



# PLANNING & DEVELOPMENT

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## TABULATION FORM

Project Address: 3000 SAN PABLO AVE BERKELEY, CA 94702 Date: 12/20/2019

Applicant's Name: ISAIAH STACKHOUSE

Zoning District C-W

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

	<i>Existing</i>	<i>Proposed</i>	<i>Permitted/ Required</i> @ BASE ZONING
<b>Units, Parking Spaces &amp; Bedrooms</b>			
Number of Dwelling Units (#)	0	78	N/A
Number of Parking Spaces (#)	N/A	43 W/ CONCESSION	(43 RES, 2 COMMERCIAL) 45 TOTAL w/ DENSITY BONUS
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	N/A	86	N/A
<b>Yards and Height</b>			
Front Yard Setback (Feet)	N/A	VARIES 0' TO 6'-8"	N/A
Side Yard Setbacks: (facing property) Left: (Feet)	N/A	VARIES 1'-0" TO 7'-6"	N/A
Right: (Feet)	N/A	VARIES 4'-6" TO 17'-9"	N/A
Rear Yard Setback (Feet)	N/A	VARIES 0' TO 7'-4"	N/A
Building Height* (# Stories)	2	6 W/ WAIVER	4
Average* (Feet)	30'	70'-0" W/ WAIVER	N/A
Maximum* (Feet)	31'	70'-0" W/ WAIVER	50'-0"
<b>Areas</b>			
Lot Area (Square-Feet)	14,000	14,000	14,000
Gross Floor Area* (Square-Feet) Total Area Covered by All Floors	N/A	56,700	42,000
Building Footprint* (Square-Feet) Total of All Structures	10,734	12,075	N/A
Lot Coverage* (%) (Footprint/Lot Area)	76.3%	86.3%	N/A
Useable Open Space* (Square-Feet)	N/A	2,320 W/ CONCESSION	40 SF/UNIT 3,120 SF TOTAL
Floor Area Ratio* Non-Residential only (Except ES-R)	.763	4.05 W/ WAIVER	3.0

\*See Definitions – Zoning Ordinance Title 23F.

Revised: 05/15

# TRACHTENBERG ARCHITECTS

2421 Fourth Street Berkeley, CA 94710

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## Aquatic Ashby Mixed-Use Applicant's Statement

20 December 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 20 December 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 sq. ft. of well-landscaped and furnished useable open space spread across all podium level private terraces, the podium garden, and the roof decks. The project proposes to utilize one of its two cost-reduction concessions to reduce the open space requirement from 3,120 sq. ft. to 2,320 sq. ft. in order to eliminate the cost of an additional story of roof deck that would otherwise be needed to provide the required open space.

### Parking

The project provides 43 units of parking in a mix of parking lift machines and accessible spaces. Using the density bonus method of calculation, the project is required to provide 45 units of parking. The project proposes to utilize one of its two cost-reduction concessions to modify the parking requirement from 45 to 43 spaces; this would eliminate the cost of the 4-level car stacker and associated parking pit needed to accommodate the remaining spaces. The project also proposes to provide 38 bicycle spaces in a secure bike room and 10 spaces on sidewalk racks along San Pablo Ave and Ashby Ave.

### 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'	<b>Varies; 0' - 6'-8"</b>	0'	<b>Varies; 1'-0" - 7'-6"</b>	0'	<b>Varies; 4'-6" - 17'-9"</b>	0'	<b>Varies; 0' - 7'-4"</b>

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

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## **Aquatic Ashby Mixed-Use**

Berkeley, CA 94702

December 20, 2019

### **III.B.2. (a) Density Bonus Eligibility Statement**

#### **Please refer to Sheet A0.2 for diagrams and calculations**

- a. Number of "base project" units: 58-Units.
- b. Number of affordable units and level of affordability: 7-Units (11%) affordable to Very Low-Income Households as defined in Section 50105 of the Health and Safety Code.
- c. Percent density bonus requested and allowed under Section 65915: 35%.
- d. Waivers or modifications of developments standards necessary to accommodate density bonus:
  - Increase the maximum building height to 70'-0" to accommodate the density bonus units.
  - Increase the maximum FAR to 4.05 to accommodate the density bonus units.
- e. Explanation of why each waiver or modification is needed to accommodate density bonus:  
Following the guidelines provided in the City's "*Conceptual Approach to Implementing Density Bonus Law In Berkeley, February 22, 2013*", the density bonus units are added to the Base Project which "reflects the proposed project's building separation, open space location, and parking location", via additional the following waivers or modifications to accommodate additional dwelling units:
  - Building height and FAR waivers are needed to accommodate the 20 density bonus units.

### **III.B.2. (b) Request for Incentives or Concessions**

Under Section 65917, as a project which provides at least 10 percent very low-income units, the project is eligible for two incentives or concession which results in identifiable and actual cost reductions. As such, the project proposes the following cost reduction concession:

- Cost Reduction Concession #1. The project requests a cost-reduction Concession to reduce the open space requirement from 3,120 sq. ft. to 2,320 sq. ft. in order to eliminate the cost of an additional roof deck open space level.
- Cost Reduction Concession #2. The project requests a cost-reduction Concession to reduce the parking requirement from 45 spaces to 43 to eliminate the cost of the 4-level stackers and associated parking pit necessary to accommodate the additional spaces.