

TRACHTENBERG ARCHITECTS

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Aquatic Ashby Mixed-Use Applicant's Statement

27 September 2019

Dear Sir/Madam:

We propose to construct a new 6-story mixed-use building at 3000 San Pablo Ave. in Berkeley. The project, as generally described our "Zoning Submittal" drawings dated 27 September 2019, consists of 78 residential apartments along with 1,248 square feet of commercial space. The project seeks to utilize a State of California Density Bonus and to provide Below Market Rate units. Please refer to the attached *Statement Regarding the Use of the California Density Bonus*

Zoning

The 14,000 sq. ft. lot is within the C-W Zone.

Usable Open Space

The project proposes 2,320 square feet of well-landscaped and furnished useable open space spread across all podium level private terraces, the podium garden, and the roof decks; the project requests an open space waiver per Section 65917 to waive the usable open space requirement of the additional density bonus units (totaling 800 square feet) in order to accommodate the density bonus units.

Parking

The C-W zone. However, the project provides secure indoor bicycle parking for the building's tenants.

Building Height

The building height base limit in the C-W Zone is 50'-0" for mixed-use buildings but can be increased to 70'-0" with a Density Bonus Waiver in order to accommodate the density bonus units; see Sheet A0.2 for more details.

Setbacks/Yards

Setbacks are as follows in the C-W Zone:

Front Lot Line		Side (Left)		Side (Right)		Rear Lot Line	
Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
0'	Varies; 0' - 6'-8"	0'	Varies; 1'-0" - 7'-6"	0'	Varies; 4'-6" - 17'-9"	0'	Varies; 0' - 7'-4"

though the zoning requires no setbacks, the project proposes voluntary setbacks in all directions to reduce & break up the massing.

Project Benefits

The proposed project is sited, massed and articulated to enhance the emerging, denser urban fabric along San Pablo Ave corridor while respecting the existing context and scale. The project will create much needed housing in Berkeley and contribute to the stated goals of the Ashby and San Pablo designated node.

Overall, the project will benefit West Berkeley by providing a high-quality infill development while keeping the texture and quality of the existing context.

Thank you for your consideration of this application.

Sincerely,

A handwritten signature in black ink that reads "Isaiah Stackhouse". The signature is written in a cursive, flowing style.

Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS