Zoning Adjustments Board Staff Report

APP # ZP2024-0067

March 12, 2026

Use Permit for a Project at 2276 Shattuck Avenue



Project Facts	Project Description:
Applicant: Rhoades Planning Group **Property Owner:** Pasand Courtyard, LLC **Project Address:** 2276 Shattuck Avenue **General Plan:** DT (Downtown Mixed-Use) **Area Plan:** Downtown Area Plan **Zoning:** C-DMU Corridor (Downtown Mixed-Use district) **Site Size:** 10,948 square feet (0.25 acre) **CEQA:** Section 15332 ("In-Fill Development Projects") **Application Submittal Date:** June 6, 2024 **SB330 Pre-Application Vest Date:** December 14, 2023 **Use Permit Application Completion Date:**	**Use Permit #ZP2024-0067 to construct a 15-story addition to Morse Block, a three-story, commercial City of Berkeley Landmark building, while preserving the east façade. The proposed building would result in an 18-story (205'-9"-foot-tall) approximately 138,842 square-feet mixed-use building containing 134 dwelling units including 11 VLI units, 11 MI units, as well as a 4750 square- feet ground floor commercial space and 105 Bike parking spaces.** **Zoning Permits Requested:**

Zoning Adjustments Board Staff Report

October 30, 2024

Project Planner: Nilu Karimzadegan

1. **New Construction.** BMC Section 23.204.020 (A) **"Allowed Land Uses"** to construct a new mixed-use building (UPPH).
2. **New Floor Area.** BMC Section 23.204.030(A)(1) **"Floor Area Permit Requirements"** to create new floor area of 10,000 square feet or more (UPPH).
3. **Height**. BMC Section 23.204.130(E)(1)(a) **"Height Limits"** to increase the maximum building height limit to 75' (plus 5' parapet, by right) (UPPH).
4. **Setbacks.** BMC Section 23.204.130(E)(3)(b) "**Modifications to Standards"** to modify front, side, and rear setback requirements (UPPH).
5. **Usable Open Space In-lieu Fee.** BMC Section 23.204.130(E)(6)(b) to pay a fee in lieu of providing publicly accessible open space required (UPPH).
6. **Projections Above Height Limits.** BMC Section 23. 304.050 **"Allowed Projections Above Height Limit "**to allow for Projections Above Height Limit (AUP)

Density Bonus:

Waivers:

1. **Usable Open Space**. Waiver of BMC Section 23.204.130(E)(4) for providing 3,589 square feet of Usable Open Space, where 10,720 square feet is required.
2. **Landscaped Usable Open Space.** Waiver of BMC Section 23.304.90 for Usable Open Space landscaped area to be 25% where 40% is required (provide 1,080 sq. ft. landscaped area where 4,288 sq. ft. is required)
3. **Height.** Waiver of BMC Section 23.204.130(E)(1) to exceed building height limits – to be 215 feet and 6 inches to the top of the mechanical room and 205 feet and 9 inches to the top of the parapet where 80 feet is allowed to the top of the parapet.
4. **Building's width.** Waiver of BMC Section 23.204.130(E)(3)(d) for the building's width over 120 feet of height, to be about 137'-9" at the widest point (on the diagonal in plan review) where maximum width allowed is 120 feet.
5. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce the front side setback requirement to 2 to 12'-9", where 15' is the minimum, over 75 in height;
6. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce the front side setback requirement to 0 to 9'-9, where 15' is the minimum, over 75 in height;

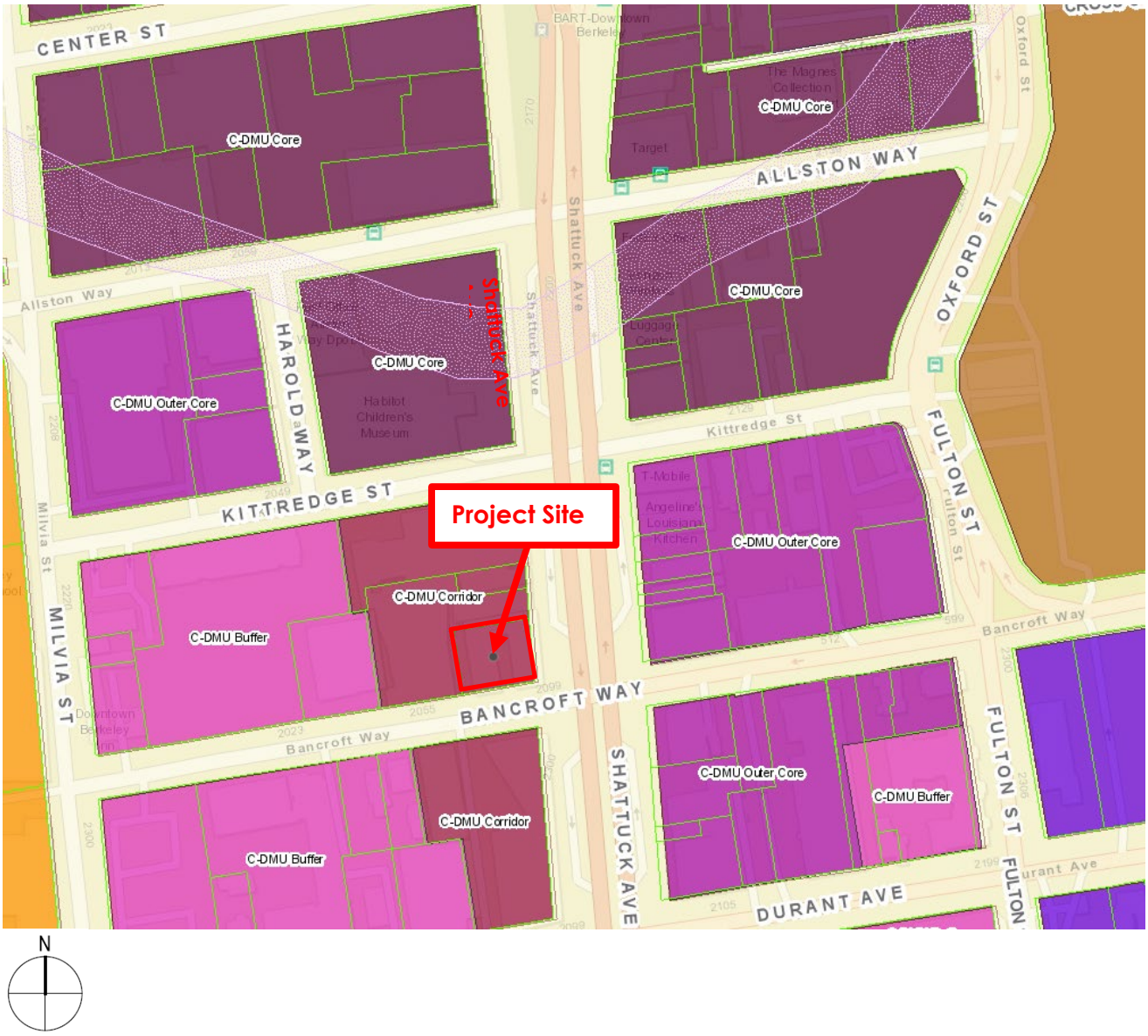
LAND USE PLANNING

Zoning Adjustments Board Staff Report

	7. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce interior side setback to 5' where 15' is required at heights over 120' at 0 to 65' from the frontage 8. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce interior side setback to 5' where 15' is required at heights over 75' at 65'+ from the frontage 9. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce interior side setback to 5' to 10'-8" where 15' is required at heights over 120' at 0 to 65' from the frontage 10. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce interior side setback to 5' where 15' is required at heights over 75' at 65'+ from the frontage 11. **Projections Above Height Limits.** Waiver of BMC Section 23. 304.050 **"Allowed Projections Above Height Limit "**to allow for Projections Above Height Limit (AUP) **Concessions:** 1. **Concession.** Exemption from the Percentage for Public Art on Private Projects in-lieu fee as required by BMC 6.13.020
	Staff Recommendation:
	Staff recommends that the Zoning Adjustments Board (ZAB) determine that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section15000, et seq.) pursuant to CEQA Guidelines Section 15332 ("In-Fill Development Projects") and approve ZP2024-0067 pursuant to Section 23.406.040(D) "Use Permits" and subject to the attached Findings and Conditions of Approval.

ZONING MAP

Figure 1: Vicinity and Zoning Districts Map



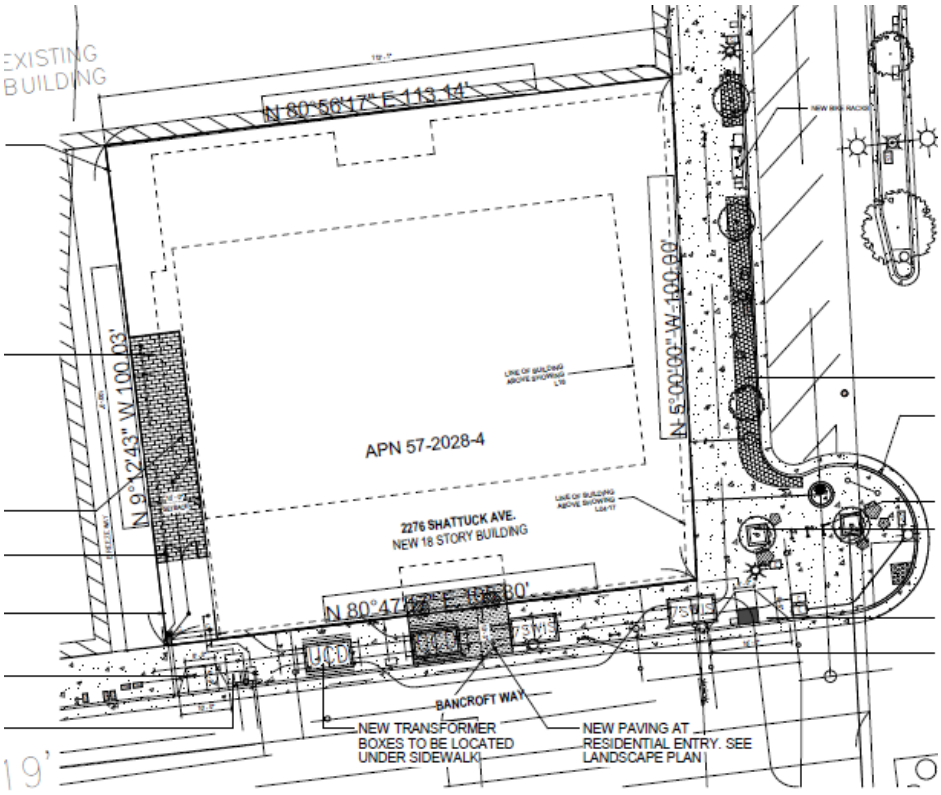
Comparison of Adjacent Properties			
Vicinity	**GP Land Use**	**Zoning**	**Current Use**
Subject Property	Downtown Mixed-Use (DT)	Downtown Mixed-Use District Corridor Sub-Area (C-DMU Corridor)	Mixed-use Commercial (retail and offices, Morse Block Building City Landmark)
North	Downtown Mixed-Use (DT)	Downtown Mixed-Use District Corridor Sub-Area	United Artists Theater (closed)

		(C-DMU Corridor)	
South	Downtown Mixed-Use (DT)	Downtown Mixed-Use District Corridor Sub-Area (C-DMU Corridor)	Mixed-Use
East	Downtown Mixed-Use (DT)	Downtown Mixed-Use District Outer Core Sub-Area (C-DMU Outer Core)	Commercial (Tupper and Reed, Hezlett's Silk Store, City Landmarks) / Mixed-use Commercial (retail and offices, Masonic Temple City Landmark)
West	Downtown Mixed-Use (DT)	Downtown Mixed-Use District Corridor Sub-Area (C-DMU Corridor)	United Artists Theater (closed)

AERIAL VIEW



Proposed Site Plan



EXISTING STREET VIEW (SHATTUCK AVENUE)



PROPOSED STREET VIEW (SHATTUCK AVENUE)



BACKGROUND

Subject Site

The subject property is an approximately 10,948 -square-foot, corner lot on the west side of the 2200-block of Shattuck Avenue, between Bancroft Way and Kittredge Street. It is a square flat, 113- feet-deep, 100 feet-wide parcel, with street frontage facing Shattuck Avenue to the east. It features a three-story over basement commercial building. It features prominent massing along Shattuck Avenue and has a U-shaped plan and two vertical blocks fronting Bancroft Way.

Neighborhood/Area Description:

The project site is located on the west side of Shattuck Avenue and north side of Bancroft Way, within the Downtown Mixed-Use District (C-DMU), Corridor Sub-Area, as identified in the City's Downtown Area Plan (DAP). The project site is surrounded by commercial, residential, institutional and mixed-use commercial/residential buildings ranging in height from one to five stories. Directly north and west is United Artists Theater (closed), a City Landmark site. Along Shattuck Avenue to the east are one- and two-story retail and restaurant uses, and a four-story, mixed commercial (retail and office) building. To the southwest are residential buildings known as the Broad House and the Broad Apartment Building City Landmarks, to south at the southwest corner of Shattuck and Bancroft, is a four-story commercial building known as the Corder Building City Landmark.

The project site is served by multiple bus lines (local, rapid, and Transbay) that operate along its frontage on Shattuck Avenue and is two blocks away from the Downtown Berkeley Bay Area Rapid Transit (BART) Station, the University of California at Berkeley Shuttle, and a bike share station at the Shattuck Avenue and Center Street intersection.

Community Meeting

Prior to submitting this application, the applicant installed a pre-application poster on the project site in June 2024 and invited interested neighborhood organizations, as well as owners and occupants within 300 feet, to a project preview meeting held on May 6, 2024. Three individuals attended. Following the presentation, attendees asked questions regarding the unit mix and intended demographics, noting the absence of parking in the proposed development. The project team explained that the units are designed with students in mind but are available to all, and clarified that the existing site does not contain any parking. Another attendee inquired about a separate high-rise proposal at the United Artists Theater site, and the team clarified that they are not involved with that project. Additional comments were raised regarding past challenges in filling vacant commercial spaces. The team explained that multiple efforts have been made to attract tenants and emphasized that the proposed project represents the most viable approach to activating the commercial frontage while also delivering much-needed housing in Downtown Berkeley.

On February 26, 2026, the City mailed public hearing notices to property owners and occupants within 300 feet of the project site, and to interested neighborhood organizations. The City also posted notices within the neighborhood at nearby three locations.

No additional comments have been received in response to the public hearing notice at this time.

ANALYSIS

Project Scope

The proposed project would add to the existing commercial building, by constructing an 18-story residential tower reaching 205 feet 9 inches and totaling approximately 138,000 square feet, with 134 dwelling units. Key components of the multifamily development include:

- 134 dwelling units (14 studios, 16 one-bedrooms, 37 two-bedrooms, and 67 three-bedrooms)
- 305 bedrooms in total
- An amenity-only 18th floor offering a range of indoor and outdoor amenity spaces
- Basement-level storage areas
- Ground-floor commercial space
- Resident lounge on Level 2

Findings

Draft findings for approval can be found in Attachment 2 to the staff report.

Base Project and Density Bonus

The applicant has requested a Density Bonus under the State Density Bonus Law (Govt. Code Section 65915). Under the City's Density Bonus procedures, the "base project[1]" is 67 units, as the maximum allowable density for the site. The base project and the resulting 18-story proposed project both have an average unit size of 1,014 square feet. By providing 11 Very Low Income and 11 Moderate Income units on site (30% percent of the 67-unit base density), the project is eligible for a 100 percent density bonus, or 67 additional units for a total of 134 units.

Base Project Units [a]	Qualifying Units	Percent Density Bonus	Number of Density Bonus Units [a]	Proposed Project Units [a]
67	**11 VLI** (15% of Base) + **11 MI** (15% of Base)	100%	**67**	**134**
Notes: a. Pursuant to Government Code 65915(q), all unit calculations are rounded up to the next whole number. Abbreviations: % = percent				

[1] Per the City's Density Bonus Procedures (DBP), the base project is the largest project allowed on the site that is fully compliant with district development standards (i.e. height, setbacks, usable open space, parking, etc.), or, the *maximum allowable density* for the site. The City uses the DBP to calculate the maximum allowable density for a site where there is no density standard in the zoning district, and to determine the number of units in the proposed project, which is the number of base project units plus the number of density bonus units that can be added according to the percentage of BMR units proposed, per Government Code, Section 65915(f).

Concession and Waivers Pursuant to State Density Bonus Law (CA Govt. Code Section 65915)

The project is entitled to 3 concessions (or incentives) under Government Code Section 65915(d), and an unlimited number of waivers under Section 65915(e).

A **concession** is a modification of a development standard that reduces the cost of providing affordable housing. The applicant is requesting one concession for the project: exemption from the Percentage for Public Art on Private Projects in-lieu fee as required by BMC 6.13.020

The City may only deny the concession if it finds that the concession would have a specific adverse impact upon public health and safety[2], or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the concession would be contrary to State or Federal law. Staff believe such a finding cannot be made.

A waiver is a modification of a development standard that would otherwise physically preclude the construction of the project with the permitted density bonus and concessions. The applicant is requesting waivers from the following development standards: Usable Open Space, Usable Open Space landscaped area, building height, building's width over 120 feet in height

The City may only deny the waivers if it finds that the waivers would have a specific adverse impact upon public health and safety[3], or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the waiver would be contrary to State or Federal law. Staff believe such a finding cannot be made.

Environmental Review

This project is categorically exempt from the provisions of CEQA under Section 15332 ("Infill Development Projects") of the CEQA Guidelines, pursuant to Assembly Bill (AB) 1633. AB 1633, which became effective on January 1, 2024, revised a provision in the Housing Accountability Act (HAA, Government Code Section 65589.5) that allows developers to file a petition to enforce the HAA's protections where a local agency fails to make a determination that the project is exempt from CEQA when it is eligible for the exemption.

The project applicant filed an AB 1633 Notice with the City on April 8, 2025 and attached technical reports that supported the project's eligibility for a Class 32 Categorical Exemption from CEQA and the inapplicability of any Exceptions to the exemption (CEQA Guidelines, Section 15300.2). (See Attachment 6) Submitted technical reports included the following: Traffic Impact Analysis, Historic Resources Evaluation, Project Impacts Analysis, Air Quality Impacts Analysis, Noise Impact Analysis, and Water Quality Impact Analysis. All technical reports were peer-reviewed by a CEQA consultant and were revised or supplemented for adequacy.

Upon review of all evidence on the record, staff determined that the project would meet all of the requirements of the Class 32 Infill Exemption, as follows:

[2] A "specific, adverse impact" means "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete."

[3] See footnote 2.

1. The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations.
2. The project occurs within the Berkeley City limits on a project site of no more than five acres and is surrounded by urban uses.
3. The parcels within the project site have previously been developed and have no value as habitat for endangered, rare or threatened species.
4. The project would not result in any significant effects relating to traffic, noise, air quality or water quality. The Traffic Impact Analysis prepared for the project was reviewed by the City Transportation Division which concurred with the findings of less than significant impacts. City Standard Conditions would address potential impacts related to traffic, noise, air quality, and water quality.
5. The site can be adequately served by all required utilities and public services.
   Further, staff determined that the project would not result in a substantial adverse change to the historical resource because it would preserve and rehabilitate the main character defining feature of the historical resource (Neoclassical commercial architecture and also of a rare example of the work of architect of merit Charles W. Dickey in Berkeley.). Thus, staff determined that the project would not meet the criteria for the historical resource exception to the use of a categorical exemption [CEQA Guidelines Section 15300.2(f)].4 Staff also determined that none of the other exceptions in Section 15300.2 apply to the project – (a) Location, (b) Cumulative Impact, (c) Significant Effect, and (d) Scenic Highways.

ADVISORY BODY REVIEW

Landmarks Preservation Commission (LPC) Review: Structural Alteration permit (SAP)

On August 8, 2025, the Landmarks Preservation Commission (LPC) conducted the first of a two-part Design Review for the proposed new construction on this landmarked building. The Commission evaluated the project using the applicable criteria from the Secretary of the Interior's Standards for the Treatment of Historic Properties (1977), the Berkeley Landmarks Preservation Ordinance (BMC Section 3.24), and the City's Downtown Design Guidelines (2012). As part of this review, the LPC assessed the proposed design and its potential effects on the architectural integrity of the City Landmark Morse Block Building, providing direction on revisions and refinements needed before final consideration.

At the subsequent hearing on December 4, 2025, the LPC reviewed the revised plans and determined that the project appropriately addressed the earlier comments. The Commission then issued a favorable recommendation to the Zoning Adjustments Board (ZAB) for the proposed addition.

Consistent with City practice, a site- or structure-specific preservation treatment plan will be required as a Condition of Approval. The LPC also approved the project on December 4, 2025 with the requirement that Final Design Review (FDR) occur during construction, at which time detailed building elements and materials will be reviewed and finalized

In addition to the topics outlined in the SOI Guidelines, the Commission considered the following aspects of the project:

- Context, including the historic site and surrounding neighborhood

[4] CEQA Guidelines Section 15300.2(f). "Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource."

- Massing and setback of the tower addition
- Building materials, including replacement windows
- Façade design
- Guidance on the conclusions of the Guidelines for New Construction

On December 4, 2025, the LPC approved the Structural Alteration Permit with conditions for Final Design Review, including:

- Ground floor glass is to be clear, not opaque or tinted windows.
- No painting of restored brick.
- Retain and rehabilitate existing cornice elements and colors.
- To either update the existing plaque to incorporate the new improvements or install a new plaque that includes details about the changes.
- Revisit the horizontal banding.
- Show more window and elevation details for window depth.

Vote: 6 Yes, 0 No, 0 Abstentions, 1 Absent (Crandell)

POLICY CONSISTENCY

Housing Accountability Act

Pursuant to the Housing Accountability Act (HAA), California Government Code Section 65589.5(j), when a proposed housing development complies with the applicable, objective general plan and zoning standards, but a local agency proposes to deny the project or approve it only if the density is reduced, the agency must base its decision on written findings supported by substantial evidence that:

1. The development would have a specific adverse impact on public health or safety[5] unless disapproved, or approved at a lower density; and

2. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.

The project is a "housing development project" consisting of a mixed-use building. The Base Project includes Use Permits and/or Administrative Use Permits to modify height, setbacks and rooftop equipment allowances, and complies with applicable, objective general plan and zoning standards. Government Code Section 65589.5(j)(3) provides that a request for a density bonus "shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision." Therefore, the City may not deny the Base Project or density bonus request or reduce the density with respect to those units without basing its decision on the written findings under Section 65589.5(j), above.

While the project may include other Use Permits or Administrative Use Permits to modify standards not associated with the base project, there are no objective criteria in the findings therefore the project still complies with the HAA. The ZAB has the discretion to approve, deny, or modify the request according to the zoning findings, provided the action does not reduce the project density or effectively deny the project by

[5] See footnote 2.

making it infeasible, unless the ZAB is also able to make the required findings for denial set forth under Section 65589.5(j), above.

Staff is not aware of specific adverse impacts that could occur with the construction of the project.

Housing Crisis Act of 2019 – Senate Bill (SB) 330

The Housing Crisis Act, also known as Senate Bill 330, seeks to boost homebuilding throughout the State with a focus on urbanized zones by expediting the approval process for and suspending or eliminating restrictions on housing development. A "housing development project" can include any of the following: residential units only; mixed use consisting of residential and nonresidential uses in which at least two-thirds of the square-footage is designated residential, and transitional or supportive housing. Sections of SB 330 that apply to the proposed project include the following:

1. **Government Code Section 65905.5(a)** states that if a proposed housing development project complies with the applicable, objective general plan and zoning standards in affect at the time an application is deemed complete, then the city shall not conduct more than five hearings in connection with the approval of that housing development project. This includes all public hearings in connection with the approval of the housing development project and any continuances of such public hearings. The City must consider and either approve or disapprove the project at any of the five hearings consistent with applicable timelines under the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920)).

   March 12, 2026, ZAB hearing represents the third public hearing for the proposed project since the project was deemed complete. The City can hold two additional public hearings on this project, if needed including any possible appeal to the City Council.

2. **Government Code Section 65913.10(a)** requires that the City determine whether the proposed development project site is a historic site at the time the application for the housing development project is deemed complete. The determination as to whether the parcel is a historic site must remain valid during the pendency of the housing development project, unless any archaeological, paleontological, or tribal cultural resources are encountered during any grading, site disturbance, or building alteration activities. The property at 2276 Shattuck Avenue is a City of Berkeley–designated Landmark and is also listed on the California Register and eligible for the National Register of Historic Places. As such, it qualifies as a historic resource under the California Environmental Quality Act (CEQA). However, per AB1633 the applicant submitted comprehensive CEQA technical studies including Project Impact Analysis, Historic Resource Evaluation, Air Quality Impact Analysis, Water Quality Impact Analysis, Noise Impact Analysis and Traffic Impact Analysis which was reviewed by a City Consultant and City staff. Staff determined that the project would be exempt from environmental review under CEQA, despite the historic resource status, because the project would preserve and rehabilitate the main character defining feature of any historical resource. Standard conditions of approval have also been included to halt work if any unanticipated discovery of archeological, paleontological, or tribal cultural resources.

3. **Government Code Section 65950(a)(5)** requires a public agency to approve or disapprove a project within 60 days from the determination that the project is exempt from the CEQA. At the March 12, 2026 public hearing, the application must be approved or disapproved by May 11, 2026.

   The project is scheduled for review by the Zoning Adjustments Board (ZAB) on March 12, 2026, at which time the Board may take action to approve, deny, or continue the application. If the Board votes to approve or deny the project, that decision will become final at the end of the 14-day appeal period, which begins once the ZAB Notice of Decision is issued—typically within one week of the hearing. If no appeal

is filed during that period, the decision becomes effective and final. This timeline ensures that a final determination is made prior to the 60-day deadline, by May 11, 2026.

General Plan Consistency

The 2002 General Plan contains several policies applicable to the project, including the following:

1. **Policy LU-3 Infill Development:** Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and construction, and is compatible with neighboring land uses and architectural design and scale.

   Evidence: The project would be compliant with the General Plan's Infill Development policy because it would repurpose an underutilized Site, with a mixed-use project in a neighborhood that consists of both residential and commercial uses and designed to not conflict with the existing architectural character.

2. **Policy LU-7 Neighborhood Commercial Areas:** Require that new development be consistent with zoning standards and compatible with the scale, historic character, and surrounding uses in the area.

   Evidence: The project would be compatible with the General Plan's Downtown Mixed-Use Area policy because the proposed residential use is compatible with the existing uses in the neighborhood, and a building design that does not conflict with scale or the historic character of the neighborhood.

3. **Policy UD-24 Area Character**: Regulate new construction and alterations to ensure that they are truly compatible with and, where feasible, reinforce the desirable design characteristics of the particular area they are in.

   Evidence: The project would be compatible with surrounding land uses, which consists primarily of Downtown Mixed-Use uses, featuring a diverse mix of commercial buildings containing various retail, dining establishments and residential uses. The project would reinforce the City's effort to redevelop underutilized sites in a way that would increase the quality of the built environment and provide new housing. The project would further improve the neighborhood character and quality of life by bringing in new residents and new business patrons along Shattuck Avenue in an area served by transit.

4. **Policy LU-23 Transit-Oriented Development:** Encourage and maintain zoning that allows greater commercial and residential density and reduced residential parking requirements in areas with above-average transit service such as the Elmwood District.

   Evidence: The project would help to encourage transit use and reduce greenhouse gas emissions by constructing additional housing in close proximity to transit, jobs, and basic goods and services.

5. **Policy LU-26 Neighborhood Quality of Life:** Maintain and improve Downtown Mixed-Use areas as pedestrian-friendly, visually attractive areas and ensure that Downtown Mixed-Use areas fully serve neighborhood needs.

   Evidence: The construction of new high-density residential buildings underutilized site provides much-needed housing while maintaining the character and vibrancy of the neighborhood.

6. **Policy H-19 Regional Housing Needs:** Encourage adequate housing production to meet City needs and the City's share of regional housing needs.

Evidence: The project would provide 134 dwelling units, increasing the City's housing supply by adding new dwelling units in close proximity to goods, services and transit.

Attachments

1. Tables: Table 1: Project Chronology, Table 2: Special Characteristics, Table 3: Development Standards
2. Draft Findings
3. Conditions of Approval
4. Project Plans dated December 4, 2025
5. Notice of Public Hearing
6. AB 1633 Letter from Applicants, dated April 8, 2025
7. CEQA Technical Studies: To view all CEQA Technical Studies for this project, go to the link: City of Berkeley ; Click on Zoning tab; enter permit number #ZP2024-0067; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials.
8. Downtown Area Plan MMRP

Attachment 1
Table 1-3: Project Chronology, Special Characteristics, Development Standards

Table 1: Project Chronology

Date	Action
December 14, 2023	SB330 Preliminary Application vested
June 6, 2024	Use Permit Application submitted
October 30, 2024	Use Permit Application Complete
August 7, 2025	LPC review of the SAP application
December 4, 2025	LPC review and approval of the SAP application
February 26, 2026	Public hearing notices for ZAB Hearing on XXXXXXX mailed/posted
March 12, 2026	ZAB Hearing
Notes: a. Application processing reflects the project compliance review, including CEQA if applicable, after the application is deemed complete. Submittals are reviewed within 30 days of receipt, pursuant to the Permit Streamlining Act.	

Table 2: Special Characteristics

Characteristic	Applicability	Explanation
Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.)	No	This fee applies to net newly constructed nonresidential gross floor area over 7,500 square feet. The project does not include nonresidential gross-floor area; therefore, this fee does not apply.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable / Inclusionary Housing Requirements (BMC Chapter 23.328)	Yes	The project would provide more than 5,000 square feet of residential unit floor area and is part of a larger housing development project, therefore inclusionary housing provisions would apply. The project is a housing development project, as defined in BMC 23.328.020, and would provide at least 20 percent Below Market Rate (BMR) residential units. The project as a whole would provide 22 Below Market Rate (BMR) units including 11 Very Low-Income (VLI) and 11 Moderate-Income (MI) units.
Alcohol Sales/Service	No	The project is residential only and does not offer Alcoholic Beverage Service of distilled spirits, beer and wine.

Characteristic	Applicability	Explanation
Bird Safe Buildings (BMC Section 23.304.150)	Yes	The project is subject to these provisions because the proposed building meet the building size (10,000 square feet or greater) or height requirements (average of 35) which would trigger the Bird Safe Building requirements in BMC Section 23.304.150.
Coast Live Oak Trees (BMC Chapter 6.52)	No	There is no Coast Live Oak (*Quercus agrifolia*) tree on the project site.
Creeks	No	No creek or culvert, as defined by BMC Chapter 17.08, exists on or within 30 feet of the project site.
Density Bonus	Yes	The project would provide 11 Very Low-Income units, 11 Moderate Income units or 30 percent of the Base Project units, and qualifies for a 100 percent density bonus, or 67 bonus units.
Hard Hats (BMC Chapter 13.107)	No	Pursuant to BMC Chapter 13.107 "Establishing Healthcare and Apprenticeship Standards for Private Development" projects within City limits consisting of construction of either a new building, addition to an existing building, alteration of existing floor area, or demolition of 50,000 square feet or more of floor area shall be subject to the requirements of this Chapter. However, the project was vested prior to the Hard Hats Ordinance went into effect.
Historic Resources	Yes	The existing building is more than 40 years old and the California Register or a City of Berkeley Landmark or Structure of Merit, however because the project would preserve and rehabilitate the main character defining feature of the existing building, the SAP was approved by the LPC.
Housing Accountability Act (HAA) (Gov't Code Section 65589.5(j))	Yes	The project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2)[b]. The project complies with applicable, objective general plan and zoning standards, and thus section (j) of the Housing Accountability Act does apply, and the project cannot be denied at the density proposed unless the findings for denial can be made.
Housing Crisis Act of 2019 (SB 330)	Yes	The project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2)b. See Housing Crisis Act of 2019 – Senate Bill (SB) 330 of this report for additional discussion on the sections of SB 330 that apply to the project.

Characteristic	Applicability	Explanation
Opportunity Sites	No	2276 Shattuck Avenue is a 0.25 acre lot currently developed with a 3-story non-residential building. And it is not identified as an opportunity site
Public Art	No	Per BMC Chapter 23.316.020(B)(1), Percentage For Public Art on Private Projects applies to new mixed-use projects of five or more dwelling units. However, the project is requesting an exemption from the Percentage for Public Art on Private Projects in-lieu fee as required by BMC 6.13.020
Rent Controlled Units	No	The project would not involve demolition of rent controlled dwelling units.
Residential Preferred Parking (RPP)	No	The site is located in RPP zone "I". However, the project is not eligible for RPP permits per BMC Section 14.72.080(C)(1) as no permits shall be issued to residents in newly constructed residential units.
Seismic Hazards (SHMA)	No	The project site is not located within an area susceptible to landslide/liquefaction/fault rupture as shown on the State Seismic Hazard Zones map[c].
Soil/Groundwater Contamination	No	The project site is not on the Cortese List [d], and Phase I report was prepared. Standard Conditions of Approval related to hazardous materials would apply.
Transit	Yes	The project site is served by multiple bus lines (local, rapid, and Transbay) that operate along Shattuck Avenue, one-half block west of the site and is two blocks away from the Downtown Berkeley Bay Area Rapid Transit (BART) Station.

Notes:

a. BMC 23.328.020(E) defines a "Housing Development Project" for purposes of inclusionary housing requirements as "a development project, including a Mixed-Use Residential project involving the new construction of at least one Residential Unit. Projects with one or more buildings or projects including multiple contiguous parcels under common ownership or control shall be considered as a sole Housing Development Project and not as individual projects.

[b] Government Code Section 65589.5(h)(2) "Housing development project" means a use consisting of any of the following: (A) residential units only, (B) mixed-use developments consisting of residential and nonresidential uses in which at least two-thirds of the square footage is designated for residential use, and (C) transitional or supportive housing. Government Code Section 65905.5(b)(3)(C) "Housing development project" includes a proposal to construct a single dwelling unit. This subparagraph shall not affect the interpretation of the scope of paragraph (2) of subdivision (h) of Section 65589.5.

c. California Department of Conservation. DOC Maps: Geologic Hazards. Available: https://maps.conservation.ca.gov/geologichazards/

d. Cortese List is an annually updated list of hazardous materials sites complied pursuant Government Code Section 65962.5.

Table 3: C-DMU (Downtown Mixed-Use District) Development Standards BMC Sections 23.204.130(E) and 23.322.090(A)(2) Parking and Loading

Standard		Existing	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		10,948	Same	N/A
Gross Floor Area (sq. ft.)		32,350	138, 842	N/A
Commercial Floor Area		32,350	4,750	N/A
Residential Floor Area		0	134, 092	N/A
Floor Area Ratio		2.95	12.68	N/A
Dwelling Units	Total	0	134	N/A
Building Height (ft. - in.)	Maximum	46	205’-9” + 5-foot parapet	40’ min./60’ max. (75’ max. w/use permit, 5’ max. parapet by right)
	Stories	3	18	N/A
Building Setbacks (ft. - in.)	Front (east) Shattuck Avenue	0	0 (bldg. ht.≤20’) 0 to 4’-8” (bldg. ht.>20’ ≤75’) 2 to 12’-9” (bldg. ht.>75’)	0’–5’ (bldg. ht.≤20’) 0’ (bldg. ht.>20’ ≤75’) 15’ (bldg.ht.>75’)
	Front (South) Bancroft Way	0	0 (bldg. ht.≤20’) 0 to 9’-9”(bldg. ht.>20’ ≤75’) 0 to 9’-9”((bldg. ht.>75’)	0’–5’ (bldg. ht.≤20’) 5’ (bldg. ht.>20’ ≤75’) 15’ (bldg. ht.>75’)
	Interior Side (north)/ 0’-65’ from frontage	0	0’ to 5’ (bldg. ht.≤75’) 5’ (bldg. ht.>75’ ≤120’) 5’ (bldg. ht.>120’) 0’-65’from frontage	0’ (bldg. ht.≤75’) 5’ (bldg. ht.>75’ ≤120’) 15’ (bldg. ht.>120’)
	Interior Side (north)/ >65’+ from frontage	0	0’ to 5’ (bldg. ht.≤20’) 5’ (bldg. ht.>20’ ≤75’) 5’ (bldg. ht.>75’)	0’ (bldg. ht.≤20’) 5’ (bldg. ht.>20’ ≤75’) 15’ (bldg. ht.>75’)
	Interior Side (west)/ 0’-65’ from frontage	5’-6”	0 to 10’ (bldg. ht.≤75’) 5’ to10’-8” (bldg. ht.>75’ ≤120’) 5’ to 10’-8” (bld1g. ht.>120’)	0’ (bldg. ht.≤75’) 5’ (bldg. ht.>75’ ≤120’) 15’ (bld1g. ht.>120’)
	Interior Side (west)/ >65’+ from frontage	0	0’ to 5’ (bldg. ht.≤20’) 5’ (bldg. ht.>20’ ≤75’) 5’ (bldg. ht.>75’)	0’ (bldg. ht.≤20’) 5’ (bldg. ht.>20’ ≤75’) 15’ (bldg. ht.>75’)
Diagonal Dimension		N/A	137’-9”	120’(bldg. ht.>120’)

Standard		Existing	Proposed Total	Permitted/ Required
Usable Open Space (sq. ft.)		0	3,589	10,720 sq. ft.
Lot Coverage (%)		93	94	N/A
Commercial Automobile Parking		0	4	N/A [3]
Residential Automobile Parking		0	0	0 min./120 max.
	Residential Bike Short Term	0	8	7 (1 space/40 bedrooms)
	Residential Bike Long Term	0	105	94 (1 space per 3 bedrooms)

[1] Use permits to allow height up to 75 feet are included in the Base Project for the calculation of the density bonus and are not requested waivers. Additional height beyond 75 feet is being requested as a waiver.
[2] The use permit to allow reduced setbacks up to 75 feet building height is included in the Base Project for the calculation of the density bonus and is not a requested waiver. Setback reductions above 75 feet is being requested as a waiver.
[3] AB2097: effective January 1, 2023, prohibits local jurisdictions from requiring minimum parking for most projects within 0.5 mile of a Major Transit Stop.

_____ = Concession or Waiver requested to modify the district standard

Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average, ft = feet (’), in. = inches (”)

Zoning Adjustments Board Findings

APP # ZP2024-0067

March 12, 2026

Use Permit for a Project at 2276 Shattuck Avenue

Project Facts	Project Description:
Applicant: Rhoades Planning Group **Property Owner:** Pasand Courtyard, LLC **Project Address:** 2276 Shattuck Avenue **General Plan:** DT (Downtown Mixed-Use) **Area Plan:** Downtown Area Plan **Zoning:** C-DMU Corridor (Downtown Mixed-Use district) **Site Size:** 10,948 square feet (0.25 acre) **CEQA:** Section 15332 ("In-Fill Development Projects") **Application Submittal Date:** June 6, 2024 **SB330 Pre-Application Vest Date:** December 14, 2023 **Use Permit Application Completion Date:** October 30, 2024 **Project Planner:** Nilu Karimzadegan	**Use Permit #ZP2024-0067 to construct a 15-story addition to Morse Block, a three-story, commercial City of Berkeley Landmark building, while preserving the east façade. The proposed building would result in an 18-story (205'-9"-foot-tall) approximately 138,842 square-feet mixed-use building containing 134 dwelling units including 11 VLI units, 11 MI units, as well as a 4750 square- feet ground floor commercial space and 105 Bike parking spaces.** **Zoning Permits Requested:** 1. **New Construction.** BMC Section 23.204.020 (A) **"Allowed Land Uses"** to construct a new mixed-use building (UPPH). 2. **New Floor Area.** BMC Section 23.204.030(A)(1) **"Floor Area Permit Requirements"** to create new floor area of 10,000 square feet or more (UPPH). 3. **Height**. BMC Section 23.204.130(E)(1)(a) **"Height Limits"** to increase the maximum building height limit to 75' (plus 5' parapet, by right) (UPPH). 4. **Setbacks.** BMC Section 23.204.130(E)(3)(b) "**Modifications to Standards"** to modify front, side, and rear setback requirements (UPPH). 5. **Usable Open Space In-lieu Fee.** BMC Section 23.204.130(E)(6)(b) to pay a fee in lieu of providing publicly accessible open space required (UPPH). 6. **Projections Above Height Limits.** BMC Section 23. 304.050 **"Allowed Projections Above Height Limit "**to allow for Projections Above Height Limit (AUP) **Density Bonus:** **Waivers:** 1. **Usable Open Space**. Waiver of BMC Section 23.204.130(E)(4) for providing 3,589 square feet of Usable Open Space, where 10,720 square feet is required. 2. **Landscaped Usable Open Space.** Waiver of BMC Section 23.304.90 for Usable Open Space landscaped area to be 25% where 40% is required (provide 1,080 sq. ft. landscaped area where 4,288 sq. ft. is required) 3. **Height.** Waiver of BMC Section 23.204.130(E)(1) to exceed building height limits – to be 215 feet and 6 inches to the top of the mechanical room and 205 feet and 9 inches to the top of the parapet where 80 feet is allowed to the top of the parapet. 4. **Building's width.** Waiver of BMC Section 23.204.130(E)(3)(d) for the building's width over 120 feet of height, to be about 137'-9" at the widest

Zoning Adjustments Board Staff Report

	point (on the diagonal in plan review) where maximum width allowed is 120 feet. 5. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce the front side setback requirement to 2 to 12'-9", where 15' is the minimum, over 75 in height; 6. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce the front side setback requirement to 0 to 9'-9, where 15' is the minimum, over 75 in height; 7. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce interior side setback to 5' where 15' is required at heights over 120' at 0 to 65' from the frontage 8. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce interior side setback to 5' where 15' is required at heights over 75' at 65'+ from the frontage 9. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce interior side setback to 5' to 10'-8" where 15' is required at heights over 120' at 0 to 65' from the frontage 10. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce interior side setback to 5' where 15' is required at heights over 75' at 65'+ from the frontage 11. **Projections Above Height Limits.** Waiver of BMC Section 23. 304.050 **"Allowed Projections Above Height Limit "**to allow for Projections Above Height Limit (AUP) **Concessions:** 1. **Concession.** Exemption from the Percentage for Public Art on Private Projects in-lieu fee as required by BMC 6.13.020
	Staff Recommendation:
	Staff recommends that the Zoning Adjustments Board (ZAB) determine that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section15000, et seq.) pursuant to CEQA Guidelines Section 15332 ("In-Fill Development Projects") and approve ZP2024-0067 pursuant to Section 23.406.040(D) "Use Permits" and subject to the attached Findings and Conditions of Approval.

Zoning Adjustments Board Findings

I. CEQA Findings

As required by CEQA Section 15332 ("Infill Development Project") of the CEQA Guidelines, the ZAB finds that this project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section 15000, et seq.) because:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The project site is within city limits on a project site of fewer than five acres that is substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

Evidence:

The project applicant filed an AB 1633 Notice with the City on April 8, 2025 and attached technical reports that supported the project's eligibility for a Class 32 Categorical Exemption from CEQA and the inapplicability of any Exceptions to the exemption (CEQA Guidelines, Section 15300.2). Submitted technical reports included the following: Traffic Impact Analysis, Historic Resources Evaluation, Project Impacts Analysis, Air Quality Impacts Analysis, Noise Impact Analysis, and Water Quality Impact Analysis. All technical reports were peer reviewed by staff and CEQA consultant and were revised or supplemented for adequacy. Additionally, none of the exceptions to eligibility for a categorical exemption as listed under CEQA Guidelines Section 15300.2, apply to the project. Though the project is located within the City's Environment Management Area (EMA), which are areas in the City of Berkeley known or suspected to have groundwater contamination, it is not located in an environmentally sensitive area; The site is not located in an environmentally sensitive area; the cumulative impact of successive projects of the same type in the same place over time will not be significant; there are no "unusual circumstances" at the project site that will result in significant environmental effects; there are no designated scenic highways in the City of Berkeley and the project site is not in view of a state scenic highway; the site is not included on a list compiled pursuant to Section 65962.5 of the Government Code; and the project would not result in a substantial adverse change in the significance of a historical resource.

II. FINDINGS FOR APPROVAL

1) As required by **BMC Section 23.406.040 (E)(1)** "Findings for Approval", the ZAB finds that the proposed project or use:

(a) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use;

Evidence: The project is consistent with all applicable C-DMU Corridor District standards and qualifies for concessions and waivers for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915.

(b) Will not 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.

Evidence: The project will not be detrimental or injurious to adjacent properties, surrounding improvements, the neighborhood, or the general welfare of the city, it will enhance the immediate and surrounding areas by an addition consisting of 134 units. This includes a significant affordable housing component: 11 units for Very Low-Income (VLI) households, and 11 for Moderate-Income (MI) households. By substantially increasing the housing supply and providing a range of affordability levels, the project contributes meaningfully to both local and regional housing needs. Additionally, the project complies with all applicable state and local objective planning standards.

Sunlight: The additional height above the district limits (75 feet with Use Permit plus 5 feet by-right parapet) from the density bonus will cast shadows in the affected directions further than if the project were limited to the base district height standards. The proposal will include waivers for additional height beyond the district height limits to accommodate the density bonus units and allow a 206-foot-tall (plus 5-foot parapet), 18-story building. Overall, the shadow impacts from the project will be reasonable and not detrimental.

According to the shadow studies submitted for the project, new shadows impact the two 3-story mixed-use building on the north-east in the winter months and in the hours before sunset.

