



Planning and Development
Land Use Planning
Division

November 30, 2017

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

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

To demolish existing buildings and structures on an industrial site of approximately 8.5 acres and to construct a multi-use campus in the Mixed Use-Light Industrial zoning district

Dear Joe and Martin,

Thank you for the re-submittals and application materials you have provided in response to my initial in-complete letter dated January 12, 2016, and subsequent letter dated November 30, 2016, linked here:

https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/600_Addison.aspx

The submissions have arrived incrementally with the most recent item – the project photo simulations – arriving on October 31, 2017.

Application status - incomplete

At this time, the application referenced above remains incomplete because the materials provided thus far are inadequate and do not meet the specifications of the Zoning Application Submittal Requirements Checklist (please see my previous letter dated January 12, 2016).

Beyond these standard requirements, the size of both the subject parcel and the proposed development, demand that the application materials and presentations lend careful attention to scale and detail in order to successfully convey factual information about the existing and proposed site conditions -- facts that are necessary for staff's review and analysis.

You may recall that, during our meeting on October 25, 2016, I provided copies of the project plan set for the pending Use Permit application at 1900 Fourth Street as an

example of how best to represent information for the entitlement review process related to a large site. Please refer to that example, linked here:

https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/1900_Fourth.aspx

Additionally, projects proposed for large sites in other jurisdictions may provide good examples of relevant presentation techniques that are customary for multi-phased developments such as the one you have proposed. One such project could be the 5M development agreement proposal for a 4-acre area South of Market Street in San Francisco; on the project website, linked below, you will find the application materials:

<http://sf-planning.org/5m-project#documents>

Because the Master Use Permit ordinance (Berkeley Municipal Code Section 23B.36) does not prescribe an alternative application process for Master Use Permits as compared to standard Use Permits, staff concludes that Master Use Permit applications must satisfy the application submittal requirements that the City applies to its review of Use Permit application. Therefore, you may wish to re-consider your approach to this entitlement request thus far and, instead, employ the approach that all other Use Permit applications have adopted.

California Environmental Quality Act (CEQA) review status

The Initial Study/Notice of Preparation of an Environmental Impact Report (EIR) was published on October 24, 2017. The comment period closed on November 22 and the City, along with our CEQA consultant LSA, is reviewing the comment letters that were received. The City Traffic Engineer has also completed preliminary review of the Draft Transportation Impact Analysis provided on September 25, 2017.

Per direction from the City, LSA has halted its work on preparation of the EIR pending the City's review of the application materials and project status. LSA will resume work when authorized by the City. It is estimated that the Draft EIR could be published within approximately 12 weeks of authorization to proceed and completion of the Final Traffic Impact Study.

Zoning Adjustments Board (ZAB) preview and feedback

Upon close of the November 8, 2017 CEQA initial study and project preview hearing for this Master Use Permit application, the ZAB found that the application and materials presented were woefully inadequate for their purposes and advised that the materials be revised and improved to meet, at a minimum, the Zoning Application Submittal Requirements specifications. ZAB then directed staff to continue to work with you to develop a complete application package, one that ZAB can review according to their

standard practice and can discuss in an informed manner. Further, ZAB requested a detailed Phasing Plan prior to any further consideration of the MUP request. A recording of the hearing is available on the ZAB website, linked here:

http://berkeley.granicus.com/MediaPlayer.php?publish_id=60fb92ab-c58e-11e7-95a0-00505691de41

For this reason, staff will not schedule any further hearings or previews until the application is complete in a manner that is consistent with the City's standard practice for entitlement review and includes a detailed phasing proposal.

Design Review Committee (DRC) preview and feedback

The DRC reviewed the proposed design guidelines (dated June 1, 2017) at their meeting on November 16, 2017. The Committee provided feedback on the guidelines, which DRC Secretary Anne Burns summarized in an email message to you on November 28, 2017. Please refer to Anne's message. As explained previously with respect to ZAB dates, staff will not schedule further DRC reviews until sufficient progress has been achieved in developing adequate application materials.

Meeting request

I would like to meet with you and our Land Use Planning managers to discuss the path forward, to set expectations for timely application review, and to arrive at an understanding of how best to approach this Master Use Permit entitlement request.

Please join us on Tuesday, December 12 at 9 a.m. in the Camphor conference room (1947 Center Street, 2nd floor). If you are not available at that time, then please contact me to identify a more convenient appointment time.

Thank you, again, for this application. I look to making progress on this entitlement request.

Yours sincerely,



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