

# ZONING PROJECT SUBMITTAL

## 4.C. Density Bonus Eligibility Statement.

### RE: 1835 San Pablo Avenue, Berkeley, CA

San Pablo Investors One, LLC (“Project Sponsor”) is the project sponsor of the proposed new mixed-use, 95-unit development at 1835 San Pablo Avenue (“Project”). Under Berkeley’s Zoning Project Submittal Requirements, any project proposing five or more dwelling units requires a Density Bonus Eligibility Statement. This letter will serve as the Density Bonus Eligibility Statement for the Project.

#### a. Number of “base project” units.

Pursuant to the City of Berkeley’s Procedures for Implementation of State Density Bonus Law, the Project Sponsor shall calculate the “base project” using the average unit size and other basic characteristics of the proposed project. Base project may be defined as the largest project allowed on a project site that is fully consistent with the lot development, parking and open space standards in the Zoning Ordinance.

The Project’s “base project” is consistent with all development standards without waivers or modification. Based on the C-W zoning district FAR of 3, the “base project” has a total gross floor area of 54,368 square feet, a gross residential floor area (GFA) of 49,176 and average unit size of 683 square feet and a “base project” unit count of 72 units.

#### b. Number of affordable units and level of affordability.

The Project will provide 11% of it the “base project” units at rents affordable to Very Low Income households. This results in 7.92 units, rounded up to 8 total Very Low Income units provided onsite.

#### c. Percent density bonus allowed and requested under Section 65915.

Per the State Density Bonus Law Section 65915, providing 11% Very Low Income units qualifies Project for a 35% density bonus. The proposed Project will utilize a 35% density bonus.

#### d. & e. Waiver or modifications of development standards necessary to accommodate density bonus.

##### Explanation of why each waiver or modification is needed to accommodate density bonus.

The following two waivers are necessary to accommodate the density bonus units at the proposed project, no modifications are requested:

1. **Height increase in C-W zone.** The C-W zone allows new buildings to rise to a height of 4 stories and fifty feet. In order to accommodate the additional Density Bonus units, the Project is utilizing a waiver to rise to 6 stories and sixty-eight feet. Given the setbacks at the ground floor, second floor and sixth floor and the rear yard placement, the property cannot accommodate the density bonus units without exceeding the height limit.
2. **FAR increase in C-W zone.** The C-W zone allows Floor Area Ratio (FAR) of 3. In order to accommodate the additional Density Bonus units the Project is utilizing a waiver to increase the allowable FAR. The proposed Project’s FAR is 3.67 with the additional density bonus units.