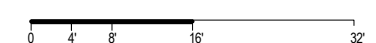


LEGEND
 ■ NEW EXTERIOR WALL
 ▨ (E) WALL
 ▬ NEW INTERIOR WALL
 NOTE: SEE SHEET A1.5 FOR OPEN SPACE

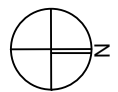


ZAB
 08.24.2017

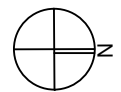
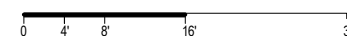
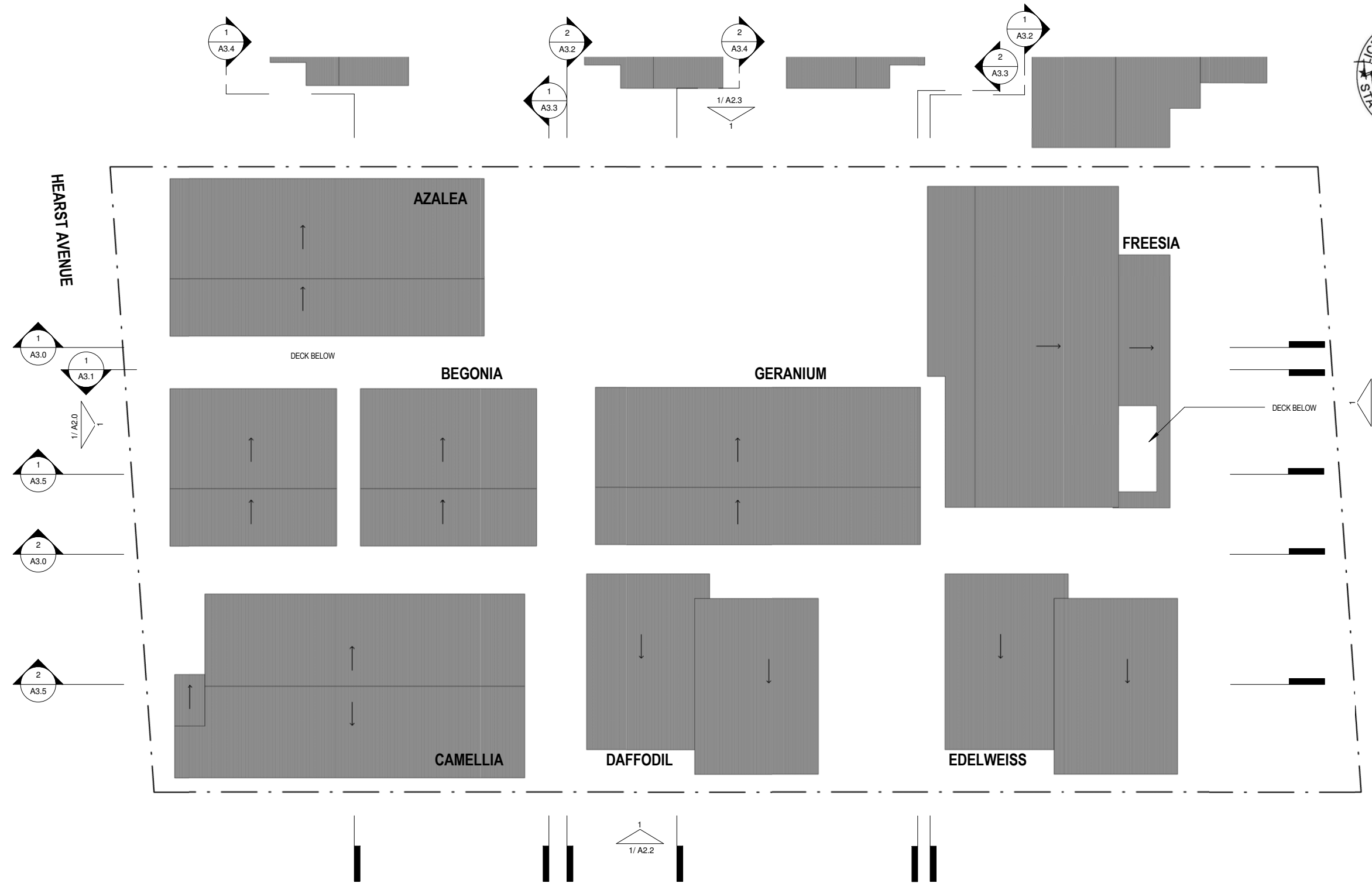
HEARST GARDENS
 DEVI DUTTA ARCHITECTURE INC.

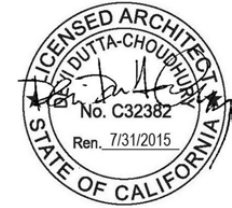


THIRD FLOOR
 SCALE: 1/16" = 1'-0"






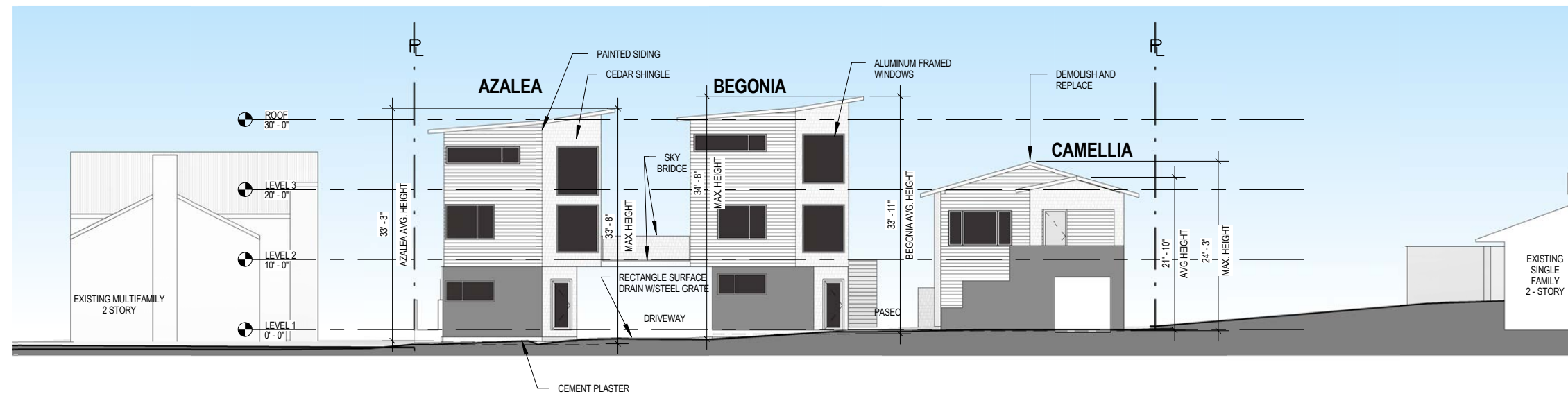
A1.7








MATERIAL LEGEND

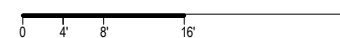
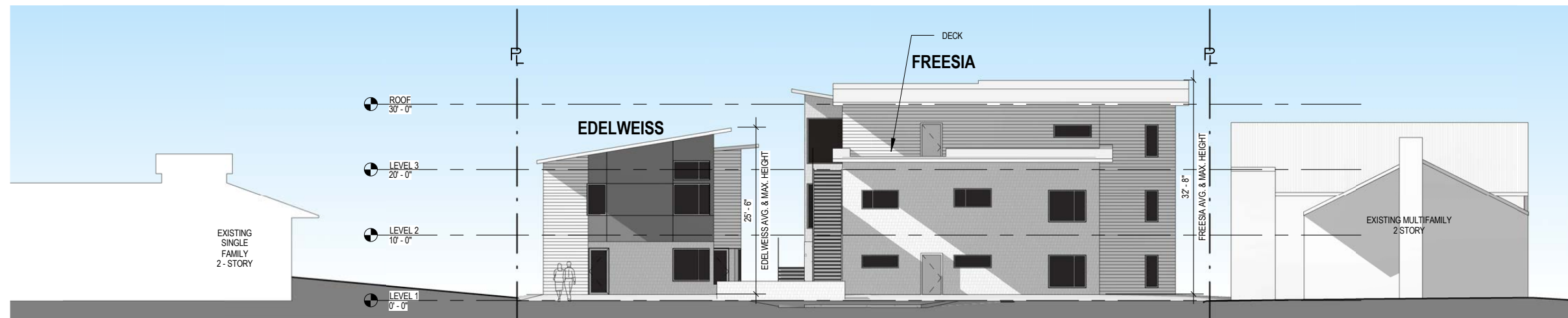
	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER

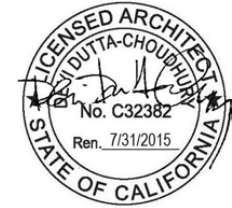







MATERIAL LEGEND

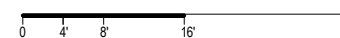
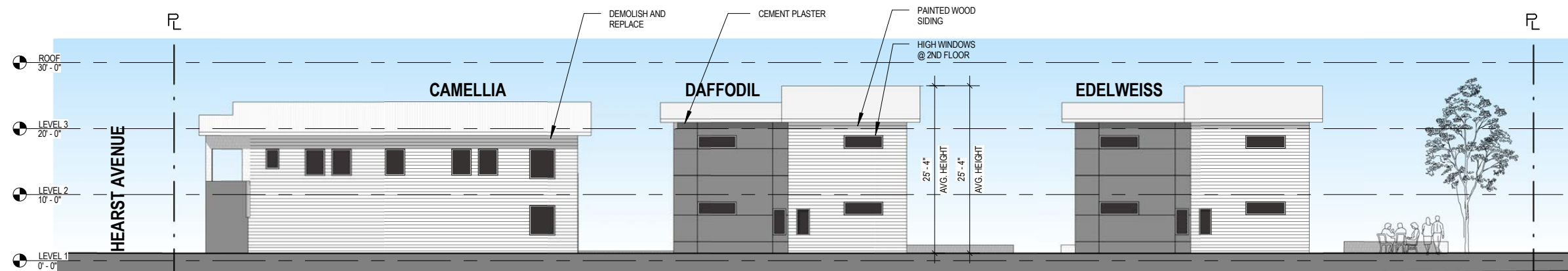
	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER

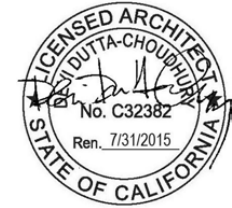







MATERIAL LEGEND

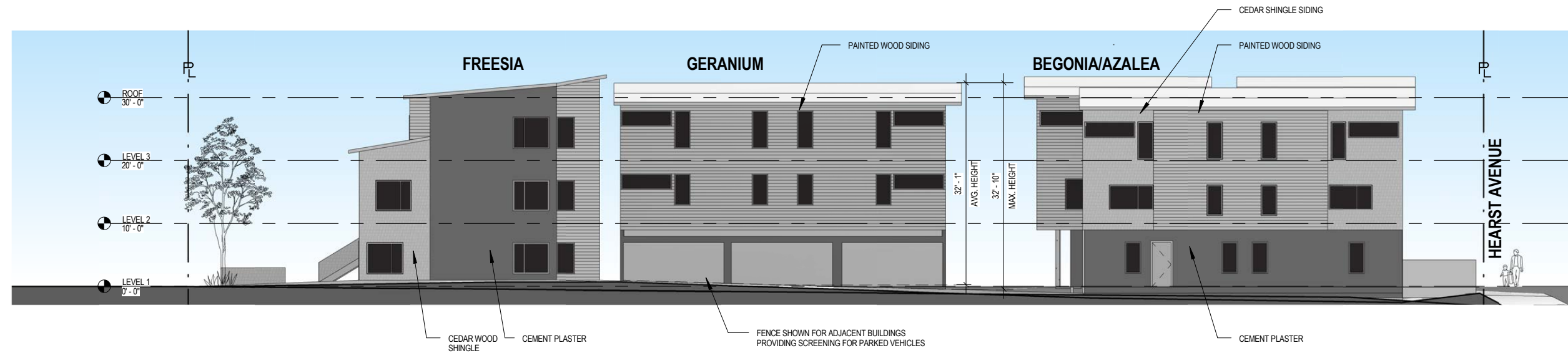
	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER

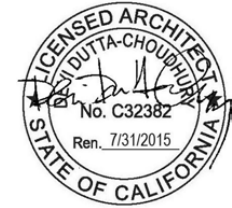




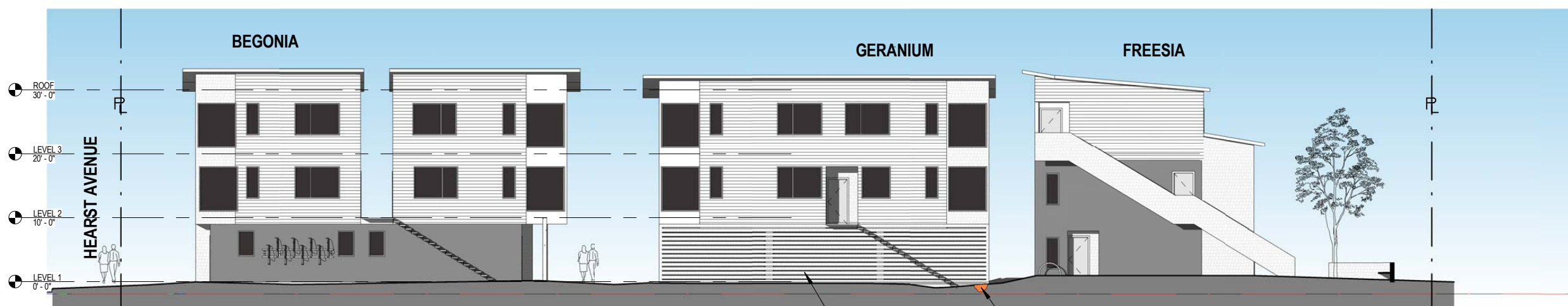
MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER

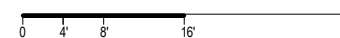


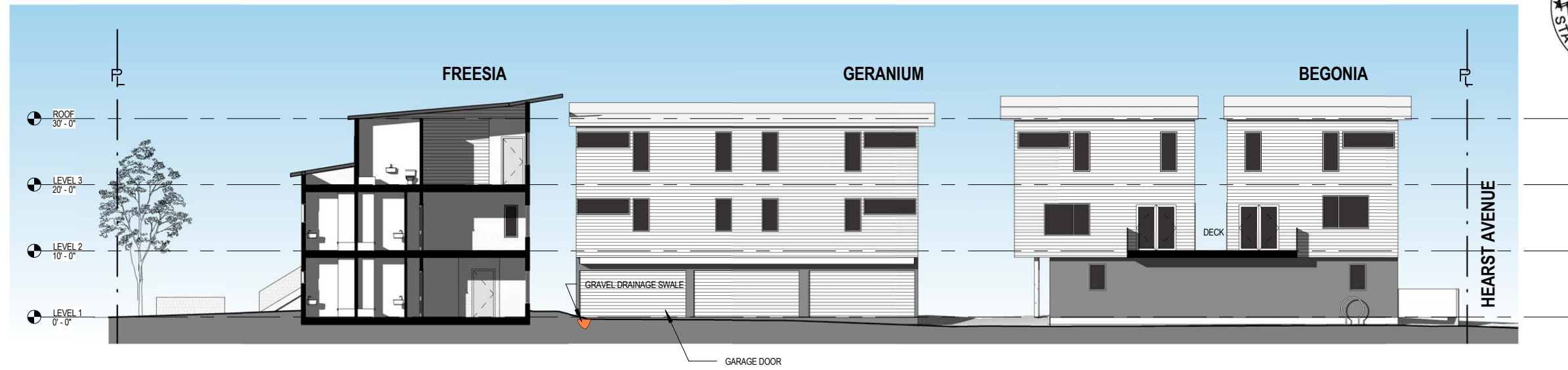
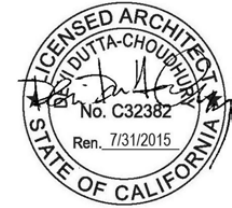


1 Site Section Looking West Through Driveway
 1/16" = 1'-0"

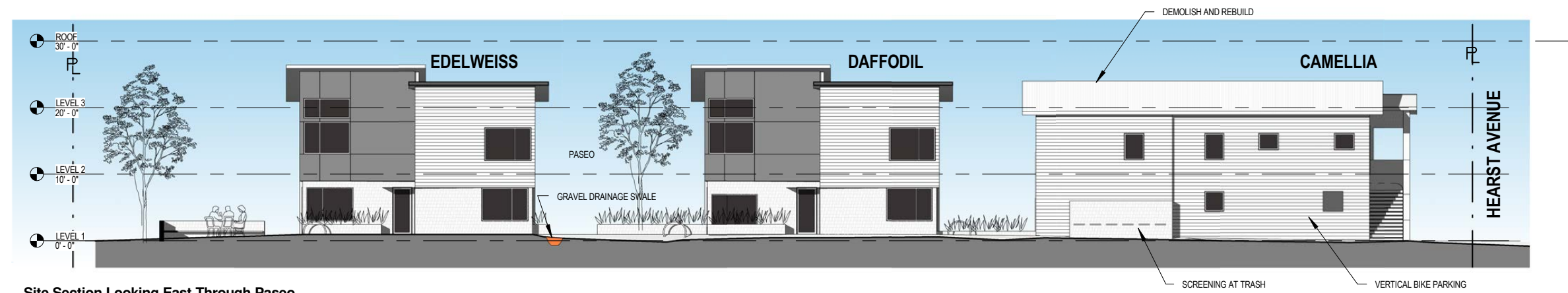


2 Site Section Looking West Through Paseo
 1/16" = 1'-0"

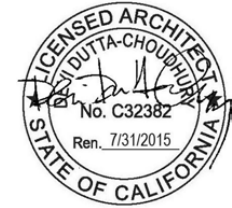




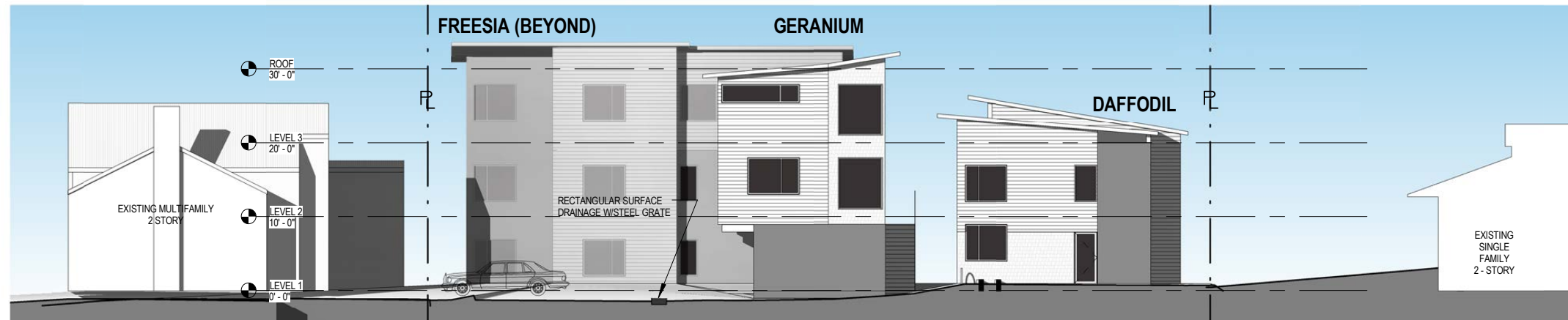
1 Site Section Looking East Through Driveway
 1/16" = 1'-0"



2 Site Section Looking East Through Paseo
 1/16" = 1'-0"

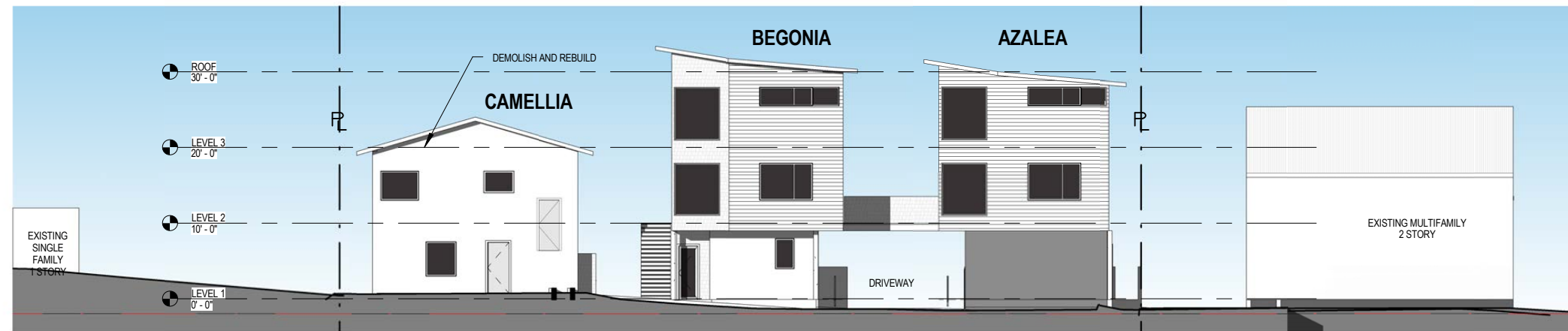
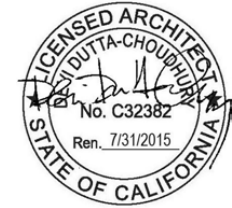


1 Site Section Looking North @ Freesia Building
 1/16" = 1'-0"



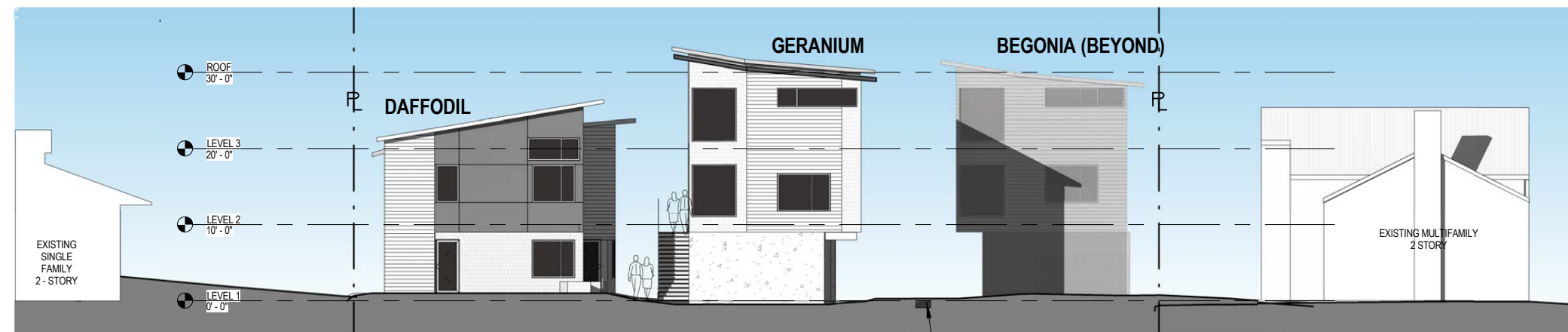
2 Site Section Looking North
 1/16" = 1'-0"





1 Site Section Looking South

1/16" = 1'-0"

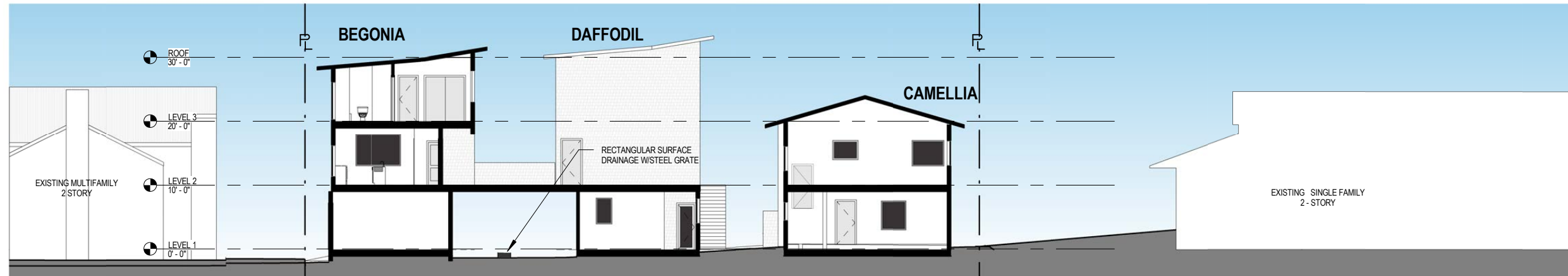
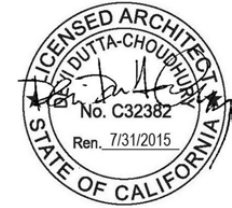


2 Site Section Looking South @ Parking Lot

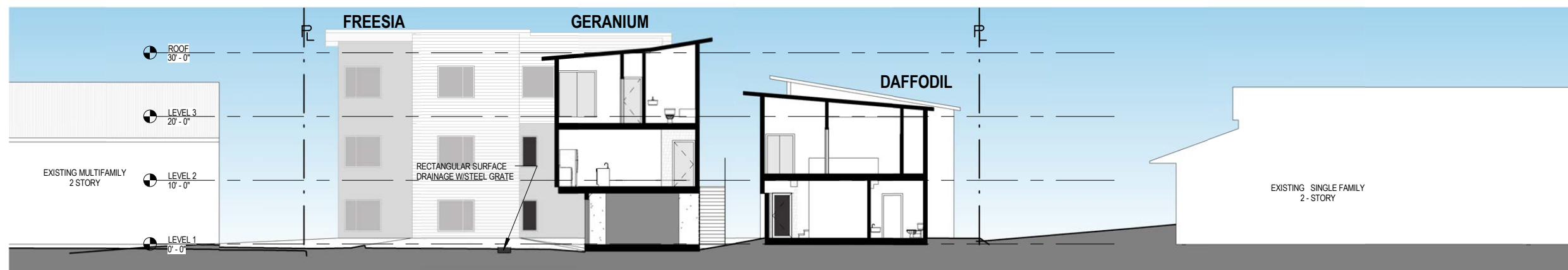
1/16" = 1'-0"

RECTANGULAR SURFACE
DRAIN W/ STEEL GRATE



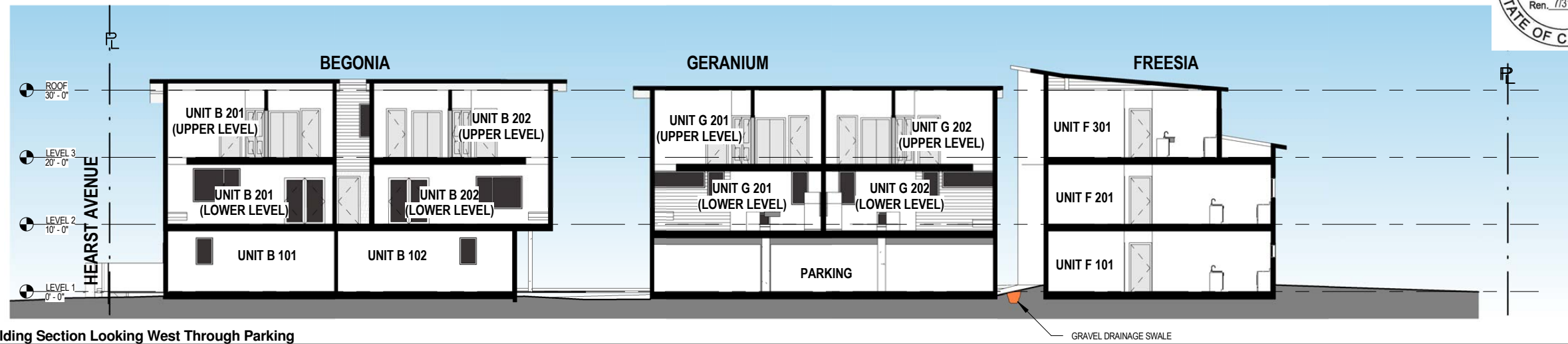
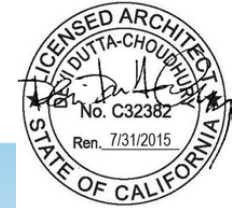


1 Building Section Looking North Through Stair
 1/16" = 1'-0"

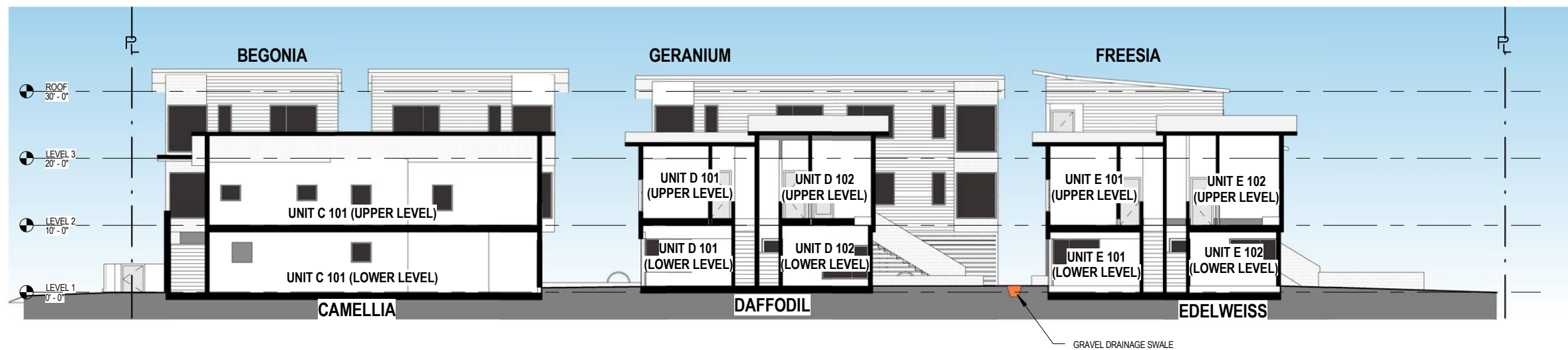


2 Building Section Through Covered Parking Looking North
 1/16" = 1'-0"

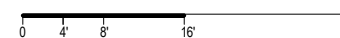




1 Building Section Looking West Through Parking
 1/16" = 1'-0"



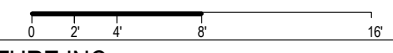
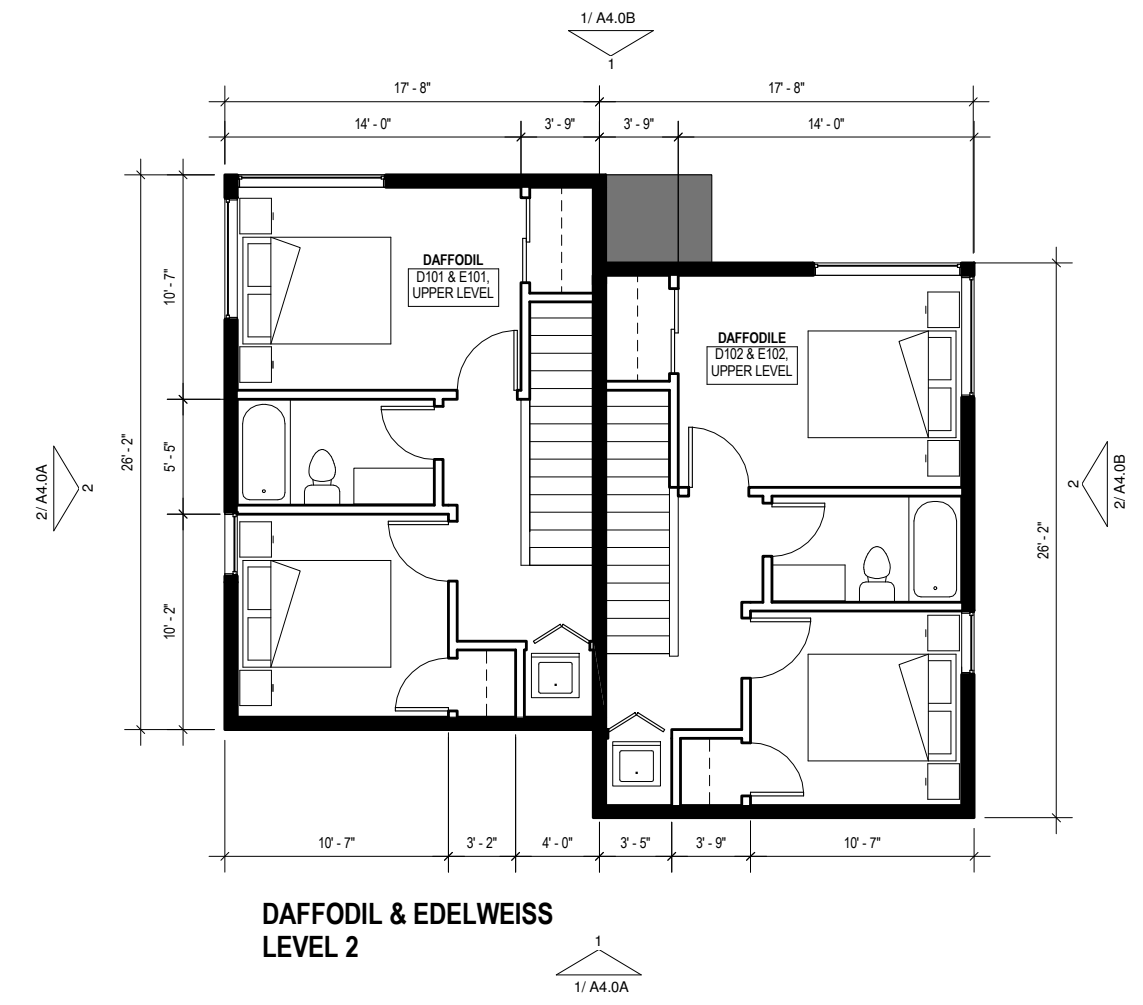
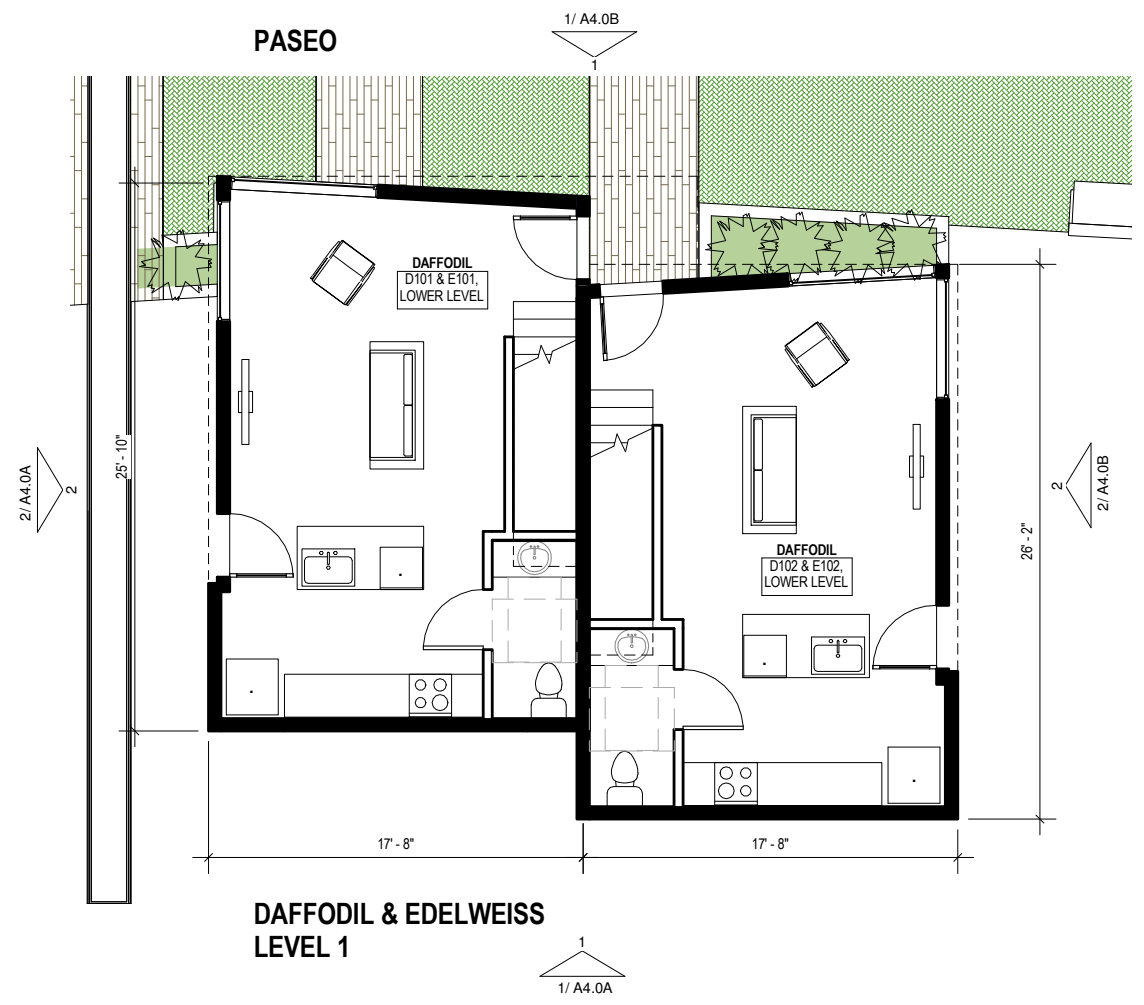
2 Building Section Looking West
 1/16" = 1'-0"