2) As required by **BMC Section 23.406.040 (E)(2)** "Findings for Approval", to approve the Use Permit, the ZAB must also make any other Use Permit findings specifically required by the Zoning Ordinance for the proposed project:

a) As required by **Government Code Section 65915 (State Density Bonus),** the Zoning Adjustments Board finds that:

Under the City's methodology for implementing density bonuses, the base project consists of 67 units. The project will provide at least and 11 Very Low-Income (VLI) and 11 Moderate-Income (MI) BMR units on site qualifying units in the 67-unit base project, as more fully set forth in Condition "Number of Below Market Rate Units". The project is entitled to a density increase of 100 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f), plus three concessions or incentives. This equates to a density bonus of up to 100% or 67 units above the base project, for a total of up to 134 units.

i. In accordance with Government Code Section 65915(d) and (k), the Zoning Adjustments Board hereby grants the following concessions in order to provide for affordable housing costs:

- **Concession 1.** Exemption from the Percentage for Public Art on Private Projects in-lieu fee as required by BMC 6.13.020

In accordance with Government Code Section 65915(d), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board grants the following concession and finds that the approval of the concession is required to provide for affordable rents, as provided in Government Code Section 65915(d)(1)(A) because: 1) approval of the concession would result in identifiable and actual cost reduction; 2) approval of the concession would not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) would not be contrary to State or Federal law.

ii. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers to modify development standards as necessary to accommodate these density bonus units.

1. **Usable Open Space**. Waiver of BMC Section 23.204.130(E)(4) for providing 3,589 square feet of Usable Open Space, where 10,720 square feet is required.
2. **Landscaped Usable Open Space.** Waiver of BMC Section 23.304.90 for Usable Open Space landscaped area to be 25% where 40% is required (provide 1,080 sq. ft. landscaped area where 4,288 sq. ft. is required)
3. **Height.** Waiver of BMC Section 23.204.130(E)(1) to exceed building height limits – to be 215 feet and 6 inches to the top of the mechanical room and 205 feet and 9 inches to the top of the parapet where 80 feet is allowed to the top of the parapet.
4. **Building's width.** Waiver of BMC Section 23.204.130(E)(3)(d) for the building's width over 120 feet of height, to be about 137'-9" at the widest point (on the diagonal in plan review) where maximum width allowed is 120 feet.
5. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce the front side setback requirement to 2 to 12'-9", where 15' is the minimum, over 75 in height;

6. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce the front side setback requirement to 0 to 9'-9", where 15' is the minimum, over 75 in height;
7. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce interior side setback to 5' where 15' is required at heights over 120' at 0 to 65' from the frontage
8. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce interior side setback to 5' where 15' is required at heights over 75' at 65'+ from the frontage
9. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce interior side setback to 5' to 10'-8" where 15' is required at heights over 120' at 0 to 65' from the frontage
10. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce interior side setback to 5' where 15' is required at heights over 75' at 65'+ from the frontage
11. **Projections Above Height Limits.** Waiver of BMC Section 23. 304.050 **"Allowed Projections Above Height Limit "**to allow for Projections Above Height Limit (AUP)

In accordance with Government Code Section 65915(e), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of waivers is required 1) to construct the proposed project at the density permitted under State law; 2) approval of requested waivers will not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) approval of the requested waivers will not be contrary to State or Federal law.

b) As required by the **Housing Accountability Act, Government Code Section 65589.5(j),** when a proposed housing development complies with applicable, objective general plan and zoning standards, a local agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that: (1) the development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and (2) there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.

Evidence: The project includes construction of "housing development project" with at least two-thirds of the floor area in residential use. Because the project complies with applicable, objective general plan and zoning standards, Section 65589.5(j) does apply to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified.

3) As required by **BMC Section 23.406.040 (E)(3)** "Findings for Approval", the ZAB considers the following (a and b) in making findings:

(a) The proposed land use

Evidence: The proposed land use meets the findings for approval because the project's residential use is consistent with the purposes of the Downtown Mixed-Use areas as outlined in the General Plan's Land Use Element. This identifies the need to provide high-density residential development and residential units to meet the housing needs of the City of Berkeley on a transit-served site contributing to local and regional housing needs with the inclusion of applicable waivers and concessions allowed under the State Density Bonus law.

(b) The structure or addition that accommodates the use.

Evidence: The proposed construction of an eighteen-story residential project with its compliant Base Project with the undelaying zoning standards will accommodate the use because it will fulfill both the district purposes and contribute to local and regional housing needs and is consistent with the development standards of the C-DMU zoning district.

4) As required by **BMC Section 23.406.040 (E)(4)** "Findings for Approval", the ZAB makes the required findings based on the circumstances existing at the time a decision is made on the application.

Evidence: The application has been reviewed based on the current zoning standards, general plan policies, environmental conditions, and site context as of the date of the decision. The project is consistent with the allowed uses outlined in the C-DMU zone. Surrounding land uses and structures surrounding the site are based on current information.

5) As required by **BMC Section 23.406.040 (E)(5)** "Findings for Approval", the ZAB shall deny a Use Permit application if it determines that it is unable to make any of the required findings

Evidence: This finding does not apply because all required findings can be made based on submitted application material, documents and staff analysis.

STANDARD CONDITIONS OF APPROVAL
APPLICABILITY

Development projects approved through the City of Berkeley are subject to Standard Conditions of Approval (Standard COAs). The City of Berkeley has established Standard COAs that identify requirements for the construction and operation of the approved project. This includes general administrative conditions, permitting requirements, project construction and the regulation of on-going, on-site uses. Compliance requirements with the Berkeley Municipal Code, building permit review and issuance process, construction, final inspection requirements, certificate of occupancy, and on-going operations of the approved use are included in this document.

The Standard COAs may vary based on site size, location, environmental settings, topography, historic alteration or approved uses. Variations in the application of the Standard COAs may occur based on the project scope and site-specific characteristics including but not limited to parcel size, location, topography, and use.

Conditions which have specified thresholds due to size, uses, and other characteristics are identified.

Part I. Administrative Conditions
- A. General Project Conditions
- B. Project Specific Conditions
- C. Final Approval Conditions
- D. On-Going Operational Conditions

Part II. Prior to Issuance of Demolition Permit

Part III. At the Time of Building Permit Submittal

Part IV. Prior to Issuance of Building Permit
- A. Building & Safety/Land Use Planning
- B. Public Works
- C. Toxics
- D. Health Housing Community Services
- E. Rent Stabilization Board

Part V. During Demolition/Construction
- A. Building & Safety
- B. Land Use Planning
- C. Public Works
- D. Toxics

Part VI. Prior to Final Inspection

Part VII. Prior to Certificate of Occupancy

Part. VIII. Fees

Part IX. Operational Conditions
- A. Alcoholic Beverage Service
- B. Hot Tubs

Part X. HARD HATS

Site Address: 2276 Shattuck Avenue
Application Number: ZP2024-0067

Project Description:
Use Permit #ZP2024-0067 to construct a 15-story addition to Morse Block, a three-story, commercial City of Berkeley Landmark building, while preserving the east façade. The proposed building would result in an 18-story (205'-9"-foot-tall) approximately 138,842 square-feet mixed-use building containing 134 dwelling units including 11 VLI units, 11 MI units as well as a 4750 square- feet ground floor commercial space and 105 Bike parking spaces.

The approved project at **2276 Shattuck Avenue** includes the following distribution of Below Market Rate (BMR) units.

Required Minimum BMR Units Per Code					**BMR Proposal per Affordability Level**
Code Section	**BMC Chapter 23.328 (Inclusionary Housing)** [a]	**State Density Bonus Law (Gov. Code Section 65915)** [b]	**State Replacement SB330/DBL** [b]	**BMC Chapter 23.326 (Demolition Ordinance) Replacement**	
Extremely-Low Income (=<30% AMI)	-	-	-	-	**-**
Very-Low Income (31%-50% AMI)	11	11	-	-	**11**
Low-Income (51%-80% AMI) [c]	In-lieu Fee (TBD) [c]	-	-	-	**-**
Moderate-Income (81%-100% AMI)	-	11	-	-	**11**
Total BMRs in Project					**22**

Notes:
[a] These units must satisfy requirements for equivalency, even unit distribution and a term of affordability in perpetuity per the Inclusionary Ordinance (BMC Chapter 23.328)
[b] These units must satisfy requirements for equivalency and a term of affordability for at least 55 years per State Density Bonus law (Government Code Section 65915).
[c] The Inclusionary Housing Low-Income unit requirement will be satisfied through an in-lieu fee, with the final amount for three (3) units to be determined at the time of Building Permit issuance. See the project Affordable Housing Compliance Plan for details.

Site Address: 2276 Shattuck Avenue
Application Number: ZP2024-0067

CONDITIONS OF APPROVAL

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/ Implementation	Enforcement/Monitoring
1.	**Project Approval.** This Project approval is for **2276 Shattuck Avenue**, as substantially shown and described on the Project plans dated **December 4, 2025,** except as required to be modified by Conditions of Approval herein and plans as presented to the Zoning Adjustments Board on **March 12, 2026** ("Approval Date."). This Project **vested on December 14, 2023,** through **PLN2023-0093**. For any Condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the Project applicant shall submit final plan(s) in substantial conformance with the conceptual plan and incorporate any required modifications.	City of Berkeley	On-Going	Land Use Planning
2.	**Approval Limited to Proposed Project and Replacement of Existing Uses.** This Use Permit authorizes only the Proposed Project described in the application. This project approval does not authorize other uses, structures or activities not included in the Project Description. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To reestablish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use. (BMC Sections 23.404.060.B.1 and 2)	City of Berkeley BMC Sections 23.404.060	On-Going	Land Use Planning
3.	**Compliance Required.** All land uses and structures in the City of Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations.	City of Berkeley BMC Section 23.102.050(B)	On-Going	Land Use Planning
4.	**Other Regulations.** Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	City of Berkeley BMC Section 23.102.050 (E)		

LAND USE PLANNING

Site Address: 2276 Shattuck Avenue
Application Number: ZP2024-0067

CONDITIONS OF APPROVAL

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/ Implementation	Enforcement/Monitoring
5.	**Conformance with Approved Plans.** All work performed under an approved Use Permit shall follow the approved plans as presented to ZAB on **March 12, 2026** and any Conditions of Approval.	City of Berkeley BMC Section 23.404.060 (B)(4)	On-Going	Land Use Planning
6.	**Permit Modifications.** No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Zoning Adjustments Board. The Zoning Officer may approve changes to plans approved by the Board which reduce the size of the Project, consistent with the Board's policy adopted on May 24, 1978.	City of Berkeley BMC Section 23.404.070	On-Going	Land Use Planning
7.	**Permit Revocation.** The City may revoke or modify a discretionary permit for completed projects due to: 1) Violations of permit requirements 2) Changes to the approved project; and/or 3) Vacancy for one year or more. No lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board, or City Council referral.	City of Berkeley BMC Section 23.404.080	On-Going	Land Use Planning

CONDITIONS OF APPROVAL

Site Address: 2276 Shattuck Avenue
Application Number: ZP2024-0067

	I. Administrative Conditions A. General Project Conditions	Regulation Source	Timing/ Implementation	Enforcement/Monitoring
8.	**Permit Remains Effective for Vacant Property.** Once a permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard COA #5 above.	City of Berkeley BMC Section 23.404.060	On-Going	Land Use Planning
9.	**Exercise and Expiration of Permits** A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun. C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the Zoning Adjustments Board in accordance with Chapter 23.410 (Appeals and Certification).	City of Berkeley BMC Section 23.404.060 (C)	On-Going	Land Use Planning

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I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/ Implementation	Enforcement/Monitoring
	D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.			

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I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/ Implementation	Enforcement/Monitoring
10.	**Hold Harmless.** The permittee agrees as a Condition of Approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively, "Claims") arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee's duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.	City of Berkeley	On-Going	Land Use Planning
11.	**Compliance with Conditions of Approval and Environmental Mitigations**. The Building Permit application is subject to verification of compliance of these Conditions of Approval and any applicable Mitigation Measures. The applicant shall be responsible for demonstrating compliance with all Conditions of Approval per the timeline set forth by this Permit.	City of Berkeley	On-Going	Land Use Planning

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	I. Administrative Conditions A. General Project Conditions	Regulation Source	Timing/ Implementation	Enforcement/Monitoring
12.	**Demolition.** Demolition of the existing building and structures cannot commence until a complete building permit application is submitted for the replacement building. All plans presented to the City to obtain a building permit to allow the demolition are subject to these Conditions of Approval.	City of Berkeley	On-Going	Building & Safety/ Land Use Planning

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I. Administrative Conditions B. Project Specific Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	Pursuant to BMC 23.404.050(H), the Zoning Adjustments Board attaches the following additional Conditions of Approval to this Permit:	City of Berkeley BMC Section 23.040.050		
I. Administrative Conditions C. Final Approval Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Final Design Review at Landmarks Preservation Commission (LPC).** The Project requires approval of a Final Design Review application by the Landmarks Preservation Commission.	City of Berkeley	Prior to Building Permit Submittal	Land Use Planning
2.	**Final Design Review at the Design Review Committee (DRC).** The Project requires approval of a Final Design Review application by the Design Review Committee.	City of Berkeley	Prior to Building Permit Submittal	Land Use Planning
I. Administrative Conditions D. On-Going Operational Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Residential Permit Parking.** No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants and/or users of the site. The Finance Department, Customer Service Center shall add these addresses to the list of addresses ineligible for RPP permits. The property owner shall notify all tenants of rental units, and/or buyers of condominium units, of this restriction in leases and/or contracts.	City of Berkeley BMC Section 14.72.080 (C) (1)	On-Going	Land Use Planning

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2.	**Exterior Lighting.** All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.	City of Berkeley	On-Going	Land Use Planning

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II. Prior to Issuance of Demolition Permit		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Conditions of Approval Included in Building Permit Plan Submittal** **A. Use Permit.** The Conditions of Approval for this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Permit, under the title 'Use Permit Conditions.' **B. Structural Alteration Permit.** The Conditions of Approval for the Structural Alteration Permit shall be printed on the *second* sheet of each plan set submitted for a building permit under the title of "Structural Alteration Permit Conditions." *Additional sheets may also be used if the second sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; (8-1/2" by 11" sheets are not acceptable)*	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning
2.	**Project Liaison.** The applicant shall include in all building permit plans and post onsite the name, e-mail address, and telephone number of an individual empowered to manage construction-related complaints generated from the Project. The individual's name, telephone number, and responsibility for the Project shall be posted at the project site for the duration of the Project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. **Please designate the name of this individual below:** ☐ **Project Liaison** _____ Name Phone #	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning

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3.	**Construction Noise Management - Public Notice Required**. At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within **500 feet** of the project site. This notice shall at a minimum provide the following: (1) Project Description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name, e-mail, and phone number of the Project Liaison for the Project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.	City of Berkeley	Prior to Demolition Permit Issuance (At least Two Weeks Prior to Construction Commencement)	Building & Safety Division
4.	**Construction Phases**. The applicant shall provide the Zoning Officer with a schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or their designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these Conditions of Approval. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning
5.	**HVAC Noise Reduction**. Prior to the issuance of building permits, the Project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development	City of Berkeley BMC Section 13.40.050	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning

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	Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.			
6.	**Condition and Compliance Monitoring.** The applicant shall pay a $22,000 deposit for the cost of monitoring compliance with the Conditions of Approval and other applicable conditions and regulations prior to issuance of building permit. City staff shall obtain a scope and cost from a pre-approved consultant to conduct required monitoring compliance. If compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses prior to the initiation of monitoring compliance. The City shall not issue a notice-to-proceed until all funds are deposited. Any unused deposit will be refunded to the applicant.	City of Berkeley	Prior to Demolition Permit Issuance	Land Use Planning
7.	**Erosion Prevention Plan.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season, the applicant shall obtain approval of an erosion prevention plan from the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Public Works
8.	**Construction and Demolition Diversion.** The applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 "Berkeley Green Code" including 100 percent diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65 percent diversion of other nonhazardous construction and demolition waste.	City of Berkeley BMC Chapter 19.37	Prior to Demolition Permit Issuance	Building & Safety/Public Works

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9.	**Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527).** A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for all new commercial, industrial and mixed-use developments, all improvement projects that require work **5 or more feet below grade**, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: City of Berkeley Community GIS Portal (arcgis.com)	City of Berkeley	Prior to Demolition Permit Issuance	Toxics Management Division
10.	**Construction Noise Reduction Program**. The applicant shall develop a site-specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include the time limits compliance with BMC Section 13.40.070. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical: A. Construction equipment should be well maintained and used judiciously to be as quiet as practical. B. Equip with all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment. C. Utilize "quiet" models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible. D. Locate stationary noise-generating equipment as far as possible from sensitive receptors. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible. E. Prohibit unnecessary idling of internal combustion engines. F. If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.	City of Berkeley BMC Section 13.40.070	Prior to Demolition Permit Issuance	Zoning Officer

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	G. Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise. H. Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. I. Route construction related traffic along major roadways and away from sensitive receptors where feasible.			
11.	**Damage Due to Construction Vibration.** The Project applicant shall submit screening level analysis prior to demolition permit issuance. The analysis shall account for project specific information including the composition of the structures, location of the various types of equipment used during each phase of the Project, as well as the soil characteristics in the Project area, in order to determine whether Project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. If a screening level analysis shows that the Project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment). If the assessment finds that the Project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake an existing conditions study (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage. This study shall include:	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety Division/Zoning Officer

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	• Establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and • include written descriptions and photographs.			

III. At the Time of Building Permit Submittal		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Green Building Certification.** The applicant shall submit documentation demonstrating that the building will attain LEED Gold or higher, or attain a building performance equivalent to this rating that has been approved by the Zoning Officer for this Project. Documentation shall include proof of payment of the registration/application fee to the organization administering the green building certification system (e.g. USGBC/GBCI for LEED, Build It Green for GreenPoint Rated, etc.), a copy of the updated green building checklist that reflects anticipated points, and a statement from the appropriate project team professional (e.g. LEED Accredited Professional, GreenPoint Rater, etc.) verifying that the Project is on track for certification at the required level or above. The submitted green building checklist must be a type that is appropriate for the Project and a version that is being accepted by the organization granting the green building certification at the time of building permit submittal. Whenever applicable, measures from the green building checklist shall be incorporated and noted on site plans.	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning

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2.	**Public Works ADA.** Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.	City of Berkeley	At Building Permit Submittal	Public Works
3.	**Public Works – Stormwater Pollution Prevention Program (SWPPP).** As part of the building permit submittal, the applicant shall submit the following documents to the Public Works Department for review: **A**. A copy of the "Notice of Intent" filed with the State Water Resources Control Board (SWRCB)/Division of Water Quality; **B.** The Waste Discharger Identification (WDID) number issued by the SWRCB for the Project; **C.** A copy of the SWPPP prepared for each phase of the Project; and **D.** The name of the individual who will be responsible for monitoring the site for compliance to the approved SWPPP. Construction must comply with the statewide general permit requiring owner to: (1) notify the State; (2) prepare and implement a SWPPP; and (3) monitor the effectiveness of the SWPPP. Additional information may be found online at http://www.swrcb.ca.gov.	City of Berkeley	At Building Permit Submittal	Public Works
4.	**National Pollution Discharge Elimination System (NPDES).** The applicant shall demonstrate compliance with the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:	City of Berkeley BMC Section 17.20	At Building Permit Submittal	Public Works

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	A. The Project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions. **B.** Trash enclosures and/or recycling areas shall be covered, and no other areas shall drain onto these areas. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and the East Bay Municipal Utility District (EBMUD) for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD. **C.** Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans. **D.** Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be shall be conducted prior to the issuance of a building permit. **E.** All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.			

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	F. All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the Project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Department. **G.** All private or public projects that create and/or replace 5,000 square feet or more of impervious surface must comply with Provision C.3 of the NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed Project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) An O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological). (Project required to meet applicable code at time of building permit application, if different from above.) **H.** All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City. **I.** Washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge of soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the East Bay Municipal Utility District.			

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	J. All loading areas must be designated to minimize run-on or run-off from the area. Accumulated wastewater that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup. **K.** Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge. **L.** The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.			

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5.	**Streets and Open Space Improvement Plan (SOSIP) Street Frontage Improvements**. Consistent with the Downtown Streets and Open Space Improvement Plan (SOSIP) (or subsequent iterations as adopted by the City), the developer shall construct improvements along Shattuck Avenue to the centerline. Such improvements shall be included with the building permit submittal, designed and constructed as directed by the Public Works Engineering Division, the Public Works Transportation Division, and the Fire Department, and constructed prior to certificate of occupancy. At the discretion of the City Engineer, the developer may be required to pay a fee in lieu of certain improvements as specified in COA #VI.4, below.	City of Berkeley	At Building Permit Submittal	Public Works

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IV. Prior to Issuance Building Permit: A. Building & Safety/Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Acoustic Report**. Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the Project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.	City of Berkeley	Prior to Building Permit Issuance	Building & Safety/Land Use Planning
2.	**Interior Noise Levels.** Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the Project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.	City of Berkeley	Prior to Building Permit Issuance	Building & Safety/Land Use Planning
3.	**Pay Transparency Acknowledgement.** Prior to the issuance of a building permit for any Project subject to this Chapter: **A.** A Responsible Representative of the permittee shall certify under penalty of perjury that: (1) the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code; and (2) the Permittee will be responsible for demonstrating compliance with this Chapter.	City of Berkeley BMC Section 13.104.030	Prior to Building Permit Issuance	Building & Safety

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	B. The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the permittee shall certify under penalty of perjury that the contractor and all Qualifying Subcontractors performing work on the Project will comply with Chapter 13.104 of the Berkeley Municipal Code and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.			
4.	**Construction Meeting.** The applicant shall request an on-site meeting with the Zoning Officer, City staff and key parties involved in the early phases of construction (e.g., applicant, general contractor, foundation subcontractors) to review the Standard COAs and the construction schedule. The general contractor or applicant shall ensure that all subcontractors involved in subsequent phases of construction aware of the Conditions of Approval.	City of Berkeley	Prior to Building Permit Issuance	Building & Safety & Zoning Officer
5.	**Air Quality - Diesel Particulate Matter Controls during Construction.** All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with either A or B, and C: **A.** The Project applicant shall prepare a health risk assessment that demonstrates the Project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from the Bay Area Air District and the California Office of Environmental Health Hazard Assessment. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or	City of Berkeley	Prior to Building Permit Issuance	Land Use Planning/ Public Works

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	B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. **C.** In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following: **i.** An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date. **ii.** A Certification Statement that the contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.			

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6.	**Construction Health Risk Assessment.** For projects (excluding ADUs, single-family residences, and duplexes) where construction activities would occur within 1,000 feet of sensitive receptors, would last longer than two months, and would not utilize Tier 4 and/or alternative fuel construction equipment, the project applicant shall prepare a construction health risk assessment (HRA) and implement necessary measures to reduce risk below the following BAAQMD thresholds: • Increased cancer risk of > 10.0 in a million; • Increased non-cancer risk of > 1.0 Hazard Index (Chronic or Acute); or • Ambient PM2.5 increase of > 0.3 µg/m3 annual average	City of Berkeley Housing Element EIR Mitigation Measure AQ-2	Prior to Building Permit Issuance During Construction, as needed	Land Use Planning & Building and Safety
7.	**Construction Emissions Reduction Measures.** Development projects must comply with the current Bay Area Air District's basic control measures for reducing construction emissions of PM10 (Table 8-2, Basic Construction Mitigation Measures Recommended for All Proposed Projects, of the May 2017 Air District CEQA Guidelines), outlined below. 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times a day. 2. All haul trucks transporting soil, sand, or other loose material offsite shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or	City of Berkeley Housing Element EIR Mitigation Measure AQ-1	Prior to Building Permit Issuance	Land Use Planning/ Building and Safety

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	reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacture's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper conditions prior to operation. 8. 8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's number shall also be visible to ensure compliance with applicable regulations.			
8.	**TAC Exposure Reduction Building Measures.** The following design features shall be incorporated for residential development located within 1,000 feet of I-580/80 or on a lot that fronts on a section of roadway with 10,000 vehicles per day or more in order to reduce exposure of proposed residences to TACs from vehicles and stationary combustion engines (i.e., generators): 1. If the proposed buildings would use operable windows or other sources of infiltration of ambient air, the development shall install a central HVAC system that includes high efficiency particulate filters (HEPA). These types of filters are capable of removing approximately 99.97 percent of the DPM emissions from air introduced into the HVAC system (U.S. EPA 2022). The system may also include a carbon filter to remove other chemical matter. Filtration systems must operate to maintain positive pressure within the building interior to prevent entrainment of outdoor air indoors. 2. If the development limits infiltration through non-operable windows, a suitable ventilation system shall include a ventilation system with filtration specifications equivalent to or better than the following: (1) American Society of Heating, Refrigerating and Air- Conditioning Engineers MERV-13 supply air filters, (2) greater than or equal to one air exchanges per hour of fresh outside filtered air,	City of Berkeley Housing Element EIR Mitigation Measure AQ-3	Prior to Building Permit Issuance	Land Use Planning/ Building and Safety

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	(3) greater than or equal to four air exchanges per hour recirculation, and (4) less than or equal to 0.25 air exchanges per hour in unfiltered infiltration. These types of filtration methods are capable of removing approximately 90 percent of the DPM emissions from air introduced into the HVAC system. 3. Windows and doors shall be fully weatherproofed with caulking and weather-stripping that is rated to last at least 20 years. Weatherproof should be maintained and replaced by the property owner, as necessary, to ensure functionality for the lifetime of the project. 4. Where appropriate, install passive (drop-in) electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph). 5. Prepare an ongoing maintenance plan for the HVAC and filtration systems, consistent with manufacturers' recommendations. 6. The applicant shall inform occupants regarding the proper use of any installed air filtration system.			

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	IV. Prior to Issuance of Building Permit: B. Public Works	Regulation Source	Timing/ Implementation	Enforcement/Monitoring
1.	**Transportation Construction Plan.** The applicant and all persons associated with the Project are hereby notified that a Transportation Construction Plan (TCP) may be required, particularly for the following activities: **A.** Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes); **B.** Storage of building materials, equipment, dumpsters, debris anywhere in the public right of way; **C.** Provision of exclusive contractor parking on-street; or **D.** Significant truck activity. Please contact the Department of Public Works Transportation Division at (510) 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be stamped and signed by a registered engineer prior to submittal. The TCP shall be consistent with any other requirements of the construction phase. A current copy of the TCP shall be available at all times at the construction site for review by City Staff.	City of Berkeley	Prior to Building Permit Issuance	Public Works

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IV. Prior to Issuance of Building Permit: C. Toxics		Regulation Source	Timing/ Implementation	Enforcement/Monitoring
1.	**Demolitions & Renovations – Building Materials Survey.** A hazardous materials survey shall be prepared by qualified professionals and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit. The survey shall identify building materials, plans for hazardous materials, hazardous waste removal and disposal, the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.	City of Berkeley	Prior to Issuance of Building Permit	Toxics Management Division
2.	**Asbestos Identified.** If asbestos is identified, pursuant to Bay Area Air District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors must follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)	Bay Area Air Quality District	Prior to Issuance of Building Permit	Bay Area Air Quality District

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3.	**Environmental Site Clearance.** Prior to issuance of any building permits, the applicant shall submit to the Toxics Management Division (TMD) an environmental screening clearance to ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Documentation in the form of a letter shall be provided from one of the following external agencies: • San Francisco Bay Regional Water Quality Control Board (RWQCB); • California Department of Toxic Substances Control (DTSC); or • The Alameda County Department of Environmental Health's Local Oversight Program (LOP).	City of Berkeley	Prior to Issuance of Building Permit	Toxics Management Division

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IV. Prior to Issuance of Building Permit: D. Health, Housing & Community Services (HHCS)		Regulation Source	Timing/ Implementation	Enforcement/Monitoring
1.	**Regulatory Agreement: Inclusionary Housing.** The Applicant must execute a Regulatory Agreement and Declaration of Restrictive Covenants to regulate all Affordable Units provided in a Housing Development Project. No building permit may be issued for the project until the Regulatory Agreement and Declaration of Restrictive Covenants are executed.	City of Berkeley	Prior to Issuance of Building Permit	Health, Housing and Community Services
2.	**Final Affordable Housing Compliance Plan.** The final Affordable Housing Compliance Plan ("AHCP") must be submitted to the Zoning Officer and the Department of Health, Housing, and Community Services prior to the issuance of Building Permit. Projects that receive approval from the Building Official for multiple phase construction permits must have the final AHCP certified prior to the issuance of the phase one building permit.	City of Berkeley BMC Section 23.328	Prior to Issuance of Building Permit	Health, Housing and Community Services
3.	**Below Market Rate Units.** The Project shall provide below market rate rental dwelling units (BMR Units), which are required to comply with the State Density Bonus Law (Government Code Section 65915). by BMC Chapter 23.328 "Inclusionary Housing" and BMC Chapter 23.326 "Demolition and Dwelling Unit Controls." The total number of BMR Units shall be designated in the Regulatory Agreement. All BMR units are required to comply with the stricter of State Density Bonus Law (Government Code Section 65915), BMC Section 23.328, or BMC Section 23.326.	State of California/ City of Berkeley	Prior to Issuance of Building Permit	Health, Housing and Community Services

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	V. During Demolition/Construction A. Building & Safety	Regulation Source	Timing/ Implementation	Enforcement/Monitoring
1	**Construction Hours.** Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal holiday.	City of Berkeley BMC 13.40.070 (B) (7)	During Demolition/Construction	Building & Safety & Land Use Planning
2.	**Construction Hours Exceptions**. Prior to initiating any activity that might require a longer period, the applicant shall notify the Zoning Officer in writing and request an exception for a specific period of time. If an exception is approved, then the applicant shall notify businesses and residents within 500 feet of the Project site describing the expanded construction hours two weeks prior to the expanded schedule start. The Project shall only be allowed 15 extended working days.	City of Berkeley	During Demolition/Construction	Environmental Health & Land Use Planning
3.	**Project Construction Website.** The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant: • Contact information (i.e. "hotline" phone number, and email address) for the Project construction manager • Calendar and schedule of daily/weekly/monthly construction activities • The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.	City of Berkeley	During Demolition/Construction	Building & Safety
4.	**Construction / No Parking Permits**. If "Construction/No Parking Permits" are required, the applicant shall contact the Permit Service Center for details on obtaining Construction/No Parking Permits (and	City of Berkeley	During Demolition/Construction	Building & Safety

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	associated signs and accompanying dashboard permits). The Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health or safety of the surrounding neighborhood.			

V. During Demolition/Construction: B. Land Use Planning		Regulation Source	Timing/ Implementation	Enforcement/Monitoring
1.	**Paleontological Resource Monitoring.** Applies to projects that include excavation or ground disturbance that exceeds the level of prior disturbance and into native soils on parcels mapped as Pleistocene alluvial fan and fluvial deposits (Qpaf), Orinda Formation (Tor), or Knoxville Formation (Kjk), City's Paleontological Sensitivity Map **1.** Qualified Paleontologist. Prior to initial ground disturbance, the Project applicant shall retain a Qualified Professional Paleontologist (Paleontologist), as defined by the Society of Vertebrate Paleontology (SVP)(2010) to determine the project's potential to significantly impact paleontological resources according to SVP (2010) standards. The Qualified Paleontologist shall direct all mitigation measures related to paleontological resources. If underlying formations are found to have a high potential for paleontological resources, the Qualified Professional Paleontologist shall create a Paleontological Mitigation and Monitoring Program, which will be approved by the City and contain the following elements:	City of Berkeley	Prior to Ground Disturbance During Demolition and Construction	Land Use Planning

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	2. Worker Environmental Awareness Program (WEAP). Prior to the start of construction, the Paleontologist or their designee shall conduct a paleontological Worker Environmental Awareness Training (WEAP) training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. **3.** Paleontological Monitoring. Full-time paleontological monitoring shall be conducted by a Paleontologist during ground disturbing construction activities (i.e., grading, trenching, foundation work) in sediments assigned a high paleontological sensitivity. The duration and timing of the monitoring shall be determined by the Paleontologist based on the observation of the geologic setting from initial ground disturbance, and subject to review and approval by the City. If the Qualified Professional Paleontologist determines that full-time monitoring is no longer warranted, based on the specific geologic conditions once the full depth of excavations has been reached, they may recommend that monitoring be reduced to periodic spot-checking or ceased entirely. Monitoring shall be reinstated if any new ground disturbances are required, and reduction or suspension shall be reconsidered by the Qualified Professional Paleontologist at that time. **In the event of a fossil discovery** by the paleontological monitor or construction personnel, all work in the immediate vicinity of the find shall cease. A Paleontologist shall evaluate the find before restarting construction activity in the area. If it is determined that the fossil(s) is (are) scientifically significant, the Paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources:			

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	a. Salvage of Fossils. If fossils are discovered, the Paleontologist shall have the authority to halt or temporarily divert construction equipment within 50 feet of the find until the monitor and/or the Paleontologist evaluate the discovery and determine if the fossil may be considered significant. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case, the construction contractor may be requested to supply heavy equipment and an operator to assist in the rapid removal of a large fossil specimen(s) or sediment sample(s). Bulk matrix sampling may be necessary to recover small invertebrates or micro-vertebrates from within paleontologically-sensitive Quaternary alluvial deposits. b. Preparation and Curation of Recovered Fossils. Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition, and curated in a scientific institution with a permanent paleontological collection (such as the UCMP), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the Paleontologist. c. Final Paleontological Mitigation Report. Upon completion of ground disturbing activity (and curation of fossils if necessary) the Paleontologist shall prepare a final report describing the results of the paleontological monitoring efforts associated with the Project. The report shall include a summary of the field and laboratory methods, an overview of the Project's geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to the			

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	Department of Planning and Development at the City of Berkeley. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.			
2.	**Avoid Disturbance of Nesting Birds.** Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the Project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the Migratory Bird Treaty Act and the California Fish & Game Code, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.	City of Berkeley	During Demolition/Construction	Land Use Planning

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3.	**Unanticipated Discovery of Paleontological Resources.** In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified archeologist (per Secretary of Professional Qualification Standards National Park Service 1983). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The archeologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the archeologist shall prepare an excavation plan for mitigating the effect of the Project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.	City of Berkeley	During Demolition/Construction	Land Use Planning
4.	**Unanticipated Discovery of Tribal Cultural Resources.** In the event that Tribal Cultural Resources are identified during construction, all work within 50 feet of the discovery shall be redirected. The Project applicant and Project construction contractor shall notify the Land Use Planning Division within 24 hours. The City will contact any tribes who have requested consultation under AB 52 (if applicable), as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a Tribal Cultural Resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.	City of Berkeley	During Demolition/Construction	Land Use Planning
5.	**Unanticipated Discovery of Archeological Resources.** Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique paleontological resources accidentally discovered during construction” should be instituted. Therefore:	City of Berkeley	During Demolition/Construction	Land Use Planning

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	A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within a minimum of 50 feet of the resources shall be halted and the Project applicant and/or lead agency shall consult with a Registered Professional Archeologist or paleontologist, and the culturally-affiliated California Native American Tribe ("Tribe") to assess the significance of the find. **B.** If any find is determined to be significant, representatives of the Project proponent and/or the lead agency and the Tribe shall meet to determine the appropriate avoidance measures or other appropriate measures to mitigate impacts to the Tribal Cultural Resource., **C.** In considering any suggested measure proposed by the Registered Professional Archeologist, the Tribe and the lead agency shall confer and such consultation will be considered concluded when either of the following occurs: (1) the parties agree to mitigation measures to mitigate or avoid a significant effect, if a significant effect exists, on a Tribal Cultural Resource or (2) A party, acting in good faith after reasonable effort, concludes that mutual agreement cannot be reached. **D.** If avoidance is unnecessary or infeasible, other appropriate measures such as removal and reburial of the Tribal Cultural Resource in an alternate location with tribal cultural monitor such as removal and reburial of the Tribal Cultural Resource in an alternate location with tribal cultural monitors may be instituted. Work may proceed on other parts of the Project site while mitigation measures for cultural resources is carried out. **E.** If significant materials are recovered, the Registered Professional Archeologist shall prepare a report on the findings for submittal to the Northwest Information Center.			

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6.	**Tribal Cultural Resources.** For projects that are determined through tribal consultation to potentially affect tribal cultural resources, in order to mitigate potential adverse impacts to Native American cultural objects and human remains discovered during construction, tribal cultural monitors will be retained to monitor work done in areas of Tribal concern, as determined through tribal consultation. If Native American cultural objects and/or human remains are discovered during construction, work shall be halted within 100 feet of the discovery until the objects have been inspected and evaluated by tribal cultural monitors and a qualified archaeologist meeting the Professional Qualifications Standards of the Secretary of the Interior (36 CFR Part 61). The archaeologist shall, in accordance with the appropriate Guidelines, identify and evaluate the significance of the discovery and develop recommendations for treatment in consultation with the affected Tribe to ensure any impacts to the cultural resource are less than significant. The preferred mitigation is avoidance. If avoidance is not feasible, Project impacts shall be mitigated in consultation with the affected Tribe consistent with the CEQA Guidelines for Determining the Significance of and Impacts to Cultural Resource, Archaeological Historic and Tribal Cultural Resources. Such mitigation may include, but is not limited to, additional archaeological testing, archaeological monitoring and/or an archaeological data recovery program. A Native American monitor shall be retained to monitor the ground disturbance when it is suspected that a TCR might be encountered.	City of Berkeley Housing Element EIR Mitigation Measure GEO-1	Prior to Ground Disturbance During Demolition and Construction	Land Use Planning
7.	**Discovery of Human Remains.** In the event that human skeletal remains are uncovered at the Project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines	City of Berkeley	During Demolition/Construction	Land Use Planning

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	Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section, with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. A. The descendants' preferences for treatment may include the following: i. The nondestructive removal and analysis of human remains and items associated with Native American human remains. ii. Preservation of Native American human remains and associated items in place. iii. Relinquishment of Native American human remains and associated items to the descendants for treatment. iv. Other culturally appropriate treatment. B. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the Project area providing a basis for additional treatment measures. C. For the purposes of this section, "conferral" or "discuss and confer" means the meaningful and timely discussion and careful consideration of the views of each party, in a manner that is cognizant of all parties' cultural values, and where feasible, seeking agreement. Each party shall recognize the other's needs and concerns for confidentiality of information provided to the other.			

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	i. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. ii. Any items associated with human remains that are placed or buried with Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains. D. Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Public Resources Code Section 5097.94. if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, that landowner shall do one or more of the following: i. Record the site with the commission or the appropriate Information Center. ii. Utilize an open-space or conservation zoning designation or easement. ii. Record a document with the county in which the property is located. F. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to subdivision (e).			

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	G. Per State law, any action taken to implement an agreement developed pursuant to this Condition of Approval shall be exempt from the CEQA.			
8.	**Posting of Wage Theft Ordinance (BMC Section 13.104.050).** Each day work is performed on the Project, each permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of Chapter 13.104 of the BMC; (B) explains that workers can report violations of Labor Code sections 226 and 2810.5 to the Labor Commissioner of the State of California; and (C) provides current contact information, including office address, telephone number, and email address of the Labor Commissioner of the State of California.	City of Berkeley BMC Section 13.104.050	During Demolition/Construction	Building & Safety/ Land Use Planning
9.	**Wage Theft Prevention.** For new buildings greater than 30,000 sq. ft. and without a Labor Agreement, the requirements of Sections 13.104.030 through 13.104.050 shall be included as Conditions of Approval of any Use Permit or Zoning Certificate for any project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under Chapter 1.28 and/or the revocation or modification of any permit issued for the Project under BMC Chapter 23.404.	City of Berkeley BMC Section 13.104.060	On-Going	Building & Safety/ Land Use Planning

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V. During Demolition/Construction: C. Public Works		Regulation Source	Timing/ Implementation	Enforcement/Monitoring
1.	**Debris.** All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.	City of Berkeley	During Construction	Public Works
2.	**Excavation.** The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.	City of Berkeley	During Construction	Public Works
3.	**Sandbags.** The Project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The Project sponsor shall comply with all City ordinances regarding construction and grading.	City of Berkeley	During Construction	Public Works
4.	**Fire Hydrant.** The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.	City of Berkeley	During Construction	Public Works
5.	**Underground Utilities.** If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.	City of Berkeley	During Construction	Public Works

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V. During Demolition/Construction: C. Public Works		Regulation Source	Timing/ Implementation	Enforcement/Monitoring
6.	**Public Works - Implement Bay Area Air District Recommended Measures during Construction**. For all proposed projects, the Bay Area Air District recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust: **A.** All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. **B.** All haul trucks transporting soil, sand, or other loose material off-site shall be covered. **C.** All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. **D.** All vehicle speeds on unpaved roads shall be limited to 15 mph. **E.** All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.	City of Berkeley/ Bay Area Air District	During Construction	Public Works

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	F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. **G.** All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator. **H.** Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air District's phone number shall also be visible to ensure compliance with applicable regulations.			

V. During Demolition/Construction: D. Toxics		Regulation Source	Timing/ Implementation	Enforcement/Monitoring
1.	**Hazardous Materials Business Plan.** A Hazardous Materials Business Plan shall be submitted to the Toxics Management Division through the California Environmental Reporting System: http://cers.calepa.ca.gov/ for chemicals used or stored on site during construction that exceed reporting thresholds. The Plan shall be in compliance with BMC Section 15.12.040 and California Health & Safety Code, Chapter 6.95 Div. 20.	City of Berkeley/State of California BMC Section 15.12.040	During Construction	Toxic Management Division
2.	**Hazardous Waste Compliance Plan.** Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to the TMD within 30 days of the completion of the demolition.	City of Berkeley	During Construction	Toxic Management Division

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VI. Prior to Final Inspection		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring
1.	**Address Assignment.** The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Permit. The new address(es) shall be assigned in accordance with BMC 16.28.030, and entered into the City's database after the building permit is issued but prior to final inspection.	City of Berkeley BMC 16.28.030	Prior to Final Inspection	Building & Safety/Land Use Planning
2.	**Pay Transparency Attestations following Project Completion** Within 10 days of the approved final inspection of any project subject to this Chapter, each permittee shall provide to the City for each Contractor and Qualifying Subcontractor a Pay Transparency Attestation on a form approved by the City. On each Pay Transparency Attestation, a Responsible Representative of the Contractor or Qualifying Subcontractor shall attest under penalty of perjury that the Contractor or Qualifying Subcontractor complied with Chapter 13.104 of the Berkeley Municipal Code and Labor Code sections 226(a) and 2810.5 for each employee who performed work on the Project. The City will maintain Pay Transparency Attestation forms for period of at least three years after their date of receipt by the City. (BMC Section 13.104.040).	City of Berkeley BMC 13.104	Within 10 Days of Approved Final Inspection	Building & Safety

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3.	**Construction and Demolition Diversion Receipt Reporting.** Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using Green Halo and submit online for City review and approval prior to final inspection. Alternatively, complete the Construction Waste Management Plan and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.	City of Berkeley	Prior to Final Inspection	Building & Safety/Zero Waste
4.	**Streets and Open Space Improvement Plan (SOSIP) Impact Fee:** As required by BMC Section 23.204.130, the Project shall pay an impact fee to implement the Streets and Open Space Improvement Plan (SOSIP) per the fee schedule adopted by the Council by resolution. The City shall deposit this payment into the Downtown Streets and Open Space Improvement Fund, or its equivalent, to pay for the design and construction of the SOSIP Major Projects. The fee shall apply to the Project's "Gross Floor Area" as defined in BMC Section 23.106.030, less any existing Gross Floor Area removed as part of the Project. At the City's discretion, the City Manager or her designee may reduce the required SOSIP Impact Fee, on a $1 to $1 ratio, as a credit for constructing all or a portion of a Major SOSIP Improvement Project beyond the frontage improvements already required by this Permit. The first half of this fee shall be paid prior to issuance of a building permit, and the second half shall be paid prior to issuance of a certificate of occupancy.	City of Berkeley BMC 23.204.130	Prior to Final Inspection	Public Works

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	VII. Prior to Certificate of Occupancy	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring
1.	**Planning Inspection**. Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required). All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.	City of Berkeley	Prior to Certificate of Occupancy	Land Use Planning
2.	**Post Construction Review.** Upon completion of the Project, the structures (or, in case of large buildings, of the portions of the structures) previously inspected will be resurveyed, and any new cracks or other changes shall be compared to pre-construction conditions and a determination shall be made as to whether the proposed Project caused the damage. The findings shall be submitted to the Building and Safety Division and the Zoning Officer for review. If it is determined that Project construction has resulted in damage to the structure, the damage shall be repaired to the pre-existing condition by the Project sponsor, provided that the property owner approves of the repair.	City of Berkeley	Prior to Certificate of Occupancy	Land Use Planning/Building & Safety Division
3.	**Dwellings Approved as Rental Units / Condo Map.** Dwellings that are approved as rental units, but in which a condo map is approved prior to issuance of an occupancy permit, shall be subject to the affordability requirements within BMC 23.328 in effect on March 31, 2023.	City of Berkeley BMC Section 23.328	Prior to Certificate of Occupancy	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Site Address: 2276 Shattuck Avenue
Application Number: ZP2024-0067

4.	**Transportation Demand Management.** Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Land Use Division staff to confirm that the physical improvements required in BMC Sections 23.334.030(C) and 23.322.090 (bike parking) have been installed. A Parking and Transportation Demand Management compliance report documenting that the programmatic measures required in BMC Sections 23.334.030(C) and 23.322.090 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the Project is compliant with the applicable requirements in these sections. **A.** Consistent with BMC Section 23.334.030(A), all parking spaces provided for residents be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the Project planner prior to issuance of Certificate of Occupancy or final inspection. **B.** Consistent with BMC Section 23.334.030(B), at least one of the following transit benefits shall be offered, at no cost to the resident, for a period of ten years after the issuance of a Certificate of Occupancy. A notice describing these transportation benefits shall be posted in a location or locations visible to all residents. **iv.** One monthly pass for unlimited local bus transit service for every bedroom in each dwelling unit. **v.** Subject to the review and approval of the Zoning Officer in consultation with the Transportation Division Manager, a functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted unlimited adult monthly pass for unlimited local bus transit service monthly local bus pass.	City of Berkeley BMC Sections 23.334.030 23.322.090	Prior to Certificate of Occupancy	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Site Address: 2276 Shattuck Avenue
Application Number: ZP2024-0067

	C. Consistent with BMC Section 23.334.030(C), publicly-available, real-time transportation information in a common area, such as a lobby or elevator bay, on televisions, computer monitors or other displays readily visible to residents and/or visitors, shall be provided. Transportation information shall include, but is not limited to, transit arrivals and departures for nearby transit routes. **D.** Property owners may be required to pay administrative fees associated with compliance with this Condition of Approval.			
5.	**Transportation Demand Management.** Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Land Use Division staff to confirm that the physical improvements required in BMC Section 23.322.060 have been installed. A Parking and Transportation Demand Management compliance report documenting that the programmatic measures required in BMC Section 23.322.060 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the Project is compliant with the applicable requirements in this section: **B.** For any new building with residential units or structures converted to a residential use, required parking spaces shall be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of Certificate of Occupancy or final inspection.	City of Berkeley BMC Section 23.322.060	Prior to Certificate of Occupancy	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Site Address: 2276 Shattuck Avenue
Application Number: ZP2024-0067

	C. For new structures or additions over 20,000 square feet, the property owner shall provide transportation benefits at no cost to every employee, residential unit, and/or group living accommodation resident, one pass for unlimited local bus transit service; or (subject to the review and approval of the Zoning Officer in consultation with the Transportation Division) a functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted adult monthly local bus pass. A notice describing these transportation benefits shall be posted in a location or locations visible to all employee and residents.			

