

1885 University Avenue			
Index to Administrative Record			
General Notes:			
1. Document date is the date the document was stamped received, or if there is no stamp, the original date of the document			
2. Applicant is abbreviated as app.			
3. Documents are assumed to be from or to the City unless otherwise noted			
4. Stephen Wollmer is abbreviated as SW			
5. Trader Joe's is abbreviated as TJs			
<b>**Note: Do not sort by date column - Excel will assume Year</b>			
Item No.	Date	Document	Page #
<b>2002</b>			
1	11-Sep	Use Permit Application Materials, including plans	1
2	11-Sep	Design Review Application	42
3	23-Aug	Memo to Principal Planners re: Procedures for Review of Density Bonus Projects	44
4	26-Jun	Memo to Planning Commission and ZAB re: Requirements for Affordable Housing Projects and Process for Determining Density Bonus	50
5	11-Oct	Letter to Applicant re: Application deemed Incomplete	62
6	29-Oct	Geotechnical Investigation	63
<b>2003</b>			
7	24-Mar	Applicant letter to Geoff Fiedler, Berkeley Toxics Mgt. Division re: No Further Action Letter	93
8	24-Mar	Revised Plans	98
9	26-Mar	Applicant Letter to City re: Revised Zoning Submittal	115
10	9-Apr	ESA Letter to BPD re: Environmental Assessment of Police Services	116
11	11-Apr	Tabulation Form	122
12	14-Apr	Traffic Impact Analysis	123
13	14-Apr	Public Notice - 4/16/03 DRC	252
14	17-Apr	DRC Speaker Cards	259
15	17-Apr	Memo to DRC	262
16	21-Apr	Applicant Letter re: modifications required to accommodate density bonus	264
17	22-Apr	Revised Applicant Statement	266
18	5-May	E-mail from A. Burns to Chris Hudson re: Draft 4/17DRC notes (with add'l staff notes)	296
19	27-May	Applicant letter re: Additional Submittal Requirements	297
20	28-May	Environmental Information Form	298
21	1-Jun	BPD Impact Report re: 1950 University Ave project	303

Item No.	Date	Document	Page #
22	11-Jun	Letter from Stephen Wollmer (herein abbreviated as "SW") re: proposed project at 1950 MLK Jr. Way	309
23	20-Jul	Letter from SW to Hector Lopez re: neighborhood meeting	313
24	25-Jul	Letter to Applicant re: density bonus base project	319
25	30-Jul	Revised Density bonus calculations	323
26	20-Aug	E-mail from Mark Rhoades to Hector Lopez re: neighborhood meeting	325
27	26-Aug	Applicant letter re: determination of density bonus base project	327
28	26-Aug	SW Density Bonus Calculations	342
29	26-Aug	Neighborhood Meeting Sign-in sheet	343
30	26-Aug	E-mail from SW re: neighborhood e-mail list	344
31	2-Sep	Memo to Hector Lopez from Peter Eakland re: preliminary comments on transportation issues	345
32	3-Sep	e-mail from Scott Harrison re: concerns about project	348
33	26-Sep	Letter to applicant re: density bonus calculations	349
34	29-Sep	Letter from SW to Berkeley Daily Planet re: property sale	351
35	2-Dec	Cover letter with Revised Plans (11/19/03) and Tabulation Form:	362
36	18-Dec	e-mail from SW re: neighbors comments	382
	<b>2004</b>		
37	6-Jan	Letter to applicant re: density bonus	387
38	3-Feb	Applicant letter to City re: Reply to 1/6/04 letter	388
39	16-Apr	Memo to Dan Marks re: determination of front property line	391
40	3-May	Letter to SW re: mination of front property line	393
41	16-Jul	Applicant letter to City re: University Aven. Strategic Plan (UASP)	396
42	4-Aug	Implementing Density Bonus Law- Draft Procedure	398