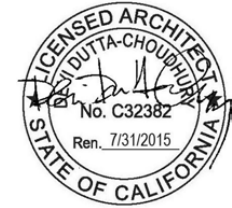




LEGEND
 ■ NEW EXTERIOR WALL
 ▨ (E) WALL
 — NEW INTERIOR WALL

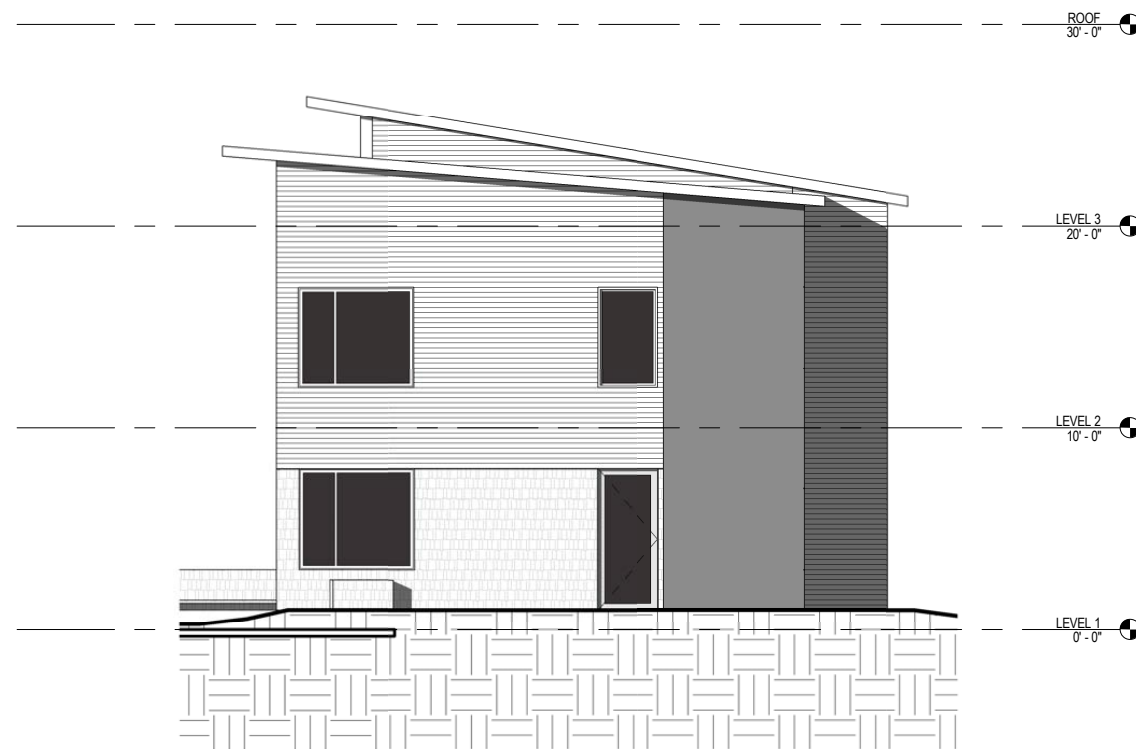
NOTE: SEE SHEET A1.5 FOR OPEN SPACE





MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER

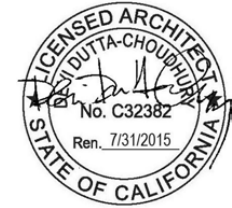


2 DAFFODIL & EDELWEISS SOUTH ELEVATION
 1/8" = 1'-0"






1 DAFFODIL & EDELWEISS EAST ELEVATION
 1/8" = 1'-0"





MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



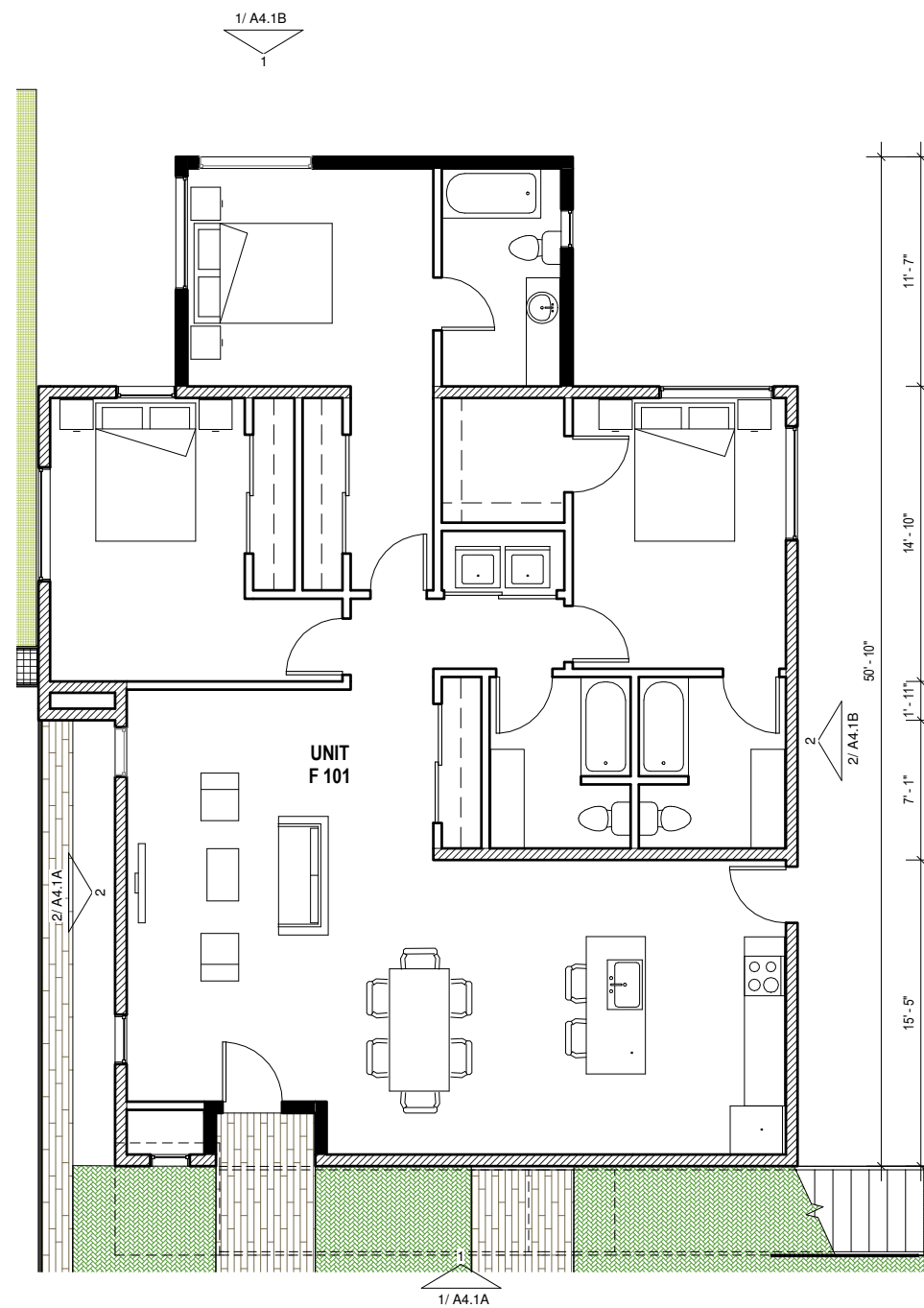
2 DAFFODIL & EDELWEISS NORTH ELEVATION
 1/8" = 1'-0"



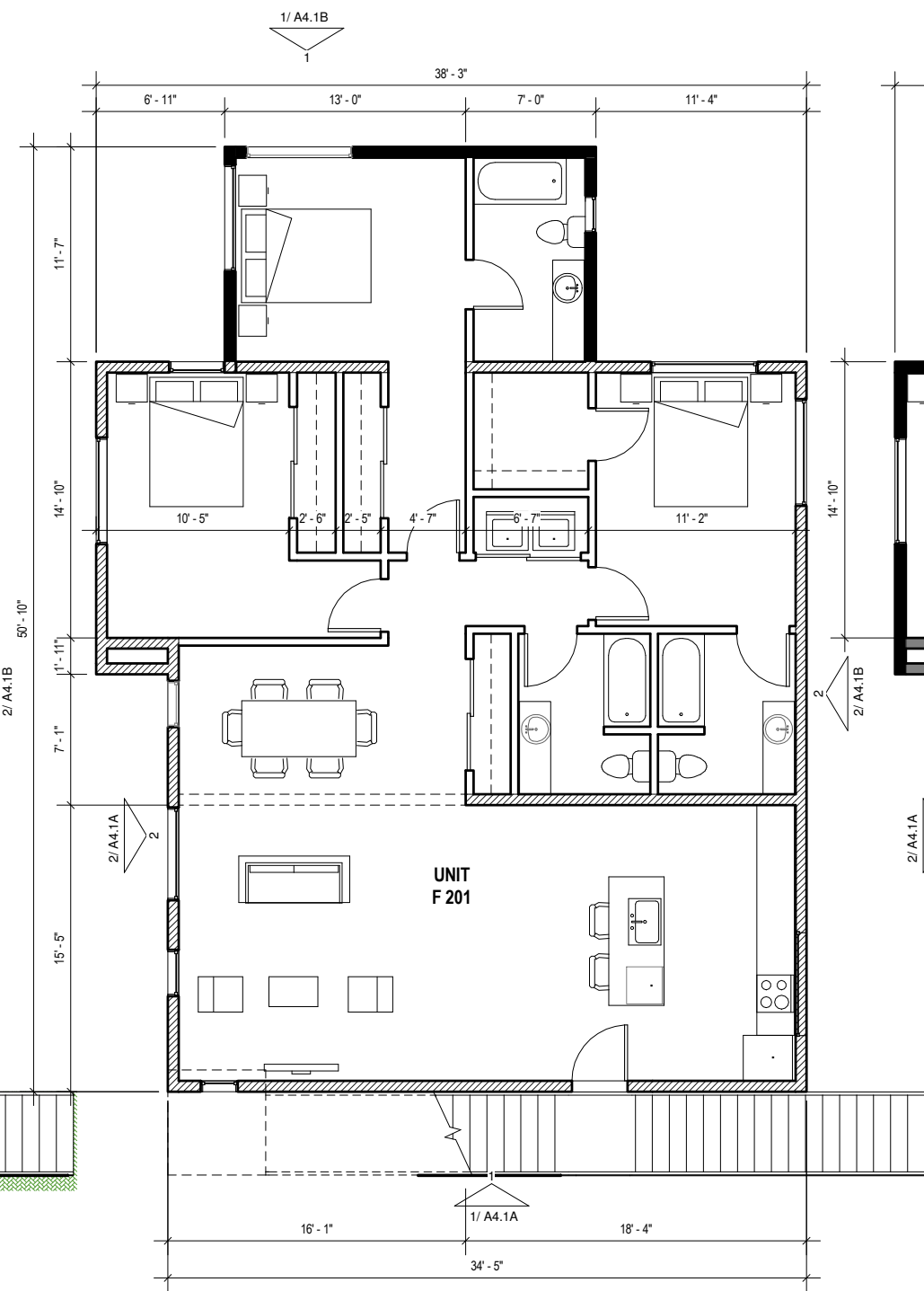
1 DAFFODIL & EDELWEISS WEST ELEVATION
 1/8" = 1'-0"



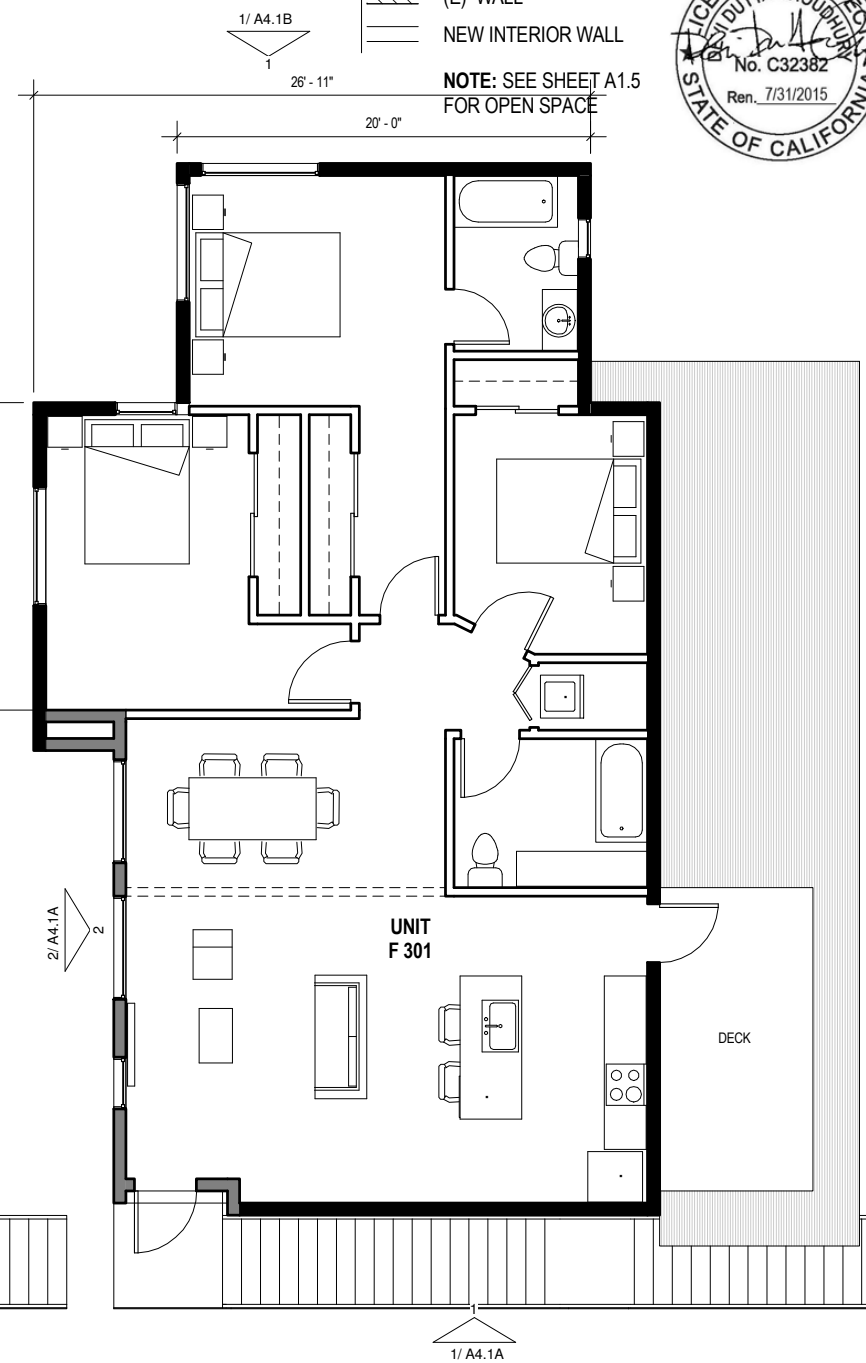
LEGEND
 ■ NEW EXTERIOR WALL
 ▨ (E) WALL
 ▬ NEW INTERIOR WALL
 NOTE: SEE SHEET A1.5 FOR OPEN SPACE



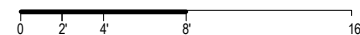
FRESIA
LEVEL 1

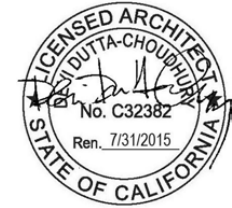


FRESIA
LEVEL 2






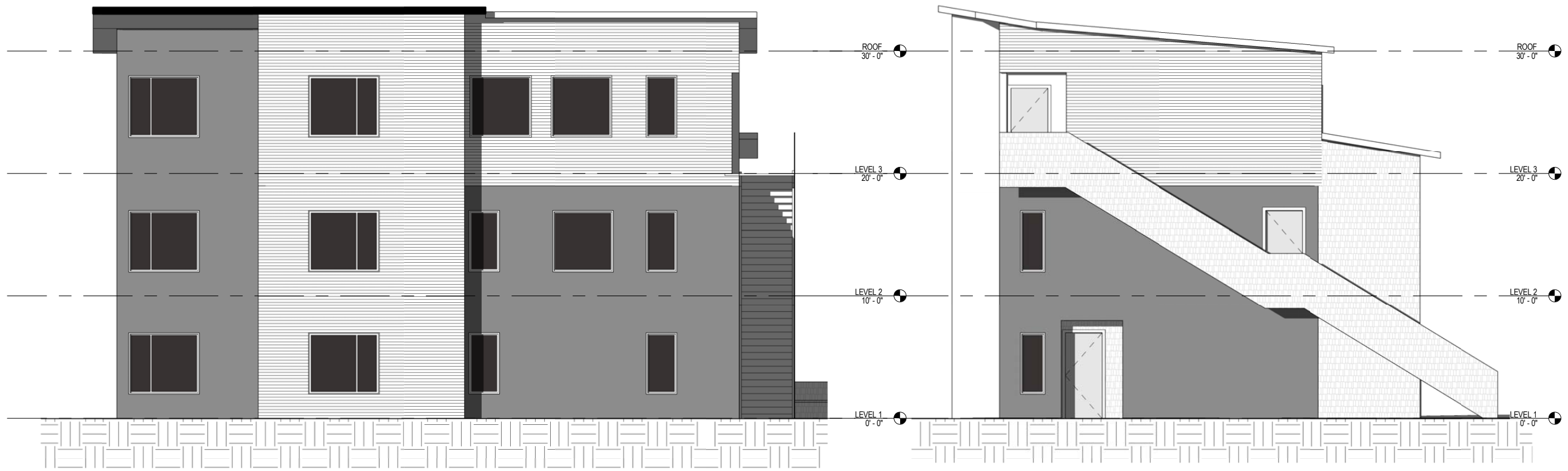
FRESIA
LEVEL 3 NEW





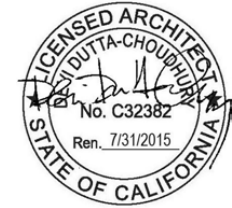
MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER






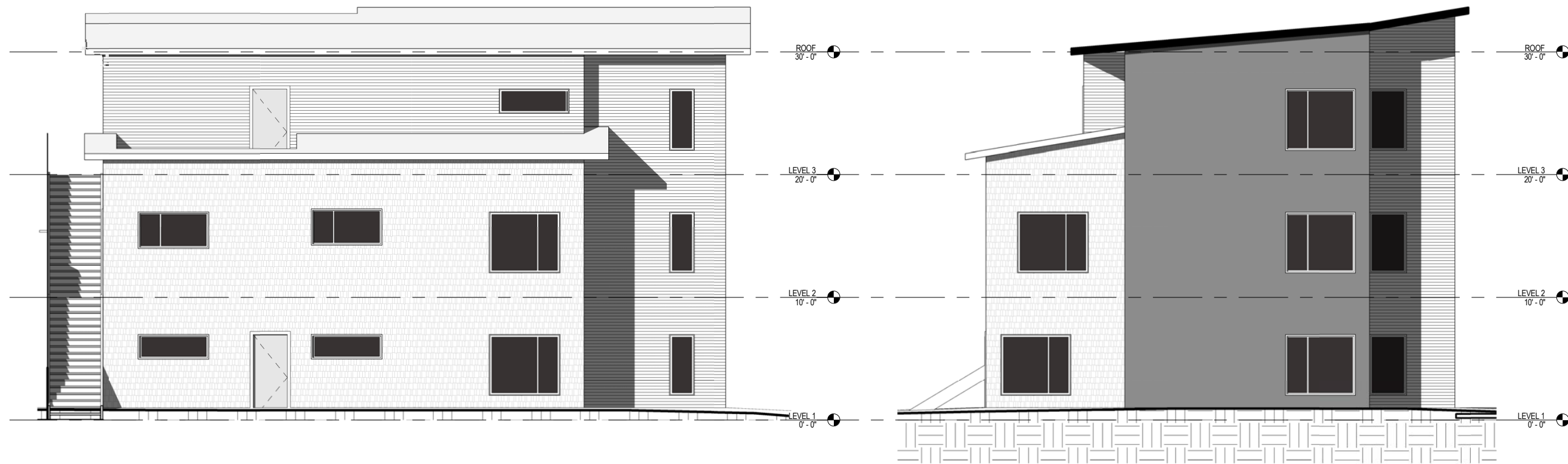
2 FREESIA SOUTH ELEVATION
 1/8" = 1'-0"

1 FREESIA EAST ELEVATION
 1/8" = 1'-0"



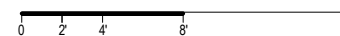
MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



2 FREESIA NORTH ELEVATION
 1/8" = 1'-0"

1 FREESIA WEST ELEVATION
 1/8" = 1'-0"





PERCENT PROPOSED

FACADE	SOUTH	EAST	NORTH	WEST	TOTAL
PROPOSED	82.2 SF	77.3 SF	116.9 SF	93.1 SF	369.5 SF
TOTAL AREA	721.6 SF	679.4 SF	722.9 SF	676.9 SF	2800.8 SF
PERCENT PROPOSED					13.2%

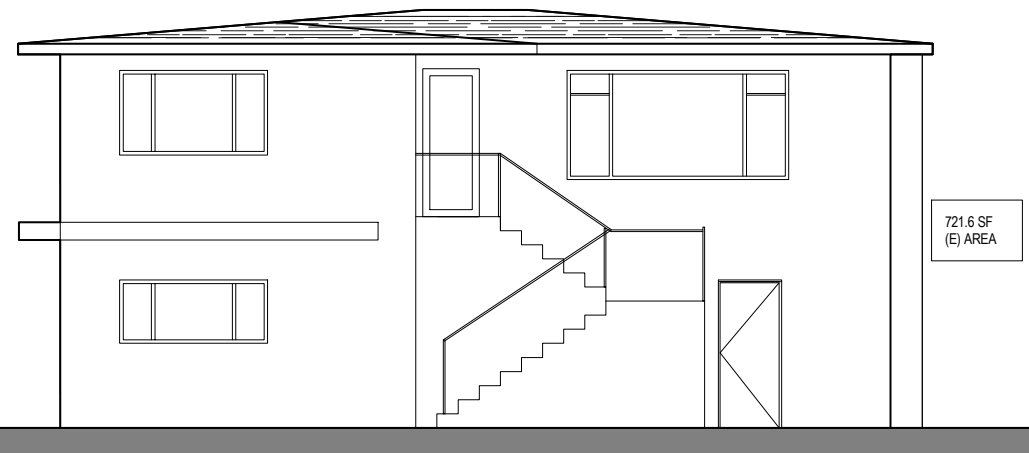
PROPOSED AREAS



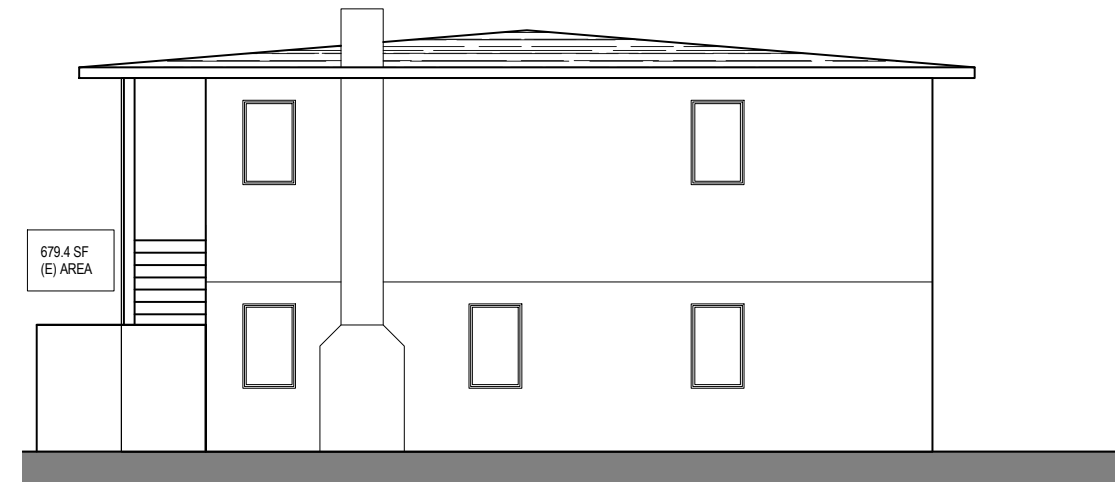
ENCLOSING EXTERIOR WALL AREA TO BE REMOVED PER ZONING ORDINANCE SECTION 23F

ABBREVIATIONS

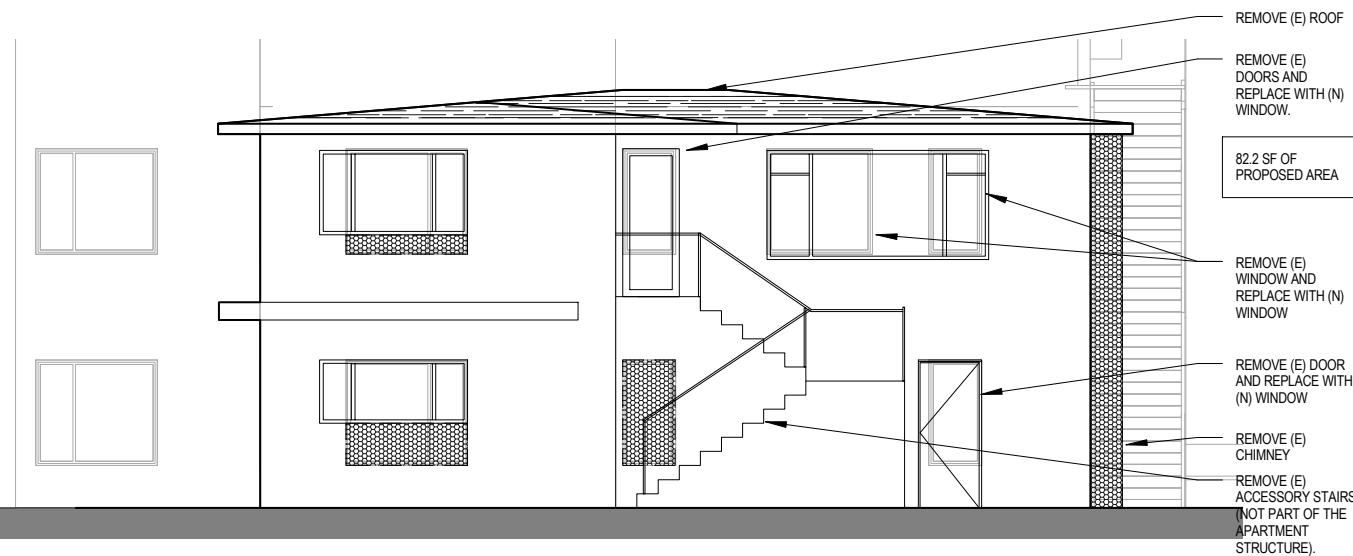
(N) = NEW
 (E) = EXISTING



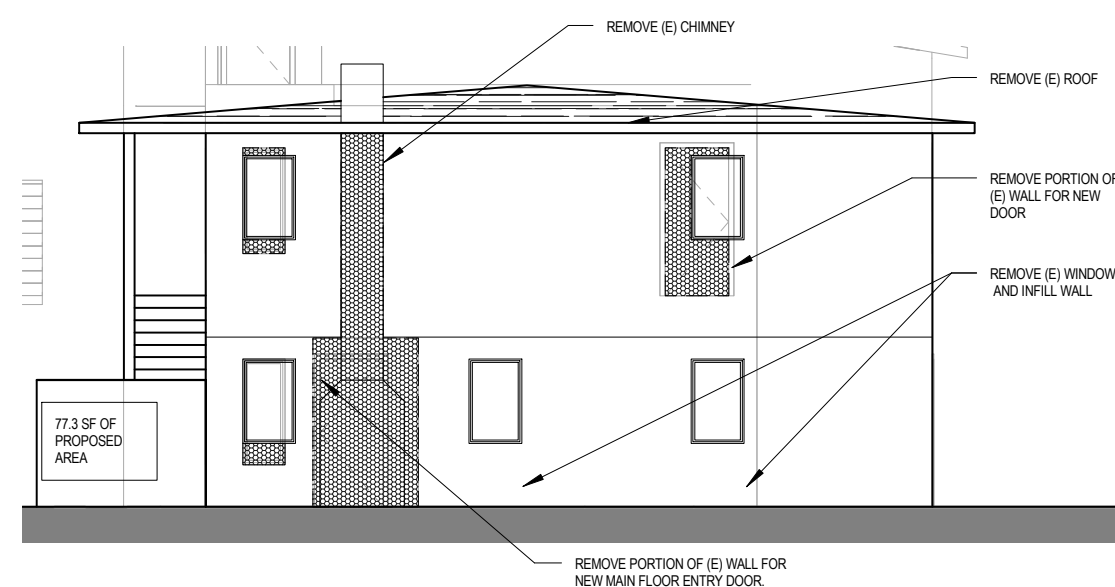
3 FREESIA SOUTH ELEVATION EXISTING
 1/8" = 1'-0"



4 FREESIA EAST ELEVATION EXISTING
 1/8" = 1'-0"



1 FREESIA SOUTH ELEVATION REMOVED
 1/8" = 1'-0"



2 FREESIA EAST ELEVATION REMOVED
 1/8" = 1'-0"

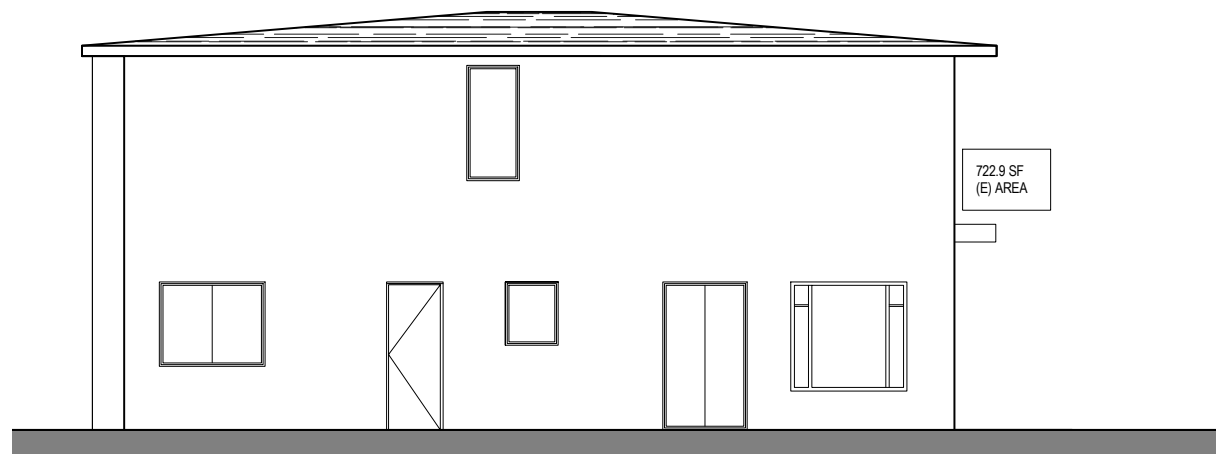


PERCENT PROPOSED (SEE SHEET A4.1C)

PROPOSED AREAS **ABBREVIATIONS**

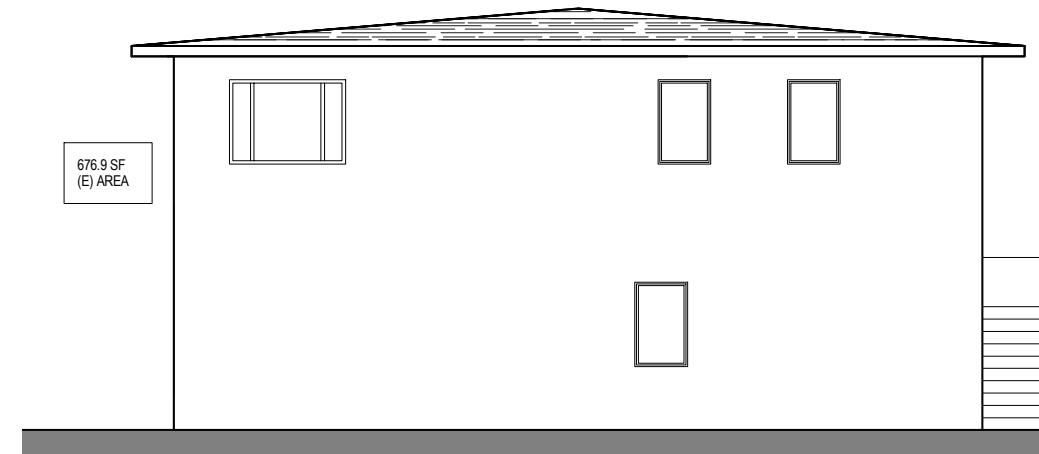
ENCLOSING EXTERIOR WALL AREA TO BE REMOVED PER ZONING ORDINANCE SECTION 23F

(N) = NEW
(E) = EXISTING



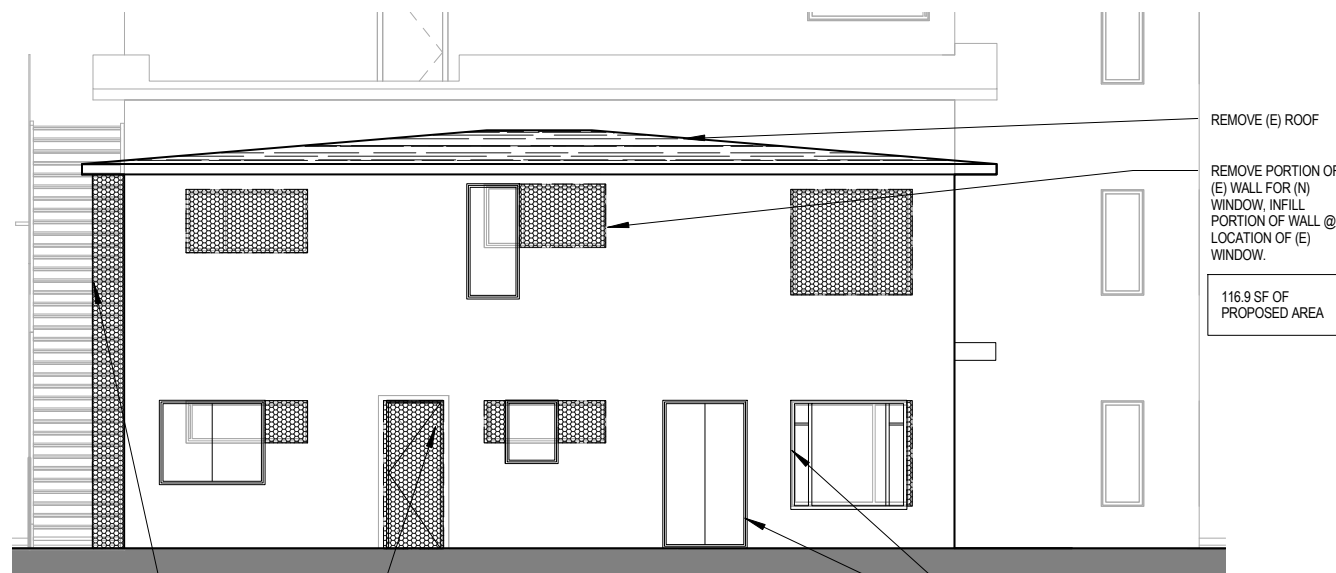
4 FREESIA NORTH ELEVATION EXISTING

1/8" = 1'-0"



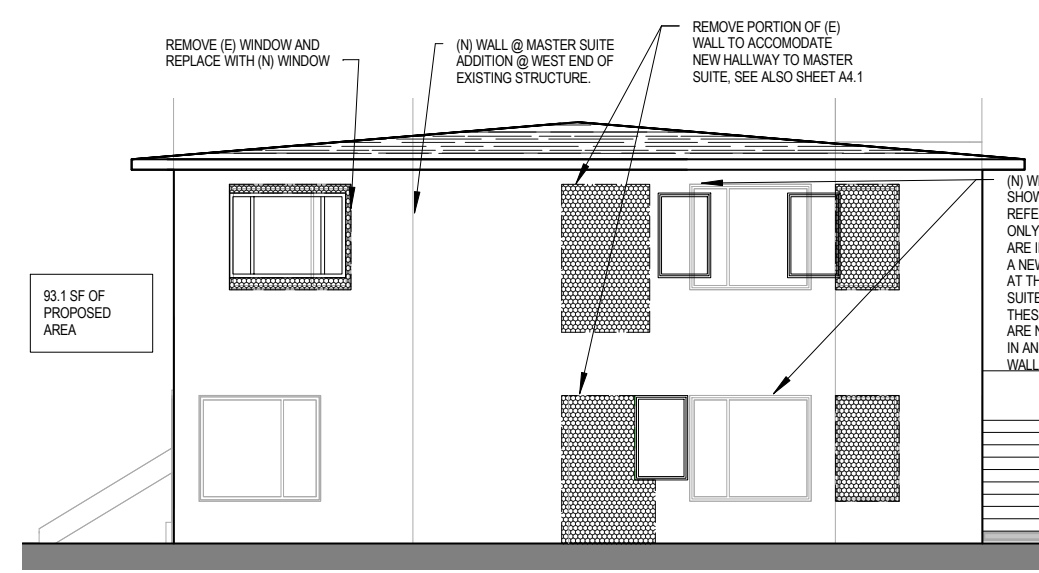
3 FREESIA WEST ELEVATION EXISTING

1/8" = 1'-0"



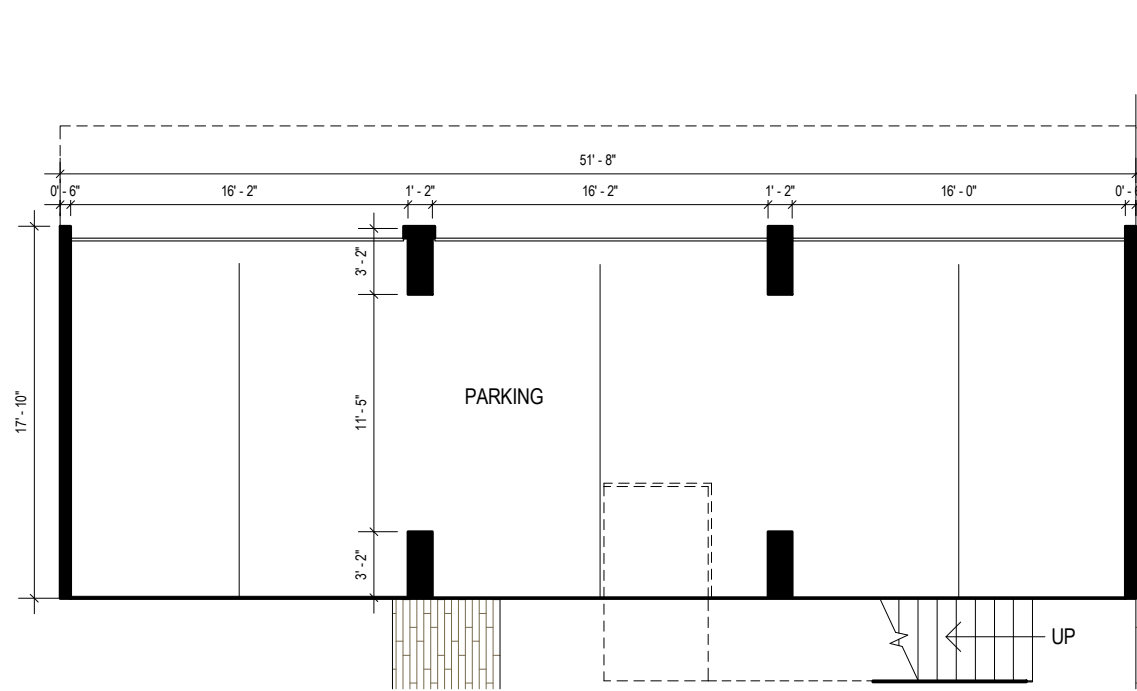
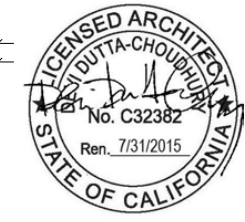
2 FREESIA NORTH ELEVATION REMOVED

1/8" = 1'-0"

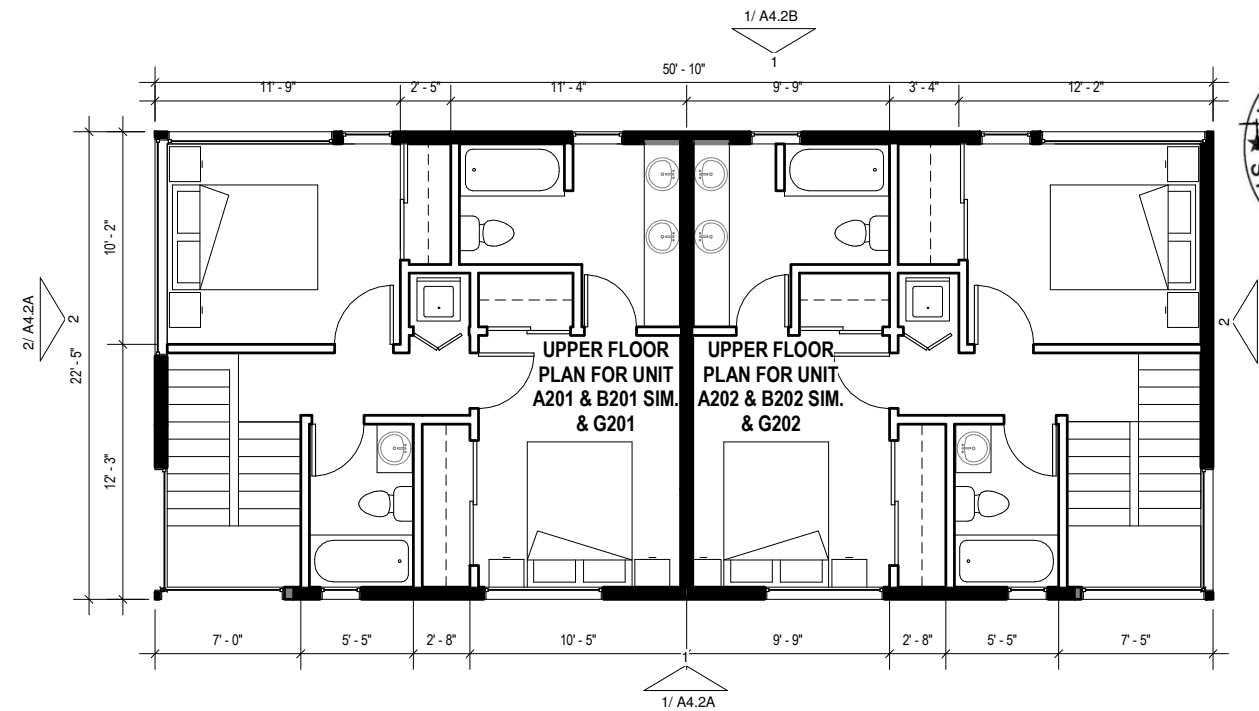


1 FREESIA WEST ELEVATION REMOVED

1/8" = 1'-0"