VIII. Fees		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring
1.	**Affordable Housing Mitigation Fee.** Consistent with BMC 22.20.065 and fee resolution No. 68,074-N.S., the applicant shall provide a schedule, consistent with a schedule approved by the City Manager or her designee, outlining the timeframe for payment of the Affordable Housing Mitigation Fee (AHMF), or provide an alternative to the fee payment as permitted by the BMC. Payment of the AHMF may be reduced if paid prior to the building permit per resolution No. 68,074-N.S., and shall be paid no later than prior to the issuance of a certificate of occupancy for the Project. Proof of payment shall be submitted to the project planner prior to final inspection.	City of Berkeley BMC Section 22.20 BMC Section 23.328	Prior to Final Inspection	Health, Housing & Community Services
2.	**Streets and Open Space Improvement Plan (SOSIP): Impact Fee.** As required by BMC Section 23.204.130.F, the Project shall pay an impact fee to implement the Streets and Open Space	City of Berkeley BMC Section	Prior to Certificate of Occupancy	Public Works

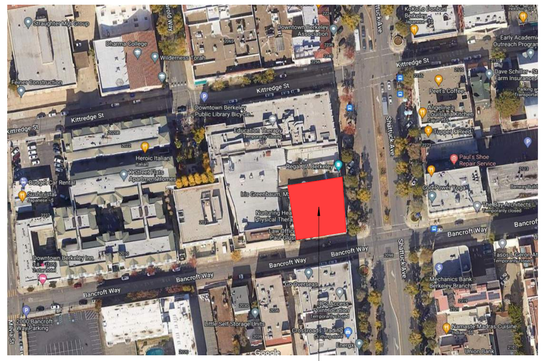
LAND USE PLANNING

CONDITIONS OF APPROVAL

Site Address: 2276 Shattuck Avenue
Application Number: ZP2024-0067

	Improvement Plan per the fee schedule adopted by the Council by resolution. The City shall deposit this payment into the Downtown Streets and Open Space Improvement Fund, or its equivalent, to pay for the design and construction of the SOSIP Major Projects. The fee shall apply to the Project's "Gross Floor Area" as defined in BMC Section 23.502, less any existing Gross Floor Area removed as part of the Project.	23.204.130.F		

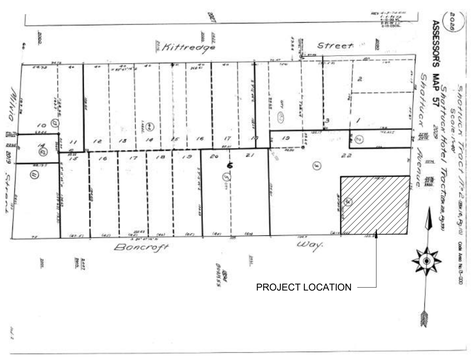
2276 SHATTUCK AVENUE
ENTITLEMENT APPLICATION 11/22/24, LPC REVISIONS 10/15/25



5 LOCATION MAP



4 VICINITY MAP



3 ASSESSOR'S PARCEL MAP

ZONING CODE INFORMATION

SITE INFORMATION			
ADDRESS	**2276 SHATTUCK AVENUE BERKELEY, CA**		
APN	**057 2028-04**		
ZONING DISTRICT	**C-DMU CORRIDOR**		
SEISMIC SAFETY			
ALQUIST PRIOLO	NO	LIQUEFACTION ZONE	NO
LANDSLIDE ZONE	NO	UNREINFORCED MASONRY	NO
HISTORIC INFO			
LANDMARK / STRUCTURE OF MERIT	YES		
ENVIRONMENTAL SAFETY			
CREEK BUFFER	NONE	FIRE ZONE	**1**
REDEVELOPMENT AREA	NO	FLOOD ZONE	NO

BUILDING DATA PER PLANNING CODE

	EXISTING	PERMITTED / REQUIRED	NEW: BASE PROJECT CALCULATION	NEW: PROPOSED PROJECT CALCULATION	NOTES / CODE REFERENCE
BUILDING / LOT INFO					
LOT AREA	10,948 SF	-	NO CHANGE	NO CHANGE	
BUILDING FOOTPRINT	10,230 SF	-	10,948 SF	10,308 SF	
LOT COVERAGE	93%	-	100%	94%	
AREAS					
COMMERCIAL FLOOR AREA	32,350 SF		7,403 SF	4,855 SF	
RESIDENTIAL FLOOR AREA	0 SF	-	67,891 SF	132,153 SF	
GROSS FLOOR AREA	32,350 SF	-	75,294 SF	137,008 SF	
COMMERCIAL USABLE OPEN SPACE	0 SF	7,403 SF / 50 SF = 149 SF	0 SF	0 SF	1 SQ.FT / 50 SF BMC TABLE 23.204-39
		4,855 SF / 50 SF = 98 SF	-	0	***FEE IN-LIEU OF POPOS***
RESIDENTIAL USABLE OPEN SPACE	0 SF	67 UNITS X 80 SF = 5,360 SF	8,296 SF	-	80 SF/UNIT
		134 UNITS X 80 SF = 10,720 SF	-	4,197 SF	BMC TABLE 23.204-40
					DENSITY BONUS WAIVER REQUESTED
LANDSCAPED OPEN SPACE	0 SF	40% OF 10,720 = 4,288 SF	-	11% OF 10,720 = 1,164 SF	***DENSITY BONUS WAIVER REQUESTED***
IMPERVIOUS SURFACE AREA	10,909 SF	-		9,673 SF	
HEIGHT					
# STORIES	3	-	8	18	
MAX BLDG HEIGHT	+/- 46'-0"	75'-0"	75'-0"	205'-0"	BMC:23.204-36: C-DMU
					DENSITY BONUS WAIVER REQUESTED
SETBACKS					
FRONT YARD SETBACK	0'-0"	0 - 20'-0" BLDG HT= NO MIN.	0'-0"	0'	BMC: TABLE 23.204-38
		21' - 75' BLDG HT= NO MIN.	0'-0"	0' TO 9'-9"	
		76' - 120'0 + BLDG HT= 15'-0" MIN.	-		
EAST SETBACK	0'-0"	0 - 20'-0" BLDG HT= NO MIN.	0'-0"	0'-0"	
		21' - 75' BLDG HT= 0' - 5'-0"	0'-0"	0' TO 2'-0"	
		76'-120' + BLDG HT = 5' - 15'	-	2' TO 12'-9"	
INTERIOR WEST SETBACK	5'-6"	0 - 20'-0" BLDG HT= NO MIN.	0' TO 5'	0' TO 10'-5"	
		21' - 75' BLDG HT= 0'- 5'-0"	5'-0"	6' TO 10'-5"	
		76'-120' + BLDG HT = 5' - 15'	-	6' TO 10'-5"	
REAR YARD SETBACK	0'-0"	0 - 20'-0" BLDG HT= NO MIN	0' TO 5'	0'-0"	
		21' - 75' BLDG HT= 5'-0"	5'-0"	3' TO 9'-7"	
		76'-120'+ BLDG HT = 15'-0"	-	3' TO 9'-7"	
UNITS					
RESIDENTIAL DENSITY (UNIT COUNT)					
STUDIO	0	-	6	15	
1-BEDROOM	0	-	7	16	
2-BEDROOM	0	-	19	31	
3-BEDROOM	0	-	35	72	
TOTAL	0	-	67	134	
BELOW MARKET RATE UNITS	0		-	11	15% OF BASE PROJECT UNITS ARE AFFORDABLE FOR VLI = ELIGIBLE 50% DENSITY BONUS (SEE SHEET G0-02)
MODERATE INCOME UNITS	0		-	11	15% OF BASE PROJECT UNITS ARE AFFORDABLE FOR MI = ELIGIBLE 50% DENSITY BONUS (SEE SHEET G0-02)
PARKING					
RESIDENTIAL CAR PARKING	0	0	0	0	BMC 23.322-2
COMMERCIAL CAR PARKING	0	4,855 SF / 1000 SF X 1.5 = 8	-	0	***AB2097 PARKING EXEMPTION***
ADA PARKING	0		0	0	
BIKE PARKING (COMMERCIAL)	0	7,403 / 2000 = 4 4,855 SF / 2,000 SF = 3	4	4	
BIKE PARKING (SHORT TERM RESIDENTIAL)	0	156 / 40 = 4 309 / 40 = 8	4	8	2, OR 1 PER 40 BEDROOMS,WHICHEVER IS GREATER
BIKE PARKING (LONG TERM RESIDENTIAL)	0	156 / 3 = 52 309/ 3 = 103	52	105	1/3 BEDROOMS, BMC TABLE 23.322-90

UNIT MIX:

15% VLI + 15% MI FOR 100% DENSITY BONUS =
15% OF 67 (BASE UNITS) = 10.05 = 11

	MR	BMR	MI	TOTAL
STUDIO:	**13**	**1**	**1**	**15**
1-BEDROOM:	**12**	**2**	**2**	**16**
2-BEDROOM:	**25**	**3**	**3**	**31**
3-BEDROOM:	**62**	**5**	**5**	**72**
	112	**11**	**11**	**134**



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2 PROJECT TEAM

THE PROPOSED PROJECT AT 2276 SHATTUCK AVE WILL RETAIN THE ORIGINAL PRIMARY SOUTH AND EAST FACADES OF THE BUILDING AND CONSTRUCT AN 18-STORY MIXED-USE BUILDING WITH APPROX. 137,008 SF. THE PROPOSED BUILDING WILL INCLUDE COMMERICAL (RETAIL) AT THE GROUND FLOOR, AND (134) DWELLING UNITS ACROSS THE 2ND-17TH FLOORS. THIS DENSITY BONUS PROJECT WILL HAVE 11 VLI UNITS AND 11 MI UNITS. THERE WILL BE AMENITY USABLE OPEN SPACES FOR THE RESIDENTS ON THE 18TH FLOOR. THERE IS NO PARKING EXISTING OR PROPOSED.

1 PROJECT DESCRIPTION

10/16/2025 1:06:45 PM Autodesk Docs://23075 - 2276 Shattuck Ave/23075 - 2276 Shattuck.rvt
For Assessment Use Only

GENERAL NOTES

PERFORMANCE OF THE WORK

1. ALL PARTIES PERFORMING WORK OF THE PROJECT SHALL COMPLY WITH ALL APPLICABLE NATIONAL, FEDERAL, STATE, REGIONAL, LOCAL, AND MUNICIPAL CODES, STANDARDS, AND ORDINANCES.
2. PERFORMANCE OF THE WORK SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE REQUIREMENTS, POLICIES AND PROCEDURES OF THE OWNER.
3. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS.
4. INVESTIGATE EXISTING CONDITIONS; VERIFY AND BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE PROJECT. NOTIFY THE ARCHITECT IN WRITING OF ANY CONDITIONS CONTRARY TO THE CONTRACT DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
5. ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE A CONDITION OF THE FULFILLMENT OF THE CONTRACT.
6. MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD, A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES, WITH A HOLD HARMLESS CLAUSE, PROTECTING THE OWNER AND THE ARCHITECT.

BIDDING AND CONTRACT DOCUMENTS

1. INCLUDED AS PART OF THE BIDDING AND CONTRACT DOCUMENTS ARE THE DRAWINGS AND THE PROJECT MANUAL, THAT INCLUDES WHETHER BOUND IN THE PROJECT MANUAL OR FOUND ON THE DRAWINGS, BUT IS NOT LIMITED TO, AIA DOCUMENT A201-MOST RECENT EDITION-GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (WHETHER OR NOT BOUND IN THE BIDDING AND CONTRACT DOCUMENTS), DIVISION 1 GENERAL REQUIREMENTS, AND TECHNICAL SPECIFICATIONS FOR REQUIREMENTS OF THE WORK.
2. THE DRAWINGS AND PROJECT MANUAL SHALL BE ISSUED TOGETHER AND COMPLETELY AS A DOCUMENT SET FOR BIDDING AND CONSTRUCTION.
3. THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY, EACH TO THE OTHER, AND WHAT IS CALLED FOR BY ONE SHALL BE AS BINDING AS IF CALLED FOR BY BOTH. FOR MATERIALS IDENTIFIED ON THE DRAWINGS, SEE THE SPECIFICATIONS FOR GENERAL, PRODUCT AND EXECUTION INFORMATION.
4. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO INCLUDE EVERYTHING REQUISITE AND NECESSARY TO COMPLETE THE WORK EVEN IF EVERYTHING REQUIRED FOR SUCH WORK IS NOT SPECIFICALLY MENTIONED OR INDICATED.
5. NOTES AND REFERENCES RELATIVE TO DIFFERENT CONSTRUCTION MATERIALS, DETAILS, ASSEMBLIES AND SYSTEMS APPEAR ON VARIOUS SHEETS. SUCH NOTES AND REFERENCES ON ANY ONE SHEET ARE APPLICABLE TO RELATED DRAWINGS THROUGHOUT THE SET.
6. SHOULD A DISCREPANCY BETWEEN NOTES, DRAWINGS AND/OR TECHNICAL SPECIFICATIONS BE DISCOVERED, SUBMIT WRITTEN REQUEST TO THE ARCHITECT FOR RESOLUTION OF THE DISCREPANCY.
7. KEYNOTES TAGGED TO THE DRAWINGS WITH NUMBERED OR LETTERED SYMBOLS ARE TYPICAL FOR ALL SIMILAR CONDITIONS WHETHER TAGGED OR NOT.
8. DETAILS SHOWN ARE INDICATIVE OF PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK.
9. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILS SHOWN.
10. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. PRINTED DRAWINGS MAY BE REPRODUCED AT A SCALE DIFFERENT THAN INTENDED BY THE ORIGINAL DRAWING. SUBMIT WRITTEN REQUEST TO THE ARCHITECT FOR RESOLUTION OF ANY DIMENSIONAL DISCREPANCIES.
11. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
12. VERIFY ALL DIMENSIONS, INCLUDING BUT NOT LIMITED TO EXISTING CONDITIONS, LAYOUT OF THE WORK, AND WORK ALREADY INSTALLED BEFORE PROCEEDING WITH NEW WORK.

COORDINATION AND SUBSTITUTION

1. COORDINATE WORK OF ALL TRADES WITH ONE ANOTHER IN ORDER TO AVOID INTERFERENCES, TO PRESERVE MAXIMUM HEAD ROOM AND TO AVOID OMISSIONS.
2. ALL ADDITIONAL COSTS, INCLUDING ALTERATION COSTS OF WORK ALREADY INSTALLED, RESULTING FROM SUBMITTALS AND SHOP DRAWINGS NOT SUBMITTED IN A TIMELY MANNER, AND NOT ALLOWING RELATED WORK TO BE INSTALLED FOR THE PROPER INSTALLATION OF THE SUBJECT WORK, SHALL BE THE SUBMITTING CONTRACTOR'S RESPONSIBILITY.
3. PROPOSED CHANGES TO ANY CONSTRUCTION MATERIALS, DETAILS, ASSEMBLIES AND SYSTEMS, ETC. SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT IN ACCORDANCE WITH THE PROJECT MANUAL.
4. ACCEPTED SUBSTITUTIONS REQUIRE THAT THE CONTRACTOR RESPONSIBLE FOR THE PROPOSED CHANGE TO FULLY COORDINATE WITH ALL TRADES AFFECTED BY THE SUBSTITUTION WITH RESPECT TO, BUT NOT LIMITED TO, DIMENSIONS, CLEARANCES, CONNECTIONS, ETC., REQUIRED FOR A FULLY FUNCTIONAL INSTALLATION. SUBSTITUTING CONTRACTOR IS RESPONSIBLE FOR ALL ADDITIONAL RELATED COSTS ASSOCIATED WITH THE SUBSTITUTION INCLUDING RELATED COSTS OF OTHER TRADES OR ALTERATION COSTS TO ADAPT ANOTHER'S INSTALLED WORK.

CONSTRUCTION PREMISES

1. PROVIDE TEMPORARY FENCING AND PROTECTIONS AS REQUIRED BY THE NATIONAL, FEDERAL, STATE, REGIONAL, LOCAL, AND MUNICIPAL AUTHORITIES HAVING JURISDICTION.
2. PROTECT ALL EXISTING SITE ELEMENTS TO REMAIN FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. REPAIR OR REPLACE TO THE SATISFACTION OF THE OWNER, ALL ELEMENTS DAMAGED DURING THE PROJECT.
3. KEEP PREMISES IN A BROOM SWEPT FINISH CONDITION DURING ALL PHASES OF THE CONSTRUCTION. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP AND DISPOSING OF THEIR DEBRIS AND WASTE MATERIALS ON A REGULAR BASIS AND LEAVE THE PROJECT IN A BROOM SWEPT FINISH CONDITION UPON COMPLETION OF THEIR PORTION OF THE WORK.
4. CLEAN AND WASH ALL WINDOW GLASS, MIRRORS, FLOORS AND WALL TILES UPON COMPLETION OF THE PROJECT.

MISCELLANEOUS

1. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT MOLECULAR BREAKDOWN.
2. REFER TO DRAWINGS OF ALL DISCIPLINES FOR EQUIPMENT REQUIRING CONCRETE EQUIPMENT PADS. PROVIDE SUCH PADS, COORDINATING THEIR SIZES AND LOCATIONS. REVIEW LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
3. COMPLETELY CONNECT ALL EQUIPMENT AND PROVIDE ALL NECESSARY APPENDAGES. COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL.

LIST OF ABBREVIATIONS

A/C	AIR CONDITIONER	LPT	LOW POINT
AD	AREA DRAIN	LV	LOW VOLTAGE
AFF	ABOVE FINISHED FLOOR	MASY	MASONRY
ALT	ALTERNATE	MAX	MAXIMUM
ALUM	ALUMINUM	MC	MEDICINE CABINET
ASF	ABOVE STRUCTURAL FLOOR	MECH	MECHANICAL
B/ or BO	BOTTOM OF	MFR	MANUFACTURER(S)
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BSMT	BASEMENT	MO	MASONRY OPENING
CAB	CABINET	MTL	METAL
CFM	CUBIC FEET PER MINUTE	MW	MICROWAVE
CL	CENTER LINE	NIC	NOT IN CONTRACT
CLG	CEILING	NO	NUMBER
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
COD	CO DETECTOR	NTS	NOT TO SCALE
CONC	CONCRETE	OC	ON CENTER
CPT	CARPET	ORNI	ORNAMENTAL IRON
CT	CERAMIC TILE	OSD	OPEN SITE DRAIN
D	DEEP	PAN	PANTRY
DEMG	DEMISING	PL	PLATE
DIA	DIAMETER	PLAM	PLASTIC LAMINATE
DL	DEAD LOAD	PT	PAINT
DN	DOWN	QT	QUARRY TILE
DS	DOWNSPOUT	R	RADIUS
DW	DISHWASHER	REF	REFRIGERATOR
EL	ELEVATION	REQD	REQUIRED
ELEC	ELECTRIC(AL)	REV	REVISION
ELEV	ELEVATOR	RNG	RANGE
EQ	EQUAL	RO	ROUGH OPENING
EXIST	EXISTING	S&R	SHELF AND ROD
FD	FLOOR DRAIN	SC	SOLID CORE
FDTN	FOUNDATION	SD	SMOKE DETECTOR
FP	FIRE PLACE	SF	SQUARE FEET
FPHB	FROST PROOF HOSE BIBB	SH	SHELF
FRT	FIRE RETARDANT TREATED	SST	STAINLESS STEEL
FURN	FURNACE	STD	STANDARD
G DISP	GARBAGE DISPOSAL	STL	STEEL
GA	GAGE or GAUGE	T&G	TONGUE AND GROOVE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	T/ or TO	TOP OF
		THK	THICK(NESS)
GYP BD	GYPSUM BOARD	TYP	TYPICAL
HC	HOLLOW CORE	UNO	UNLESS NOTED OTHERWISE
HM	HOLLOW METAL	VCT	VINYL COMPOSITION TILE
HORIZ	HORIZONTAL	VERT	VERTICAL
HPT	HIGH POINT	VIF	VERIFY IN FIELD
HT	HEIGHT	W	WIDE
INCL	INCLUDE(D) (ING)	W/D	WASHER / DRYER
INSUL	INSULATION	WC	WATER CLOSET
JT	JOINT	WD	WOOD
KS	KITCHEN SINK	WH	WATER HEATER
L CL	LINEN CLOSET	WIC	WALK IN CLOSET
LAM	LAMINATE	WP	WATER PROOF
LAV	LAVATORY	WWF	WELDED WIRE FABRIC
LL	LIVE LOAD		

MATERIAL LEGEND

- EARTHWORK
- GRAVEL
- CONCRETE
- BRICK
- CLAY TILE
- TERRA COTTA
- CONCRETE MASONRY
- GLAZED BLOCK
- STONE
- STEEL
- WOOD
- BOARD INSULATION
- SPRAY INSULATION
- BATT INSULATION
- GYPSUM BOARD
- ACOUSTIC SOUND MAT

SYMBOL LEGEND

- X / AX- — DETAIL, SHEET NUMBER
- DETAIL CALLOUT
- X / X AX- X / X — ELEVATION TAG
- X / AX- — SECTION, SHEET NUMBER
- X — WINDOW TAG - SEE WINDOW SCHEDULE
- X / XX — DOOR TAG - SEE DOOR SCHEDULE, DOOR NUMBER, ROOM NUMBER
- XX — KEYNOTE TAG
- XXX — ROOM NUMBER
- X — PARTITION TAG - SEE PARTITION SCHEDULE
- X — REVISION TAG

SHEET LIST

Sheet Group	SHEET #	SHEET NAME	SB330 ZONING SUBMITTAL	ENTITLEMENT SUBMITTAL
02 GENERAL				
02 GENERAL	A002	RENDERINGS		X
02 GENERAL	G0-00	PROJECT INFORMATION	X	X
02 GENERAL	G0-01	SHEET LIST, GENERAL NOTES, ABBREVIATIONS, AND LEGENDS		X
02 GENERAL	G0-02	DENSITY BONUS CALCULATIONS - BASE PROJECT	X	X
02 GENERAL	G0-03	DENSITY BONUS CALCULATIONS - PROPOSED PROJECT	X	X
02 GENERAL	G0-04	AFFORDABLE HOUSING COMPLIANCE PLAN		X
02 GENERAL	G0-05	LOT COVERAGE, USABLE OPEN SPACE, & TRASH CALCULATIONS		X
02 GENERAL	G0-06	EXISTING SITE PHOTOS		X
02 GENERAL	G0-07	EXISTING BUILDING FACADE PHOTOS		X
02 GENERAL	G0-08	EXISTING BUILDING FACADE PRESERVATION CALCULATION		X
02 GENERAL	G0-09	EXISTING BUILDING FACADE PRESERVATION		X
02 GENERAL	G0-10	EXISTING BUILDING FACADE LIGHTING		X
02 GENERAL	G0-11	EXISTING BUILDING FACADE BIRD SAFE REQUIREMENTS		X
02 GENERAL	G0-12	STREET STRIP ELEVATION - BANCROFT WAY		X
02 GENERAL	G0-13	STREET STRIP ELEVATION - SHATTUCK AVE		X
02 GENERAL	G0-14	SHADOW STUDIES - DEC 21		X
02 GENERAL	G0-15	SHADOW STUDIES - JUNE 21		X
02 GENERAL	G0-16	SHADOW STUDIES - OCTOBER 1		X
02 GENERAL	G0-17	SUSTAINABILITY / LEED CHECKLIST		X
02 GENERAL	G0-18	PERSPECTIVE CONTEXT RENDERINGS		X
02 GENERAL	G0-19	NIGHT-TIME & RESIDENTIAL ENTRY RENDERING		X
04 CIVIL				
04 CIVIL	C0.0	COVER SHEET		X
04 CIVIL	C1.0	TOPOGRAPHIC SURVEY AND DEMO PLAN		X
04 CIVIL	C2.0	SITE PLAN		X
04 CIVIL	C3.0	UTILITY PLAN		X
04 CIVIL	C4.0	GRADING PLAN		X
04 CIVIL	C4.1	SECTIONS		X
04 CIVIL	C5.0	STORMWATER CONTROL PLAN		X
04 CIVIL	C7.0	DETAILS		X
04 CIVIL	C7.1	DRAINAGE DETAILS		X
04 CIVIL	C7.2	CITY OF BERKELEY STANDARD DETAILS		X
04 CIVIL	C7.3	CITY OF BERKELEY POLLUTION PREVENTION PLAN		X
04 CIVIL	C7.4	EROSION CONTROL DETAILS		X
05 LANDSCAPE				
05 LANDSCAPE	L1-00	CAL GREEN CHECKLIST		X
05 LANDSCAPE	L1-01	MATERIAL PLANS LEVEL 1		X
05 LANDSCAPE	L1-02	MATERIALS PLANS LEVEL 18		X
05 LANDSCAPE	L2-00	IRRIGATION CALCULATIONS		X
05 LANDSCAPE	L2-01	IRRIGATION WATER USE PLANS LEVEL 1		X
05 LANDSCAPE	L2-02	IRRIGATION WATER USE PLANS LEVEL 18		X
05 LANDSCAPE	L3-00	PLANTING SCHEDULE		X
05 LANDSCAPE	L3-01	PLANTING PLAN LEVEL 1		X
05 LANDSCAPE	L3-02	PLANTING PLANS LEVEL 1		X
05 LANDSCAPE	L3-03	PLANTING PLANS LEVEL 18		X
05 LANDSCAPE	L3-04	PLANTING DETAILS		X
08 ARCHITECTURAL DEMOLITION				
08 ARCHITECTURAL DEMOLITION	AD1-11	EXISTING BASEMENT DEMOLITION PLAN		X
08 ARCHITECTURAL DEMOLITION	AD1-12	EXISTING FIRST FLOOR DEMOLITION PLAN		X
08 ARCHITECTURAL DEMOLITION	AD1-13	EXISTING SECOND FLOOR DEMOLITION PLAN		X
08 ARCHITECTURAL DEMOLITION	AD1-14	EXISTING THIRD FLOOR DEMOLITION PLAN		X
08 ARCHITECTURAL DEMOLITION	AD1-15	EXISTING ROOF DEMOLITION PLAN		X
09 ARCHITECTURE				
09 ARCHITECTURE	A0-01	EXISTING SITE PLAN	X	X
09 ARCHITECTURE	A0-02	PROPOSED SITE PLAN	X	X
09 ARCHITECTURE	A1-11	FLOOR PLAN - BASEMENT	X	X
09 ARCHITECTURE	A1-12	FLOOR PLAN - LEVEL 01	X	X
09 ARCHITECTURE	A1-13	FLOOR PLAN - LEVEL 02		X
09 ARCHITECTURE	A1-14	FLOOR PLAN - LEVEL 03	X	X
09 ARCHITECTURE	A1-15	FLOOR PLAN - LEVEL 04	X	X
09 ARCHITECTURE	A1-16	FLOOR PLAN - LEVEL 05-10	X	X
09 ARCHITECTURE	A1-17	FLOOR PLAN - LEVEL 11-17	X	X
09 ARCHITECTURE	A1-18	FLOOR PLAN - LEVEL 18		X
09 ARCHITECTURE	A1-19	ROOF PLAN		X
09 ARCHITECTURE	A2-00	BUILDING AXONS	X	X
09 ARCHITECTURE	A2-01	EXTERIOR ELEVATIONS	X	X
09 ARCHITECTURE	A2-02	EXTERIOR ELEVATIONS	X	X
09 ARCHITECTURE	A2-03	EXTERIOR ELEVATION MATERIALS		X
09 ARCHITECTURE	A2-04	EXTERIOR ELEVATIONS - LIGHTING		X
09 ARCHITECTURE	A2-05	EXTERIOR ELEVATIONS - LIGHTING		X
09 ARCHITECTURE	A2-06	EXTERIOR ELEVATIONS - BIRD SAFE GLAZING		X
09 ARCHITECTURE	A2-07	EXTERIOR ELEVATIONS - BIRD SAFE GLAZING		X
09 ARCHITECTURE	A3-01	OVERALL BUILDING SECTIONS		X

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CLIENT:
PASAND COURTYARD, LLC
2855 TELEGRAPH AVE.
SUITE 310. BERKELEY, CA
94705

ENTITLEMENT SUBMITTAL	11/22/24

#	DESCRIPTION	DATE

SHEET LIST, GENERAL NOTES, ABBREVIATIONS, AND LEGENDS

G0-01

Base Project	Base # Units	Base # Units	Avg. Unit Size	% VLI units	# VLI Units	#VLI Units	% MI units	#MI Units	#MI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded up)	Base SF / Base Units (rounded up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units		MI = Moderate Income	% MI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
67,891	67.00	67.00	1014	15%	10.05	11.00	15%	10.05	11.00	100.0%	67.00	67.00	134

Base Project Residential Square Footage	Floor	Residential Sq. Footage Proposed	Studio	1B	2B	3B
0	basement**	0	0	0	0	0
7,670	first**	4,439	0	0	0	0
8,603	second**	8,264	0	1	2	4
8,603	third**	8,195	1	1	1	5
8,603	fourth	7,731	1	0	2	5
8,603	fifth	7,731	1	0	2	5
8,603	sixth	7,731	1	0	2	5
8,603	seventh	7,731	1	0	2	5
8,603	eighth	7,731	1	0	2	5
	ninth	7,731	1	0	2	5
	tenth	7,731	1	0	2	5
	eleventh	7,731	1	2	2	4
	twelfth	7,731	1	2	2	4
	thirteenth	7,731	1	2	2	4
	fourteenth	7,731	1	2	2	4
	fifteenth	7,731	1	2	2	4
	sixteenth	7,731	1	2	2	4
	seventeenth	7,731	1	2	2	4
	eighteenth	3,021	0	0	0	0
67,891	TOTAL	132,153				
		Units	15	16	31	72	134
		Bedrooms	15	16	62	216	309
	Commercial SF	4,855					
	TOTAL GFA	137,008	Target Square Footage				135,782

%VLI	%DB
5%	20.0%
6%	22.5%
7%	25.0%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.7%
14%	46.3%
15%	50.0%
%MI	%DB
5%	20.0%
6%	22.5%
7%	25.0%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.7%
14%	46.3%
15%	50.0%

Total Square Footage: 132,153

Proposed Units: 134

Average Unit Size (SF): 1,014

**Existing structure

LEGEND:

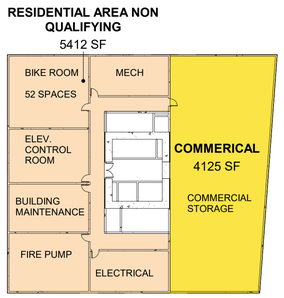
- COMMERCIAL AREA
- RESIDENTIAL AREA
- NON-QUALIFYING RESIDENTIAL AREA
- RESIDENTIAL USABLE OPEN SPACE

BASE PROJECT UNIT MATRIX:

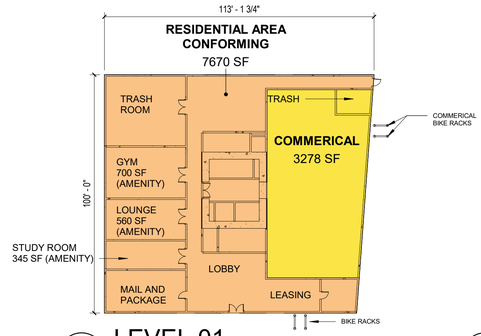
(6) STUDIO UNITS
(7) 1-BEDROOM UNITS
(19) 2-BEDROOM UNITS
(35) 3-BEDROOM UNITS

TOTAL UNITS: 67 UNITS

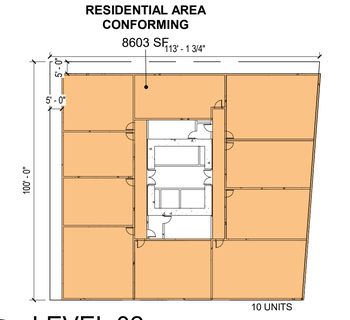
TOTAL NUMBER OF BEDROOMS: 156 BEDROOMS



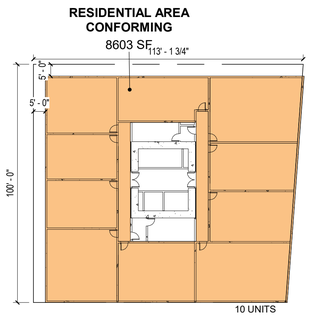
E3 BASEMENT
1" = 30'-0" (1" = 60'-0" ON 12X18)



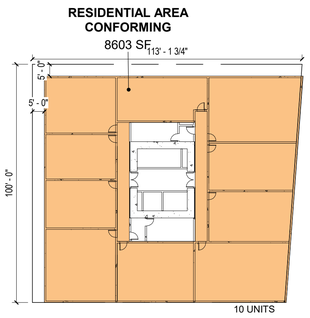
E5 LEVEL 01
1" = 30'-0" (1" = 60'-0" ON 12X18)



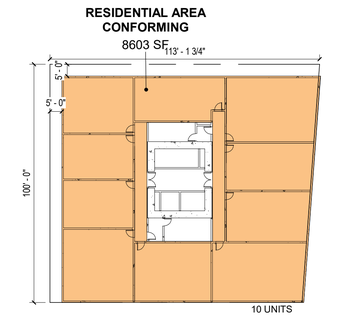
E6 LEVEL 02
1" = 30'-0" (1" = 60'-0" ON 12X18)



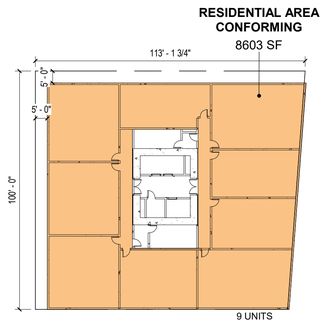
C3 LEVEL 03
1" = 30'-0" (1" = 60'-0" ON 12X18)



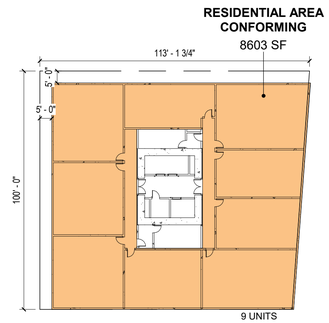
C5 LEVEL 04
1" = 30'-0" (1" = 60'-0" ON 12X18)



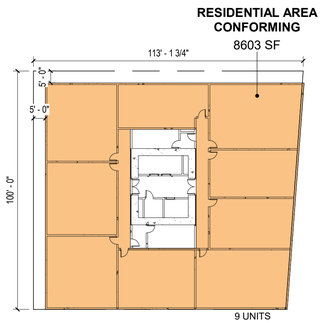
C6 LEVEL 05
1" = 30'-0" (1" = 60'-0" ON 12X18)



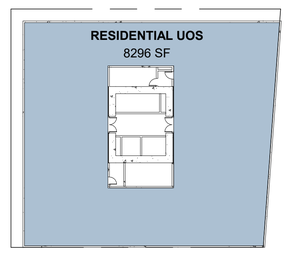
A1 LEVEL 06
1" = 30'-0" (1" = 60'-0" ON 12X18)



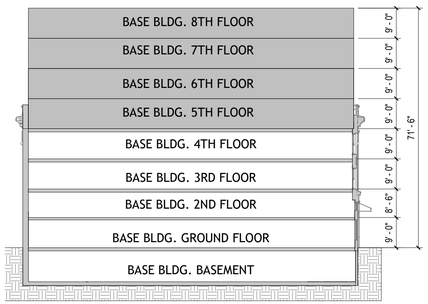
A2 LEVEL 07
1" = 30'-0" (1" = 60'-0" ON 12X18)



A3 LEVEL 08
1" = 30'-0" (1" = 60'-0" ON 12X18)



A5 ROOFTOP
1" = 30'-0" (1" = 60'-0" ON 12X18)



A6 BASE PROJECT SECTION
3/64" = 1'-0"

0 15' 30' 60'

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2855 TELEGRAPH AVE. SUITE 310. BERKELEY, CA 94705

ENTITLEMENT SUBMITTAL	11/22/24
SB 330 APPLICATION SUBMITTAL	12/14/23

#	DESCRIPTION	DATE

DENSITY BONUS CALCULATIONS - BASE PROJECT

G0-02

Base Project	Base # Units	Base # Units	Avg. Unit Size	% VLI units	# VLI Units	#VLI Units	% MI units	#MI Units	#MI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded up)	Base SF / Base Units (rounded up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units		MI = Moderate Income	% MI x Base # Units			%Bonus x Base # Units (rounded up)	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
67,891	67.00	67.00	1014	15%	10.05	11.00	15%	10.05	11.00	100.0%	67.00	67.00	134

Base Project Residential Square Footage	Floor	Residential Sq. Footage Proposed	Studio	1B	2B	3B	%VLI	%DB
							5%	20.0%
0	basement**	0	0	0	0	0	6%	22.5%
7,670	first**	4,439	0	0	0	0	7%	25.0%
8,603	second**	8,264	0	1	2	4	8%	27.5%
8,603	third**	8,195	1	1	1	5	9%	30.0%
8,603	fourth	7,731	1	0	2	5	10%	32.5%
8,603	fifth	7,731	1	0	2	5	11%	35.0%
8,603	sixth	7,731	1	0	2	5	12%	38.7%
8,603	seventh	7,731	1	0	2	5	14%	46.3%
8,603	eighth	7,731	1	0	2	5	15%	50.0%
	ninth	7,731	1	0	2	5	%MI	%DB
	tenth	7,731	1	0	2	5	5%	20.0%
	eleventh	7,731	1	2	2	4	6%	22.5%
	twelfth	7,731	1	2	2	4	7%	25.0%
	thirteenth	7,731	1	2	2	4	8%	27.5%
	fourteenth	7,731	1	2	2	4	9%	30.0%
	fifteenth	7,731	1	2	2	4	10%	32.5%
	sixteenth	7,731	1	2	2	4	11%	35.0%
	seventeenth	7,731	1	2	2	4	12%	38.7%
	eighteenth	3,021	0	0	0	0	14%	46.3%
67,891	TOTAL	132,153					15%	50.0%
		Units	15	16	31	72	Total	134
		Bedrooms	15	16	62	216		309
	Commercial SF	4,855						
	TOTAL GFA	137,008	Target Square Footage					135,782

Total Square Footage: 132,153

Proposed Units: 134

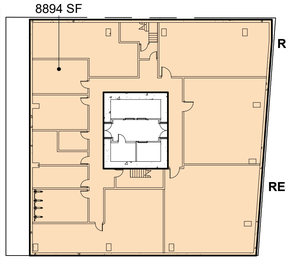
Average Unit Size (SF): 1,014

**Existing structure

LEGEND:

- COMMERCIAL AREA
- RESIDENTIAL AREA
- NON-QUALIFYING RESIDENTIAL AREA
- RESIDENTIAL USABLE OPEN SPACE

RESIDENTIAL AREA NON QUALIFYING
8894 SF



E3 BASEMENT
1" = 30'-0" (1" = 60'-0" ON 12X18)

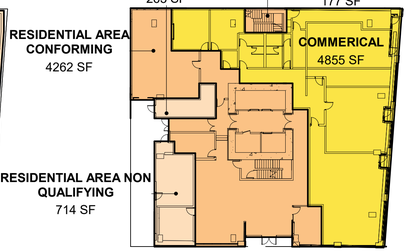
RESIDENTIAL AREA NON QUALIFYING
263 SF

RESIDENTIAL AREA CONFORMING
177 SF

RESIDENTIAL AREA CONFORMING
4262 SF

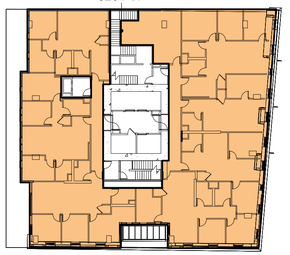
COMMERICAL
4855 SF

RESIDENTIAL AREA NON QUALIFYING
714 SF



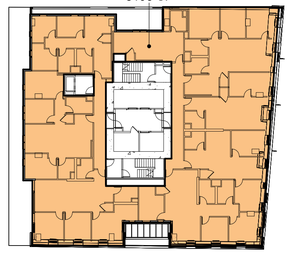
E4 LEVEL 01
1" = 30'-0" (1" = 60'-0" ON 12X18)

RESIDENTIAL AREA CONFORMING
8264 SF



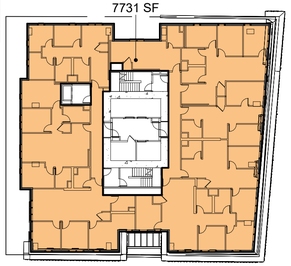
E5 LEVEL 02
1" = 30'-0" (1" = 60'-0" ON 12X18)

RESIDENTIAL AREA CONFORMING
8195 SF



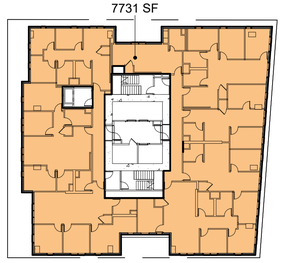
E6 LEVEL 03
1" = 30'-0" (1" = 60'-0" ON 12X18)

RESIDENTIAL AREA CONFORMING
7731 SF



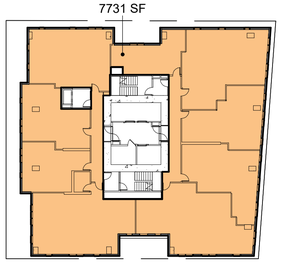
D3 LEVEL 04
1" = 30'-0"(1" = 60'-0" ON 12X18)

RESIDENTIAL AREA CONFORMING
7731 SF



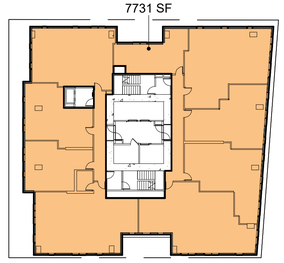
D4 LEVEL 05
1" = 30'-0" (1" = 60'-0" ON 12X18)

RESIDENTIAL AREA CONFORMING
7731 SF



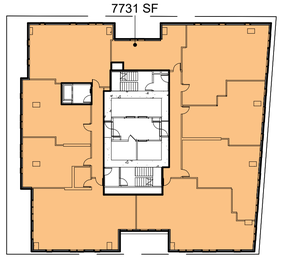
D5 LEVEL 06
1" = 30'-0" (1" = 60'-0" ON 12X18)

RESIDENTIAL AREA CONFORMING
7731 SF



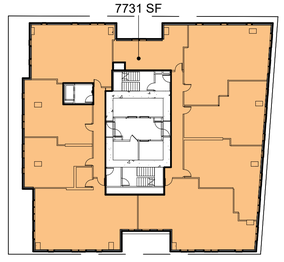
D6 LEVEL 07
1" = 30'-0" (1" = 60'-0" ON 12X18)

RESIDENTIAL AREA CONFORMING
7731 SF



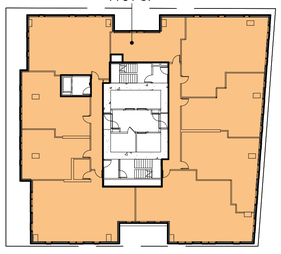
B1 LEVEL 08
1" = 30'-0" (1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
7731 SF



B2 LEVEL 09
1" = 30'-0"(1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
7731 SF



