

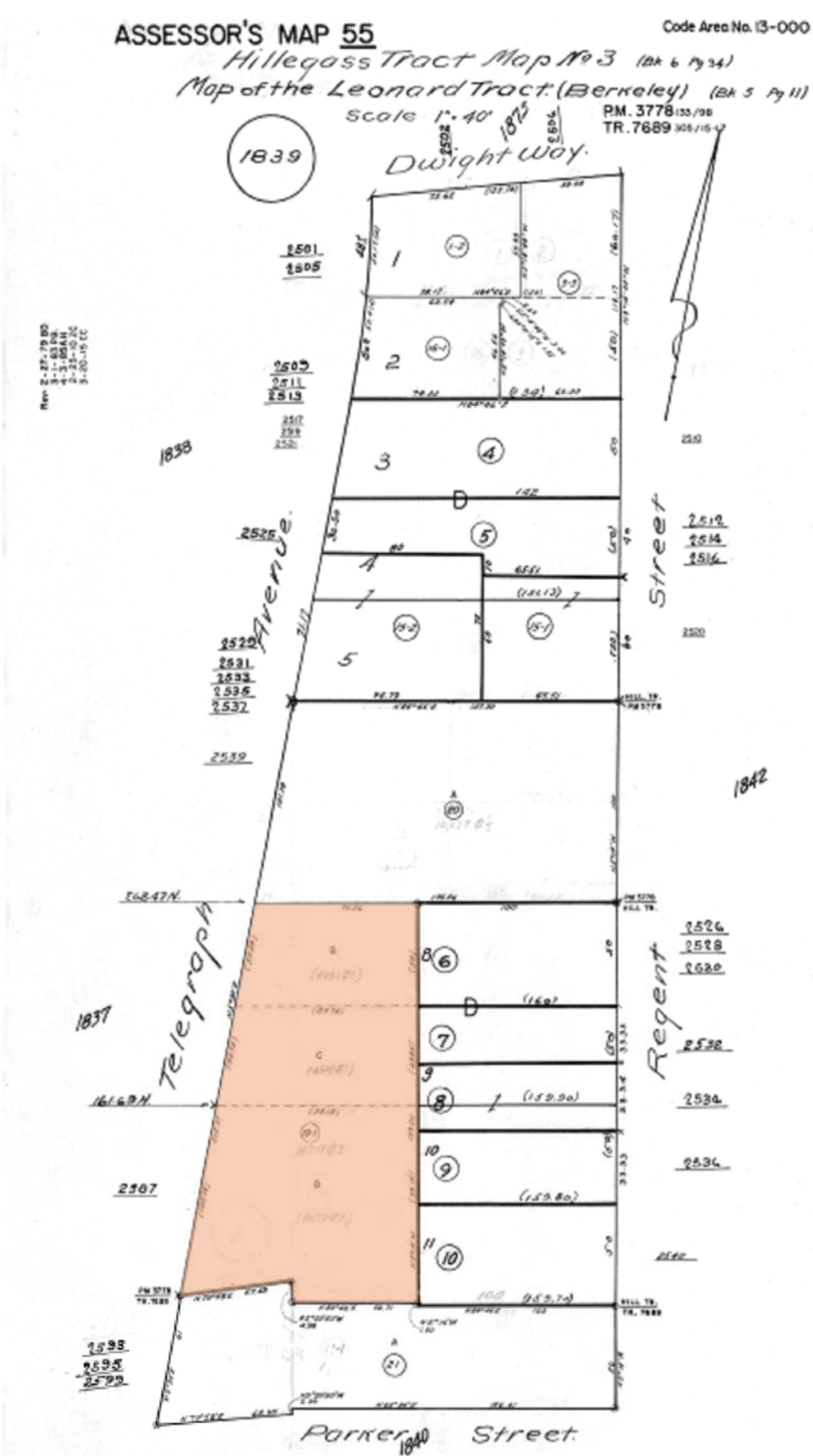
YIELD STUDY



2587 TELEGRAPH AVE
BERKELEY, CA

06.10.2022 studioKDA

ZONING CODE INFORMATION				
ADDRESS	2587 TELEGRAPH AVE, BERKELEY, CA		APN: 055-1839-19-1	
ZONING DISTRICT	CT			
ADJACENT ZONING	NORTH	EAST	SOUTH	WEST
	CT	R3	CT	CT
GENERAL PLAN AREA	AC			
SPECIAL ZONING OVERLAYS	NO			
SEISMIC SAFETY	EARTHQUAKE FAULT RUPTURE ZONE			NO
	LANDSLIDE ZONE			NO
	LIQUEFACTION ZONE			NO
	UN-REINFORCED MASONRY BLDG INVENTORY			NO
HISTORIC PRESERVATION	LANDMARKS OR STRUCTURE OF MERIT			NO
ENVIRONMENTAL SAFETY	CREEK BUFFER			NONE
	FIRE ZONE			1
	FLOOD ZONE (100-YEAR OR 1%)			NO
BUILDING DATA PER PLANNING CODE				
BUILDING / LOT INFO				
LOT COVERAGE	NO MAX.		BMC TABLE 23.204-32	
MAX FLOOR AREA RATIO	4.0		BMC TABLE 23.204-32	
HEIGHT				
# STORIES	5		BMC TABLE 23.204-33	
AVERAGE BLDG HEIGHT	65' - 0"		BMC TABLE 23.204-33	