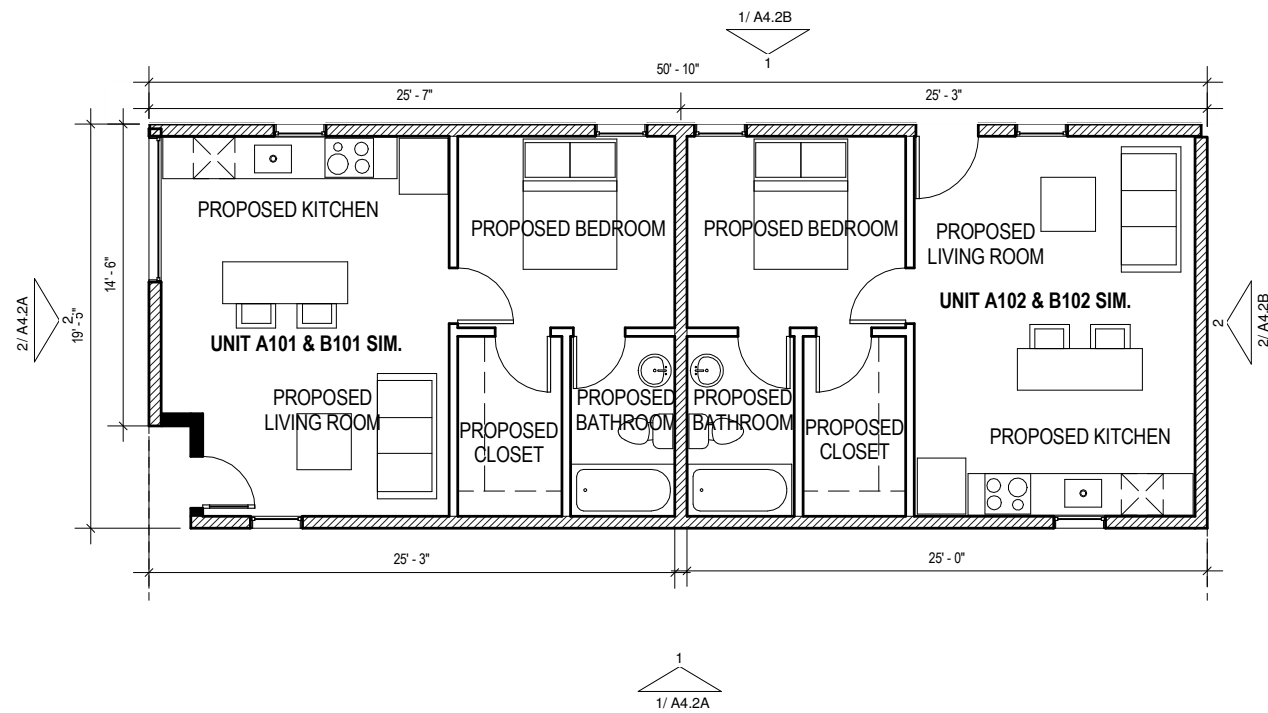


PROPOSED GERANIUM
 LEVEL 1

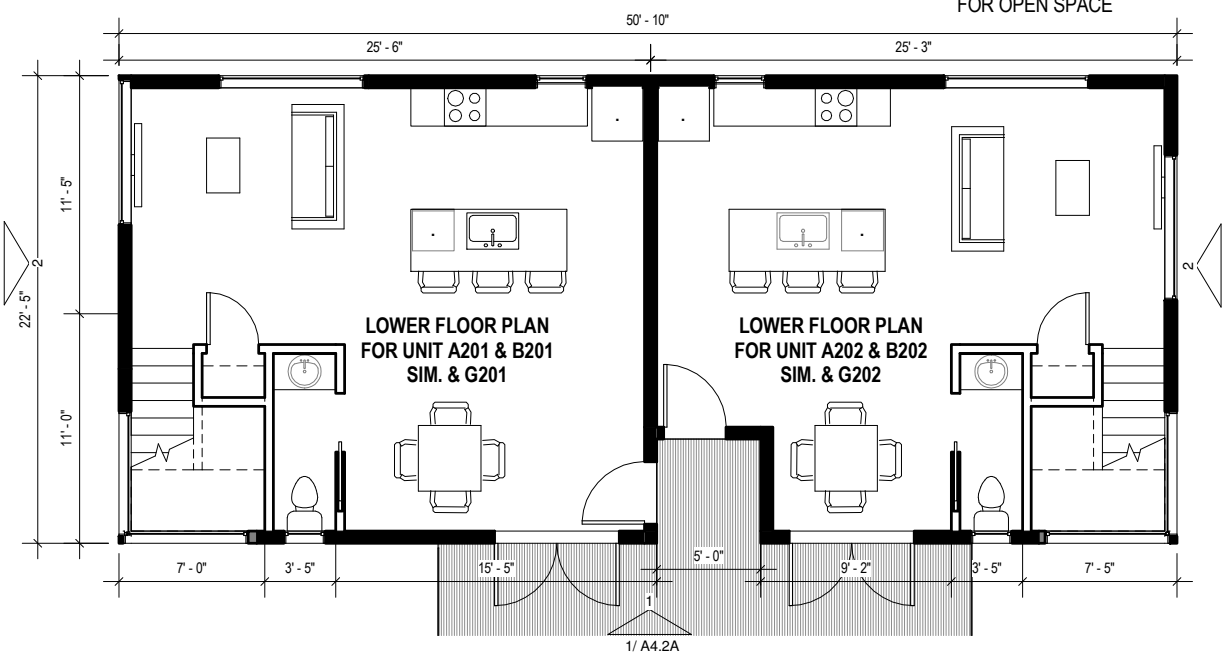


PROPOSED AZALEA, BEGONIA, GERANIUM
 TOWNHOMES
 LEVEL 3

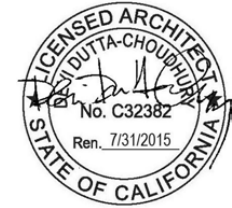
LEGEND
 ■ NEW EXTERIOR WALL
 ▨ (E) WALL
 — NEW INTERIOR WALL
 NOTE: SEE SHEET A1.5 FOR OPEN SPACE






PROPOSED - AZALEA & BEGONIA
 LEVEL 1

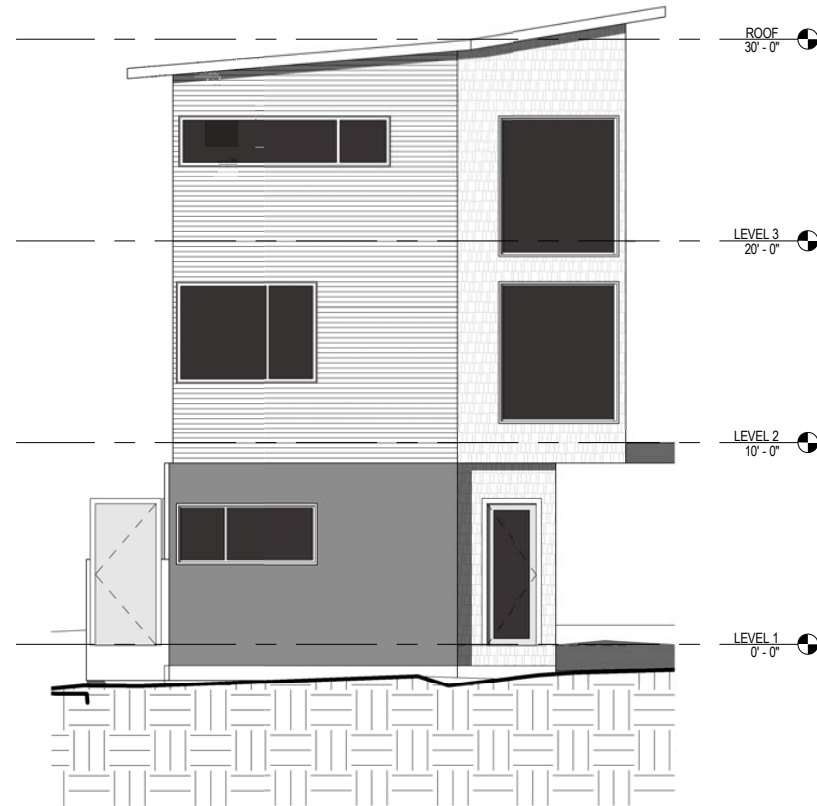


PROPOSED - AZALEA, BEGONIA, GERANIUM
 LEVEL 2

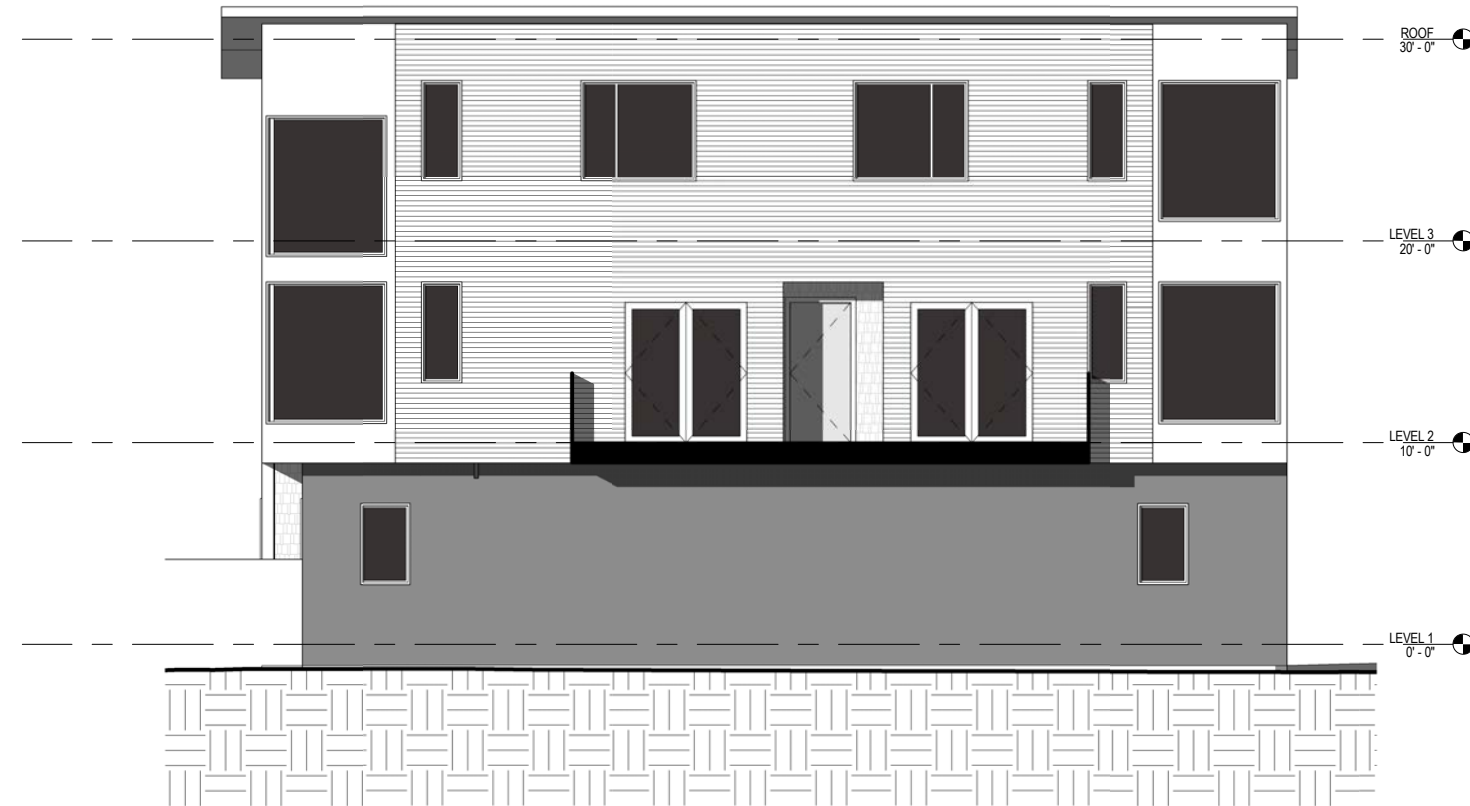


MATERIAL LEGEND

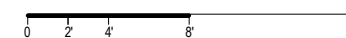
	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER

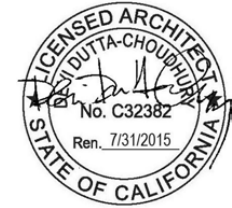


2 AZALEA SOUTH ELEVATION
 1/8" = 1'-0"






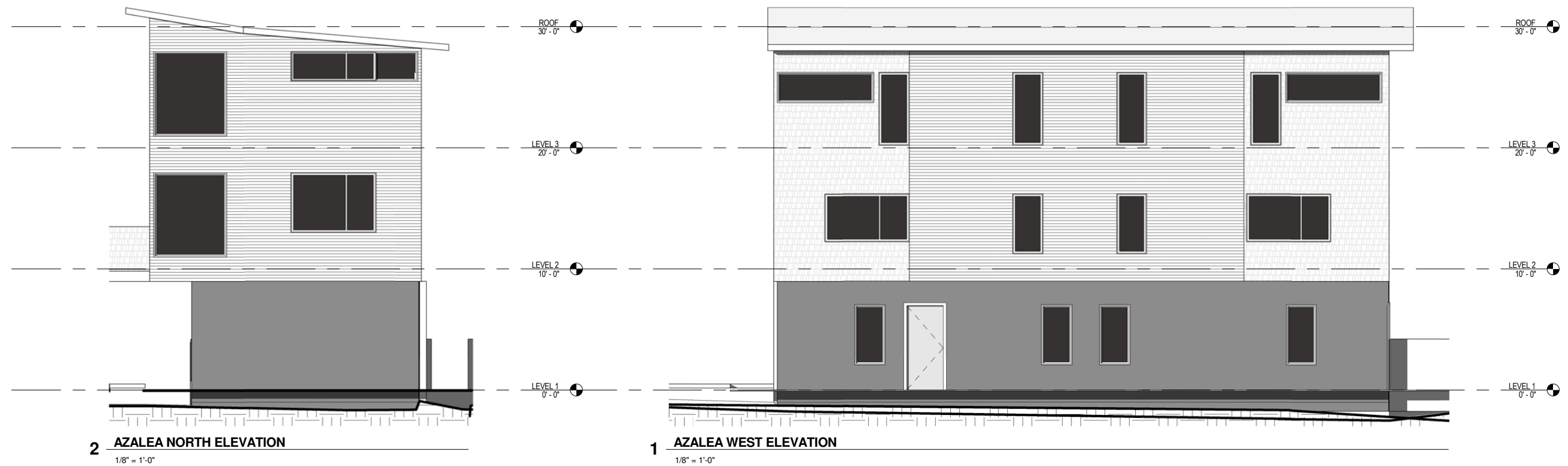
1 AZALEA EAST ELEVATION
 1/8" = 1'-0"





MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



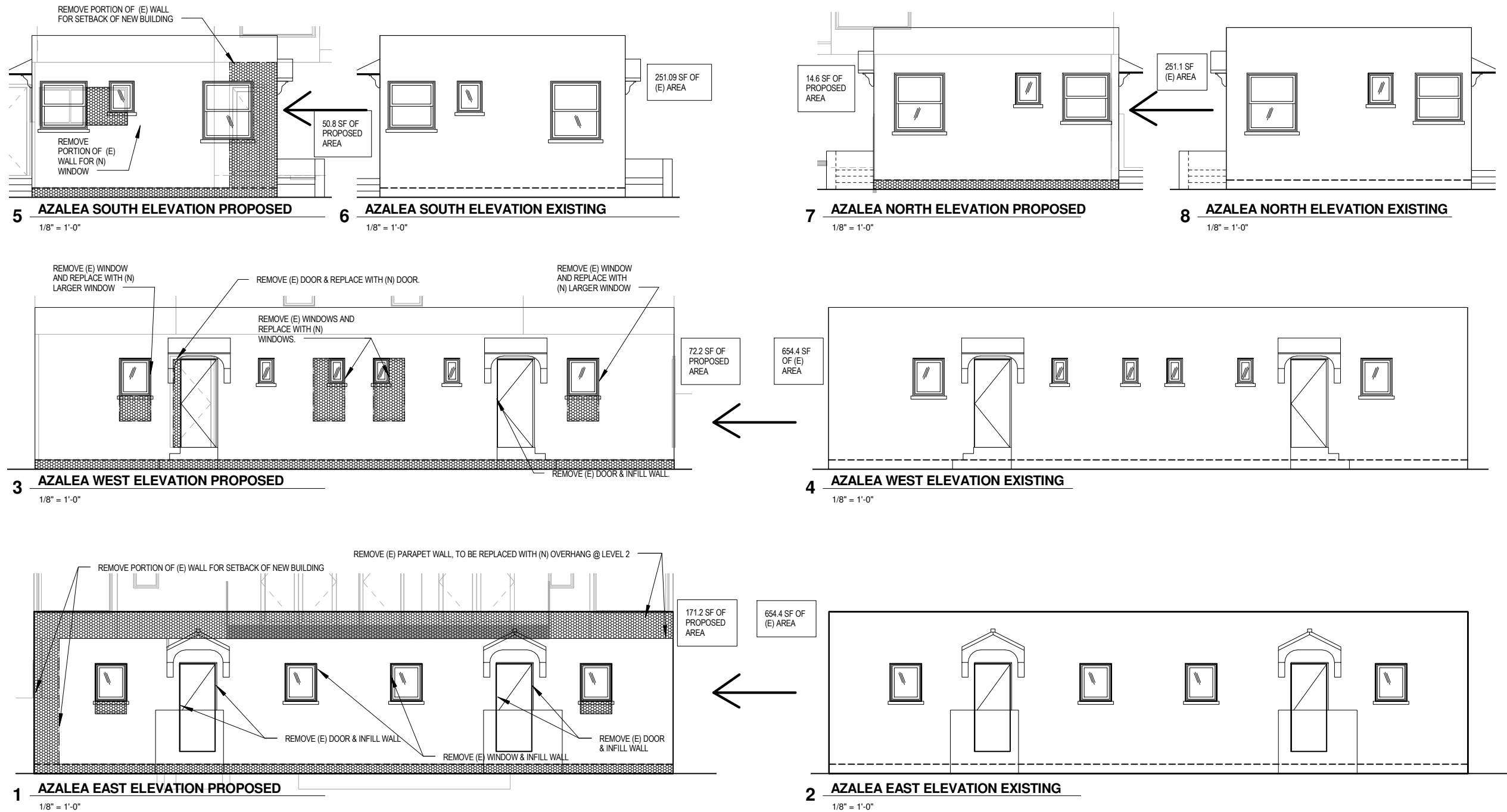


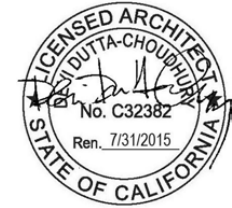
PERCENT PROPOSED

FACADE	SOUTH	EAST	NORTH	WEST	TOTAL
PROPOSED	50.8 SF	171.2 SF	14.6 SF	72.2 SF	308.8 SF
TOTAL AREA	251.1 SF	654.4 SF	251.1 SF	654.4 SF	1811.0 SF
PERCENT PROPOSED					17.1%




PROPOSED AREAS **ABBREVIATIONS**

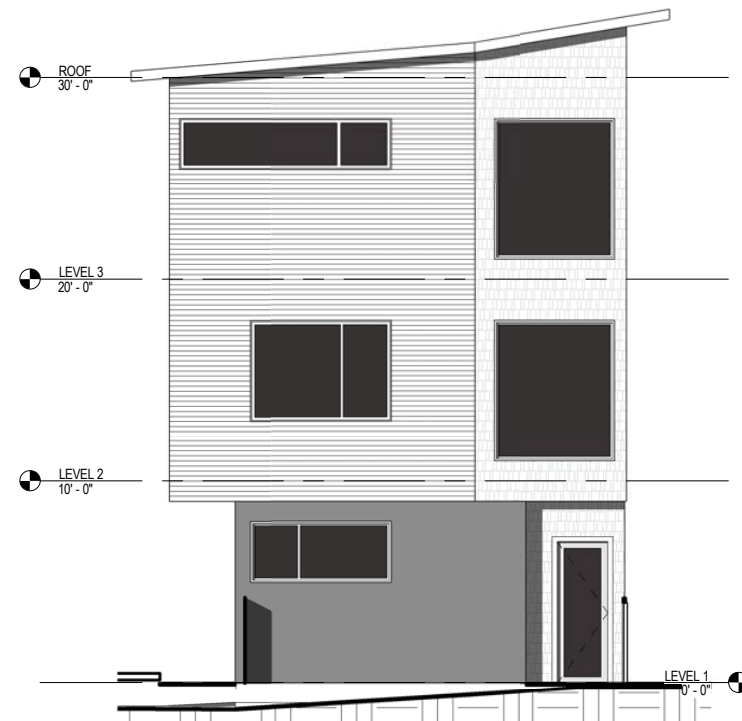
ENCLOSING EXTERIOR WALL AREA TO BE REMOVED PER ZONING ORDINANCE SECTION 23F
 (N) = NEW
 (E) = EXISTING





MATERIAL LEGEND

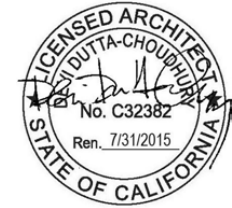
	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER






1 BEGONIA SOUTH ELEVATION
 1/8" = 1'-0"

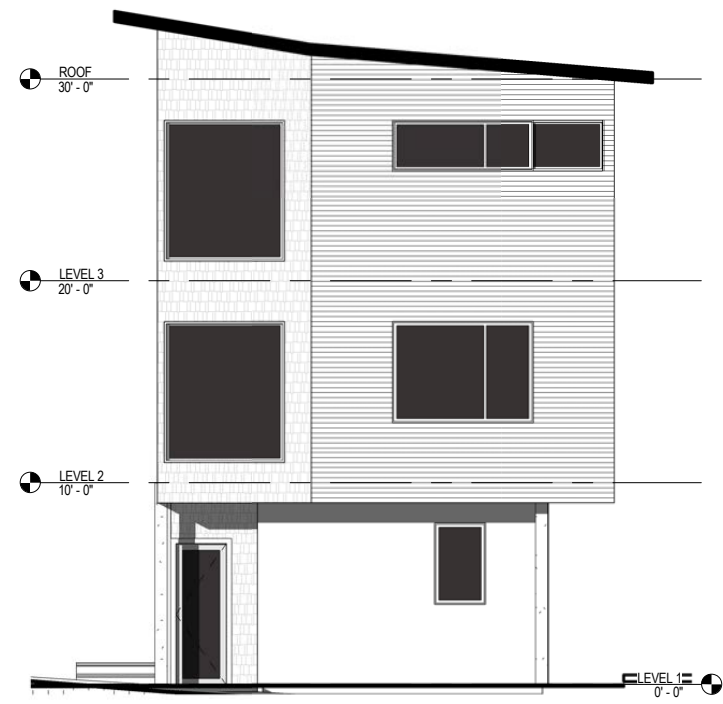


2 BEGONIA EAST ELEVATION
 1/8" = 1'-0"



MATERIAL LEGEND

	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



1 BEGONIA NORTH ELEVATION
 1/8" = 1'-0"



2 BEGONIA WEST ELEVATION
 1/8" = 1'-0"

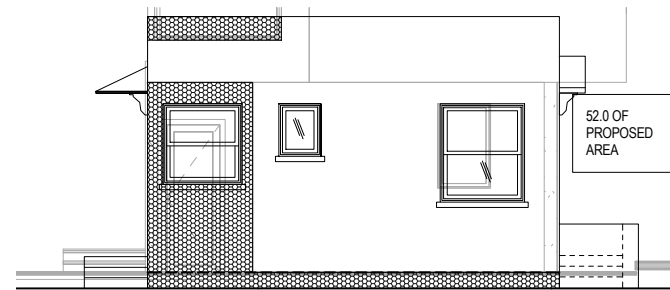


PERCENT PROPOSED

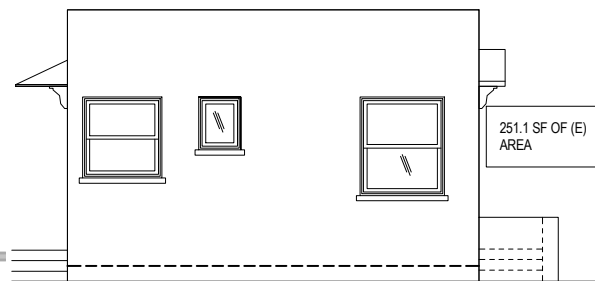
FACADE	SOUTH	EAST	NORTH	WEST	TOTAL
PROPOSED	60.6 SF	95.6 SF	52 SF	209.3 SF	417.5 SF
TOTAL AREA	251.1 SF	678.6 SF	251.1 SF	678.6 SF	1859.4 SF
PERCENT PROPOSED					22.4%

PROPOSED AREAS ABBREVIATIONS

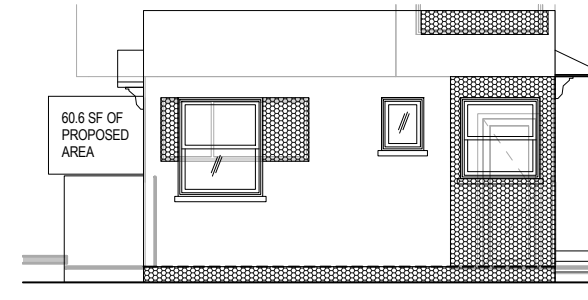
ENCLOSING EXTERIOR WALL AREA TO BE REMOVED PER ZONING ORDINANCE SECTION 23F
 (N) = NEW
 (E) = EXISTING



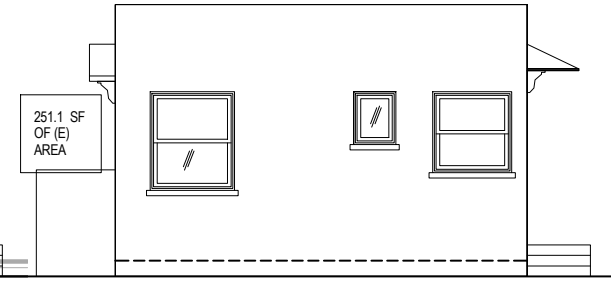
5 BEGONIA NORTH ELEVATION PROPOSED
 1/8" = 1'-0"



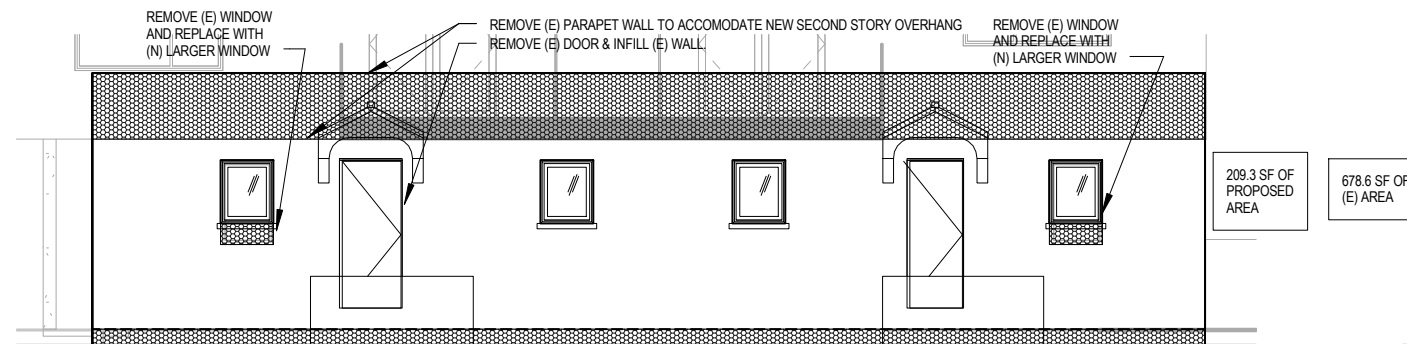
6 BEGONIA NORTH ELEVATION EXISTING
 1/8" = 1'-0"



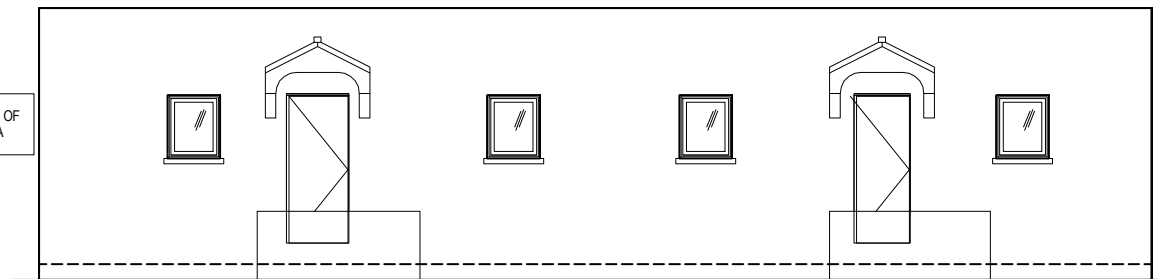
7 BEGONIA SOUTH ELEVATION PROPOSED
 1/8" = 1'-0"



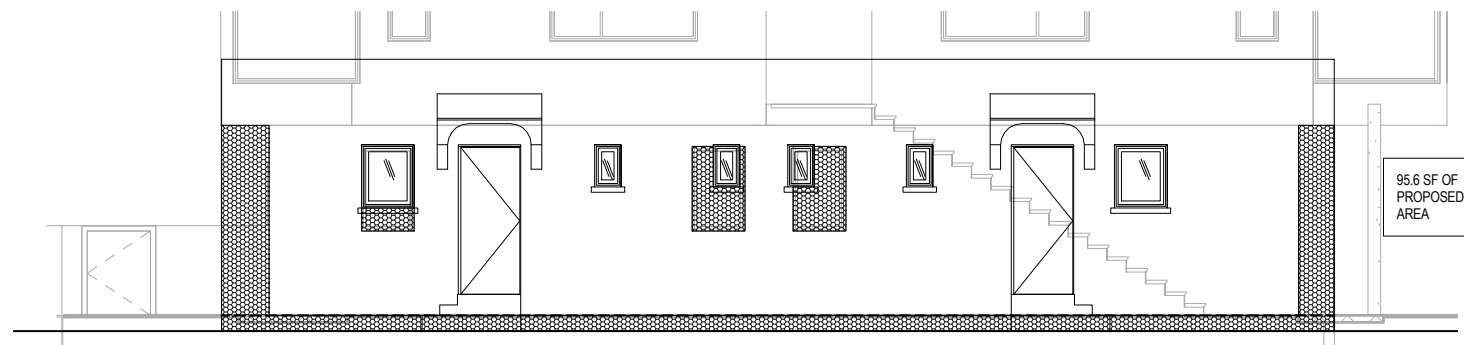
8 BEGONIA SOUTH ELEVATION EXISTING
 1/8" = 1'-0"



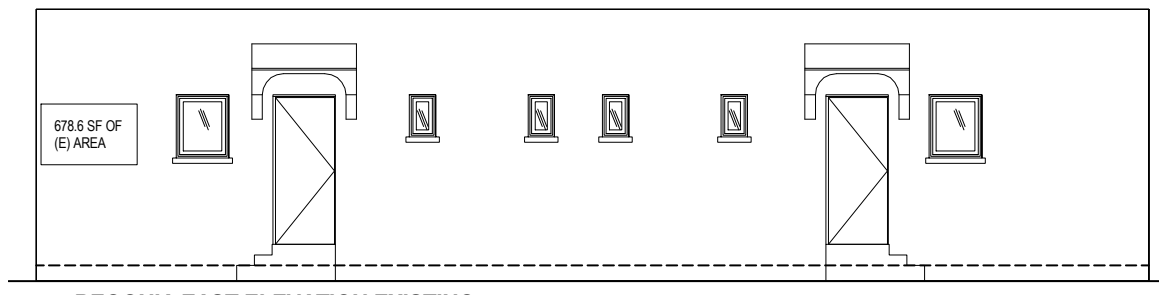
3 BEGONIA WEST ELEVATION PROPOSED
 1/8" = 1'-0"



4 BEGONIA WEST ELEVATION EXISTING
 1/8" = 1'-0"



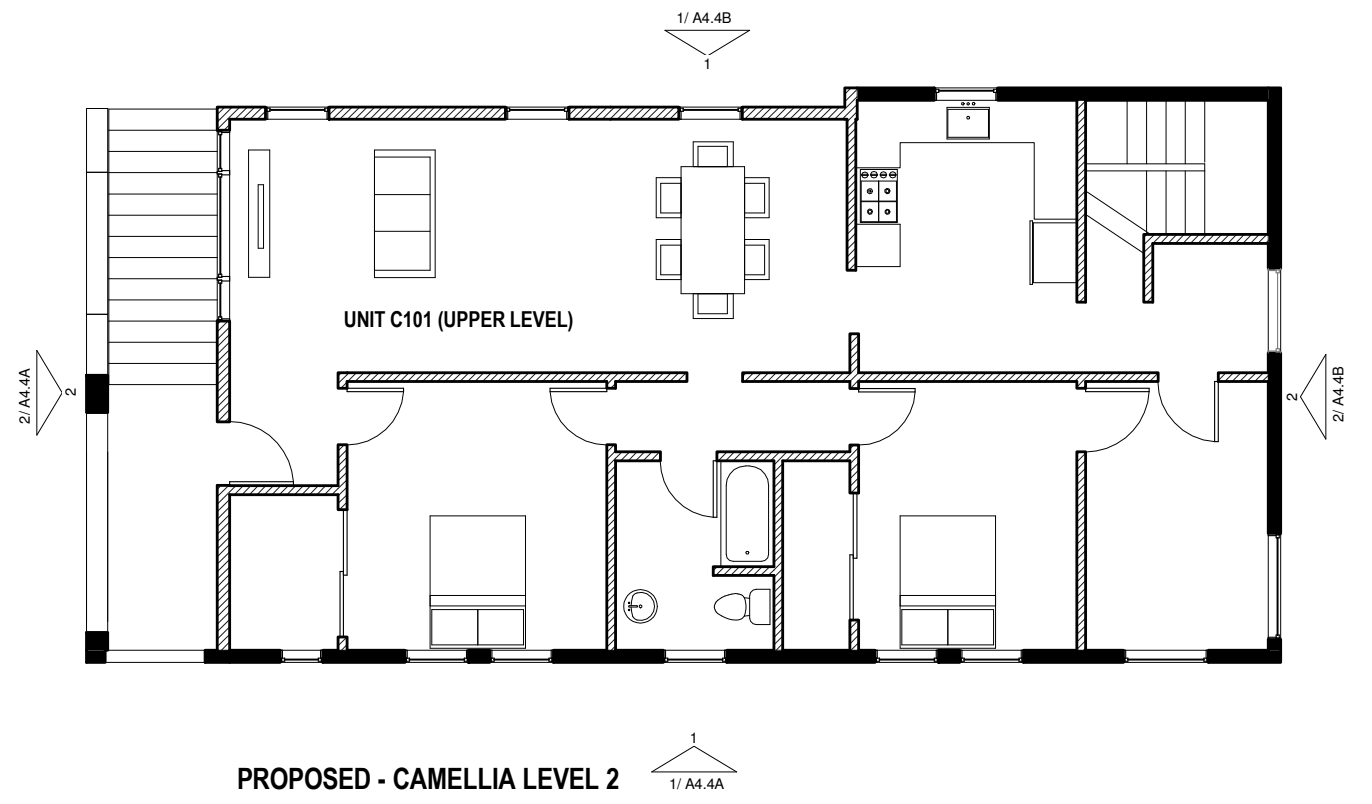
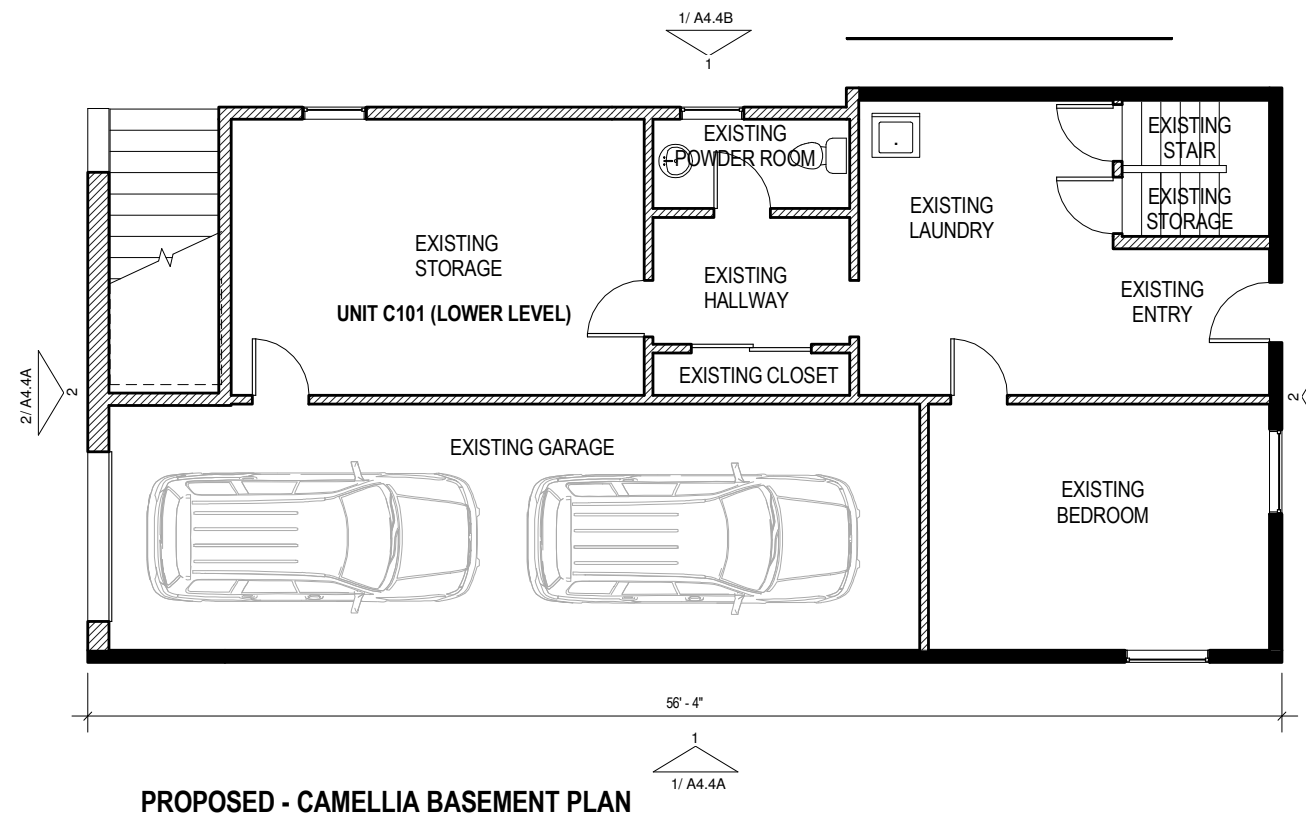
1 BEGONIA EAST ELEVATION PROPOSED
 1/8" = 1'-0"

