

Planning and Development Department
Current Planning Division

Sent Via e-Mail to
elliottabrams@fourthstreet.com

August 4, 2014

Mr. Elliot Abrams
1834 Fourth Street
Berkeley, CA 94111

RE: 1901- 1917 Fourth Street, Application #14-10000041

Dear Mr. Abrams:

On June 26, 2014 the City received your application involving modifications to the Spenger's Restaurant including the demolition of the former warehouse building and the construction of new retail, office, restaurant and parking space on the Spenger block. Thank you for submitting a clear and comprehensive set of plans and supporting documents.

We have reviewed your submittal and have identified several modifications, clarifications and corrections that are necessary before we can find your application to be complete. Specifically, we ask that address the following issues and revise the plans as appropriate:

- Your site is in the 4th and University Node area, as defined in the C-W Zoning regulations. New buildings in the Node area have a 2 story or 25-foot minimum height requirement, and the building you propose at the corner of Hearst and Fifth has 1 story and is 17 feet tall. This building will have to be redesigned to conform to the required Node minimums.
- Your site is in the USGS mapped Liquefaction Zone that covers portions of West Berkeley. Please provide us with a soils/geotechnical report that identifies the liquefaction hazard, if any, and recommends measures to minimize the risk, as appropriate.
- Please clarify the following conflicting labels and/or notations on your plan sheets:
 - The space on the second floor above the Banquet room is variously labeled (Sheets ST.1 and ST.3) as an apartment or as storage. Please clarify.
 - The new storefront behind Paper Source is identified as having 875 sf on Sheet ST.2 and as having 800 sf on Sheet A1.2. Please clarify.
 - Since the Paper Source will be reduced in size by creating a second storefront on the "paseo" this should be reflected in the "Project Building and Parking Data" sheet's comparison of Existing vs. Proposed.
 - The referenced footnotes to the "Project Building and Parking Data" sheet are missing. Please add them.
 - Clarify the proposed height of the new building at Fourth and Hearst. It appears to be 29 feet tall on the plans and your narrative says "no more than 31 feet." Is it to be 29 feet? And for purposes of comparison, how tall is the historic cottage section of Spenger's?
- We note that the Spenger's Restaurant is identified on the City's database as having an "Un-Reinforced Masonary." This is not an issue that would affect the Zoning Permits, but we wish to alert you to it because could affect the building permit process. The URM notation may refer to the south wall of the former warehouse building that is to be demolished, but we urge you to investigate this further.

As you know, the project will require review by the Landmarks Preservation Commission and the Design Review Committee. We understand that you may wish to revise your plans as a result of their comments. If so, please understand that we will, in turn, review the modified plan set for completeness.

Finally, we may have additional questions as we work with your plans and supporting documents and trust that we can count on your full cooperation as we prepare your project for presentation to the Zoning Adjustments Board.

Please contact me (510) 528-3684 or Greg Powell at (510) 981-7414, if you have any questions

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Donaldson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Doug Donaldson

cc: Greg Powell
Vicky Schlepp

Abrams/Millikan

Design Construction Development
1834 Fourth Street Berkeley, CA 94710 Ph(510) 644-3002 Fax(510) 649-9095

August 4, 2014

RECEIVED

AUG 11 2014

LAND USE PLANNING

Eric Angstadt, Greg Powell, Carol Johnson
Directors of Planning
City of Berkeley
Emailed and Hand delivered

Dear Eric, Greg, and Ms. Johnson

We have just received your letter of incompleteness and are vexed by the following issue:

- *Your site is in the 4th and University Node area, as defined in the C-W Zoning regulations. New buildings in the Node area have a 2 story or 25-foot minimum height requirement, and the building you propose at the corner of Hearst and Fifth has 1 story and is 17 feet tall. This building will have to be redesigned to conform to the required Node minimums.*

We do understand the planning goals of 25' building height node policy; however, we believe that this policy should be reconsidered in this instance because:

1. The policy refers to the "main" structures within the node. This is not the main structure. The "main" structure is at Fourth & Hearst. This site is small 48' x 100' in length total square footage = 4,800 Compared to other immediate retail sites by Hearst & Fourth:

- a. the NE Corner 96' x 150' total square footage = 14,400
- b. the NW Corner 100' x 98" total square footage = 9,800
- c. the SE corner is 128" x 74' total square footage = 9,472

2. The parcel in question is the end point of the C-W retail zone. Terminating this "line of retail" with a powerful 17 feet in height, single story building is a reasonable solution for this small corner property.

3. The site is in view of residential properties along Fifth Street. These neighbors are sensitive to overreaching heights. All other commercial buildings on the 5th street node do not meet the most basic standards of Chapter 23E.64 "Ground floor of buildings in designated nodes shall only be used for retail sales ..." Our plan does meet that criteria.

4. Fifth and Hearst moving south does not continue through but is blocked by University. Thus, we question Hearst & Fifth designation as a major node.

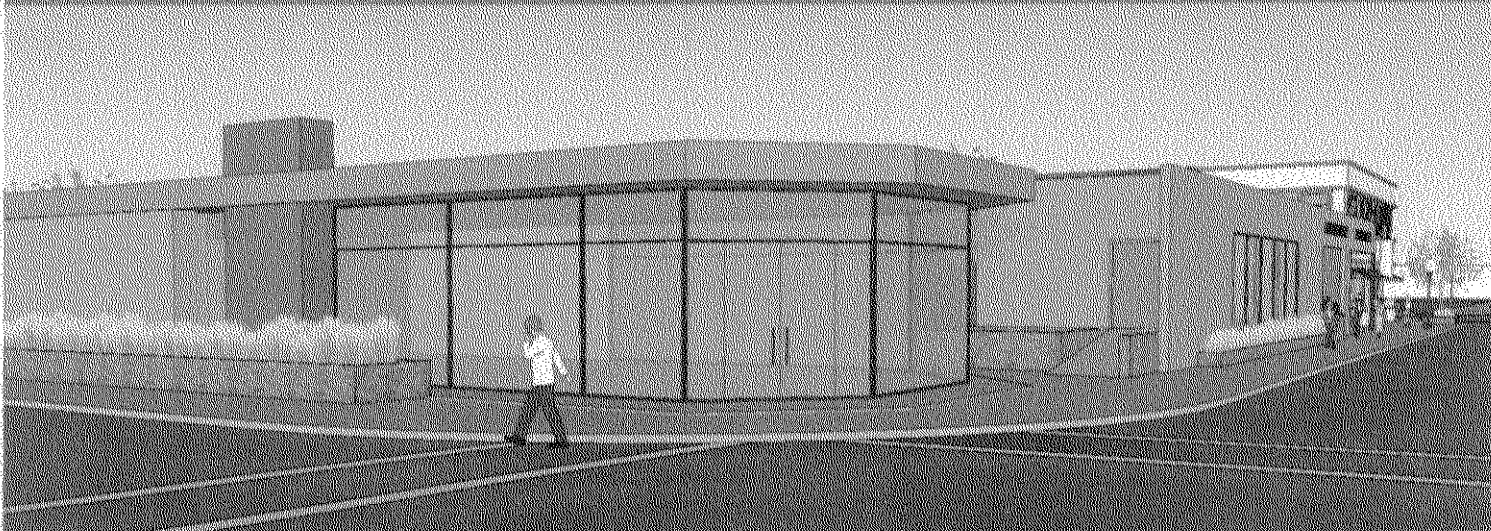
5. The building while not 25' in height does commit all of its floor space to 100% retail uses.
6. The scale of the design fits and enhances, but does not overwhelm the neighboring properties.

I have attached a sketches of 25' massing vs. our submission. I am quite convinced that our current submission is the right solution for this corner. It is the that won our neighbors whole hearted support.

