Applicant’s Statement and Project Description
2120 Berkeley Way
June 29, 2015

Introduction
The proposed project is a renovation and expansion of a three-story commercial building previously used as the University of California publishing house. The project will include a remodel of the existing three story building and an addition of three stories of general office use, which will feature open floor plans to allow for greater light, new modern building systems, and a reconfiguration of the existing space to allow for greater functionality and flexibility for a variety of office uses.

Project Description
The project site is located in the Downtown Mixed Use District, Outer Core (C-DMU). The remodel of the existing three stories and addition of three stories to the UC Press building will help to meet the tremendous need and demand for new office space in downtown Berkeley. The new six story building will offer a mix of private offices, conference rooms and open flexible space to accommodate a variety of space needs.

The first three floors will be renovated and updated to offer more dynamic office space and will allow for more light by adding larger windows and taking out partitions to open up the floor layout. The three new floors will complement the style of the existing building and achieve symmetry with the existing building by creating a central entryway, prominent end bays and repetition of openings. The replacement of the existing windows and enlarged openings will relate to the new window sizes and pattern in the top three floors. A recess at the ground floor will echo the recess at the top level and at the front façade. Current side facades will be updated to relate to the front façade. The existing side facades are lacking in design and relation to the other architectural themes in the building. Simple materials such as metal used on the new facades will add interest and texture to the existing concrete structure.

The site is 1.5 blocks from UC Berkeley, the largest employer in the East Bay, with a daily population of 50,000, and is 2.5 blocks to the downtown Berkeley BART station with 22,000 daily exits. The demand for office space has been concurrent with rapidly rising residential real estate prices and many companies are being priced out of the San Francisco and Peninsula markets and are looking for high quality, contemporary offices in convenient locations near transit. The UC Press building is in a prime downtown Berkeley location and should attract a large number of potential lessees looking for relief from ever-increasing rents in San Francisco and in the South Bay. New office space will also provide...
opportunities for existing residents who must commute out of Berkeley for transit-oriented professional office space.

Proposed Remodel and Expansion
The renovation retains the existing building structure but completely upgrades and modernizes the interior while preserving the façade on the first three floors and adding three new levels above. The remodel of the three floors of the existing structure will be a complete update, adding new, larger windows and modern systems throughout. The ground floor will feature a new entry patio with public seating to create a publicly accessible privately owned open space area. The ground floor will also feature a larger lobby with a double elevator, ADA compliant restrooms and a new stairway that creates room for the new lobby. The existing skylight will be removed to make room for the new lobby and double elevator. There will be space for micro retail at the front of the building, facing Berkeley Way, as well as a business conference room on the ground floor. The sixth level will feature a roof deck for building occupants and the building will be equipped with photovoltaic panels on the roof to maximize energy efficiency in the building.

The proposed project is adjacent to existing residential uses at the Bachenheimer Building. While the project will be directly adjacent to windows on the north façade of the Bachenheimer Building, these windows are primarily associated with a circulation hallway. The westernmost unit on this façade of the Bachenheimer Building has its bedroom window facing north. The proposed building responds by cutting the building away quite generously, more than the required five foot setback, to ensure adequate light and air for that unit. The easternmost unit on this façade of the Bachenheimer Building does have a kitchen window facing north towards the proposed project, but this unit has a number of other windows. The proposed project therefore creates the same circumstances for the upper levels of the Bachenheimer Building as currently exist at its lower levels, adjacent to the existing office building. This portion of the Bachenheimer Building’s floor plans are shown on the project floor plans to provide context.

Use Permits Requested

1. **UP(PH)** Use Permit, Public Hearing for construction of more than 10,000 square feet new floor area. (23E.68.050); and
2. **UP (PH)** Use Permit, Public Hearing to continue an existing nonconforming setback and reduce the required rear and eastern side lot line set back to 0 where 5’ is otherwise required. (23E.68.070)
3. **UP(PH)** Use Permit, Public Hearing for reduction in required vehicle parking spaces (23E.68.080.D); and
4. **UP(PH)** Use Permit to allow height to exceed 60 feet (23E.68.070.A); and
5. **AUP** Rooftop Equipment (23E.04.020)
6. **DR(CL)** Design Review, Committee Level

CEQA Determination
This project is expected to be exempt from CEQA pursuant to Section 15183.3: Streamlining for Infill Projects. This project meets the eligibility requirements for Infill Streamlining as follows:
- The project site is located in an urban area on a site that has previously been developed;
- The project is .20 miles from the Downtown Berkeley BART station.
• The project site is located directly adjacent to University and Shattuck Avenues, two major transit corridors, and satisfies the performance standards of Appendix M of the CEQA Guidelines. The project site is located within .20 miles of 6 AC Transit bus stops lines which stop at the downtown Berkeley BART station that run every 15 minutes during commute hours. Additionally, the project is within 20 miles of several AC Transit Transbay lines, including all-nighter lines. The Project is consistent with the general use designation, density, building intensity, streetscape and applicable policies specified for the project area in the City’s Zoning Ordinance, specifically with the C-DMU zoning district, and Downtown Area Plan.