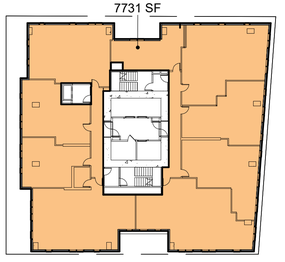
B3 LEVEL 10
1" = 30'-0" (1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
7731 SF



B4 LEVEL 11
1" = 30'-0" (1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
7731 SF



B5 LEVEL 12
1" = 30'-0"(1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
7731 SF



B6 LEVEL 13
1" = 30'-0" (1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
7731 SF



A1 LEVEL 14
1" = 30'-0" (1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
7731 SF



A2 LEVEL 15
1" = 30'-0" (1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
7731 SF



A3 LEVEL 16
1" = 30'-0" (1" = 60'-0" ON 12X18)

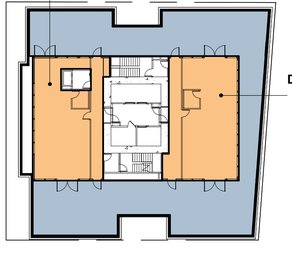
DENSITY BONUS RESIDENTIAL
7731 SF



A4 LEVEL 17
1" = 30'-0" (1" = 60'-0" ON 12X18)

DENSITY BONUS RESIDENTIAL
1454 SF

DENSITY BONUS RESIDENTIAL
1567 SF



A5 LEVEL 18
1" = 30'-0" (1" = 60'-0" ON 12X18)

0 15' 30' 60'

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Berkeley, California
94704

CLIENT:
PASAND COURTYARD, LLC
2855 TELEGRAPH AVE. SUITE 310. BERKELEY, CA 94705

#	DESCRIPTION	DATE
	ENTITLEMENT SUBMITTAL	11/22/24
	SB 330 APPLICATION SUBMITTAL	12/14/23

DENSITY BONUS CALCULATIONS - PROPOSED PROJECT

G0-03

Base Project Floor	Residential Unit Floor Area (SF)	# of Residential Units
basement	0	0
first	0	0
second	7,486	10
third	7,486	10
fourth	7,486	10
fifth	7,486	10
sixth	7,508	9
seventh	7,508	9
eighth	7,508	9
rooftop	0	0
TOTAL	**52,468**	**67**

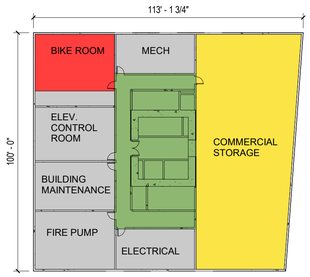
LEGEND:

- COMMERCIAL AREA
- RESIDENTIAL UNIT FLOOR AREA
- UTILITY
- COMMERCIAL USABLE OPEN SPACE
- RESIDENTIAL USABLE OPEN SPACE
- CIRCULATION
- AMENITY

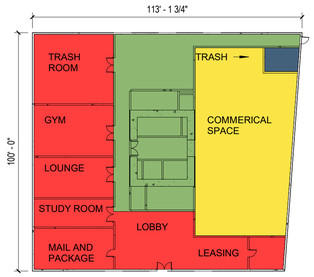
BMC 23.328.030 AFFORDABLE HOUSING REQUIREMENTS

OPTION III. PROVIDING A COMBINATION OF BMR UNITS AND IN-LIEU FEE
((REQUIRED BMRS - NUMBER OF BMRS PROVIDED)/TOTAL NUMBER OF BMRS REQUIRED) = X%
X% X (TOTAL RUFA SQ. FT.) = Y SQ. FT.
Y SQ. FT. X $56.25 = $Z (TOTAL IN-LIEU FEE REQUIRED)

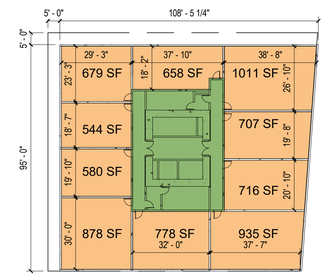
((14-11)/14)) = 21.4%
21.4% X 52,486 SF X $56.25 = $631,583.55



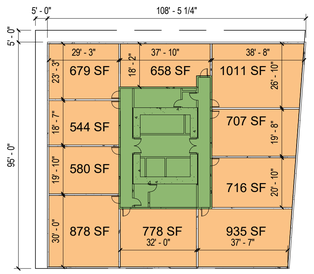
E3 BASEMENT
1" = 30'-0" (1" = 60'-0" ON 12X18)



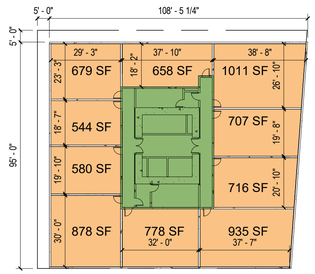
E5 LEVEL 01
1" = 30'-0" (1" = 60'-0" ON 12X18)



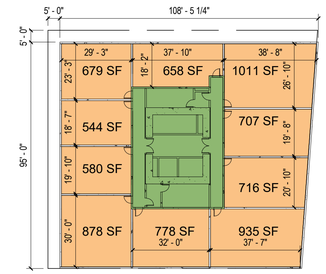
E6 LEVEL 02
1" = 30'-0" (1" = 60'-0" ON 12X18)



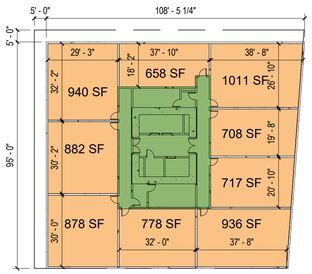
C3 LEVEL 03
1" = 30'-0" (1" = 60'-0" ON 12X18)



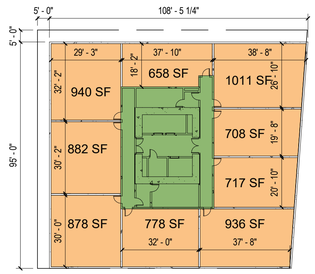
C5 LEVEL 04
1" = 30'-0"(1" = 60'-0" ON 12X18)



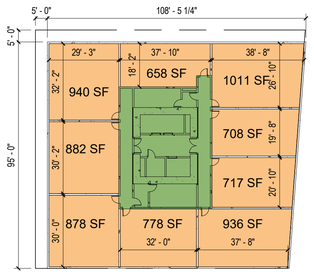
C6 LEVEL 05
1" = 30'-0" (1" = 60'-0" ON 12X18)



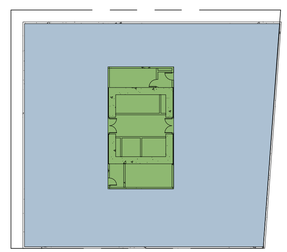
A1 LEVEL 06
1" = 30'-0" (1" = 60'-0" ON 12X18)



A2 LEVEL 07
1" = 30'-0" (1" = 60'-0" ON 12X18)



A3 LEVEL 08
1" = 30'-0" (1" = 60'-0" ON 12X18)



A5 ROOFTOP
1" = 30'-0" (1" = 60'-0" ON 12X18)

0 15' 30' 60'

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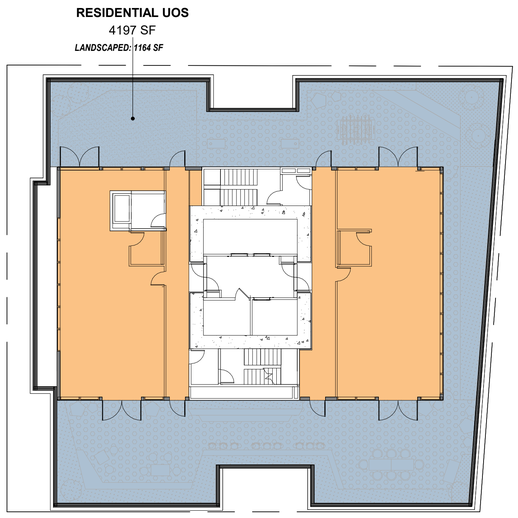
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	ENTITLEMENT SUBMITTAL	11/22/24

AFFORDABLE HOUSING COMPLIANCE PLAN

G0-04

USABLE OPEN SPACE CALCULATIONS



D3 UOS - LEVEL 18

1/16" = 1'-0" (1/32" = 1'-0" ON 12X18)

LEGEND:

- COMMERCIAL AREA
- RESIDENTIAL AREA
- NON-QUALIFYING RESIDENTIAL AREA
- RESIDENTIAL USABLE OPEN SPACE

UOS REQUIREMENTS:

NON-RESIDENTIAL USES:
1 SQ. FT. OF PRIVATELY-OWNED PUBLIC OPEN SPACE PER 50 SQ. FT. OF COMMERCIAL FLOOR AREA.
*EACH SQUARE FOOT OF USABLE OPEN SPACE PROVIDED AS PRIVATELY-OWNED PUBLIC OPEN SPACE IS COUNTED AS TWO SQUARE FEET OF REQUIRED ON-SITE OPEN SPACE.

RESIDENTIAL:
80 SF PER UNIT

UOS CALCS:

NON-RESIDENTIAL USES:
4,750 SF / 50 = 95 SF UOS
PROPOSED COMMERCIAL = **0 SF**
FEE IN-LIEU OF POPOS

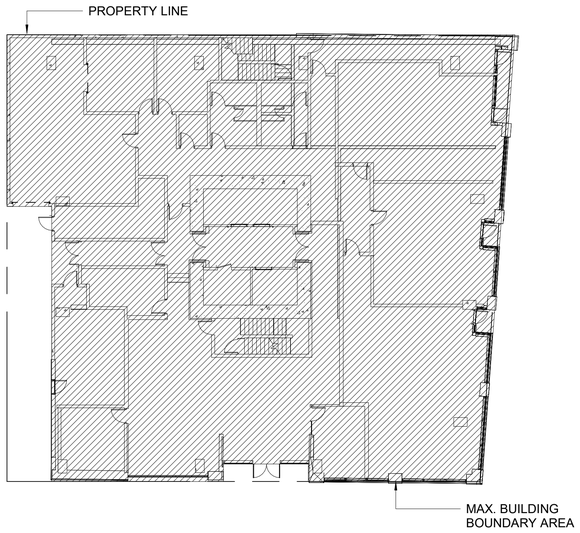
RESIDENTIAL:
134 UNITS x 80 SF = 10,720 SF
PROPOSED COMMON = 4,197 SF
RESIDENTIAL TOTAL = 4,197 SF
DENSITY BONUS WAIVER REQUESTED

LANDSCAPED UOS (RESIDENTIAL):
40% OF COMMON UOS
REQUIRED: 40% OF 10,720 (COMMON) = 4,288 SF
PROPOSED: 11% OF 10,720 (COMMON) = 1,164 SF
DENSITY BONUS WAIVER REQUESTED

LOT COVERAGE CALCULATIONS

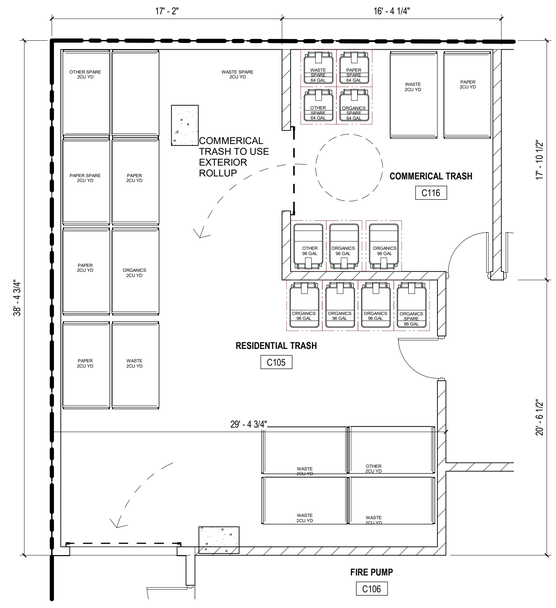
LOT COVERAGE CALCUALTIONS

MAX. BLDG. BOUNDRY AREA	
BUILDING FOOTPRINT	= 10,308 SF
LOT SIZE	= 10,948 SF
LOT COVERAGE = 10,308/10,948	**= 94%**



A1 LEVEL 01 - LOT COVERAGE CALCULATIONS

1/16" = 1'-0" (1/32" = 1'-0" ON 12X18)



Residential Container Calculation

Container Info		Quantities				Space		
			Recycling					
Type	Gal.	Waste	Paper	Other	Organics	QTY.	Factor	Footprint
2 cu yd Bin	404	4	3	1	1	9	45	405 sf
1 cu yd Bin	202					0	38	0 sf
96 gal cart	96				3	3	14	42 sf
64 gal cart	64					0	12	0 sf
Total Capacity Provided		**1616**	**1212**	**404**	**692**			**447 sf**
Collection x2		**3232**	**2424**	**808**	**1384**			
Total Capacity Req'd (Gal)		2550	1912.5	638	1275			

Notes: Requires 2x week collection

Commercial Container...

Container Info		Quantities				Space		
			Recycling					
Type	Gal.	Waste	Paper	Other	Organics	QTY.	Factor	Footprint
2 cu yd Bin	404	1	1			2	45	90 sf
1 cu yd Bin	202					0	38	0 sf
96 gal cart	96			1	2	3	14	42 sf
64 gal cart	64					0	12	0 sf
Total Capacity Provided		**404**	**404**	**96**	**192**			**132 sf**
Collection x2		**808**	**808**	**192**	**384**			
Total Capacity Req'd (Gal)		633	475	158	317			

Notes: Requires 2x week collection

A3 ENLARGED TRASH ROOM PLAN AND CALCS

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0' 8' 16' 32'

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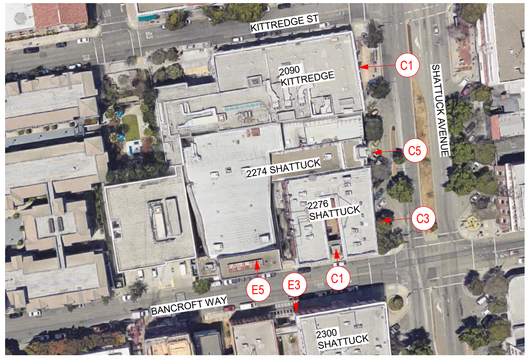
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#	DESCRIPTION	DATE
	ENTITLEMENT SUBMITTAL	11/22/24

LOT COVERAGE, USABLE OPEN SPACE, & TRASH CALCULATIONS

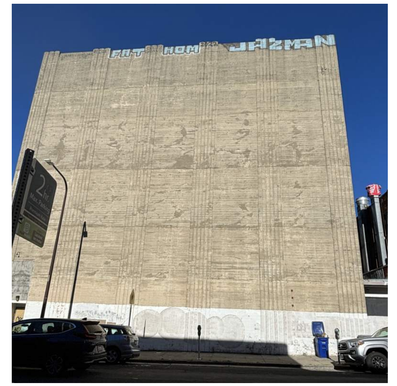
G0-05



E1 2276 SHATTUCK AVE SITE CONTEXT KEY



E3 2300 SHATTUCK LOOKING SOUTH



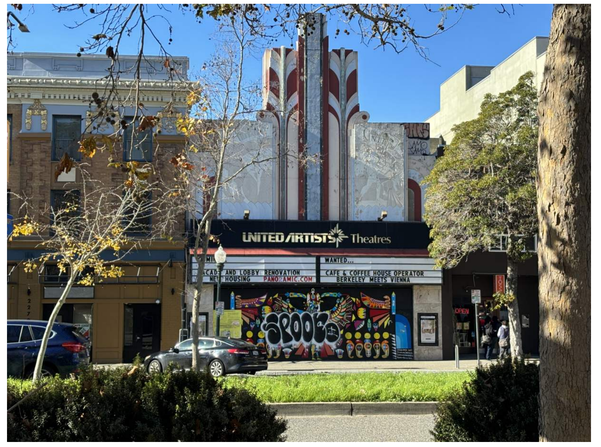
E5 2274 SHATTUCK AVE LOOKING NORTH



C1 2276 SHATTUCK AVE LOOKING NORTH



C3 2276 SHATTUCK AVE LOOKING WEST



C5 2274 SHATTUCK AVE LOOKING WEST



A1 2090 KITTREDGE ST LOOKING WEST

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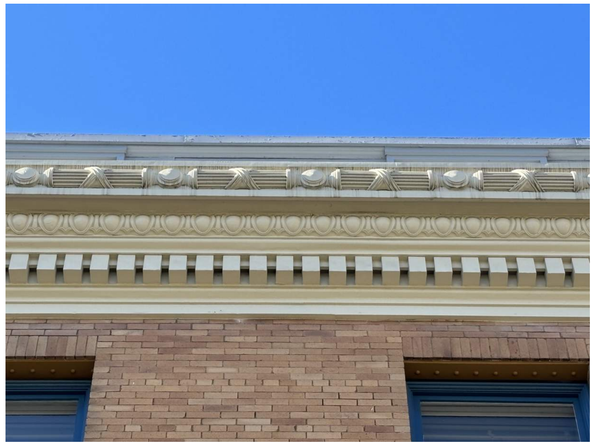
#	DESCRIPTION	DATE

EXISTING SITE PHOTOS

G0-06



C1 UPPER FACADE DETAILING



C3 CORNICE DETAILING



C5 CORNICE ORNAMENTATION



A1 EXISTING WINDOWS AND TRIM



A3 EXISTING AWNINGS

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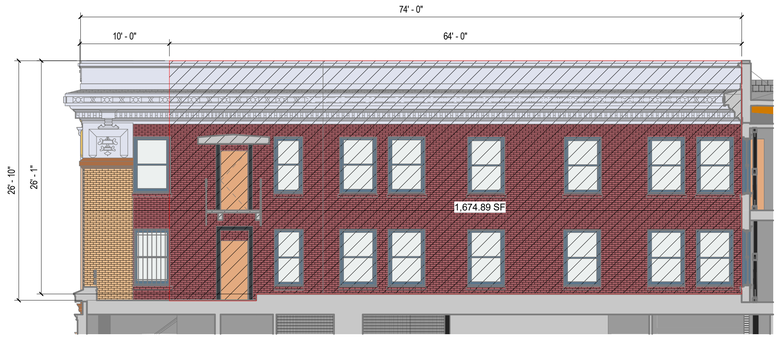
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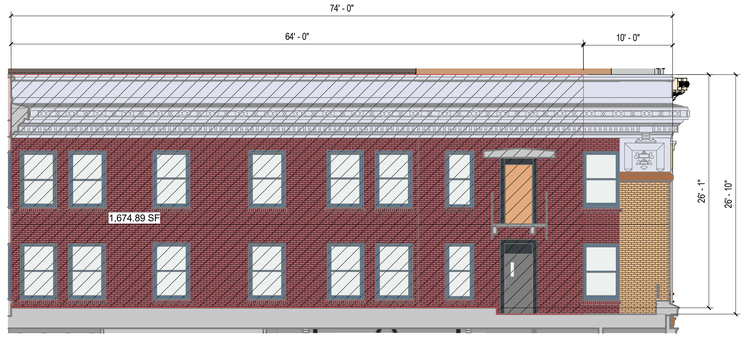
#	DESCRIPTION	DATE

EXISTING BUILDING FACADE PHOTOS

G0-07



EAST LIGHTWELL ELEVATION



WEST LIGHTWELL ELEVATION

E1 EXISTING FACADE LIGHTWELL ELEVATION

1/8" = 1'-0"

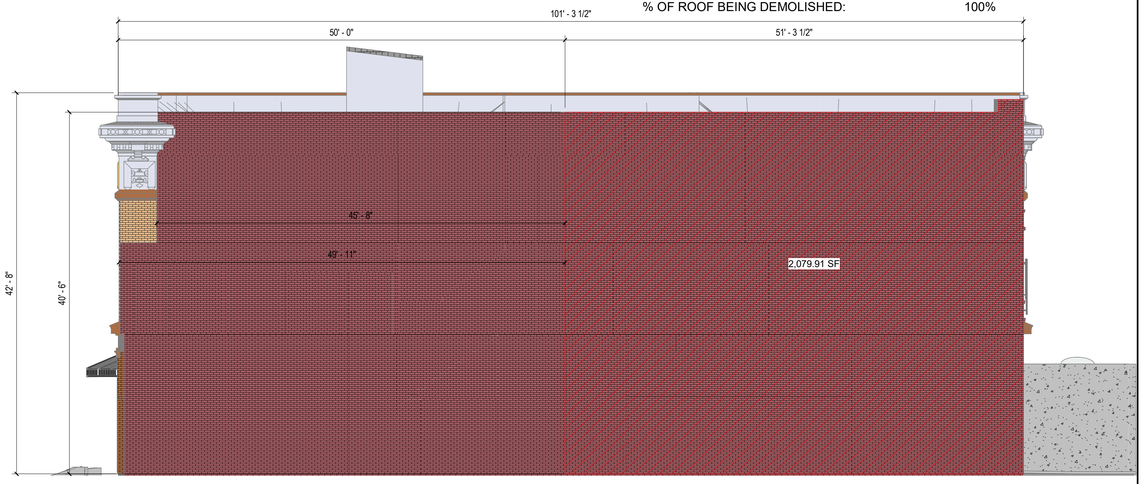
EXISTING WALL AND ROOF AREA (SF) CALCULATION

SOUTH ELEVATION WALL AREA (SF):	4195.95
SOUTH ELEVATION DEMO AREA (SF):	1,215.12
% DEMOLISHED:	36%
EAST ELEVATION WALL AREA (SF):	4,330.58
EAST ELEVATION DEMO AREA (SF):	0
% DEMOLISHED:	0
NORTH ELEVATION WALL AREA (SF):	4,109.99
NORTH ELEVATION DEMO AREA (SF):	2,079.91
% DEMOLISHED:	51%
WEST ELEVATION WALL AREA (SF):	4,075.65
WEST ELEVATION DEMO AREA (SF):	3,107.97
% DEMOLISHED:	76%
EAST LIGHTWELL ELEVATION WALL AREA (SF):	1,941.75
EAST LIGHTWELL ELEVATION DEMO AREA (SF):	1,674.89
% DEMOLISHED:	86%
WEST LIGHTWELL ELEVATION WALL AREA (SF):	1,941.75
WEST LIGHTWELL ELEVATION DEMO AREA (SF):	1,674.89
% DEMOLISHED:	86%
TOTAL WALL AREA (SF):	20,595.67
TOTAL DEMO AREA (SF):	9,752.78
% DEMOLISHED:	47%
EXISTING ROOF:	8,310 SF
ROOF BEING DEMOLISHED:	8,310 SF
% OF ROOF BEING DEMOLISHED:	100%



D3 EXISTING FACADE EAST ELEVATION

1/8" = 1'-0" (1/16" = 1'-0" ON 12X18)



D5 EXISTING FACADE NORTH ELEVATION

1/8" = 1'-0"(1/16" = 1'-0" ON 12X18)



D1 EXISTING FACADE SOUTH ELEVATION

1/8" = 1'-0" (1/16" = 1'-0" ON 12X18)



D6 EXISTING FACADE WEST ELEVATION

1/8" = 1'-0" (1/16" = 1'-0" ON 12X18) (1/16" = 1'-0" ON 12X18)

0' 4' 8' 16'

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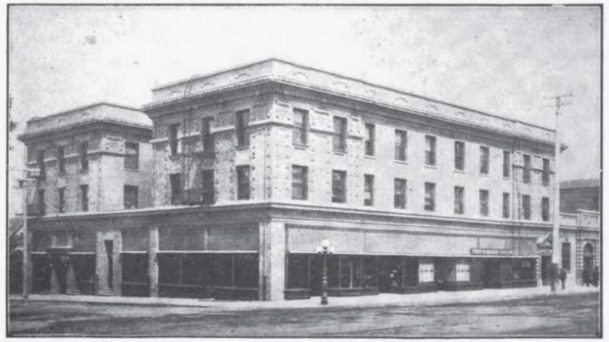
EXISTING BUILDING FACADE PRESERVATION CALCULATION

G0-08

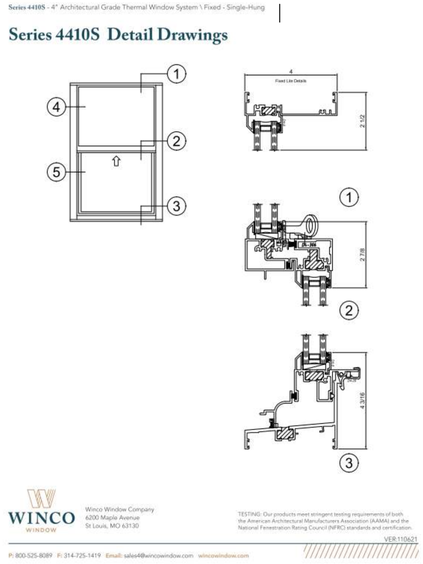
MODIFIED HISTORICAL EXTERIOR



ORIGINAL HISTORICAL EXTERIOR



Morse Apartment House and Post Office, Berkeley *C. W. Dickey, Architect*





*ANY REMOVAL OF "RETAIN AND REHABILITATE" NOTED ELEMENTS DURING DEMOLITION AND CONSTRUCTION SHALL BE DOCUMENTED AND REPLACED IN KIND.

C1 EXISTING FACADE SOUTH ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)



C4 PROPOSED FACADE SOUTH ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)



*ANY REMOVAL OF "RETAIN AND REHABILITATE" NOTED ELEMENTS DURING DEMOLITION AND CONSTRUCTION SHALL BE DOCUMENTED AND REPLACED IN KIND.

A1 EXISTING FACADE EAST ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)



A4 PROPOSED FACADE EAST ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

0 5'-4" 10'-8" 21'-4"

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ENTITLEMENT SUBMITTAL	11/22/24

#	DESCRIPTION	DATE

EXISTING BUILDING FACADE PRESERVATION

G0-09



C3 PROPOSED FACADE SOUTH ELEV. LIGHTING

1/8" = 1'-0" (1/16" = 1'-0" ON 12X18)

EXT-F1
NARROW BEAM WALL WASH
WAC DS-WSOF-U27B-BK

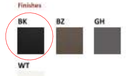
9/22/22, 2:06 PM Ultra Narrow Beam Wall Mount | WAC Lighting Co.



Tube Architectural - Ultra Narrow Beam Wall Mount
High performance facade LED wall mount light

- IP65 rated, ETL & cETL wet location listed
- Solid aluminum construction
- Universal driver (120V-220V-277V)
- **Power:** 11W
  Delivered Lumens: Up to 155
  CRI: 85
  Dimming : (0-10V) 100% - 20%, (ELV) 100%-10%
  Rated Life : 80,000 hours

Finishes



Where to buy?

Distribution	Model	Beam	Color Temp	CRI	Light Direction	Finish	Order Number
Single	**DS-WS05** 5", 11W	U 6°	**27** 2700K	85	B Towards the wall	**BK**- Black	DS-WS05-U27B-BK
	DS-WS06 6", 11W		**30** 3000K	85		**WT**- White	Add to Wish List
			35 3500K	85		**BZ**- Bronze	
			40 4000K	85		**GH**- Graphite	
Double	**DS-WD05** Double, 5", 11x2W	U 6°	**27** 2700K	85	B Towards the wall	**BK**- Black	DS-WD05-U27B-BK
	DS-WD06 Double, 6", 11x2W		**30** 3000K	85		**WT**- White	Add to Wish List
			35 3500K	85		**BZ**- Bronze	
			40 4000K	85		**GH**- Graphite	

launch.waclighting.com/product/3210 1/1



A3 PROPOSED FACADE EAST ELEV. LIGHTING

1/8" = 1'-0"(1/16" = 1'-0" ON 12X18)

0' 4' 8' 16'

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EXISTING BUILDING FACADE LIGHTING

G0-10



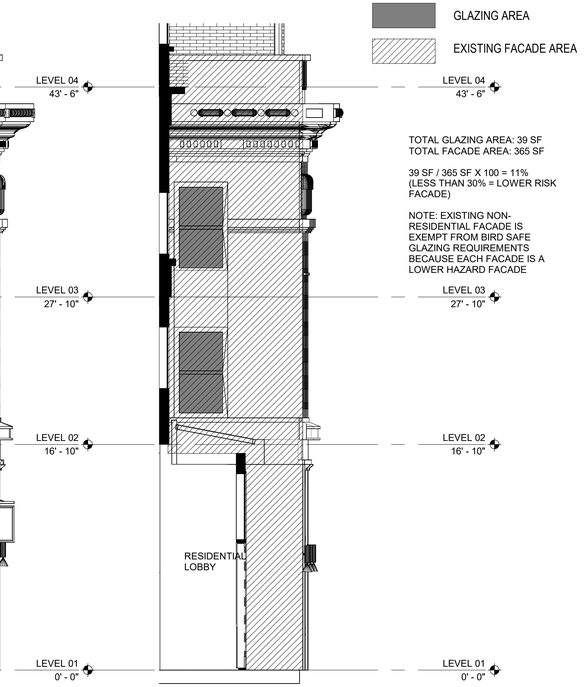
TOTAL GLAZING AREA: 484SF
TOTAL FACADE AREA: 3208 SF

484 SF / 3208 SF X 100 = 15%
(LESS THAN 30% = LOWER RISK FACADE)

NOTE: EXISTING NON-RESIDENTIAL FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE EACH FACADE IS A LOWER HAZARD FACADE

D1 SOUTH FACADE - BIRD SAFE GLAZING

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)



LEGEND:

GLAZING AREA

EXISTING FACADE AREA

TOTAL GLAZING AREA: 39 SF
TOTAL FACADE AREA: 365 SF

39 SF / 365 SF X 100 = 11%
(LESS THAN 30% = LOWER RISK FACADE)

NOTE: EXISTING NON-RESIDENTIAL FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE EACH FACADE IS A LOWER HAZARD FACADE

D6 ENTRY RECESS BIRD SAFE GLAZING

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)



TOTAL GLAZING AREA: 957 SF
TOTAL FACADE AREA: 4620 SF

1043 SF / 4620 SF X 100 = 22%
(LESS THAN 30% = LOWER RISK FACADE)

NOTE: EXISTING NON-RESIDENTIAL FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE EACH FACADE IS A LOWER HAZARD FACADE

DOWNTOWN BERKELEY DESIGN GUIDELINES:

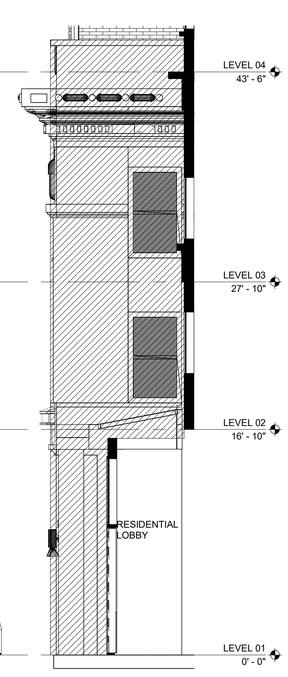
STREET FACING FACADE AREA: 1727 SF
CLEAR GLASS AREA: 480 SF

690 SF / 1727 SF X 100% = 40%

WAIVER REQUESTED

A1 EAST FACADE - BIRD SAFE GLAZING

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)



TOTAL GLAZING AREA: 39 SF
TOTAL FACADE AREA: 365 SF

39 SF / 365 SF X 100 = 11%
(LESS THAN 30% = LOWER RISK FACADE)

NOTE: EXISTING NON-RESIDENTIAL FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE EACH FACADE IS A LOWER HAZARD FACADE

A6 ENTRY RECESS - BIRD SAFE GLAZING

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0 5'-4" 10'-8" 21'-4"

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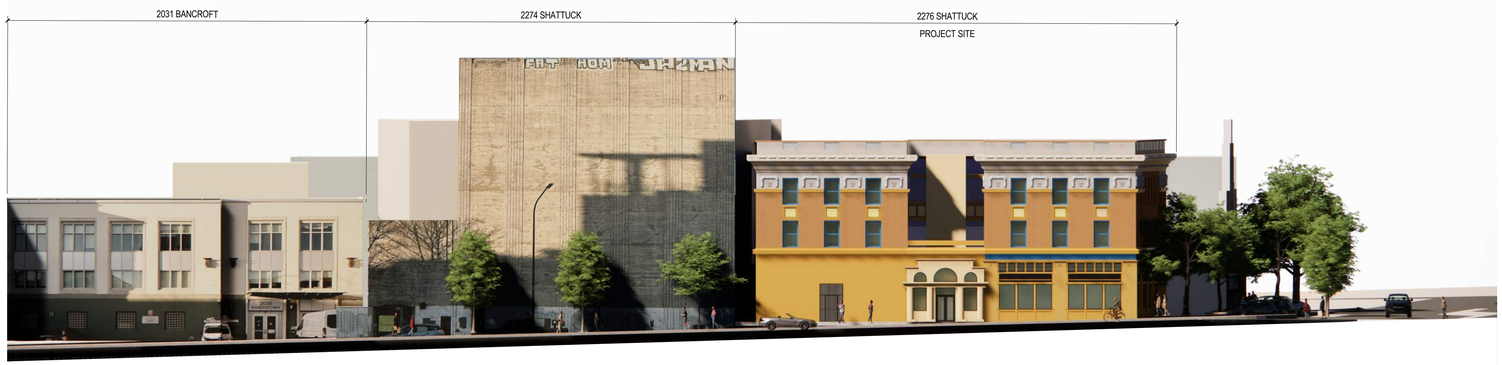
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EXISTING BUILDING FACADE BIRD SAFE REQUIREMENTS

G0-11



C1 PROPOSED BANCROFT WAY STREET STRIP ELEVATION



A1 (E) BANCROFT WAY STREET STRIP ELEVATION

0 1'-4" 2'-8" 5'-4"

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STREET STRIP ELEVATION - BANCROFT WAY

G0-12



C1 PROPOSED SHATTUCK AVE STREET STRIP ELEVATION



A1 (E) SHATTUCK AVE STREET STRIP ELEVATION

0 1'-4" 2'-8" 5'-4"

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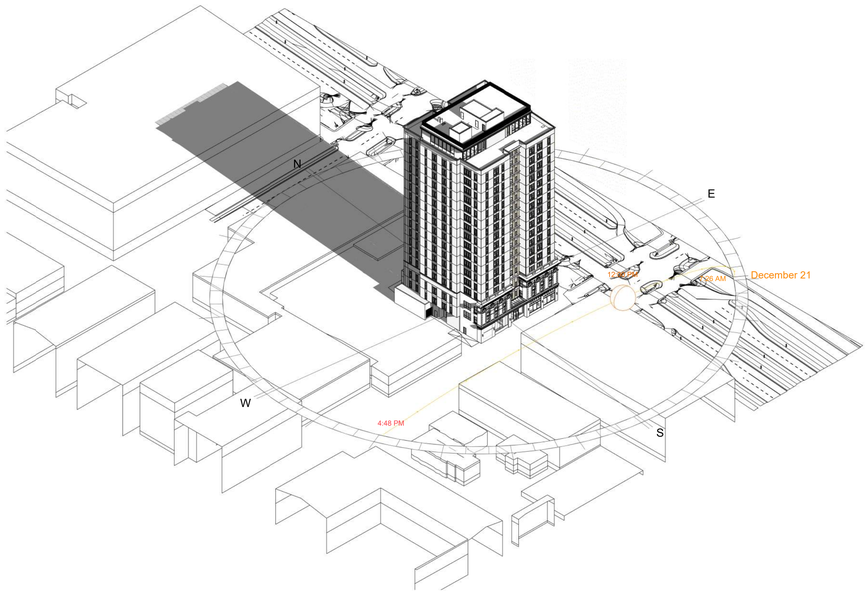
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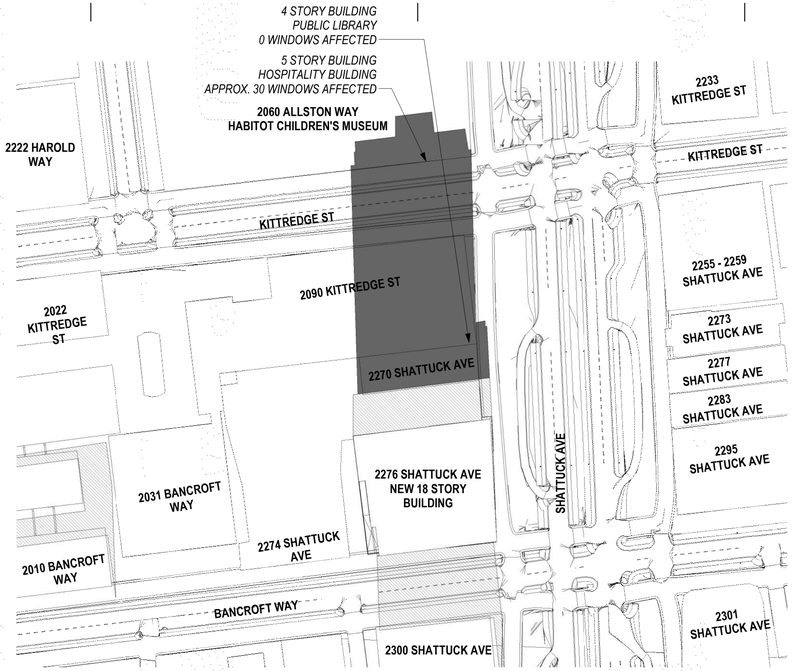
#	DESCRIPTION	DATE

STREET STRIP ELEVATION - SHATTUCK AVE

G0-13



D1 SHADOW STUDY - DEC 21



D4 DEC 21 PROPOSED - NOON

1" = 60'-0" (1" = 120'-0" ON 12X18)

SHADOW LEGEND:

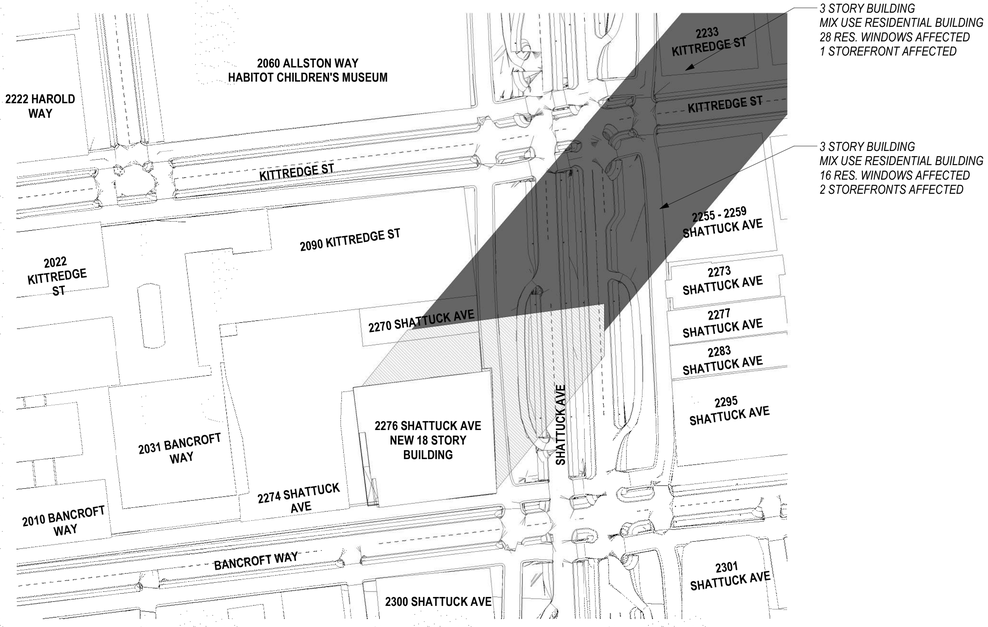
EXISTING SHADOW

NEW SHADOW



A1 DEC 21 PROPOSED - 9 21 AM

1" = 60'-0"(1" = 120'-0" ON 12X18)



A4 DEC 21 PROPOSED - 2 54 PM

1" = 60'-0" (1" = 120'-0" ON 12X18)

0' 4' 8' 16'

N

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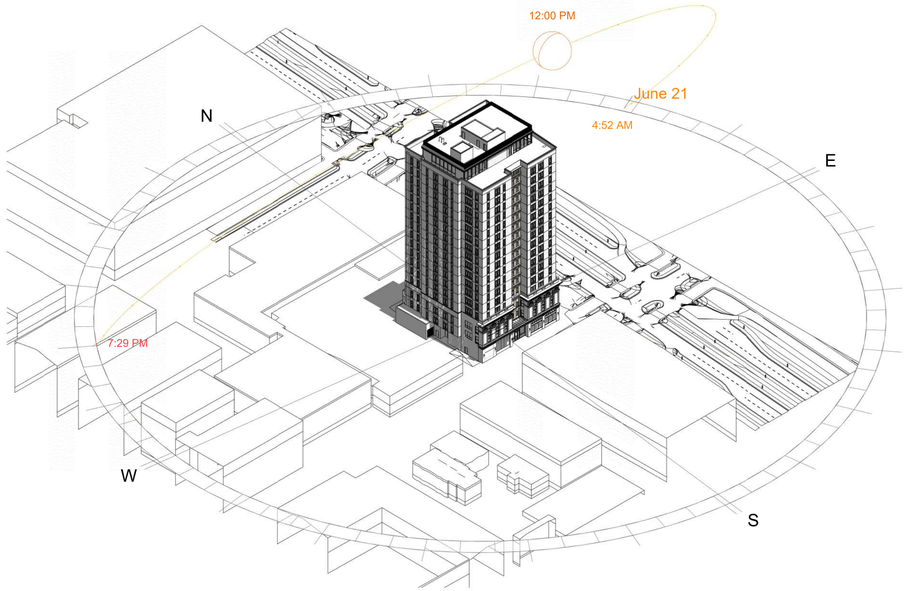
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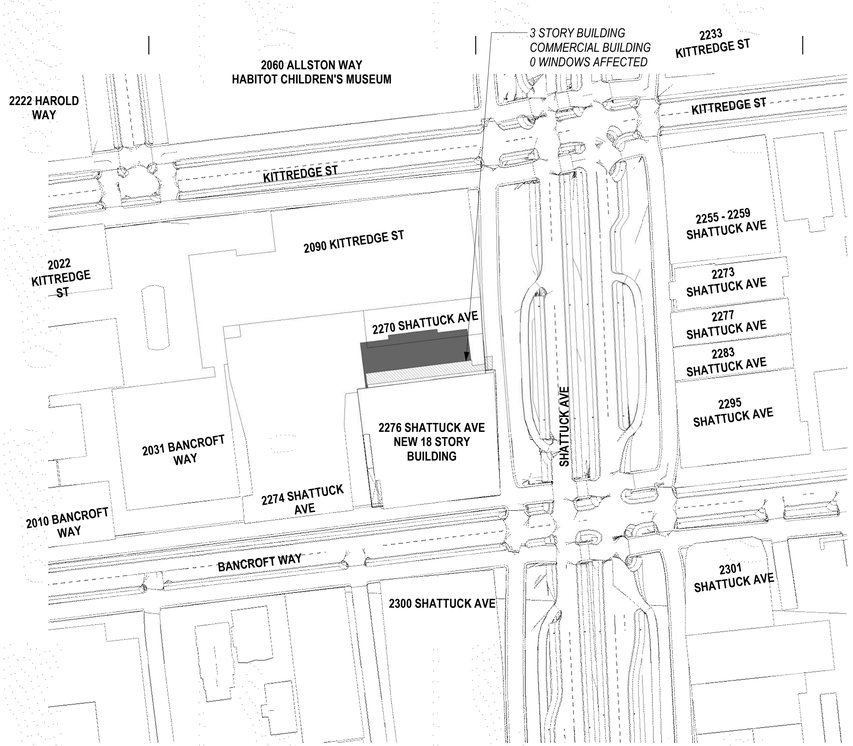
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SHADOW STUDIES - DEC 21

G0-14



D1 SHADOW STUDY - JUNE 21

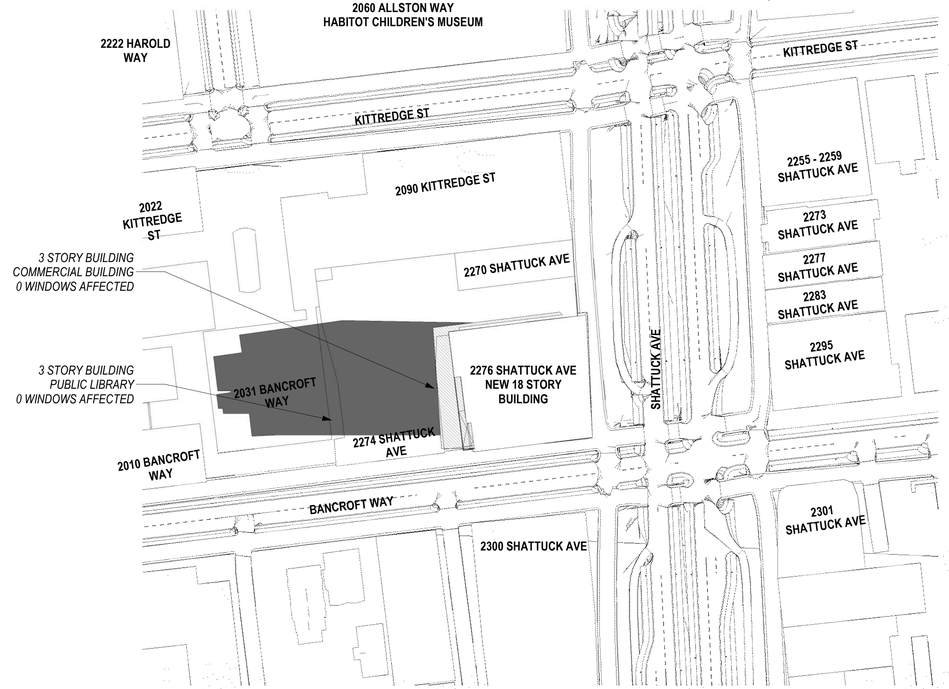


SHADOW LEGEND:

