



Planning and Development  
Land Use Planning Division

January 12, 2016

Joe Decredico  
800 Bancroft Way, Suite 203  
Berkeley, CA 94710

**RE: Application for Master Use Permit (ZP) 2015-0238 at 600 Addison Street**

To demolish an industrial site of approximately 8.5 acres and to construct a multi-use commercial and light industrial campus in the Mixed Use-Light Industrial district

Dear Joe Decredico,

I reviewed the application referenced above - thank you for your submittal. You have requested an entitlement that will require Zoning Adjustments Board (ZAB) approval for a Master Use Permit in accordance with Berkeley Municipal Code Section 23B.36. Prior to ZAB action on this request, we will refer this project to the Landmarks Preservation Commission, the Design Review Committee and, potentially, the Parks and Waterfront Commission. Due to the scale of the proposal, we anticipate that an Environmental Impact Report will be required in accordance with California Environmental Quality Act (CEQA). The preparation and review process for this project will likely take a year or more, and we will work together in that time to ensure steady progress toward a positive outcome for this project application.

**Additional Application Materials**

To begin, I must receive additional application material to complete the information you provided on November 12, 2015. Please see the enclosed document *Zoning Project Submittal Requirements* and note all items indicated for this project. This document includes our standard list of Zoning application requirements and has been edited specifically for this Master Use Permit application. All items noted with a red "X" are required to be submitted.

**Preliminary Design Review Application**

Meanwhile, please submit the requisite Preliminary Design Review application for this project in accordance with Berkeley Municipal Code 23E.08. The Design Review Committee (DRC) is the advisory body to the ZAB for the architectural, landscape and design aspects of all discretionary projects in commercial and manufacturing districts.

Please use the Design Review Application package, linked below, for guidance in your preparation:

[http://www.cityofberkeley.info/uploadedFiles/Online\\_Service\\_Center/Planning/Design\\_Review-Preliminary\\_DR\\_Submittal\\_Requirements\\_2012.pdf](http://www.cityofberkeley.info/uploadedFiles/Online_Service_Center/Planning/Design_Review-Preliminary_DR_Submittal_Requirements_2012.pdf)

Because this Master Use Permit application does not include architectural and landscape plans at this time and may not have completed designs at the time of ZAB's action on this application, we suggest that you work closely with our Design Review staff to develop and propose appropriate design guidelines for this project. The guidelines could then be presented to DRC for Primary Design Review approval in place of fully developed architectural building and site designs.

### **Meeting request**

I would like to meet with you to confirm the items on the application materials list, to discuss your pending Preliminary Design Review application and to review a tentative project schedule. We should also confirm the status of the pending transportation analysis as well as the City's standard process for securing consultation services for CEQA review. Please reach out at your convenience so that we can schedule a time to meet here in the Planning and Development Department offices.

Thank you, again, for this application. I look forward to working with you!

Yours sincerely,



M. Fatema Crane

Associate Planner

Direct tel.: 510-981-7413

Office tel.: 510-981-7410