: David Trachtenberg, 2421 Fourth Street, Berkeley, CA 94710
   - Property Owner: East Bay Channing, LLP 2421 Fourth Street, Berkeley, CA 94710