- EXISTING SHADOW
- NEW SHADOW

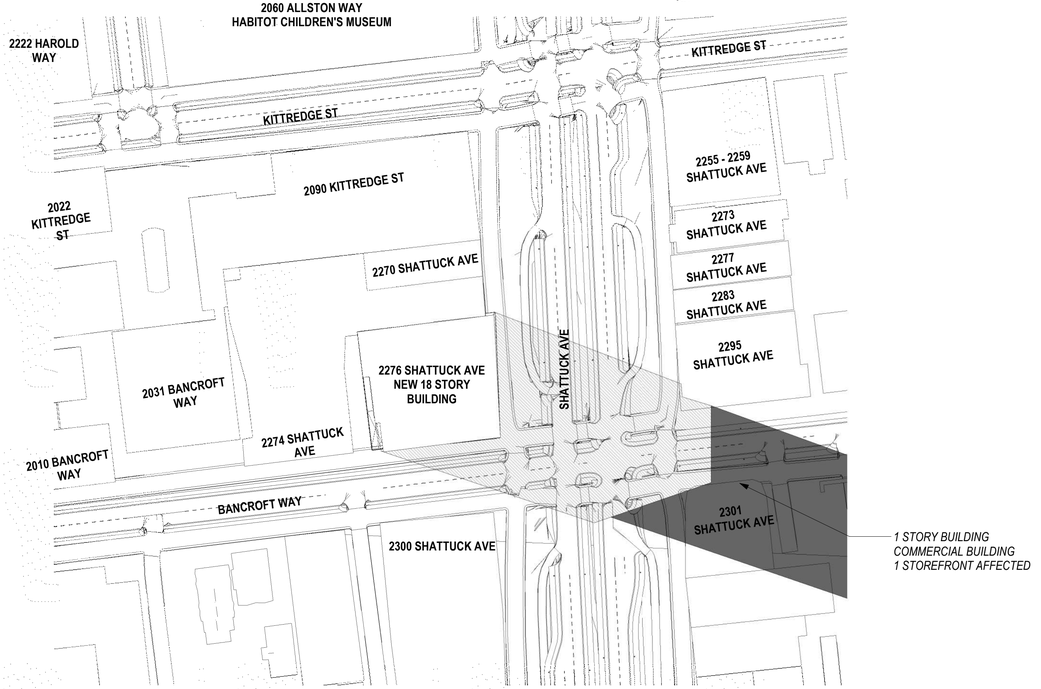
D4 JUNE 21 PROPOSED - NOON

1" = 60'-0" (1" = 120'-0" ON 12X18)



A1 JUNE 21 PROPOSED - 8 30 AM

1" = 60'-0" (1" = 120'-0" ON 12X18)



A4 JUNE 21 PROPOSED - 6 15 PM

1" = 60'-0" (1" = 120'-0" ON 12X18)

0' 4' 8' 16'

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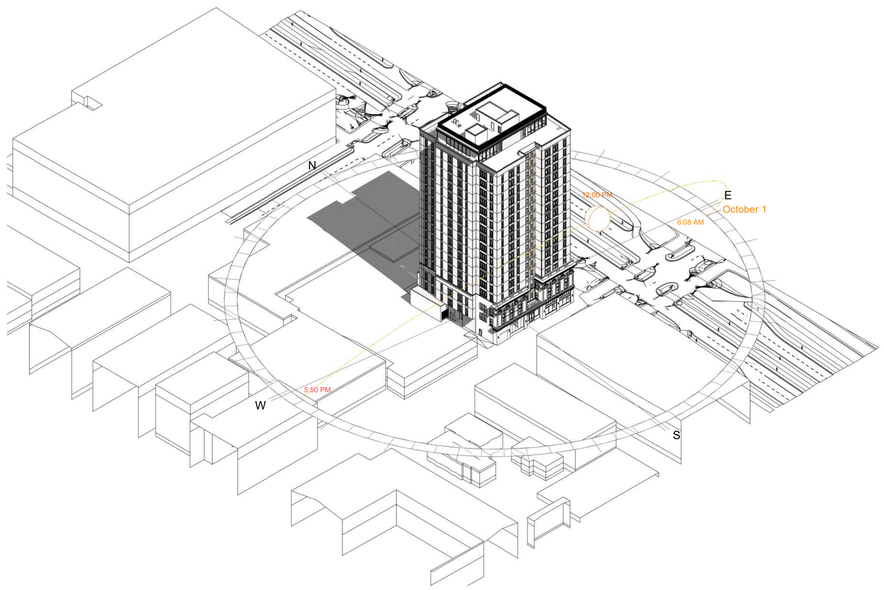
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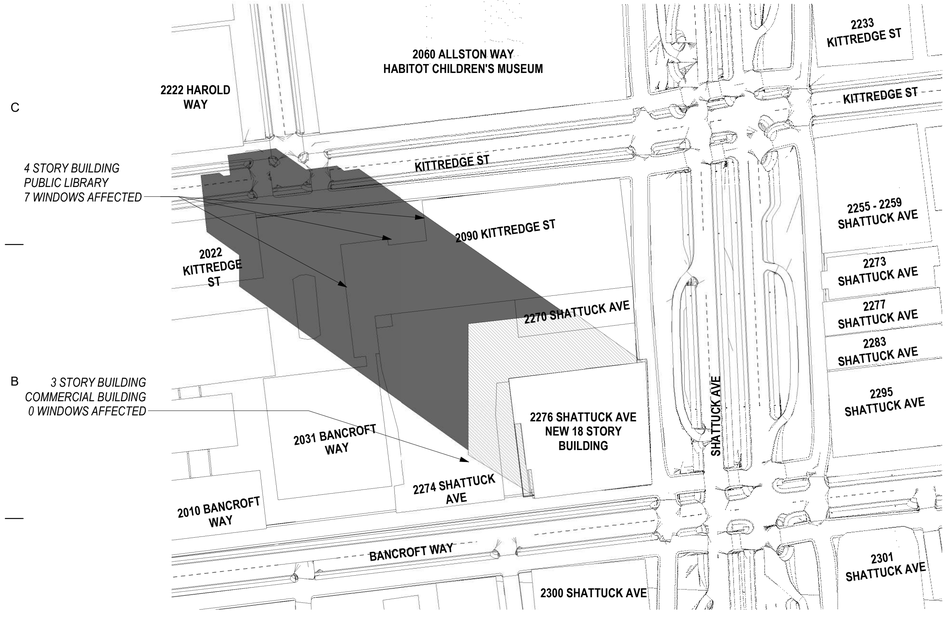
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SHADOW STUDIES - JUNE 21

G0-15

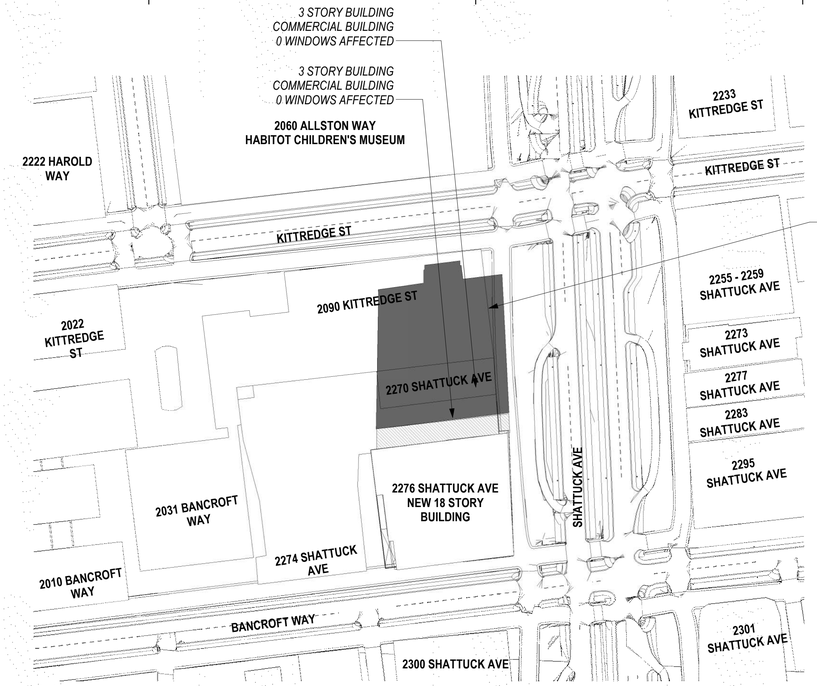


D1 SHADOW STUDY - OCTOBER 1



A1 OCTOBER 1 PROPOSED - 9 04 AM

1" = 60'-0"(1" = 120'-0" ON 12X18)



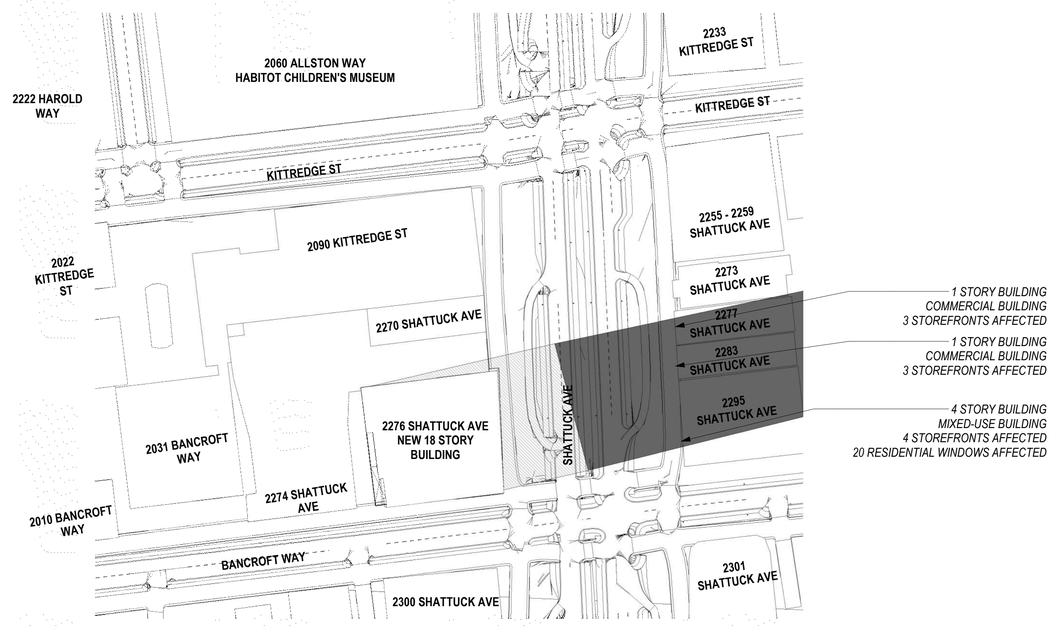
D4 JUNE 1 PROPOSED - NOON

1" = 60'-0" (1" = 120'-0" ON 12X18)

SHADOW LEGEND:

EXISTING SHADOW

NEW SHADOW



A4 OCTOBER 1 PROPOSED - 4 50 PM

1" = 60'-0"(1" = 120'-0" ON 12X18)

0' 4' 8' 16'

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SHADOW STUDIES - OCTOBER 1

G0-16

LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: 2276 Shattuck Berkeley, CA
Date: Concept Design-01/2024

Y	?	N			
1			Credit	Integrative Process	1

14	0	2	**Location and Transportation**		16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
1		1	Credit	High Priority Site	2
5			Credit	Surrounding Density and Diverse Uses	5
5			Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
		1	Credit	Green Vehicles	1

5	0	5	**Sustainable Sites**		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
2			Credit	Site Development - Protect or Restore Habitat	2
		1	Credit	Open Space	1
1		2	Credit	Rainwater Management	3
1		1	Credit	Heat Island Reduction	2
		1	Credit	Light Pollution Reduction	1

7	0	4	**Water Efficiency**		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1		1	Credit	Outdoor Water Use Reduction	2
4		2	Credit	Indoor Water Use Reduction	6
2			Credit	Cooling Tower Water Use	2
		1	Credit	Water Metering	1

15	5	13	**Energy and Atmosphere**		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
5		1	Credit	Enhanced Commissioning	6
10		8	Credit	Optimize Energy Performance	18
		1	Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
	3		Credit	Renewable Energy Production	3
		1	Credit	Enhanced Refrigerant Management	1
	2		Credit	Green Power and Carbon Offsets	2

8	0	5	**Materials and Resources**		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
3		2	Credit	Building Life-Cycle Impact Reduction	5
2			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1		1	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
		2	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

4	1	11	**Indoor Environmental Quality**		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
1		1	Credit	Enhanced Indoor Air Quality Strategies	2
2		1	Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
	1	1	Credit	Indoor Air Quality Assessment	2
		1	Credit	Thermal Comfort	1
		2	Credit	Interior Lighting	2
		3	Credit	Daylight	3
		1	Credit	Quality Views	1
		1	Credit	Acoustic Performance	1

2	0	4	**Innovation**		6
1		4	Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

4	0	0	**Regional Priority**		4
1			Credit	Optimize Energy Performance (>24%)	1
1			Credit	Indoor Water Use Reduction (>40%)	1
1			Credit	Access to Quality Transit	1
1			Credit	BPDO - Sourcing of Raw Materials	1

60	6	44	**TOTALS**	Possible Points:	110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

Optimize Energy Performance-min. 10 pts.
Building Life-Cycle Impact Reduction-min. 3 pts.
Indoor Water Use Reduction-min. 4 pts.
Access to Quality Transit-min. 5 pts.
BPDO - Sourcing of Raw Materials-min. 1 pt.
Rainwater Management-min. 3 pts.

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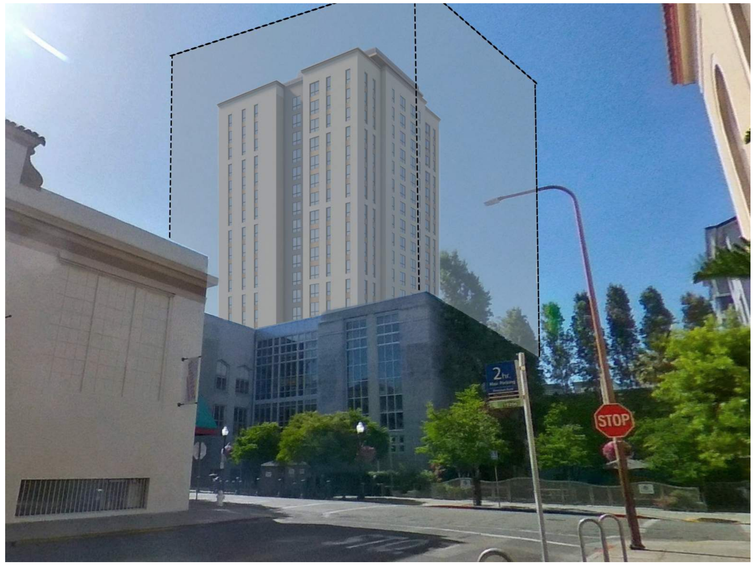
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SUSTAINABILITY / LEED CHECKLIST

G0-17



D1 NW CONTEXT VIEW



D3 NE CONTEXT VIEW



A1 SW CONTEXT VIEW



A3 SE CONTEXT VIEW



A6 CONTEXT VIEW MAP

0' 4' 8' 16'

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PERSPECTIVE CONTEXT RENDERINGS

G0-18



A1 RESIDENTIAL ENTRY SW RENDERING



A5 NIGHT-TIME SE RENDERING

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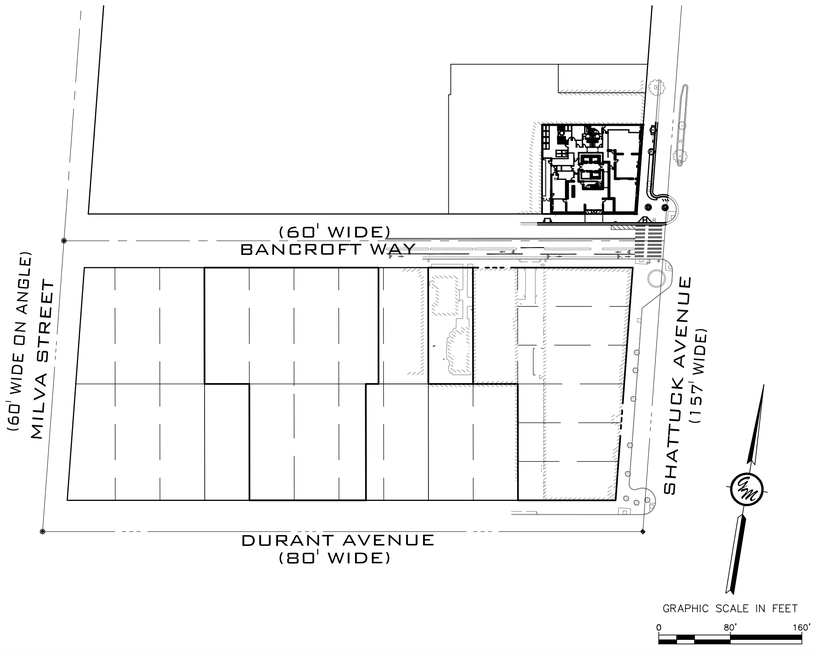
NIGHT-TIME & RESIDENTIAL ENTRY RENDERING

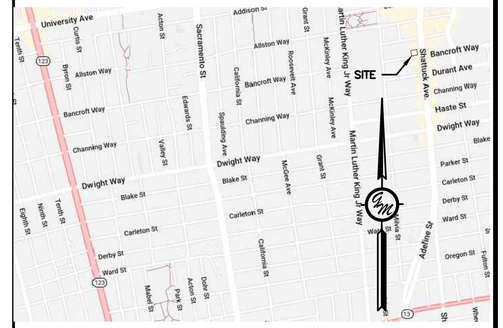
G0-19

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PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4





VICINITY MAP

ENGINEER:
GREENWOOD & MOORE, INC.
JEFFERY MOORE
3111 CASTRO VALLEY BLVD,
CASTRO VALLEY, CA 94546
(510) 581-2772

OWNER/APPLICANT:
PASAND COURTYARD, LLC
2855 TELEGRAPH AVE., STE 310
BEREKLEY, CA 94704

PROPERTY ADDRESS:
2276 SHATTUCK AVENUE
BERKELEY, CA 94704

ASSESSOR'S PARCEL NO:
APN: 57-2028-4

PROJECT INFORMATION

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	TOPOGRAPHIC SURVEY & DEMO PLAN
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C4.0	GRADING PLAN
C4.1	SECTIONS
C5.0	STORMWATER CONTROL PLAN
C7.0	DETAILS
C7.1	DRAINAGE DETAILS
C7.2	CITY OF BERKELEY STANDARD DETAILS
C7.3	CITY OF BERKELEY POLLUTION PREVENTION PLAN
C7.4	EROSION CONTROL DETAILS

SHEET INDEX

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
AL	AREA LIGHT
ANC	ANCHOR
ANG PT	ANGLE POINT
AP	ANCHOR POLE
ARV	AIR RELIEF VALVE
ASB	AGGREGATE SUB-BASE
BC	BEGINNING OF CURVE
BOC	BACK OF CURB
BOW	BACK OF SIDEWALK
BM	BENCH MARK
BO	BLOWOFF
BPD	BACKFLOW PREVENTION DEVICE
BVC	BEGINNING OF VERTICAL CURVE
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
C&G	CURB AND GUTTER
CB	CATCH BASIN
CIP	CAST IRON PIPE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONF	CONFORM
CONC	CONCRETE
COTG	CLEANOUT TO GRADE
DDCV	DOUBLE DETECTOR CHECK VALVE
CY	CUBIC YARDS
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWG	DRAWING
DWY	DRIVEWAY
(E)	EXISTING
EA	EACH
EC	END OF CURVE
EG	EXISTING GRADE
ELEC	ELECTRIC
ELECTRO	ELECTROLIER
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END OF VERTICLE CURVE
FM	FIELD MEASURMENT
FC	FACE OF CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOW LINE
G	GAS MAIN
GAS V	GAS VALVE
GM	GAS METER
GB	GRADE BREAK
GR	GRATE ELEVATION
GV	GATE! VALVE
HC	HANDICAP
HGL	HYDRAULIC: GRADE! LINE
HOR	HORIZONTAL
HP	HIGH POINT
INT	INTERSECTION
INV	INVERT ELEVATION
JP	JOINT POLE
LP	LOW POINT
LS	LANDSCAPING
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
(N)	NEW
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
P	PAVEMENT
PCC	PORTLAND CONCRETE CEMENT
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
POC	POINT OF CURVE
PRC	POINT OF REVERSE CURVATURE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLY VINYL CHLORIDE
PIVC	POINT OF VERTICAL INTERSECTION
PL	PROPERTY LINE
R	RADIUS
(R)	RADIAL LINE
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
RT	RIGHT
ROW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SHT	SHEET
SL	STREET LIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT/RISER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SIDEWALK
T	TELEPHONE LINE
TBO	TEMPORARY BLOWOFF
TC	TOP OF CURB
TELE	TELEPHONE
TS	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLES NOTED OTHEWISE
VAR	VARIES
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERICAL
W	WATER
W/	WITH
W/O	WITHOUT
WM	WATER METER
WV	WATER VALVE
YL	YARD LIGHT



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		AREA LIGHT
BO	BO	BLOWOFF
		BRUSH LINE
CTV	CTV	BUILDING / CABLE TV LINE
		CATCH BASIN
		CONCRETE
		CURB
		CURB & GUTTER
		CURB, GUTTER & SIDEWALK
		CUT/FILL LINE
		DAYLIGHT LINE
DI		DROP INLET
E	E	ELECTRIC LINE
		ELECTROLIER
X	X	FENCE
		FIRE HYDRANT
F	F	FIRE MAIN
		FLAG POLE
G	G	GAS MAIN
		GAS VALVE
GM / UPA	GM / UPA	GAS METER / GUY ANCHOR
JT	JT	JOINT TRENCH
		MONUMENT
	CO	SANITARY SEWER CLEANOUT
SS	SS	SANITARY SEWER LINE
SSMH	SSMH	SANITARY SEWER MANHOLE
		SIGN
		SLOPE
SD		STORM DRAIN LINE
D		STORM DRAIN MANHOLE
T	T	TELEPHONE LINE
		TELEPHONE VAULT
		TRAFFIC SIGNAL
		TRANSFORMER
		UTILITY POLE
		VALLEY GUTTER
		WALL
		WATER GATE VALVE
W	W	WATER MAIN
WM	WM	WATER METER
		WATER VALVE

BASIS OF BEARINGS:

THE LINE IN DURANT AVENUE BETWEEN THE STANDARD CITY OF BERKELEY MONUMENT FOUND AT MILVIA STREET AND AT SHATTUCK AVENUE WAS TAKEN AS N80°47'17"E AS SHOWN ON PARCEL MAP NO. 6889, FILED IN BOOK 223 OF MAPS, AT PAGES 69 AND 70, ALAMEDA COUNTY RECORDS.

VERTICAL DATUM / BENCHMARK:

ELEVATIONS FOR THIS SURVEY WERE ESTABLISHED USING THE BENCHMARK B0403, A ⅜" DIAMETER BRASS PIN FOUND IN A MONUMENT WELL AT THE INTERSECTION OF SHATTUCK AVE. AND DURANT AVE., BEING CITY OF BERKELEY BM# B0403. ELEVATION: 171.96' FT

UTILITIES NOTE:

INFORMATION SHOWN ON THIS SURVEY REGARDING EXISTING UTILITIES IS APPROXIMATE ONLY, IS BASED ON VISUAL OBSERVATIONS AND/OR UTILITY COMPANY RECORDS, AND HAS NOT BEEN VERIFIED AS BEING COMPLETE OR CORRECT. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING UTILITY INFORMATION SHOWN HEREON, NOR FOR THE PRESENCE OF OTHER UTILITIES WHICH MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY.

REFERENCES:

(1) --- "MAP OF THE BARKER TRACT" FILED FEB. 10, 1881, BK. 7 OF MAPS, PG. 37.
(2) --- PARCEL MAP 6889, FILED JUNE 13, 1996, BK. 223 OF MAPS, PG'S. 69-70.
(3) --- CORNER RECORD, CR 3943, FILED NOV. 23, 2009, C.R. BK.35, PG. 43.
(4) --- GRANT DEED 2005491781, FILED NOVEMBER 16, 2005, O.R. ALAMEDA COUNTY.
(5) --- GRANT DEED 2014241712, FILED OCTOBER 2, 2014, O.R. ALAMEDA COUNTY.
(6) --- GRANT DEED 2020088073, FILED APRIL 20, 2020, O.R. ALAMEDA COUNTY.
(7) --- RECORD OF SURVEY 3625, FILED JANUARY 11, 2023, BK. 50 OF MAPS, PG. 59.

BOUNDARY NOTE:

ALL BEARINGS AND DISTANCES SHOWN ARE COMPILED OR CALCULATED FROM RECORD INFORMATION AS SHOWN ON RECORDS OF ALAMEDA COUNTY, CA., AND ARE NOT INTENDED TO REPRESENT FINAL SURVEYED VALUES.

GREENWOOD & MOORE, INC
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PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER JEFFERY R. MOORE No. C043628 Exp. 03/31/2026 CIVIL STATE OF CALIFORNIA

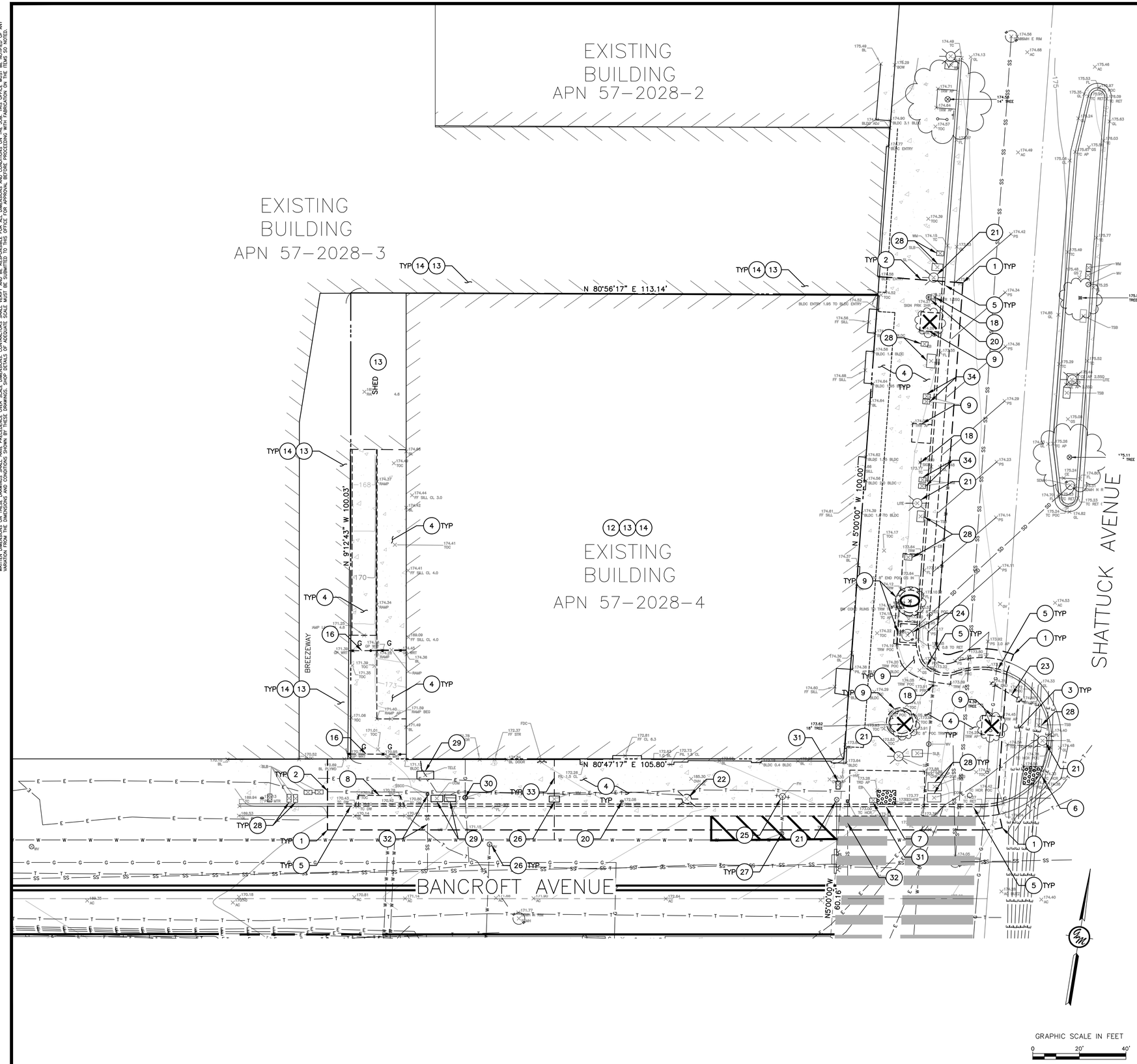
PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

COVER SHEET

CHECKED BY: BD
DRAWN BY: TRL
SCALE: 1"=80'
DATE: 10-15-2025
PROJECT NO.: 2023.058
PHASE NO.: XX
SHEET NO.: C0.0

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KEYNOTES: (#)

1. SAWCUT
2. LIMIT OF REMOVAL
3. (E) CONCRETE TO REMAIN
4. (E) CONCRETE/ASPHALT TO BE REMOVED
5. REMOVE (E) SIDEWALK, CURB, & GUTTER
6. (E) CURB RAMP TO REMAIN
7. (E) CURB RAMP TO BE REMOVED
8. (E) DRIVEWAY TO BE REMOVED
9. (E) CONCRETE CURB/PLANTER AREA TO BE REMOVED
10. (E) PLANTER AREA TO REMAIN
11. REMOVE (E) RETAINING WALL. COORDINATE WALL REMOVAL WITH ADJACENT PROPERTY OWNER. PROVIDE TEMPORARY 1 TO 1 MAXIMUM SLOPE TO GRADE ON PROJECT PROPERTY (NOT ADJACENT PROPERTY).
12. (E) BUILDING & FOUNDATION TO BE MODIFIED, REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS. PG&E TO DISCONNECT ELECTRIC AND GAS SERVICE PRIOR TO RETROFITTING AND/OR DEMOLITION OF THE (E) BUILDING.
13. USE CAUTION REMOVING BUILDING/FOUNDATION ADJACENT TO EXISTING BUILDING ON ADJACENT PROPERTY. PRIOR TO REMOVAL OF EXISTING FOUNDATION, CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING FOUNDATION TO DETERMINE WHETHER THE REMOVAL OF THE FOUNDATION WILL IMPACT THE FOUNDATION OF EXISTING BUILDING ON ADJACENT PROPERTY. CONSULT STRUCTURAL ENGINEER TO DETERMINE IMPACT, IF ANY.
14. CONTRACTOR TO PROTECT EXISTING BUILDINGS ON ADJACENT PROPERTY DURING DEMOLITION OF EXISTING BUILDING.
15. NOT USED
16. REMOVE (E) FENCE AND GATE
17. (E) SIGN TO BE RELOACTED
18. (E) SIGN TO REMAIN
19. NOT USED
20. (E) PARKING METER TO REMAIN
21. (E) LIGHT POLE TO REMAIN
22. (E) LIGHT POLE TO BE RELOCATED (BY OTHERS)
23. (E) BIKE RACK TO BE REMOVED OR RELOCATED. REFER TO LANDSCAPE PLAN
24. (E) STORM DRAINAGE STRUCTURE AND ASSOCIATED UTILITY LINE TO REMAIN.
25. (E) FIRE HYDRANT TO REMAIN AND BE PROTECTED FOR THE DURATION OF CONSTRUCTION ACTIVITIES
26. REMOVE (E) WATER METER. CAP AND ABANDON (E) WATER LATERAL PER EBMUD STANDARDS (BY EBMUD)
27. (E) WATER VALVE AND ASSOCIATED UTILITY LINE TO REMAIN
28. (E) UTILITY BOX TO REMAIN
29. (E) UTILITY BOX TO BE RELOCATED. REFER TO UTILITY PLAN FOR ADDITIONAL INFORMATION.
30. PG&E TO REMOVE (E) GAS METER AND GAS LATERAL PRIOR TO DEMOLITION OF THE BUILDING. CONTRACTOR TO VERIFY LOCATION IN FIELD. CAP & ABANDON PER PG&E STANDARDS & REQUIREMENTS.
31. PG&E TO REMOVE (E) ELECTRIC METERS AND ASSOCIATED ELECTRIC LINE PRIOR TO DEMOLITION OF THE BUILDING. COORDINATE REMOVAL WITH OWNER AND PG&E.
32. ABANDON (E) SEWER LATERAL PER CITY OF BERKELEY REQUIREMENTS. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT: WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.
    A. IF THE LATERAL ENTERS THE MAIN BY MEANS OF A FACTORY MANUFACTURED WYE OR TEE BRANCH, AND IF THE MAIN AND WYE OR TEE BRANCH ARE ALL IN GOOD, UNDAMAGED CONDITION, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE MAIN. THE BRANCH PLUG SHALL BE SHALL BE ENCLOSED WITH A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, ¾" SIZE AGGREGATE PORTLAND CEMENT CONCRETE. THE WYE BRANCH WITH RUBBER PLUG MUST BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO ENCLOSURE WITH CONCRETE AND BACKFILL OF THE TRENCH.
    B. IF THE LATERAL ENTERS THE MAIN BY ANY METHOD OTHER THAN BY A FACTORY WYE OR TEE BRANCH, OR IF THE EXISTING MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN. AN ENGINEERING INSPECTOR MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.
    C. THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH SAND AND JETTED TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.
    D. REMOVE (E) CLEANOUT FRAME & COVER.
33. (E) FIRE SERVICE LATERAL TO BE DEMOLISHED AND CAPPED PER EBMUD STANDARDS AND SPECIFICATIONS
34. COORDINATE REMOVAL/PRESERVATION OF (E) WATER METERS/SERVICES WITH OWNER & EBMUD

(E) TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION

REMOVE (E) TREE AND/OR (E) STUMP

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REGISTERED PROFESSIONAL ENGINEER
BRIAN DOYLE
No. C082628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

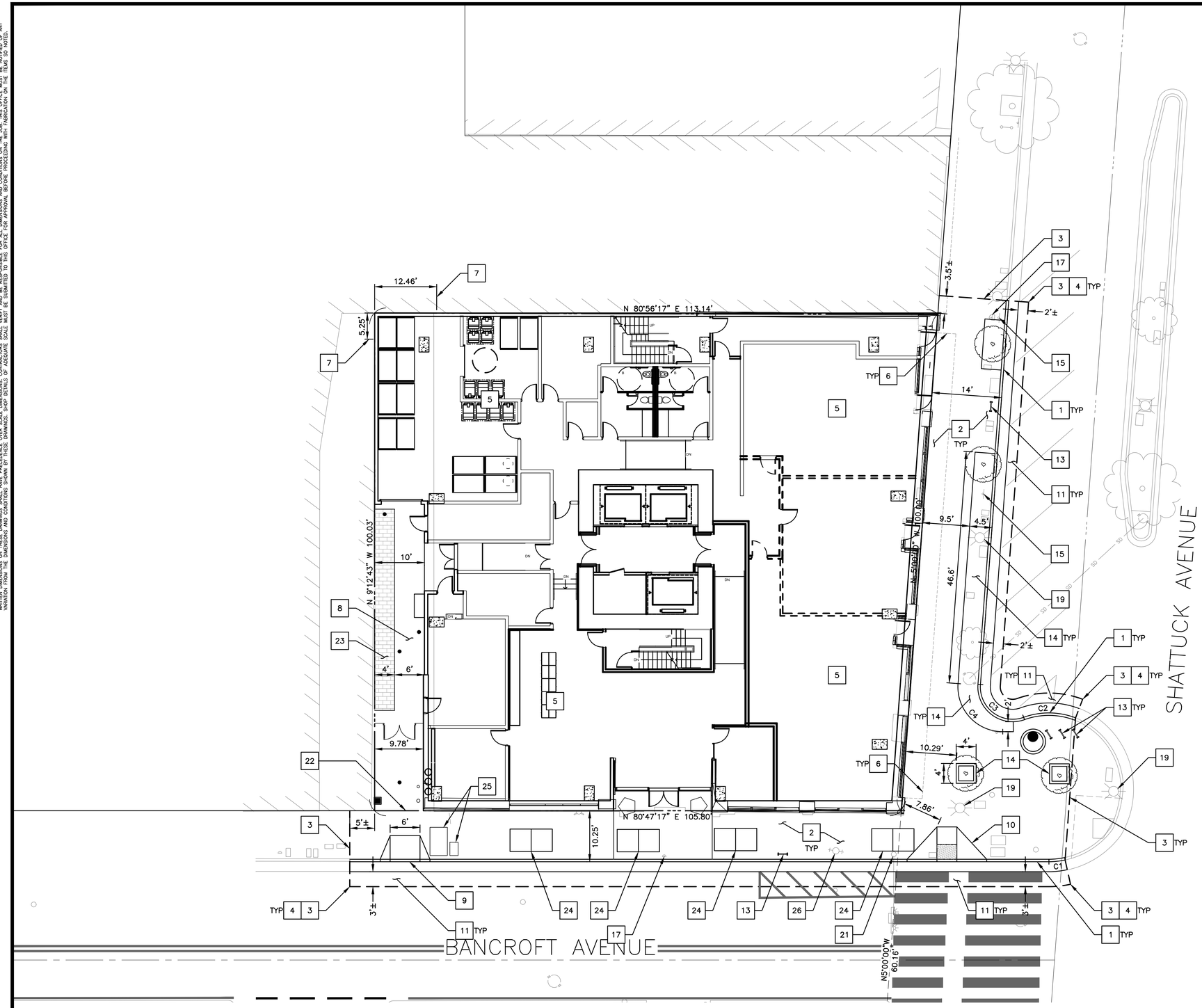
PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

TOPOGRAPHIC SURVEY & DEMOLITION PLAN

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	1"=20'
DATE	10-15-2025
PROJECT NO.	2023.058
PHASE NO.	XX
SHEET NO.	C1.0

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KEYNOTES #

1. (N) CONCRETE CURB & GUTTER PER CITY OF BERKELEY STANDARD DETAIL 8145. SEE DETAIL 1/C7.2
2. (N) CONCRETE SIDEWALK PER CITY BERKELEY STANDARD PLAN 8153. SEE DETAIL 2/C7.2
3. CONFORM TO EXISTING
4. SAWCUT LINE PER DETAIL 1/C7.0
5. (N) BUILDING. SEE ARCHITECTURAL PLANS
6. LINE OF BUILDING ABOVE
7. DIMENSION TO GRIDLINE. REFER TO ARCHITECTURAL PLAN FOR GRIDLINE NUMBER/LETTER
8. (N) CONCRETE PAVING PER DETAIL 2/C7.0 TYPE 1.
9. 6' WIDE DRIVEWAY APRON FOR TRASH/RECYCLE BINS PER CITY OF BERKELEY STANDARD DETAIL 8151. SEE 5/C7.2.
10. (N) CONCRETE CURB RAMP WITH DETECTABLE WARNING SURFACE
11. (N) AC PAVING. MATCH (E) PAVEMENT SECTION OR AS DIRECTED BY CITY ENGINEER/INSPECTOR.
12. (E) BIKE RACK TO REMAIN
13. (N) BIKE RACK. SEE LANDSCAPE PLANS FOR MORE INFORMATION
14. LANDSCAPE PLANTER AREA/TREE WELL. REFER TO LANDSCAPE PLANS (BY OTHERS)
15. (E) SIGN TO REMAIN
16. RELOCATED 2-HOUR MAX PARKING SIGN. REFER TO DEMOLITION PLAN, SHEET C1.0 FOR ADDITIONAL INFORMATION
17. (E) PARKING METER TO REMAIN
18. LOCATION OF RELOCATED PARKING METER. REFER TO DEMOLITION PLAN, SHEET C1.0 FOR ADDITIONAL INFORMATION
19. (E) STREET LIGHT TO REMAIN
20. LOCATION OF RELOCATED STREET LIGHT. REFER TO DEMOLITION PLAN, SHEET C1.0 FOR ADDITIONAL INFORMATION
21. (E) TRAFFIC SIGNAL TO REMAIN
22. (N) GATE BY OTHERS
23. PERMEABLE PAVERS
24. TRANSFORMER/ELECTRICAL BOX
25. (N) WATER METER
26. (E) FIRE HYDRANT

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	3.28	15.00	Δ12°31'53"
C2	10.65	15.00	Δ40°40'30"
C3	12.93	6.50	Δ113°57'38"
C4	14.80	9.00	Δ94°12'43"

GRAPHIC SCALE IN FEET
0 10' 20'

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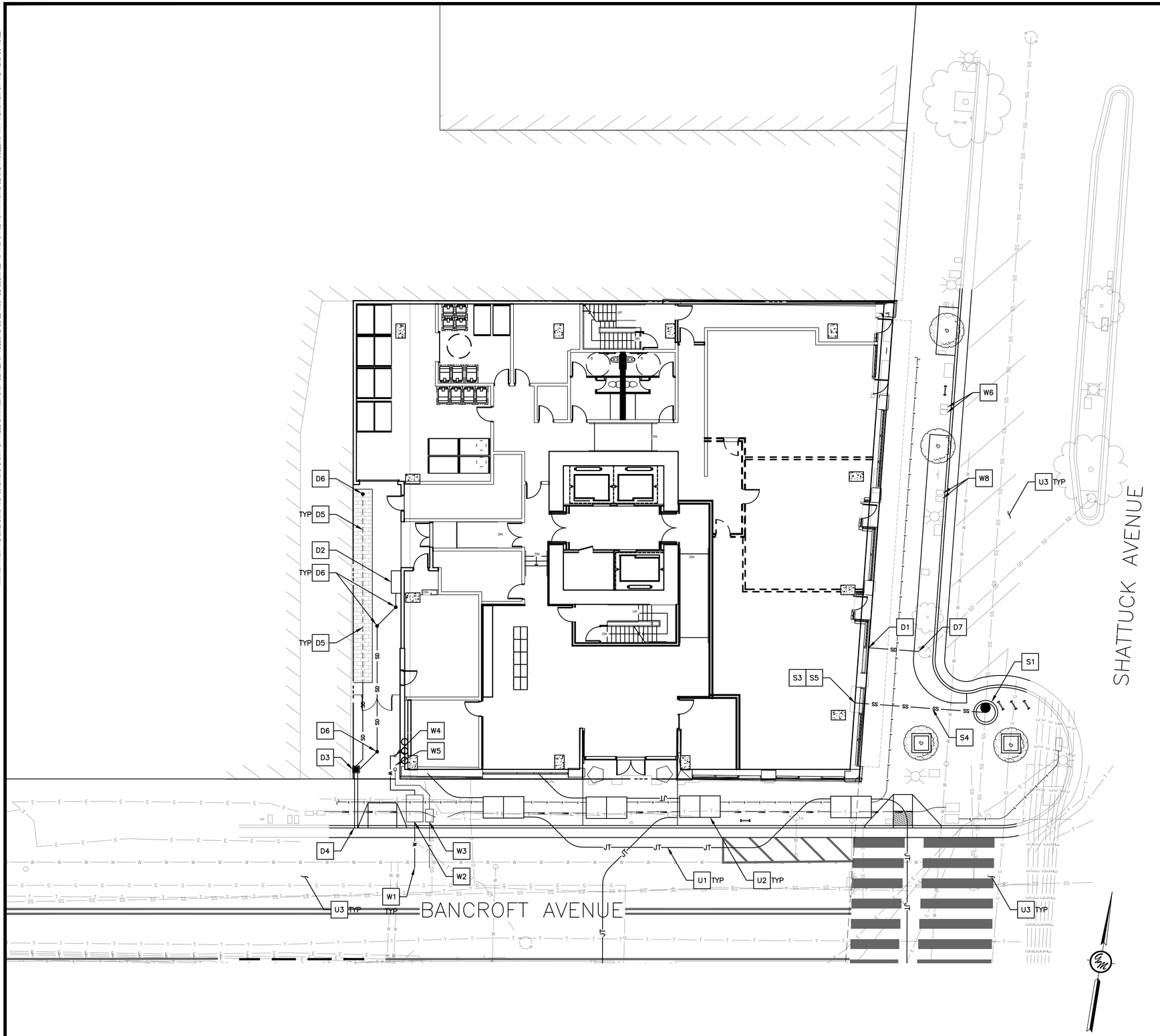
PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

SITE PLAN

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	1"=10'
DATE	10-15-2025
PROJECT NO.	2023.058
PHASE NO.	XX
SHEET NO.	C2.0

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GRAPHIC SCALE IN FEET
0 10' 20'

STORM DRAINAGE KEYNOTES D#

1. STORM DRAIN STUB TO BUILDING. COORDINATE SIZE & LOCATION WITH PLUMING PLANS
2. ABOVE GROUND CONTECT FILTER VAULT PER SHEET 3/C7.1. DOWNSPOUTS FROM (N) BUILDING TO OUTFALL INTO FILTER VAULT. REFER TO STORM WATER CONTROL PLAN, SHEET C5.0 FOR ADDITION INFORMATION
3. DRAINAGE INLET
4. CITY OF BERKELEY MODIFIED CURB DRAIN PER 11/C7.0. USE 3"X8" METAL DUCT WITH AN 18" GALVANIZED STAINLESS STEEL CHECKERPLATE
5. SUBDRAIN UNDER PERMEABLE PAVERS
6. STORM WATER CLEANOUT
7. CONNECT TO (E) STORM DRAIN

SEWER KEYNOTES S#

1. SSMH PER CITY OF BERKELEY STANDARD DETAIL 7895. SEE 4/C7.4 VERIFY EXISTING SEWER SIZE AND INVERT ELEVATION IN FIELD.
3. SEWER TO BUILDING. VERIFY LOCATION, SIZE AND ELEVATION WITH PLUMBING PLANS
4. HDPE SDR 17 S=0.02 MINIMUM SLOPE
5. 2-WAY SEWER CLEANOUT WITH CAST IRON TRAFFIC RATED COVER. COORDINATE SEWER CONNECTION TO BUILDING LOCATION AND ELEVATION WITH PLUMBING PLANS.

WATER KEYNOTES W#

1. CONNECT TO EXISTING WATER LINE PER EBMUD STANDARDS AND REQUIREMENTS
2. RESIDENTIAL APARTMENT DOMESTIC WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD AND PLUMBING PLANS.
3. WATER METER AND CHECK VALVE FOR FIRE SERVICE PER EBMUD STANDARDS AND REQUIREMENTS.
4. WATER SERVICE TO APARTMENT BUILDING. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
5. FIRE SERVICE TO BUILDING. SEE FIRE SERVICE PLANS BY OTHERS FOR MORE INFORMATION. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
6. (E) COMMERCIAL 1" WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD AND PLUMBING PLANS. FINAL NUMBER OF TENANTS & METERS TO BE DETERMINED AT A LATER DATE
7. WATER SERVICE TO RETAIL SPACE. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
8. COMMERCIAL (E) 3/4".

UTILITY KEYNOTES U#

1. JOINT TRENCH BY OTHERS. SEE JOINT TRENCH PLANS
2. UTILITY VAULT BY OTHERS. SEE JOINT TRENCH PLANS
3. CONTRACTOR FIELD LOCATE (E) UTILITIES. NOTIFY ENGINEER OF ANY CONFLICTS WITH (E) UTILITIES.
4. ALL TRENCHING IN THE CITY RIGHT OF WAY TO BE PER CITY OF BERKELEY STANDARD DETAIL 8136. SEE 3/C7.4
5. PROVIDE 1' MINIMUM CLEARANCE AT UTILITY CROSSING. VIF

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Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-5272 Fax: 510-581-6813 www.greenwoodmoore.com

PRELIMINARY NOT FOR CONSTRUCTION

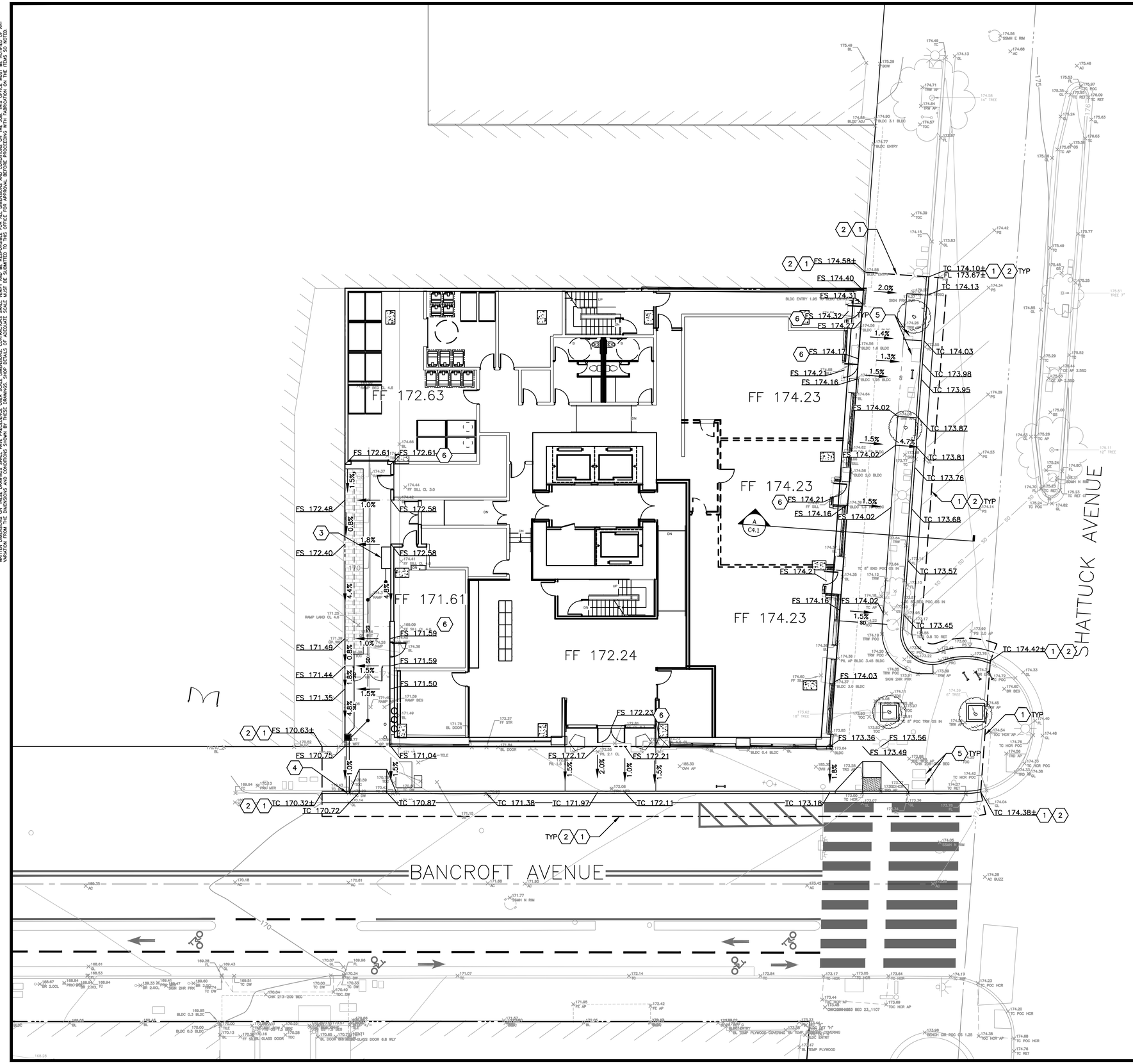
REGISTERED PROFESSIONAL ENGINEER
BRIAN DOYLE
No. C073628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

UTILITY PLAN

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	1"=10'
DATE	10-15-2025
PROJECT NO.	2023.058
PHASE NO.	XX
SHEET NO.	C3.0

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON , AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GREENWOOD & MOORE, INC.
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KEYNOTES: (#)

1. CONFORM TO (E)
2. SAWCUT PER 1/C7.0
3. ABOVE GROUND CONTECH CARTRIDGE CATCHBASIN PER 3/C7.1 ROOF DRAIN STORMFILTER TO TREAT ROOFTOP PATIOS. REFER TO DRAINAGE AND STORM WATER CONTROL PLAN SHEETS FOR ADDITIONAL INFORMATION.
4. CITY OF BERKELEY MODIFIED CURB DRAIN PER 11/C7.0. USE 3"X12" METAL DUCT WITH AN 24" GALVANIZED STAINLESS STEEL CHECKER PLATE.
5. ADJUST (E) UTILITY BOX COVER TO FINISH GRADE.
6. THRESHOLD AT DOORWAY. FINISH FLOOR OF BUILDING TO BE 1/4-INCH HIGHER THAN ADJACENT FINISH GRADE OF HARDSCAPE AT DOORWAY

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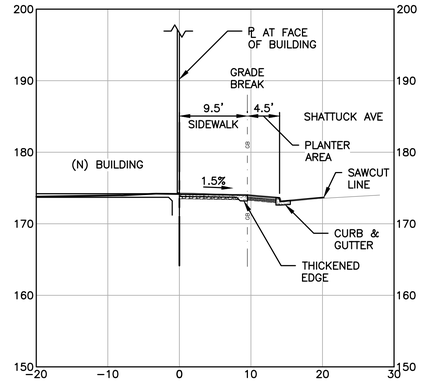
PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
BRIAN DOYLE
No. C053628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

GRADING PLAN

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	1"=10'
DATE	10-15-2025
PROJECT NO.	2023.058
PHASE NO.	XX
SHEET NO.	C4.0

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SECTION A

SCALE: 1"=10'

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PRELIMINARY NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LOWE
No. C092628
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STATE OF CALIFORNIA

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

SECTIONS

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	AS SHOWN
DATE	10-15-2025
PROJECT NO.	2023.058
PHASE NO.	XX
SHEET NO.	C4.1

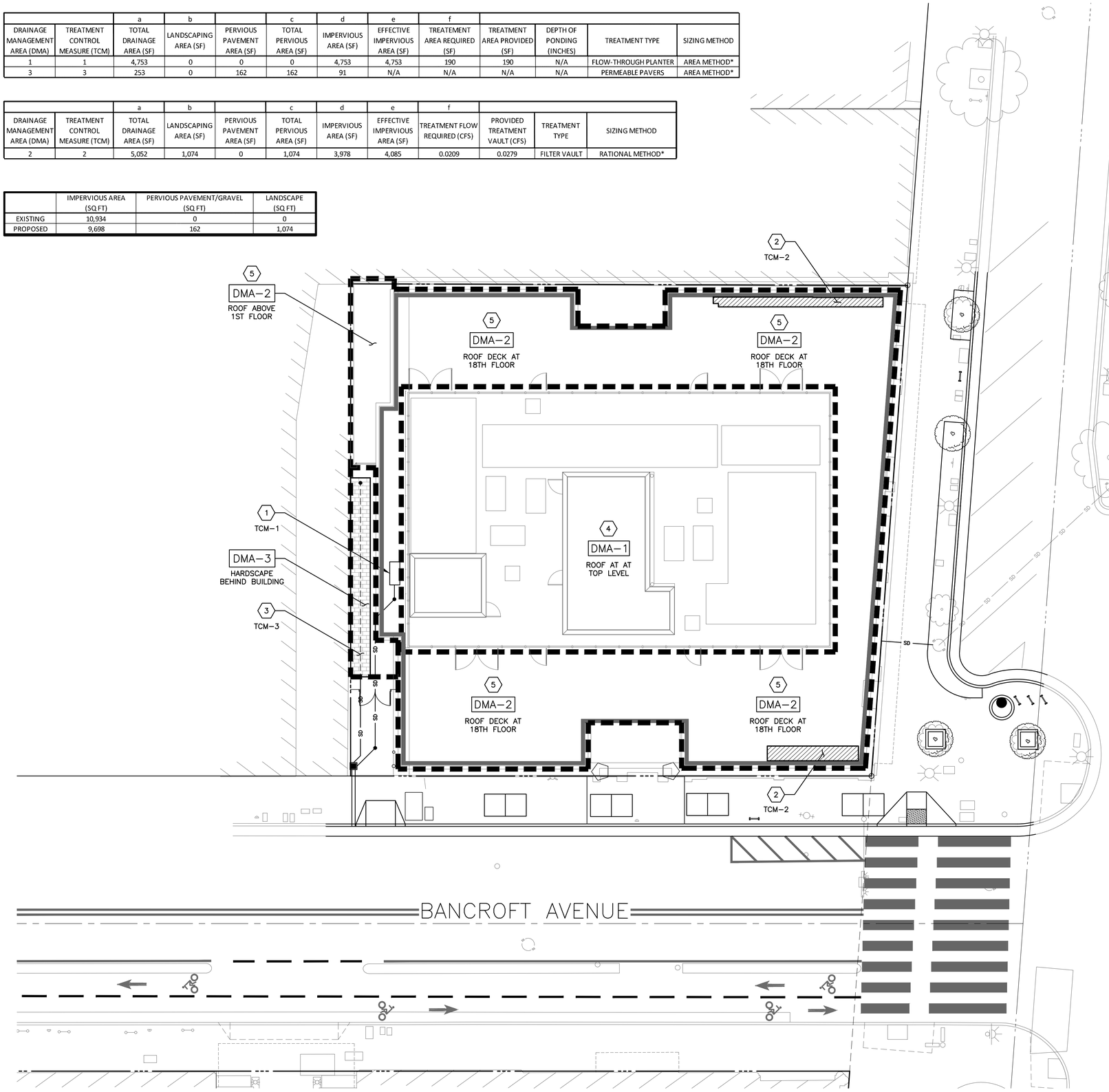
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DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	a TOTAL DRAINAGE AREA (SF)	b LANDSCAPING AREA (SF)	PERVIOUS PAVEMENT AREA (SF)	c TOTAL PERVIOUS AREA (SF)	d IMPERVIOUS AREA (SF)	e EFFECTIVE IMPERVIOUS AREA (SF)	f TREATEMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	DEPTH OF PONDING (INCHES)	TREATMENT TYPE	SIZING METHOD
1	1	4,753	0	0	0	4,753	4,753	190	190	N/A	FLOW-THROUGH PLANTER	AREA METHOD*
3	3	253	0	162	162	91	N/A	N/A	N/A	N/A	PERMEABLE PAVERS	AREA METHOD*

DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	a TOTAL DRAINAGE AREA (SF)	b LANDSCAPING AREA (SF)	PERVIOUS PAVEMENT AREA (SF)	c TOTAL PERVIOUS AREA (SF)	d IMPERVIOUS AREA (SF)	e EFFECTIVE IMPERVIOUS AREA (SF)	f TREATMENT FLOW REQUIRED (CFS)	PROVIDED TREATMENT VAULT (CFS)	TREATMENT TYPE	SIZING METHOD
2	2	5,052	1,074	0	1,074	3,978	4,085	0.0209	0.0279	FILTER VAULT	RATIONAL METHOD*

	IMPERVIOUS AREA (SQ.FT)	PERVIOUS PAVEMENT/GRAVEL (SQ.FT)	LANDSCAPE (SQ.FT)
EXISTING	10,934	0	0
PROPOSED	9,698	162	1,074



KEYNOTES

1. CONTECH FILTER VAULT TO RUNOFF FROM TREAT ROOF DECK. SEE GRADING PLAN FOR MORE INFORMATION.
2. FLOWTHROUGH PLANTER (BY OTHER).
3. PERMEABLE PAVERS
4. DMA–1 TO BE TREATED IN FLOWTHROUGH PLANTER AT 18TH FLOOR ROOF DECK
5. DMA–2 TO BE TREATED IN ABOVE GROUND FILTER VAULT AT GROUND LEVEL

ABBREVIATIONS

DMA – DRAINAGE MANAGEMENT AREA

TCM – TREATMENT CONTROL MEASURE

LEGEND

- DMA BOUNDARY
- PERVIOUS PAVERS
- FLOW THROUGH PLANTER

GRAPHIC SCALE IN FEET
0 10' 20'

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PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
BRIAN DOYLE
No. C047628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57–2028–4

STORMWATER CONTROL PLAN

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	1"=10'
DATE	10–15–2025
PROJECT NO.	2023.058
PHASE NO.	XX
SHEET NO.	C5.0

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BIORETENTION TREATMENT SOIL SPECIFICATIONS

1. BIORETENTION TREATMENT SOIL SHALL ACHIEVE A LONG TERM, IN-PLACE INFILTRATION RATE BETWEEN 5 IN/HR AND 10 IN/HR, CAPABLE OF SUPPORTING VIGOROUS PLAN GROWTH AND CONSIST OF 60%-70% SAND AND 30%-40% COMPOST.
   - 1.1. THE APPLICANT TO SUBMIT TO THE MUNICIPALITY FOR APPROVAL:
   - 1.1.a. A SAMPLE OF MIXED BIORETENTION SOIL.
   - 1.1.b. CERTIFICATION FROM THE SOIL SUPPLIER OR AN ACCREDITED LABORATORY THAT THE BIORETENTION SOIL MEETS THE REQUIREMENTS OF THIS GUIDELINE SPECIFICATION.
   - 1.1.c. GRAIN SIZE ANALYSIS RESULTS OF THE FINE SAND COMPONENT PERFORMED IN ACCORDANCE WITH ASTM D 422, STANDARD TEST METHOD FOR PARTICLE SIZE ANALYSIS OF SOILS.
   - 1.1.d. QUALITY ANALYSIS RESULTS FOR COMPOST PERFORMED IN ACCORDANCE WITH SEAL OF TESTING ASSURANCE (STA) STANDARDS, AS SPECIFIED SECTION 1.4.
   - 1.1.e. ORGANIC CONTENT TEST RESULTS OF MIXED BIORETENTION SOIL. ORGANIC CONTENT TEST SHALL BE PERFORMED IN ACCORDANCE WITH TESTING METHODS FOR EXAMINATION OF COMPOST AND COMPOSTING (TMECC) 05.07A, "LOSS-ON-IGNITION ORGANIC MATTER METHOD.
   - 1.1.f. GRAIN SIZE ANALYSIS RESULTS OF THE COMPOST COMPONENT IN ACCORDANCE WITH ASTM D422, STANDARD TEST METHOD FOR PARTICLE SIZE ANALYSIS OF SOILS.
   - 1.1.g. A DESCRIPTION OF THE EQUIPMENT AND METHODS USED TO MIX THE SAND AND COMPOST TO PRODUCE BIORETENTION SOIL.
   - 1.1.h. PROVIDE THE FOLLOWING INFORMATION ABOUT THE TESTING LABORATORY(IES): CONTACT PERSON(S), ADDRESS(ES), PHONE CONTACTS(S), EMAIL ADDRESS(ES) AND QUALIFICATIONS OF LABORATORY(IES) AND PERSONNEL INCLUDING DATE OF CURRENT CERTIFICATION BY STA, ASTM, OR APPROVED EQUAL.
   - 1.2. SAND FOR BIORETENTION SOIL:
   - 1.2.a. SAND SHALL BE FREE OF WOOD, WASTE COATING SUCH AS CLAY, STONE, DUST, CARBONATE, ETC., OR ANY OTHER DELETERIOUS MATERIAL. ALL AGGREGATE PASSING THE NO. 200 SIEVE SHALL BE NON-PLASTIC.
   - 1.2.b. SAND FOR BIORETENTION AREA SHALL BE ANALYZED BY AN ACCREDITED LAB USING #200, #100, #40, #30 #8, #4, AND 3/8" SIEVES (ASTM D 422 OR AS APPROVED BY MUNICIPALITY), AND MEET THE FOLLOWING GRADATION.

SIEVE SIZE	PERCENT PASSING (BY WEIGHT) MIN	MAX.
3/8"	100	100
NO. 4	90	100
NO. 8	70	100
NO. 16	40	95
NO. 30	15	70
NO. 40	5	55
NO. 100	0	15
NO. 200	0	5

NOTE: ALL SANDS COMPLYING WITH ASTM C33 FOR FINE AGGREGATE COMPLY WITH THE ABOVE GRADATION REQUIREMENTS.

1.3 COMPOSTED MATERIAL

COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE DERIVED FROM WASTE MATERIALS INCLUDING YARD DEBRIS, WOOD WASTES OR OTHER ORGANIC MATERIALS NOT INCLUDING MANURE OR BIOSOLIDS MEETING THE STANDARDS DEVELOPED BY THE US COMPOSTING COUNCIL (USCC). THE PRODUCT SHALL BE CERTIFIED THROUGH THE USCC SEAL OF TESTING ASSURANCE (STA) PROGRAM (A COMPOST TESTING AND INFORMATION DISCLOSURE PROGRAM).

A. COMPOST QUALITY ANALYSIS: BEFORE DELIVERY OF THE SOIL, THE SUPPLIER SHALL SUBMIT A COPY OF LAB ANALYSIS PERFORMED BY A LABORATORY THAT IS ENROLLED IN THE US COMPOSTING COUNCIL'S COMPOST ANALYSIS PROFICIENCY (CAP) PROGRAM USING APPROVED TEST METHODS FOR THE EVALUATION OF COMPOSTING AND COMPOST (TMECC). THE LAB REPORT SHALL VERIFY:

1. FEEDSTOCK MATERIALS SHALL BE SPECIFIED AND INCLUDE ONE OF THE FOLLOWING: LANDSCAPE/YARD TRIMMINGS, GRASS CLIPPINGS, FOOD SCRAPS AND AGRICULTURE CROP RESIDUES.
2. ORGANIC MATTER CONTENT: 35%-75% BY DRY WEIGHT.
3. CARBON AND NITROGEN RATIO: C:N < 25:1 AND C:N > 15:1
4. MATURITY AND STABILITY SHALL HAVE A DARK BROWN COLOR AND A SOIL LIKE ODOR. COMPOST EXHIBITING A SOUR OR PUTRID SMELL, CONTAINING RECOGNIZABLE GRASS OR LEAVES, OR IS HOT (120F) UPON DELIVERY IS NOT ACCEPTABLE. IN ADDITION ANY ONE OF THE FOLLOWING IS REQUIRED TO INDICATE STABILITY:
   - 4.a. OXYGEN TEST < 1.3 02/UNIT TS/HR
   - 4.b. SPECIFIC OXY. TEST < 1.5 02/UNIT BVS/
   - 4.c. RESPIRATION TEST < 8 C/UNIT VS/DAY
   - 4.d. DEWAR TEST < 20 TEMP. RISE (DEGREES C) E.
   - 4.e. SOLVITA > 5 INDEX VALUE
5. TOXICITY: ANY OF THE FOLLOWING MEASURES IS SUFFICIENT TO INDICATE NON-TOXICITY:
   - 5.a. NH4- :NO3 < 3
   - 5.b. AMMONIUM < 500PPM, DRY BASIS
   - 5.c. SEED GERMINATION > 80% OF CONTROL
   - 5.d. PLANT TRIALS > 80% OF CONTROL
   - 5.e. SOLVITA > 5 INDEX VALUE
6. NUTRIENT CONTENT: PROVIDE ANALYSIS DETAILING NUTRIENT CONTENT INCLUDING N-P-K, CA, NA, MG AND B.
   - 6.a. TOTAL NITROGEN CONTENT 0.9% OR ABOVE PREFERRED
   - 6.b. BORON: TOTAL SHALL BE < 80PPM: SOLUBLE SHALL BE < 2.5 PPM
7. SALINITY: MUST BE REPORTED: < 6.0 MMHOS/CM
8. PH SHALL BE BETWEEN 6.5 AND 8. MAY VARY WITH PLANT SPECIES.

B. COMPOST FOR BIORETENTION SOIL TEXTURE

COMPOST FOR BIORETENTION SOILS SHALL BE ANALYZED BY AN ACCREDITED LAB USING #200, 1/4", 1/2" AND 1" SIEVES (ASTM D422 OR AS APPROVED BY MUNICIPALITY), AND MEET THE FOLLOWING GRADATION.

SIEVE SIZE	PERCENT PASSING (BY WEIGHT) MIN	MAX.
1"	99	100
1/2"	90	100
1/4"	40	90
NO. 200	2	10

C. BULK DENSITY SHALL BE BETWEEN 500 AND 1100 DRY LBS/CUBIC YARD

D. MOISTURE CONTENT SHALL BE BETWEEN 30%-55% OF DRY SOLIDS.

E. INERTS: COMPOST SHALL BE RELATIVELY FREE OF INERT INGREDIENTS, INCLUDING GLASS, PLASTIC AND PAPER, <1% BY WEIGHT OR VOLUME.

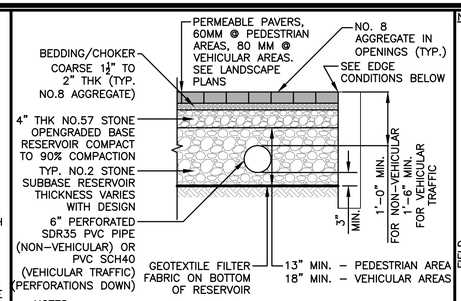
F. WEED SEED/PATHOGEN DESTRUCTION: PROVIDE PROOF OF PROCESS TO FURTHER REDUCE PATHOGENS (PFRP). FOR EXAMPLE, TURNED WINDROWS MUCH REACH MIN. 55C FOR 15 DAYS WITH AT LEAST 5 TURNINGS DURING THAT PERIOD.

G. SELECT PATHOGENS: SALMONELLA < 3 MPN/4 GRAMS OF TS, OR COLIFORM BACTERIA < 1000MPN/GRAM

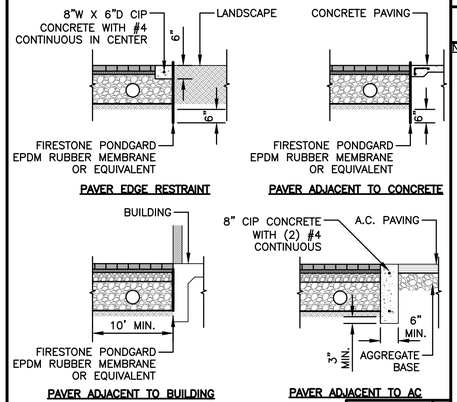
H. TRACE CONTAMINANTS METALS (LEAD, MERCURY, ETC.) PRODUCT MUST MEET US EPA, 40 CFR 503 REGULATIONS.

I. COMPOST TESTING: THE COMPOST SUPPLIER WILL TEST ALL COMPOST PRODUCTS WITHIN 120 CALENDAR DAYS PRIOR TO APPLICATION. SAMPLES WILL BE TAKEN USING THE STA SAMPLE COLLECTION PROCESS PROTOCOL. (THE SAMPLE COLLECTION PROTOCOL CAN BE OBTAINED FROM THE U.S. COMPOSTING COUNCIL, 4250 VETERANS MEMORIAL HIGHWAY, SUITE 275, HOLBROOK, NY 11741 PHONE: 631-737-4931, (WWW.COMPOSTINGCOUNCIL.ORG) THE SAMPLE SHALL BE SENT TO AN INDEPENDENT STA PROGRAM APPROVED LAB. THE COMPOST SUPPLIER WILL PAY FOR THE TEST.

TREATMENT SOIL NOTES 14



NOTES
1. ASTM NO.3 OR 4 STONE MAY BE SUBSTITUTED FOR NO.2 STONE
2. ASTM NO.89 OR 9 STONE MAY BE USED IN THE PAVERS OPENINGS
3. SPACE SUBDRAIN 10' MAX., SEE PLAN FOR LAYOUT
4. PAVERS CONSTRUCTED FROM NON-PERVIOUS CONCRETE SHALL HAVE 3/8" GAP BETWEEN PAVERS



1 1/2"=1'-0"

PERVIOUS GRAVEL 12

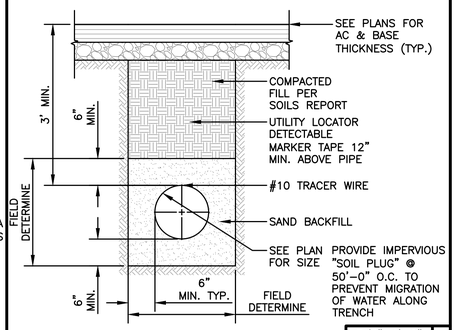
1/2"=1'-0"

NOT USED 13

1/2"=1'-0"

TREATMENT SOIL NOTES 14

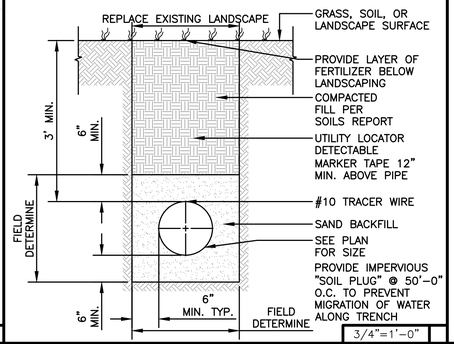
NOTES
1. SEE 3/7.4 FOR TRENCHING IN THE CITY RIGHT OF WAY



3/4"=1'-0"

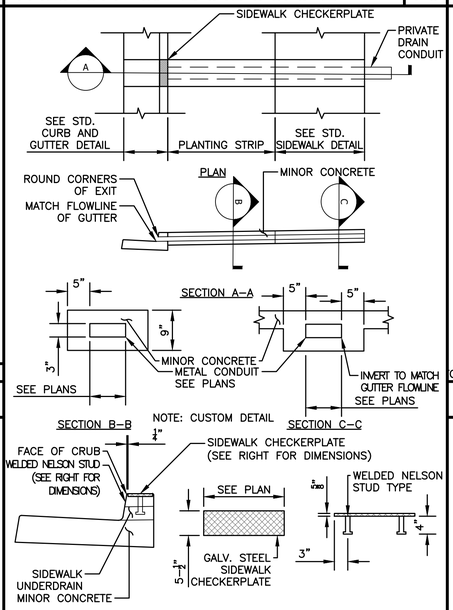
ASPHALT TRENCH 9

NOTES
1. SEE 1/8.1 FOR TRENCH DETAIL AT ALL SANITARY SEWERS.



3/4"=1'-0"

TRENCH & LANDSCAPE 10



SIDEWALK UNDERDRAIN CHECKERPLATE SHALL BE GALVANIZED STEEL WITH AN EMBOSSED NONSKID PATTERN

SIDEWALK CHECKERPLATE DETAIL

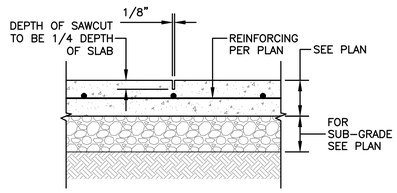
NOTES:
1. WHERE SIDEWALK UNDERDRAINS ARE INSTALLED AT LOCATIONS WHERE CURB, GUTTER, AND SIDEWALK IS EXISTING, REMOVE 24" OF CURB AND SIDEWALK SHALL BE SAWCUT AND REMOVED BETWEEN SCORELINES.
2. MULTIPLE PARALLEL SIDEWALK UNDERDRAINS SHALL HAVE 4" CLEAR BETWEEN EDGE OF PIPES.
3. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

SIDEWALK DRAIN CONDUIT 11

1/2"=1'-0"

NOT USED

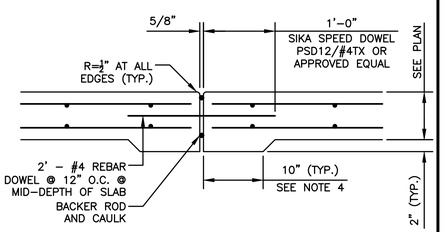
DEPTH OF SAWCUT TO BE 1/4 DEPTH OF SLAB



NOTES
1. WEAKENED PLANE JOINTS ARE FOR USE IN NON-STRESSED SLABS SUPPORTED BY THE GRADE BELOW.
2. 5'-0" MAXIMUM SPACING RECOMMENDED (U.N.O. ON PLANS).
3. SEE SHOP DRAWINGS, BY OTHERS, FOR ALL CRACK CONTROL JOINTS AND CONSTRUCTION JOINTS IN DECORATIVE CONCRETE
4. SAWCUT JOINTS WITHIN 24 HOURS OF THE CONCRETE PLACEMENT.

1 1/2"=1'-0"

CRACK CONTROL JOINT 6



NOTES
1. PROVIDE CONSTRUCTION JOINTS AT 20' MAX. SPACING (BOTH DIRECTIONS) UNLESS NOTED OTHERWISE ON PLANS. SEE 5/C5.0 FOR CRACK CONTROL JOINTS
2. SEE SHOP DRAWINGS, BY OTHERS, FOR ALL CRACK CONTROL JOINTS AND CONSTRUCTION JOINTS IN DECORATIVE CONCRETE
3. CAULK ALL GAPS IN JOINTS W/ ELASTOMERIC SEALANT 30 DAYS AFTER CONCRETE PLACEMENT
4. AT 6" & 4" SLAB, THICKEN SLAB AS SHOWN OR

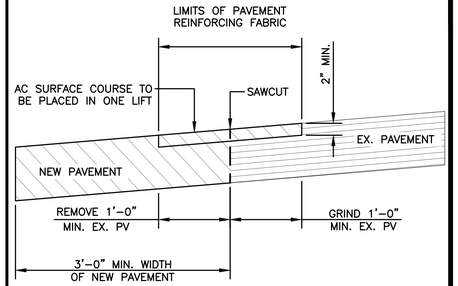
1 1/2"=1'-0"

EXPANSION JOINT 7

1/2"=1'-0"

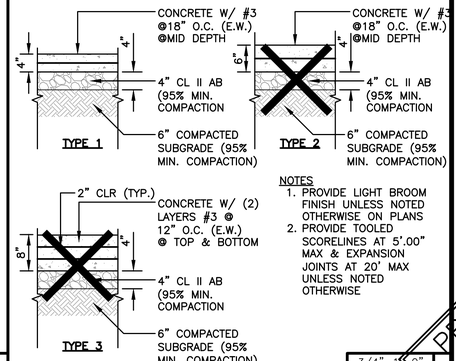
NOT USED 8

LIMITS OF PAVEMENT REINFORCING FABRIC



1"=1'-0"

SAWCUT 1



NOTES
1. PROVIDE LIGHT BROOM FINISH UNLESS NOTED OTHERWISE ON PLANS
2. PROVIDE TOOLED SCORELINES AT 5'.00" MAX & EXPANSION JOINTS AT 20' MAX UNLESS NOTED OTHERWISE

3/4"=1'-0"

CONCRETE SLAB 2

1/2"=1'-0"

NOT USED 3

1/2"=1'-0"

NOT USED 4

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Land Surveyors • Planners
3111 Castro Valley Blvd. Ste. 200, Castro Valley, California, 94546
Tel: 510-581-7272 Fax: 510-581-7813 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER BRIAN D. MOORE No. C043628 Exp. 03/31/2026 CIVIL STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

DETAILS

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	AS SHOWN
DATE	10-15-2025
PROJECT NO.	2023.058
PHASE NO.	XX
SHEET NO.	C7.0

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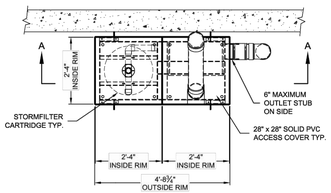
ROOF DRAIN STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE NUMBER OF CARTRIDGES. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

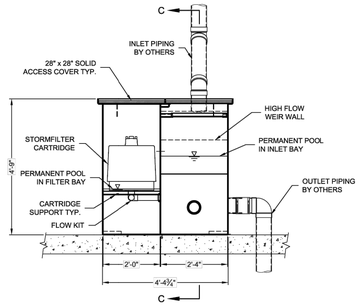
CARTRIDGE HEIGHT	18"
REQUIRED HYDRAULIC DROP	2.3'
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/ft²
CARTRIDGE FLOW RATE (gpm)	15
PEAK HYDRAULIC CAPACITY (cfs)	1.8
OVERALL STRUCTURE HEIGHT	4'-9"

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
3. STORMFILTER STEEL ROOF DRAIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5. STORMFILTER EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUB FOR OUTLET PIPING. STANDARD OUTLET STUB IS 6 INCHES IN DIAMETER MAXIMUM. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
6. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE.
7. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 37 SECONDS.
8. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

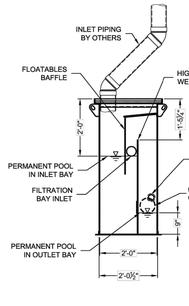
INSTALLATION NOTES
A. ANY ATTACHMENT OR ANCHORING PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING EYES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED RUNOFF.



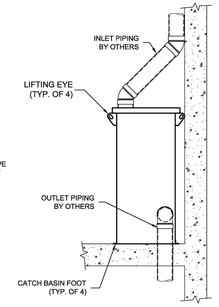
PLAN VIEW



SECTION A-A



SECTION C-C



ROOF DRAIN CONNECTION DETAIL

1-CARTRIDGE DEEP ROOF DRAIN STORMFILTER DATA

STRUCTURE ID	XXX
WATER QUALITY FLOW RATE (cfs)	X.XX
PEAK FLOW RATE (<1.8 cfs)	X.XX
RETURN PERIOD OF PEAK FLOW (yrs)	XXX
CARTRIDGE FLOW RATE (gpm)	15
MEDIA TYPE	ZPG
RIM ELEVATION	XXX.XX'

PIPE DATA:	I.E.	DIAMETER
INLET STUB	XXX.XX'	6"
OUTLET STUB	XXX.XX'	6"

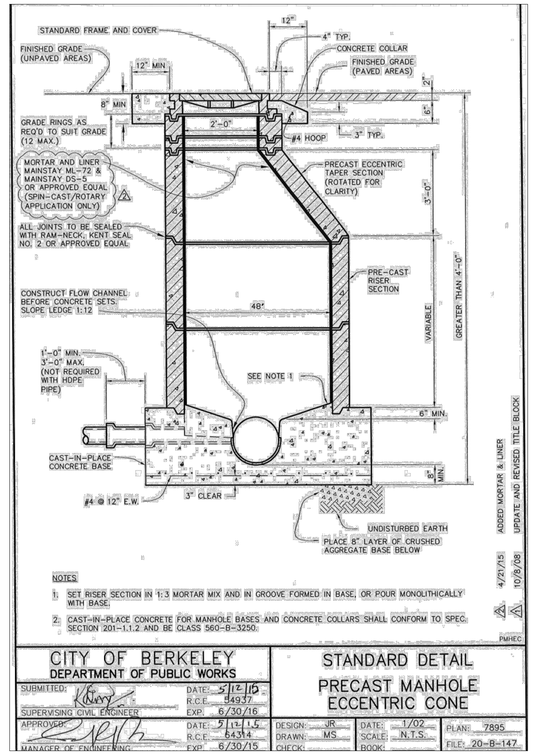
CONFIGURATIONS



NOTES/SPECIAL REQUIREMENTS:

StormFilter™ is a trademark of CONTECH ENGINEERED SOLUTIONS LLC
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NOS. 5,322,629; 5,707,527; 5,759,415; 6,027,639; 6,350,374; 6,406,218; 6,649,048; 6,991,724; 7,186,333; 7,296,692; 7,297,266; 7,390,408; 7,425,262; 7,470,366; 7,563,363; 7,625,484; 7,686,951; 7,708,888; 7,905,367; 7,959,795; 8,002,981; 8,034,245; 8,057,675; 8,066,877; 8,071,063; 8,080,153; 8,083,938; 8,088,283; 8,147,691; 8,182,687; 8,268,171; 8,293,101; 8,293,102; 8,303,811; 8,318,014; 8,333,885; 8,349,173; 8,357,292; 8,361,321; 8,431,016; 8,431,017; 8,444,848; 8,454,832; 8,475,648; 8,506,806; 8,512,562; 8,524,078; 8,529,761; 8,540,873; 8,545,701; 8,551,329; 8,562,824; 8,562,825; 8,568,597; 8,574,429; 8,580,114; 8,585,892; 8,585,893; 8,585,894; 8,585,895; 8,585,896; 8,585,897; 8,585,898; 8,585,899; 8,585,900; 8,585,901; 8,585,902; 8,585,903; 8,585,904; 8,585,905; 8,585,906; 8,585,907; 8,585,908; 8,585,909; 8,585,910; 8,585,911; 8,585,912; 8,585,913; 8,585,914; 8,585,915; 8,585,916; 8,585,917; 8,585,918; 8,585,919; 8,585,920; 8,585,921; 8,585,922; 8,585,923; 8,585,924; 8,585,925; 8,585,926; 8,585,927; 8,585,928; 8,585,929; 8,585,930; 8,585,931;

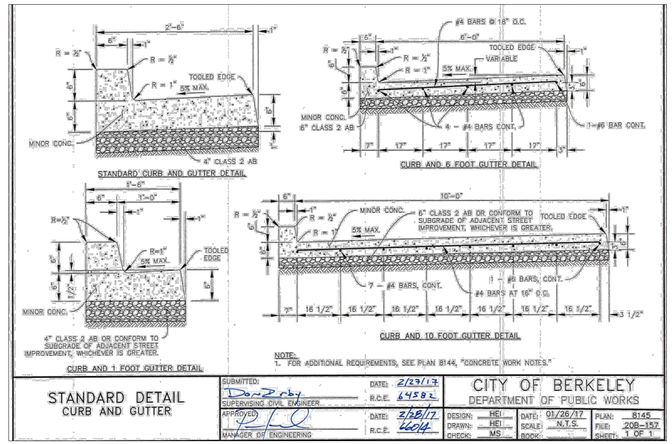
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NOTES:
1. SET RISER SECTION IN 1:3 MORTAR MIX AND IN GROOVE FORMED IN BASE, OR POUR MONOLITHICALLY WITH BASE.
2. CAST-IN-PLACE CONCRETE FOR MANHOLE BASES AND CONCRETE COLLARS SHALL CONFORM TO SPEC. SECTION 201-1.1.2 AND BE CLASS 560-B-3250.

CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS					
STANDARD DETAIL PRECAST MANHOLE ECCENTRIC CONE					
SUBMITTED:	DATE: 5/12/16	DESIGN: JR	DATE: 1/02	PLAN: 7895	
SUPERVISING CIVIL ENGINEER	R.C.E. 54937 EXP. 6/30/16	DRAWN: MS	SCALE: N.T.S.	FILE: 20-B-147	
APPROVED:	DATE: 5/12/16	CHECK:	BOOK:		
MANAGER OF ENGINEERING	R.C.E. 54314 EXP. 6/30/15				

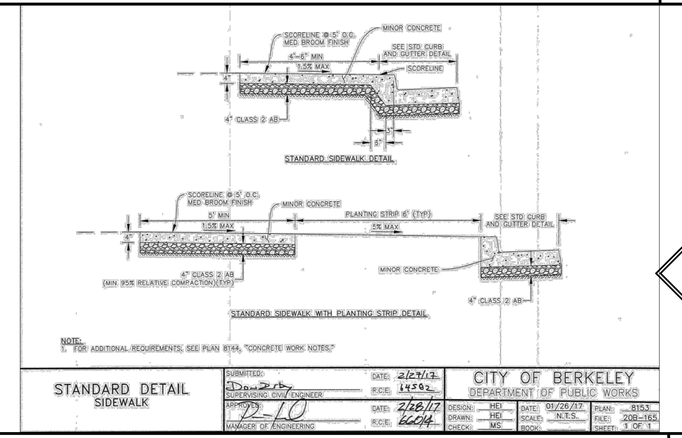
COB PRECAST MANHOLE **4**



NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8146, "CONCRETE WORK NOTES."

STANDARD DETAIL CURB AND GUTTER					
CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS					
SUBMITTED:	DATE: 2/27/17	DESIGN: HEI	DATE: 01/26/17	PLAN: 8145	
SUPERVISING CIVIL ENGINEER	R.C.E. 64582	DRAWN: HEI	SCALE: N.T.S.	FILE: 20B-157	
APPROVED:	DATE: 2/28/17	CHECK: MS	BOOK:	SHEET: 1 OF 1	
MANAGER OF ENGINEERING	R.C.E. 66014				

COB STANDARD CURB & GUTTER **1**



NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

STANDARD DETAIL SIDEWALK					
CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS					
SUBMITTED:	DATE: 2/27/17	DESIGN: HEI	DATE: 01/26/17	PLAN: 8153	
SUPERVISING CIVIL ENGINEER	R.C.E. 64582	DRAWN: HEI	SCALE: N.T.S.	FILE: 20B-165	
APPROVED:	DATE: 2/28/17	CHECK: MS	BOOK:	SHEET: 1 OF 1	
MANAGER OF ENGINEERING	R.C.E. 66014				

COB STANDARD SIDEWALK **2**

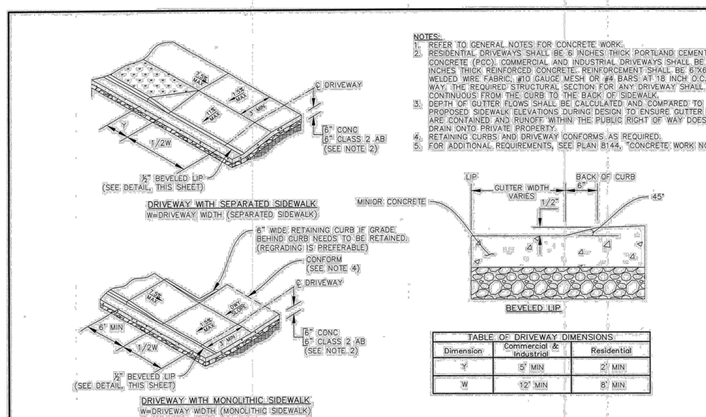
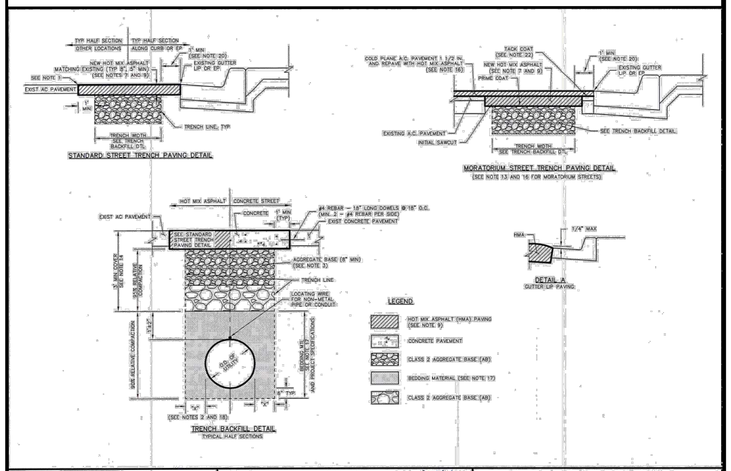


TABLE OF DRIVEWAY DIMENSIONS:		
Dimension	Commercial & Industrial	Residential
'd'	5' MIN	2' MIN
'W'	12' MIN	8' MIN

STANDARD DETAIL DRIVEWAY					
CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS					
SUBMITTED:	DATE: 2/27/17	DESIGN: HEI	DATE: 01/26/17	PLAN: 8151	
SUPERVISING CIVIL ENGINEER	R.C.E. 64582	DRAWN: HEI	SCALE: N.T.S.	FILE: 20B-163	
APPROVED:	DATE: 2/28/17	CHECK: MS	BOOK:	SHEET: 1 OF 1	
MANAGER OF ENGINEERING	R.C.E. 66014				

COB DRIVEWAY **5**



STANDARD DETAIL TRENCH EXCAVATION AND SURFACE RESTORATION					
CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS					
SUBMITTED:	DATE: 7/6/16	DESIGN: HEI	DATE: 06/2016	PLAN: 8136	
SUPERVISING CIVIL ENGINEER	R.C.E. 64582	DRAWN: HEI	SCALE:	FILE: 20-B-155	
APPROVED:	DATE: 7/6/16	CHECK:	BOOK:	SHEET: 1 OF 2	
MANAGER OF ENGINEERING	R.C.E. 66014				

COB TRENCH EXCAVATION **3**

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd. Ste. 200, Castro Valley, California, 94546
Tel: 510-581-7272 Fax: 510-581-7813 www.greenwoodmoore.com

PRELIMINARY NOT FOR CONSTRUCTION
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No. C047628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

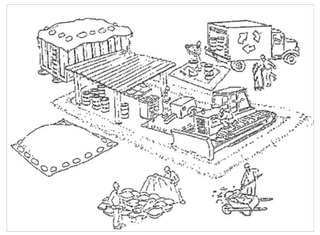
PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

CITY OF BERKELEY STANDARD DETAILS

CHECKED BY: BD
DRAWN BY: TRL
SCALE: 1"=10'
DATE: 10-15-2025
PROJECT NO. 2023.058
PHASE NO. XX
SHEET NO. C7.2

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City of Berkeley's Pollution Prevention - It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Berkeley requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarp and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Berkeley Ordinances for recycling construction materials, wood, gyp board, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911 or the City of Berkeley's Public Works Department by dialing 311

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.



- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of cntaminated soil according to their instructions.

Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.



- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work



- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.



- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting



- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erodible landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of $10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

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Land Surveyors • Planners
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Tel: 510-581-7272 Fax: 510-581-8613 www.greenwoodmoore.com

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REGISTERED PROFESSIONAL ENGINEER
BRIAN D. MOORE
No. C062628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57-2028-4

CITY OF BERKELEY
POLLUTION PREVENTION
PLAN

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	NO SCALE
DATE	10-15-2025
PROJECT NO.	2023.058
PHASE NO.	XX
SHEET NO.	C7.3

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EROSION CONTROL NOTES

TEMPORARY EROSION CONTROL MEASURES EFFECTIVE DURING RAINY SEASON — OCTOBER 1 TO APRIL 30

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
2. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30).
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) "MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES" UNLESS OTHERWISE STATED WITHIN THESE GENERAL NOTES. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT. SCHEDULE AN ENGINEERING INSPECTION AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
4. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
5. THE CONTRACTOR SHALL PLACE 3"–4" FRACTURED STONE AGGREGATE AS A GRAVEL ROADWAY (6" MINIMUM THICKNESS FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH ROAD ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY AS REQUIRED BY THE COUNTY ENGINEER. MINIMUM WIDTH OF GRAVEL ROADWAY IS 10 FEET.
6. A CONCRETE WASHOUT IS REQUIRED FOR ALL CONCRETE WORK. THE WASHOUT SHALL CONSIST OF A CONTAINMENT AREA ENCLOSED BY AN EARTHEN DIKE. PLASTIC TARP, COVERING THE CONTAINMENT AREA AND EARTHEN DIKE, SHALL BE STAKED IN AT OUTSIDE EDGE OF EARTHEN DIKE.
7. ADDITIONAL CONTAINMENT METHODS MUST BE PROVIDED FOR ANY WASTE STORAGE AREA, STOCKPILE/MATERIAL STORAGE AREA AND/OR CONSTRUCTION TOILET AREA.
8. THE PERSON RESPONSIBLE IMPLEMENTING, INSPECTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IS:

   CONTACT PERSON'S NAME: XXXXX
   TELEPHONE NUMBER: XXXXX

9. STAND–BY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
10. AFTER OCTOBER 1, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. AFTER OCTOBER 1, BREACHES IN DIKES AND SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.
11. AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES AND CONCRETE SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.
12. ALL STORM DRAIN INLET STRUCTURES GREATER THAN FOUR FEET IN DEPTH SHALL HAVE STEPS INSTALLED PER THE LATEST ACCEPTED SAFETY STANDARDS. A 6" CONCRETE COVER SLAB SHALL BE INSTALLED OVER PIPE WITH LESS THAN 2.5 FEET OF COVER TO SUBGRADE. ALL PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
13. ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER ABAG. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY ENGINEER.
14. IF ANY GRADING OPERATIONS, OTHER THAN LOT FINISH GRADING, ARE TO BE PERFORMED DURING THE RAINY SEASON, OCTOBER 1 THROUGH APRIL 30, AN EROSION CONTROL PLAN MUST BE SUBMITTED BY SEPTEMBER 1 AND THE PLAN MUST BE APPROVED BY THE COUNTY OF ALAMEDA PRIOR TO THE COMMENCEMENT OF ANY SUCH GRADING OPERATIONS.
15. TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS STEEPER THAN 2% AND HIGHER THAN 3 FEET, SHALL BE HYDROSEEDED, LANDSCAPED, OR SEALED. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY ENGINEER. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT INSTALLED BY OCTOBER 1, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIRECT IT, IN A MANNER THAT AVOIDS EROSION OF THE BANKS, TO THE EROSION AND SEDIMENT CONTROL FACILITIES.
16. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW USING 4" EARTH BERMS OR SILT FENCES.
17. ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER COUNTY'S REQUIREMENT. SUGGESTED MIX DESIGN FOLLOWS:

'BLANDO' BROME	40 LBS/ACRE
ZORRO FESCUE	10 LBS/ACRE
HYKON ROSE CLOVER	9 LBS/ACRE
SUB CLOVER	5 LBS/ACRE
CALIFORNIA NATIVE WILDFLOWER	8 LBS/ACRE
FERTILIZER	300 LBS/ACRE
ORGANIC BINDER	100 LBS/ACRE
STRAW MULCH	4000 LBS/ACRE

18. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY ENGINEER.
19. SANDBAGS, STRAW WATTLES AND/OR STRAW BALES SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
20. SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS ARE DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.
21. WHEN DIRECTED BY THE INSPECTOR, A 12–INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
22. WHEN PAD ELEVATIONS OF ADJACENT LOTS OR ELEVATIONS BETWEEN THE STREET AND THE LOT ARE SEPARATED BY MORE THAN 6 FEET, A MINIMUM 12" BERM SHALL BE MAINTAINED ALONG THE PROPERTY LINE SEPARATING THE LOTS, AND THE BERM SHALL DIRECT THE WATER TO THE OUTLET. VELOCITY CHECK DAMS SHALL BE INSTALLED BETWEEN THE OUTLET ON THE LOT AND THE STREET.
23. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREETS AT THE INTERVALS INDICATED BELOW IN NOTE #24. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF STRAW BALES, SANDBAGS OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE INSPECTOR, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES MAY NOT BE USED AS VELOCITY CHECK DAMS.
24. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

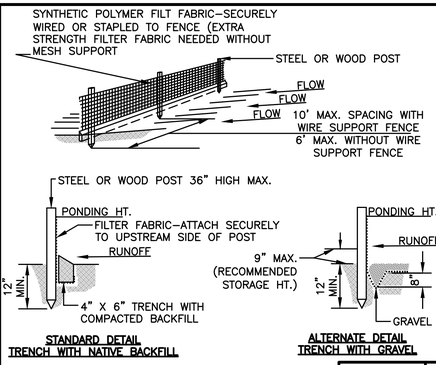
GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

25. SEWER OR STORM DRAIN TRENCHES THAT ARE OUT THROUGH BASIN DIKES OR BASIN INLET DIKES, SHALL BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE. SEWER LINES SHALL FIRST BE ENCASED IN CONCRETE BEFORE SANDBAGS ARE PLACED.
26. ALL OPEN UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM THE BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING DOWNWARD, TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG LOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

27. AFTER STORM DRAIN, SANITARY SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTER LINE OF A CROWNED STREET.
28. SEDIMENT TRAPS SHALL BE CLEANED OUT PER INSPECTOR'S DIRECTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN THE DESILTING BASINS AND THE SEDIMENT TRAPS.
29. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THESE PLANS IN THE FIELD, SUBJECT TO APPROVAL OF THE COUNTY ENGINEER.
30. EROSION CONTROL STRUCTURES SHALL BE ADJUSTED BY THE CONTRACTOR TO REFLECT ALL CHANGES IN DRAINAGE AS STREETS AND BUILDING PADS ARE BEING INSTALLED.
31. INSTALL EXCELSIOR CURLEX II EROSION CONTROL BLANKET OR APPROVED EQUAL ON GRADED SLOPES STEEPER THAN 3:1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

EROSION CONTROL NOTES | 10

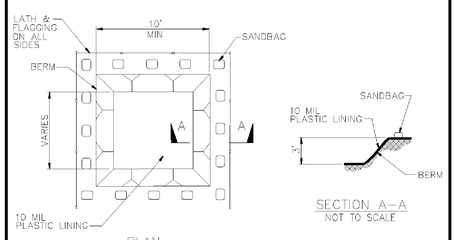


STANDARD DETAIL TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL TRENCH WITH GRAVEL

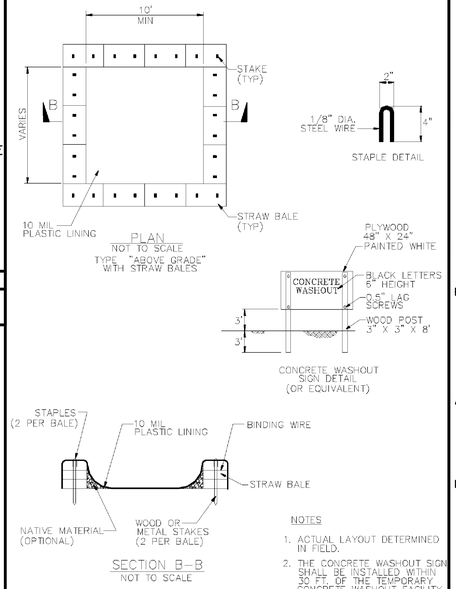
1/2"=1'–0"

SILT FENCE | 9



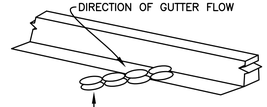
NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

WM–8 CONCRETE WASTE MANAGEMENT | 7



NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

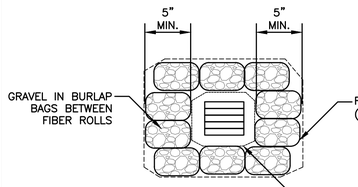
CONCRETE WASTE MANAGEMENT WM–8 | 8



NOTES
1. THICKNESS OF FILLED BAGS WHEN LAID FLAT SHALL NOT EXCEED 4".
2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS AND THE FACE OF CURB.
3. REMOVE ACCUMULATED SILT, DIRT, AND DEBRIS BEFORE IT EXCEEDS A THICKNESS OF 2" IN THE GUTTER.
4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

1/2"=1'–0"

GRAVEL BAG CHECK DAM | 4

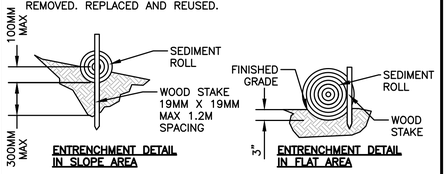


1/2"=1'–0"

INLET PROTECTION (UNPAVED AREAS) | 5

LIMITATIONS:
–DESIGNED FOR LOW SURFACE FLOWS NOT TO EXCEED 1 CFS FOR SMALL AREAS.
–DESIGNED FOR SHORT SLOPED OR SLOPES FLATTER THAN 3:1
– PRIMARY PURPOSE IS NOT SEDIMENT CONTROL, ALTHOUGH DO PROVIDE SOME SEDIMENT REMOVAL.

INSPECTION AND MAINTENANCE:
– REPAIR OR REPLACE SPLIT, TORN, UNRAVELING, OR SLUMPING FIBER ROLLS.
–INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS AND AT LEAST DAILY DURING PROLONGED RAINFALL. PERFORM REQUIRED MAINTENANCE.
–IN MOST CASES, FIBER ROLLS DO NOT REQUIRE REMOVAL AND CAN BE ABANDONED IN PLACE. IF NOTE EXCESSIVELY SOILED, ROLLS MAY BE REMOVED. REPLACED AND REUSED.



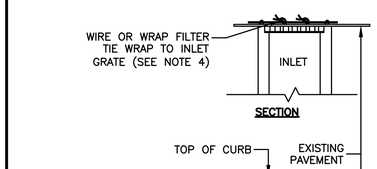
PURPOSE:
FIBER ROLLS (SEDIMENT LOGS OR WATTLES), COMPOSED OF BIO–DEGRADABLE FIBERS STUFFED IN A PHOTO–DEGRADEABLE OPEN WEAVE NETTING, ARE DESIGNED TO REDUCE SEDIMENT RUNOFF FROM DISTURBED SOILS INTO THE STORM DRAIN SYSTEM OR WATER–COURSES. FIBER ROLLS ARE POROUS AND ALLOW WATER TO FILTER THROUGH FIBERS AND TRAP SEDIMENT, INCREASE FILTRATION RATES, SLOW RUNOFF AND REDUCE SHEET AND HILL EROSION. WATTLES ALSO CREATE A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.

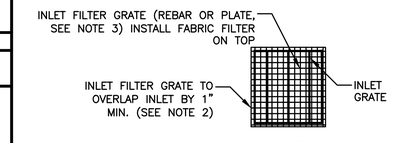
APPLICATION:
–ALONG THE FACE OF EXPOSED AND ERODIBLE SLOPES TO SHORTEN SLOPE LENGTH.
–AT GRADE BREAKS WHERE SLOPES TRANSITION TO A STEEPER SLOPE
–IN DRAINAGE SWALES TO SLOW FLOWS
–ALONG STREAMBANKS TO ASSIST STABILIZATION AND REVEGETATION

INSPECTION AND MAINTENANCE:
FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION. IN GENERAL, THESE WILL BE AS FOLLOWS:
–FINE GRADE THE SUBGRADE BY HAND DRESSING WHERE NECESSARY TO REMOVE LOCAL DEVIATIONS AND TO REMOVE LARGER STONES OR DEBRIS THAT WILL INHIBIT INTIMATE CONTACT OF THE FIBER ROLL WITH THE SUBGRADE.
–PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH 50 TO 100MM (2 TO 4 INCHES) DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
–SOIL EXCAVATION IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDERCUTTING THE ROLL.
–PLACE FIBER ROLLS INTO THE KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL WITHIN 6 FEET OF EACH END AND THEN EVERY SIX INCHES WITH 1" X 2" X 23" STAKES.
–STAKE ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE BUTTED SECURELY TO ONE ANOTHER TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.

1/2"=1'–0"

STRAW WATTLE | 6

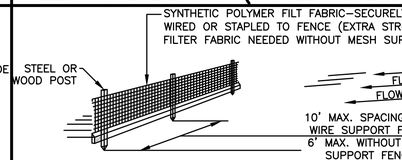




NOTES:
1. FILTER FABRIC SHALL MEET CAL–TRANS OR HAY BAG SPECIFICATIONS.
2. FILTER MATERIAL AND GRATE SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1"
3. INLET FILTER GRATE SHALL BE MADE OF RE–BARS, CRISS CROSSED AT 6" (WELDED NUMBERED 3 OR TIED TOGETHER WITH WIRE) OR A PLATE WITH MINIMUM OF 75% OPEN AREA, BOTH OF SUFFICIENT STRENGTH TO PREVENT BENDING WHEN DRIVEN OVER BY A VEHICLE.
4. INLET FILTER GRATE SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE OR TIE–WRAPS (BEND OVER).
5. FILTERS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. REPAIRS, SEDIMENT/ DEBRIS REMOVAL SHALL BE MADE TO ASSURE EFFICIENCY OF FILTER SYSTEM.

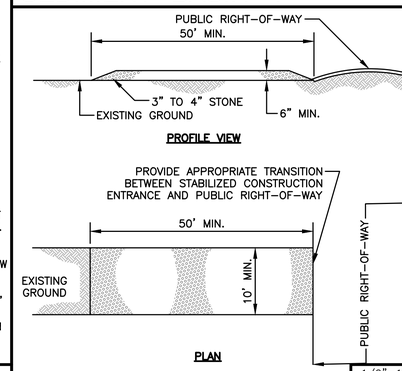
1/2"=1'–0"

INLET PROTECTION (PAVED AREAS) | 1



1/2"=1'–0"

SEDIMENT BASIN 1 | 2



1/2"=1'–0"

CONSTRUCTION ENTRANCE | 3

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-7272 Fax: 510-581-6813 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER — BRIAN DOUGLAS DEVINE — No. C062628 — Exp. 03/31/2026 — CIVIL — STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLANS
2276 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 57–2028–4

EROSION CONTROL DETAILS

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	1"=10'
DATE	10–15–2025
PROJECT NO.	2023.058
PHASE NO.	XX
SHEET NO.	C7.4

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☑	☐	☐	**5. Do Not Plant Invasive Plant Species** **Requirement** None of the plant species listed by CAL-IPC's Don't Plant a Pest as invasive in the San-Francisco, Bay Area are included in the planting plan. **Definition** An invasive speices is defined as a species that is non-native (or alien) to the ecosystem under consideration and whose introduction causes or is likeley to cause economic or environmental harm or harm to human health. Federal Executive Order 1311. **Reference** Bay-Friendly Landscape Guielines, Practice 2.1d; Don't Plant A Pestbrochures for trees and plants available at www.cal-ipc.org; www.cal-ipc.org/ip/inventory/weedlist.php.	• Compare the complete list of plants in the plant palette to the Cal-IPC list of plants that are invasive to the San Francisco Bay-Area. • Submit the complete plant palette. • Submit a statement signed by the Landscape Architect, Designer or Contractor confirming that no invasive species were substituted for specified species.	Signed statement to be provided upon completion of construction.
☑	☐	☐	**6. Grow drought tolerant CA native, Mediterranean or climate adapted plants** **Requirement** A minimum of 75% of the total number of plants in non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a published plant reference. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately. **Recommendation** California native or Mediterranean species are strongly recommended. **Reference** *Bay-Friendly Landscape Guidelines* Practice 4.2; www.owue.water.ca.gov/docs/wucols00.pdf.	• Submit a plant legend that identifies species, number of plants, irrigation requirements (and reference source of the water requirement), total number of drought tolerant plants and total number of non-turf plants. (download a Bay-Friendly plant legend template to facilitate this process at www.BayFriendly.org). • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Bay Friendly plant legend is included in drawing set. Signed statement to be provided upon completion of construction.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
☐	☐	■	**7. Minimize the lawn** **Requirement** A maximum of 25% of total irrigated area is specified as turf, with sports or multiple use fields exempted. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.3; Bay-Friendly Lawn Alternatives plant list at www.BayFriendly.org; Brooklyn Botanic Garden Publications, *Easy Lawns, Low Maintenance Native Grasses for Gardeners Everywhere.*	• Submit calculations of square feet of turf, excluding sports and multiple use fields, and square feet of total irrigated area. • Submit planting plans with sports and multiple use fields identified. Include a statement about the purpose of multiple use fields. • Submit as statement signed by the Landscape Architect, Designer or Contractor that installed turf meets the requirements for this credit.	No turf included in project.
			Irrigation		
☑	☐	☐	**8. Specify Weather-Based Irrigation Controllers (automatic, self-adjusting)** that Includes a Moisture &/or Rain Sensor Shutoff **Requirement** Weather-based irrigation controllers, soil moisture based controllers or other self-adjusting irrigation controllers, shall be required for all irrigation systems. **Reference** *Bay-Friendly Landscape Guidelines* , Practice 4.6; EBMUD website has a list of recommended self adjusting controllers at www.ebmud.com.	• Submit the make and model and product sheet of the irrigation controller. • Provide a statement signed by the Landscape Architect, Designer or Contractor that the installed controller is a self-adjusting model and includes shut off capacity.	Signed statement to be provided upon completion of construction.
☑	☐	☐	**9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide** **Requirement** Sprinkler and spray heads are not specified in areas less than or equal to 8 feet wide to prevent overspray and runoff. Acceptable alternatives include drip, subsurface drip, bubblers or no irrigation. Bubblers shall not exceed 1.5 gallons per minute per bubbler.	• Submit statement signed by the Landscape Architect, Designer or Contractor verifying that irrigation as installed does not have sprinkler or spray heads in planted areas less than 8 feet wide.	Signed statement to be provided upon completion of construction.

Bay-Friendly Basics: Bay-Friendly Basics represents the 9 required practices in the Bay-Friendly Landscape Scorecard. Landscapes that achieve the Bay-Friendly Basics will achieve significant environmental benefits for the project and community as well as taking the first step toward becoming a Bay-Friendly Rated Landscape. If a project is interested in seeking to qualify as a Bay-Friendly Rated Landscape, it must also earn a minimum of 60 points on the Bay-Friendly Landscape Scorecard and be evaluated by a qualified Bay-Friendly Rater. Please visit www.BayFriendlyCoalition.org to learn more about taking this next step in sustainablity. The Bay-Friendly Basics is not a substitute for exercising sound judgment in particular circumstances. Rather, the Bay-Friendly Basics is designed to help local governments raise the minimum environmental requirements for landscape projects that require a permit.

This checklist works well with the Small Commercial Green Building Checklist available at www.stopwaste.org/smallcommercial.

Bay-Friendly Basics Landscape Checklist

This Bay-Friendly Basics Checklist is for all new construction and renovation of landscapes that are 2,500 square feet of irrigated area or greater and require a permit. The Bay-Friendly Basics represents the 9 required practices from the Bay-Friendly Landscape Scorecard. It is considered a minimum set of practices to improve the environmental performance of the landscape. Projects are recommended to to meet all applicable measures on the checklist. For measures that are not applicable or are not in the project's scope of work, check "N/A" and make a note of why the measure does not apply to the project (attach additional sheets if necessary). For electronic copies of this checklist, and other Bay-Friendly Landscaping resources, visit: www.BayFriendly.org

Project: 2276 Shattuck

Address: 2276 Shattuck Ave **Date:** 9/20/2024

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			Earthwork & Soil Health		
☑	☐	☐	**1. Mulch** **Requirement** All soil on site is protected with a minimum of 3 inches of mulch after construction. **Recomendation** Use recycled or greenwaste mulch instead of landscape fabric. Trees identified for removal are chipped and used on site as mulch, on-site storage space permitting. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.1; *Bay-Friendly Guide to Mulch*, available at www.BayFriendly.org. Provides sources of recycled mulch and proper application of mulch and information on sheet mulching.	• Submit square footage of planting areas as well as cubic yards required to cover planting areas to a minimum three-inch (3") depth. • Submit a delivery ticket or receipt of purchased mulch and/or, • Submit receipts for sheet mulching materials and/or, • (Optional) Submit photos of trees being chipped for mulch (if applicable).	See L3-00 for SF of plantings areas and CY of mulch. Remaining information to be submitted during construction.
☑	☐	☐	**2. Amend the Soil with Compost Before Planting** **Requirement** Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight or 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. **Recommendation** Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Assurance(STA) program to ensure quality. **Reference** *Bay-Friendly Landscape Guidelines,* Practice 4.1; Model Bay-Friendly Soil specifications, at www.BayFriendly.org; U.S. Composting Council Standard Testing Assurance program explanation and list of participating producers can be found at: www.compostingcouncil.org	• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • Submit+H35 compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. *If a waiver is requested based on soil organic matter content or the needs of plant palette,* • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	Soil analysis to be submitted with building permit application.

Bay-Friendly Basics Landscape Checklist

Yes	No	N/A	Measure & Requirement	Documentation	Notes
			Materials		
☑	☐	☐	**3. Reduce and Recycle Landscape Construction Waste** **Requirement** Divert 50% of landscape construction and demolition waste by weight. Verify the local jurisdiction's minimum requirement and reporting procedures for construction and demolition (C&D) recycling. **Reference:** StopWaste.Org, *Builders' Guide to Reuse & Recycling: A Directory for Construction and Demolition Materials* and sample Waste Management Plan for recycling C&D materials at www.BuildGreenNow.Org.	• State the percent diversion goal in the design documents. • List specific goals and recycling and reuse requirements in plans and specifications. • Require contractors to review the waste management plan with subcontractors and to include contract language requiring subcontractors comply with the plan. • Prior to construction, complete a construction waste management plan. The City should provide a smaple template, or one can be downloaded at www.BuildGreenNow.org. • After construction, provide final waste management plan with backup documentation. If materials were sent to a C&D Recycling facility, apply a facility average diversion rate because not all materials can be recycled. Most large C&D facilities have a calculated diversion rate and can provide you with documentation stating the percentage of materials recycled at that facility (typically 50% to 90%).	Percent diversion to be included in project specifications.
			Planting		
☑	☐	☐	**4. Choose & Locate Plants to Grow to Natural Size** **Requirement** Species will be selected and plants spaced to allow them to grow to their natural size and shape. Pruning for structural integrity and health of plant is permitted. In addition, plants located in a row or adjacent to buildings, sidewalks or roads will be spaced between their minimum and maximum mature plant spread according to a published reference plant book and still fit into thier planting area without significant overhang. Trees must meet the spacing requirements only when adjacent to buildings, in a row or other adjacent to other vertical obstructions. Vines are not subject to spacing requirements. **Reference** *Bay-Friendly Landscape Guidelines* , Practices 2.1, Bay-Friendly Plant lists are available at www.BayFriendly.org; Bronsetin,Carol, David Fross and Bart O'Brien, *California Native Plants for the Garden;* East Bay Municipal Utility District, *Plants and Landscapes for Summer Dry Climates;* Sunset,*Western Garden Book.*	• Submit plant legend indicating plant species, spacing and mature spread of plant. Indicate the source of information on spacing and spread. • Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.	Signed statement to be provided upon completion of construction.

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94705

#	DESCRIPTION	DATE

OCT 15, 2025

CAL GREEN CHECKLIST

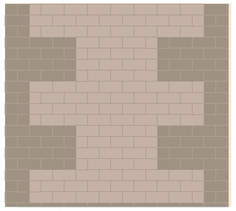
L1-00

Level 1 Materials


PRECAST CONCRETE POTS


BIKE RACK

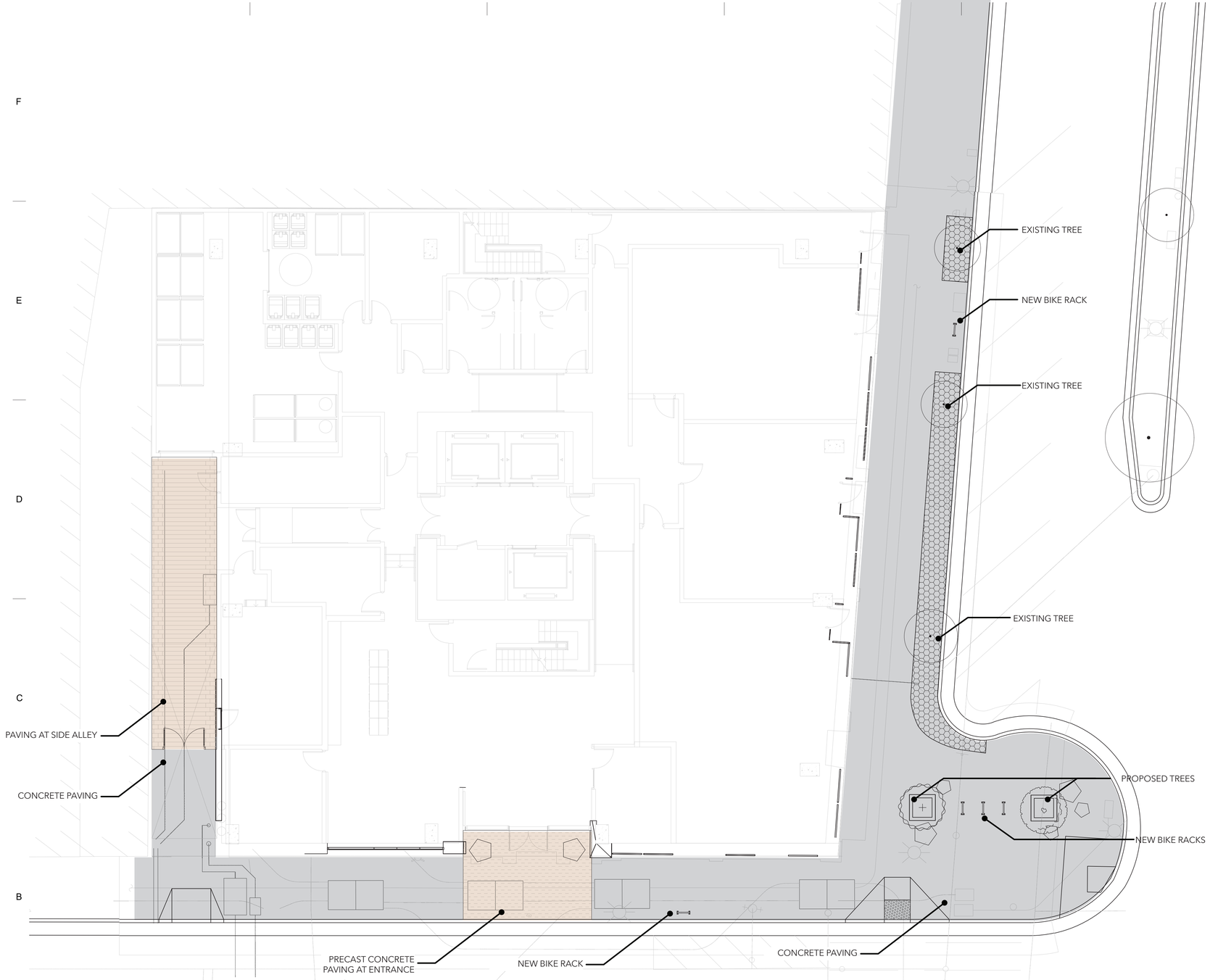

PRECAST PAVER PATTERN OPTION 1


PRECAST PAVER PATTERN OPTION 2


ALLEY PAVERS


BUILDING FACADE


PAVER COLOR



0' 5' 10' 20'

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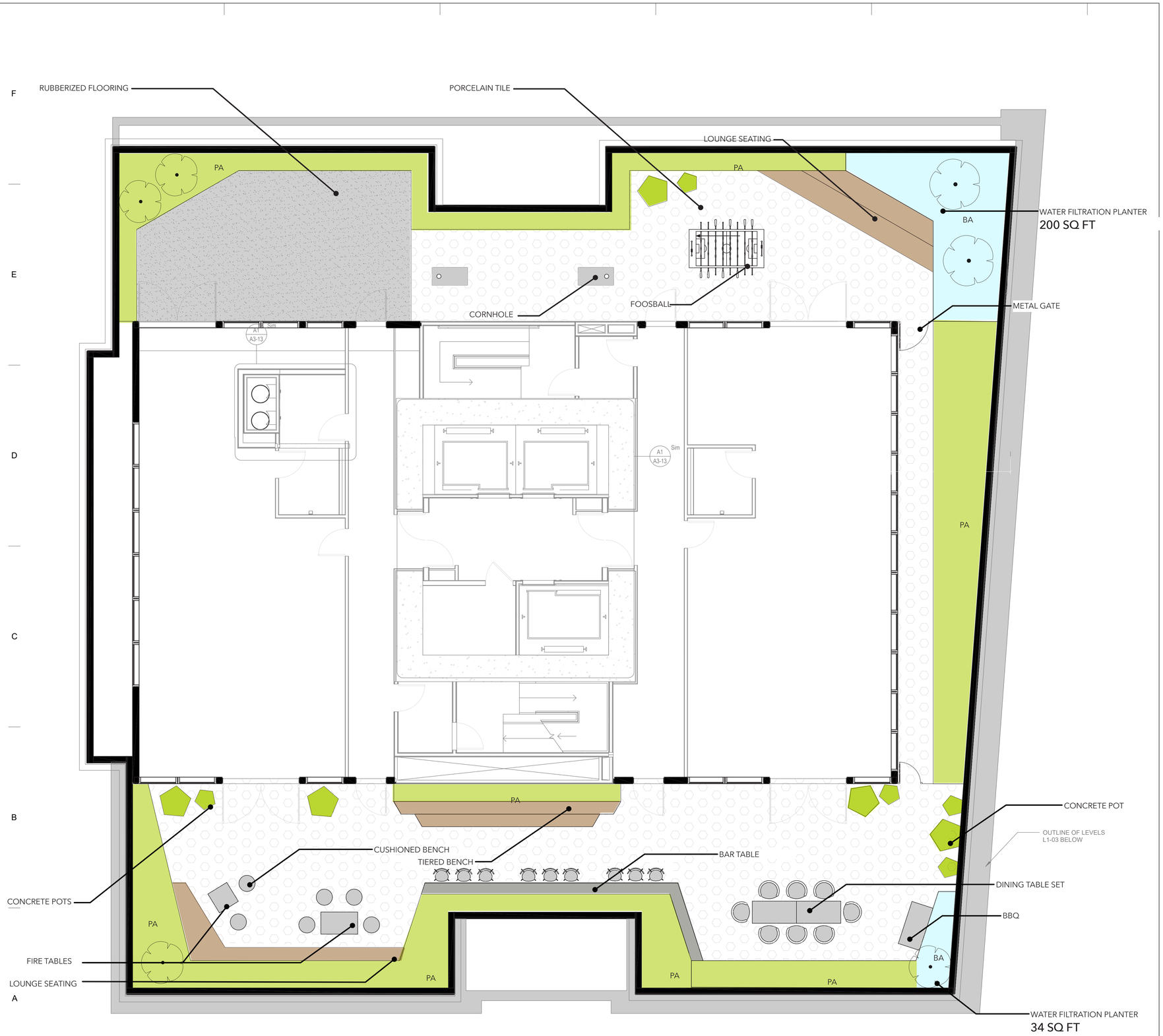
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MATERIAL PLAN LEVEL 1

L1-01



Level 18 Materials


METAL PLANTERS


BAR TABLE


MOVABLE FURNITURE

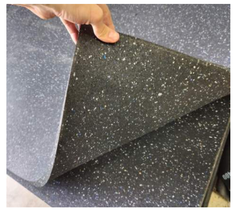

FOOSBALL

BUILT IN CUSHION BENCH


BUILT IN WOOD BENCHES


FIRE TABLE (ETHANOL)


ELECTRIC BBQ


RUBBERIZED FLOORING


PORCELAIN PAVERS

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#	DESCRIPTION	DATE

OCT 15, 2025

MATERIAL PLAN
LEVEL 18

L1-02

WELO
Water Budget and Water Use Calculator

INSTRUCTIONS:

1. Enable macros.
2. Enter values in blue cells. Gray cells will automatically fill.
3. For Eto, refer to Appendix A of the ordinance, available here: https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date:	2025.10.15
Project Name:	2276 Shattuck
Project Contact:	CHRISTINE SPINDLER
Project Contact Email:	christine@groundworksoffice.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)		MAWA (gal/yr)	
	Resider	41.8	0.55	-	1,473	**20,996**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	41.8	581	-	**15,047**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]

Difference between MAWA and ETWU	**5,949**	**Project meets water budget.**

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	ation Efficiency	(SF * PF) / IE
	1	Perennials	Drip	1,183	0.30	0.81	438
	2	Planter (grass)	Drip	19	0.50	0.81	12
	3	Planter (perennial)	Drip	50	0.30	0.81	19
	4	Bioretention	Drip	234	0.35	0.81	101
	5	Street/Bldg trees	Bubbler	18	0.50	0.81	11
							-
							-
		Landscape area (not including SLA)		**1,504**			**581**

ETWU Calculation (Special Landscape Areas (SLA))	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	**0**		**0**

Total Landscape Area (including SLA) from ETWU Calculation	**1,504**

RAIN SENSOR AND MASTER CONTROL VALVE SPECIFIED, SEE SHEETS L2-01 AND L2-02.

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#	DESCRIPTION	DATE

OCTOBER 15, 2025

IRRIGATION CALCULATIONS

L2-00



LEGEND

- LOW WATER NEED
- MODERATE WATER NEED
- LOW WATER NEED TREE
- MODERATE WATER NEED TREE

SHATTUCK AVE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	BUBBLER

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	SUPERIOR-3000-1" MASTER CONTROL VALVE
	AREA TO RECEIVE DRIPLINE HUNTER PLD-06-18 PROFESSIONAL LANDSCAPE DRIPLINE. 0.6 GPH PRESSURE COMPENSATING EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY 17MM INSERT FITTINGS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	TORO-TPV-F-100-MM REMOTE CONTROL VALVE
HB	HOSE BIBB
BF	NETAFIM 61BFG3G 3" NETAFIM BACKFLUSH VALVE SIZE 3". 16", 20", AND 24" EPOXY MEDIA, IRON BODY, 3-WAY HYDRAULICALLY OPERATED DIAPHRAGM VALVE WITH LOW PRESSURE LOSS.
C	HUNTER-IC-600-M/ICM-600 ELECTRIC CONTROLLER (12) STATION
	IRRIGATION BACKFLOW PREVENTION DEVICE
RG	HUNTER -WSS-SEN WIRELESS WEATHER SENSOR
POC HT	POINT OF CONNECTION WITH MANUAL SHUTOFF VALVE
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21

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0' 5' 10' 20'

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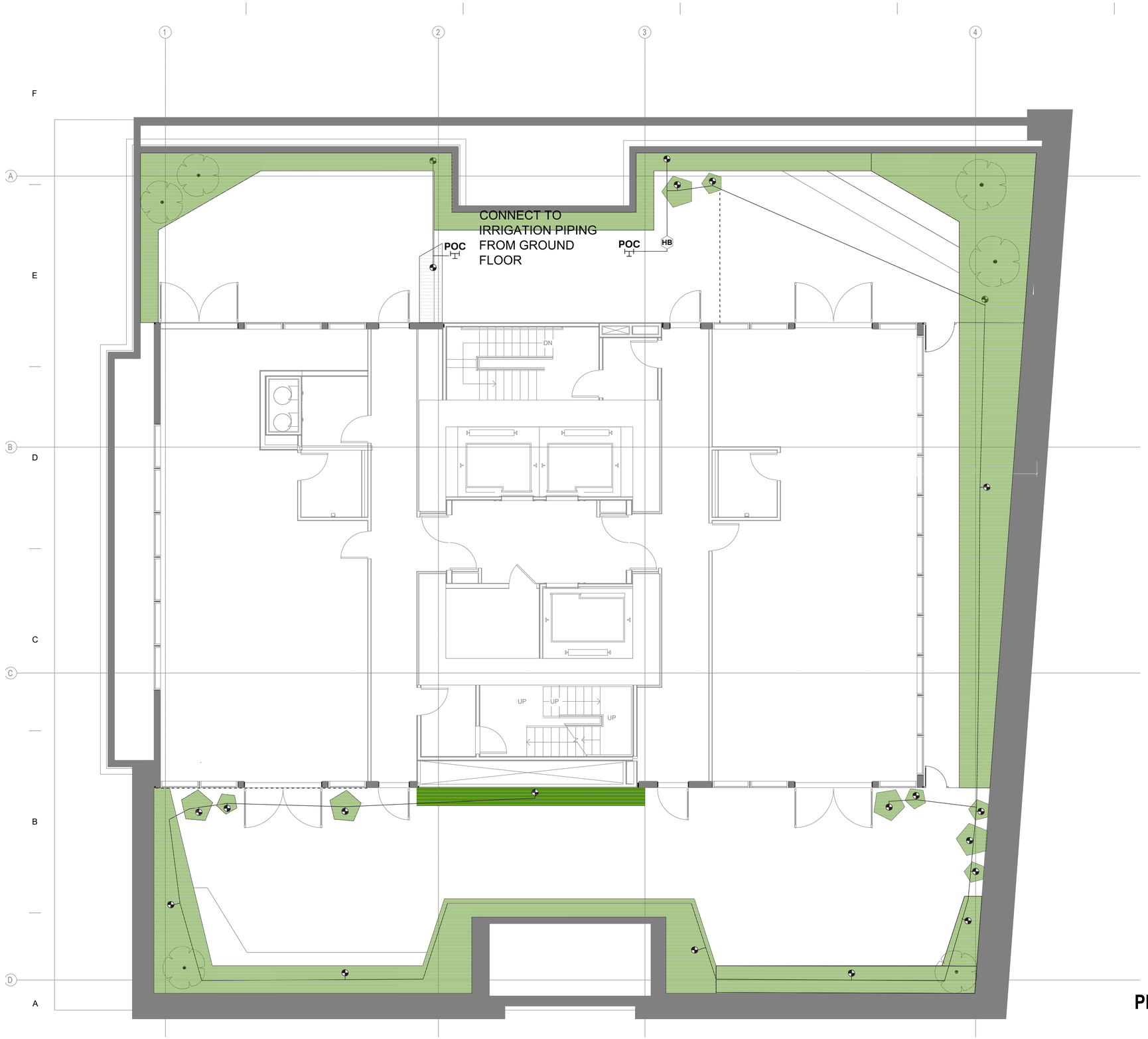
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#	DESCRIPTION	DATE

OCT 15, 2025

IRRIGATION WATER USE PLAN LEVEL 1

L2-01



LEGEND

LOW WATER NEED

LOW WATER NEED TREE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	BUBBLER
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	SUPERIOR-3000-1" MASTER CONTROL VALVE
	AREA TO RECEIVE DRIPLINE HUNTER PLD-06-18 PROFESSIONAL LANDSCAPE DRIPLINE. 0.6 GPH PRESSURE COMPENSATING EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY 17MM INSERT FITTINGS.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	TORO-TPV-F-100-MM REMOTE CONTROL VALVE
HB	HOSE BIBB
BF	NETAFIM 61BFG3G 3" NETAFIM BACKFLUSH VALVE SIZE 3". 16", 20", AND 24" EPOXY MEDIA, IRON BODY, 3-WAY HYDRAULICALLY OPERATED DIAPHRAGM VALVE WITH LOW PRESSURE LOSS.
C	HUNTER-IC-600-M/ICM-600 ELECTRIC CONTROLLER (12) STATION
	IRRIGATION BACKFLOW PREVENTION DEVICE
RG	HUNTER -WSS-SEN WIRELESS WEATHER SENSOR
POC	POINT OF CONNECTION WITH MANUAL SHUTOFF VALVE
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21

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0' 2' 4' 8' 16'

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#	DESCRIPTION	DATE

OCT 15, 2025

IRRIGATION WATER USE PLAN LEVEL 18

L2-02

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	WATER USE	SUN EXPOSURE	WILDLIFE	SEASON OF BLOOM
	QUERCUS HYPOLEUCOIDES	SILVER LEAF OAK	36" BOX	N	LOW	PART SHADE, FULL SUN	ATTRACTS HUMMINGBIRDS	SPRING
	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE 'OCTOBER GLORY'	36" BOX	N	MODERATE	PART SHADE, FULL SUN	ATTRACTS BIRDS	SPRING
SHRUBS & BUSHES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	WATER USE	SUN EXPOSURE	WILDLIFE	SEASON OF BLOOM
	ARCTOSTAPHYLOS MANZANITA 'ST. HELENA'	ST. HELENA MANZANITA	24" BOX	Y	VERY LOW	FULL SUN	ATTRACTS CATERPILLARS, BUTTERFLIES	SPRING
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	WATER USE	SUN EXPOSURE	WILDLIFE	SEASON OF BLOOM
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	Y	VERY LOW	FULL SUN	ATTRACTS HUMMINGBIRDS, BUTTERFLIES, MOTHS, BEES	SPRING, SUMMER, FALL
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	Y	LOW	PART SHADE, FULL SUN	ATTRACTS BUTTERFLIES, MOTHS	SPRING, SUMMER
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL.	Y	LOW	PART SHADE, FULL SUN	ATTRACTS HUMMINGBIRDS, BUTTERFLIES, MOTHS, BEES	LATE SUMMER, FALL
	STIPA PULCHRA	PURPLE NEEDLEGRASS	1 GAL.	Y	VERY LOW	FULL SUN	ATTRACTS BUTTERFLIES, MOTHS	LATE WINTER, EARLY SPRING
	JUNCUS PATENS	COMMON RUSH	1 GAL.	Y	LOW	FULL SUN	ATTRACTS BUTTERFLIES, MOTHS	SPRING, FALL
	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL.	Y	LOW	SHADE, PART SHADE, FULL SUN	ATTRACTS BUTTERFLIES, MOTHS	SPRING, EARLY SUMMER
	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL.	Y	LOW	PART SHADE, FULL SUN	ATTRACTS BUTTERFLIES, MOTHS	SPRING
	CEANOTHUS THYRSIFLORUS 'COOL BLUE'	CEANOTHUS THYRSIFLORUS 'COOL BLUE'	1 GAL.	Y	LOW	PART SHADE	ATTRACTS CATERPILLARS, BUTTERFLIES	WINTER, SPRING
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	Y	VERY LOW	FULL SUN	ATTRACTS HUMMINGBIRDS, BUTTERFLIES, MOTHS, BEES	SPRING, SUMMER, FALL
	AQUILEGIA FORMOSA	WESTERN COLUMBINE	1 GAL.	Y	LOW	SHADE, PART SHADE, FULL SUN	ATTRACTS BIRDS, BUTTERFLIES , MOTHS	LATE SPRING, EARLY SUMMER
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	Y	LOW	PART SHADE, FULL SUN	ATTRACTS BUTTERFLIES, MOTHS	SPRING, SUMMER
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	Y	LOW	SHADE, PART SHADE, FULL SUN	ATTRACTS HUMMINGBIRDS, BUTTERFLIES, MOTHS, BEES	SPRING, EARLY SUMMER
	CALAMAGROSTIS × ACUTIFLORA	FEATHER REED-GRASS	1 GAL.	Y	MODERATE	FULL SUN, PART SHADE	ATTRACTS BIRDS, BUTTERFLIES, BEES	EARLY SUMMER, LATE FALL
	MIMULUS JELLY BEAN	JELLY BEAN MONKEYFLOWER	1 GAL.	Y	LOW	FULL SUN, PART SHADE	ATTRACTS HUMMINGBIRDS	SPRING
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	Y	LOW	FULL SUN	ATTRACTS BIRDS, CATERPILLARS, BUTTERFLIES	SPRING
	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL.	Y	LOW	FULL SUN, PART SHADE	ATTRACTS HUMMINGBIRDS	WINTER, SPRING, SUMMER, FALL

Notes:
11.69 CY of mulch (3" minimum depth of mulch in all planting areas).