• A Phase I environmental analysis prepared by Robert Charbonneau, Director of Environmental Services, UC Berkeley and included as part of this application package, does not indicate the need for a Phase II report, nor for any measures beyond the City of Berkeley’s generally applicable site standards.

• The shadow studies conducted for the project show that no existing residences will be shaded by the proposed project.

• The proposed building is solar ready.

### Zoning Standards

<table>
<thead>
<tr>
<th>Standard (BMC Section 23E.68)</th>
<th>Existing</th>
<th>Proposed Total</th>
<th>Permitted/Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area (sq. ft.) – Total</td>
<td>8,800</td>
<td>8,800</td>
<td>NA</td>
</tr>
<tr>
<td>Gross Floor Area (sq. ft.) – Total</td>
<td>22,223</td>
<td>42,449</td>
<td>NA</td>
</tr>
<tr>
<td>Building Height</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average (ft.)</td>
<td>32’4”</td>
<td>75’</td>
<td>75’ Max, with Use Permit (23E.68.070.A)</td>
</tr>
<tr>
<td>Stories</td>
<td>3</td>
<td>6</td>
<td>N/A</td>
</tr>
<tr>
<td>Set-Backs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Lot Line</td>
<td>0’</td>
<td>0’</td>
<td>0’ Minimum</td>
</tr>
<tr>
<td>Interior Side Lot Line Over 65’ from Lot Frontage</td>
<td>0’</td>
<td>0’ at east 7.5’ at west</td>
<td>5’ Minimum</td>
</tr>
<tr>
<td>Rear Lot Line</td>
<td>0’</td>
<td>0’</td>
<td>5’ Minimum</td>
</tr>
<tr>
<td>Privately Owned Public Open Space</td>
<td>0</td>
<td>408 SF</td>
<td>1 SF/50 SF Comm Floor Area = 400 SF</td>
</tr>
<tr>
<td>Parking</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>0</td>
<td>In-Lieu Fee</td>
<td>1-1.5/1,000 SF New Floor Area. 20,226 SF=30 Parking Spaces</td>
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<tr>
<td>Bicycle</td>
<td>0</td>
<td>28 at west setback</td>
<td>1/2000 GFA 20,226 SF=10 Bike Parking Spaces</td>
</tr>
</tbody>
</table>

### Policy Analysis

The creation of more high quality office space advances the objectives of the Downtown Area Plan. Goal LU-5 of the Downtown Area plan calls for the enhancement of the Downtown as a center for employment and innovative businesses. Berkeley has a large disparity between those that work and also live in the City. A disproportionate number of Berkeley residents commute outside the City limits to work and a similarly large number of people who can’t afford to live in Berkeley, commute into the City
each day to work. The addition of more office space in the Downtown will help to bridge this gap by providing office space close to the new residential projects that are slated for construction, such as the Acheson Commons project and the Residences at Berkeley Plaza.

Project Setting

<table>
<thead>
<tr>
<th>Direction</th>
<th>Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Parking lot and Educational/Institutional</td>
<td>C-DMU Outer Core</td>
</tr>
<tr>
<td>East</td>
<td>Commercial and Retail</td>
<td>C-DMU Outer Core</td>
</tr>
<tr>
<td>South</td>
<td>Commercial/Retail/Multi-Family Residential</td>
<td>C-DMU Outer Core</td>
</tr>
<tr>
<td>West</td>
<td>Commercial/Retail</td>
<td>C-DMU Outer Core</td>
</tr>
</tbody>
</table>

The project site is located at 2120 Berkeley Way, between Shattuck Avenue and Walnut Street. The site has a lot area of 8,797 square feet and contains one commercial building that was, until recently, used as UC Berkeley’s publishing house for the past thirty years. The site is zoned C-DMU, Downtown Mixed Use Outer Core and is .20 miles from the Downtown Berkeley BART Station.

Structure History

The building located at 2120 Berkeley Way was built in 1920 for use by the “United California Express & Storage Co” as a storage warehouse. The building continued to be used for storage until about 1966 when it was converted to office use as the State Department of Health’s data processing center. The University of California acquired the building in 1981 and renovated it in 1982-83 for occupancy by the U.C. Press offices. Additional ground floor renovations were performed in 1988. The University recently moved its publishing house operations to Oakland and put the property on the market. The Building is not listed as a landmark or structure of merit by the Berkeley Architectural Heritage Association.

Green Building Requirements

Section 23E.68.085 of the Zoning Ordinance requires that construction of new buildings and additions of more than 20,000 square feet shall attain a LEED Gold rating or higher as defined by the U.S. Green Building Council (USGBC), or shall attain building performance equivalent to this rating, as determined by the Zoning Officer. The project includes photovoltaic panels on the roof and will comply with either LEED Gold standards or the equivalent through the Build It Green program.