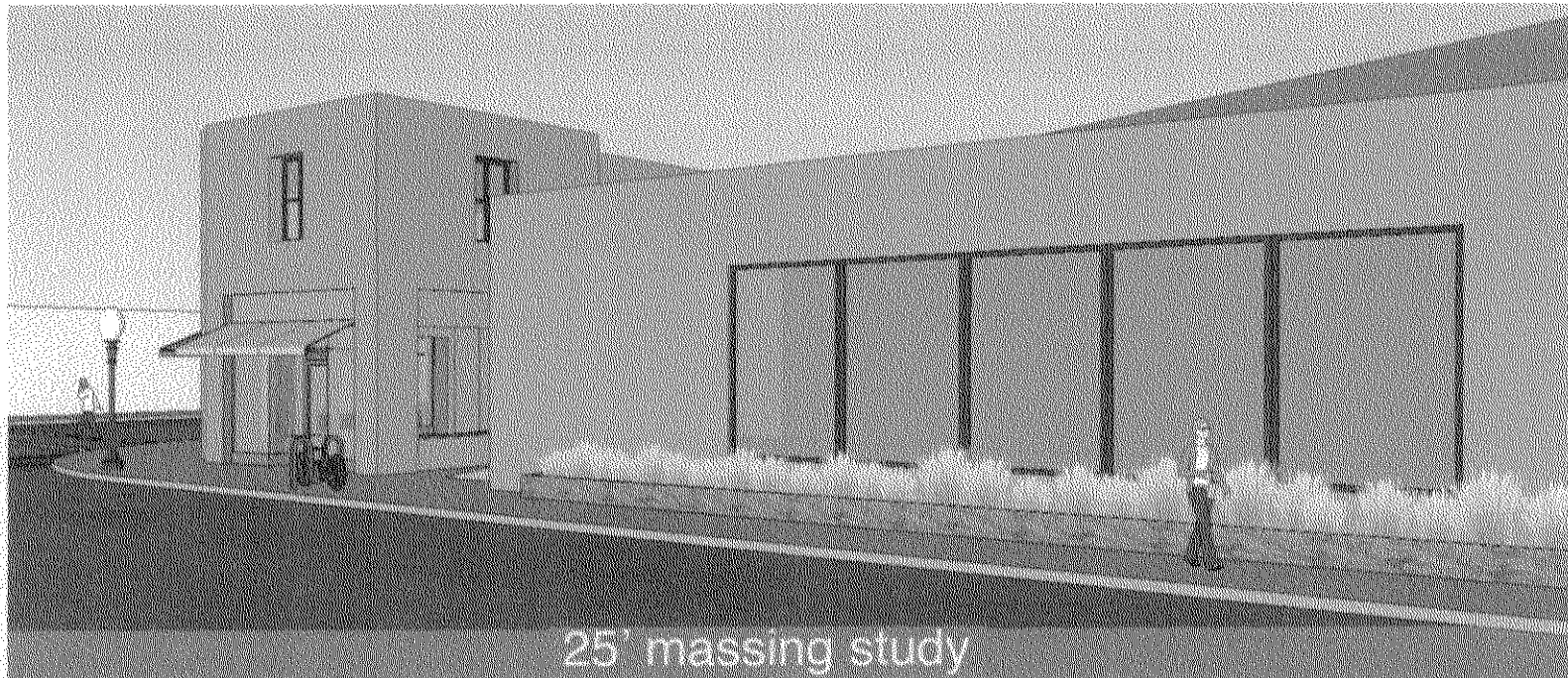
We strongly believe that the current massing of the building is the correct solution for this corner. We now ask your support to proceed with the application as designed. We are happy to change the applicants statement to reflect the arguments above. Kindly let us know how to proceed and whether or not we have your support in this matter so we can know how to address our letter of incompleteness for this project