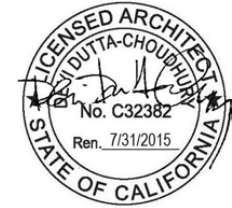


2 BEGONIA EAST ELEVATION EXISTING
 1/8" = 1'-0"






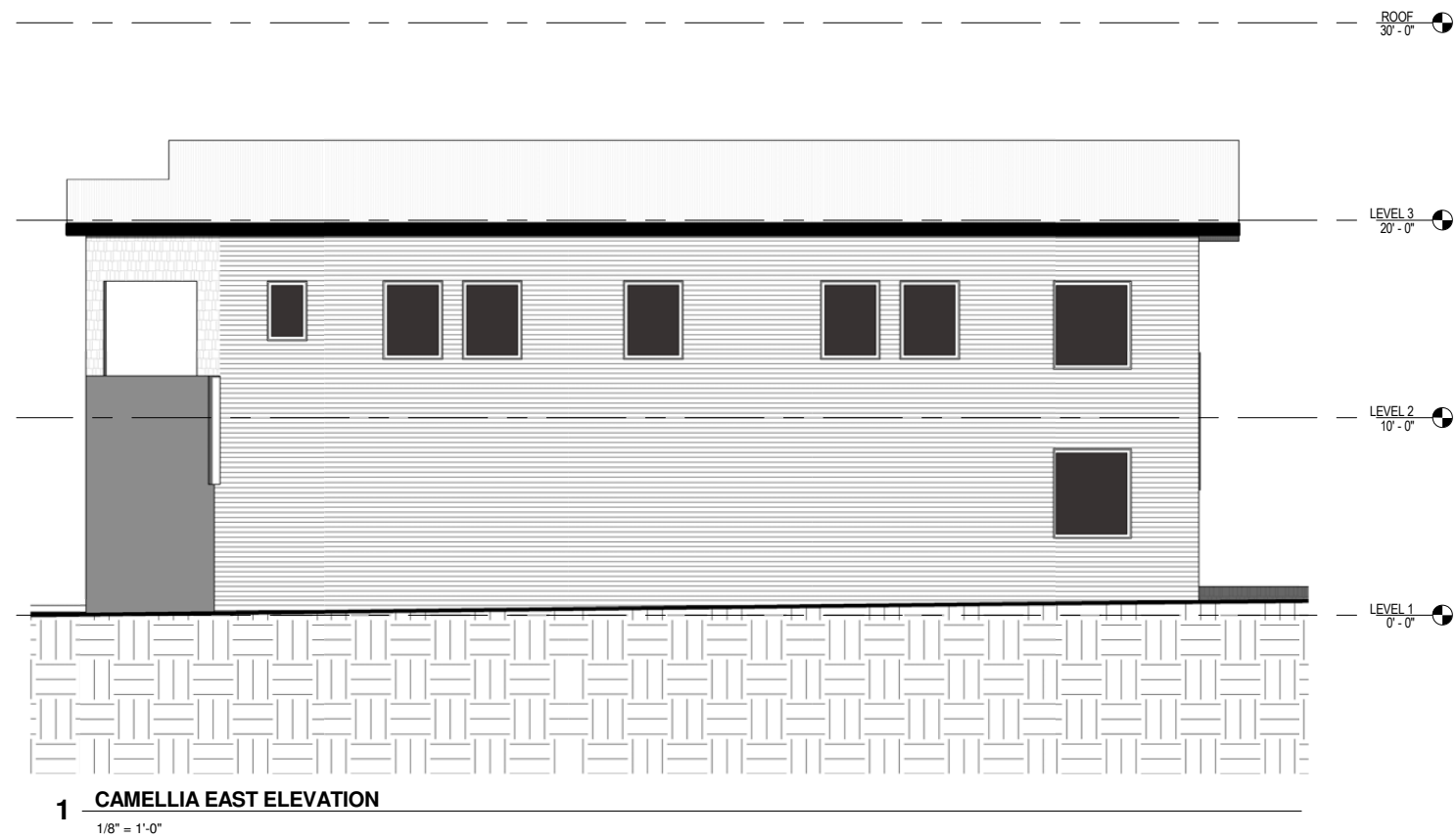
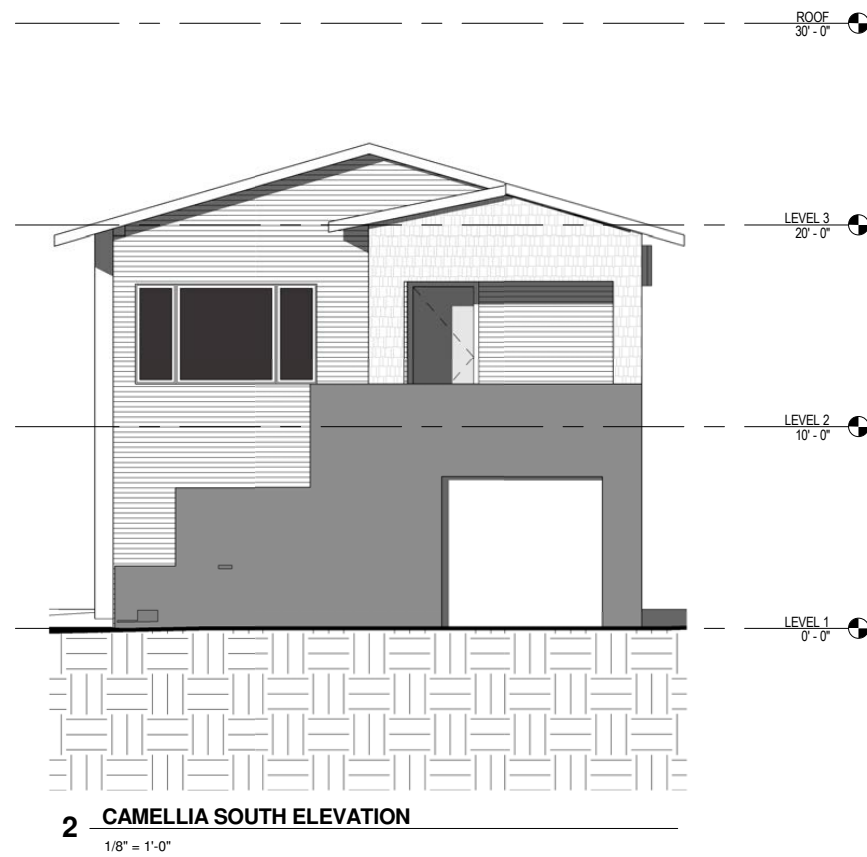
LEGEND
 [Thick solid line] NEW EXTERIOR WALL
 [Hatched line] (E) WALL
 [Thin solid line] NEW INTERIOR WALL
NOTE: SEE SHEET A1.5 FOR OPEN SPACE

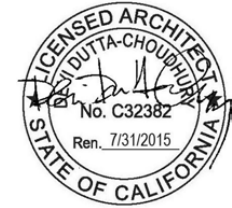







MATERIAL LEGEND

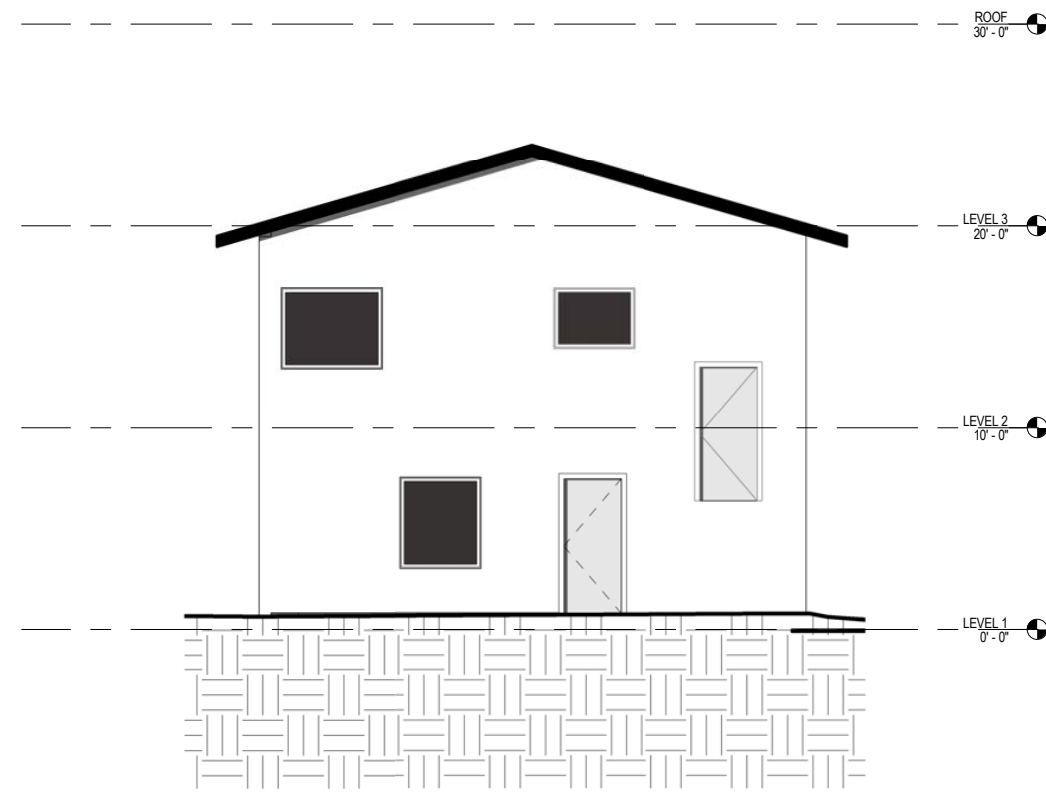
	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



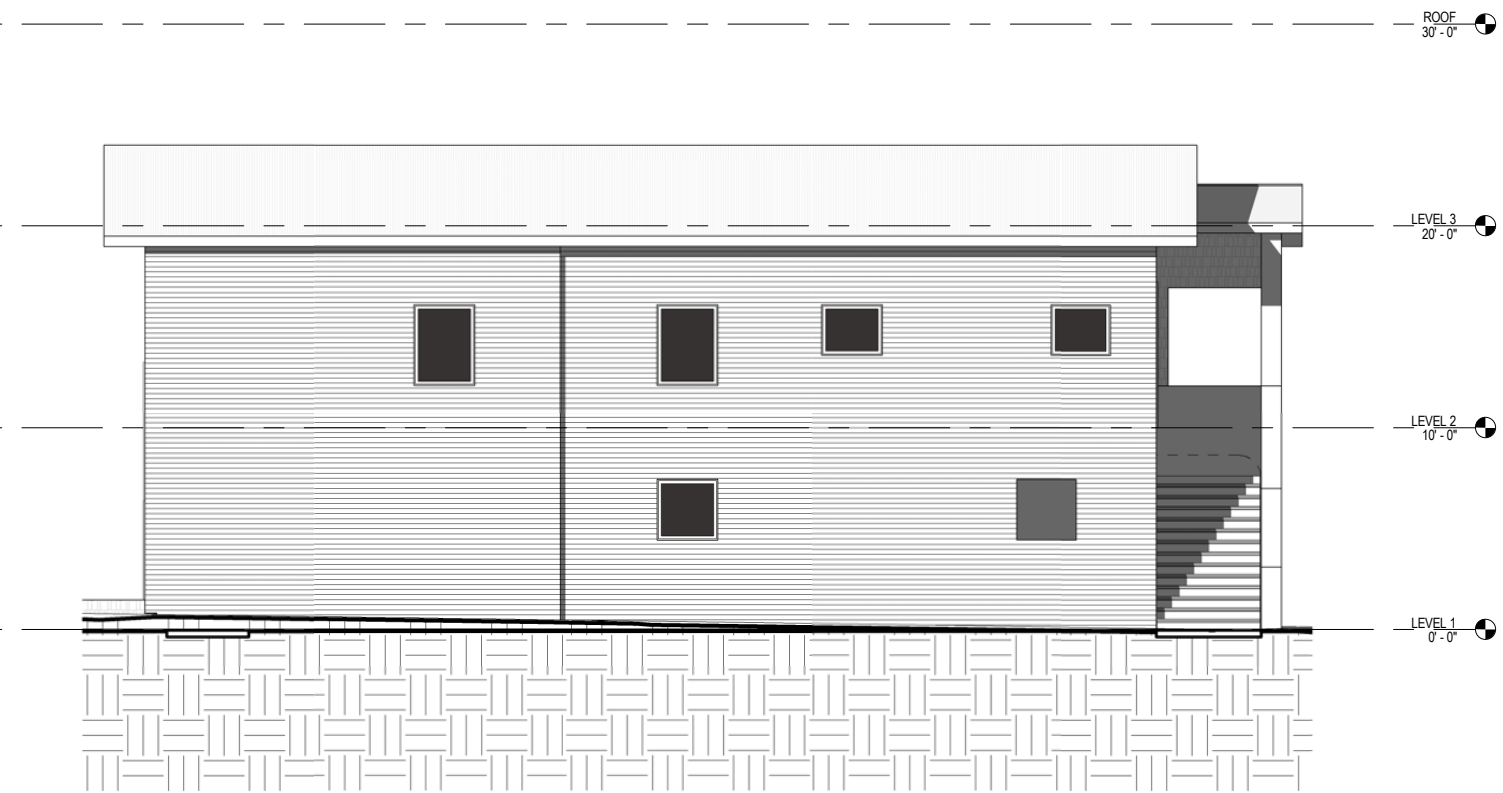


MATERIAL LEGEND

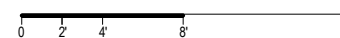
	PAINTED WOOD SIDING
	CEDAR SHINGLE SIDING
	CEMENT PLASTER



2 CAMELLIA NORTH ELEVATION
 1/8" = 1'-0"



1 CAMELLIA WEST ELEVATION
 1/8" = 1'-0"

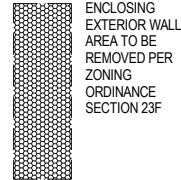




PERCENT PROPOSED (TECHNICAL DEMOLITION OF CAMELIA)

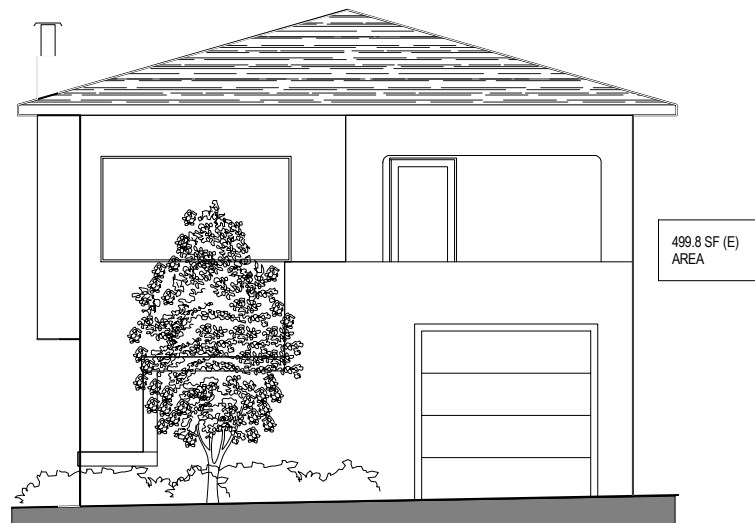
FACADE	SOUTH	EAST	NORTH	WEST	TOTAL
PROPOSED	149.0 SF	968.5 SF	506.5 SF	434.4 SF	2058.4 SF
TOTAL AREA	499.8 SF	968.5 SF	506.5 SF	987.0 SF	2961.8 SF
PERCENT PROPOSED					69.5%

PROPOSED AREAS

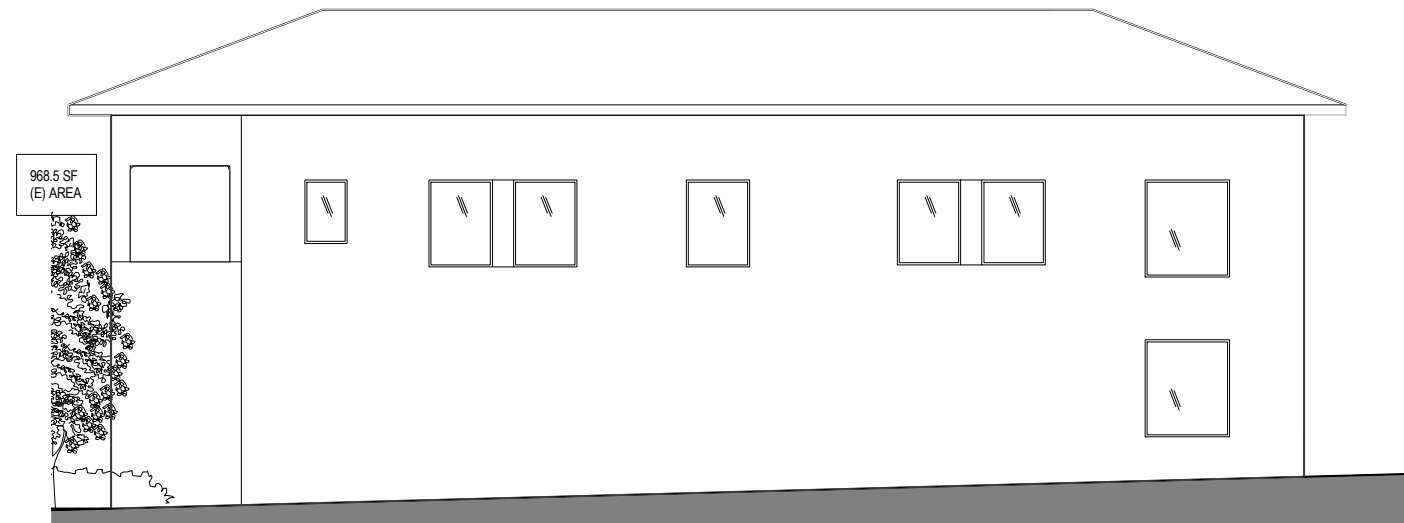


ABBREVIATIONS

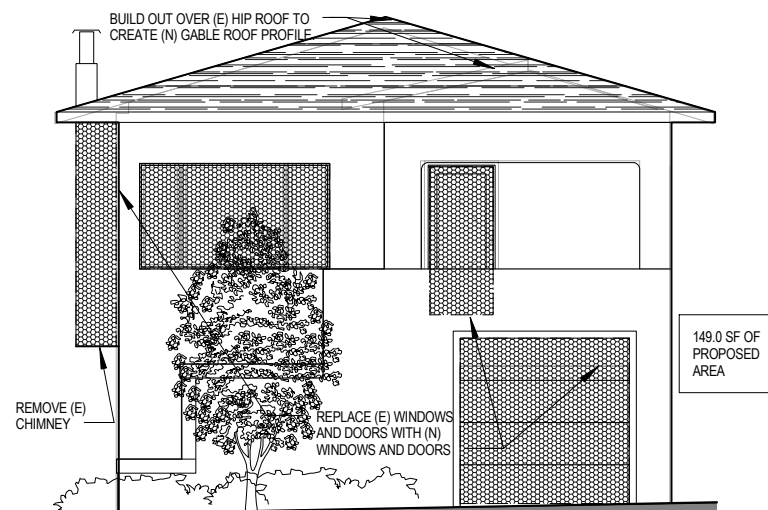
(N) = NEW
 (E) = EXISTING



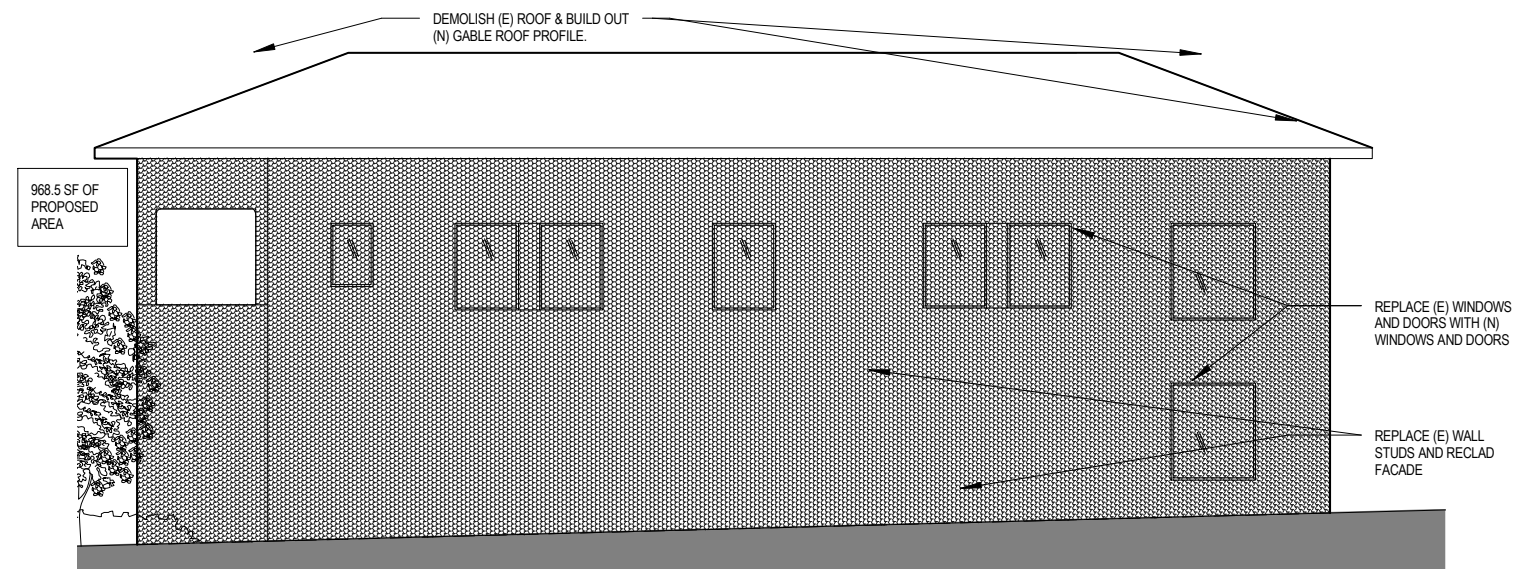
3 CAMELLIA SOUTH ELEVATION EXISTING
 1/8" = 1'-0"



4 CAMELLIA EAST ELEVATION EXISTING
 1/8" = 1'-0"



1 CAMELLIA SOUTH ELEVATION PROPOSED
 1/8" = 1'-0"

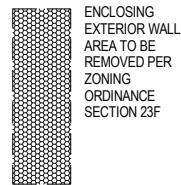


2 CAMELLIA EAST ELEVATION PROPOSED
 1/8" = 1'-0"



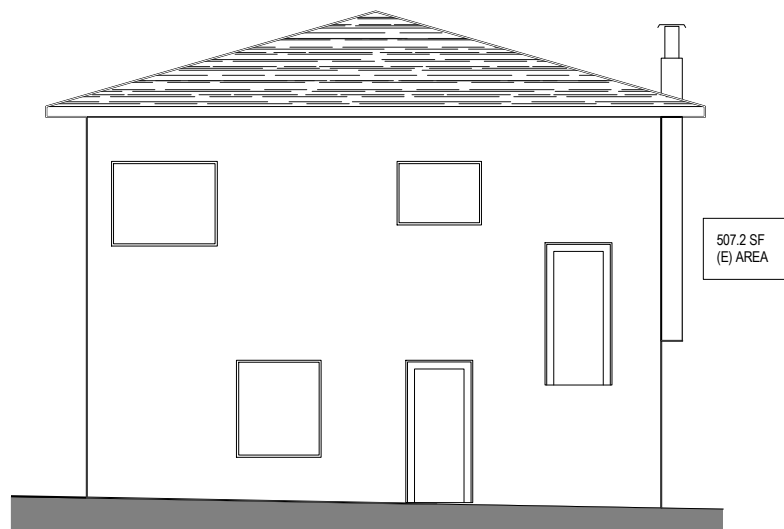
PERCENT PROPOSED (SEE SHEET A4.3C)

PROPOSED AREAS

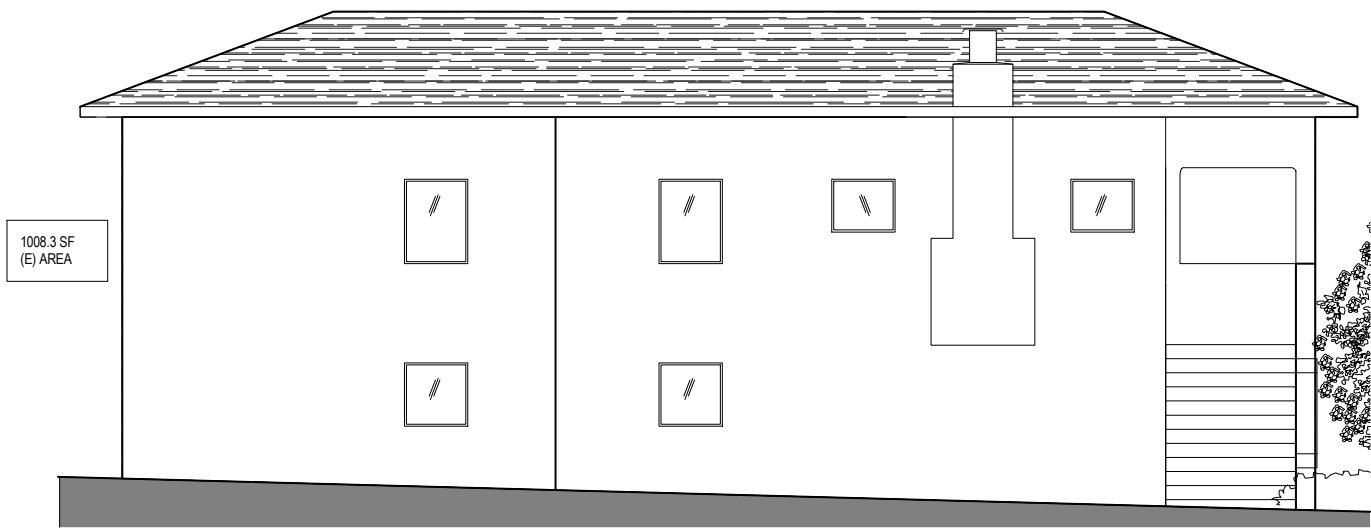


ABBREVIATIONS

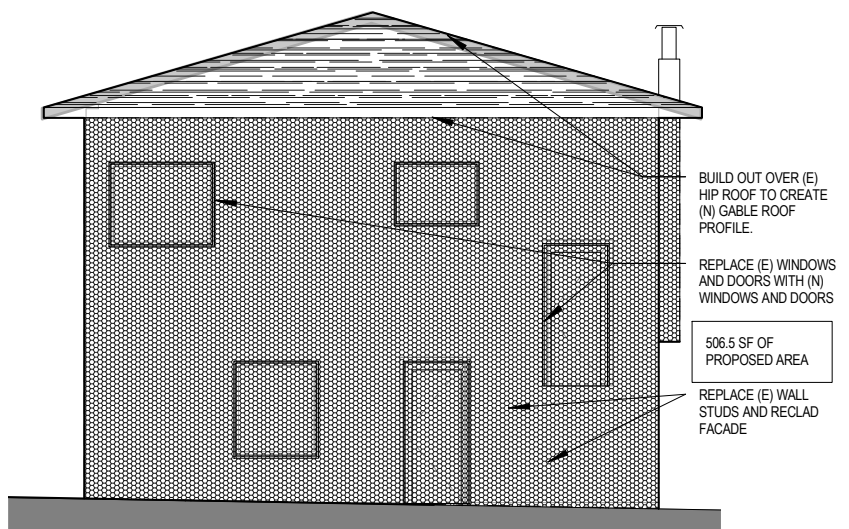
(N) = NEW
 (E) = EXISTING



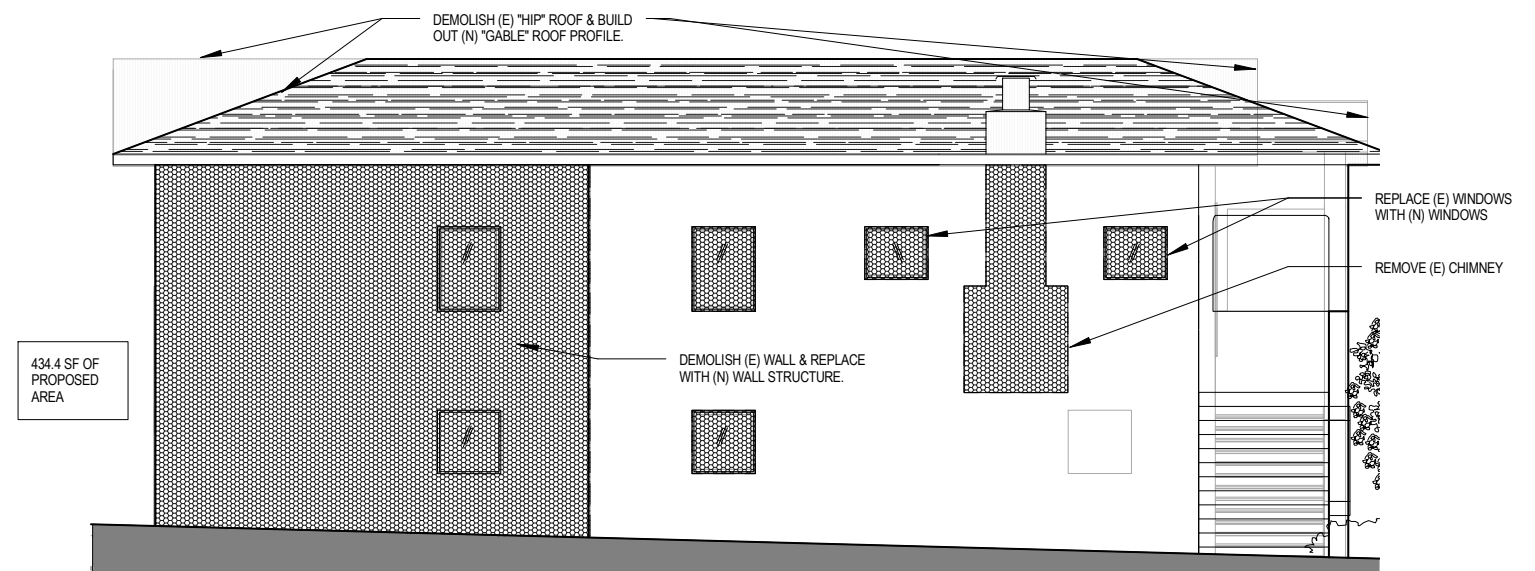
3 CAMELLIA NORTH ELEVATION EXISTING
 1/8" = 1'-0"



4 CAMELLIA WEST ELEVATION EXISTING
 1/8" = 1'-0"



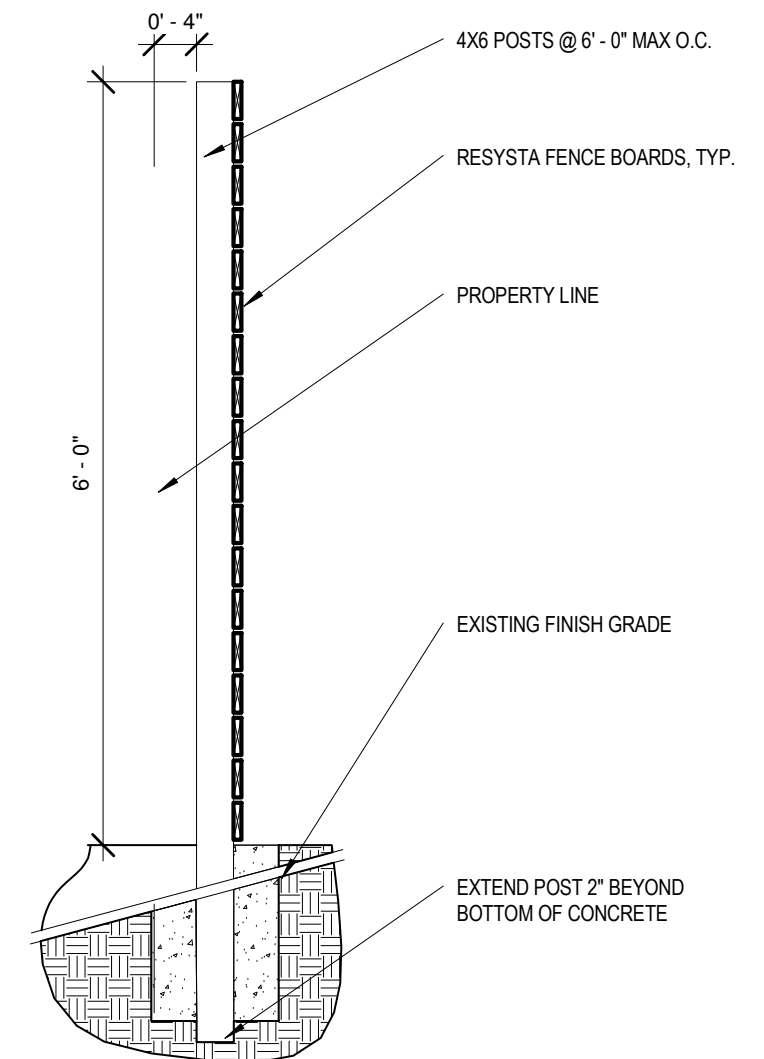
1 CAMELLIA NORTH ELEVATION PROPOSED
 1/8" = 1'-0"



2 CAMELLIA WEST ELEVATION PROPOSED
 1/8" = 1'-0"

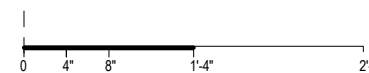


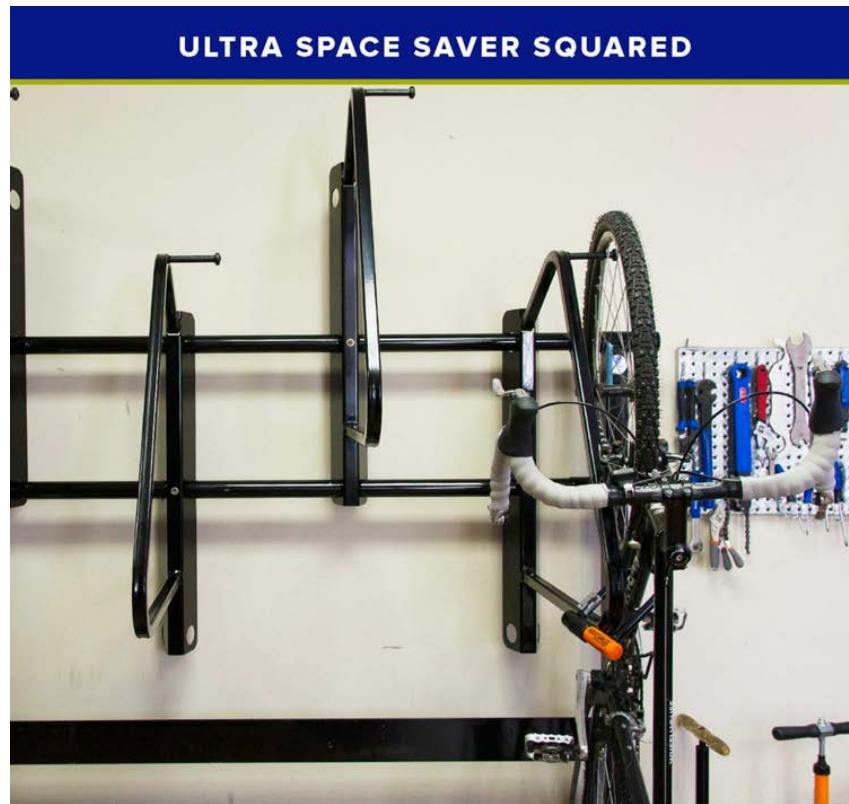
CEDAR FENCE ALONG PROPERTY LINE



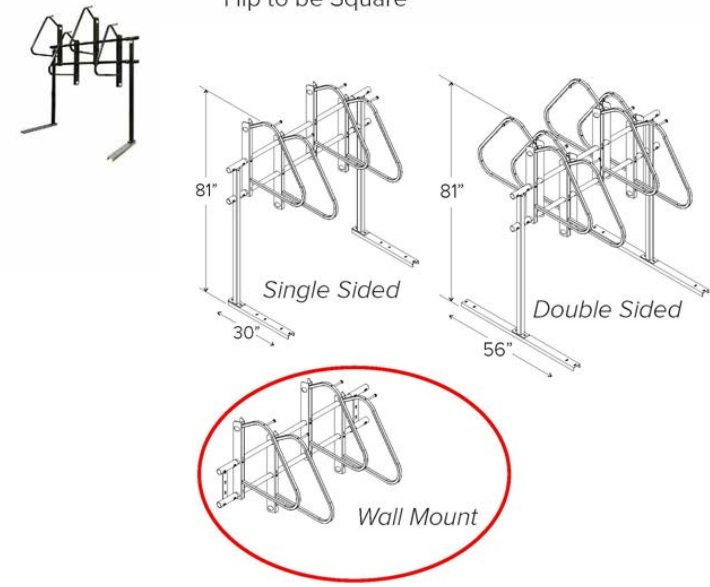
1 CEDAR FENCE DETAIL

3/4" = 1'-0"





Hip to be Square



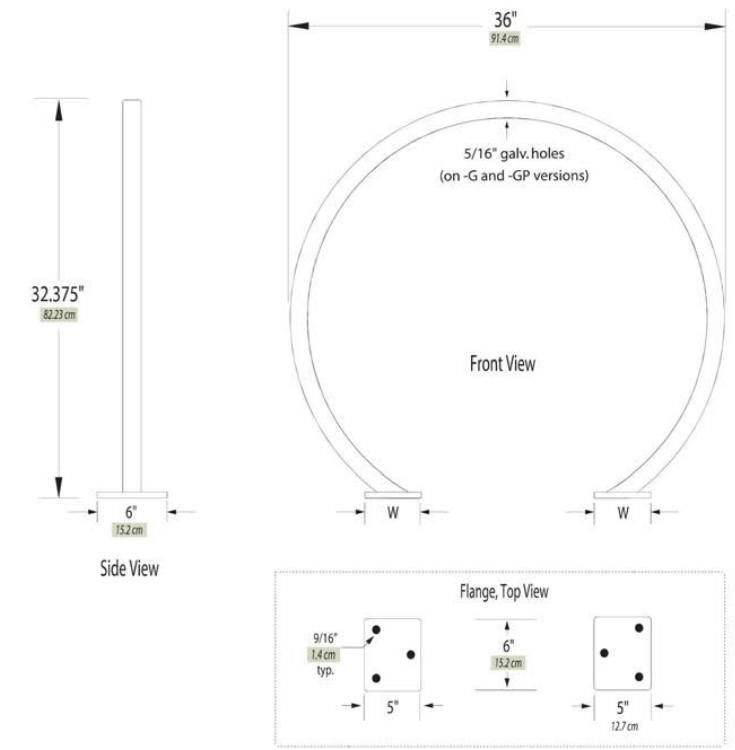
WALL MOUNT, SQUARE PROFILE BIKE STORAGE. LOCATED ON EAST WALL OF BEGONIA BUILDING.



DARK GREY POWDERCOAT FINISH AT BIKE STORAGE

BIKEPARKING.COM™
 Tel: 415.333.6428 Tel: 888.764.2453 Fax: 415.333.2032 E: info@bikeparking.com
 Palmer Group, LLC : 1728 Ocean Avenue #132 San Francisco CA 94112 USA

Welle™ Circular Rack
 Square Tube
 Surface Flange



Welle™ Circular Rack Square Tube Surface Flange						
Tubing	Model	Weight	Finish Options	Hoop	Surface Mount Flanges (Same material as Hoop)	Anchors (Not Provided)
Square Tube	WC02-SQ-SF	38 lbs 17.1 kg	-G Hot Dipped Galvanized -P Powder Coated (color) -GP Hot Dipped Galvanized with Powder Coat (color) Top-Coat -SS Stainless #4 Brush Finish	-G, -P, -GP 2" x 2" x 0.188" Square Tube (Regular Steel) 12.7 cm 5.1 cm x 5.1 cm x 5 mm -SS 2" x 2" x 0.188" Square Tube (304 SS Alloy) 5.1 cm x 5.1 cm x 5 mm	(2) 5" x 6" x 3/8" Plates, 12.7 cm x 15.2 cm x 10 mm each with (3) 9/16" Holes 14 mm	(2) 1/2" x 2.75" 13 mm x 7 cm Rawl Spike (4) 1/2" x 3.75" 13 mm x 9.5 cm Wedge Anchor Bolt

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2012.04.11

GROUND ANCHORED, SQUARE PROFILE BIKE STORAGE CIRCULAR RACK. 2 BIKES PER RACK. LOCATED ALONG THE PASEO, AND FLANKING THE DRIVEWAY BETWEEN AZALEA AND BEGONIA.







