

## ZONING PROJECT SUBMITTAL

### 1.I. Pre-Application Contact for any project of community or neighborhood interest.

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

Prior to application submittal, the applicant must: (1) obtain from the Land Use Planning Division a list of all property owners, occupants/residents, and neighborhood organizations within 300 feet of the project site, (2) invite those on the list to at least one neighborhood meeting to review the project plans and discuss any questions or concerns, and (3) hold the meeting and keep a record of attendance and topics discussed. Finally, the applicant will submit evidence of the mailed invitations, the attendance list, and the meeting notes.

#### Applicant:

We obtained a list of all property owners, occupants/residents, and neighborhood organizations within 300 feet of the project site and mailed them all an invitation to attend a Pre-Application Meeting with 14 days advance notice. The pre-application meeting was held on November 8<sup>th</sup>, 2018 at 6 PM at the Berkeley Public Library – West Branch – Community Meeting Room.

Please find attached to this statement evidence of the mailed invitations, the attendance list and the meeting notes.

Sincerely,



Jake Shemano  
Development Manager

**1835 San Pablo Avenue  
Pre-Application Community Meeting Minutes**

Date: November 8, 2018  
Time: 6:00pm  
Location: Berkeley Public Library – West Branch  
Community Meeting Room  
1125 University Avenue, Berkeley, CA 94702

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The project architect David Trachtenberg presented the project plans, including:

- Site description;
- Identifying additional new projects being proposed along San Pablo Avenue;
- Explaining the controls allow projects to achieve 6 stories on San Pablo Avenue;
- Discussion of public transit serving the area;
- Discussion of the projects proximity to the Virginia Street and Ninth Street Bicycle Boulevard;
- Discussion of the commercial nature of San Pablo and the multifamily nature of the adjacent R-2 District;
- Discussion of the allowable Base Project in comparison to the Density Bonus being proposed;
- Discussion of the ground floor layout;
- Discussion of the live/work units;
- Discussion of the off-street parking provided;
- Discussion of the unit mix;
- Discussion of the open space and roof deck;
- Explanation of how the Hearst Avenue elevations scales to the adjacent R-2 district to the north;
- Explanation of materials;
- Explanation of the projects shadow impact;
- Discussion of the projects community benefits;

1. Q: Where is the garage entrance? How do 49 cars fit into a garage that is so small?

R: The proposed car garage has entrance on Hearst Avenue. The project will provide 49 off-street parking spaces by utilizing triple-stacker puzzle lifts. Puzzle lifts allow 8 vehicles to be parked in an area where only 3 cars could be parked on-grade. It is the most efficient parking solution that can be offered in the limited space provided.

2. Q: Would this be a rental project, or condos?

R: This is envisioned as a for rent apartment project.

3. Q: Do you own the land?

R: Yes, we own the land. The site was purchased on March 30<sup>th</sup>, 2018.



Realtex, Inc.  
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SAN FRANCISCO CA 9410

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**Community Meeting  
Avenue, Berkeley CA  
Development**

join us on:

**2018 at 6:00 PM  
Library – West Branch  
Meeting Room**

**DAY & TIME:**

November 8, 2018 at 6:00 PM

**LOCATION:**

Berkeley Public Library – West Branch  
Community Meeting Room  
1125 University Avenue, Berkeley, CA

**PROJECT TEAM:**

Applicant: Realtex, Inc.  
Architect: Trachtenberg Architects

**CONTACT:**

Jake Shemano  
(415) 923-8375  
jake@realtexgroup.com

We look forward to your participation.

**Pre-Application Community Meeting  
1835 San Pablo Avenue, Berkeley CA  
Mixed-use Development**

Please join us on:

**November 8, 2018 at 6:00 PM  
Berkeley Public Library – West Branch  
Community Meeting Room**

**AGENDA:**

Realtex, Inc. is submitting a development application for a new project at 1835 San Pablo Avenue, Berkeley, CA.

We would like to inform you about the project, exhibit our plans, and discuss any project related questions or concerns.

The project will require:

- Demolishing the exiting single-story commercial building.
- Constructing a 6 story 95 unit mixed-use building with 4 ground floor live/work units.

**DAY & TIME:**

November 8, 2018 at 6:00 PM

**LOCATION:**

Berkeley Public Library – West Branch  
Community Meeting Room  
1125 University Avenue, Berkeley, CA

**PROJECT TEAM:**

Applicant: Realtex, Inc.  
Architect: Trachtenberg Architects

**CONTACT:**

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We look forward to your participation.