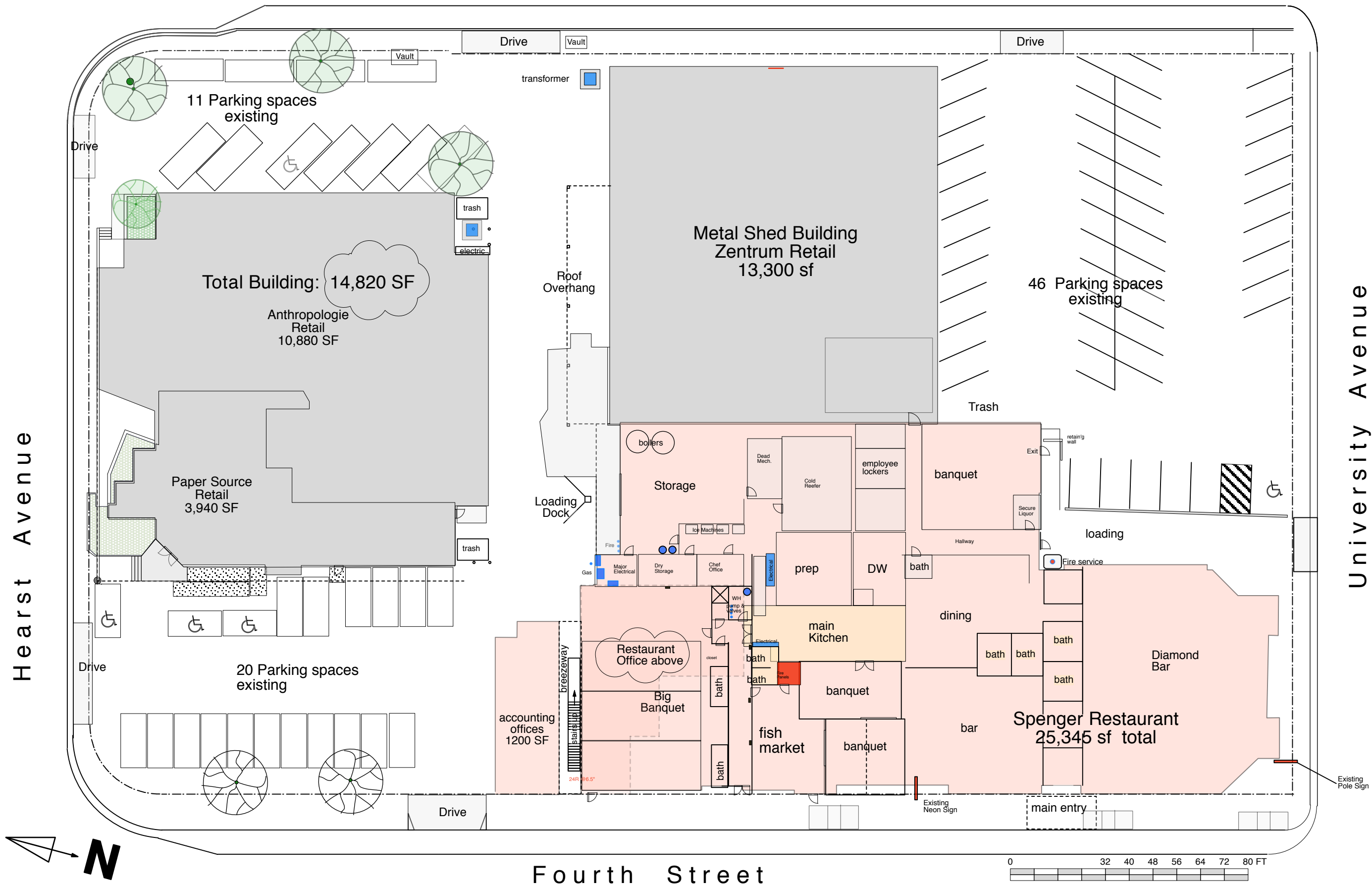


25' massing study

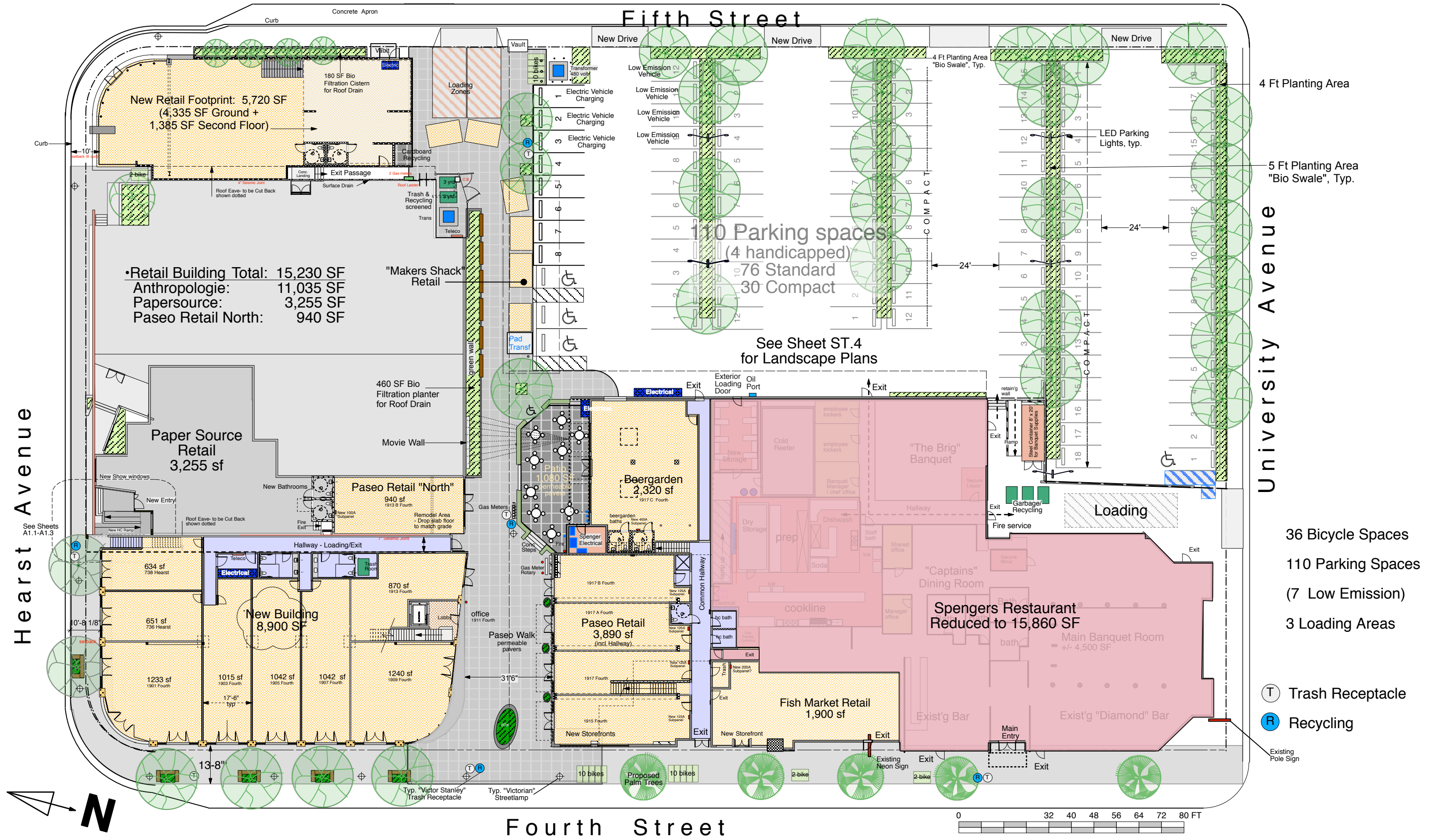


17' height retail





<div>FOURTH & SPENGER</div> <div>By Jamestown</div>	Project	Design Firm	Drawing Title	Project Manager	Revision			Stamp	Sheet Number
	Renovation and Adaptive Reuse Conversion of Restaurant to Retail New Mixed Use Retail Office Building 1901 Fourth Street, Berkeley.	ABRAMS • MILLIKAN Design • Construction • Development 1834 Fourth Street, Berkeley, CA. 94710	Existing Site Plan	Drawn By:	Date: _____				ST.1 ____ of ____
				Reviewed By:					
				Date: 6.25.14					
				CAD File:					



FOURTH & SPENGER

By Jamestown

Project

Renovation and Adaptive Reuse
Conversion of Restaurant to Retail
New Mixed Use Retail Office Building
1901 Fourth Street, Berkeley.

Design Firm

ABRAMS • MILLIKAN
Design • Construction • Development
1834 Fourth Street, Berkeley, CA. 94710

Drawing Title

Ground Floor Plan

Project Manager

Drawn By:

Reviewed By:

Date: **6.25.14**

CAD File:

Revision **8.09.14**

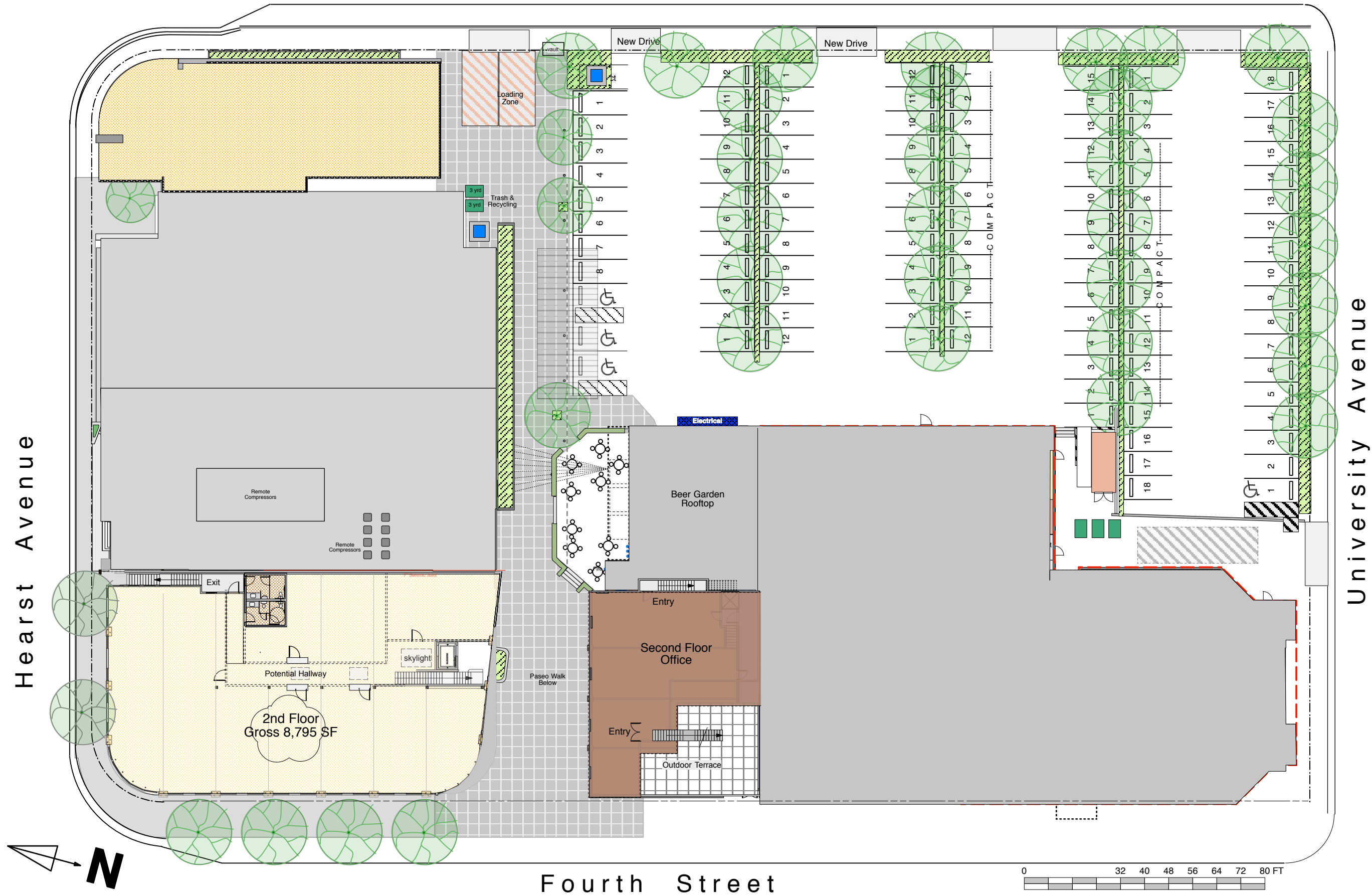
Date:

Stamp

Sheet Number

ST.2

of



FOURTH & SPENGER

By Jamestown

Project

Renovation and Adaptive Reuse
Conversion of Restaurant to Retail
New Mixed Use Retail Office Building
1901 Fourth Street, Berkeley.

Design Firm

ABRAMS • MILLIKAN
Design • Construction • Development
1834 Fourth Street, Berkeley, CA. 94710

Drawing Title

Second Floor Plan

Project Manager

Drawn By:

Reviewed By:

Date: **2.21.14**

CAD File:

Revision **8.09.14**

Date: _____

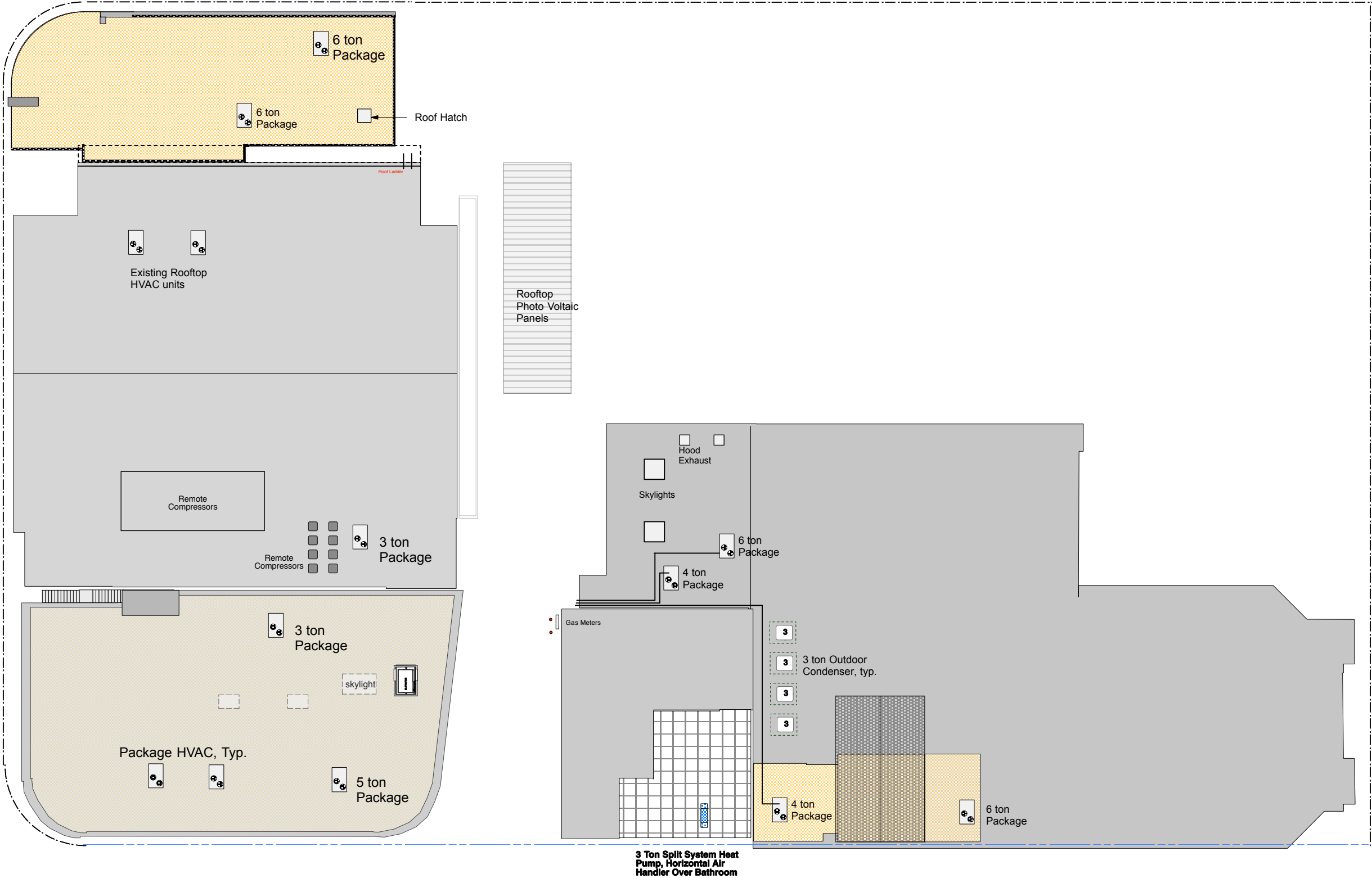
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Sheet Number

ST.3

____ of ____

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FOURTH & SPENGER

By Jamestown

Project

Renovation and Adaptive Reuse
Conversion of Restaurant to Retail
New Mixed Use Retail Office Building
1901 Fourth Street, Berkeley.

Design Firm

ABRAMS • MILLIKAN
Design • Construction • Development
1834 Fourth Street, Berkeley, CA. 94710

Drawing Title

Roof Plan

Project Manager

Drawn By:

Reviewed By:

Date:

CAD File:

