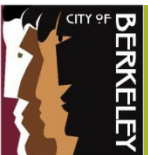




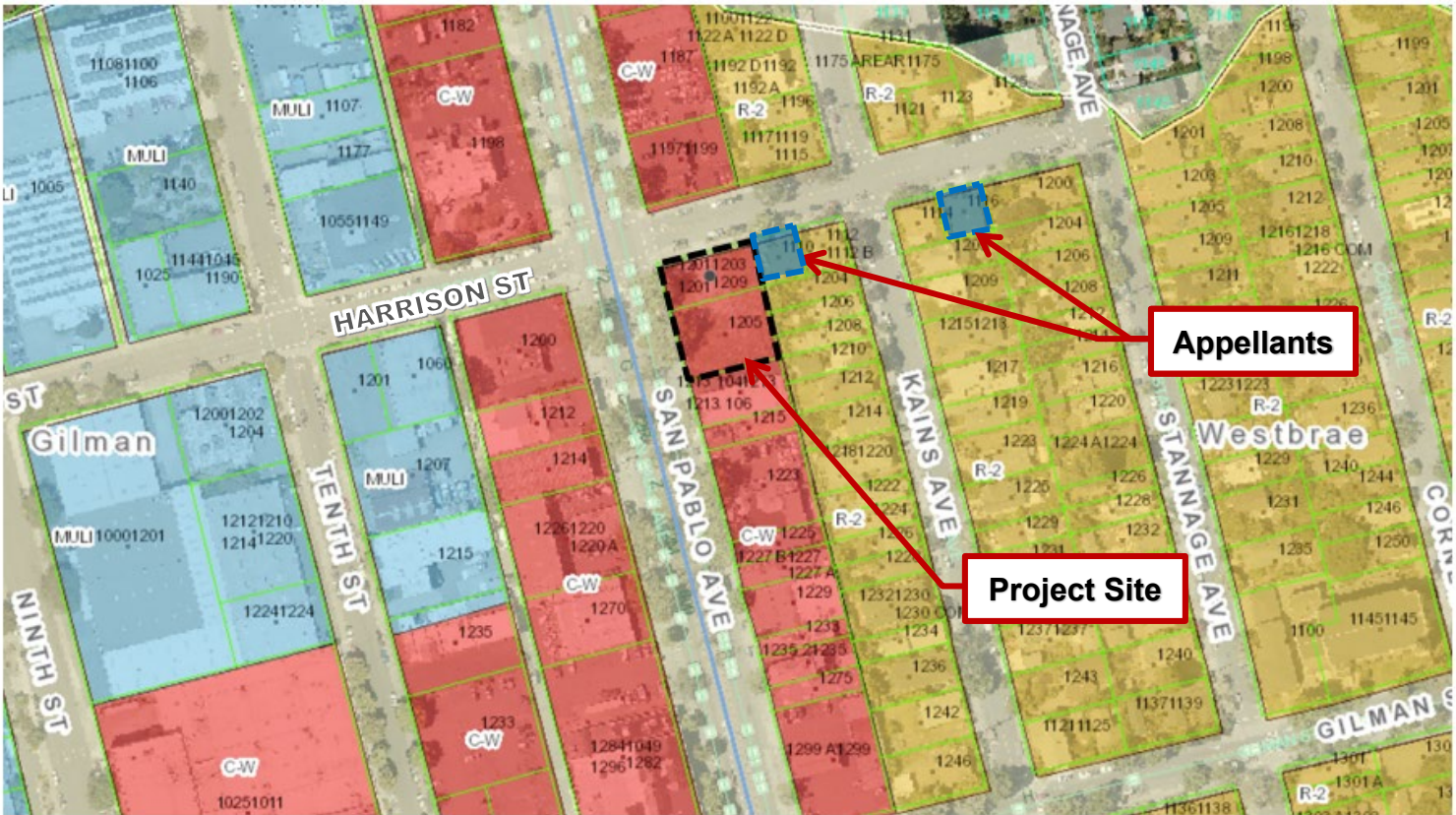
1201-05 SAN PABLO AVENUE
#ZP2021-0070
APPEAL




