2712 Telegraph Ave.
Berkeley, CA
August 8th, 2022

Density Bonus Eligibility Statement

a. Number of "base project" units: 26 Units.
b. Number of affordable units and level of affordability: 3-Unit (12%) 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 accommodate the density bonus units.
   • Increase number of building stories to accommodate the density bonus units.
   • Increase FAR 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, building story, and FAR waivers are needed to accommodate the density bonus units.

Request for Incentives or Concessions

Under Section 65917, as a project which provides 12 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 concessions:

Cost Reduction Concession #1. The project requests a cost-reduction concession to reduce the parking requirement from 4 spaces to 0 to eliminate the cost of the underground parking machine system that would otherwise be required
Very High Fire Hazard Severity Zones in LRA
As Recommended by CAL FIRE

<table>
<thead>
<tr>
<th>Fire Hazard Severity Zones</th>
<th>Local Responsibility Area</th>
<th>State or Federal Responsibility Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>VHFHSZ</td>
<td>VHFHSZ</td>
<td>VHFHSZ</td>
</tr>
<tr>
<td>Non-VHFHSZ</td>
<td>Non-VHFHSZ</td>
<td>Non-VHFHSZ</td>
</tr>
</tbody>
</table>

Government Code 51175-89 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify areas of very high fire hazard severity zones within Local Responsibility Areas (LRA). Mapping of the areas, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), is based on data and models of, potential fuels over a 30-50 year time horizon and their associated expected fire behavior, and expected burn probabilities to quantify the likelihood and nature of vegetation fire exposure (including firebrands). Details on the project and specific modeling methodology can be found at [http://frap.cdf.ca.gov/projects/hazard/methods.htm](http://frap.cdf.ca.gov/projects/hazard/methods.htm).

Local Responsibility Area VHFHSZ maps were initially developed in the mid-1990s and are now being updated based on improved science, mapping techniques, and data.

In late 2005 to be effective in 2008, the California Building Commission adopted California Building Code Chapter 7A requiring new buildings in VHFHSZs to use ignition resistant construction methods and materials. These new codes include provisions to improve the ignition resistance of buildings, especially from firebrands. The updated very high fire hazard severity zones will be used by building officials for new building permits in LRA. The updated zones will also be used to identify property whose owners must comply with natural hazards disclosure requirements at time of property sale and 100 foot defensible space clearance. It is likely that the fire hazard severity zones will be used for updates to the safety element of general plans.

This map was developed using data products such as parcel and city boundaries provided by local government agencies. In certain cases, this includes copyrighted geographic information. The maps are for display purposes only - questions and requests related to parcel or city boundary data should be directed to the appropriate local government entity.

Local government has 120 days to designate, by ordinance, very high fire hazard severity zones within its jurisdiction after receiving the recommendation. Local government can add additional VHFHSZs.

There is no requirement for local government to report their final action to CAL FIRE when the recommended zones are adopted. Consequently, users are directed to the appropriate local entity (county, city, fire department, or Fire Protection District) to determine the status of the local fire hazard severity zone ordinance.

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Obtain FRAP maps, data, metadata and publications on the Internet at [http://frap.cdf.ca.gov](http://frap.cdf.ca.gov). For more information, contact CAL FIRE-FRAP, PO Box 945248, Sacramento, CA 94244-2460, (916) 327-3939.

MAP ID: FHSZL_c1_Berkeley

DATA SOURCES
CAL FIRE Fire Hazard Severity Zones (FHSZL06_3)
PROJECT SITE: 2712 TELEGRAPH AVE.
HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to the Permit Streamlining Act (PSA), a development permit application may not be accepted as complete unless and until the applicant has submitted a signed statement indicating whether the proposed project site or any alternative site(s) is on the lists of hazardous waste sites compiled pursuant to Government Code Section 65962.5 by the California Secretary for Environmental Protection.

Data lists / maps are available at the following websites (check multiple lists and categories):
http://www.calepa.ca.gov/SiteCleanup/CorteseList/
https://www.envirostor.dtsc.ca.gov/public/

Applicant’s Information:
Name: Isaiah Stackhouse
Street Address: 2421 Fourth St.
City, State, Zip Code: Berkeley, CA 94710
Phone Number: (510) 649-1414 ext. 124 Email: isaiah@trachtenbergarch.com

Project Information:
Address: 2712 Telegraph Ave.
City, State, Zip Code: Berkeley, CA 94705
Assessor’s book, page, and parcel number: Book 5, Page 11, Parcel 5-1

Specify any list that the site appears on:

Regulatory identification number: ________________________________
Date of list: ________________________________

Site Use (if known):
Past: ________________________________ Present: Commercial
Proposed: Mixed-Use

Submittals (check all that are available):
__Phase I Report  __Phase II Report  __Closure Letter  __Other: ________________________________

Applicant’s verification:
Signature: ________________________________ Date: 05/25/2022
This map complies with FEMA’s standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA’s basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/30/2022 at 5:18 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.
11e - Delineated Earthquake Fault Zone
PROJECT SITE
2712 TELEGRAPH AVE.
August 8th, 2022

Attn:
Katrina Lapira
Land Use Planning
City of Berkeley
1947 Center St
Berkeley, CA 94704

RE: July 27, 2022  SB330 Preliminary Application Review - 2712 Telegraph # PLN2022-0061

Dear Katrina,

Thank you for review and completeness letter, dated July 27, 2022. Please see our responses below in blue text along with the attached updated plans and documents.

Zoning Permit Items Required for Submittal or Correction:

1. Density Bonus Eligibility Statement
   - The percentage of units affordable of the base project is 11.5% - rounded up to the next whole number as 12%. Revise the statement to reflect this total. Note- projects with 12% very low-income affordable units are eligible for a 38.75% density bonus. The subject project has requested a 35% density bonus.

   Response: See the attached revised Density Bonus Eligibility Statement

2. Page 7 of Application
   - The key on page 7 of the application package is not fully visible. Resubmit this sheet and label what type of information is being depicted in the exhibit.

   Response: See attached revised page 7 of application with fully visible key

3. Existing Use
   - Provide information about the existing use of the site/ note where relevant information is located in the application.

   Response: Sheet A2.0 Existing Site Plan indicates existing use of site

4. City of Berkeley Zoning Tabulations Table
   - The lot area provided in the table is 9,276 square-feet. Internal records indicate that the lot is 8,617 square-feet. Address the discrepancy in total lot area.
Response: Tabulation table on Sheet A0.1 has been revised to 8,617 square-feet.

- The lot area in acres under proposed w/ density bonus should read as 0.21.
  
  Response: Tabulation table on Sheet A0.1 has been revised

- The number of base dwellings for the base zoning is 26. Correct the table
  
  Response: Tabulation table on Sheet A0.1 has been revised

- Provide the total gross square footage for the base zoning project.
  
  Response: Tabulation table on Sheet A0.1 has been revised

- The total number of required bicycle parking spaces is 40. Correct the table.
  
  Response: Tabulation table on Sheet A0.1 has been revised

- The base project floor plan for levels 2-6 show 15 units per floor. Provide the floor plans for levels five and six, as the number of units located these floors is 16.
  
  Response: Base project has only 4 floors.

5. Sheet A0.3
   • Proposed Density Bonus Project Diagram – Provide the diagram plan at level 5 of the proposed project.
     
     Response: Floor plans mislabeled. Level 5 is the same as Levels 2-4

Attachments:

- Revised plan set, dated 08/08/2022
- Revised Density Bonus Eligibility Statement, dated 08/08/2022
- Revised Page 7 of application package

If you have any questions or comments, please feel free to contact me at (510) 649-1414 x124.

Sincerely,

Isaiah Stackhouse, Principal
TRACHTENBERG ARCHITECTS
PROJECT DESCRIPTION

PROJECT ADDRESS: 2712 Telegraph Ave, Berkeley, CA

SCOPE OF WORK:

REMOVAL OF TWO EXISTING TWO-STORY COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 5-STORY MIXED-USE BUILDING WITH 35 DWELLING UNITS, GROUND LEVEL LOBBIES AND COMMERCIAL SPACE WITH THE STATE OF CALIFORNIA DENSITY BONUS.

DRAWING LIST

A0.0 GENERAL INFORMATION
A0.1 FLOOR PLANS
A2.1 BUILDING ELEVATIONS
A2.2 BUILDING ELEVATIONS
A2.3 FLOOR PLANS
A2.0 SITE CONTEXT PHOTOS
A0.3 MATERIAL BOARD
A0.5 ZONING INFORMATION & DIAGRAMS
A0.4 DENSITY BONUS DIAGRAMS
A4.1 BUILDING SECTIONS
A2.3 ROOF PLAN

ARCHITECT:
David Trachtenberg, Principal
TRACHTENBERG ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.TrachtenbergArch.com

OWNER/APPLICANT:
BERNARD SPIRO
5663 FLORENCE TERRACE
OAKLAND, CA 94611
415-609-4662
bspirocapetown@yahoo.com

TELEGRAPH AVE.
WARD ST.
DANA ST.
PROJECT SITE
2712 TELEGRAPH
DERBY ST.
N
GENERAL
INFORMATION

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A0.0

BERKELEY, CA
2712
TELEGRAPH

04.15.2022 ROM STUDY
06.10.2022 SB330 APPLICATION

GENERIC
INFORMATION

2712
TELEGRAPH

Berkeley, CA
### OPEN SPACE DIAGRAMS

- **City of Berkeley Community GIS Portal**

### ZONING MAP

#### CITY OF BERKELEY ZONING TABULATIONS

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>8,017</th>
<th>8,017</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.20</td>
<td>0.20</td>
<td></td>
</tr>
<tr>
<td>Numbers of Dwelling Units</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>SETBACK (Front) (Telegraph)</td>
<td>No min.</td>
<td>0'</td>
</tr>
<tr>
<td>SETBACK (Front) (N)</td>
<td>No min.</td>
<td>0'</td>
</tr>
<tr>
<td>SETBACK (Front) (W)</td>
<td>No min.</td>
<td>0'</td>
</tr>
<tr>
<td>SETBACK (Interior) (S)</td>
<td>No min.</td>
<td>0'</td>
</tr>
<tr>
<td>BUILDING HEIGHT</td>
<td>42'</td>
<td>56'</td>
</tr>
<tr>
<td>BUILDING STORES</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>100%</td>
<td>84%</td>
</tr>
<tr>
<td>Building Footprint</td>
<td>8,017</td>
<td>2,284</td>
</tr>
<tr>
<td>Total SF</td>
<td>29,651</td>
<td>33,663</td>
</tr>
<tr>
<td>plumbing open space (see table)</td>
<td>200</td>
<td>SEE TABLE</td>
</tr>
<tr>
<td>Residential Parking</td>
<td>SEE TABLE</td>
<td></td>
</tr>
<tr>
<td>Commercial Parking</td>
<td>SEE TABLE</td>
<td></td>
</tr>
<tr>
<td>Bike Parking</td>
<td>SEE TABLE</td>
<td></td>
</tr>
</tbody>
</table>

#### PROPOSED FLOOR AREA WITH DENSITY BONUS

<table>
<thead>
<tr>
<th>LEVEL 1</th>
<th>LEVEL 2</th>
<th>LEVEL 3</th>
<th>LEVEL 4</th>
<th>LEVEL 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>6,634</td>
<td>6,634</td>
<td>6,634</td>
<td>6,634</td>
<td>6,634</td>
</tr>
</tbody>
</table>

#### UNIT COUTNS

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>2-Bed</th>
<th>3-Bed</th>
<th>4-Bed</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>3</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>4</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

#### OPEN SPACE TABLE

| Required Open Space (Residential) | 100 | 100 |

#### BICYCLE PARKING CALCULATIONS

| Residential (Long Term) (per bedroom) | 25 |
| Residential (Short Term) (per bedroom) | 100 |
| Commercial | 2000 |

#### TRASH AND RECYCLING

<table>
<thead>
<tr>
<th>Item</th>
<th>Capacity</th>
<th>Factor/container</th>
<th>Waste/Container</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trash</td>
<td>300 gal</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recycling</td>
<td>96 gal</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organics</td>
<td>96 gal</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### REFUSE AND RECYCLING

<table>
<thead>
<tr>
<th>Item</th>
<th>Capacity</th>
<th>Factor/container</th>
<th>Waste/Container</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trash</td>
<td>300 gal</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recycling</td>
<td>96 gal</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Organics</td>
<td>96 gal</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### ZONING CODE DATA

- **A0.1**

- ZONING: C.C. MIXED USE

- **LOT AREA**: 8,017 sq ft

- **LOT AREA (ACRES)**: 0.20

- **NUMBER OF DWELLING UNITS**: 2

- **SETBACK (FRONT) (TELEGRAPH)**: No min. 0’

- **SETBACK (FRONT) (N)**: No min. 0’

- **SETBACK (FRONT) (W)**: No min. 0’

- **SETBACK (INTERIOR S)**: No min. 0’

- **BUILDING HEIGHT**: 42’ 56’ 56’

- **BUILDING STORES**: 3 5

- **LOT COVERAGE**: 100% 84%

- **BUILDING FOOTPRINT**: 8,017 2,284

- **TOTAL SF**: 29,651 33,663

- **PLUMBING OPEN SPACE (SEE TABLE)**: 200

- **RESIDENTIAL PARKING**: SEE TABLE

- **COMMERCIAL PARKING**: SEE TABLE

- **BIKE PARKING**: SEE TABLE

- **TOTAL FLOOR AREA WITH DENSITY BONUS**: 23,633 23,633

#### TRASH AND RECYCLING

- **Waste**: 300 gal

- **Recycling**: 96 gal

- **Organics**: 96 gal

#### OPEN SPACE DIAGRAMS

- **RESIDENTIAL**: 2,529 SF

- **ROOF DECK**: 89’ 8’

- **PROPERTY LINE**: 8’ 10’

- **SOLAR AREA**: 2,529 SF

#### ZONING DATA

- **2712 TELEGRAPH**

- Berkeley, CA

- 2421 Fourth Street

- Berkeley, California 94710

- 510.649.1414

- www.TrachtenbergArch.com

#### TRACHTENBERG ARCHITECTS
GROUND LEVEL PLAN

COMMERCIAL 2,000 SF

LAUNDRY
LOBBY
JAN
TRASH
MEP

TELEGRAPH AVE.

BERKELEY, CA

2712 TELEGRAPH

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A2.1
BUILDING ELEVATIONS

NORTH ELEVATION

A3.2

TELEGRAPH

Berkley, CA

2712 TELEGRAPH

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2712 TELEGRAPH

Berkeley, CA

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JOB: 04.15.2022 ROM STUDY
SHEET: 06.10.2022 SB330 APPLICATION

BUILDING ELEVATIONS

A3.4