Revision **8.09.14**

Date: _____

6.25.14

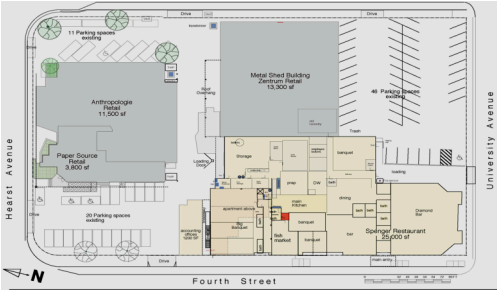
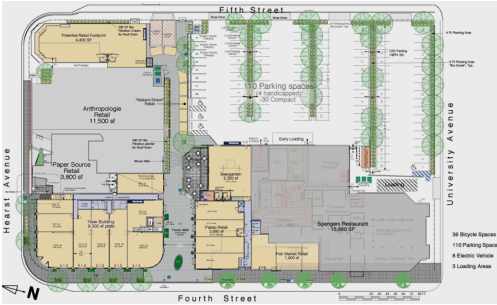
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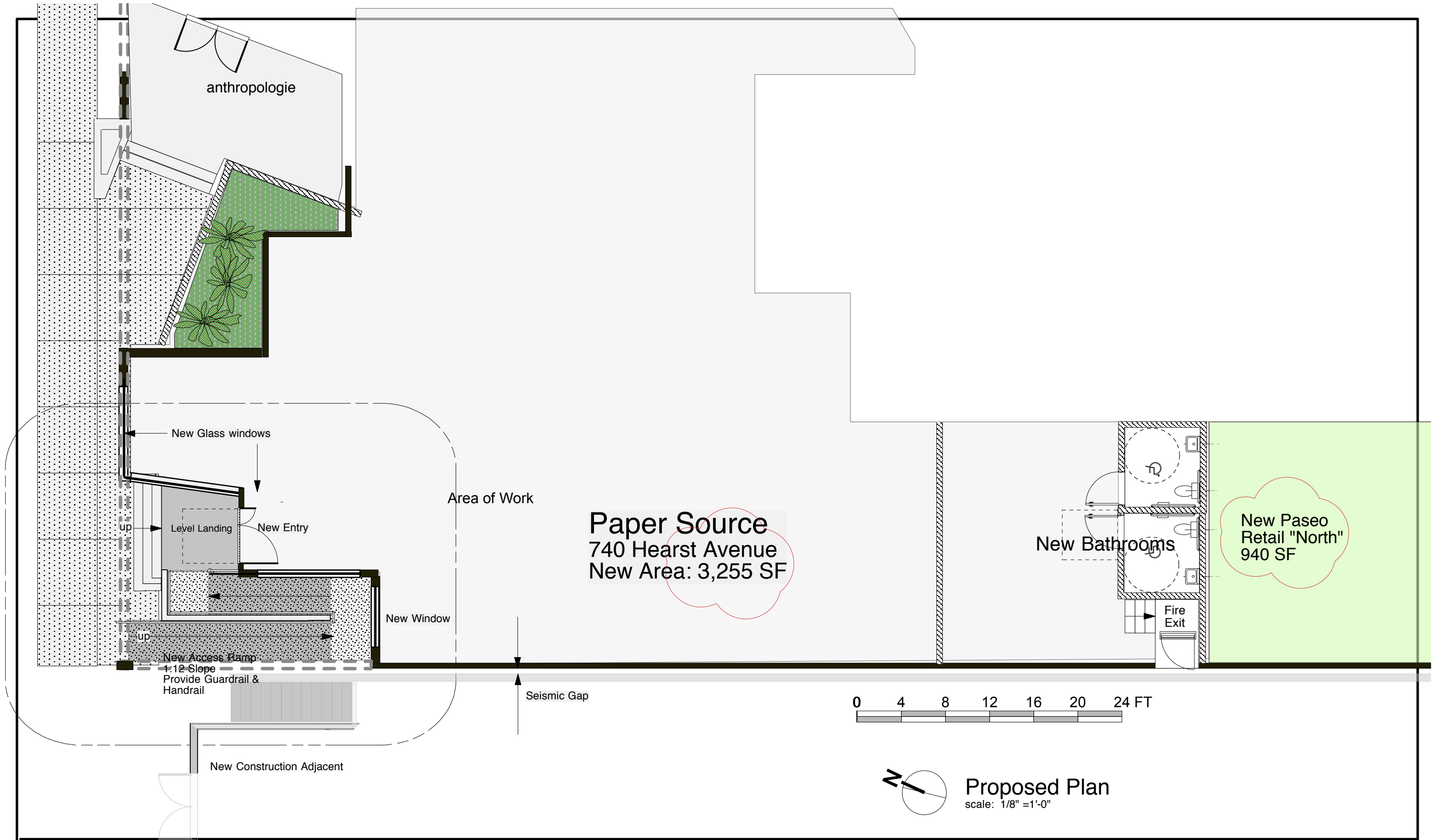
Sheet Number

ST.5

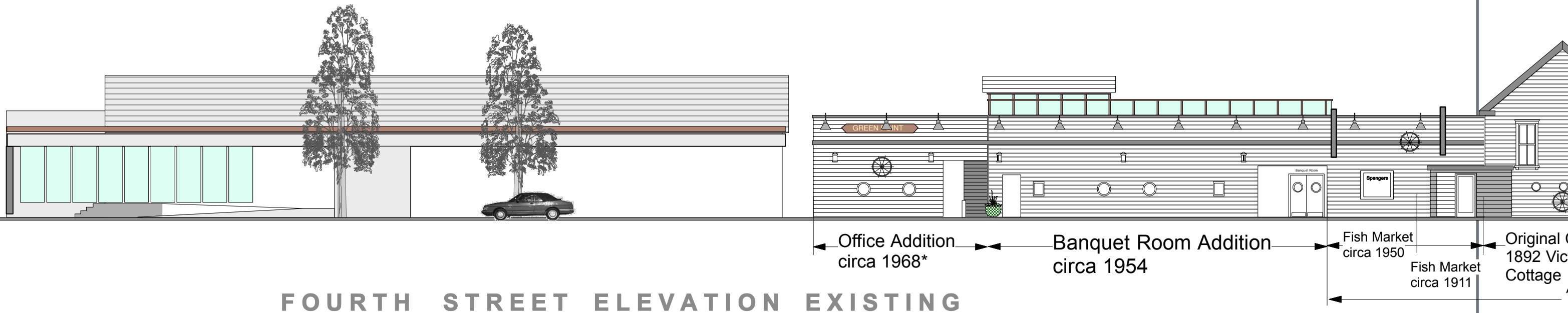
_____ of _____




PROJECT BUILDING & PARKING DATA SUMMARY

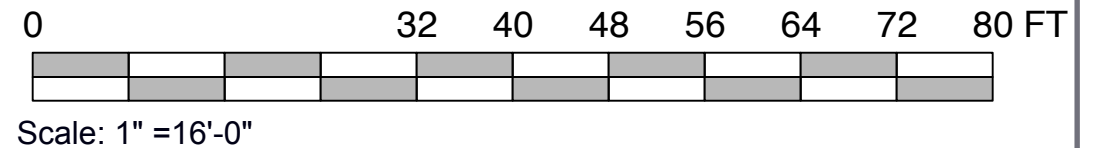
EXISTING PLAN					PROPOSED PLAN.				
	Square Feet	PARKING/CODE		EXISTING PARKING		Square Feet	PARKING/CODE		PROPOSED PARKING
		footnotes		100 customer			footnotes		100 customer
RESTAURANT	25,250	1	84	77	RESTAURANT	19,260	1	64	110
OFFICE	2,000	2	4		OFFICE	10,795	2	22	
RETAIL	28,600	3	57		RETAIL	36,340	3	73	
TOTAL ALL BUILDING	55,850		145 cars	177 cars	TOTAL ALL BUILDING	66,395		158 cars	210 cars
footnotes denote catagories i.e Restaurnt office or retail									
Spengers	25,250	1			Spengers	15,860	1		
office on top	2,000	2			Beer Garden	2,320	1		
Anthropology	11,035	3			Beer Garden Patio	1,080	1		
Zentrum Antiques	13,300	3			Office on Top	2,000	2		
PaperSource	3,800	3			2nd floor Hearst & 4th S	8,795	2		
footnotes Legend: 1 = food establishments 2 = office 3 = retail					Paseo Retail	3,890	3		
55,385					Paseo Retail (North)	940	3	(back of papersource)	
					Fish Market Retail	1,900	3		
					Maker Shack Retail	700	3		
					1st floor Hearst & 4th St	8,900	3		
					Anthroopology	11,035	3		
					PaperSource	3,255	3		
					Retail hearst & 5th Street	5,720	3		
					66,395				
									
					TOTAL INCREASE IN SQ.FT. 10,545				
					TOTAL INCREASE PARKING: 33 cars				



FOURTH & SPENGER By Jamestown	Project Renovation and Adaptive Reuse Conversion of Restaurant to Retail New Mixed Use Retail Office Building 1901 Fourth Street, Berkeley.	Design Firm ABRAMS • MILLIKAN Design • Construction • Development 1834 Fourth Street, Berkeley, CA. 94710	Drawing Title Papersource Retail Entry Remodel	Project Manager	Revision			Stamp	Sheet Number A1.2 of
				Drawn By:	Date: _____				
				Reviewed By:					
				Date: _____					
				CAD File:					



-  Plaster Finish
-  Match (E) 8" Shiplap Siding
Paint to match West Facade
-  Match (E) Painted Board & Batten



FOURTH & SPENGER
By Jamestown

Project
Renovation and Adaptive Reuse
Conversion of Restaurant to Retail
New Mixed Use Retail Office Building
1901 Fourth Street, Berkeley.