MAX BLDG HEIGHT	65' - 0"		BMC TABLE 23.204-33	
SETBACKS/ OPEN SPACE				
SETBACKS	NORTH	EAST	SOUTH	WEST
	NONE	10'-0"	NONE	NONE
USABLE OPEN SPACE	40 SF/ UNIT		BMC TABLE 23.204-32	



PROPOSED DEVELOPMENT FEATURES & ASSUMPTIONS:

New residential building to be 8-story, Type IIIA construction (floors 4th - 8th) over Type IA (1st - 3rd floor).
New building illustrated w/ (14) 3BD/2BA, (34) 2BD/2BA and (69) Studio units. However, different unit mixes would be possible.

- Reserve (3) of the State Density Bonus Concessions.
- Utilize (2) of the State Density Bonus Waivers and Modifications:
 1. Increase FAR from the allowed 4.0
 2. Increase Stories/Height from the allowed 5 stories/ 65'- 0"
- Assumes no parking, none required.

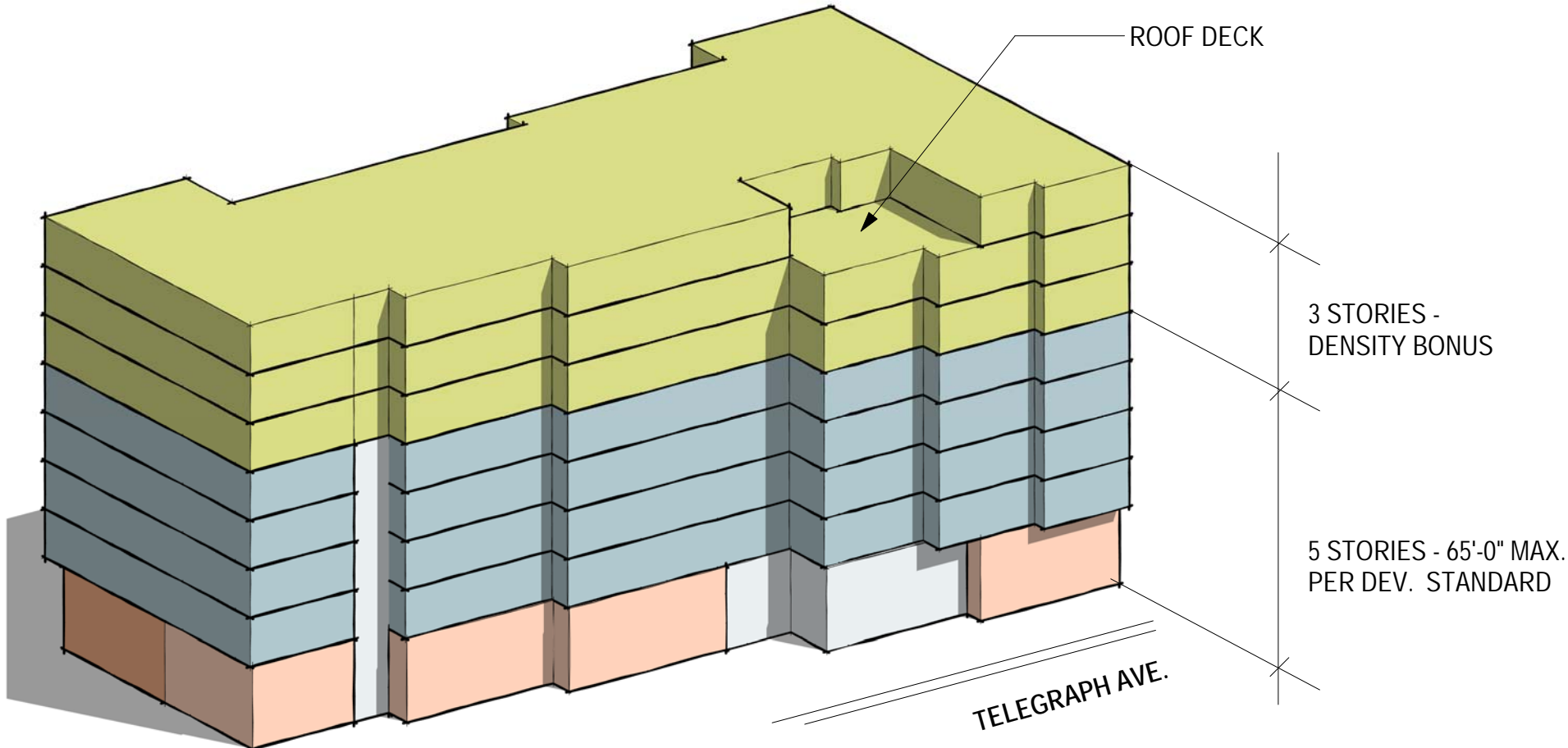
**Floor plans provided for illustrative purposes only and do not represent a fully code compliant design.*