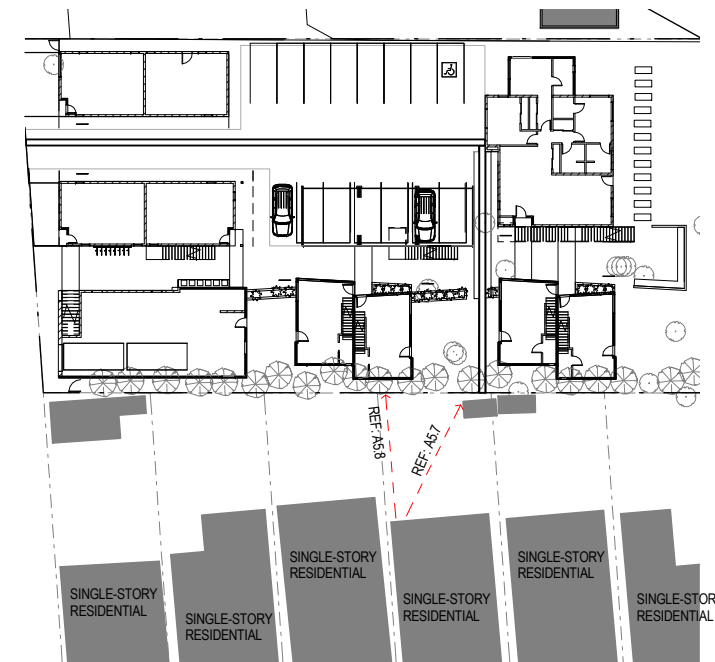


FOOTPRINT OF "GERANIUM" BUILDING IS SHOWN (WALLS & ROOF ARE HIDDEN)








FOOTPRINT OF "FREESIA" BUILDING IS SHOWN
(WALLS & ROOF ARE HIDDEN)

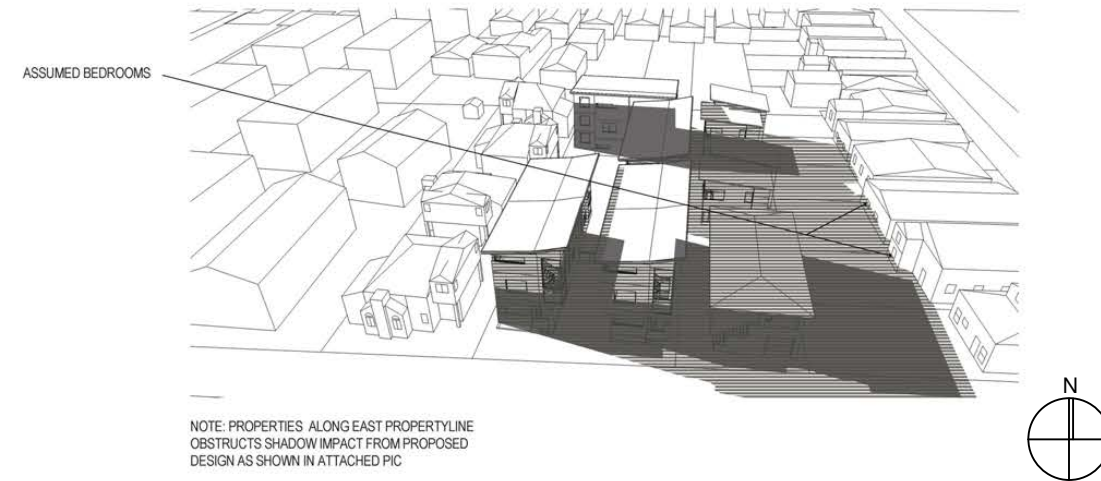
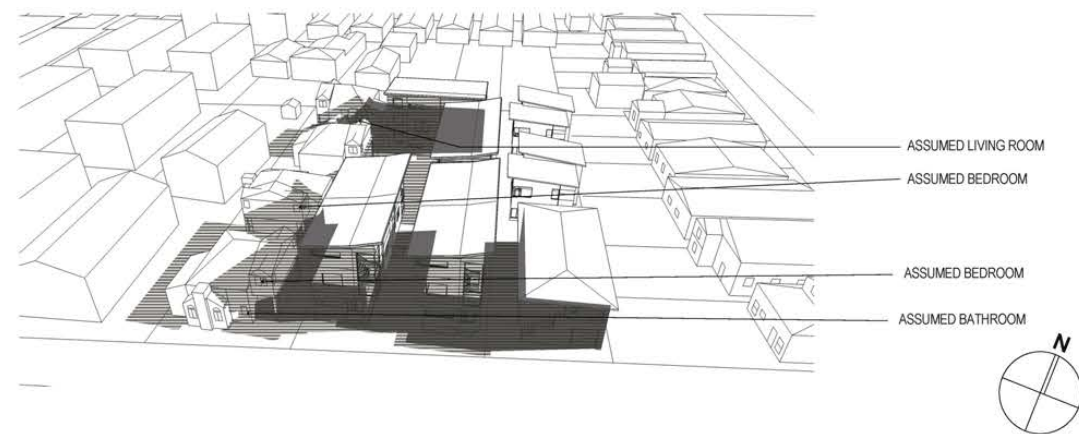
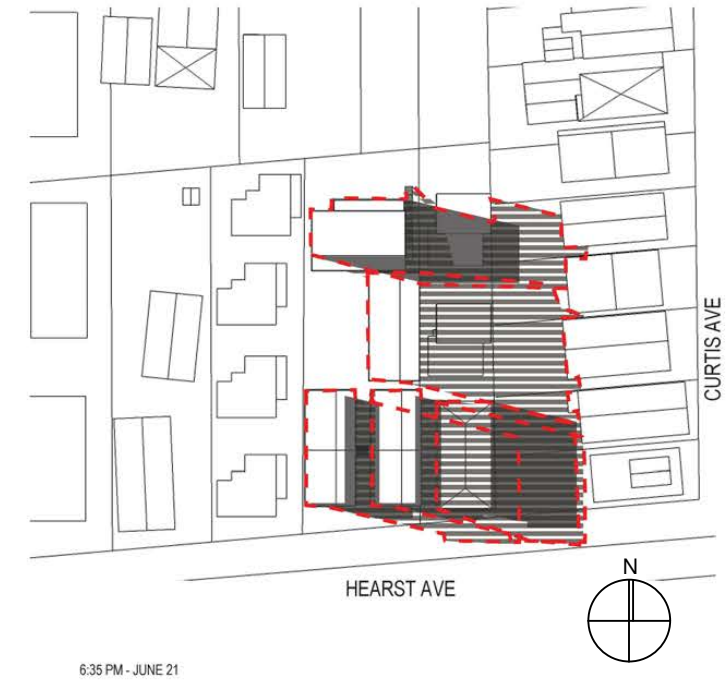
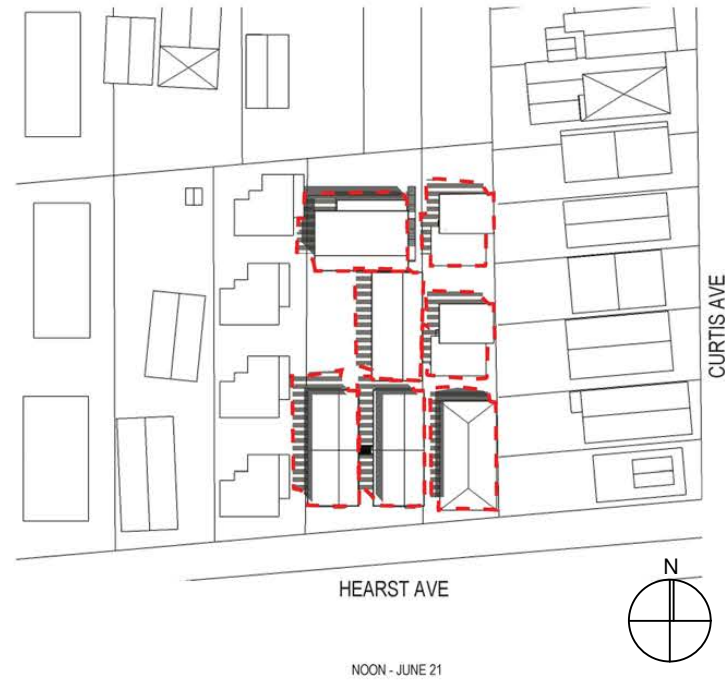
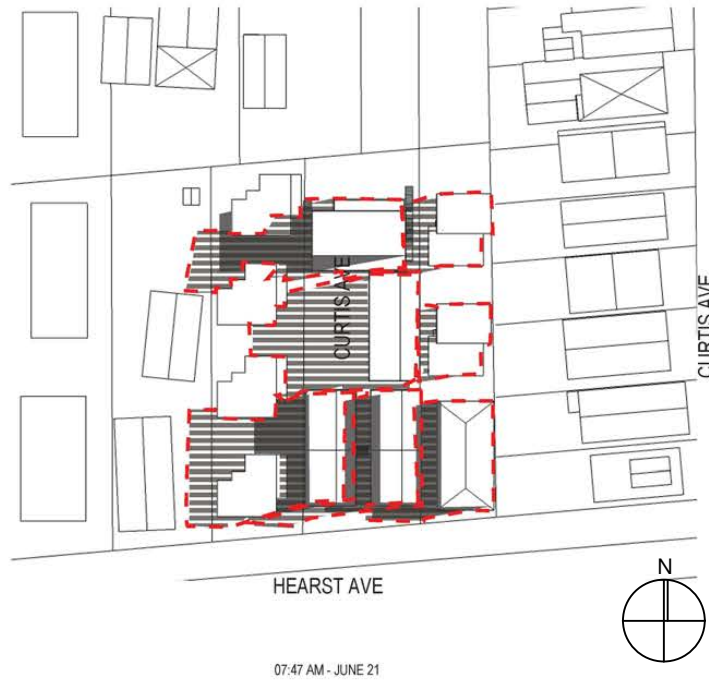









LEGEND

-  SHADOWS CAST FROM DENSITY BONUS PROJECT
-  SHADOWS CAST FROM EXISTING PROJECT
-  SHADOW OUTLINE





LEGEND

-  SHADOWS CAST FROM DENSITY BONUS PROJECT
-  SHADOWS CAST FROM EXISTING PROJECT
-  SHADOW OUTLINE



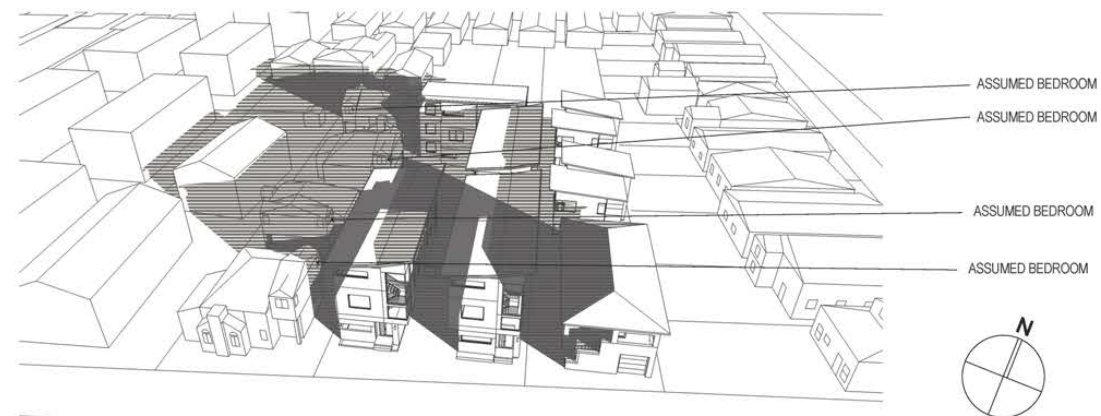
9:23 AM - DEC 21



NOON - DEC 21






3:14 PM - DEC 21



9:23 AM - DEC 21

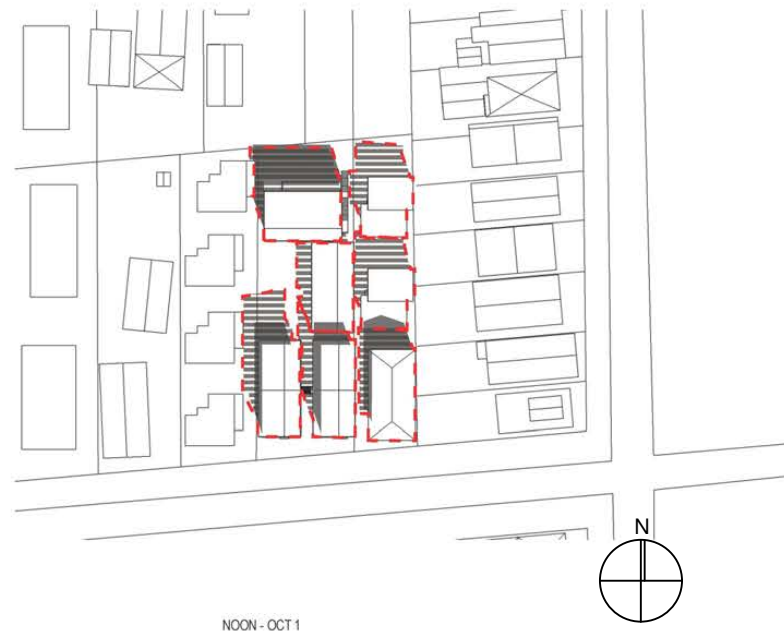


LEGEND

-  SHADOWS CAST FROM DENSITY BONUS PROJECT
-  SHADOWS CAST FROM EXISTING PROJECT
-  SHADOW OUTLINE



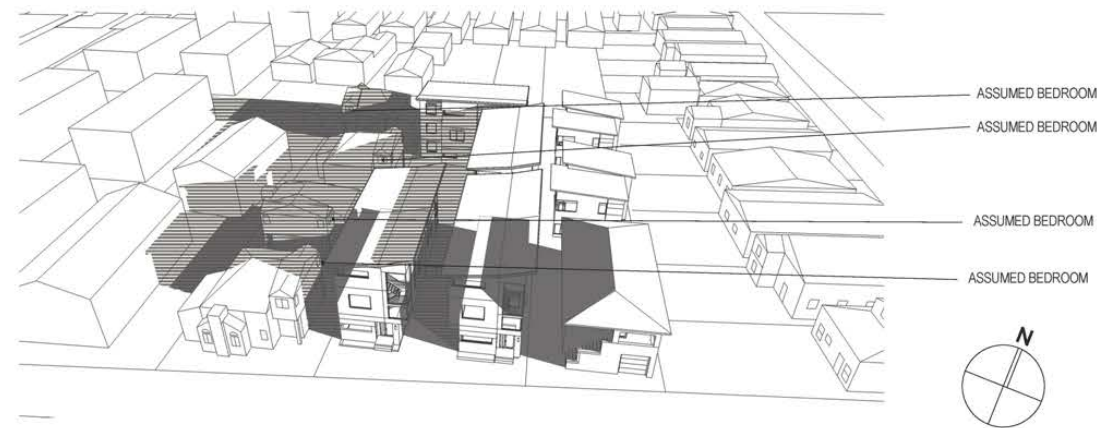
08:03 AM - OCT 1



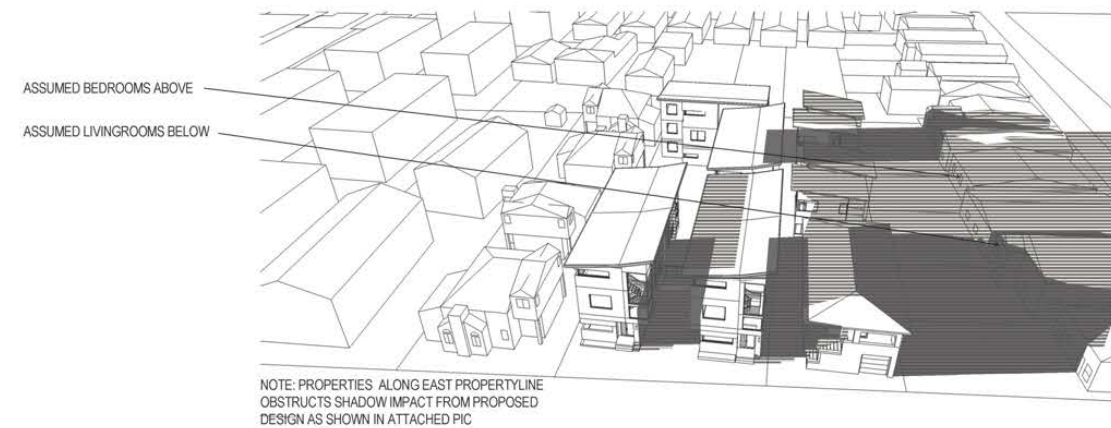
NOON - OCT 1



6:03 PM - OCT 1






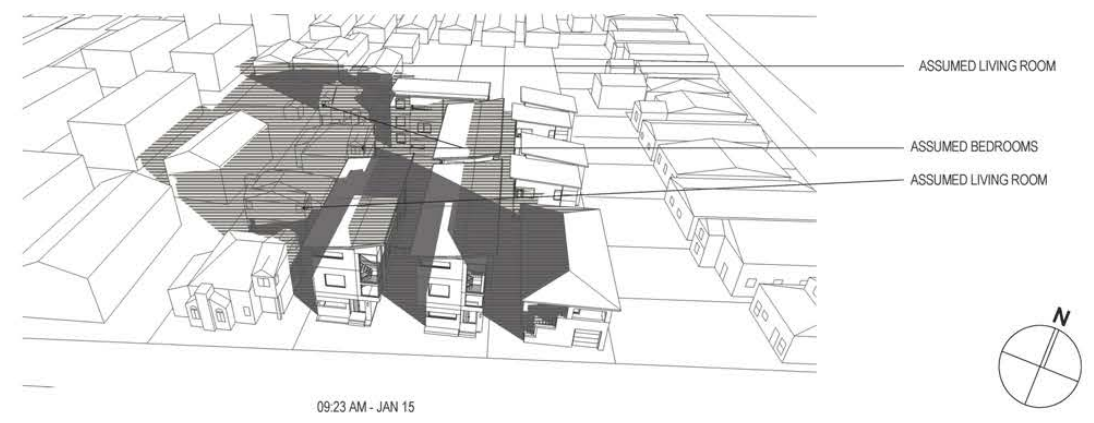
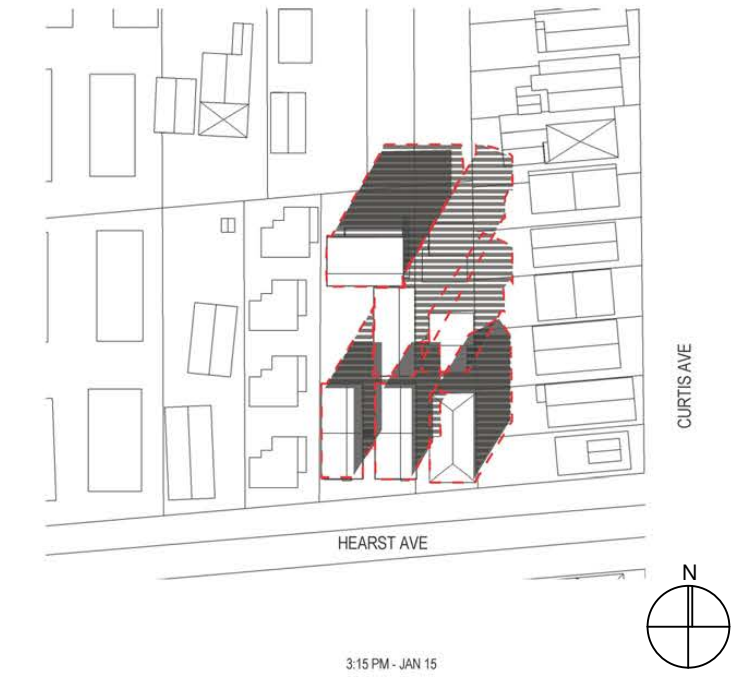
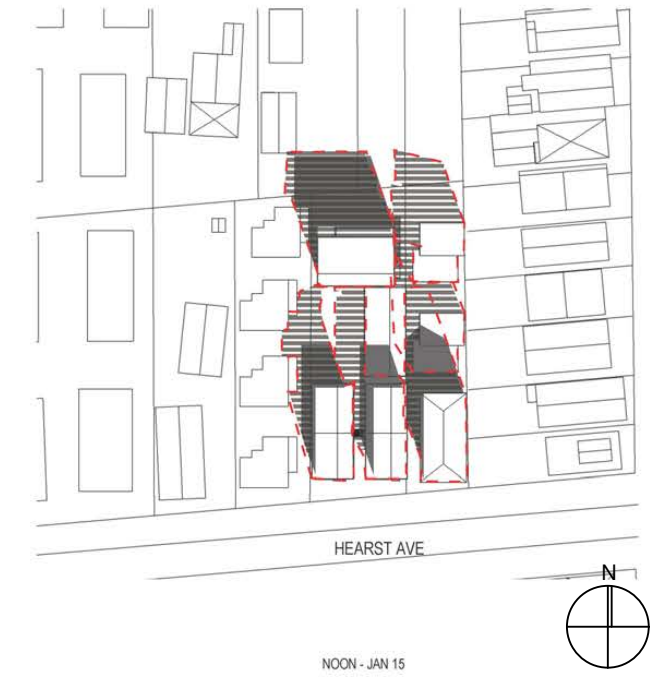
08:03 AM - OCT 1



NOTE: PROPERTIES ALONG EAST PROPERTYLINE
 OBSTRUCTS SHADOW IMPACT FROM PROPOSED
 DESIGN AS SHOWN IN ATTACHED PIC



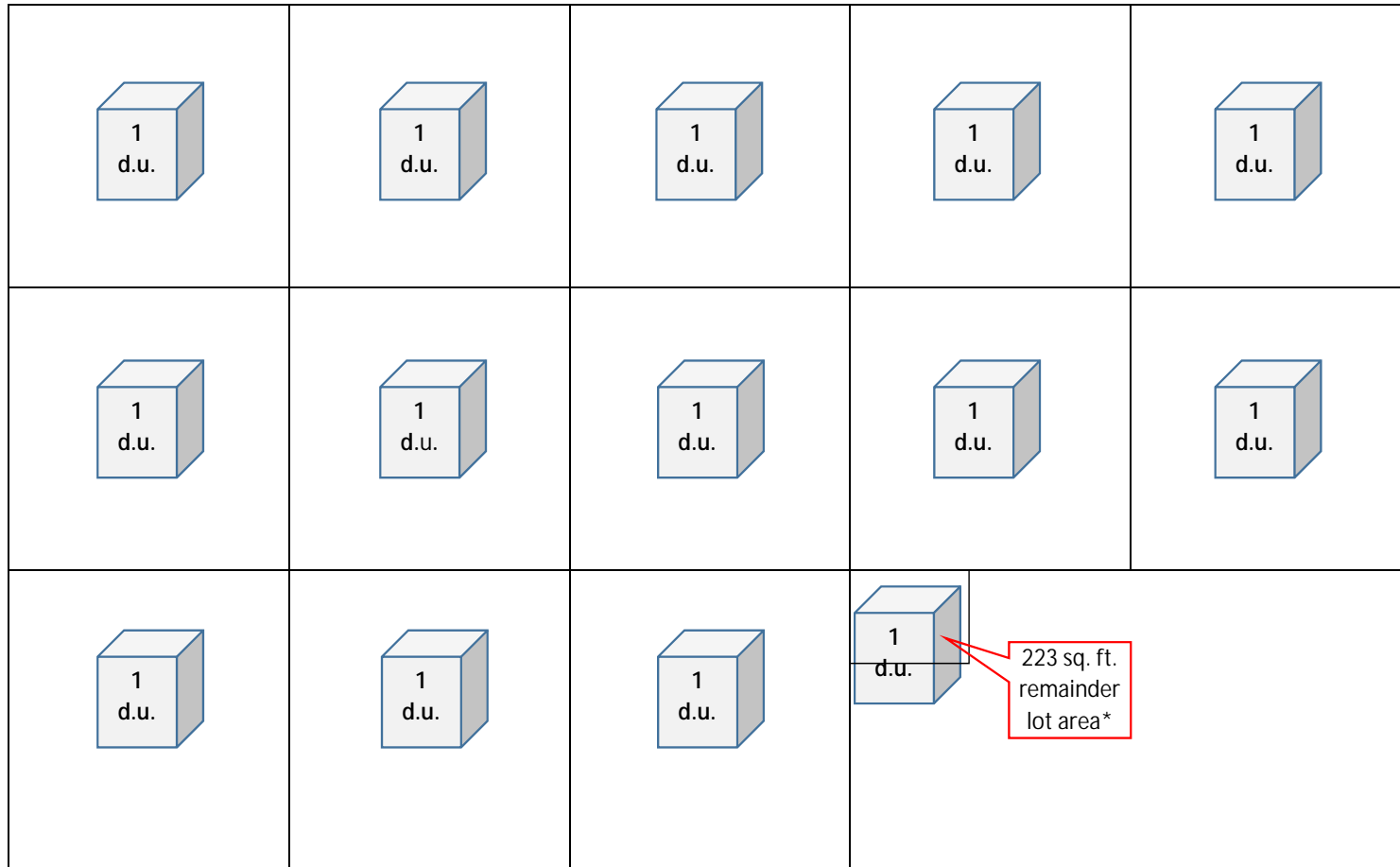
- LEGEND**
-  SHADOWS CAST FROM DENSITY BONUS PROJECT
 -  SHADOWS CAST FROM EXISTING PROJECT
 -  SHADOW OUTLINE



PHOTOGRAPHS TAKEN AT 3:15 PM JAN 15


Maximum Residential Density per Density Bonus Law = 14 units

13,497 sq. ft. + 8,405 sq. ft. = 21,902 sq. ft. total project area
(each square block = 1650 square feet)



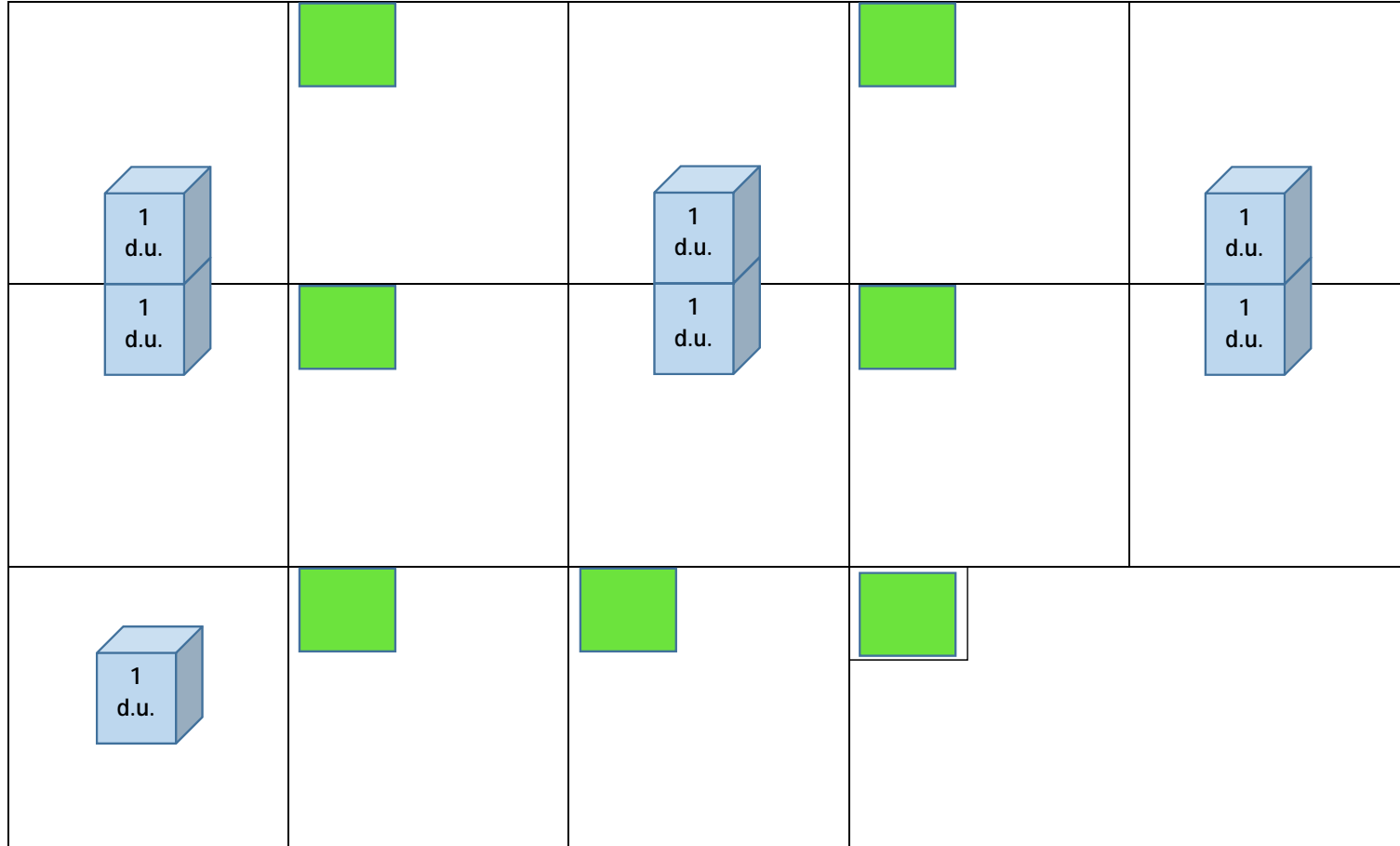
* Per Government Code Section 65915(q), "Each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number."


Existing Residential Density = 7 Units

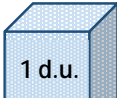





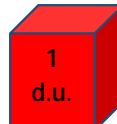

 = Existing dwelling units

New Development Potential

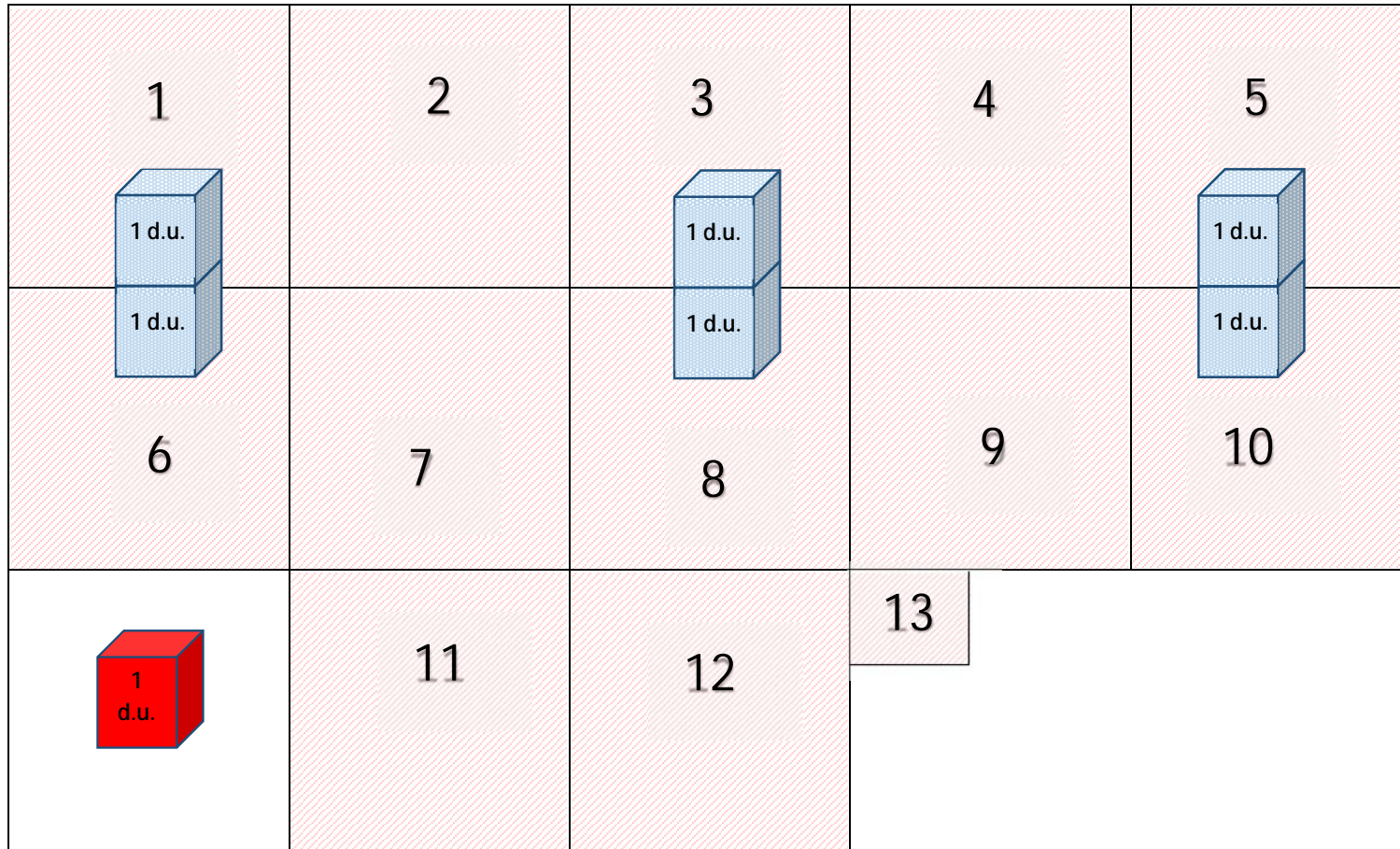
w/out Density Bonus = 7 Units



 = Existing Multi-Family Units that are Part of the Housing Development
 For Density Bonus Government Code § 65915

 1 d.u.		 1 d.u.		 1 d.u.
 1 d.u.		 1 d.u.		 1 d.u.
 1 d.u.				

Qualifying Housing Development Area = 
13 base units

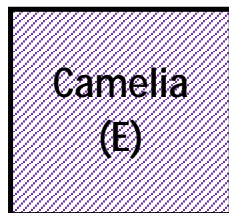
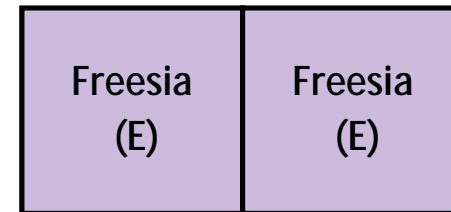
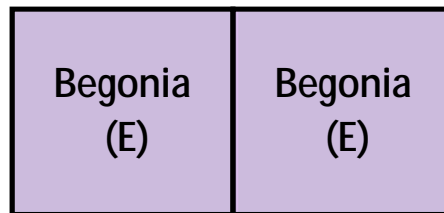


DENSITY BONUS CALCULATIONS:

- 13 UNIT BASE DENSITY
 - 11% of Base, or 2 (1.43) Qualifying VLI Units
 - Results in a 35% Density Bonus
 - 35% or 5 (13 base x 35% = 4.55) Density Bonus Units
 - 13 base + 5 bonus units = 18 total units
-

Existing Conditions

1153-1175 Hearst Avenue



 = D.U. Subject to Rent Control

 = D.U. Not Subject to Rent Control

Proposed Project

1153-1175 Hearst Avenue

Azalea (P)	Azalea (P)
Azalea (E)	Azalea (E)

Begonia (P)	Begonia (P)
Begonia (E)	Begonia (E)

	Freesia (P)
Freesia (E)	Freesia (E)

Daffodil (P)
Daffodil (P)

Edelweiss (P)
Edelweiss (P)

Geranium (P)
Geranium (P)

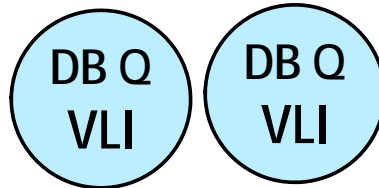
Camelia (E)

 = D.U. Subject to Rent Control and Replacement

 = D.U. to Inclusionary Housing Ordinance

Replacement
 Govt. Code 65915(c)(3)(A)

At or lower income than existing
 or
 If unknown:
 4 BMR at Lower Income
 (either VLI or LI)
 +
 1 BMR at Moderate Income
 + 1 Market Rate (rent controlled)



can qualify
 as either



Inclusionary Requirement
BMC 23C.12

20% Requirement = 2.2 Units
 2 BMR at Lower Income
 0.2 Payment remainder fee
 or
 Payment 1.2 In-Lieu Fee
 (density bonus units exempt)

Azalea (E)	Azalea (E)
Begonia (E)	Begonia (E)
Freesia (E)	Freesia (E)

	Begonia (P)	Begonia (P)	Freesia (P)
Azalea (P)	Daffodil (P)	Edelweiss (P)	Geranium (P)
Azalea (P)	Daffodil (P)	Edelweiss (P)	Geranium (P)

OPTION 1

Replacement

Govt. Code 65915(c)(3)(A)

At or lower income than existing
 or

4 BMR at Lower Income
 (either VLI or LI)

+

1 BMR at Moderate Income
 + 1 Market Rate (rent controlled)

DBQ VLI	DBQ VLI
BMR LI	BMR LI
Market Rate	BMR Moderate

Inclusionary Requirement

BMC 23C.12

20% Requirement = 2.2 Units

2 BMR at Lower Income
 0.2 Payment remainder fee

or

Payment 1.2 In-Lieu Fee
 (density bonus units exempt)

	Begonia (P)	Begonia (P)	Freesia (P)
Azalea (P)	Daffodil (P)	Edelweiss (P)	Geranium (P)
Azalea (P)	Daffodil (P)	Edelweiss (P)	Geranium (P)

OPTION 2

Replacement

Govt. Code 65915(c)(3)(A)

At or lower income than existing
 or

4 BMR at Lower Income
 (either VLI or LI)

+

1 BMR at Moderate Income
 + 1 Market Rate (rent controlled)

BMR LI	BMR LI
BMR LI	BMR LI
Market Rate	BMR Moderate

Inclusionary Requirement

BMC 23C.12

20% Requirement = 2.2 Units

2 BMR at Lower Income
 0.2 Payment remainder fee

or

Payment 1.2 In-Lieu Fee
 (density bonus units exempt)

DBIO VLI	Begonia (P)	Begonia (P)	Freesia (P)
	Daffodil (P)	Edelweiss (P)	Geranium (P)
	Daffodil (P)	Edelweiss (P)	Geranium (P)

Mendez, Leslie

From: Mark Rhoades <mark@rhoadesplanninggroup.com>
Sent: Wednesday, October 04, 2017 5:00 PM
To: Kelekian, Jay; Burroughs, Timothy; Buckley, Steven; Mendez, Leslie; Davidson, Amy
Cc: Mia Perkins
Subject: 1155-1173 Hearst Avenue Project Modification
Attachments: Resident Ltrs.pdf

Importance: High

Jay, Timothy, and Leslie,

Attached are the notices we provided to our existing residents at 1155-1163 Hearst Avenue this week. They comprise a modification to the project based on the City's interpretation of the interplay between state, local, and rent control laws, which would likely require tenant displacement in order to move forward. We simply cannot risk putting our residents out on the street in these difficult times so we will be revising the project so that it does not require a state density bonus. Please consider this a formal modification to the project.

Please let us know if you have any questions.