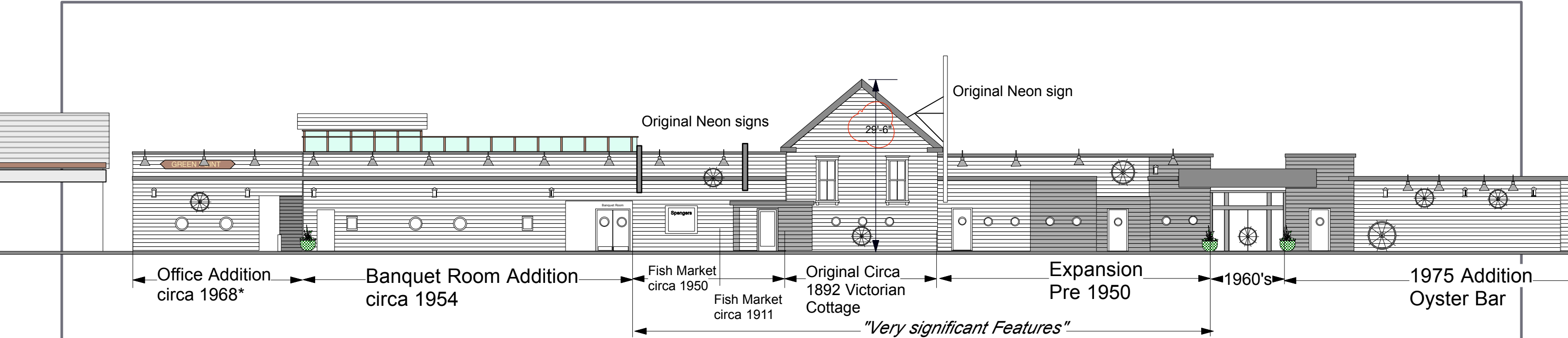
Design Firm
ABRAMS • MILLIKAN
Design • Construction • Development
1834 Fourth Street, Berkeley, CA. 94710

Drawing Title
Project Elevations

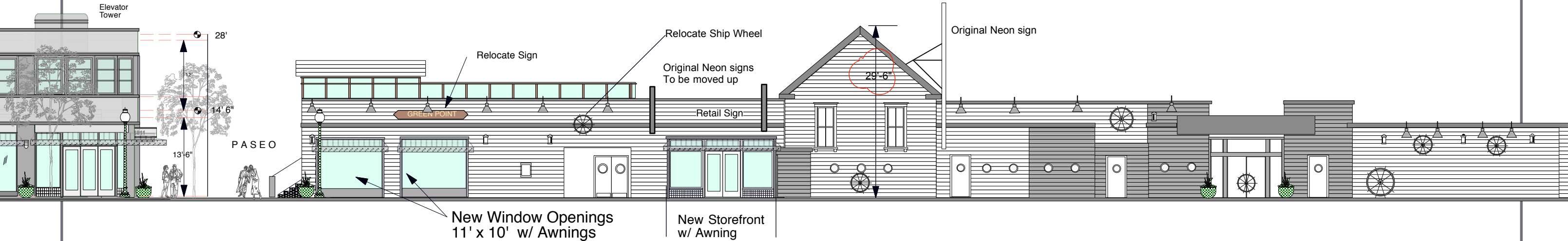
Project Manager	Revision 8.09.14
Drawn By:	Date: 6.25.14
Reviewed By:	
Date:	
CAD File:	

Stamp

Sheet Number
LE.2
of

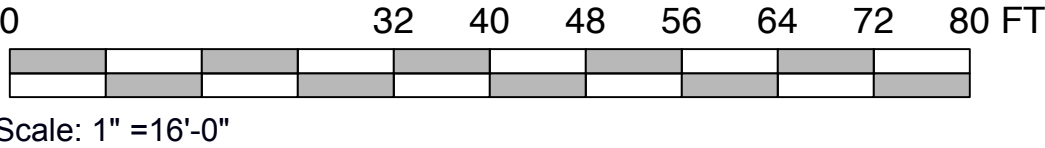


FOURTH STREET ELEVATION EXISTING

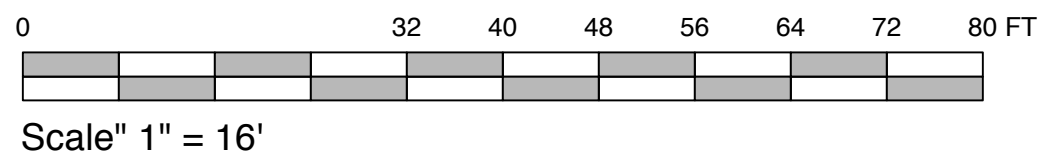
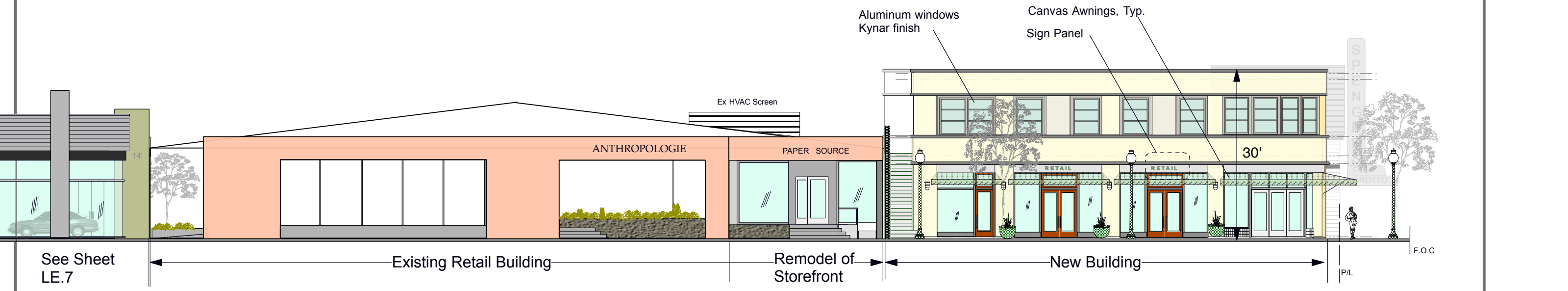
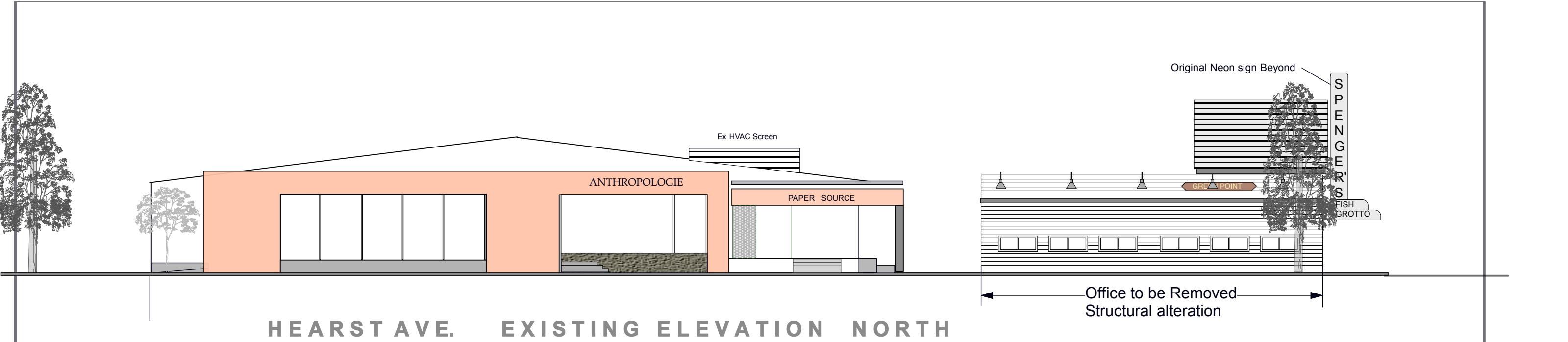


