Memorandum

To: Shannon Allen, AICP, Principal Planner
From: Rhoades Planning Group
Date: June 10, 2015
Re: Response to Incomplete Letter, 1900 Fourth Street

Dear Ms. Allen,

This letter and the attached materials are provided in response to your letter dated May 1, 2015, which details items necessary to achieve completeness for Application ZP2015-0068, a proposed project at 1900 Fourth Street. We believe this memorandum and attached materials fulfill all of the outstanding items detailed in your letter. This memorandum details our response to each topic, numbered in reference to the attached annotated copy of your letter. Additional materials are attached.

1. **Neighbor Pre-Application Contact.** In addition to the copy of the Neighborhood Pre-Application Contact summary, meeting invitation, and meeting sign in sheet that was previously submitted, a Receipt of Mailing is included in this submittal. It is worth noting that, beyond the City’s requirements, a second meeting was recently held, in conformance with the City’s noticing requirements, on May 26, 2015. Approximately 70 members of the public attended, and the entire project team presented and answered questions for nearly three hours.

2. **Pre-Application Poster.** The attached photo verifies the content included on the project posters, which have been mounted so that the bottom edge of the poster is 36 inches from the ground.

3. **Site Photographs.** Revised Site Photographs are attached, pursuant to page 4 of the Application Submittal Requirements form.

4. **Plans.** Every plan sheet has been revised to include dimensions, including lot dimensions, dimensions showing setbacks, dimensions for driveways, and for parking spaces.

   Sheet C-2.0 was revised to indicate the distance to surrounding buildings and those building heights, as well as distance from the center line of the railroad tracks and edge of UP right-of-way.

   Sheet A-7.5 provides a Bicycle Storage Plan with details of the commercial and residential bike storage rooms, with details for bike racks and bicycle modules included.

   The color of Exit Stairs and Elevators in the legend of all plan sheets has been updated to a more orange color. Additionally, the Intermediate Parking Plan sheet has been revised so that stairs are consistently shown in the color used in the legend to indicate stairs.

   The Ground Floor and Intermediate Parking Plan have been revised to include notations indicating the pedestrian walkway above, the Second and Third Floor Plans level the pedestrian walkway, and the upper floor plans include notations indicating the pedestrian walkway below.

   **Ground Floor Plan**

   A more detailed label has been provided on the Ground Floor Plan to indicate the 10’ x 12’ electrical transformer pads that would be located in the northwest corner of the site.
Second Floor Plan

The Second Floor Plan has been revised to incorporate the landscape plans to more clearly indicate uses of different spaces. The area outside of B4, A2 (x4), and B5 units in the U shaped building on 4th street will be the landscaped roofs of the ground-floor commercial space below.

5. **Site Survey.** The site survey is included in the 11x17 plan sets (Boundary and Topographic survey sheets C-3.0-C-3.4 and Alta Land Title survey sheets C-4.0-C-4.4). Additionally, these survey sheets have been provided in 4 sheets of 24x16 inches to conform to the minimum scale of 1/10” = 1’, as required.

6. **Shadow Study.** The perspective views of the shadow studies have been revised to clearly differentiate between existing and proposed shadows. Additionally the “C,” “R” and “P” labels were added to the March 17 5:18 pm shadow study.

7. **Affordable Housing.** The project will provide 11 affordable units. The unit mix throughout the entire project is 17.8% studios, 53.3% one-bedrooms, and 28.9% two-bedroom units. Applying these same proportions to the 11 affordable units results in two studios, six one-bedrooms, and three two-bedroom units. We have proposed locations and sizes for units that are representative of the entire unit mix, including ensuring that the proposed affordable units are at least representative of the average square footage for that unit type across the entire project. The studio units are all 509 square feet, the size of all studio units in the building. One of the one-bedroom units is 762 square feet, three are 632 square feet, and two are 793 square feet (average one bedroom unit size across the project is 695 square feet). The three two-bedroom units are all 996 square-foot two-bedroom two-bathroom units, where average square footage for two-bedroom units across the project are 1,047 square feet. Attached to this memo please find the floor plan sheets for floors two through five, marked up to show the locations of these units.