Mark Rhoades
www.RhoadesPlanningGroup.com
510.545.4341

RhoadesPlanningGroup

October 3, 2017

Timothy Burroughs, Interim Planning & Development Director
Berkeley Planning and Development Department
1974 Center Street
Berkeley California, 94704

Jay Kelekian, Executive Director
Berkeley Rent Stabilization Board
2125 Milvia Street
Berkeley, CA 94704

Subject: 1155-1163 Hearst Avenue
Via: Email

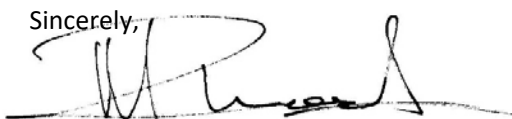
Dear Mr. Burroughs and Mr. Kelekian,

Rhoades Planning Group (RPG) is representing the 1155-1173 Hearst Avenue residential development, which was submitted as a state density bonus project almost two years ago. The City of Berkeley's recent interpretation of the layering of various local and state affordable housing requirements with Berkeley's Rent Control Ordinance would require the current residents of the project to be displaced from their units in order for the project to move forward. As a project team we simply cannot proceed with something that could compromise the housing security of those current residents in such difficult times. There are currently 6 units (1155-1163 Hearst Avenue) that are occupied and are subject to the City of Berkeley rental ordinance protections.

After presenting this information to the Zoning Adjustments Board (ZAB) and hearing from the current residents and ZAB members, the project team has decided to revise the project such that it will no longer be a density bonus project. A letter was sent and emailed to each current resident on October 2, 2017, informing them that they will not be displaced and the project team will be revising the project. The revised approach will allow current residents to remain in their homes for as long as they wish.

In addition, the project team will schedule a meeting with the residents in the next few weeks to discuss the revised approach. We hope that this letter and the letters we sent to the Hearst Avenue residents (attached) will help to alleviate any anxiety about the project (as it will be revised) as it moves forward through the entitlement process. If you have any questions please do not hesitate to contact me at 510.545.4341.

Sincerely,



Mark Rhoades
Rhoades Planning Group

Cc: City of Berkeley Planning and Development Department, Steven Buckley, Planning Manager
City of Berkeley Planning and Development Department, Leslie Mendez, Planner

October 2, 2017

Kirsten MacDonald
1161 Hearst Avenue
Berkeley, CA 94702

Subject: Your Continued Residency at 1161 Hearst Avenue
Via: Email and USPS

Dear Kirsten,

We are deeply sorry for all of the confusion that we have caused you regarding the status of your apartment and the addition of other housing units on the property. The purpose of this letter is to inform you that we have decided to change course with respect to the project and to insure you immediately that **your apartment will remain your apartment for as long as you choose to live there, whatever the revised project may entail.** Your apartment will maintain all of its protections for your continued residency for the duration of your time there.

Understanding the layering of state and local laws with respect to the additional development of the property has been difficult. Our statement at the ZAB last week was purely a response to the significant burdens placed on the project as a result of these layers. It was not our intent when we began this journey. Unfortunately, our statement also did not reflect the very real impacts that the response had on your housing security. Further, the project team has decided NOT to pursue a project that seeks a state density bonus. The project will be revised to reflect these changes.

The project team will provide a copy of this letter to the City of Berkeley Planning Development Department and the Rent Stabilization Board but we wanted to inform you first. As a part of the project going forward the City of Berkeley will prepare conditions of approval and reflect this representation as an official project modification. We will also request a meeting with you in the next week to two weeks to further discuss how we can provide you with as much surety as we can with respect to this decision and to share with you our thoughts on the revised project. We will share the revised design approach with neighbors after we have shared it with you.

Again – we are very sorry about the angst and confusion that our statement at the ZAB meeting caused. If you have any questions please do not hesitate to contact me at 510.545.4341.

Sincerely,



Mark Rhoades
Rhoades Planning Group

Cc: City of Berkeley Planning and Development Department, Leslie Mendez, Planner
City of Berkeley Rent Stabilization Board, Jay Kelekian, Executive Director

October 2, 2017

Masanori & Hisako Oba
1159A Hearst Avenue
Berkeley, CA 94702

Subject: Your Continued Residency at 1159A Hearst Avenue
Via: Email and USPS

Dear Mr. and Mrs. Oba,

We are deeply sorry for all of the confusion that we have caused you regarding the status of your apartment and the addition of other housing units on the property. The purpose of this letter is to inform you that we have decided to change course with respect to the project and to insure you immediately that **your apartment will remain your apartment for as long as you choose to live there, whatever the revised project may entail**. Your apartment will maintain all of its protections for your continued residency for the duration of your time there.

Understanding the layering of state and local laws with respect to the additional development of the property has been difficult. Our statement at the ZAB last week was purely a response to the significant burdens placed on the project as a result of these layers. It was not our intent when we began this journey. Unfortunately, our statement also did not reflect the very real impacts that the response had on your housing security. Further, the project team has decided NOT to pursue a project that seeks a state density bonus. The project will be revised to reflect these changes.

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Again – we are very sorry about the angst and confusion that our statement at the ZAB meeting caused. If you have any questions please do not hesitate to contact me at 510.545.4341.

Sincerely,



Mark Rhoades
Rhoades Planning Group

Cc: City of Berkeley Planning and Development Department, Leslie Mendez, Planner
City of Berkeley Rent Stabilization Board, Jay Kelekian, Executive Director

October 2, 2017

Pi Te Peter Pan
1155 Hearst Avenue
Berkeley, CA 94702

Subject: Your Continued Residency at 1155 Hearst Avenue
Via: Email and USPS

Dear Peter,

We are deeply sorry for all of the confusion that we have caused you regarding the status of your apartment and the addition of other housing units on the property. The purpose of this letter is to inform you that we have decided to change course with respect to the project and to insure you immediately that **your apartment will remain your apartment for as long as you choose to live there, whatever the revised project may entail.** Your apartment will maintain all of its protections for your continued residency for the duration of your time there.

Understanding the layering of state and local laws with respect to the additional development of the property has been difficult. Our statement at the ZAB last week was purely a response to the significant burdens placed on the project as a result of these layers. It was not our intent when we began this journey. Unfortunately, our statement also did not reflect the very real impacts that the response had on your housing security. Further, the project team has decided NOT to pursue a project that seeks a state density bonus. The project will be revised to reflect these changes.

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Again – we are very sorry about the angst and confusion that our statement at the ZAB meeting caused. If you have any questions please do not hesitate to contact me at 510.545.4341.

Sincerely,



Mark Rhoades
Rhoades Planning Group

Cc: City of Berkeley Planning and Development Department, Leslie Mendez, Planner
City of Berkeley Rent Stabilization Board, Jay Kelekian, Executive Director

October 2, 2017

Tracey Emerson
1157 Hearst Avenue
Berkeley, CA 94702

Subject: Your Continued Residency at 1157 Hearst Avenue
Via: Email and USPS

Dear Tracey,


We are deeply sorry for all of the confusion that we have caused you regarding the status of your apartment and the addition of other housing units on the property. The purpose of this letter is to inform you that we have decided to change course with respect to the project and to insure you immediately that **your apartment will remain your apartment for as long as you choose to live there, whatever the revised project may entail.** Your apartment will maintain all of its protections for your continued residency for the duration of your time there.

Understanding the layering of state and local laws with respect to the additional development of the property has been difficult. Our statement at the ZAB last week was purely a response to the significant burdens placed on the project as a result of these layers. It was not our intent when we began this journey. Unfortunately, our statement also did not reflect the very real impacts that the response had on your housing security. Further, the project team has decided NOT to pursue a project that seeks a state density bonus. The project will be revised to reflect these changes.

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Again – we are very sorry about the angst and confusion that our statement at the ZAB meeting caused. If you have any questions please do not hesitate to contact me at 510.545.4341.

Sincerely,



Mark Rhoades
Rhoades Planning Group

Cc: City of Berkeley Planning and Development Department, Leslie Mendez, Planner
City of Berkeley Rent Stabilization Board, Jay Kelekian, Executive Director

October 2, 2017

Wayne Cory & Joseph Chen
1159B Hearst Avenue
Berkeley, CA 94702

Subject: Your Continued Residency at 1159B Hearst Avenue
Via: Email and USPS

Dear Wayne and Joseph,

We are deeply sorry for all of the confusion that we have caused you regarding the status of your apartment and the addition of other housing units on the property. The purpose of this letter is to inform you that we have decided to change course with respect to the project and to insure you immediately that **your apartment will remain your apartment for as long as you choose to live there, whatever the revised project may entail.** Your apartment will maintain all of its protections for your continued residency for the duration of your time there.

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Again – we are very sorry about the angst and confusion that our statement at the ZAB meeting caused. If you have any questions please do not hesitate to contact me at 510.545.4341.

Sincerely,



Mark Rhoades
Rhoades Planning Group

Cc: City of Berkeley Planning and Development Department, Leslie Mendez, Planner
City of Berkeley Rent Stabilization Board, Jay Kelekian, Executive Director

October 2, 2017

Yashu Jiang
1163 Hearst Avenue
Berkeley, CA 94702

Subject: Your Continued Residency at 1163 Hearst Avenue
Via: Email and USPS

Dear Yashu,

We are deeply sorry for all of the confusion that we have caused you regarding the status of your apartment and the addition of other housing units on the property. The purpose of this letter is to inform you that we have decided to change course with respect to the project and to insure you immediately that **your apartment will remain your apartment for as long as you choose to live there, whatever the revised project may entail.** Your apartment will maintain all of its protections for your continued residency for the duration of your time there.

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Sincerely,



Mark Rhoades
Rhoades Planning Group

Cc: City of Berkeley Planning and Development Department, Leslie Mendez, Planner
City of Berkeley Rent Stabilization Board, Jay Kelekian, Executive Director

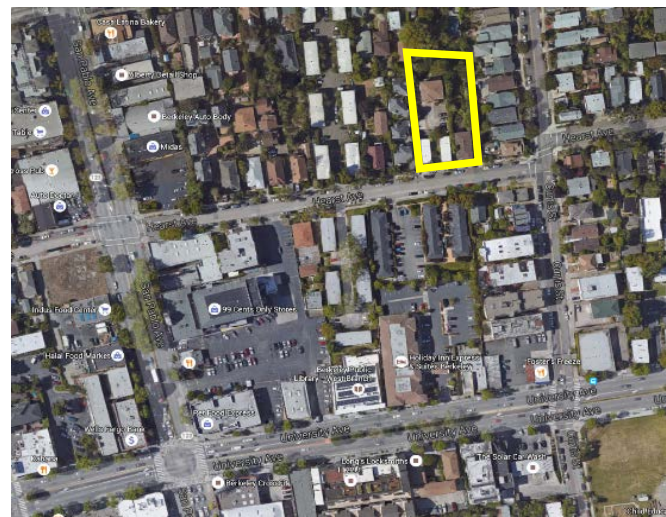
1155-1173 Hearst Avenue
Revised Applicant Statement
March 5, 2018

Overview and Project Information

Rhoades Planning Group is pleased to present this revised proposal for a new residential condominium and transit/neighborhood-oriented development project located at 1155-1173 Hearst Avenue. The project site currently consists of two separate parcels that support six apartments on one and one single family residence on the other. The proposed project will include 6 new dwellings for a total of 13 on-site dwelling units. The project site is zoned Restricted Multiple Family Residential (R2-A), which allows one dwelling unit per each 1,650 square feet of lot area. The project furthers the goals of the district by providing medium density housing development in a transit-oriented location and improving the Hearst Avenue neighborhood and frontage.



The proposed project is located between an existing infill project to the west (condominiums) and homes/apartments to the south and single family homes to the north and east. This proposed project has been designed to work within the constraints imposed by surrounding homes while providing a high quality living environment along the San Pablo Avenue (one of Berkeley's most significant transit corridors) adjacent block of Hearst Avenue.



Project Description

The proposed project proposes to add 6 condominium dwelling units to six existing units and to rehabilitate one single family home, for a total unit count of 13 for the project. The site currently consists of two parcels: the 1157 Hearst Avenue parcel is 13,269 SF and the 1173 Hearst Avenue parcel is 8,204 SF. In order to meet the requirements of 23C.12, the project proposes to either offer for sale 1 of the new construction condominiums at below market rate per BMC Section 23C.12.070 and pay an in-lieu fee for the remaining .2 fraction (6 new construction units x 20% = 1.2 units) or pay the in-lieu fee per BMC Section 23C.12.035 which would be 62.5% of the difference between the permissible sales price and the actual sales price. (See Housing Affordability Statement).

The project has been revised in response to comments received by the Zoning Adjustments Board as well as in response to neighborhood input. The following is a summary of the project revisions:

- The overall project unit count was reduced from 18 units to 13.
- The two parcels will not be merged. 1157 Hearst and 1173 Hearst will remain as separate parcels.
- All 3 story elements have been removed and the project height is limited to 2 stories and a maximum of 25 Feet.
- All current residents can remain in their homes for as long as they wish, with rehabilitation and/or condominium conversion of existing units only occurring when current residents voluntarily vacate, subject to BMC Section 13.76 and the Berkeley Rent Stabilization Board regulations.
- Azalea and Begonia, the two existing duplexes on the 1157 Hearst parcel, will be renovated into 2-flat duplexes with front entries (after existing residents voluntarily vacate).
- Camelia, the single family home on the 1173 parcel, will be renovated (instead of demolished) within the existing footprint, with the addition of a back deck.
- Daffodil and Edelweiss, the two new duplexes at the rear yard of the 1173 parcel, have been located further back in the yard and have been slightly reduced in size. The rooflines have been adjusted to provide a more residential-scale feature.
- Freesia, the existing duplex at the rear of the 1157 Hearst parcel, will be renovated within its existing footprint and will also have an addition of two bedrooms to create large, family-friendly units with a large back yard (after existing residents voluntarily vacate).
- Geranium, a new duplex, was moved from the east side along the paseo, to the west side, to create a larger central space.
- Parking is now located internal to the development and is accessed from the paseo.
- All units now feature a complementary color and materials palette of deep blues, browns and whites in siding and cement plaster. Bay windows are design features in almost every unit.

The site has been designed to allow the maximum open space and neighbor buffering possible. In addition, an onsite drainage system has been designed, and is included in the project's site plan proposal, to address drainage and hydrology issues associated with the property and to protect adjacent properties where there is a history of flooding associated with area topography and historic drainage, because proper drainage has never been engineered for the site. Rehabilitation of the single family home located at 1173 Hearst Avenue is proposed. The rehabilitation of 1173 Hearst will result in a seismically updated structure which meets current building codes. New exterior finishes will allow for architectural cohesion with the rest of the project's design.

The site will support 13 parking spaces (plus one tandem space in 1173 Hearst). That equals one space assigned for each unit. In addition, the project proposes approximately 7,026 square feet of open space where only 3,900 square feet is required. The project will comply with BMC Section 23D.12.030.A and B. Off-site parking for the Daffodil and Edelweiss buildings will be located on the 1155 parcel which will be under the same ownership as that portion of the 1173 parcel on which the Daffodil and Edelweiss buildings will be located. The Camellia building will have two tandem parking spaces located in the Camellia garage.

Housing Accountability Act

The project is requesting Administrative Use Permits for building separation and expansion of legal non-conforming setbacks per BMC Sections 23D.32.070.D.4 and 23C.04.070.B, respectively. The granting of the AUP's would improve the project from a design and livability perspective and would make the construction of the project more feasible. If the Zoning Adjustments Board does not approve the requested AUP's, the project would then be as shown in redline on the site plan in the attached plan set (Page A1.4). The project as shown in redline would comply with all applicable zoning standards and would be subject to Government Code Section 65589.5, also known as the Housing Accountability Act ("HAA").

Under the HAA, a local government agency generally cannot disapprove a housing development project, or require a reduction in density, if the project complies with applicable and objective General Plan, zoning, and design review standards. The only exceptions are when the agency finds both that (1) the housing project would have a specific adverse impact on public health and safety, and (2) there is no feasible method to mitigate or avoid the impact. These impacts must be based on objective and identified written public health or safety standards, conditions, or policies as they existed on the date the application was deemed complete.

The Project qualifies as a "housing development" under the Act, because the Project consists of all residential units. Pursuant to the HAA, "[w]hen a proposed housing development project complies with applicable, objective general plan, zoning and subdivision standards and criteria," the City *may not* disapprove the project or reduce its density unless the City makes findings, supported by a preponderance of the evidence, that the project would have an unavoidable impact on public health or safety that cannot be mitigated in any way other than rejecting the project or reducing its size. Gov. Code § 65589.5(j).

Further, the 2017 amendments to the HAA clarify that a housing development project "shall be deemed consistent, compliant, and in conformity with an applicable [objective standard] if there is substantial evidence that would allow a reasonable person to conclude that the housing development project ... is consistent, compliant, or in conformity." Additionally, the amendments increase the burden of proof on local governments when denying a housing development project: a local agency's findings must be based on a heightened "preponderance of the evidence" standard rather than the more deferential "substantial evidence" standard common in the land use context. Failure to comply can result in the local jurisdiction paying a plaintiffs' attorneys fees and being subject to fines of at least \$10,000 per unit that was improperly disapproved.

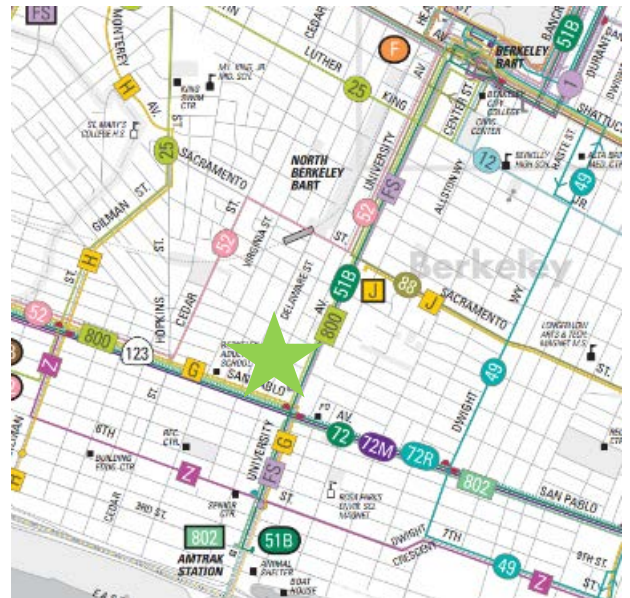
Transportation Demand Management and Sustainability Features

The project is located one block from one of Berkeley's best connected regional corridors and two blocks from one of Berkeley's best transit served east/west north/south crossroads (San Pablo/University). The site provides access and connectivity with West Berkeley, Oakland, San Francisco, Richmond, El Cerrito and Emeryville, and the Downtown Berkeley/Campus environs.

Bus Transit – The project site is within one quarter mile of the San Pablo/University intersection that is served by AC Transit's 72 Rapid bus line, 49, 51B, 52, FS, G, 72, 72M, and 800 and 802 lines, and transbay lines.

On Site Parking:

- The project will include 19 common area secure bicycle parking spaces on the ground level, for use by residents.
- The project provides 13 (plus 1 tandem space) ground level parking spaces for residents.



Project Sustainability Features and Benefits:

The project's primary sustainability features, consistent with the City of Berkeley Climate Action Plan, is that it is a transit-oriented development project. The project's TDM program, as described above, help the project best utilize the corridor's proximity to transit infrastructure. The project's green building features include:

- Drought tolerant and Bay-friendly landscaping and materials
- Engineered site drainage system
- LED and low voltage lighting where possible
- Low/No VOC finishes and materials
- Exceed Title 24 Energy Standards

These elements, as well as the project's proximity to excellent transit, will help the City of Berkeley to meet Climate Action Plan goals.

Architectural Program

The project architecture will provide a contemporary infill “village” type construct. The buildings are designed specifically to address the adjacencies of the single family homes to the project’s east. The massing along those property lines is consistent with zoning standards and the massing is kept to no higher than two stories.



One entire structure was removed from the rear corner of the site after a request by neighbors and those units were moved to Hearst Avenue where the buildings hold a stronger urban form and where structures vary from one to four stories. The roof lines and materials proposed for the project are consistent with the vernacular of the neighborhood.

Use Permits Requested

UP 23D.32.030 (UPPH)—Dwelling Units

AUP 23D.32.070.D.4 Building Separation – (Optional, see redline on Proposed Site Plan Page A1.4 of attached plan set) Reduce Building Separation; unless the ZAB does not approve the AUP, which will result in the alternative footprint for the Geranium building, as shown in redline on the attached plan set, that conforms to the zoning standards for building separation in BMC Section 23D.32.070.D.

AUP 23C.04.070.B Expansions of Non-Conforming Buildings & Structures (Optional, see redline on Proposed Site Plan Page A1.4 of attached plan set); unless the ZAB does not approve the AUP, which will result in the alternative footprint for the Azalea, Begonia and Geranium buildings, as shown in redline on the attached plan set, that conforms to the zoning standards for setbacks in BMC Section 23D.32.070.D.

CEQA Determination

This project is expected to be exempt from CEQA pursuant to Section 15332: Class 32 Exemption for Infill Development Projects. Section 15332 is intended to promote infill development projects within appropriate urbanized areas when they are consistent with local general plan and zoning requirements. This project meets the eligibility requirements for Class 32 exemption as follows:

- a) The project is consistent with the City of Berkeley’s General Plan designation as Low/Medium Density residential, as a residential development project with transit-oriented housing. The project is also consistent with the zoning designation and regulations of the R-2A district. The Project is consistent with the general use designation, density, building intensity, streetscape and applicable policies specified for the project area in the City’s Zoning Ordinance, specifically with the R-2A zoning district.
- b) The proposed development occurs within the City of Berkeley’s city limits. The project site is less than five acres and is completely surrounded by urbanized uses.

- c) As an urbanized site near two major transit corridors within the City of Berkeley, the project site has no value as habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The project site is within one quarter mile of the San Pablo/University intersection that is served by AC Transit's 72 Rapid bus line, 49, 51B, 52, FS, G, 72, 72M, and 800 and 802 lines, and transbay lines. The site is also .75 miles (a 10 minute bike ride) from the North Berkeley BART Station.

A Phase I Environmental Site Assessment was not prepared for the site because there is no history of property use other than lower density residential. There is no indication that any of the structures on the site, or the site itself, has any history of use of toxics or pollutants. Potential lead paint or asbestos issues will be handled consistent with City of Berkeley and Uniform Building Code Requirements.

As a transit-oriented project in an urbanized area, the proposed project will not have any significant effects on air quality or noise. The project will improve infrastructure related to hydrology on the site and as proposed will include landscaping and permeability meeting C-3 and Bay Friendly Landscape standards. A Hydrological Study was prepared for the project by Clearwater Hydrology, and peer reviewed by the City of Berkeley, to address on site and neighbor adjacent water and drainage issues. Those recommendations have been designed into the project and are a part of the proposal so that no mitigations are necessary from a CEQA perspective. The study is attached to this application.

A traffic and parking letter was completed by Abrams and Associates, which found that the project will NOT have a significant effect on area parking or traffic. That study is attached.

- e) The site can be adequately served by all required utilities and public services.

Housing Affordability Statement

Please refer also to the attached Housing Affordability and non-Discrimination Statement. The project proposes to either offer for sale 1 of the new construction condominiums at below market rate per BMC Section 23C.12.070 and pay an in-lieu fee for the remaining .2 fraction (6 new construction units x 20% = 1.2 units) or pay the in-lieu fee per BMC Section 23C.12.035 which would be 62.5% of the difference between the permissible sales price (3 x 80% AMI) and the actual sales price.

Zoning Standards

Standard (BMC Section 23E.64)		Existing	Proposed Total	Permitted/Required
Lot Area (sq. ft.) – Total		1157: 13,469 1173: 8,204	1157: 13,469 1173: 8,204	5,000
Residential Gross Floor Area (sq. ft.)		7,188	15,480	NA
Gross Floor Area (sq. ft.) – Total		7,188	15,480	NA
Lot Coverage		1157: 41% 1173: 39%	1157: 40% 1173: 40%	40%
Dwelling Units	Affordable	6 rent controlled	1.2 new construction, for-sale @ 3x80% AMI	1 new for-sale unit @3x80% AMI plus .2 in-lieu fee [6 new units x 20% = 1.2] or pay the in-lieu fee per BMC Section 23C.12.035: 62.5% of the difference between the permissible sales price and the actual sales price
	Total	6	13	1.2 or in-lieu fee
Building Height	Maximum (ft.)	23'	25'	28' Avg
	Stories	2	2	3
Yards	Front	1157: 10'-6" 1173: 11'-0" to house; 4'-10" to stair	No change (existing legal non-conforming)	15'
	Side	1157: 3'-10" 1173: 8'-8"	No change (existing legal non-conforming)	4'-0"-6'-0"
	Rear	1157: 141'-1" 1173: 1431-8"	No change	15'
Usable Open Space – Total (sq. ft.)		8,159	7,026	300sf/unit = 3,900 sf

Parking	Residential	7	13 (plus 1 tandem)	13
	Total	7	13 (plus 1 tandem)	13
	Bicycle	0	19	0

Unit Mix

Residential units represent a mix of one, two, and three-bedroom units.

Project Setting

The project site is located within a diverse residential setting on the edges of two major transit corridors.

The site currently supports four structures with residential units.

Environmental Assessment

There is no indication that any of the structures on the site, or the site itself, has any history of use of toxics or pollutants. Potential lead paint or asbestos issues will be handled consistent with City of Berkeley and Uniform Building Code Requirements.

Green Building Requirements

Project components that will contribute to environmental sustainability include the provision of transit-oriented housing, interior and exterior finishes and materials, addressing site and area hydrological issues, and bicycle parking.

Required Use Permit Findings - Findings to Authorize Approval of Use Permits – Section 23B.32.040. This section authorizes the approval of Use Permits upon finding that the establishment, maintenance or operation of the use, or construction of a building, will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City. Approval of a Use Permit also requires making the findings that the project is consistent with the purposes of the District.

Unit Mix and Size		
Unit Type	Number	Average Square Footage
One-Bedroom	2	@817 s.f.
Two-Bedroom	9	@1,124 s.f.
Three-Bedroom	2	@1,837 s.f.
Total	13	@1,259 s.f.

Surrounding Uses and Zoning		
Direction	Use	Zoning
North	Single Family Residential	R-2
East	Single Family Residential	R-2
South	Multifamily Residential	R-3
West	Multifamily Residential	R-2A

Response: The proposed project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of the neighborhood or the City as a whole. The proposed project replaces a low density dated property with a history of nuisance and security problems with a condominium project that adds vitality, housing opportunities, economic development, and pedestrian-oriented design to the neighborhood, and continues the vernacular design of the existing neighborhood.

Neighborhood Meeting & Community Outreach

The project team has held numerous meetings with neighbors, including a large community meeting. A series of meetings has been held with individual neighbors to the north and the east of the project site to address issues of massing, parking, and hydrology. The proposed site plan responds to those meetings and issues.

The large community meeting was held on November 30th, 2015. Prior to the meeting, notices were sent to all property owners and occupants within 300 feet of the site based on a list of addresses provided by the City of Berkeley. The meeting was held in the driveway at the project site. About 25 area residents stopped by the site during the meeting time. To each of these neighbors, the project applicant and the architect presented the project. Draft floor plans and renderings were posted for attendees to view and the project team answered questions and discussed the proposal with the attendees. The sign in sheet and flier that was mailed are included in this application. A couple of neighbors expressed enthusiasm about the redevelopment of this historically troublesome property. Other neighbors expressed concerns about massing and parking. A second community meeting was held on August 3, 2017 at 1173 Hearst Avenue to provide a project status and process update to the neighbors. Subsequent to the feedback received at the September 28, 2017 Zoning Adjustments Board Meeting, a third neighborhood meeting was held on November 15, 2017 at the Berkeley Public Library West Branch to present the revised 13 unit project. About 14 people attended the meeting and the proposed revisions, such as reduction in unit count and building heights, were well received by the neighbors.

Project Team	
<i>Owner</i> Hearst Avenue Cottages, LLC	<i>Applicant/Contact</i> Rhoades Planning Group 46 Shattuck Square, Suite 11 Berkeley, CA 94704
<i>Architect</i> Devi Dutta Architecture Devi Dutta-Choudhury, AIA	

Housing Affordability /Anti-Discriminatory Housing Statements
1155-1173 Hearst Avenue
March 5, 2018

Zoning Project Application Submittal Requirements – Items 1.a. and 1.b.

Item 1.a. – Housing Affordability Statement

The proposed project is subject to the City of Berkeley's Inclusionary Housing Requirements per BMC Section 23C.12.070, ownership projects. The project is required to provide 20% of the new construction units at below market rate sale pricing. Twenty percent of 6 new construction units would require 1.2 for-sale units (an in-lieu fee would be paid for the .2 fraction. Per BMC Section 23C.12.035.C.1, the owner may elect to pay the in-lieu fee instead of offering one new unit for sale at BMR pricing. The in-lieu fee would be 62.5% of the difference between the permitted sales price for inclusionary units and the actual sale price. The permitted sales price is 3 times 80% of the Area Median Income (BMC Section 23C.12.070.D.1). In addition, the 6 existing rental units are subject to rent control projections and Berkeley's Rent Stabilization Ordinance, BMC 13.76. All current residents will be able to remain in their homes until such time that they voluntarily vacate.

Item 1.b. – Anti-Discriminatory Housing Statement

1. No owner of the project engages in real estate development outside of California.

PROJECT:

**HEARST GARDENS
 BERKELEY, CA 94702**

DESCRIPTION:

DEVELOPMENT OF TWO EXISTING LOTS AT HEARST STREET BETWEEN SAN PABLO & CURTIS STREET. THE EXISTING LOTS ARE OVER 21,000 SF, AND CURRENTLY HAVE 7 RESIDENCES ON SITE. ALL OF THESE ARE TO BE MAINTAINED AND RENOVATED. THERE WILL BE 6 HOMES ADDED TO THE SITE. UNITS ARE ARRANGED AROUND A CENTRAL PASEO THAT PROVIDES ACCESS TO ALL UNITS AND AMPLE OPEN SPACE.

SITE ADDRESS:

1155, 1157, 1159, 1161, 1163 & 1173 HEARST AVE.
 BERKELEY, CA 94704

**ASSESSOR'S
 PARCEL #:**

LOT @ 1173: 057 208601300
 LOT @ 1157: 057 208601400



APPLICANT:

RHOADES PLANNING GROUP
 46 SHATTUCK SQUARE, SUITE 11
 BERKELEY, CA 94704
 info@rhodesplanninggroup.com

ARCHITECT:

DEVI DUTTA-CHOUDHURY, AIA
 DEVI DUTTA ARCHITECTURE INC.
 928 CARLETON STREET
 BERKELEY, CA 94710
 [510] 705-1937
 hello@devidutta.com

OWNER:

HEARST AVE COTTAGES, LLC
 46 SHATTUCK SQUARE, SUITE 11
 BERKELEY, CA 94704

SHEET INDEX

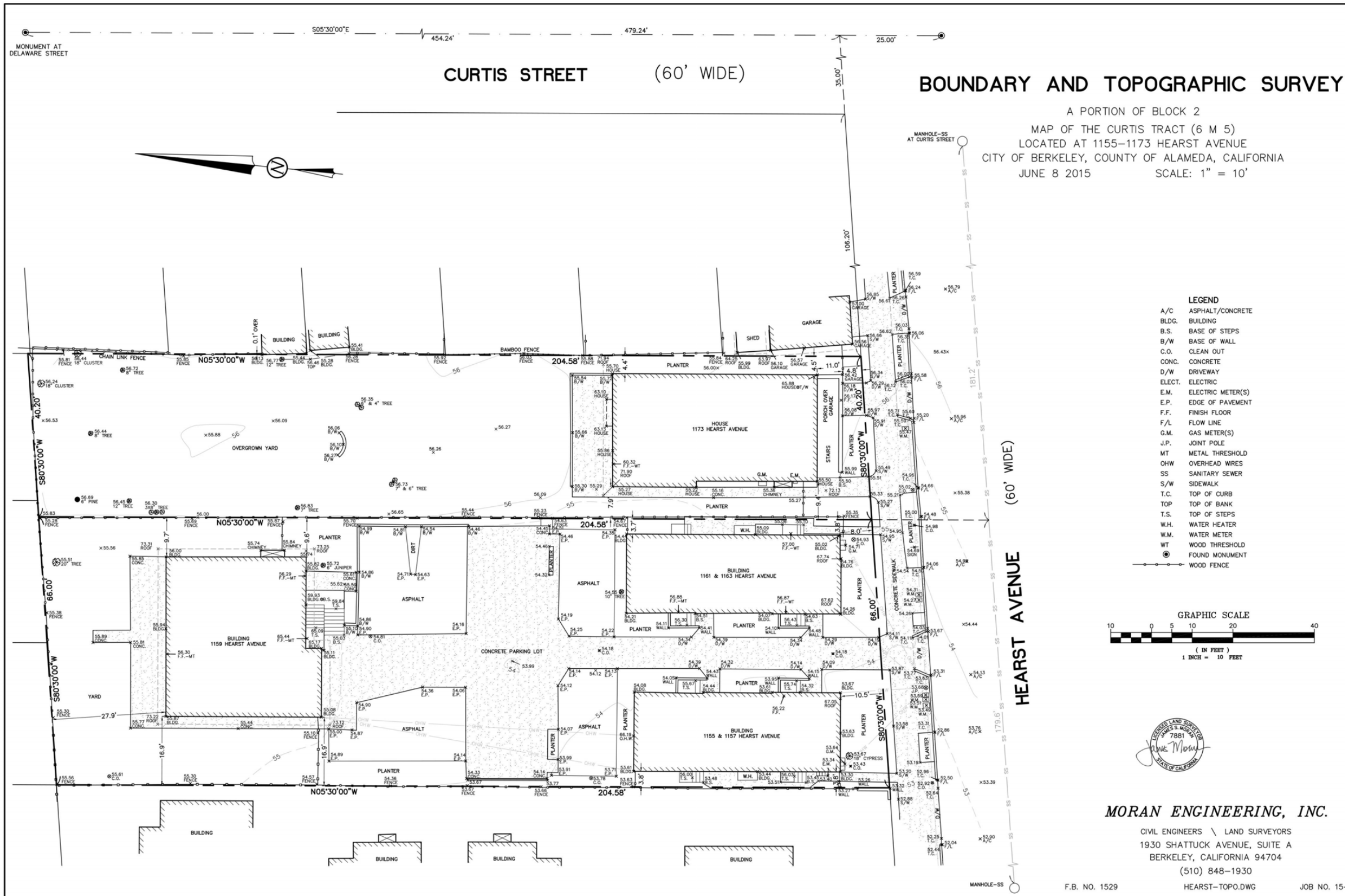
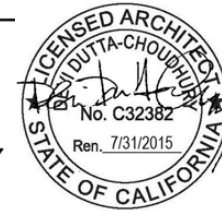
- A0.0 COVER SHEET
- A0.00 SURVEY
- A0.1 DEVELOPMENT STANDARDS
- A0.2 PROJECT INFORMATION
- A0.3 SETBACKS & OPEN SPACE
- A0.4 EXISTING PROJECT
- A0.5 PROPOSED PROJECT
- A0.6 DIAGRAM - NEIGHBORHOOD CONTEXT
- A0.7 VICINITY MAP
- A0.8 STREET STRIP - HEARST AVENUE
- A0.9 NEIGHBORHOOD PHOTOS
- A0.10 SITE PHOTOS
- A1.0 EXISTING SITE PLAN
- A1.1 EXISTING PLANS & ELEVATIONS
- A1.2 EXISTING PLANS & ELEVATIONS
- A1.3 EXISTING PLANS & ELEVATIONS
- A1.4 SITE PLAN, PROPOSED
- A1.5 GROUND FLOOR
- A1.6 SECOND FLOOR
- A1.8 ROOF PLAN
- A2.0 SOUTH SITE ELEVATION (FRONT)
- A2.1 NORTH SITE ELEVATION
- A2.2 EAST SITE ELEVATION
- A2.3 WEST SITE ELEVATION

SHEET INDEX

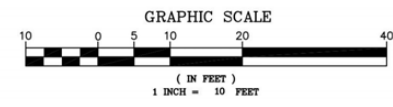
- A3.0 SITE SECTIONS LOOKING WEST
- A3.1 SITE SECTIONS LOOKING EAST
- A3.2 SITE SECTIONS LOOKING NORTH
- A3.3 SITE SECTIONS LOOKING SOUTH
- A3.4 BUILDING SITE SECTIONS
- A3.5 BUILDING SITE SECTIONS
- A4.0 AZALEA & BEGONIA PLANS
- A4.0A AZALEA & BEGONIA ELEVATIONS
- A4.0B AZALEA & BEGONIA ELEVATIONS
- A4.1 CAMELLIA PLANS
- A4.1A CAMELLIA ELEVATIONS
- A4.1B CAMELLIA ELEVATIONS
- A4.2 DAFFODIL & EDELWEISS PLANS
- A4.2A DAFFODIL & EDELWEISS ELEVATIONS
- A4.2B DAFFODIL & EDELWEISS ELEVATIONS
- A4.3 FREESIA PLANS
- A4.3A FREESIA ELEVATIONS
- A4.3B FREESIA ELEVATIONS
- A4.4 GERANIUM PLANS
- A4.4A GERANIUM ELEVATIONS
- A4.4B GERANIUM ELEVATIONS
- A4.5 FENCE DETAIL
- A4.6 BIKE STORAGE DETAILS
- A5.0 RENDERING - HEARST LOOKING WEST

SHEET INDEX

- A5.2 RENDERING - PASEO NORTH @ BEGONIA BLDG.
- A5.3 RENDERING - PASEO SOUTH @ DAFFODIL
- A5.4 RENDERING - VIEW TO DAFFODILE & EDELWEISS
- A5.5 RENDERING - PASEO LOOKING WEST @ GERANIUM
- A5.6 RENDERING - VIEW TO SOUTH FROM BACK YARD
- A5.7 RENDERING - VIEW HEARST LOOKING EAST
- A6.0 SHADOW STUDIES SUMMER SOLSTICE
- A6.1 SHADOW STUDIES WINTER SOLSTICE
- A9.1 BUILDING CODE SUMMARY



- LEGEND**
- A/C ASPHALT/CONCRETE
 - BLDG. BUILDING
 - B.S. BASE OF STEPS
 - B/W BASE OF WALL
 - C.O. CLEAN OUT
 - CONC. CONCRETE
 - D/W DRIVEWAY
 - ELECT. ELECTRIC
 - E.M. ELECTRIC METER(S)
 - E.P. EDGE OF PAVEMENT
 - F.F. FINISH FLOOR
 - F/L FLOW LINE
 - G.M. GAS METER(S)
 - J.P. JOINT POLE
 - MT METAL THRESHOLD
 - OHW OVERHEAD WRES
 - SS SANITARY SEWER
 - S/W SIDEWALK
 - T.C. TOP OF CURB
 - TOP TOP OF BANK
 - T.S. TOP OF STEPS
 - W.H. WATER HEATER
 - W.M. WATER METER
 - WT WOOD THRESHOLD
 - FOUND MONUMENT
 - WOOD FENCE



MORAN ENGINEERING, INC.
 CIVIL ENGINEERS \ LAND SURVEYORS
 1930 SHATTUCK AVENUE, SUITE A
 BERKELEY, CALIFORNIA 94704
 (510) 848-1930

F.B. NO. 1529 HEARST-TOP0.DWG JOB NO. 15-9090



	EXISTING CONDITIONS
GROSS FLOOR AREA	7,188 GFA
AVERAGE UNIT SIZE	1,027 GFA
LOT AREA	LOT @ 1173 HEARST: 8,204 SF LOT @ 1157 HEARST: 13,269 SF
LOT COVERAGE	17.5% @ 1173 HEARST 26% @ 1157 HEARST
	@ 1173: 1,355 SF @ 1157: 3,425 SF
PARKING	6 UNMARKED SPACES
OPEN SPACE	SHARED REAR YARD
HEIGHT & STORIES	2 STORIES PROVIDED 23' EXISTING HEIGHT
SETBACKS	FRONT: 7' - 10" EXISTING NON-CONFORMING SIDE: 3' - 8" EXISTING NON-CONFORMING REAR: 28' REQUIRED
EXISTING DWELLING UNITS	7

	DEVELOPMENT STANDARDS
GROSS FLOOR AREA	15,256GFA
AVERAGE UNIT SIZE	1,173 GFA
LOT AREA	LOT @ 1173 HEARST: 8,204 SF LOT @ 1157 HEARST: 13,269 SF
LOT COVERAGE	40% ALLOWED
	@ 1173: 3,281 SF @ 1157: 5,335 SF
PARKING	1 PER UNIT REQ'D. (13)
OPEN SPACE	300 SF/UNIT = 3,900 REQUIRED
HEIGHT & STORIES	2 STORIES PERMITTED 28' HEIGHT ALLOWED
SETBACKS	15' FRONT YARD REQ'D. 4' SIDE YARD REQ'D. 15' BACK YARD REQ'D.
PROPOSED DWELLING UNITS	13

APPLICABLE CODES:

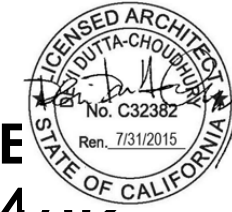
(INCLUDES LOCAL AMENDMENTS)
 2016 California Building Code (CBC)
 2016 California Residential Code (CRC)
 2016 California Energy Code
 2016 California Electrical Code (CEC)
 2016 California Plumbing Code (CPC)
 2016 California Mechanical Code (CMC)
 2016 California Fire Code (CFC)
 2016 CALGreen
 BERKELEY MUNICIPAL CODE

HEIGHT & STORIES ZONING:		EXISTING:	PROPOSED:
STORIES:	2 ALLOWED	2	2
HEIGHT:	28' AVG	23' MAX	25' MAX
SETBACKS (MIN. DIMENSIONS SHOWN - SEE SETBACK DIAGRAM, A0.3)			
FRONT	15'	7'-10" EXISTING	4' - 9" - 7'-10" ADDITION CONTINUE EXIST. SETBACK
SIDE	4' @ 1ST STORY 4' @ 2ND STORY	3'-10" @ WEST 4'- 6" @ EAST	3' - 10" @ WEST 4' - 6" @ EAST 5' - 4" @ FREESIA ADDITION
BACK	15'	15'-10"	
BUILDING SEPARATION	8' @ 1ST STORY 12' @ 2ND STORY	13'- 3"	A - B: 19' - 4" B - C: 12' - 5" C - D: 40' - 4" D - E: 15' - 8 1/2" E - F: 15' - 5" F - G: 6' - 1" AUP REQ. A - G: 14' - 6"
LOT AREA			
	@ 1173 @ 1157 2 - STORY: 40%	8,204 SF 13,469 SF	8,204 SF 13,469 SF @ 1173: 3,281 SF: 39.9% @ 1157: 5,335 SF: 39.6%
LOT COVERAGE			
GROSS FLOOR AREA		@ 1173: 3,323 SF	@ 1173: 6,042 SF
PARKING: CARS		@ 1157: 5,300 SF	@ 1157: 9,754 SF
RESIDENTIAL	1/UNIT 13 REQUIRED	7 (1 COVERED @ 1173 CAMELLIA; 6 @ 1173 SURFACE LOT) 2 TANDEN @ CAMELLIA	13 + 1 TANDEM 10 @ 1173 SURFACE LOT (1 ADA / ACCESSIBLE) 2 COVERED @ GERANIUM 2 TANDEN @ CAMELLIA
PARKING: BIKE			
RESIDENTIAL	NONE	0	19

DENSITY:	ZONING:	EXISTING:	PROPOSED:
* NOTE: SEE SHEET A0.5 FOR UNIT MIX AND SIZES			
ALLOWED: 1173 HEARST: 1157 HEARST:	1 / 1650 SF LOT AREA 8,204/1650 = 5 UNITS 13,469/1650 = 8 UNITS	1 UNIT 6 UNITS	4 NEW UNITS = 5 TOTAL 2 NEW UNITS = 8 TOTAL
OPEN SPACE (SEE OPEN SPACE DIAGRAM, A0.3)			
	300 SF / UNIT X 13 = 3900 SF		@ 1173 TOTAL: 2,315 SF C/D: 1,267 SF D/E: 340 SF E: 708 SF
	@ 1173: 5 X 300 = 1500 SF @ 1157: 8 X 300 = 2400 SF	@ 1173: 5,599 SF @ 1157: 2,560 SF	@ 1157 TOTAL: 2,440 SF A: 216 SF G/F: 219 SF F: 1,805 SF G ROOFDECK: 200 SF
BUILDING OCCUPANCY PER CBC			
R-3 (SINGLE FAMILY RESIDENTIAL DUPLEXES)			
PROPOSED CONSTRUCTION TYPE			
TYPE VB CONSTRUCTION THROUGHOUT - WOOD FRAMING, NON-RATED PER CALIFORNIA RESIDENTIAL CODE			
EXCAVATION			
APPROXIMATELY 55 CUBIC YARDS, FOR NEW FOUNDATIONS ONLY.			