Item No.	Date	Document	Page #
43	31-Aug	Consolidated Application: Use Permit & Variance Checklist, Application, Applicant Statement, Project Description, Use Permits & Findings, Fees, Zoning Use Questionnaire, Tab Form & Takeoff, Low Income Housing & D.B. Calculations, Neighborhood Density Estimates, Environmental Information Form/Initial Study, Vicinity Map, Photos, Plans, Design Review Application, Landmark Decision, Hazardous Reports, Soils Report, Traffic Analysis, Ownership	404
44	27-Sep	Memo to Mark Rhoades re: 1885 University- Incomplete Items	737
45	29-Sep	Letter to Applicant re: Incomplete Application submitted on 8/31/04	740
46	30-Sep	E-mail from Scott Harrison to Dan Marks re: 1885/1950 Project	744
47	12-Oct	Applicant letter w/attachments to City re: incomplete application determination	745
48	12-Oct	Letter from Allen Matkins LLP to City re: 1885 University	757
49	12-Oct	Notes from 10/12/04 mtg. With applicant	760
50	14-Oct	Applicant letter to City re: discussions with neighbors	762
51	14-Oct	Applicant letter re: zoning standards exceeded to accommodate density bonus	763
52	12-Oct	Revised Plans	764
53	20-Oct	Letter from SW re: 1885/1950 Project	787
54	20-Oct	e-mail from Scott Harrison to Steve Solomon re: 1950 MLK	791
55	28-Oct	Staff notes (table) comparing Dec. '03 and Oct. '04 Submittals	792
56	1-Nov	Comments from Kris Eggen, 1833-35 Berkeley Way, regarding project	793
57	4-Nov	SW file notes (draft) regarding 1885/1950 MLK	794
58	9-Nov	Letter from applicant to Jamylia Khouri & Marie Habib re: project	808
59	24-Nov	e-mail from SW to Steve Solomon re: information request	810
60	8-Dec	Notes from 12/8/04 Interdepartmental Roundtable review	811
61	8-Dec	Letter to Michael Patrick Durkee, Allen Matkins LLP, re: 10/12/04 letter	818
62	9-Dec	Letter to applicant re: Complete Application	820
63	10-Dec	Letter from David Snipper, Senior Building Plans Examiner, to Steve Solomon re: 1885 University	821

Item No.	Date	Document	Page #
	<b>2005</b>		
64	1-Jan	Government Code Section 65915	822
65	25-Jan	Petition for Parking Space at Store Front from Flamingo Cleaners, 1935 MLK Jr. Way	831
66	4-Feb	e-mail from Mark Rhoades re: project schedule	838
67	28-Feb	Letter from Kris Eggen	840
68	1-Mar	Letter to applicant: Draft density bonus calculation	841
69	1-Mar	Letter from SW re: 1885 University Avenue preview: Setbacks/yards	844
70	2-Mar	Letter from Sarah Hilgers & Hunter Hubby	854
71	2-Mar	Letter from John D. Niles	855
72	2-Mar	Letter from Tim de Paula and Amanda Wilkins	856
73	4-Mar	notes from 3/4/05 mtg. W/applicant	857
74	4-Mar	e-mail from SW re: ZAB meeting date	858
75	10-Mar	3/10/05 ZAB Staff report cover: reschedule to 4/14 mtg.	859
76	11-Mar	e-mail from Martin Johnson re: 1885 University	873
77	22-Mar	e-mail from Debra Sanderson to SW re: density bonus analysis	874
78	23-Mar	Klaus Parking Lift Schematics	876
79	23-Mar	Parking Layout Sketch	880
80	28-Mar	e-mail from Debra Sanderson to public information request	881
81	7-Apr	Memo from Peter Eakland to Steve Solomon	882
82	14-Apr	e-mail comments from Richard Jackson, State Public Health Officer, re: Good practical cases on land use and health	888
83	21-Apr	Packet submitted by SW for 4/28/05 ZAB mtg	889
84	22-Apr	note regarding applicant's reason for not meeting parking requirement	955
85	22-Apr	notes on parcel map regarding setbacks	956
86	26-Apr	e-mail from applicant re: ZAB presentation	957
87	14-Apr	PHN and mailing list for 4/28/05 ZAB mtg	959
88	28-Apr	ZAB Staff Report Packet & Correspondence	973
89	28-Apr	Captioner's Record ZAB 4/28/05	1084
90	29-Apr	Fax from Applicant re: Assessor's Data: Lot area	1111
91	19-May	Letter from SW to Design Review Committee	1113
92	18-Jul	Legal Opinion from City Attorney re: Commercial Setbacks in C-Zoned Parcel Abutting and Confronting Residential Districts	1125
93	18-Jul	Table comparing project and possible alternative	1132
94	11-Aug	e-mail from applicant re: traffic and environmental analysis	1133

<b>Item No.</b>	<b>Date</b>	<b>Document</b>	<b>Page #</b>
95	1-Sep	e-mail from applicant re: draft timeline	1134
96	9-Sep	e-mail from applicant re: tenant improvements	1136
97	15-Sep	e-mail from applicant re: updated air quality and noise analyses	1137
98	22-Sep	e-mail from Steven Ross to applicant with memos regarding draft traffic study	1153
99	29-Sep	e-mail from applicant re: Review of 4/28/05 staff report	1162
100	1-Oct	Traffic Impact Analysis	1175
101	2-Oct	e-mail from Steve Ross to SW re: meeting schedule	1213
102	5-Oct	Memo from Peter Hiller re: Transportation Conditions	1215
103	5-Oct	e-mail from Steve Ross to Bill Burton re: comments on Traffic Study	1216
104	5-Oct	e-mail from Peter Eakland to Bill Burton re: comments on Traffic Study	1217
105	13-Oct	PHN and mailing list for 10/27/05 ZAB mtg	1220
106	26-Oct	e-mail from Bill Burton re: revised parking section of traffic study	1235
107	27-Oct	ZAB Staff Report Packet & Correspondence	1237
108	27-Oct	Captioner's Record ZAB 10/2705	1302
109	30-Oct	e-mail from SW re: Letters delivered at ZAB	1308
110	10-Nov	Notes from 11/10/05 meeting with applicant about revised project	1327
111	14-Nov	Letter from Kris Eggen	1330
112	19-Nov	E-mail from Kris Eggen	1332
113	22-Nov	E-mail from Kris Eggen	1333
114	23-Nov	Letter from Kris Eggen	1335
115	12-Dec	e-mail from SW re: density bonus deductions	1336
116	14-Dec	Supplemental Applicant Statement and related materials for 156-unit project	1340
117	16-Dec	e-mail from applicant with updated noise and air quality analyses	1375
118	21-Dec	e-mail from SW with initial comments on 12/14 submittal	1390
119	21-Dec	Interdepartmental Roundtable Review and comments rec'd	1393
120	23-Dec	Memo from Peter Eakland re: comments on Traffic Study and plans	1401
	<b>2006</b>		
121	2-Jan	e-mail from SW re: comments on 1885 re-submittal	1406
122	5-Jan	e-mail from applicant re: Round Table Meeting	1415
123	12-Jan	Correspondence to ZAB from SW	1416
124	13-Jan	e-mail from Tania Levy, Recycling Program	1454

<b>Item No.</b>	<b>Date</b>	<b>Document</b>	<b>Page #</b>
125	13-Jan	SW's Meeting notes from 1/13/06 Neighborhood Meeting	1455
126	26-Jan	Letter from SW to ZAB	1459
127	29-Jan	e-mail from SW re: claimed open space	1460
128	30-Jan	e-mail from Walter Wood	1463
129	1-Feb	e-mail to applicant re: 1885 University Affordable housing requirements	1464
130	7-Feb	e-mail from applicant re: cardboard bundling / recycling	1465
131	8-Feb	e-mail from app. re: Trash/Recycling	1467
132	8-Feb	e-mail from SW re: 2/13 neighborhood meeting	1473
133	13-Feb	e-mail from Dea Lee Harrison re: Kragen project	1476
134	16-Feb	SW e-mail distribution w/ project update	1477
135	13-Feb	neighborhood mtg. Sign-in sheet	1479
136	17-Feb	e-mail from SW re: Berkeley Supermarkets	1481
137	17-Feb	e-mail from Leon Mayeri to SW re: Berkeley Supermarkets	1483
138	17-Feb	e-mail from May@lmi.net re project	1485
139	20-Feb	E-mail from Kris Eggen	1486
140	21-Feb	e-mail from SW to Dave Fogarty re: info. Request	1488
141	22-Feb	notes from 2/22/06 meeting with neighbors	1490
142	23-Feb	e-mail from SW re: C1 vs. UASP vs. HM's dream project	1492
143	23-Feb	e-mail from Dan Marks to SW re: meeting	1499
144	23-Feb	e-mail from Peter Eakland to Bill Burton re: comments on Traffic Study	1500
145	23-Feb	Letter to ZAB from SW	1501
146	26-Feb	e-mail from SW to Mark Rhoades re: C1 vs. UASP vs. HM's dream project (with attachments)	1506
147	28-Feb	e-mail from app. re: driveway details	1514
148	7-Mar	Letter from app. re: driveway locations	1515
149	8-Mar	e-mail from Peter Eakland re: Comments on Traffic Analysis	1520
150	10-Mar	e-mail from SW re: Wednesday night digest	1522
151	14-Mar	Letter to ZAB from SW	1524
152	16-Mar	Memo from Peter Eakland re: review of Traffic Analysis	1569
153	30-Mar	e-mail to app. re: Traffic Study Questions	1572
154	4-Apr	e-mail from app. re: Traffic Study questions	1573
155	4-Apr	Ground Floor Plan/Site Plan with Trader Joe's floor plan	1575
156	11-Apr	e-mail from app. re: commercial parking	1576
157	11-Apr	e-mail from app. re: open space	1578

<b>Item No.</b>	<b>Date</b>	<b>Document</b>	<b>Page #</b>
158	12-Apr	e-mail from SW re: SteveS's draft DB calcs - SteveW's courtyard letter	1580
159	13-Apr	Traffic Impact Analysis and Appendices	1587
160	13-Apr	PHN postcards and mailing list for 4/27/06 ZAB mtg.	1816
161	27-Apr	4/27/06 ZAB Staff Report Packet & Correspondence	1828
162	27-Apr	Speaker Cards	2043
163	27-Apr	Captioner's Record	2056
164	27-Apr	PHN and mailing list for 5/11/06 ZAB mtg.	2124
165	1-May	Memo from Peter Hillier to ZAB re: Staff Comments on Transportation Commission Motion of 4/20/06	2141
166	3-May	e-mail from SW re: The ghost of Steve S.	2149
167	11-May	5/11/06 ZAB Staff Report Packet & Correspondence- Note- item continued- no Captioner's record.	2151
168	15-May	e-mail from app re: Trader Joe's employees	2313
169	18-May	e-mail from Tania Levy, Recycling Program re solid waste generation estimate	2314
170	18-May	e-mail from Henry Yee re: Sewer Line Upgrade- MLK at University	2316
171	23-May	e-mail from Peter Eakland re: Daily Traffic Estimates for Berkeley Way	2317
172	24-May	e-mail from app. re: TJs Density Bonus Calculation for May 25	2319
173	25-May	Memo from Debbie Sanderson to ZAB re: Determining the Number of Affordable Units for the 1885 University Project	2321
174	25-May	e-mail from Rena Rickles to ZAB	2330
175	25-May	e-mail from app. re: HM blinks	2331
176	25-May	Speaker Cards- 5/25/06 Mtg.	2333
177	25-May	Correspondence received- 5/25/06 ZAB Mtg.	2337
178	25-May	Captioner's Record- 5/25/06 ZAB mtg.	2364
179	26-May	10/22/02 letter from California Historical Resources Information System re: Record Search Results	2415
180	26-May	e-mail from SW re: TJ's Density Bonus Calculation for May 25	2419
181	26-May	Transmittal Package from ESA: Ceres Assoc. UST report 9/30/02; TMD No Further Action Ltr, 1/23/03; GeoTek Insite Phase I ESA, 3/14/00; VISTA Site Assessment Plus, 2/21/02	2424
182	30-May	Memo to Douglas Hambleton, Chief of Police re: Review of Modified Design	2639
183	1-Jun	e-mail to SW re: Transmittal of delivered letter	2650
184	6-Jun	e-mail from app. re: Sales Taxes on Food	2652
185	8-Jun	6/8/06 ZAB Staff Report Cover: Continued to 6/22/06	2656

<b>Item No.</b>	<b>Date</b>	<b>Document</b>	<b>Page #</b>
186	15-Jun	e-mail from Peter Eakland re: parking on MLK	2659
187	15-Jun	e-mail from app. re: Letter for 6/22 mtg.	2660
188	20-Jun	e-mail from applicant re: MND for 1885 University	2662
189	22-Jun	6/22/06 ZAB Staff Report Packet & Correspondence	2671
190	22-Jun	Captioner's Record- 6/22/06 ZAB mtg.	2772
191	22-Jun	PHN & NOI to Adopt Negative Declaration	2821
192	22-Jun	Initial Study and Environmental Review Checklist	2837
193	28-Jun	e-mail from SW re: Previous financial feasibility analysis	2925
194	3-Jul	e-mail from app. re: Density Bonus Calculation	2932
195	13-Jul	7/13/06 ZAB Staff Report Packet & Correspondence	2937
196	13-Jul	Captioner's Record- 7/13/06 ZAB mtg.	2990
197	14-Jul	Public Notice for 7/20/06 DRC mtg	3003
198	18-Jul	Letter from Kris Eggen to DRC	3008
199	19-Jul	Letter from Kris Eggen to DRC	3011
200	20-Jul	Letter from SW to DRC	3019
201	20-Jul	7/20/06 DRC Staff Report, Plans, Correspondence, Speaker cards	3028
202	27-Jul	e-mail from Anne Burns - 7/20 DRC summary notes	3062
203	11-Aug	Public Notice for 8/17/06 DRC mtg	3064
204	17-Aug	8/17/06 DRC Staff Report, Plans, Correspondence, Speaker cards	3070
205	17-Aug	E-mail from Kris Eggen	3134
206	17-Aug	e-mail from Peter Eakland re: number and location of driveways	3135
207	22-Aug	e-mail from Cindy Ma re: 1885 University- traffic controller	3136
208	29-Aug	e-mail from Aaron Sage re: request for next DRC appearance	3138
209	19-Sep	e-mail from David Orth, Fire Chief, re: plan for traffic diverter	3140
210	21-Sep	9/21/06 DRC Staff Report, Plans, Correspondence, Speaker cards	3142
211	21-Sep	Memo from Douglas N. Hambleton, Chief of Police, re: Review of Modified Design and Alcohol Sales	3197
212	22-Sep	Letter from Korve Engineering re: Cumulative Analysis	3198
213	4-Oct	e-mail from Cindy Ma re: 1885 University Ave- summary	3200
214	5-Oct	Memo from Debbie Sanderson to ZAB re: Status of 1885 University Ave.	3202
215	10-Oct	Memo from Peter Eakland re: 1885 University Driveways and Berkeley Way Barrier	3203

Item No.	Date	Document	Page #
216	13-Oct	PHN for 10/19/06 DRC	3206
217	19-Oct	10/19/06 DRC Staff Report, Plans, Correspondence, Speaker cards	3214
218	19-Oct	Action Summary for DRC Mtg. 10/19/06	3229
219	26-Oct	PHN and mailing list for ZAB 11/9/06	3231
220	27-Oct	e-mail from app. re: commercial floor area	3246
221	31-Oct	e-mail from app. re: Hearing notice discrepancy	3247
222	31-Oct	e-mail from SW re: Retail floor area	3249
223	3-Nov	e-mail from app. re: Low Income Housing	3250
224	8-Nov	Proposed BMR unit locations, 11/8/06	3253
225	9-Nov	ZAB Staff Report Packet & Correspondence	3257
226	9-Nov	Speaker cards, 11/9/06 ZAB mtg.	3537
227	9-Nov	Captioner's record- 11/9/06 ZAB mtg.	3543
228	27-Nov	ZAB Staff Report Packet & Correspondence	3602
229	27-Nov	Captioner's record- 11/27/06 ZAB mtg	3712
230	27-Nov	Unit Floor Areas from app.	3722
231	30-Nov	Proposed BMR unit locations, 11/30/06	3724
232	30-Nov	e-mail from app. re: Proposed Inclusionary Unit Mix	3729
233	7-Dec	e-mail from app. re: Alcohol License for TJs	3731
234	8-Dec	e-mail from app. re: Work Hours	3732
235	11-Dec	e-mail from app. re: Questions (open space, parking, etc.)	3733
236	14-Dec	e-mail from app. re: Condition 23 (Construction Hours)	3738
237	14-Dec	ZAB Staff Report Packet & Correspondence, including CEQA Responses to Comments, BMR Unit Locations, Revisions to Attachment 1, Findings and Conditions	3739
238	14-Dec	12/14/06 ZAB Speaker Cards	4050
239	14-Dec	Captioner's Record- 12/14/06 ZAB Mtg.	4055
	<b>2007</b>		
240	11-Jan	ZAB Staff Report Packet & Correspondence	4155
241	11-Jan	Captioner's Record- 1/11/07 ZAB Mtg.	4225
242	19-Jan	Proof of Service and Notice of Decision- 1885 University	4235