STATUTORY SUMMARY:

The following analysis relies upon three State Laws that supersede local codes to insure approval at the municipal level. These are:

- 1: the HAA (Housing Accountability Act) which ensures that all projects that conform with quantitative zoning measures must be approved (although CEQA can still be invoked in limited circumstances).
- 2: The State Density Bonus, which provides for the additional units in exchange for the BMR units provided, per our calculations.
- 3: SB330, which facilitates approval processes.

Maximize developable area by 50% with the California State Density Bonus by providing 15% or 12 units as very low income (VLI) below market rate (BMR) units. Yielding the proposed project (105) new market rate units and (12) new BMR units.



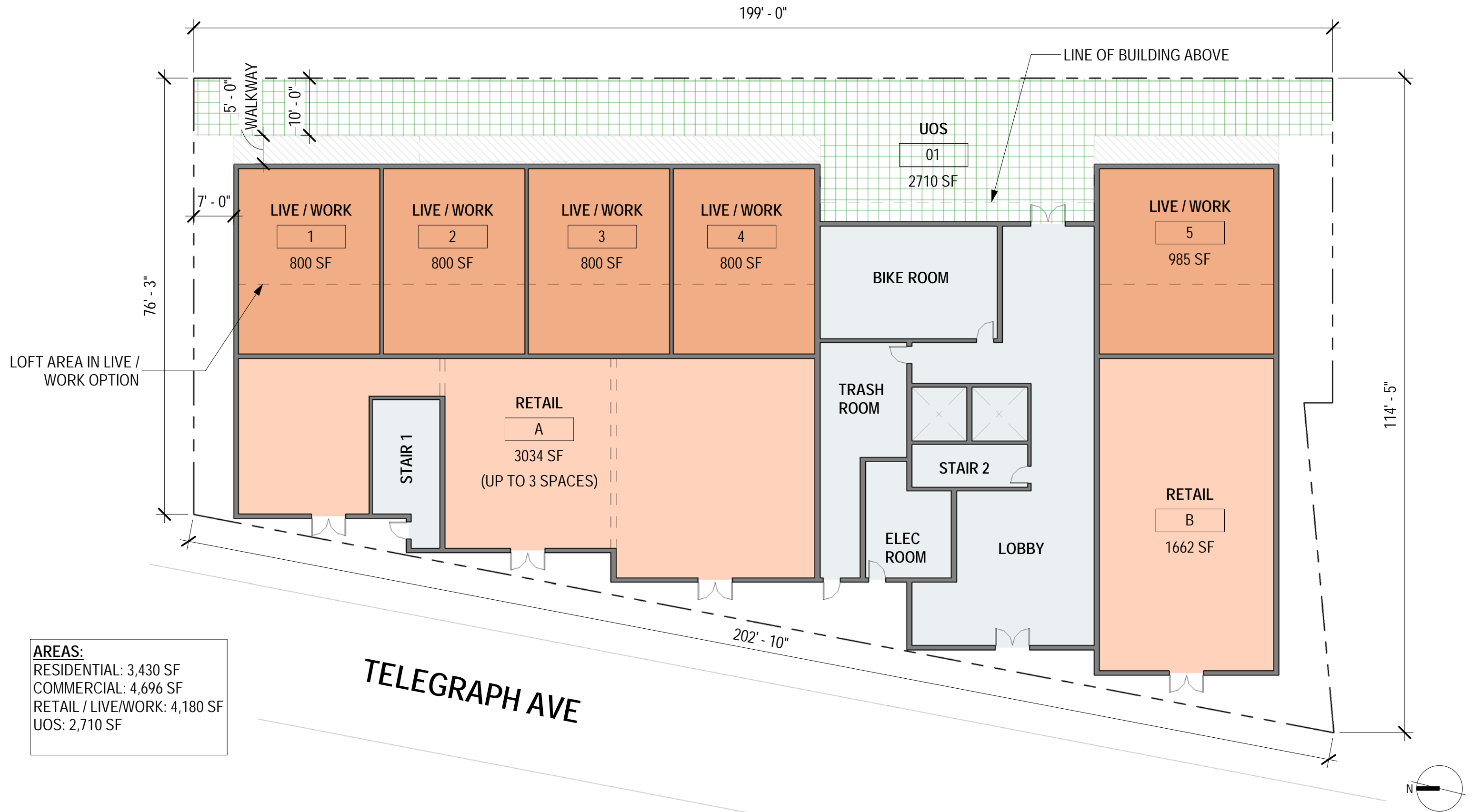
MASSING DIAGRAM FLOOR AREA & UNIT INFORMATION

- DENSITY BONUS UNITS (FLR. 6-8)
- BASE RESIDENTIAL UNITS (FLR 2-5)
- COMMERCIAL
- COMMON RESIDENTIAL
- LIVE / WORK

UNIT MIX: SF # OF UNITS

STUDIO:		
TYPE A:	394 SF	49
TYPE A2:	476 SF	14
TYPE A3:	391 SF	6
TOTAL:		69
2 BED / 2 BATH:		
TYPE B:	874 SF	7
TYPE C:	841 SF	7
TYPE D:	842 SF	20
TOTAL:		34
3 BED / 2 BATH:		
TYPE E:	930 SF	14
TOTAL:		14
UNIT TOTAL:		117
