

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

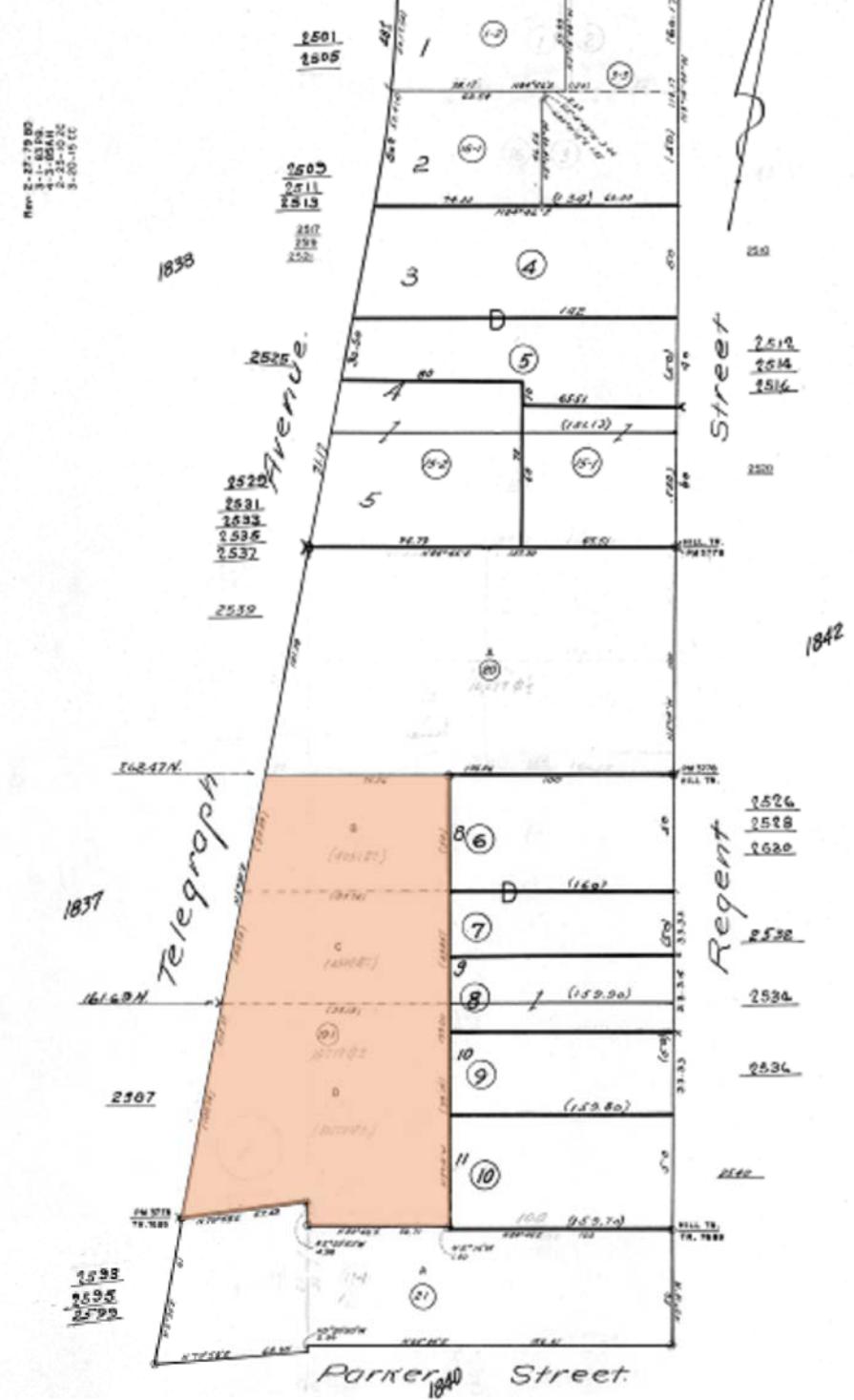
SETBACKS/ OPEN SPACE

SETBACKS	NORTH	EAST	SOUTH	WEST
	NONE	10'-0"	NONE	NONE
USABLE OPEN SPACE	40 SF/ UNIT		BMC TABLE 23.204-32	

ASSESSOR'S MAP 55

Hillegoss Tract Map No. 3 (bk 6 pg 24)
Map of the Leonard Tract (Berkeley) (bk 5 pg 11)

Code Area No. 13-000



A00

**DEVELOPMENT STANDARDS
PER BERKELEY MUNICIPAL CODE
SCALE: N.T.S.
ISSUE DATE: 06/10/22**

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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.