City of
Berkeley

Sharon Gong, Senior Planner
September 29, 2022

Zoning Map



Legend

-  AC Transit Bus Route
- C-W: West Berkeley Commercial District
- MU-LI: Mixed Use-Light Industrial District
- R-2: Restricted Two-Family Residential District



Approved by ZAB April 28, 2022

3

- Construct 6-story, mixed-use building on vacant lot:
 - 66 units (including 5 Very Low Income units)
 - 1,680 square feet commercial
 - 17 to 28 parking spaces*, ground-floor garage

*Final parking amount determined by applicant at building permit phase, based on financial feasibility.



ZAB Added COAs:

4

- Screening Trees - between the project and eastern neighbors
- Bike Boulevard - on Kains Avenue, between Harrison and Gilman
- Traffic Study - for signal light at San Pablo and Harrison
- Parking Garage Exit – facilitation of left turns only onto Harrison



Appeal Point 1

5

Relocate garage driveway from Harrison Street to San Pablo Avenue

- CalTrans would consider approval based on traffic analysis results
- Transportation Division could support, but City can't guarantee CalTrans approval
- Plans for multi-modal transportation on San Pablo could be affected



Appeal Point 2

6

Update traffic study and add traffic mitigation measures

- VMT screening memo – no further traffic analysis required
- ZAB added COAs:
 - ▣ further traffic analysis for signal
 - ▣ bike boulevard on Kains
 - ▣ direct garage exiting away from neighborhood



Appeal Point 3

7

Compensate 1110 Harrison for loss of light, privacy, property damage and disruption from construction

- No objective standards for loss of light or privacy
- Standard COAs protect against damage and disruption from construction



Appeal Point 4

8

Compensate 1206 Kains for loss of solar generation

- No objective standards for shading of solar panels
- California Solar Rights Act - solar easement agreements
- City cannot require a solar easement without just compensation