DENISTY BONUS:		
50% DB = 15% VLI (Very Low Income) Units		
78 BASE UNITS X 15% = 12 VLI Units Required		
VLI UNIT MIX:		
STUDIO :		7
2 BED / 2 BATH:		3
3 BED / 2 BATH:		2
TOTAL VLI UNITS:		12

Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded down)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
63,400	78.00	78.00	15%	11.70	12.00	50.0%	39.00	39.00	117
Base Project Residential Square Footage	Floor	Residential Sq. Footage Proposed							
			studio	2-bed	3-bed			%VLI	%DB
3,400	first	3,430		0	0%	Total Square Footage:		5%	20.0%
15,000	second	13,215	10	5	2	Proposed Units:		6%	22.5%
15,000	third	13,215	10	5	2	Average Unit Size:		7%	25.0%
15,000	fourth	13,215	10	5	2			8%	27.5%
15,000	fifth	13,215	10	5	2			9%	30.0%
	sixth	13,215	10	5	2			10%	32.5%
	seventh	13,215	10	5	2			11%	35.0%
	eighth	12,359	9	4	2			12%	38.7%
63,400	TOTAL	95,100				Total		14%	46.3%
			Units	69	34	14	117	15%	50.0%
			Beds	138	136	70	344		
			Beds / SF				276		
Live / Work			3,430						
Commercial SF			4,696						
TOTAL GFA			103,226						



A03

FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"
 ISSUE DATE: 06/10/22

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A04

TYPICAL FLOOR PLAN

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