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PROPOSED DEVELOPMENT SUMMARY, FEATURES, &
ASSUMPTIONS

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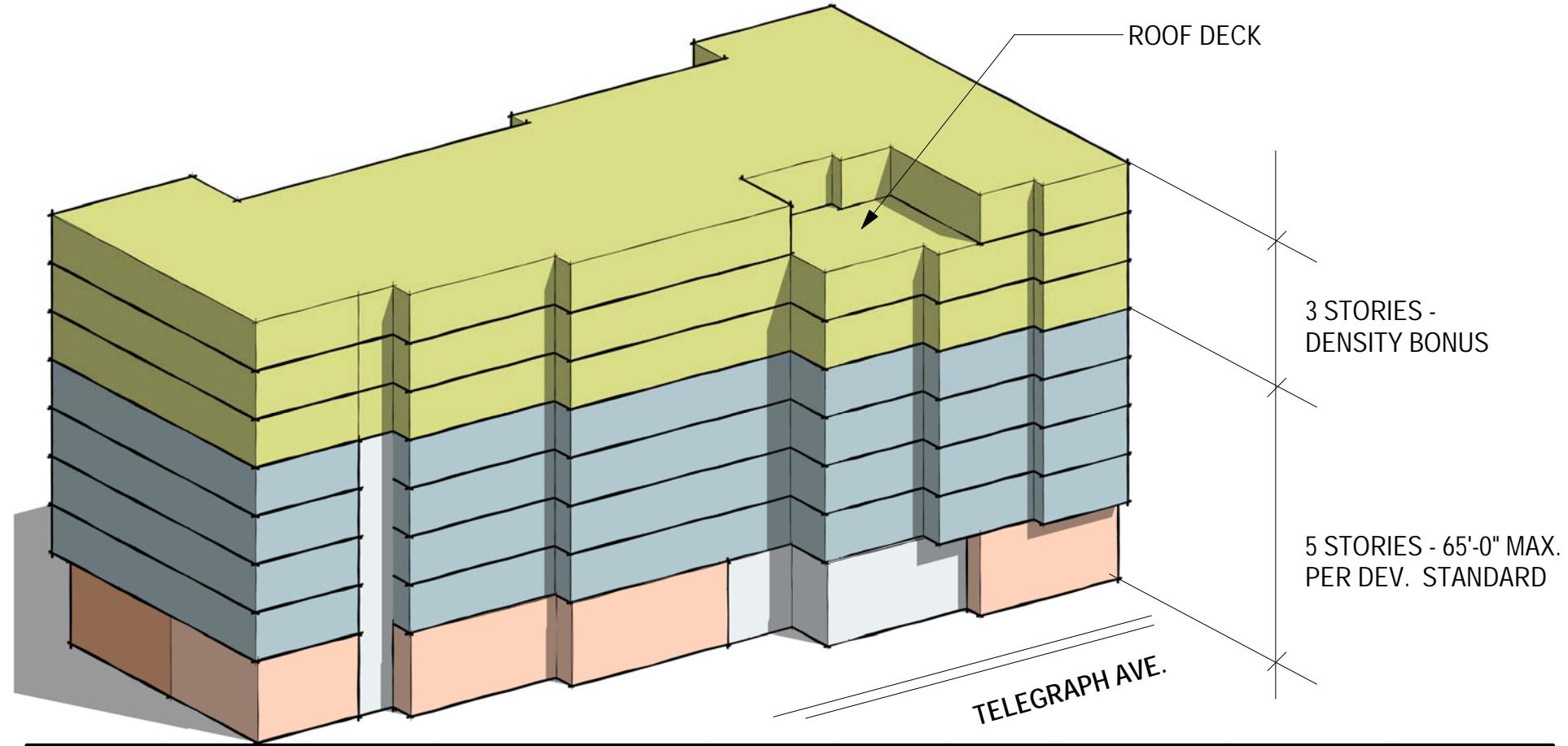
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MASSING DIAGRAM FLOOR AREA & UNIT INFORMATION

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

MASSING ENVELOPE & YIELD STUDY TOTALS

A02

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A03

FIRST FLOOR PLAN

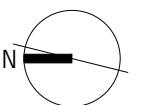
SCALE: 1/16" = 1'-0"
ISSUE DATE: 06/10/22

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A04

TYPICAL FLOOR PLAN

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A05

EIGHTH FLOOR SCHEMATIC PLAN

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