



Planning and Development Department  
Land Use Planning Division

January 17, 2020

David Trachtenberg  
2421 Fourth Street  
Berkeley, CA 94710

Sent via email:

[david@trachtenbergarch.com](mailto:david@trachtenbergarch.com)

[isaiah@trachtenbergarch.com](mailto:isaiah@trachtenbergarch.com)

**Re: Application for Use Permit #ZP2019-0155 for 3000 San Pablo Avenue**

Mr. Trachtenberg,

The Land Use Division has reviewed the above referenced application, re-submitted on December 20, 2019 to construct a six-story mixed-use building at 3000 San Pablo Avenue. Staff has determined that the application is incomplete and cannot take further action on the project until all the items listed below are corrected and/or submitted. Please submit both a paper and an electronic copy of the following:

**Items Required for Submittal or Correction:**

- 1) Proposed building exceeds allowable height – As previously indicated in the October 25, 2019 Letter of Incomplete, the height of the building in this district is taken from average grade to the top of the parapet wall. As currently designed, the parapet wall exceeds the maximum height limit, and must be reduced in height, or removed from the plans, in order to comply with the allowable height of the building (70-feet).
- 2) Remove “Café Nero” signs – As clarified over a phone call, there is no confirmed tenant for the first floor tenant space. As such, please remove the placeholder signs that show “Café Nero” on all affected plan sheets. Building signage, including the café tenant signage, will be revisited at Final Design Review, when more information may be known about a prospective commercial tenant.
- 3) Remove vines on South Elevation garage door – As currently drawn, it appears that several vines are shown on the garage door on the South Elevation on sheet A3.4. Please remove these
- 4) Applicant Fees – It appears that an additional administrative use permit and fees will be required for the proposed project.
  - a) At the time of submittal, the project was identified as requesting the following Permits:
    - i) Tier 2 Use Permit for construction of a new mixed use building, per BMC 23E.64.030— this was a base fee for the first 24 hours of staff time (each additional hour will be charged \$207);
    - ii) Additional Use Permit for demolition of a non-residential building, per BMC Sec. 23C.08.050;
  - b) Upon review of the application, the following additional permit is required (requires additional fee. See attached invoice)

- i) Administrative Use Permit to allow certain architectural features over the maximum height limit, per BMC 23E.04.020.C, for the mechanical penthouse on the roof (fee is \$460);

Please Note: this application has preliminarily been scheduled for the February 26, 2020 Interdepartmental Roundtable Meeting, at 1:30pm in the Magnolia Room on the 3<sup>rd</sup> Floor of 1947 Center Street. Please inform us as soon as possible if you and/or your client are not able to attend.

Revised submittal items should be submitted in both paper (two 11"x17" or 12"x18" sets) and electronic form (flash drive), to my attention, to the Permit Service Center at 1947 Center Street, 3rd floor. Please submit responses to **all** requested items at once, and not incrementally. Also, please be aware that if you do not take action on the above items within 60 days, the application may be deemed withdrawn and returned to you.

I look forward to working with you on this project. Do not hesitate to contact me if you have any questions or if you would like to set up a meeting. I can be reached at (510) 981-7485 or [NArmour@cityofberkeley.info](mailto:NArmour@cityofberkeley.info). Please be aware that if you do not take action on the above items within 60 days from the date of this letter, staff will deem the project in active and will withdraw the application.

Sincerely,



Nicholas Armour  
Associate Planner

Attachments: (1) Geotechnical Peer Review, prepared by Cotton Shires and Associates, Inc.  
(2) Invoice #425101 for additional Administrative Use Permit

cc. Shannon Allen, Principal Planner  
Anne Burns, Senior Planner, Design Review



January 14, 2020  
Z6010

TO: Nicholas Armour  
Associate Planner  
CITY OF BERKELEY  
1947 Center Street, 2<sup>nd</sup> floor  
Berkeley, California 94704

SUBJECT: **Geotechnical Peer Review - Liquefaction Zone**  
RE: Read Investments, LLC, New Six-Story Mixed-Use Building  
ZP2019-0155  
3000 San Pablo Avenue

At your request, we have completed a geotechnical peer review of the proposed use permit application at the subject property using:

- Geotechnical Investigation (report) prepared by Rockridge Geotechnical, Inc., dated October 11, 2019.

In addition, we have reviewed pertinent technical maps and reports from our office files and completed a recent site reconnaissance.

### DISCUSSION

Based on our review of the referenced report, the applicant proposes to demolish the existing two at-grade structures to construct a new six-story mixed use building at the project site. Additional site improvements include landscaping and drainage improvements. The proposed project is located within a liquefaction hazard zone as mapped by the California Geological Survey. According to the State's Seismic Hazards Mapping Act, a qualifying project in this zone must be supported by a site-specific geotechnical investigation (report) addressing the mapped hazard.

