



Planning and Development Department
Land Use Planning Division

March 6, 2020

David Trachtenberg
2421 Fourth Street
Berkeley, CA 94710

Sent via email:

david@trachtenbergarch.com

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 February 7, 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) Frontage features and roadway striping must be revised. As discussed in the Interdepartmental Roundtable meeting on February 26, 2020, it appears that a number of plan sheets have inaccurately shown the existing roadway features, or have not accounted for the bus stop along the frontage of the property. Specifically, please revise the following:
 - a) Remove the striping along the San Pablo frontage that appears as a bike lane, as there is no bike lane at this location and this is a bus stop. This appears on sheets A3.6, A3.7, A3.8, A3.12, A3.13.
 - b) Relocated the proposed bike racks along the San Pablo frontage to account for the location of the bus stop and the bus exits.
 - c) Please include the covered bus shelter. As indicated during the Interdepartmental Roundtable, AC Transit requires that a covered bus shelter remain at this location. Please show on plans and revise any necessary renderings to show this shelter.
- 2) Inconsistencies with the site plan and renderings regarding utility poles. There appears to be an inconsistency between the Site Plan/Plan at Ground Level, and the renderings in relation to the existing utility poles on the Ashby Avenue and Murray Street frontages. Further, it is anticipated that the utility poles will have to be undergrounded along the frontages of the building, so it is recommended that they are removed from the plans and a note added regarding undergrounding.
- 3) Solar Panels must be shown on plans. As discussed at the Interdepartmental Roundtable, newly-constructed buildings must now be designed with solar panels for installation as part of the construction. Please revise Sheet A2.6 to show the solar panels that comply with solar requirements.

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. 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

cc. Shannon Allen, Principal Planner