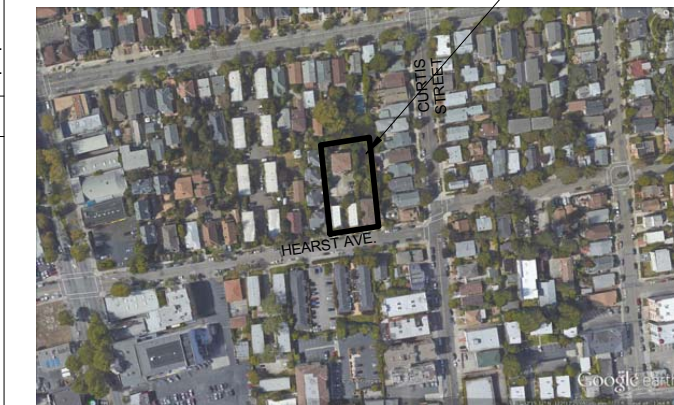
PROJECT:

**1155 HEARST AVE
BERKELEY, CA 94702**



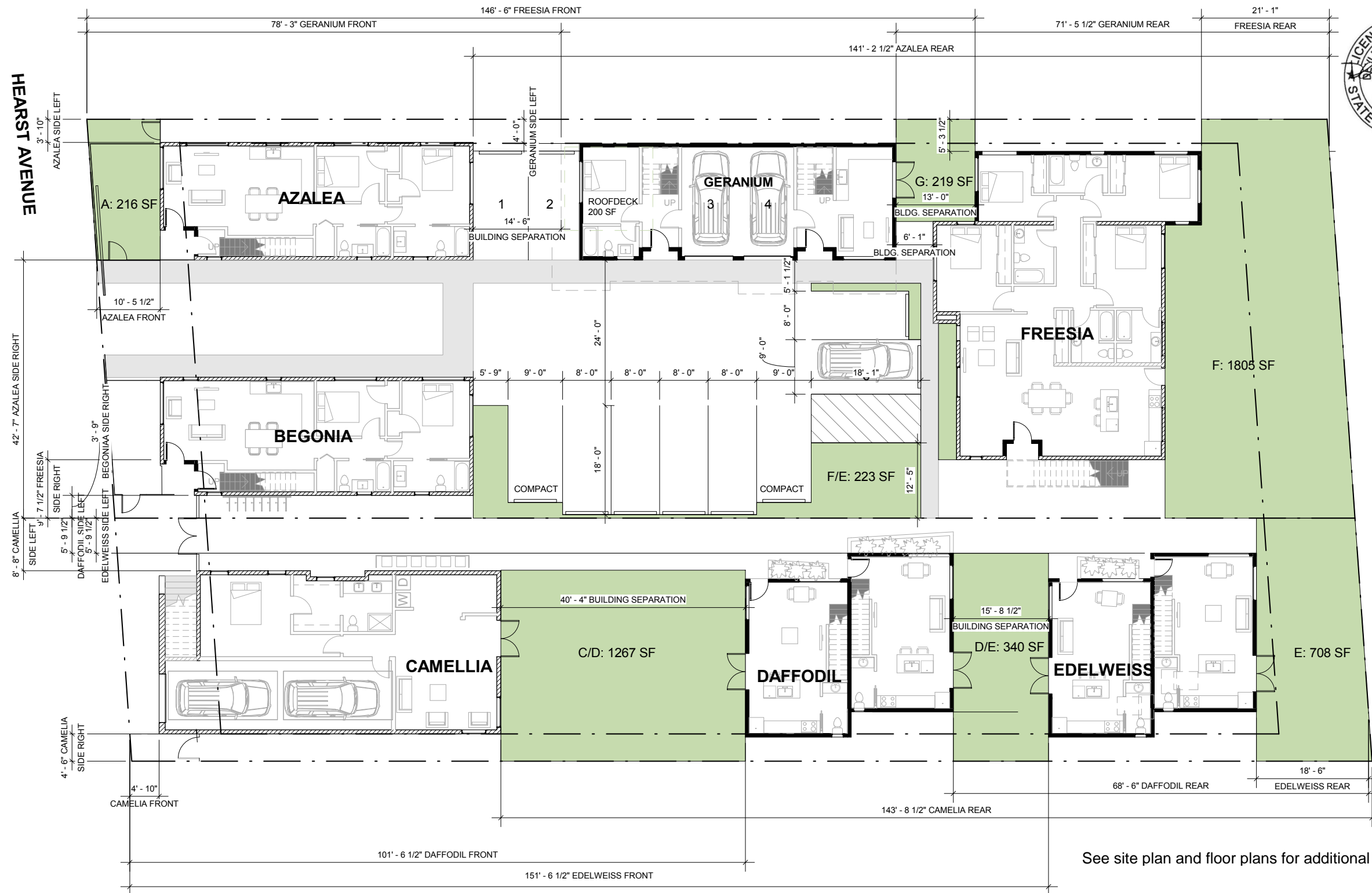
ASSESSOR'S PARCEL #:

LOT 1173: 057 208601300
 LOT 1157: 057 208601400



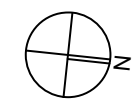
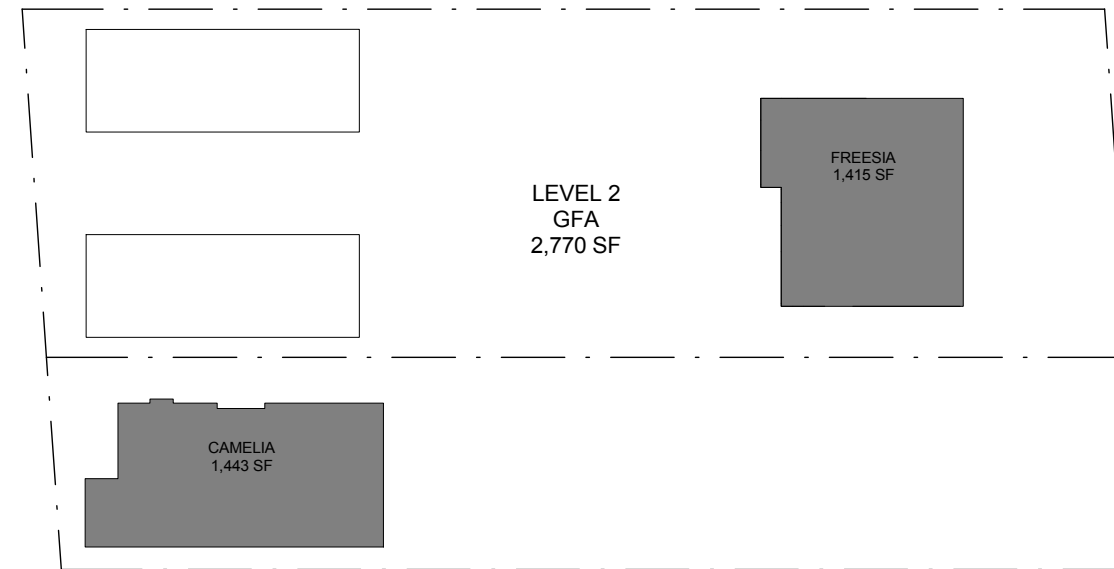
ZONING INFORMATION:

ADDRESS:	1155 & 1173 HEARST AVE BERKELEY, CA 94702
USE DESCRIPTION:	CURRENT RESIDENTIAL PROPERTY CONVERTED TO 5 OR MORE UNITS SINGLE FAMILY RES., USED AS SUCH.
GENERAL PLAN:	MDR
ZONING DISTRICT:	R-2A
FLOOD ZONE:	NO
FIRE ZONE:	1
ENV. MGMT. AREA:	NO
LANDMARK STRUCT. MERIT:	NO
LOT AREA 1173:	8,204 SF
LOT AREA: 1157	13,469 SF
TOTAL:	21,673 SF



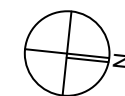
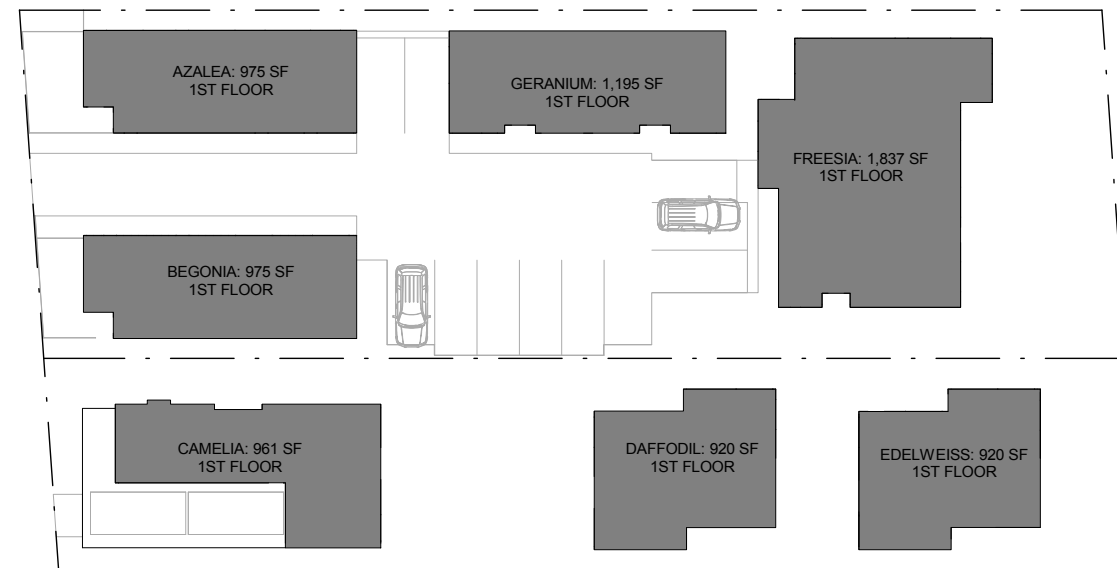
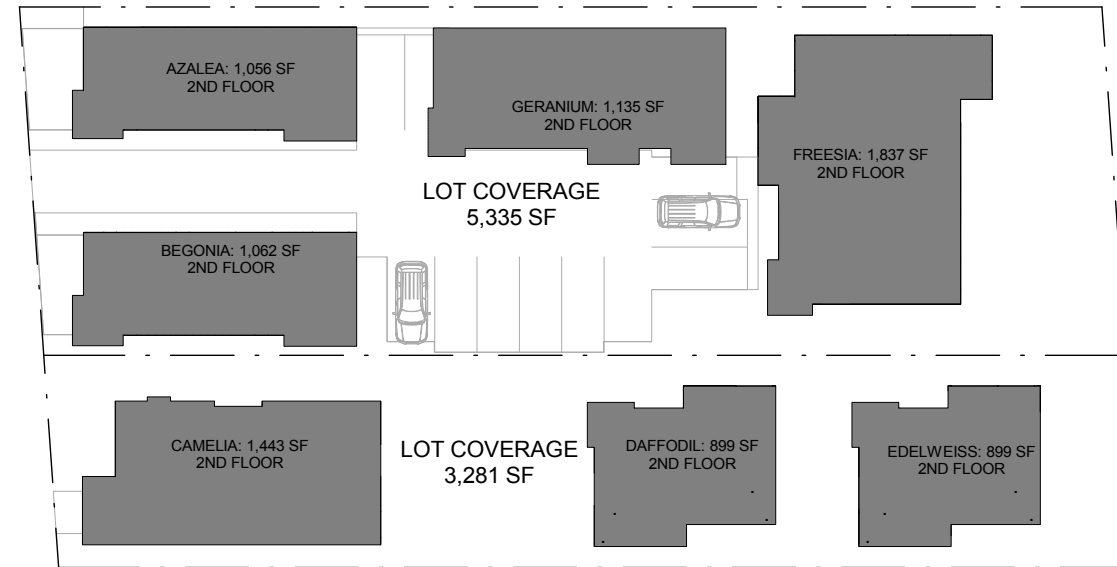


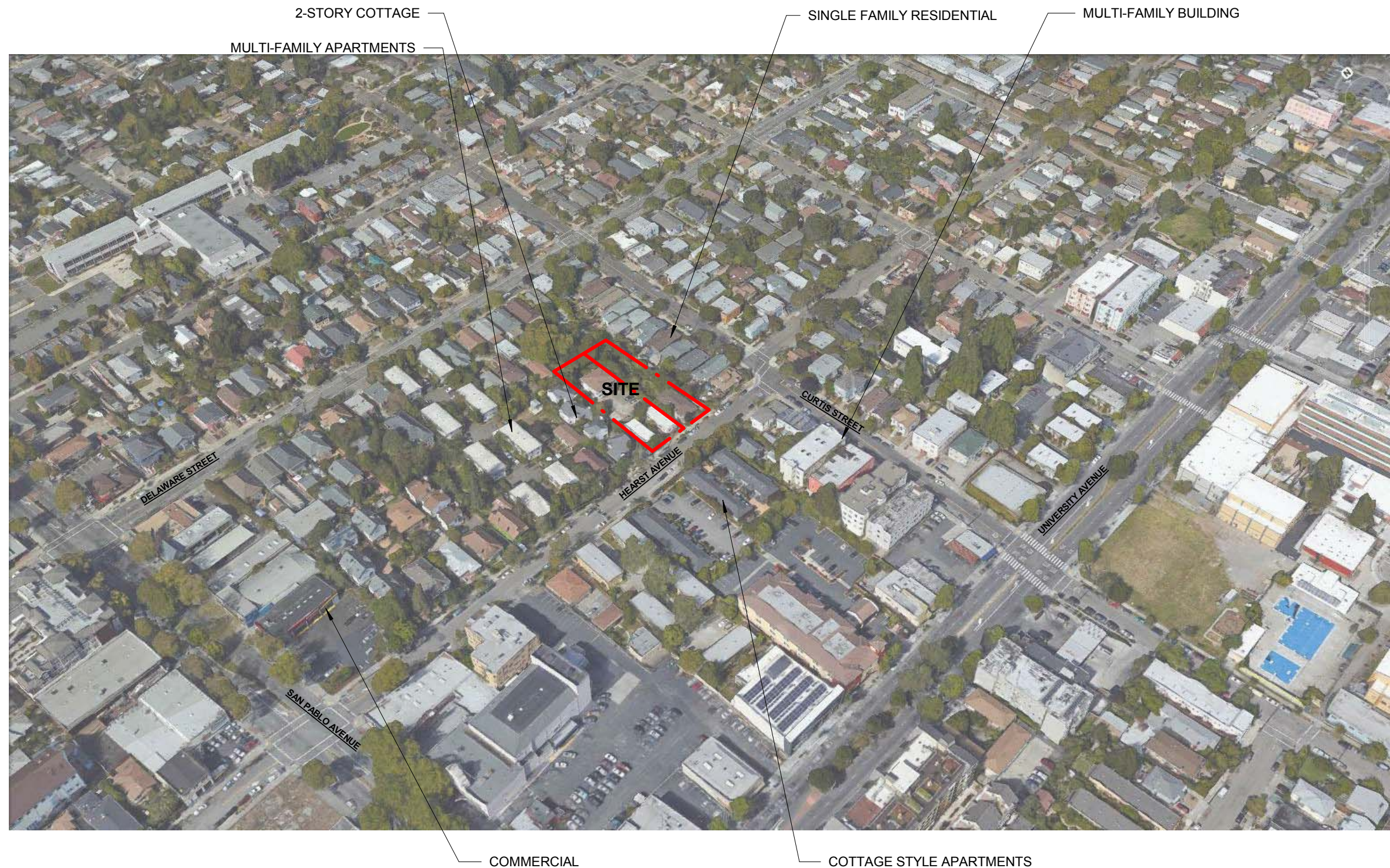
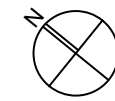
EXISTING PROJECT, 7 UNITS				
BUILDING	UNIT #	UNIT TYPE	UNIT GROSS FLOOR AREA	EXISTING UNITS & NEW UNITS
AZALEA	A101	1 BED, 1 BATH	496 GFA	
	A201	1 BED, 1 BATH	496 GFA	(E)
BEGONIA	B101	1 BED, 1 BATH	509 GFA	(E)
	B201	1 BED, 1 BATH	509 GFA	(E)
CAMELIA	C101	2 BED, 1 BATH	1,355 LVL 2 + 993 BASEMENT = 2,348 GFA (PARKING EXCLUDED FROM GFA)	(E) SINGLE FAMILY HOME
FREESIA	F101	3 BED, 3 BATH	1,415 GFA	(E)
	F201	3 BED, 3 BATH	1,415 GFA	(E)
TOTALS	7 UNITS	N/A	7,188 GFA	N/A

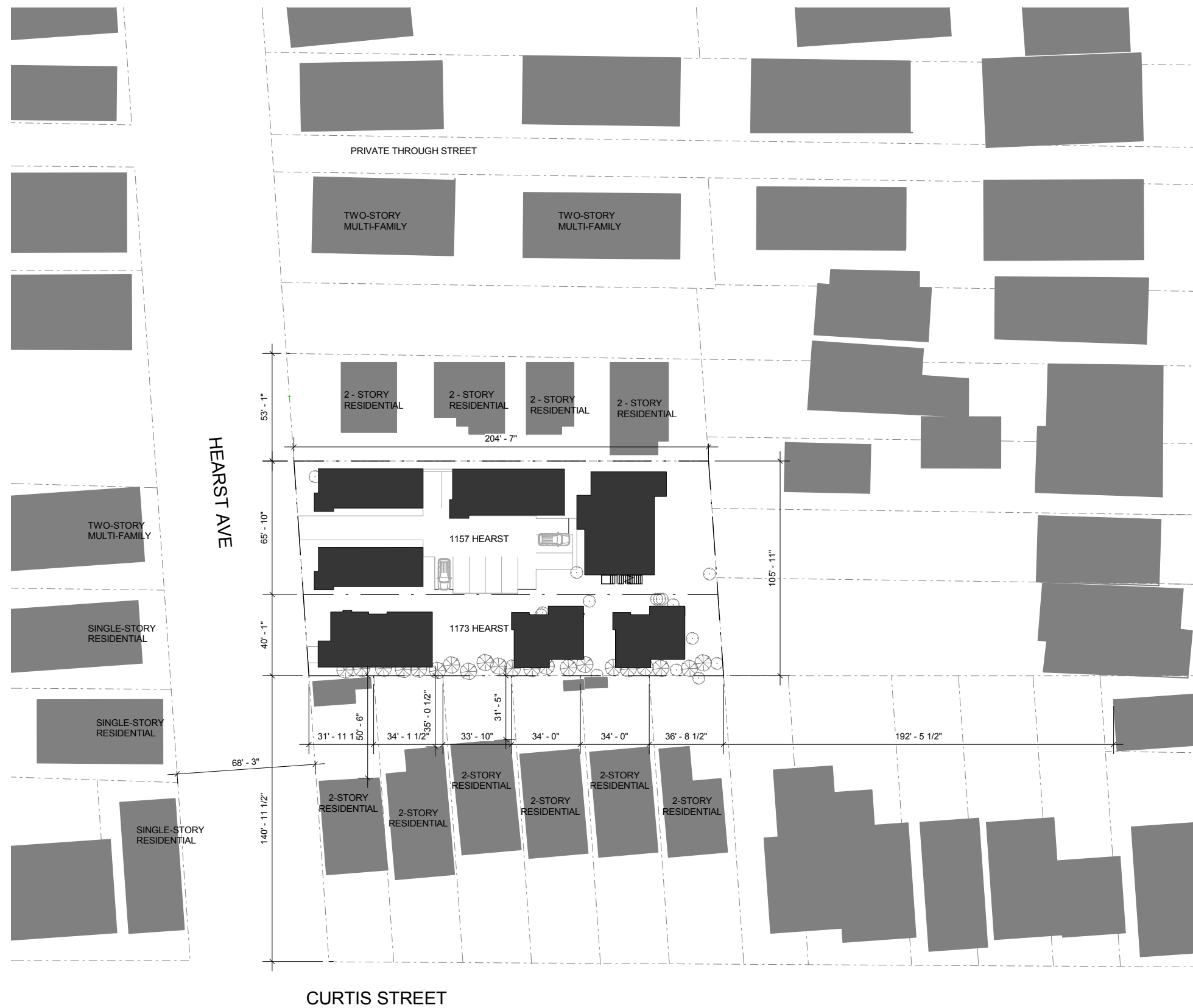




PROPOSED PROJECT, 13 UNITS				
BUILDING	UNIT #	UNIT TYPE	UNIT GROSS FLOOR AREA	EXISTING UNITS & NEW UNITS
AZALEA	A101	2 BED, 2 BATH	975 GFA	(E)
	A201	2 BED, 2 BATH	1,056 GFA	NEW
BEGONIA	B101	2 BED, 2 BATH	817 GFA	(E)
	B201	2 BED, 2 BATH	1,062 GFA	NEW
CAMELLIA	C101	2 BED, 2.5 BATH	1,443 LVL 2	NEW
			+961 LVL 1	
			=	
			2,404 GFA	
DAFFODIL	D101	2 BED, 1.5 BATH	920 GFA	NEW
	D102	2 BED, 1.5 BATH	899 GFA	NEW
EDELWEISS	E101	2 BED, 1.5 BATH	920 GFA	NEW
	E102	2 BED, 1.5 BATH	899 GFA	NEW
FREESIA	F101	4 BED, 4 BATH	1,887 GFA	(E)
	F201	4 BED, 4 BATH	1,837 GFA	(E)
GERANIUM	G101	2 BED, 2 BATH	1,195 GFA	NEW
GERANIUM	G102	2 BED, 2 BATH	1,135 GFA	NEW N/A
TOTALS	13 UNITS	N/A	16,006 GFA	









SUBJECT PROPERTY



Existing Hearst Ave Strip, North



Proposed Hearst Ave Strip



Existing Hearst Ave Strip, South



CURTIS STREET HOMES (2-STORY @ REAR)



DELAWARE STREET

HEARST GARDENS
DEVI DUTTA ARCHITECTURE

NEIGHBORHOOD PHOTOS
SCALE:



1155 HEARST - AZALEA



1161 HEARST - BEGONIA



1173 HEARST - CAMELLIA



1163 & 1157 HEARST - BEGONIA / AZALEA



1157 HEARST - AZALEA



1157 HEARST - AZALEA



1155 HEARST - AZALEA



1179 HEARST - FREESIA



1179 HEARST - FREESIA



1179 HEARST - FREESIA

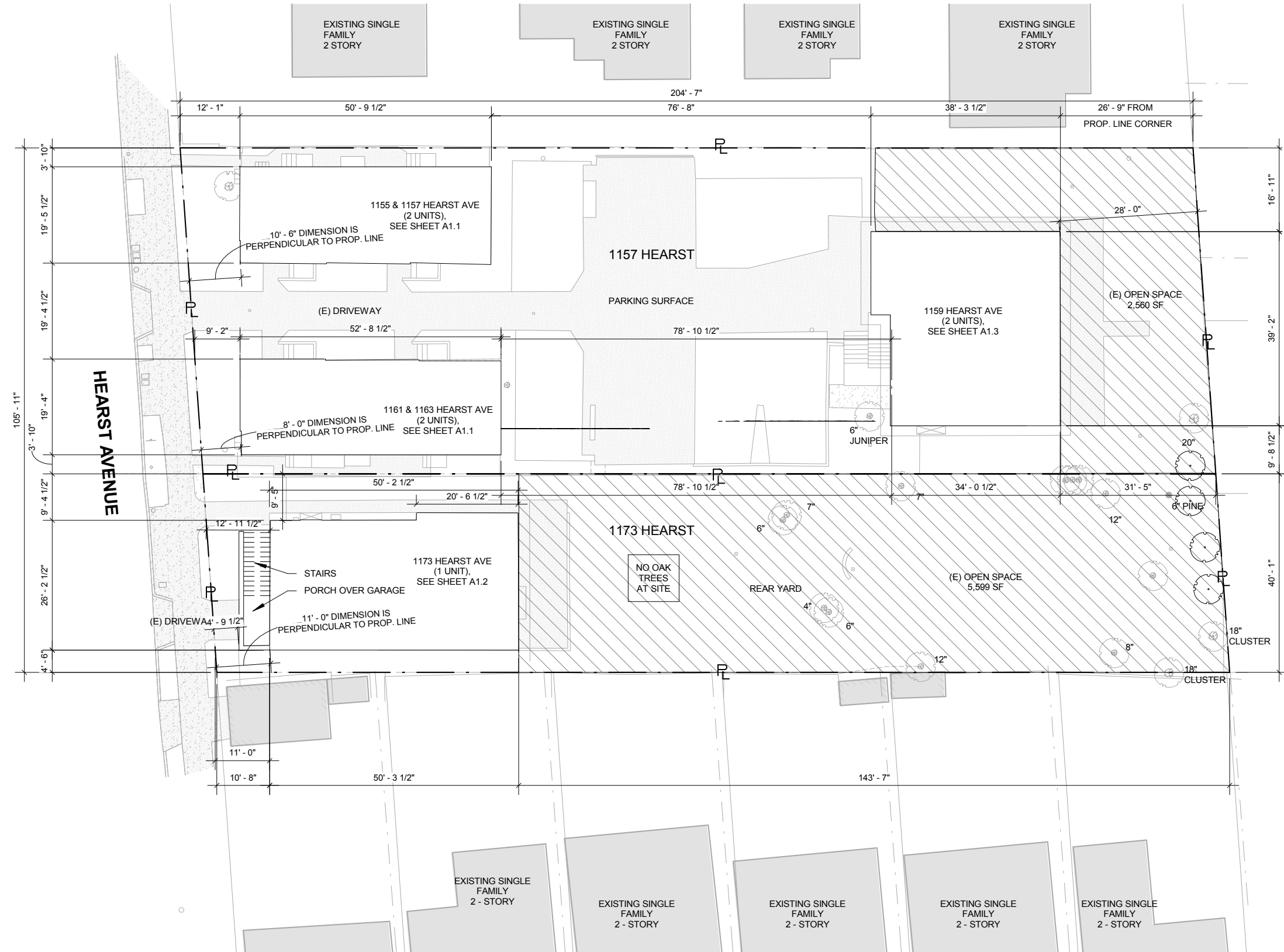
HEARST GARDENS

DEVI DUTTA ARCHITECTURE

SITE PHOTOS

SCALE:

A0.10



BACKYARD OF 1159 HEARST AVE.



BACKYARD OF 1173 HEARST AVE.



BACKYARD OF 1173 HEARST AVE.



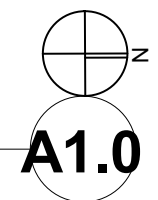
BACKYARD OF 1173 HEARST AVE.

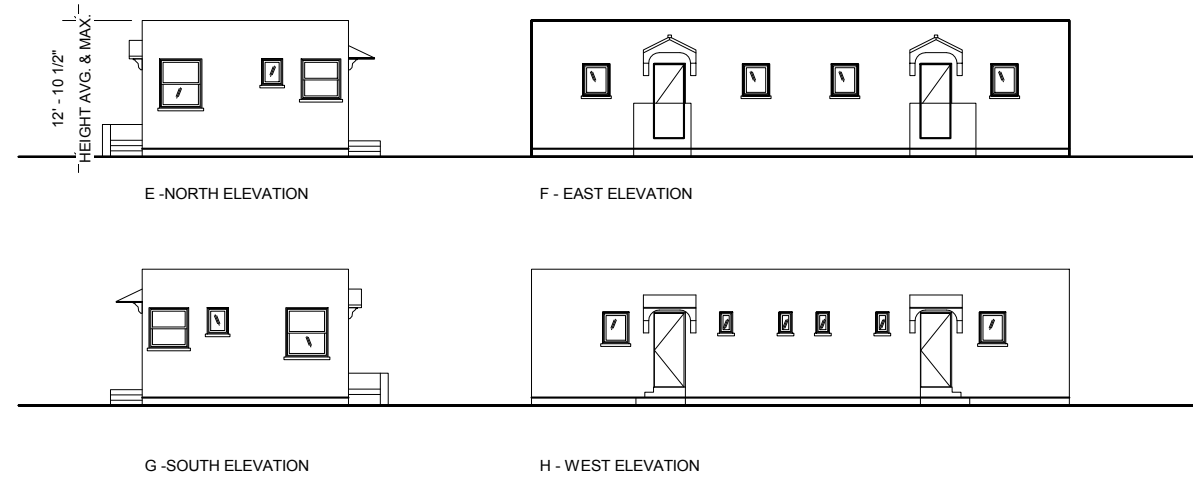
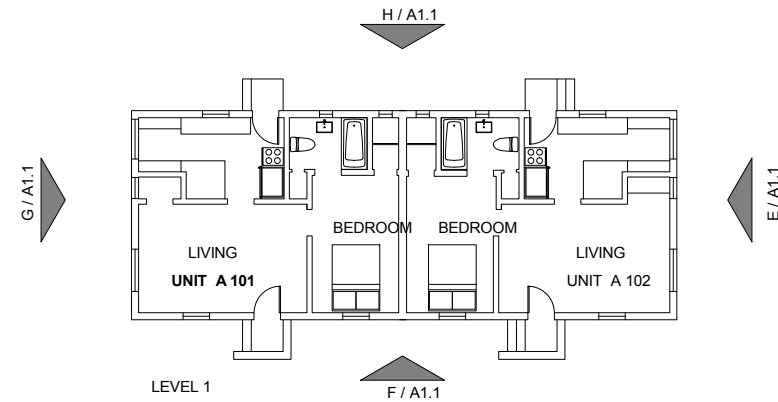
HEARST GARDENS

DEVI DUTTA ARCHITECTURE

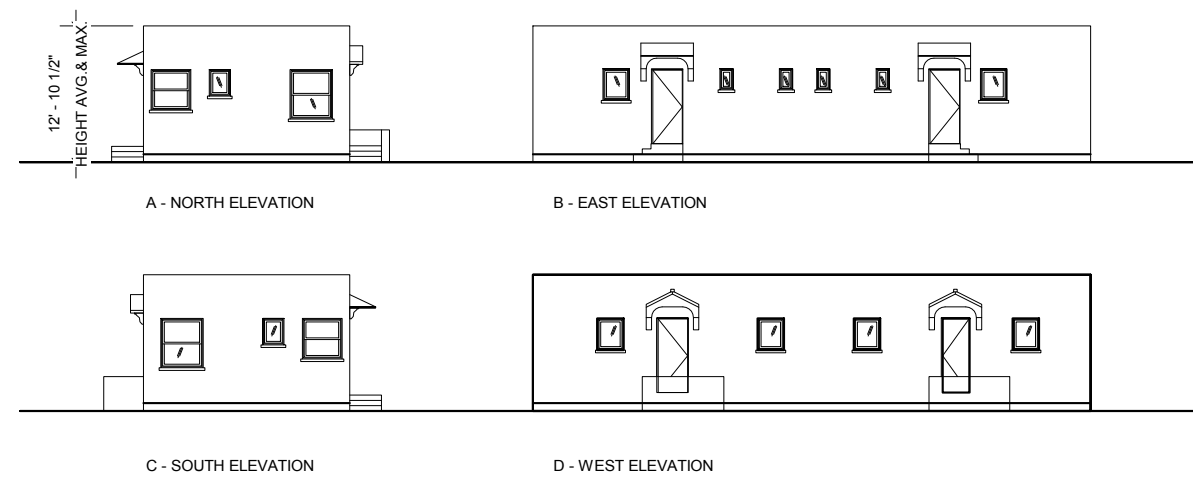
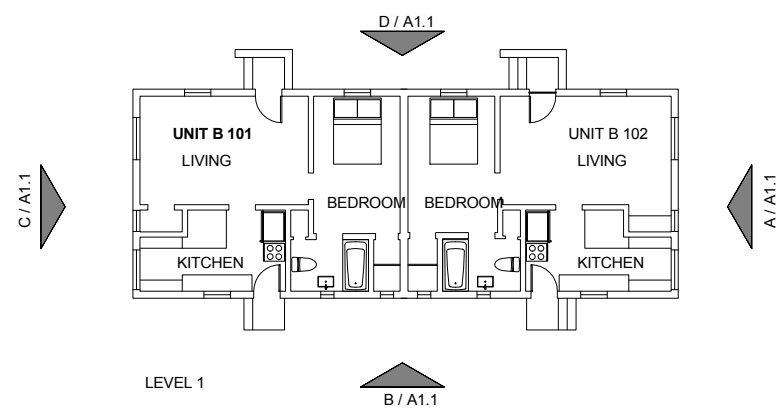
EXISTING SITE PLAN

SCALE: 1" = 20'-0"

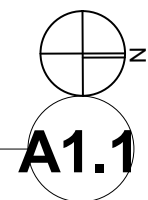
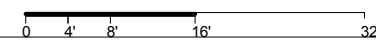


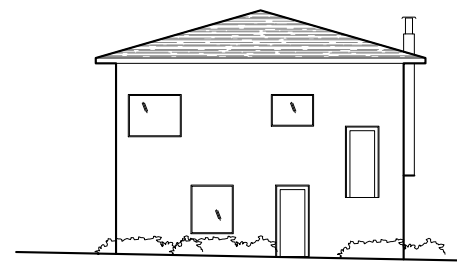
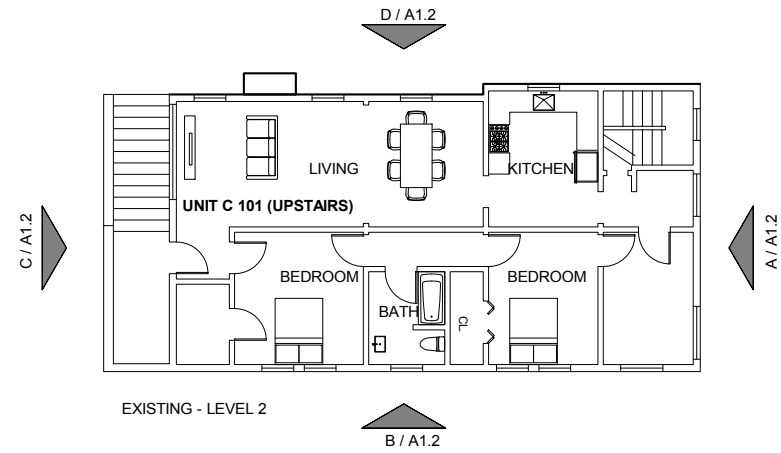