8. **Anti-Discriminatory Housing Policies.** The Affordable Housing Statement has been revised to respond to the Applicant Anti-Discriminatory Housing Policies questions. Per question number 1, the applicant or sponsor, including the applicant or sponsor’s parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant’s company, do NOT engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in states or jurisdictions outside California. As a result to the answer to question number 1, above, questions 2-5 are not applicable.

9. **Density Bonus.** The comment is noted, we are available to work through the assumptions and details related to the proposed Density Bonus at any time.

10. **Phase 1 ESA.** A Phase 1 Environmental Assessment is included with this submittal, prepared by Partner Engineering and Science, Inc. and dated June 2, 2015.

11. **Transportation Impact Assessment.** A Preliminary Transportation Assessment is included with this submittal, prepared by Fehr and Peers and dated June 9, 2015.

12. **Creek.** The creek in the vicinity of the property was, for a period of time, culverted under the project site. However that culvert was long ago abandoned and the creek now runs in that location under the southern (eastbound) lanes of University Avenue.

13. **Structural Alterations Permit.** The project team understands the site is a Landmark and do anticipate the project requires a Structural Alteration Permit. The initial project submittal included two binders – one to fulfill the Zoning Project Application Submittal Requirements, and one to fulfill
the Structural Alteration Permit Application Submittal Requirements. We look forward to working with Sally Zarnowitz, Principal Planner, on the project.


a. Encroachments – We anticipate working with Public Works and the City Forester on the encroachments in the future, and providing any additional information necessary at that time. Sheet A-6.3 provides significant detail on all proposed projections into the right of way, including their location, total area of the projection, and maximum projection dimension. We will be submitting an encroachment application to Public Works sooner rather than later to address any issues that may come up or additional information requests.

b. Landmarks/Design Review Coordination – Noted – we look forward to working with Landmarks Staff, the Use Permit Planner, and Design Review throughout the process.

c. Coordination on Development Standards – Noted, and we are available to work through these questions at any time.

d. View from University Overpass – Sheet G-4.4 has been added to the plan set to provide views of the project looking east from the University Avenue Overpass. Additionally, a view of the proposed project as seen by vehicles traveling west on the University Overpass is provided on Sheet A-2.2.

e. Massing Model Suggested – We agree a massing model may become an important tool and will come back to this comment as the project approaches its design review.

f. Garage Entrances – Sheet A-7.6 has been added to the plan set to provide more detailed information on both garage entrances, including garage entry plans and views.

We look forward to continue working with you on this project. Please feel free to contact Katie Gladstein at Rhoades Planning Group at 510-545-4341 with any additional questions.
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Cutting: 1/2 Cut, 1/4 Cut, Other:
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Price Estimated:

Tax: 34.93

Less Deposit Paid

Amount Due: $423.05

Terms: Net 15 days from date of invoice. All accounts due at end of month.

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I have received this order: Drop off Post office/box: [Signature] 3/17/15

Cash: [ ]
Check: [ ]
Account: [ ]

Customer: Rhandex Planning Group
Contact: Katie G
Address: [redacted]
City: Berkeley, CA 94704
Phone: 549-4341

Copy Center: KRISHNA
Date: 3/11/15
Time: AM
Due Date: 3/17/15
Asap

2111 University Ave., Berkeley, CA 94704
Tel: (510) 540-5959, Fax: (510) 540-5095
Photos of Pre-Application Poster

**Sign Content**

**Facing University Avenue**

**Facing Fourth Street**

**Facing Hearst Avenue**
Site Aerial: Site is a surface parking lot with one small structure at southwest corner (top left). Site is bounded by, clockwise from top, railroad tracks to the west, Hearst Avenue to the north, Fourth Street to the east, and University Avenue and the University Avenue Overpass to the south.
1900 Fourth – Site Photographs

View from University Avenue facing north

View from University Avenue/Fourth Street Intersection facing northwest

View from Fourth Street facing west

View from Hearst Avenue facing north