The purpose of this geotechnical peer review is to determine whether the referenced 2019 Geotechnical Investigation is consistent with State criteria for project approval with respect to liquefaction hazards. When site seismic hazards are confirmed to exist, the State requires that a minimum level of mitigation for a project be performed to reduce the risk of ground failure during an earthquake to a level that does not cause the collapse of buildings for human occupancy. Our geotechnical peer review does not include evaluation of detailed construction plans and is not intended to address all geotechnical aspects of proposed project design.

## SITE CONDITIONS AND GEOTECHNICAL EVALUATIONS

The Project Geotechnical Consultant (Rockridge Geotechnical) has advanced a subsurface exploration program at the site which included two Cone Penetration Tests (CPT) and one Geotechnical boring to the State recommended depth of 50 feet below the ground surface. Groundwater was measured during subsurface exploration at a depth of approximately 15 feet below the ground surface. The boring log indicated earth materials consistent with USCS group symbols CL, CL-ML, SW and SM. Cone Penetration Tests record soil behaviors consistent with clays and silt mixtures, along with silty sands. The Consultant completed geotechnical laboratory testing including, but not limited to, Atterberg limits testing on two samples of surficial soil (CL) and grain size distribution analysis of four samples (CL, CL, SW, and SM).

The California Geological Survey (CGS) has mapped the historic high groundwater at depths less than 5 feet below the ground surface at the subject site. As previously mentioned, the site is located within a liquefaction hazard zone of required investigation delineated by the CGS. The Project Geotechnical Consultant concludes that the site has a minor potential for liquefaction induced settlement with a total estimated settlement of approximately 1/2 an inch. The Consultant notes that encountered near surface clay on southwestern portions of the site is highly compressible and should be mitigated according to the recommendations provided in the referenced report.

## CONCLUSIONS AND RECOMMENDATIONS

Based on our review of the referenced report dated October 11, 2019, it appears that the potential for liquefaction has been satisfactorily evaluated by the Project Geotechnical Consultant. We conclude that the subsurface investigation has satisfactorily fulfilled State investigation requirements in the mapped potential liquefaction hazard zone. We recommend geotechnical approval of the subject land use permit application with the following conditions attached:

1. **Geotechnical Plan Review** - The applicant's geotechnical consultant should review and approve all geotechnical aspects of the final project building and grading plans (i.e., site preparation and grading including removal and replacement of compressible soils, site drainage improvements including bio-swale layouts, and design parameters for foundation and hardscape) to ensure that their recommendations have been properly incorporated and to ensure that the project concept has not changed significantly.

The results of the plan review should be summarized by the geotechnical consultant in a letter with appropriate laboratory testing

results and evaluations and submitted to the City Engineer for review and approval prior to issuance of building permits.

2. **Geotechnical Construction Inspections** - The geotechnical consultant should inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading including the removal and replacement of compressible soils, site surface and subsurface drainage improvements including proposed bio-swales, and excavations for foundations and slabs-on-grade prior to the placement of steel and concrete.

The results of these inspections and the as-built conditions of the project should be described by the geotechnical consultant in a letter and submitted to the City Engineer for review prior to final (granting of occupancy) project approval.

### **LIMITATIONS**

This geotechnical peer review has been performed to provide technical advice to assist the City with its discretionary permit decisions. Our services have been limited to review of the documents previously identified. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

**COTTON, SHIRES AND ASSOCIATES, INC.**  
**CITY GEOTECHNICAL CONSULTANT**



Ted Sayre  
Engineering Geologist  
CEG 1795



David T. Schrier  
Principal Geotechnical Engineer  
GE 2334

DTS:CS:TS



Permit Service Center  
 Building and Safety Division  
 1947 Center St. 3rd Floor  
 Berkeley, CA 94704

# INVOICE

Date: 01/16/20

**Invoice #:** 425101

**Record #:** ZP2019-0155

**Bill to:**

**Address:** 3000 SAN PABLO AVE

3000 San Pablo Avenue (3006 San Pablo Ave/  
 1042-1046 Ashby  
 Isaiah Stackhouse  
 2421 4TH ST  
 BERKELEY CA 94710-2430

Date Assessed	Invoiced Fee Item	Fee	Paid	Balance
1/16/2020	Community Planning Fee (15%) ADDCPF_ACP97	\$60.00	\$0.00	\$60.00
1/16/2020	AUP: Additional Administrative Use Permits AUP080	\$400.00	\$0.00	\$400.00
<b>Totals:</b>		<b>\$460.00</b>	<b>\$0.00</b>	<b>\$460.00</b>