- Plaster Finish
- Match (E) 8" Shiplap Siding
Paint to match West Facade
- Match (E) Painted Board & Batten

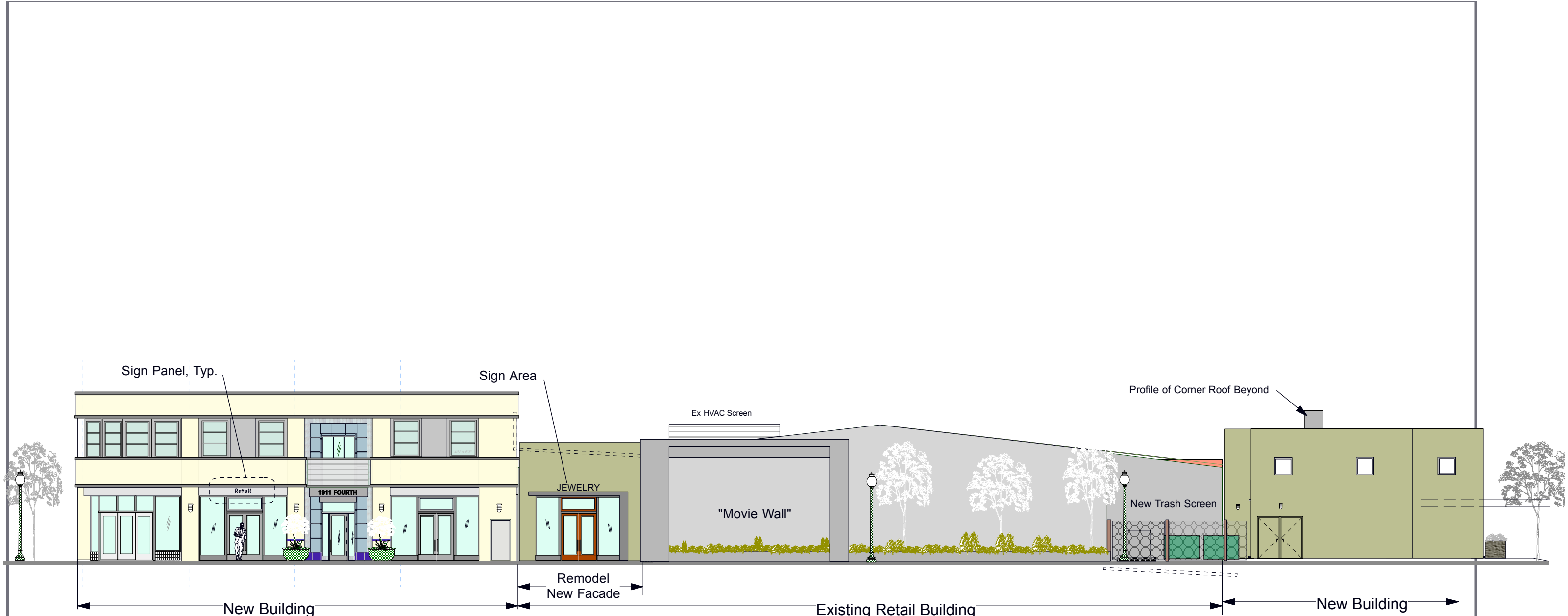
FOURTH STREET ELEVATION



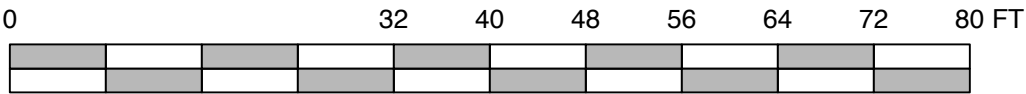
<div>FOURTH & SPENGER</div> <div>By Jamestown</div>	<div>Project</div> <div>Renovation and Adaptive Reuse Conversion of Restaurant to Retail New Mixed Use Retail Office Building 1901 Fourth Street, Berkeley.</div>	<div>Design Firm</div> <div>ABRAMS • MILLIKAN</div> <div>Design • Construction • Development 1834 Fourth Street, Berkeley, CA. 94710</div>	<div>Drawing Title</div> <div>Project Elevations</div>	<div>Project Manager</div>	<div>Revision</div> <div>8.9.14</div>			<div>Sheet Number</div> <div>LE.2a</div> <div>____ of ____</div>
				<div>Drawn By:</div>	<div>Date:</div> <div>6.25.14</div>			
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				<div>CAD File:</div>				
						<div>Stamp</div>		



<div>FOURTH & SPENGER</div> <div>By Jamestown</div>	Project	Design Firm <div>ABRAMS • MILLIKAN</div> <div>Design • Construction • Development</div> <div>1834 Fourth Street, Berkeley, CA. 94710</div>	Drawing Title	Project Manager	Revision			Stamp	Sheet Number <div>LE.5</div> <div>_____ of _____</div>
	Renovation and Adaptive Reuse Conversion of Restaurant to Retail New Mixed Use Retail Office Building 1901 Fourth Street, Berkeley.		Drawn By:	Date:					
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			CAD File:						

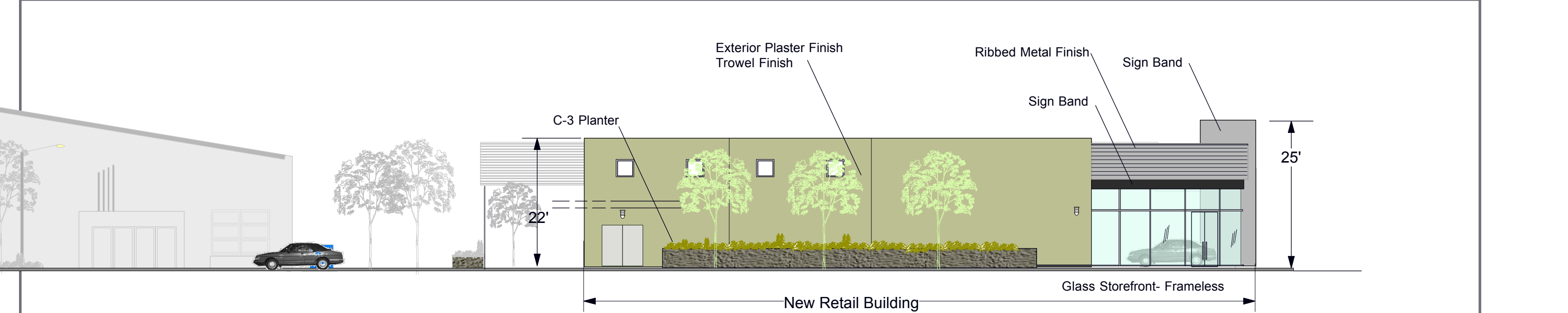


NEW PASEO ELEVATION -south

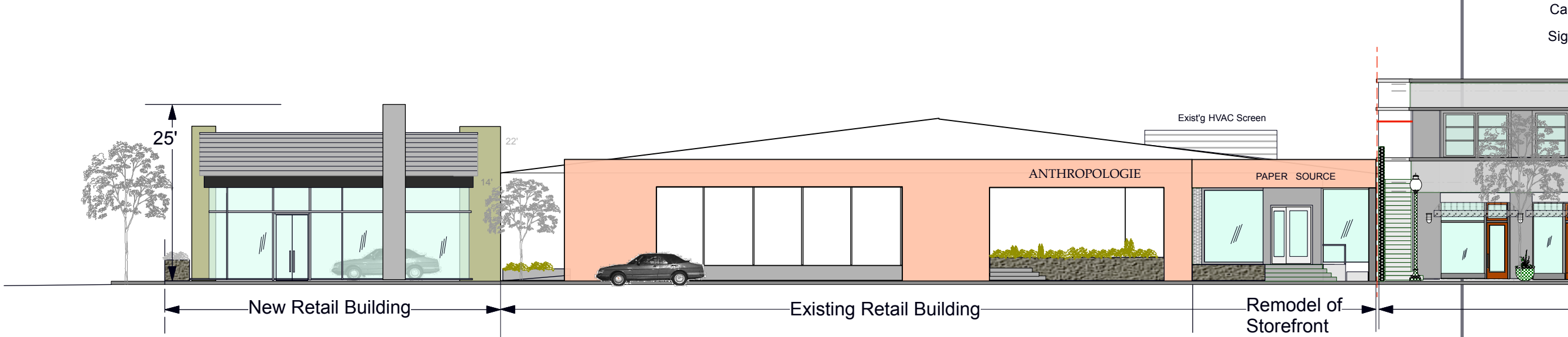


Scale" 1" = 16'