Required Findings:

23E.68.090 (C-DMU Downtown Mixed Use District): In addition to conformance with existing zoning (23B.20.020), the proposed project must:

1. Be compatible with the purposes of the District; and
2. Be compatible with the surrounding uses and buildings.

Response: General Non-Detriment findings are for a project that does not change the previous, approved use and can confirm that the project promotes and supports the policies and objectives of the Downtown Plan. The new addition and building renovation adds vitality to the commercial character of the Downtown along Berkeley Way. Additionally, the project will not create significant detriment to the adjacent residences at the Bachenheimer Building. While the project will be directly adjacent to windows on the north façade of the Bachenheimer Building, these windows are primarily associated
with a circulation hallway. The westernmost unit on this façade of the Bachenheimer Building has its bedroom window facing north. The proposed building responds by cutting the building away quite generously, more than the required five foot setback, to ensure adequate light and air for that unit. The easternmost unit on this façade of the Bachenheimer Building does have a kitchen window facing north towards the proposed project, but this unit has a number of other windows. The proposed project therefore creates the same circumstances for the upper levels of the Bachenheimer Building as currently exist at its lower levels, adjacent to the existing office building.

23E.68.090.D (UPPH; Findings for New Floor Area):
In order for any Use Permit to be granted under Section 23E.68.050 for new floor area, the Board must find that:
1. The addition or new building is compatible with the visual character and form of the District; and
2. No designated landmark structure, structure of merit, or historic district in the vicinity would be adversely affected by the appearance or design of the proposed addition.

Response: The UC Press building was built in 1924 and has undergone upgrades, but has not had significant alterations to the building form or façade. The new addition will add architectural interest to the existing building and will complement the other new development in the area, such as the Acheson Commons project. The remodel and vertical expansion will not adversely impact any landmark structure, structure of merit of historic district in vicinity. The proposed addition will add to the character of the existing building with a more contemporary form and will help to revitalize the block that will soon be activated by the construction of adjacent mixed-use buildings.

23E.68.090.F (UPPH; Findings for Reduced Rear Yard Set Back) :
The Board must find that the modified setbacks will not unreasonably limit solar access or create significant increases in wind experience on the public sidewalk.

Response: The proposed rear and eastern side setback reductions are not on the sidewalk and will not create any additional wind experience on the sidewalk. The building extension is to the north of the rear lot line, and therefore will not unreasonably limit solar access. Additionally, the proposed project predominantly faces windows opening from a circulation hallway on the adjacent building.

23E.68.090.G (UPPH; Findings for In-Lieu Open Space)
In order to approve a Use Permit under Section 23E.68.070.D for a payment of an in-lieu fee, the Board must find that the in-lieu payment will support timely development of open space improvements that will serve the needs of both project residents and other people living in and using the downtown.

Response: The payment of an in-lieu fee for open space will help to support open space improvements for residents and patrons of Downtown Berkeley. The Downtown has experienced an increase in much needed residential and commercial development and some of the largest projects are currently before the Boards and Commissions for project approval. Payment of in-lieu fees serves to bolster City resources for creating more public open space amenities in the Downtown.

23E.68.090.H (UPPH; Findings for Reduction of Required Vehicle Spaces)
In order to approve a Use Permit to allow a reduction of required vehicle parking spaces under Section 23E.68.080.D, which may be reduced to zero, the Board must find that the applicant will pay an in-lieu fee to a fund established by the City that provides enhanced transit services.

Response: The project proponent will pay the in-lieu fee to the City fund for enhanced transit services. The project will add significant employment opportunities in the most transit-rich area in Downtown Berkeley. The project is located .2 miles (a six minute walk) from the Downtown Berkeley BART station, and is a two minute walk from the Shattuck/Shattuck Square/University Avenue intersection, which exceptional AC Transit service. The project will also include 28 bicycle parking spaces. Additionally, the project is located proximate to Downtown Berkeley residential buildings. These features all encourage future employees of the office space created by the project to walk, bicycle, or use public transit to get to work.

23E.040.020 (AUP; Finding to Allow Rooftop Equipment)
Rooftop equipment will meet the requirements of Section 23E.04.020.C.

Community Outreach

On June 23, 2105, the UC Press project team held a community meeting at the project site of the UC Press building at 2120 Berkeley Way. The meeting was advertised via U.S. mail delivery to every property owner, resident, and commercial tenant within 300 feet of the project site. The project team was prepared with foam-core mounted boards of the project’s proposed site plan, floor plans and all elevations. The meeting was held from 4:30 pm to 6 pm.

Only two people came to the presentation. One individual, who did not leave her name, was a former UC Press employee who now works at the UC Berkeley School of Public Health. The other attendee was John Caner of the Downtown Berkeley Association. Both of them were provided overviews of the project. They both asked a number of questions, which were answered by the project team.
4. Neighborhood Pre-Application Contact

On June 23, 2105, the UC Press project team held a community meeting at the project site of the UC Press building at 2120 Berkeley Way. The meeting was advertised via U.S. mail delivery to every property owner, resident, and commercial tenant within 300 feet of the project site. The project team was prepared with foam-core mounted boards of the project’s proposed site plan, floor plans and all elevations. The meeting was held from 4:30 pm to 6 pm.

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Attached please find the flier that was mailed, as well as proof of mailing.