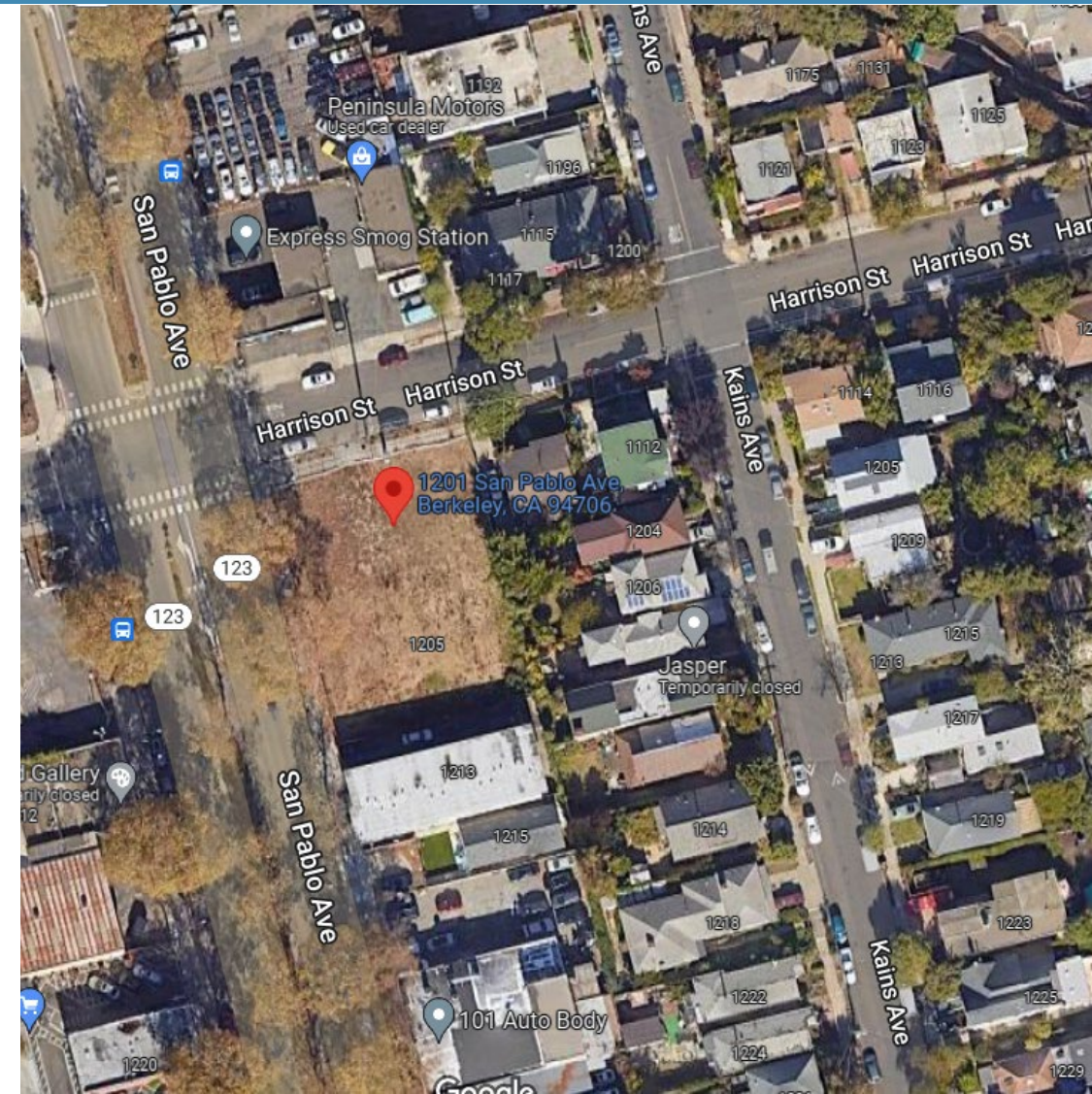


Appeal Point 5

9

Residential Preferential Parking (RPP) for the neighborhood

- Active Council referral to expand RPP West Berkeley
- Newly constructed units are not eligible for RPP permits



Appeal Point 6

10

Require 28 parking spaces in the project

- Required: 4 minimum / 37 maximum spaces
- Provided: 17 to 28 spaces
- City cannot mandate more parking and violate the parking standard



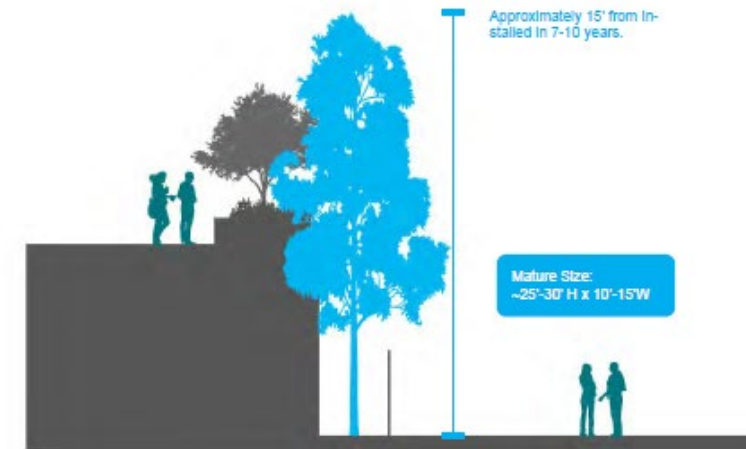
1 SITE PLAN / GROUND LEVEL PLAN
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36

Appeal Point 7

11

Screening trees at the east property line - 48-inch box, not 24-inch box

- COA requires 24-inch box
- Project landscape architect:
 - ▣ younger trees recommended
 - ▣ 36-inch box largest recommended



Conclusion

12

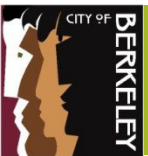
Project Summary:

- 6-story, mixed-use building
 - 66 units (5 Very Low Income units)
 - 1,680 s.f. commercial,
 - 17 to 28 parking garage

City Council Action:

- Continue public hearing
- Reverse, affirm, or modify ZAB approval
- Remand to ZAB





CITY OF
BERKELEY

City of
Berkeley

QUESTIONS?