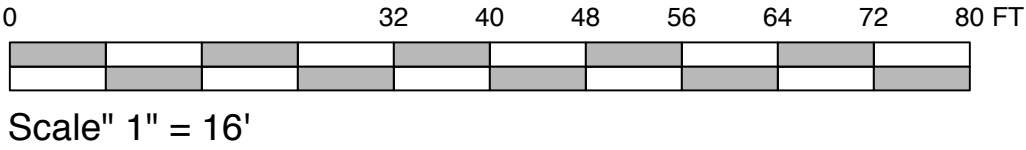
<div>FOURTH & SPENGER</div> <div>By Jamestown</div>	<div>Project</div> <div>Renovation and Adaptive Reuse Conversion of Restaurant to Retail New Mixed Use Retail Office Building 1901 Fourth Street, Berkeley.</div>	<div>Design Firm</div> <div>ABRAMS • MILLIKAN</div> <div>Design • Construction • Development 1834 Fourth Street, Berkeley, CA. 94710</div>	<div>Drawing Title</div> <div>Project Elevations</div>	<div>Project Manager</div>	<div>Revision</div> <div>8.09.14</div>			<div>Sheet Number</div> <div>LE.6</div> <div>_____ of _____</div>
				<div>Drawn By:</div>	<div>Date:</div> <div>6.25.14</div>			
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							<div>Stamp</div>	



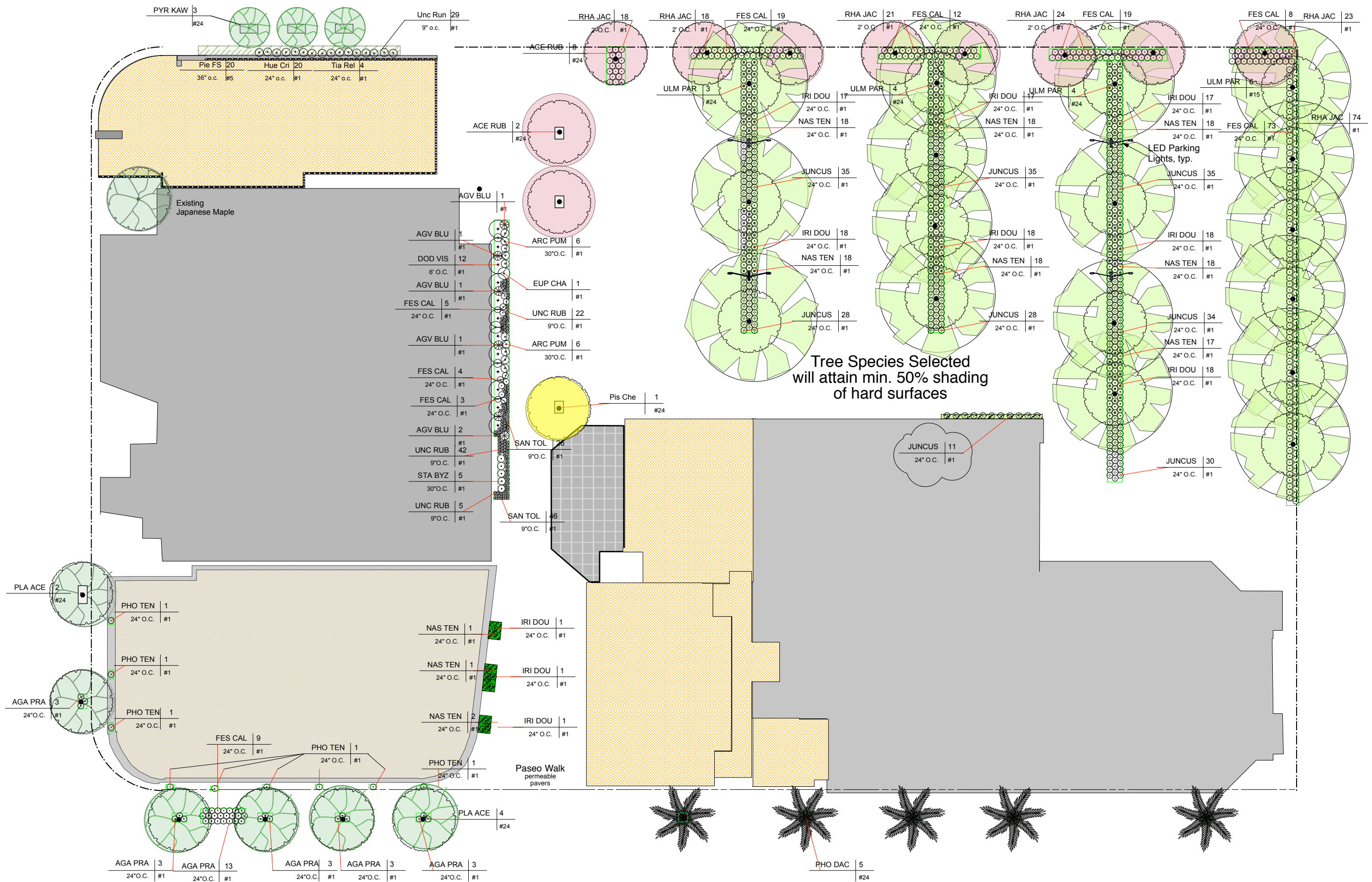
FIFTH STREET ELEVATION EAST



HEARST ELEVATION - NORTH



<div>FOURTH & SPENGER</div> <div>By Jamestown</div>	<div>Project</div> <div>Renovation and Adaptive Reuse Conversion of Restaurant to Retail New Mixed Use Retail Office Building 1901 Fourth Street, Berkeley.</div>	<div>Design Firm</div> <div>ABRAMS • MILLIKAN</div> <div>Design • Construction • Development 1834 Fourth Street, Berkeley, CA. 94710</div>	<div>Drawing Title</div> <div>Project Elevations</div>	<div>Project Manager</div>	<div>Revision</div> <div>8.09.14</div>			<div>Stamp</div>	<div>Sheet Number</div> <div>LE.7</div> <div>_____ of _____</div>
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				<div>Reviewed By:</div>					
				<div>Date:</div> <div>_____</div>					
				<div>CAD File:</div>					



FOURTH & SPENGER
By Jamestown

Project
Renovation and Adaptive Reuse
Conversion of Restaurant to Retail
New Mixed Use Retail Office Building
1901 Fourth Street, Berkeley.

Design Firm
ABRAMS • MILLIKAN
Design • Construction • Development
1834 Fourth Street, Berkeley, CA. 94710

Drawing Title
Landscaping Plan

Project Manager	Revision 8.09.14
Drawn By:	Date:
Reviewed By:	
Date:	
CAD File:	

Stamp

Sheet Number
ST.4
of