

Gong, Sharon

From: Gong, Sharon
Sent: Tuesday, April 28, 2020 10:11 AM
To: Lee-Ling Lin
Cc: Lucy Sundelson; Stuart Gruendl; Isaiah Stackhouse
Subject: 2000 Dwight - Use Classification

Hi Lee-Ling,

As I mentioned in my last email, we've discussed the use classification for your project, as the recent change in the project programming in your submittal on March 20, 2020 caused us to reconsider. In response to the change in programming from a mixture of Assisted Living and Independent Living units to Assisted Living for all units, with no Independent Living units, we have determined that a better classification for the entire project is Community Care Facility (composed of individual residential units), per the definition in the BMC:

Community Care Facility: Any facility, place or building where non-medical care and supervision of children, adolescents, adults or elderly persons is conducted under license from the California State Department of Social Services (SDSS), but not including medical care institutions, skilled nursing facilities, nursing homes, foster homes, family day care homes, child care facilities or transitional housing.

The second floor units are no longer classified as Senior Congregate Housing/GLA. So the base Use Permit will be for a Community Care Facility. And since you've indicated that you want the flexibility for future use of the building as independent dwelling units (apartments or condos for seniors) there will also be a Use Permit for Multiple Dwelling Units.

The project plans and calculations will need to be adjusted to reflect this use:

1. Use the per dwelling unit standards for all units in the project (parking, UOS); eliminate all calculations for GLA; this may cause some adjustments in the Base Project, to remain standards compliant
2. Apply the employee parking requirement for CCFs, and apply the UP for senior parking reduction to all units
3. Density bonus calculations should be the same, as we are continuing to count all units, including the 2nd floor units without kitchens, as residential units
4. Loading space for Senior Congregate Housing is no longer necessary

As for the Affordable Housing Mitigation Fee, since we do not consider any of these units to be GLAs anymore, the AHMF per unit formula will apply to all units in the project (no BMRs in the project).

Please feel free to contact me with any questions or concerns.

Thanks and stay well,

Sharon

Sharon Gong
Senior Planner, Land Use Planning Division
Planning and Development Department
City of Berkeley

Use	Number of spaces
Dormitories; Fraternity and Sorority Houses; Rooming and Boarding Houses; and Senior Congregate Housing	One per each five residents, plus one for manager
Dwellings, Multiple (Ten or more)	One per 1,000 sq. ft. of gross floor area (75% less for seniors, see Section C below)
Employees	One per two non-resident employees for a Community Care Facility*

E. Senior Congregate Housing, Hotels, Hospitals, Nursing Homes, Offices (including Medical Offices) and Schools, when having a total gross floor area exceeding 10,000 square feet, shall satisfy the requirements of Chapter [23E.32](#) and the following requirements:

- 1. Off-street loading spaces at the ratio of one space for the first 10,000 square feet of gross floor area.*

On Thursday, April 23, 2020, 11:31:17 AM PDT, Gong, Sharon <sgong@cityofberkeley.info> wrote:

Thanks Lee-Ling. We'll include that flexibility in the project approval. We are in the middle of refining the use classification for the project. The anticipation is that we'll have more age-in-place type of projects like this one coming in the future, so we are refining our application of the code to this new type of use that isn't currently addressed in the use tables and standards. Please expect that we'll be requesting some adjustments to the project to conform with the refinements.

Also, I'm giving you a heads up on the status of future City hearings/meetings. Essentially, we've been told that we should no longer expect that hearings/meetings can be scheduled in the near future. An official notice will be sent to you later this week, but I wanted you to let you know, because we were just ramping up to send this to the ZAB in May. Despite this news, we'll continue to work on preparing 2000 Dwight for the ZAB so we'll be ready when the City can resume public meetings.

Thanks for your patience throughout all of this uncertainty.

Sharon

Sharon Gong

Senior Planner, Land Use Planning Division
Planning and Development Department
City of Berkeley

NOTICE: Due to State and City Shelter-In-Place orders, my availability may be limited and email response times may be delayed. Updates on COVID-19-related announcements can be found at: <https://www.cityofberkeley.info/coronavirus/>.