2 AZALEA 1155 & 1157 HEARST
 1/16" = 1'-0"

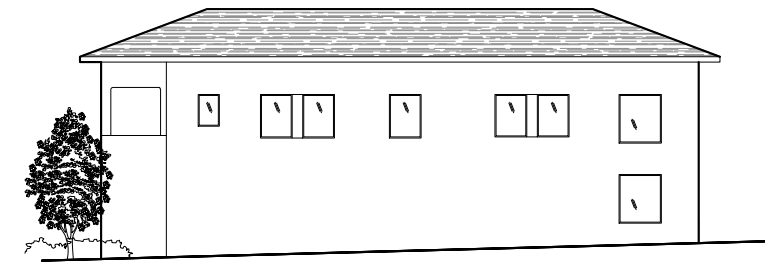


1 BEGONIA 1161 & 1163 HEARST
 1/16" = 1'-0"

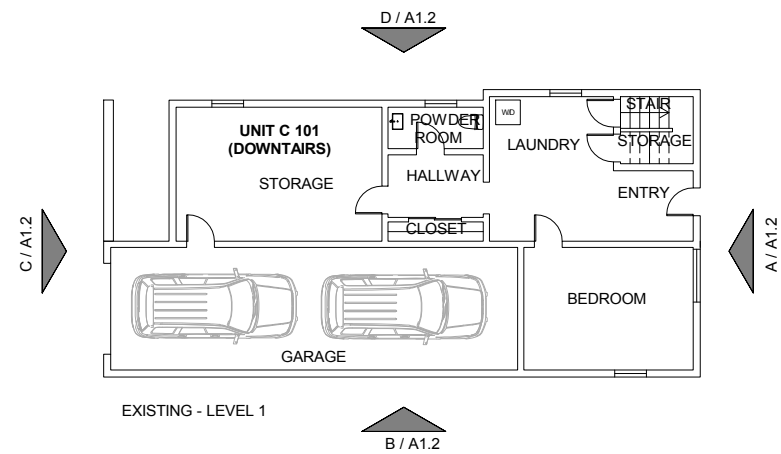




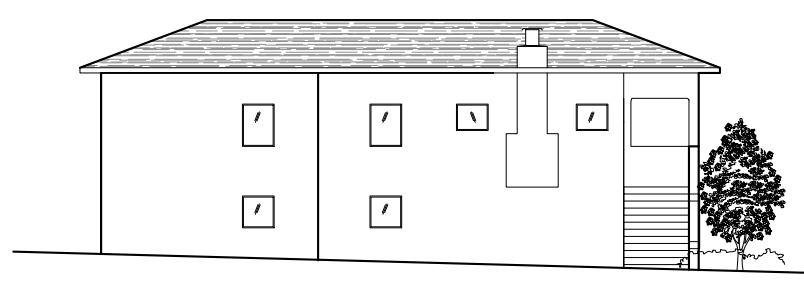
A - EXISTING NORTH ELEVATION



B - EXISTING EAST ELEVATION



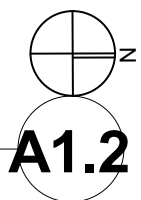
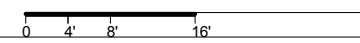
C - EXISTING SOUTH ELEVATION

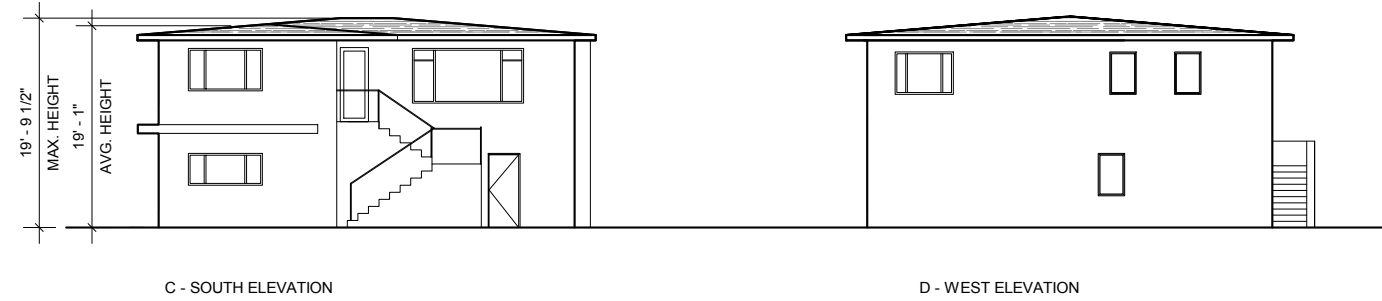
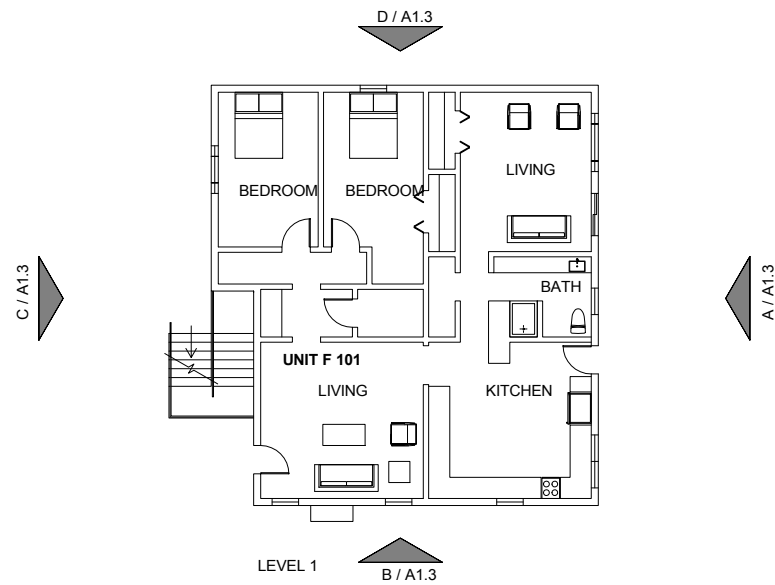
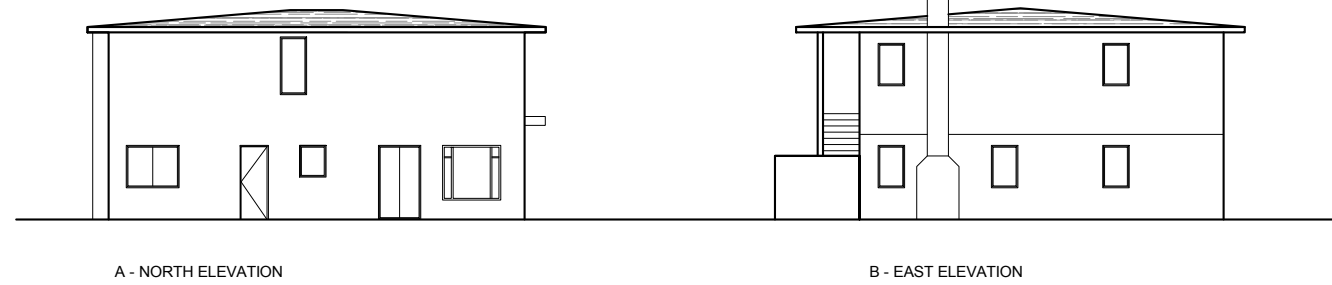
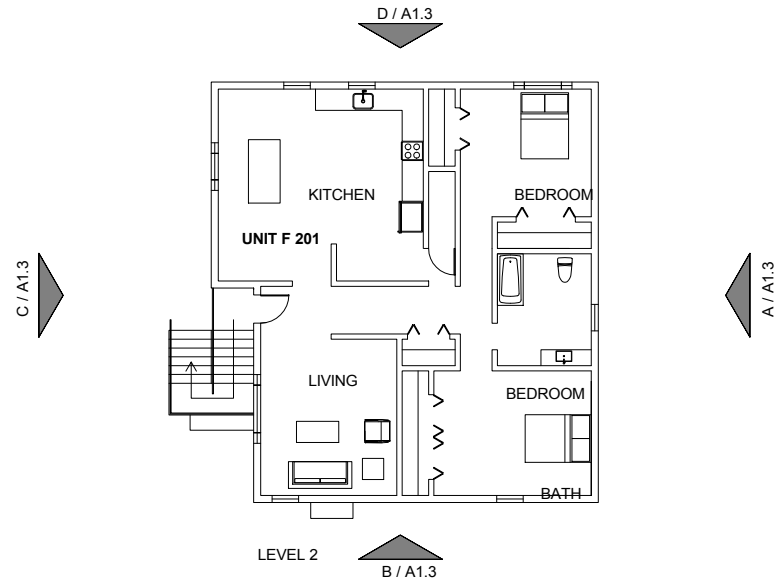


D - EXISTING WEST ELEVATION

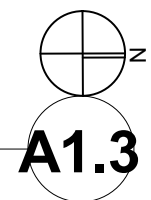
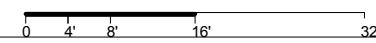
EXISTING PLANS & ELEVATIONS - CAMELIA / 1173

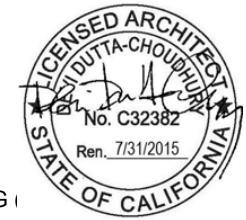
1 HEARST
 1/16" = 1'-0"





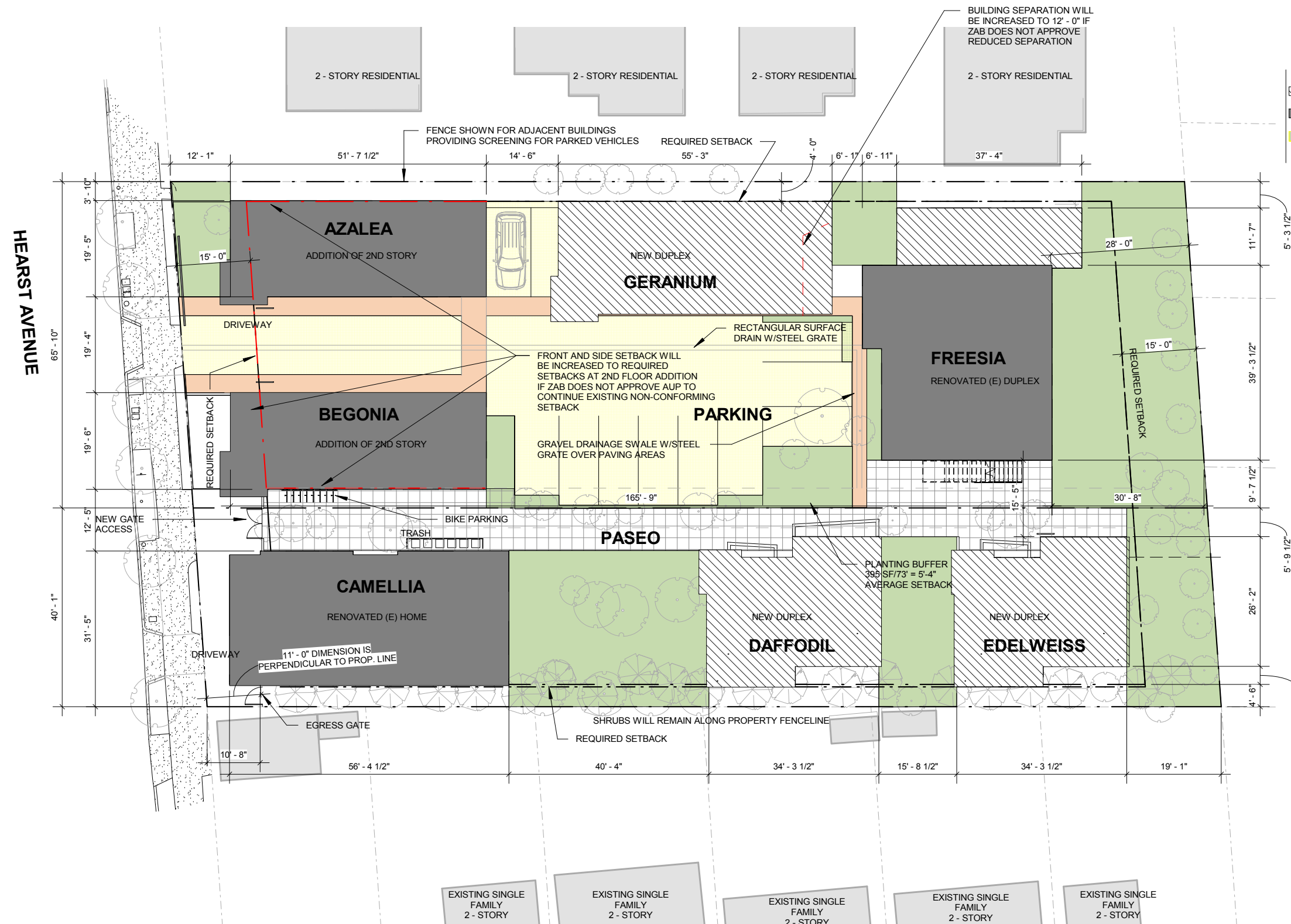
EXISTING PLANS & ELEVATIONS - FREESIA / 1179
HEARST
 1
 1/16" = 1'-0"





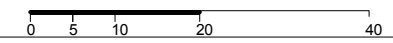
LEGEND

- NEW BUILDING AREA
- RENOVATED BUILDING
- OPEN SPACE, SEE A0.3 FOR AREAS



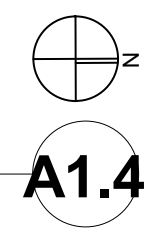
HEARST GARDENS

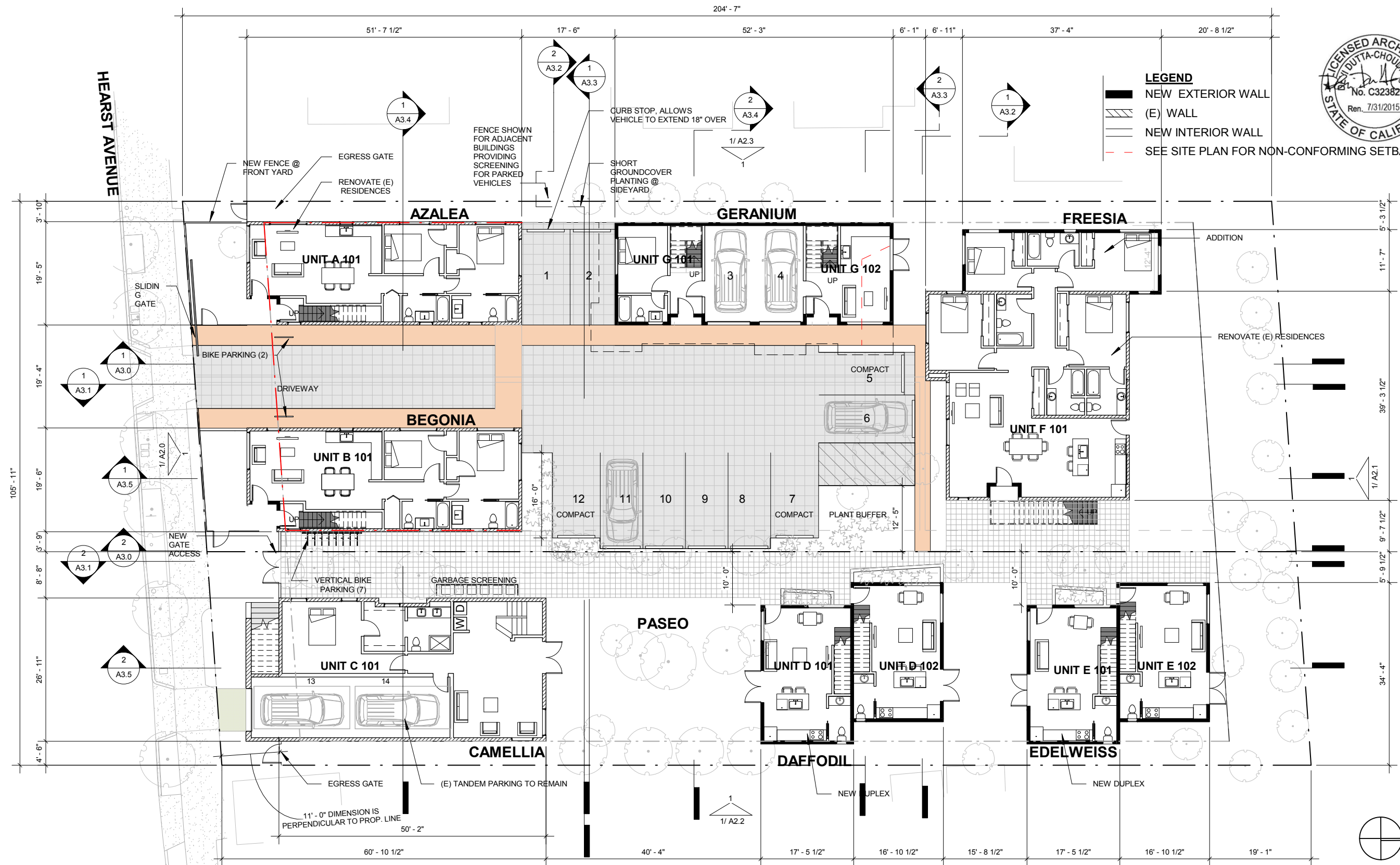
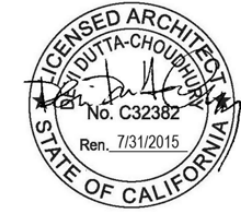
DEVI DUTTA ARCHITECTURE



SITE PLAN, PROPOSED

SCALE: As indicated





105' - 11"

3' - 10"

19' - 5"

19' - 4"

19' - 6"

8' - 8"

26' - 11"

4' - 6"

105' - 11"

3' - 10"

19' - 5"

19' - 4"

19' - 6"

8' - 8"

26' - 11"

4' - 6"

105' - 11"

3' - 10"

19' - 5"

19' - 4"

19' - 6"

8' - 8"

26' - 11"

4' - 6"

105' - 11"

3' - 10"

19' - 5"

19' - 4"

19' - 6"

8' - 8"

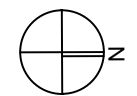
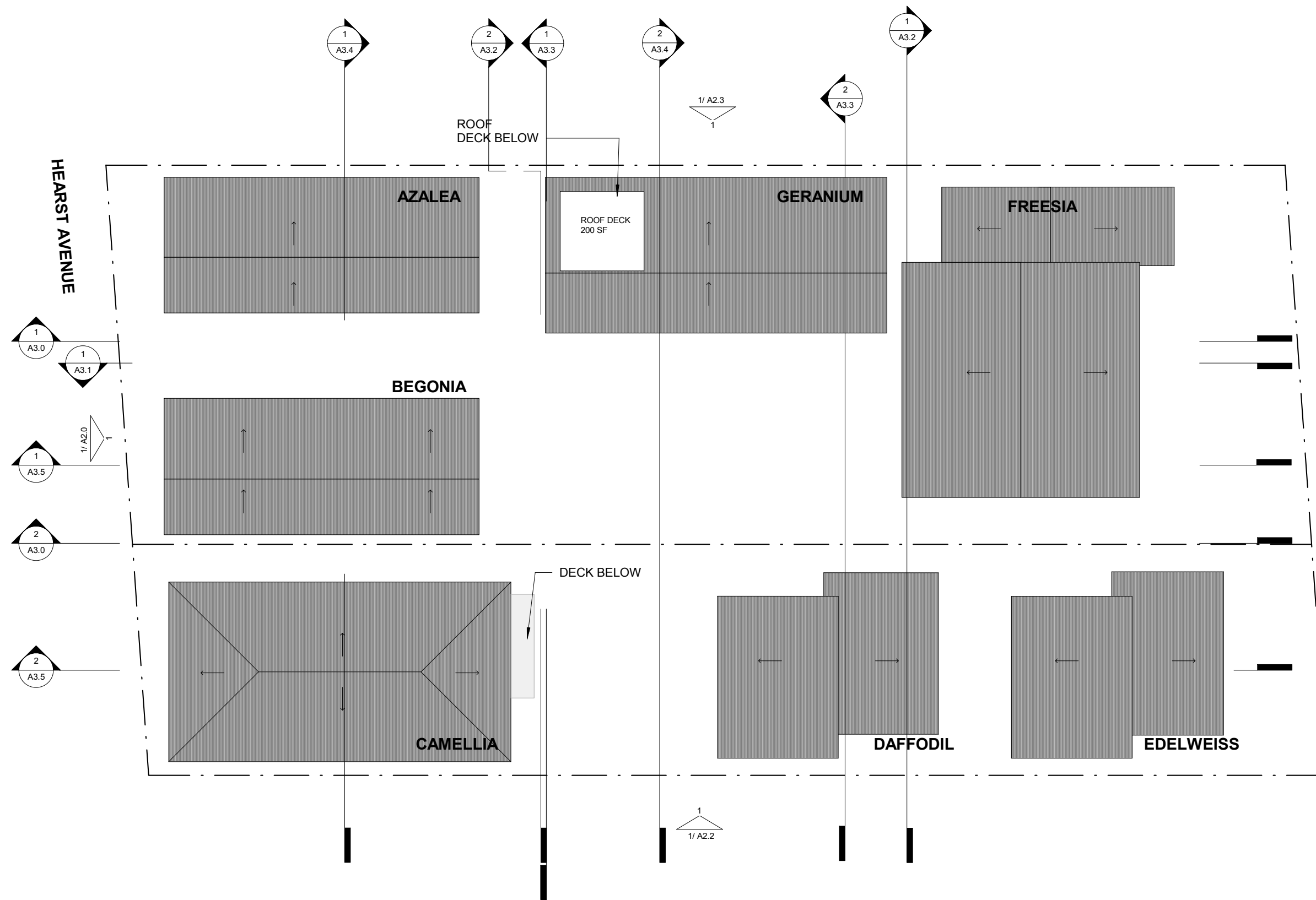
26' - 11"

4' - 6"

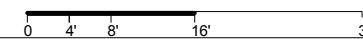


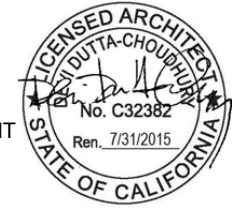
- LEGEND**
- NEW EXTERIOR WALL
 - (E) WALL
 - NEW INTERIOR WALL
 - SEE SITE PLAN FOR NON-CONFORMING SETBACK



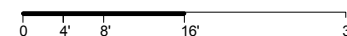
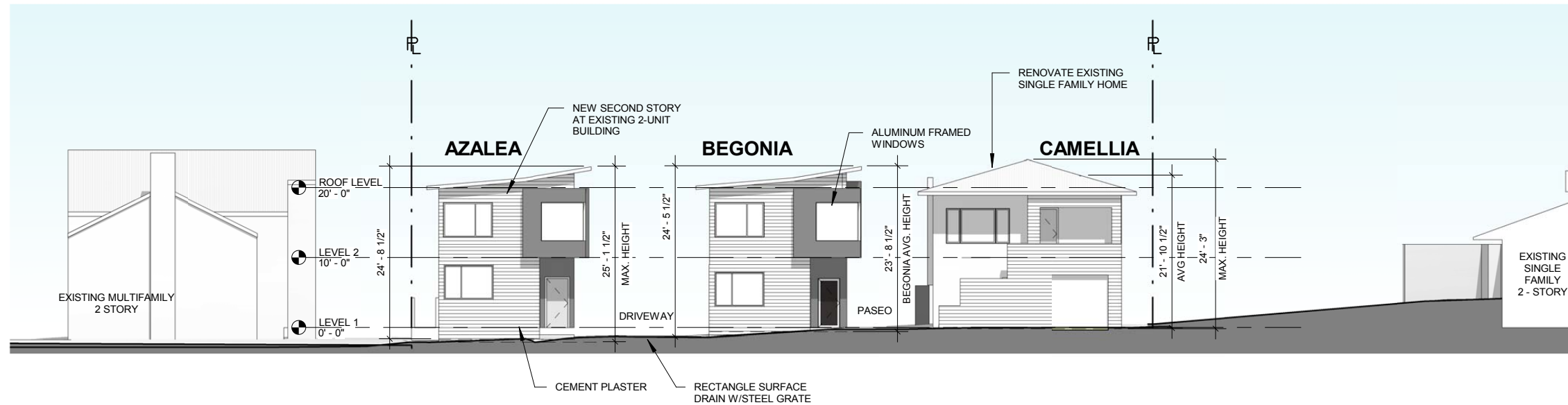


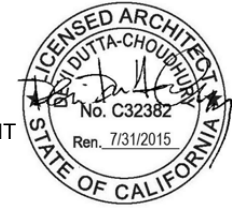
A1.8









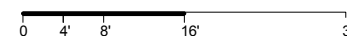
- MATERIAL LEGEND**
- PAINTED WOOD SIDING
 - WOOD PATTERNED FIBER CEMENT
 - CEMENT PLASTER
 - CEMENT PLASTER

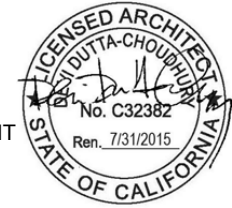




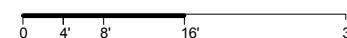
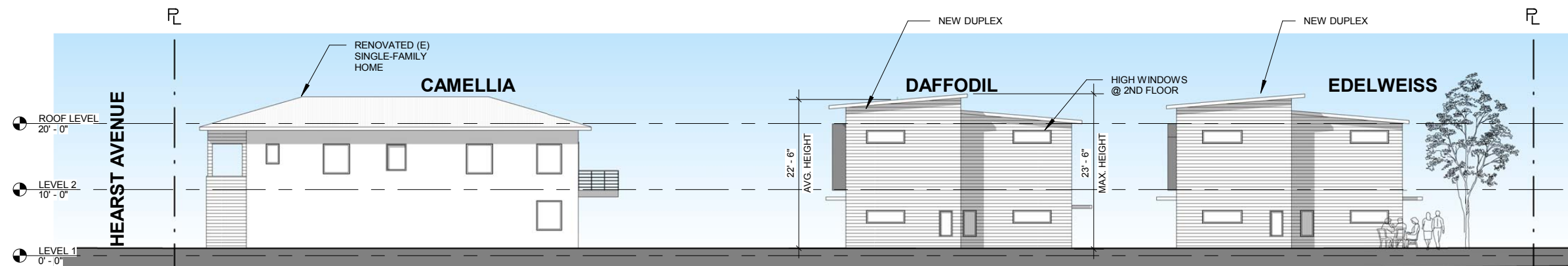
MATERIAL LEGEND

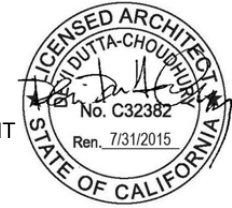
	PAINTED WOOD SIDING
	WOOD PATTERNED FIBER CEMENT
	CEMENT PLASTER
	CEMENT PLASTER





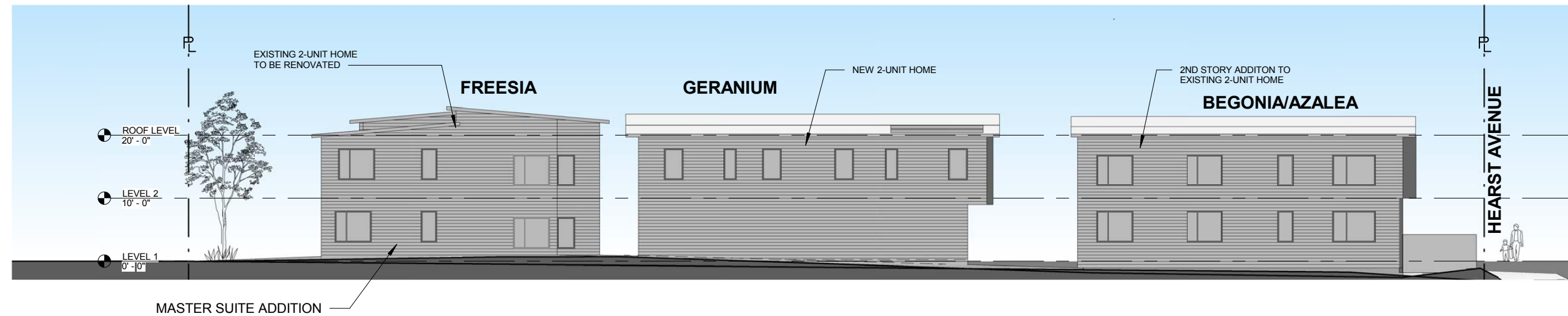
- MATERIAL LEGEND**
- PAINTED WOOD SIDING
 - WOOD PATTERNED FIBER CEMENT
 - CEMENT PLASTER
 - CEMENT PLASTER

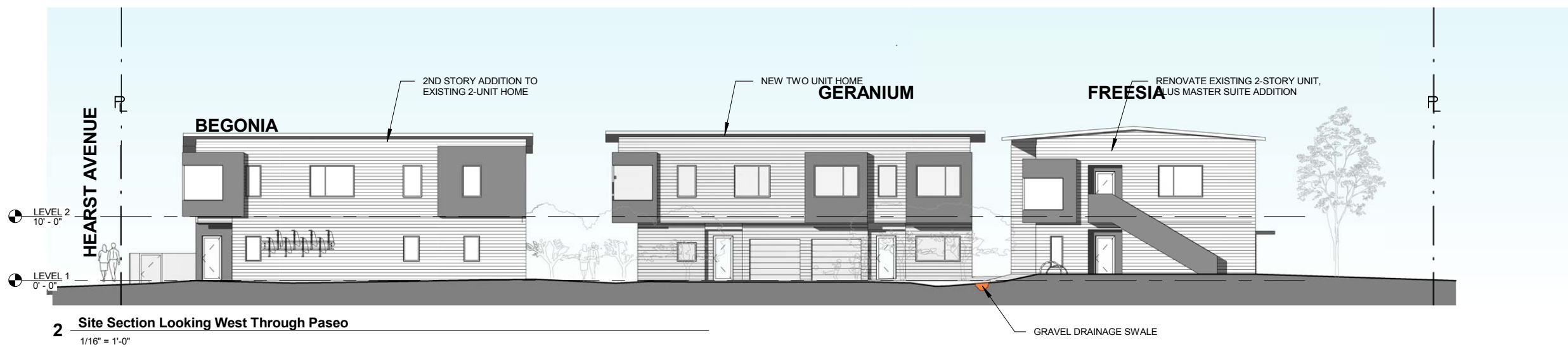
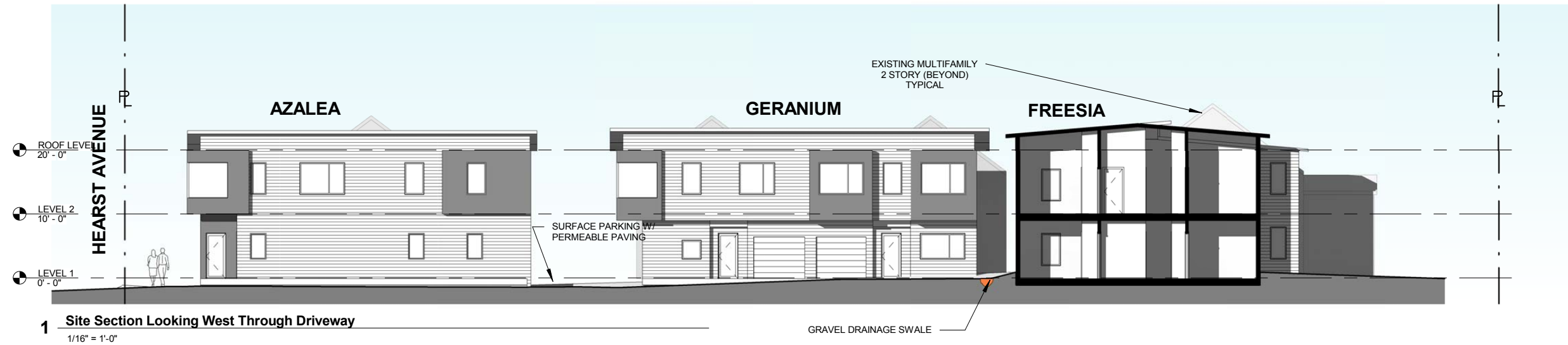
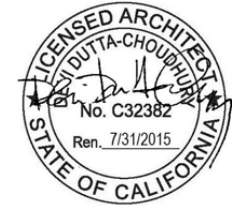




MATERIAL LEGEND

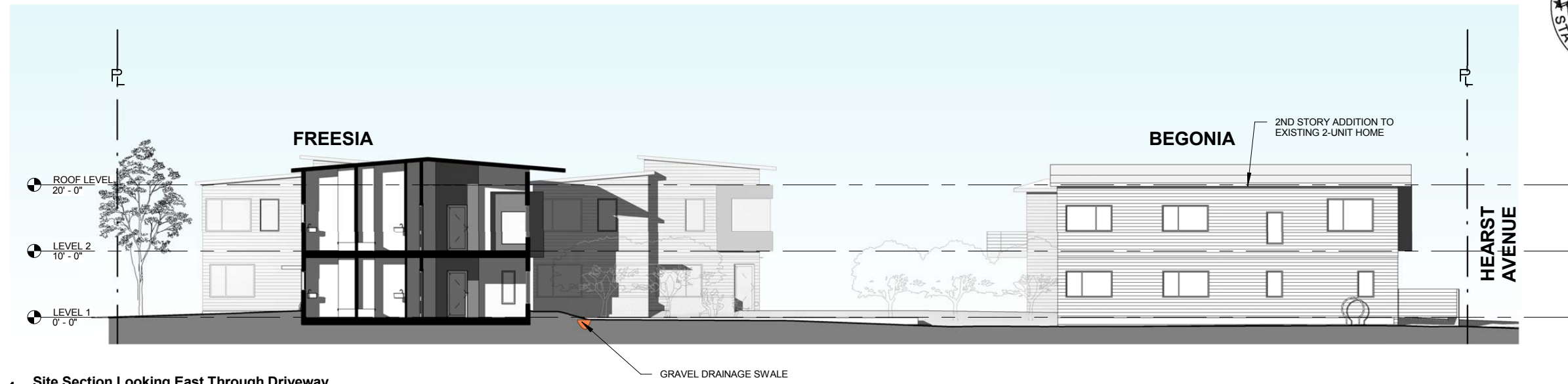
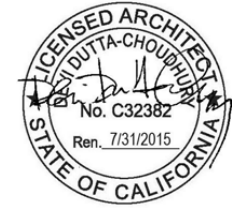
	PAINTED WOOD SIDING
	WOOD PATTERNED FIBER CEMENT
	CEMENT PLASTER
	CEMENT PLASTER



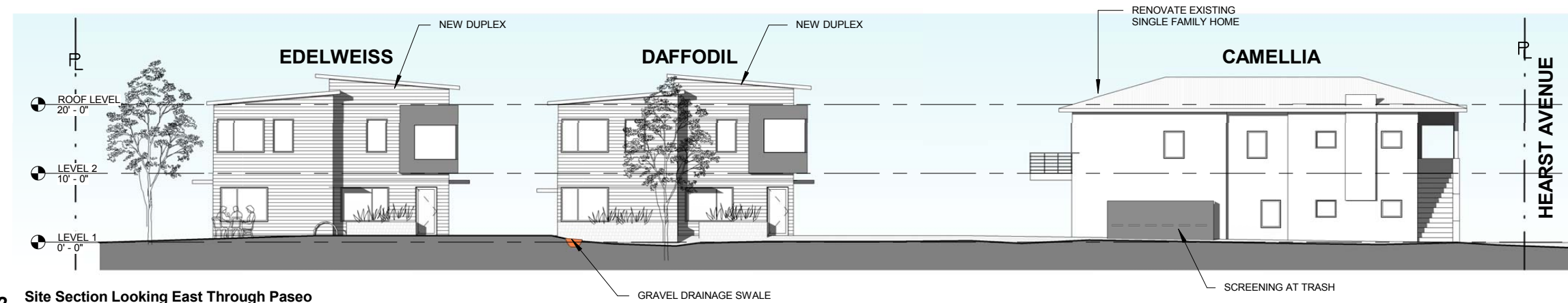


HEARST GARDENS
 DEVI DUTTA ARCHITECTURE

SITE SECTIONS LOOKING WEST
 SCALE: 1/16" = 1'-0"

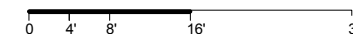


1 Site Section Looking East Through Driveway
 1/16" = 1'-0"



2 Site Section Looking East Through Paseo
 1/16" = 1'-0"

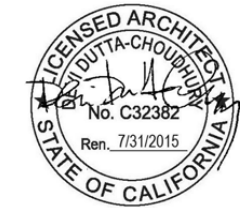
HEARST GARDENS



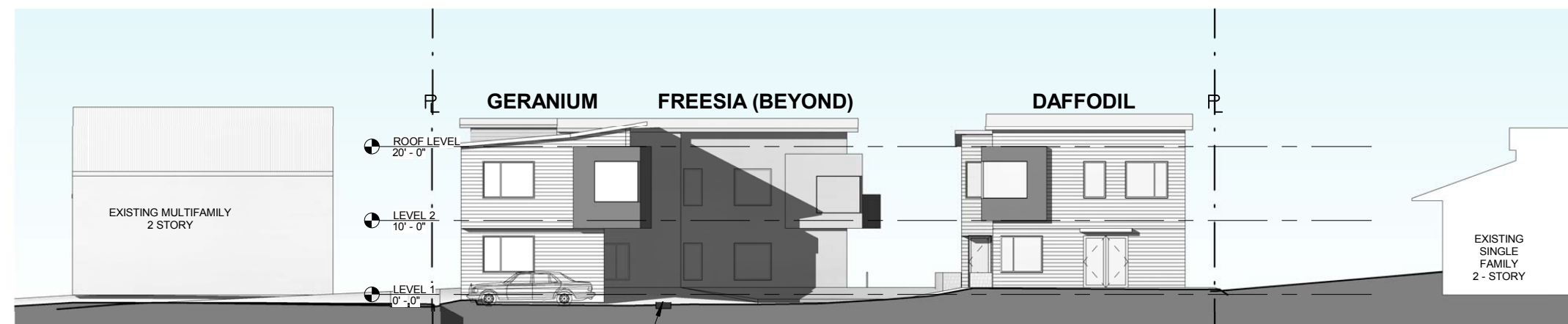
DEVI DUTTA ARCHITECTURE

SITE SECTIONS LOOKING EAST

SCALE: 1/16" = 1'-0"



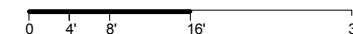
1 Site Section Looking North @ Freesia Building
 1/16" = 1'-0"



2 Site Section Looking North
 1/16" = 1'-0"

RECTANGULAR SURFACE DRAINAGE W/STEEL GRATE

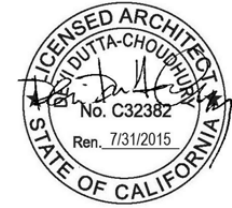
HEARST GARDENS



DEVI DUTTA ARCHITECTURE

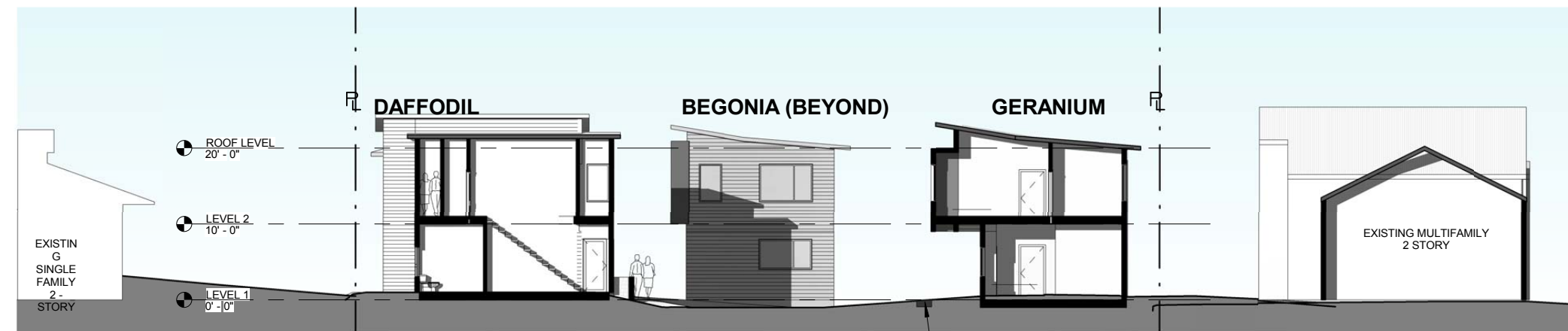
SITE SECTIONS LOOKING NORTH

SCALE: 1/16" = 1'-0"



1 Site Section Looking South

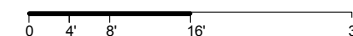
1/16" = 1'-0"



2 Site Section Looking South @ Parking Lot

1/16" = 1'-0"

HEARST GARDENS



DEVI DUTTA ARCHITECTURE

SITE SECTIONS LOOKING SOUTH

SCALE: 1/16" = 1'-0"