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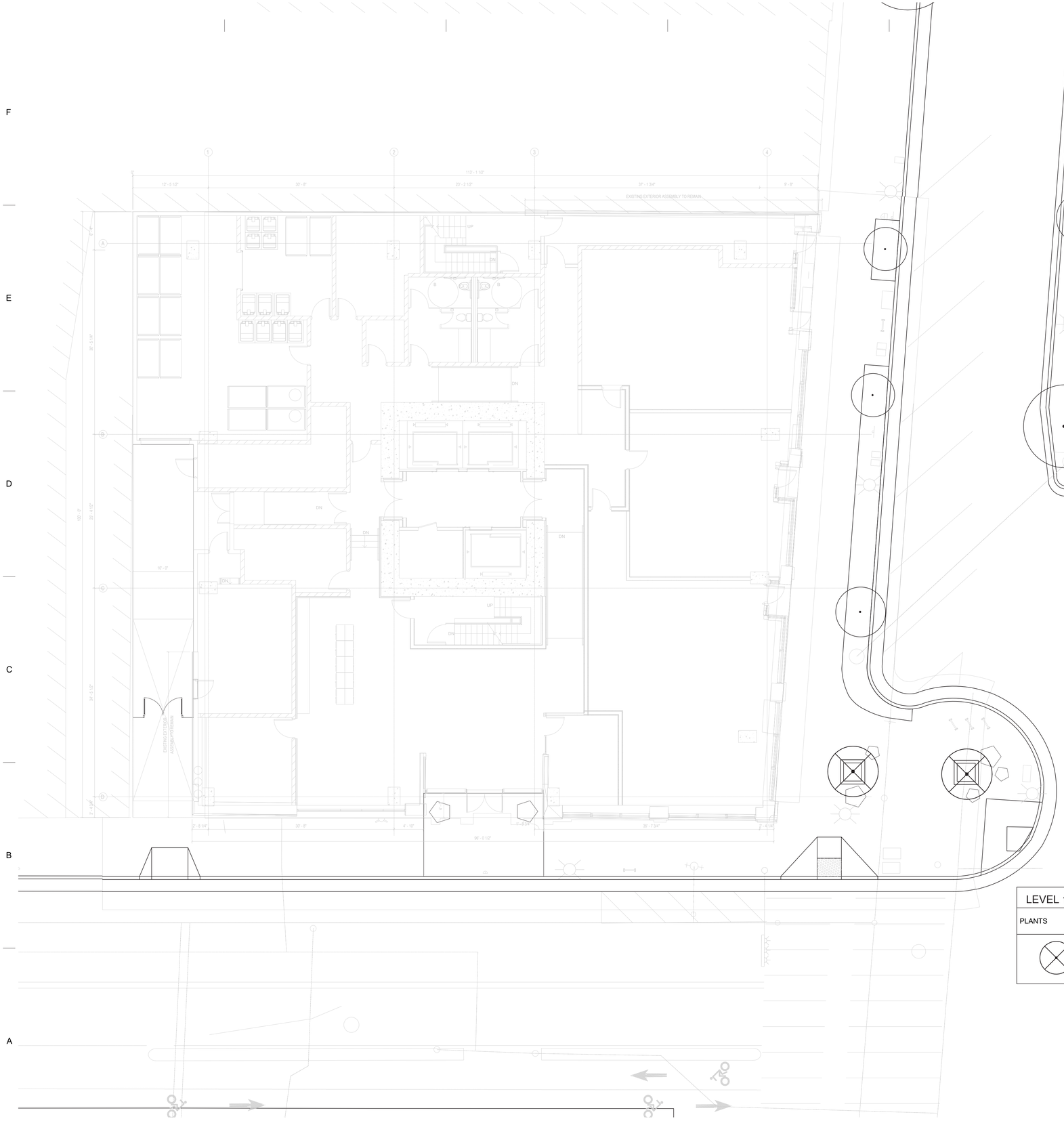
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#	DESCRIPTION	DATE

OCT 15, 2025

PLANTING SCHEDULE

L3-00



LEVEL 1 TREE REMOVAL				
PLANTS	BOTANICAL NAME	COMMON NAME	CONDITION	QUANTITY
⊗	PITTOSPORUM UNDULATUM	VICTORIAN BOX	APHIDS, DYING BRANCHES	2

0' 5' 10' 20'

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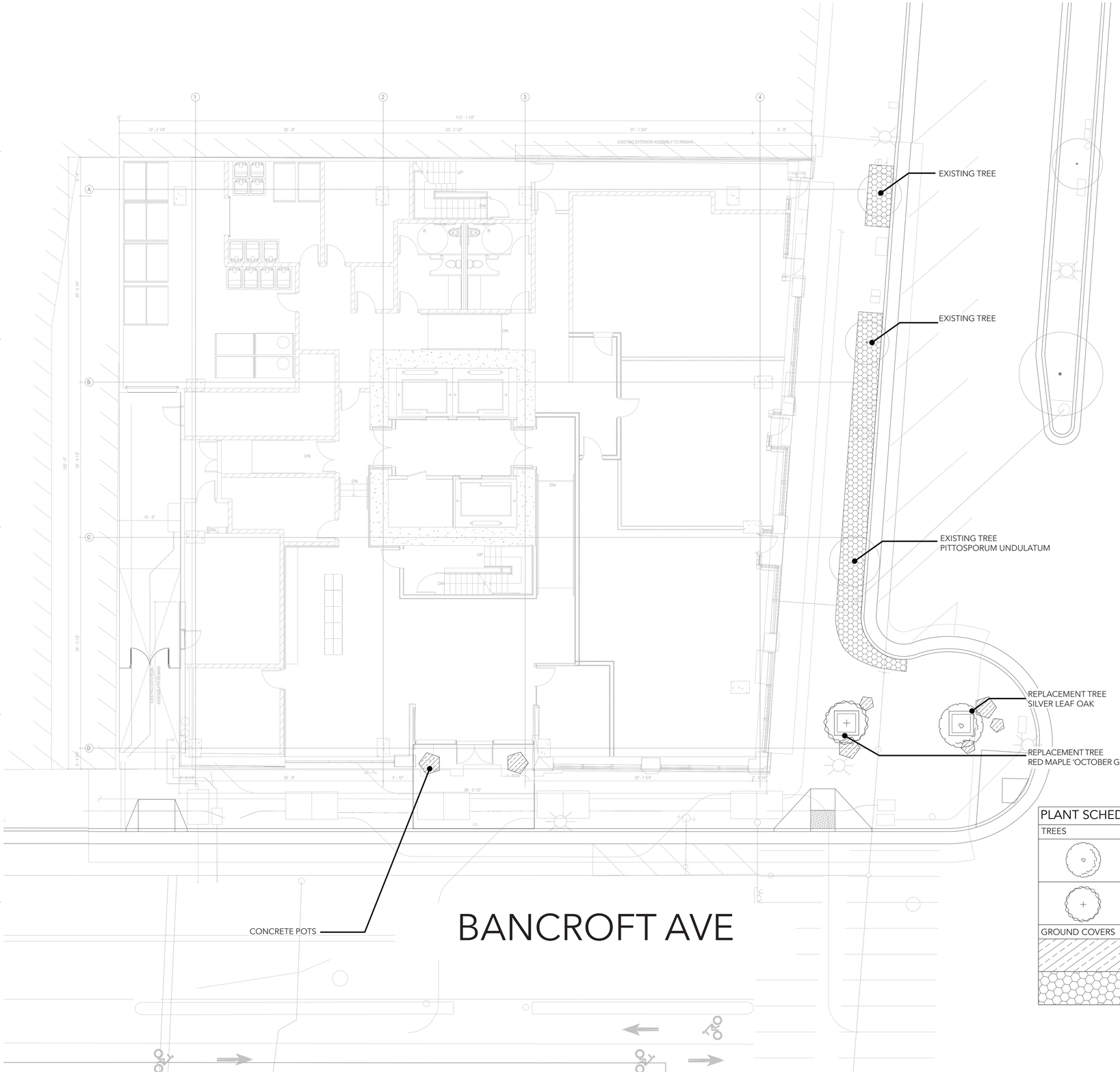
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#	DESCRIPTION	DATE
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TREE REMOVAL PLAN
LEVEL 1

L3-01

Level 1 Planting




RED MAPLE


CALIFORNIA POPPY


SILVER LEAF OAK


CALIFORNIA FESCUE


BRISBANE BOX


CALIFORNIA FUCHSIA


PURPLE NEEDLEGRASS

PLANT SCHEDULE				
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	QUERCUS HYPOLEUCOIDES	SILVER LEAF OAK	36" BOX	LOW
	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE 'OCTOBER GLORY'	36" BOX	MODERATE
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	STIPA PULCHRA	PURPLE NEEDLEGRASS	1 GAL.	VERY LOW
	ESCHSCHOLZIA CALIFORNICA, EPILOBIUM CANUM, FESTUCA GLAUCA	CALIFORNIA POPPY, CALIFORNIA FUCHSIA, BLUE FESCUE	1. GAL	LOW

0' 5' 10' 20'

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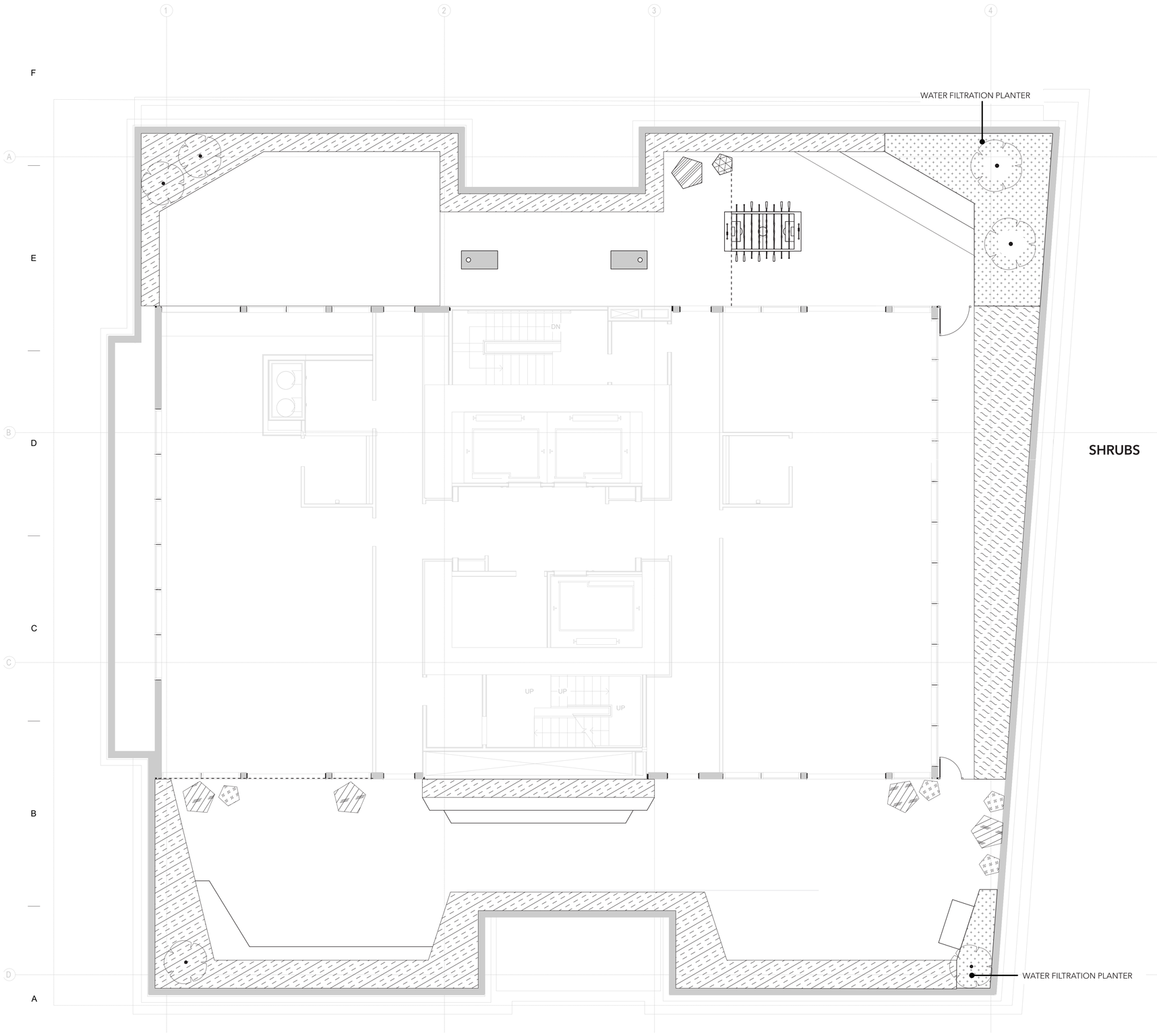
2855 TELEGRAPH AVE.
SUITE 310. BERKELEY, CA
94705

#	DESCRIPTION	DATE

OCT 15, 2025

PLANTING PLAN
LEVEL 1

L3-02



Level 18 Planting

PERENNIALS AND GRASSES


JELLY BEAN MONKEYFLOWER


CALIFORNIA FESCUE


CALIFORNIA HONEYSUCKLE


FEATHER REED-GRASS


HUMMINGBIRD SAGE


WESTERN COLUMBINE


DEER GRASS


CALIFORNIA POPPY


COOL BLUE CEANOTHUS

SHRUBS


PACIFIC MIST MANZANITA


COMMON YARROW


AUSTIN GRIFFITHS MANZANITA


DOUGLAS IRIS


COMMON RUSH


BERKELEY SEDGE

LEVEL 18 PLANT SCHEDULE

PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QUANTITY
	JUNCUS PATENS, IRIS DOUGLASIANA, CAREX TUMULICOLA	COMMON RUSH, DOUGLAS IRIS, BERKELEY SEDGE	1 GAL	LOW	234 SQ FT
	ARCTOSTAPHYLOS 'AUSTIN GRIFFITHS'	AUSTIN GRIFFITHS MANZANITA	5 GAL	LOW	6
	CEANOTHUS THYRSIFLORUS 'COOL BLUE', ESCHSCHOLZIA CALIFORNICA	COOL BLUE CALIFORNIA LILAC, CALIFORNIA POPPY	1 GAL	LOW	574 SQ FT
	AQUILEGIA FORMOSA, FESTUCA CALIFORNICA, SALVIA SPATHACEA	WESTERN COLUMBINE, CALIFORNIA FESCUE, CALIFORNIA HUMMINGBIRD SAGE	1 GAL	LOW	279 SQ FT
	CALAMAGROSTIS × ACUTIFLORA	FEATHER REED-GRASS	1 GAL	MODERATE	32 SQ FT
	MIMULUS 'JELLY BEAN'	JELLY BEAN MONKEYFLOWER	1 GAL	LOW	14 SQ FT
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	8 SQ FT
	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL	LOW	3.5 SQ FT

0' 2' 4' 8' 16'

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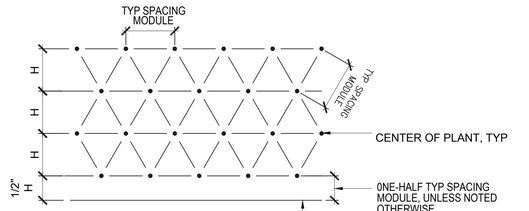
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PLANTING PLAN
LEVEL 18

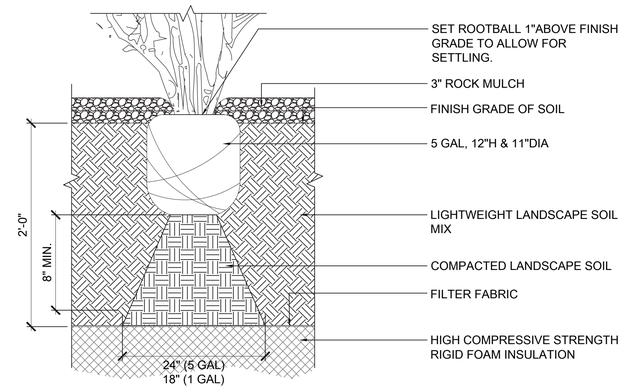
L3-03



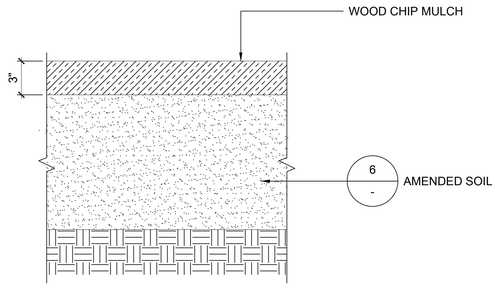
TRIANGULAR SPACING MODULE	DISTANCE BETWEEN ROWS = H	TOTAL AREA PER PLANT
6"	5"	0.21 SF
8"	7"	0.38 SF
9"	8"	0.50 SF
10"	8 1/2"	0.59 SF
12" (1'-0")	10 1/2"	0.88 SF
15"	13"	1.35 SF
18"	15 1/2"	1.95 SF
21"	18"	2.63 SF
24" (2'-0")	21"	3.50 SF
30"	26"	5.41 SF
36" (3'-0")	31"	7.73 SF
48" (4'-0")	42"	14.00 SF

NOTE:
REFER TO PLANTING SCHEDULE FOR PLANT SPACING.

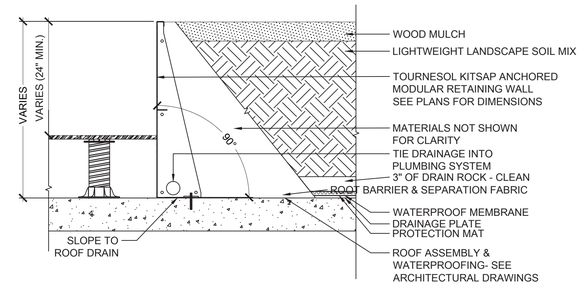
3 PLANT SPACING DIAGRAM — SCALE: NTS TYPICAL SECTION



2 SHRUB PLANTING — SCALE: 1 1/2"=1' TYPICAL SECTION — 0 1" 1' 2'



5 WOOD CHIP MULCH — SCALE: 2"=1' TYPICAL SECTION — 0 1" 5" 12"



1 TURNESOL STEEL PLANTER WALL — SCALE: 1"=1'-0" TYPICAL SECTION — 0 1' 2' 3'

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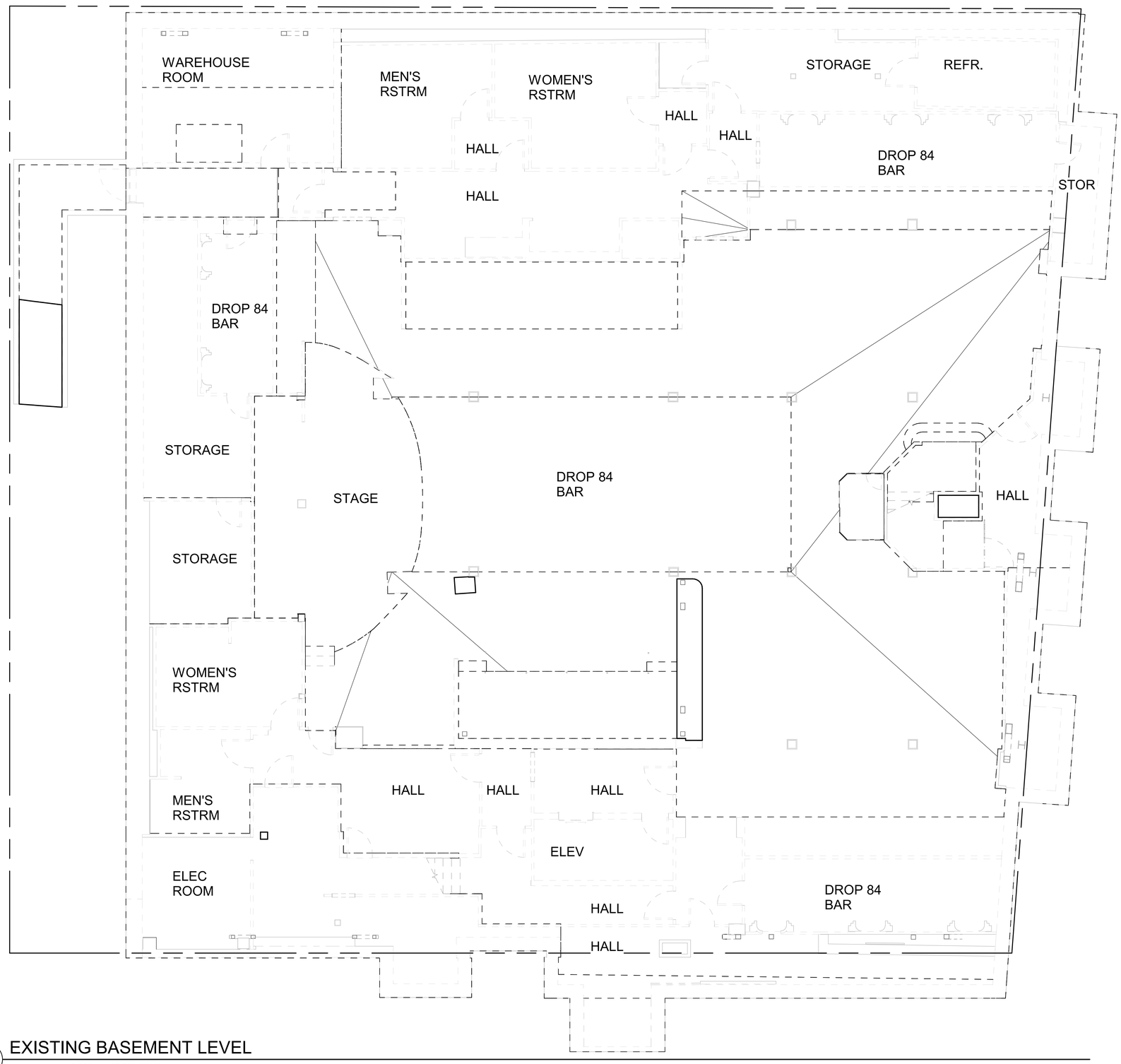
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#	DESCRIPTION	DATE

OCT 15, 2025

PLANTING DETAILS

L3-04



A2 EXISTING BASEMENT LEVEL

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

DEMOLITION NOTES

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KEYNOTES

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED

0' 4' 8' 16'

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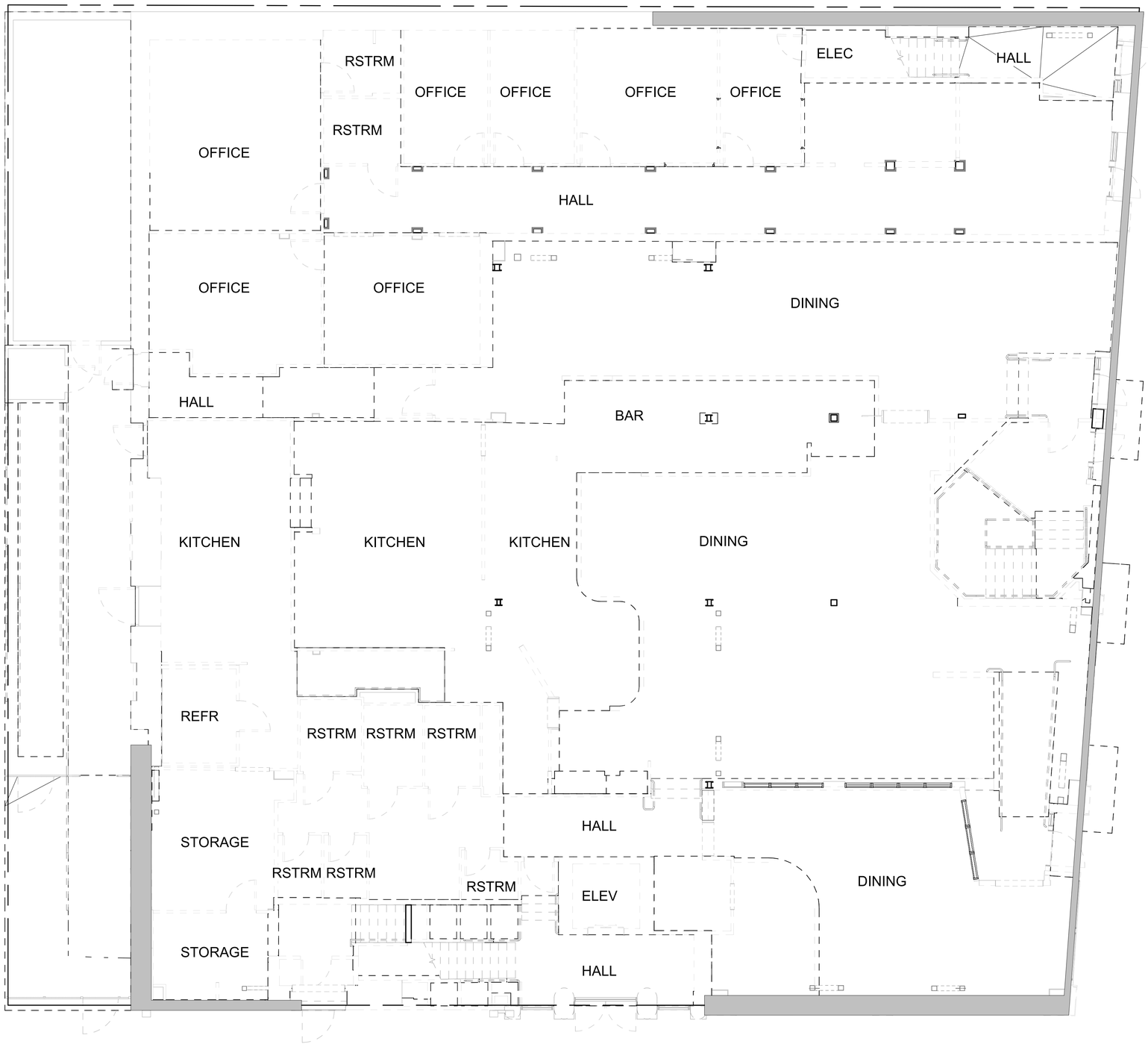
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EXISTING BASEMENT DEMOLITION PLAN

AD1-11



A2 EXISTING LEVEL 01

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

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- EXISTING DOOR TO REMAIN
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0' 4' 8' 16'

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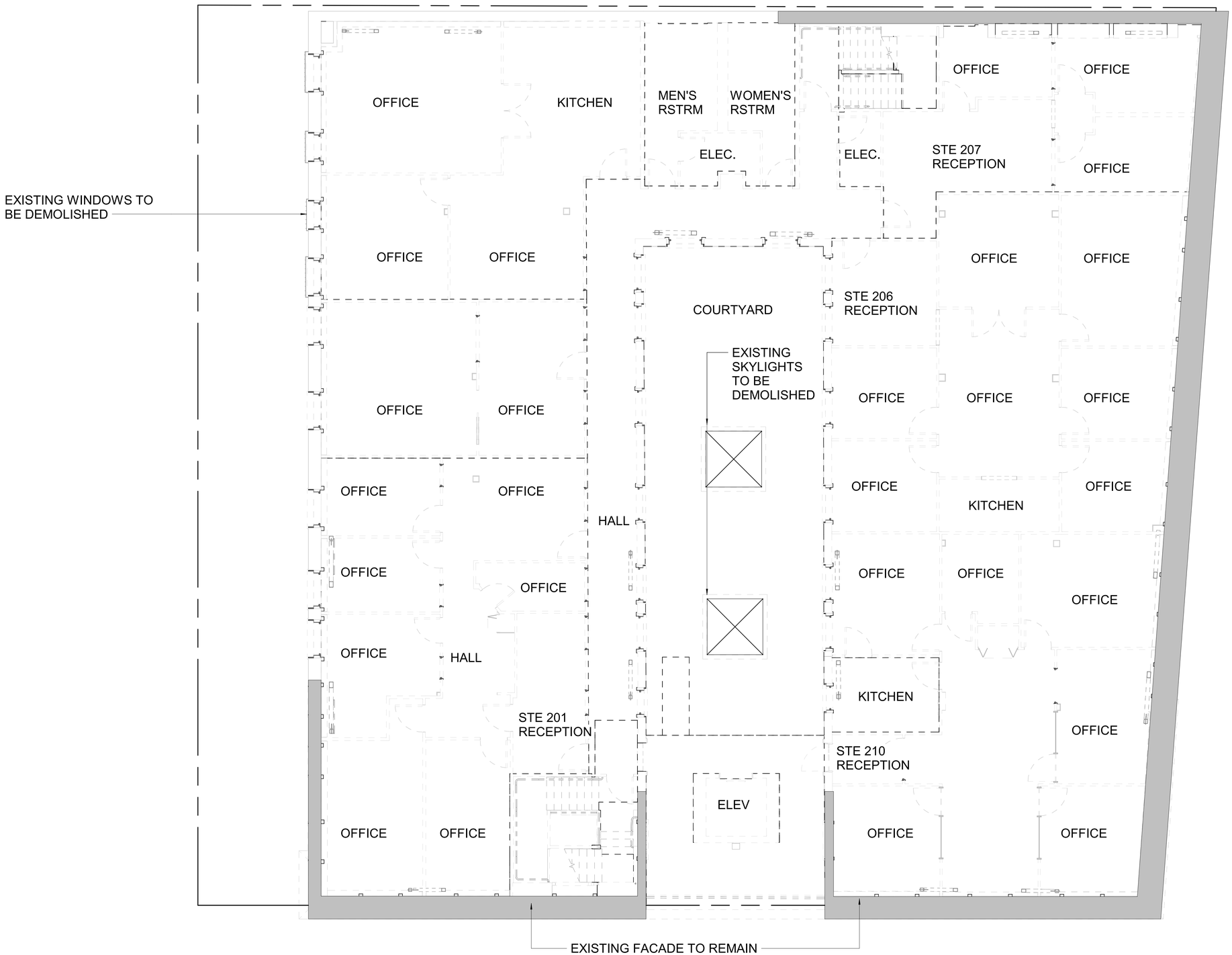
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EXISTING FIRST FLOOR DEMOLITION PLAN

AD1-12

1 2 3 4 5 6 7



A2 EXISTING LEVEL 02

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

DEMOLITION NOTES

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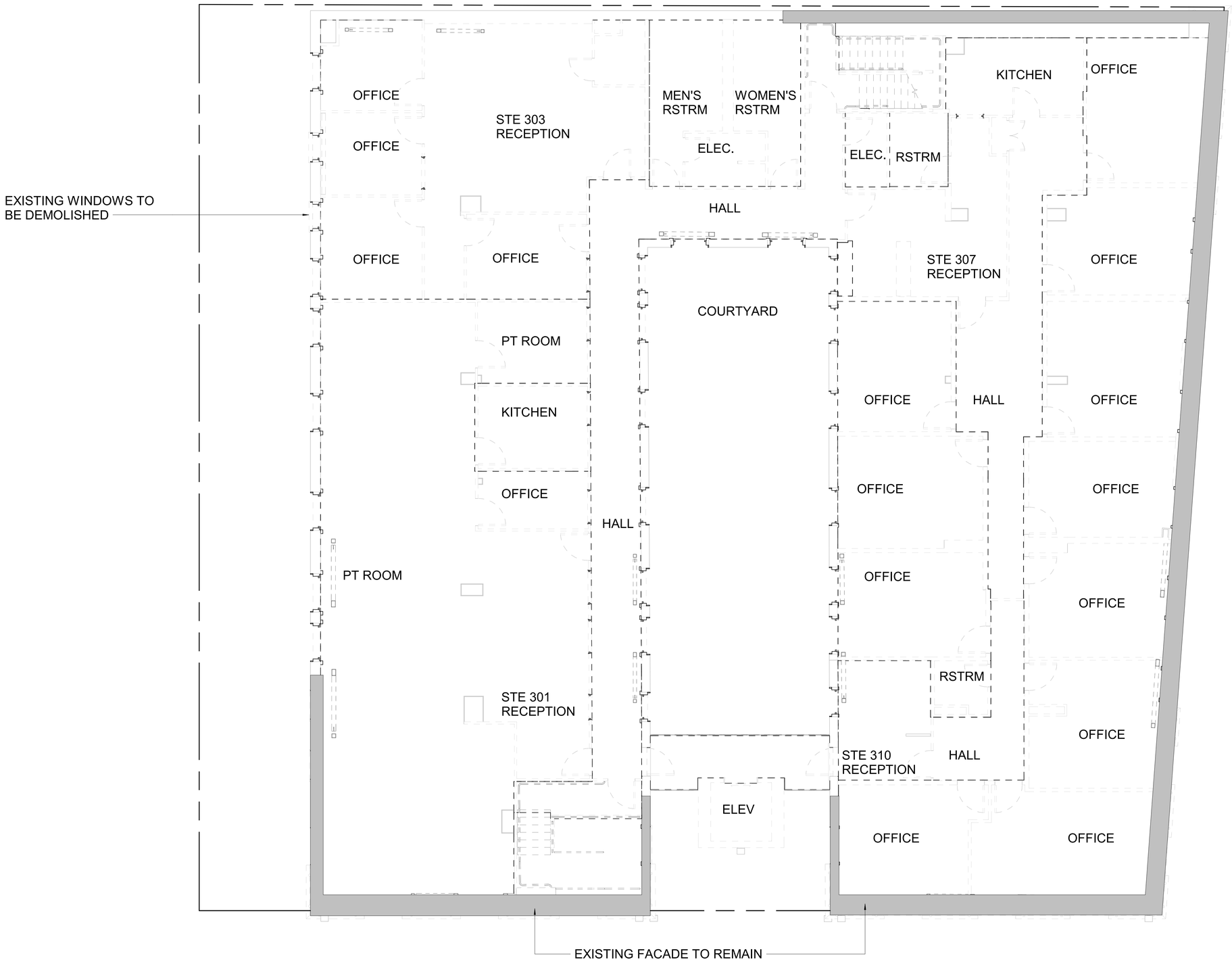
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EXISTING SECOND FLOOR DEMOLITION PLAN

AD1-13

1 2 3 4 5 6 7



A2 EXISTING LEVEL 03

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

1 2 3 4 5 6 7

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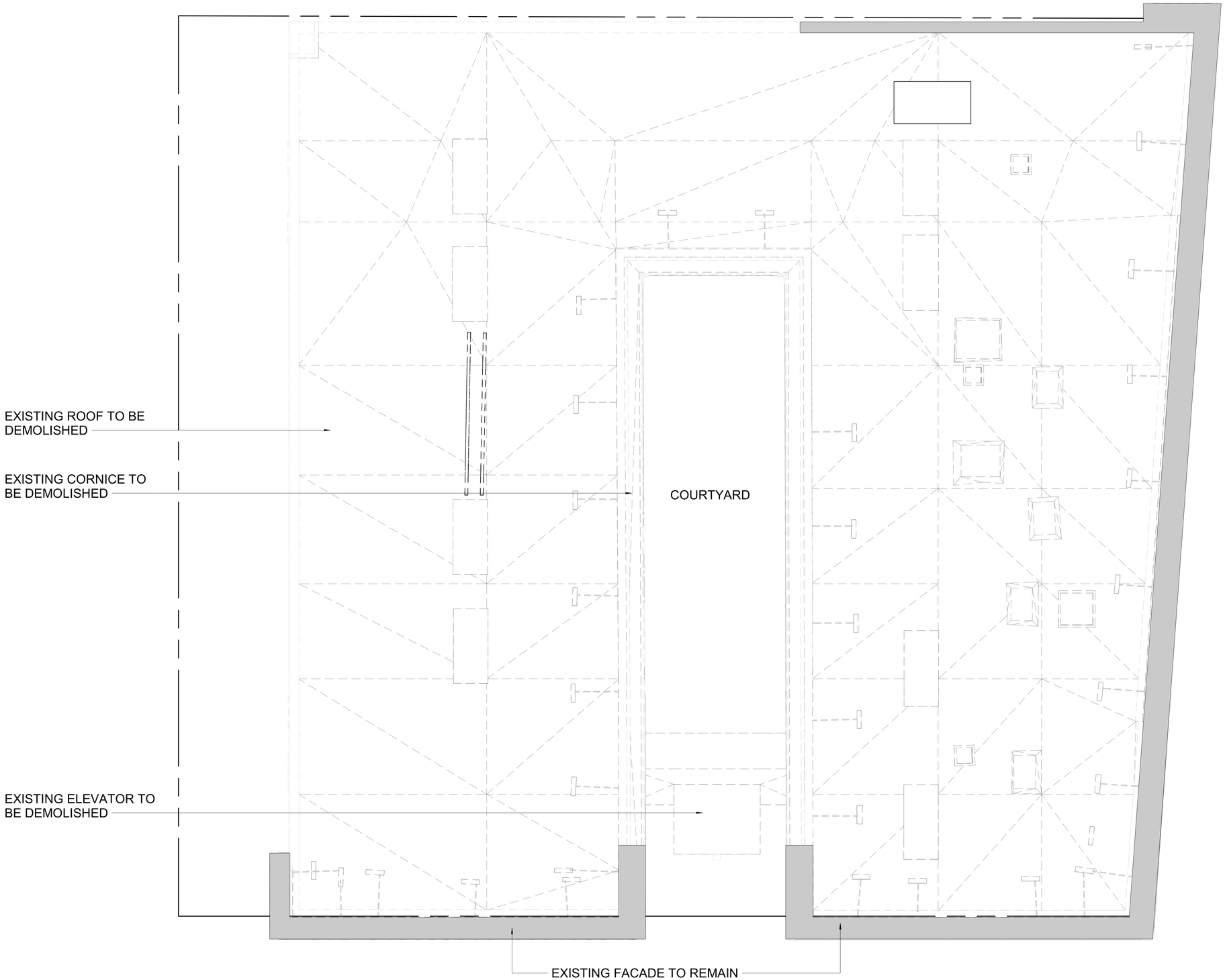
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#	DESCRIPTION	DATE

EXISTING THIRD FLOOR DEMOLITION PLAN

AD1-14



A2 EXISTING ROOF PLAN

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

1 2 3 4 5 6 7

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EXISTING ROOF DEMOLITION PLAN

AD1-15

SITE NOTES

1. THE INTENT OF THE SITE PLAN IS TO LOCATE THE BUILDING(S) ON THE SITE OR PROPERTY. SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, FENCES, GRADING, PAVEMENTS, PLANTINGS, SOIL TYPES, UTILITIES, ETC.

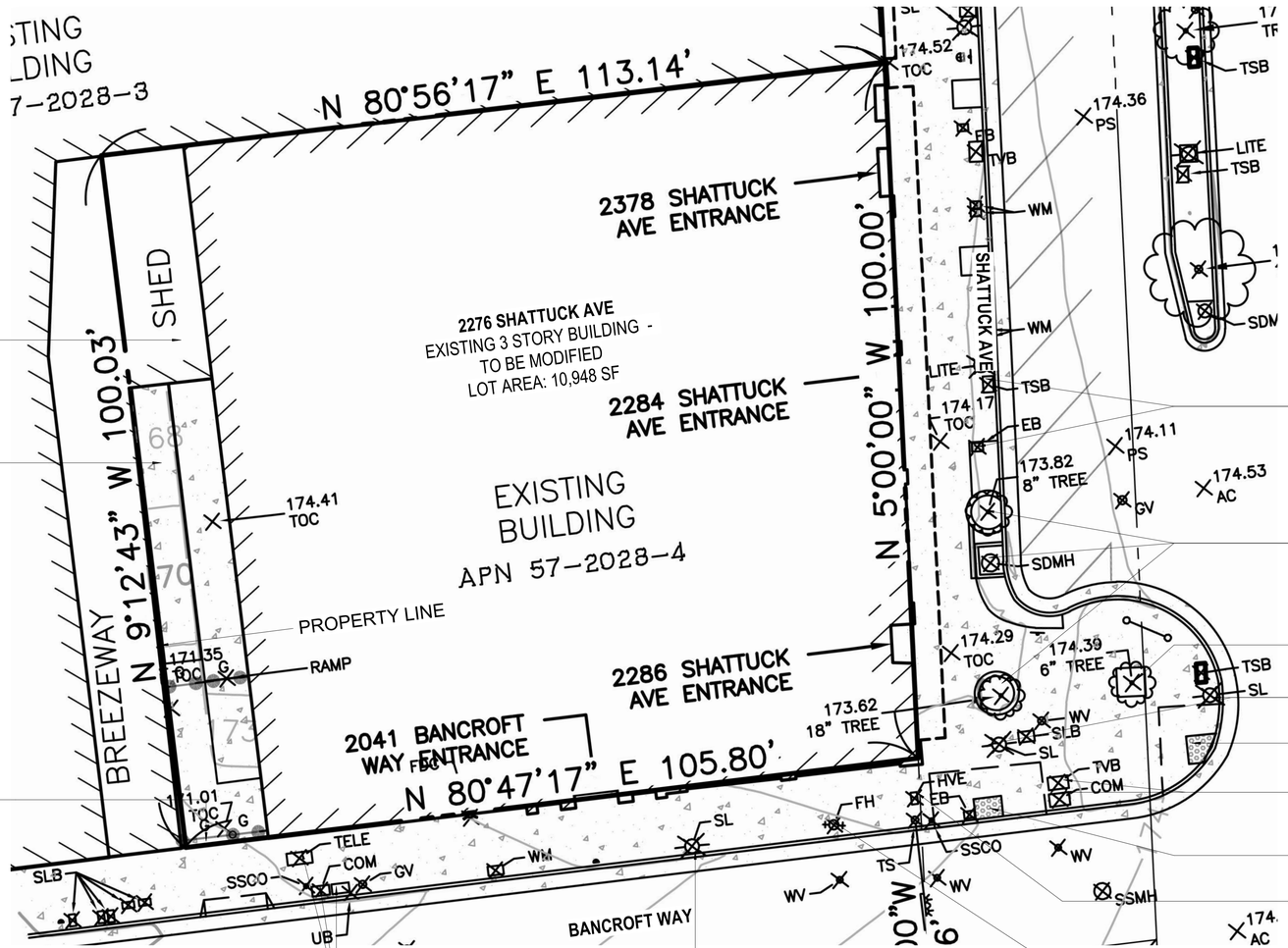
2. SEE CIVIL DRAWINGS FOR FIRST FLOOR ELEVATION.

3. FIRST FLOOR ELEVATION IS BASED ON

4. COORDINATE ALL INCOMING UTILITIES.

LEGEND

- CATCH BASIN
- VALVE VAULT
- MANHOLE
- TRANSFORMER
- FENCE
- SIGN
- LIGHT POLE
- FIRE HYDRANT
- UTILITY POLE
- DETECHABLE WARNING STRIP
- FLOOR MOUNTED SIAMESE CONNECTION
- WALL MOUNTED SIAMESE CONNECTION



EXISTING SHED TO BE DEMOLISHED

EXISTING CONCRETE TO BE REMOVED

EXISTING FENCE AND GATE TO BE REMOVED

EXISTING PHONE VAULT, COM & UTILITY BOX TO BE RELOCATED

EXISTING STREET LIGHT TO BE RELOCATED

EXISTING UTILITY BOX TO REMAIN

EXISTING CONC. CURB AND PLANTER AREA TO BE REMOVED AND REPLACED

EXISTING PLANTER AREA AND TREE TO BE REMOVED AND REPLACED

EXISTING STREET LIGHT TO REMAIN

EXISTING CURB RAMP TO REMAIN

EXISTING UTILITY BOXES TO REMAIN

EXISTING CURB RAMP TO BE DEMOLISHED

EXISTING UTILITY BOX TO BE RELOCATED

EXISTING FIRE HYDRANT TO REMAIN

A2 EXISTING SITE PLAN

1" = 10'-0" (1" = 20'-0" ON 12X18)

0 5' 10' 20'

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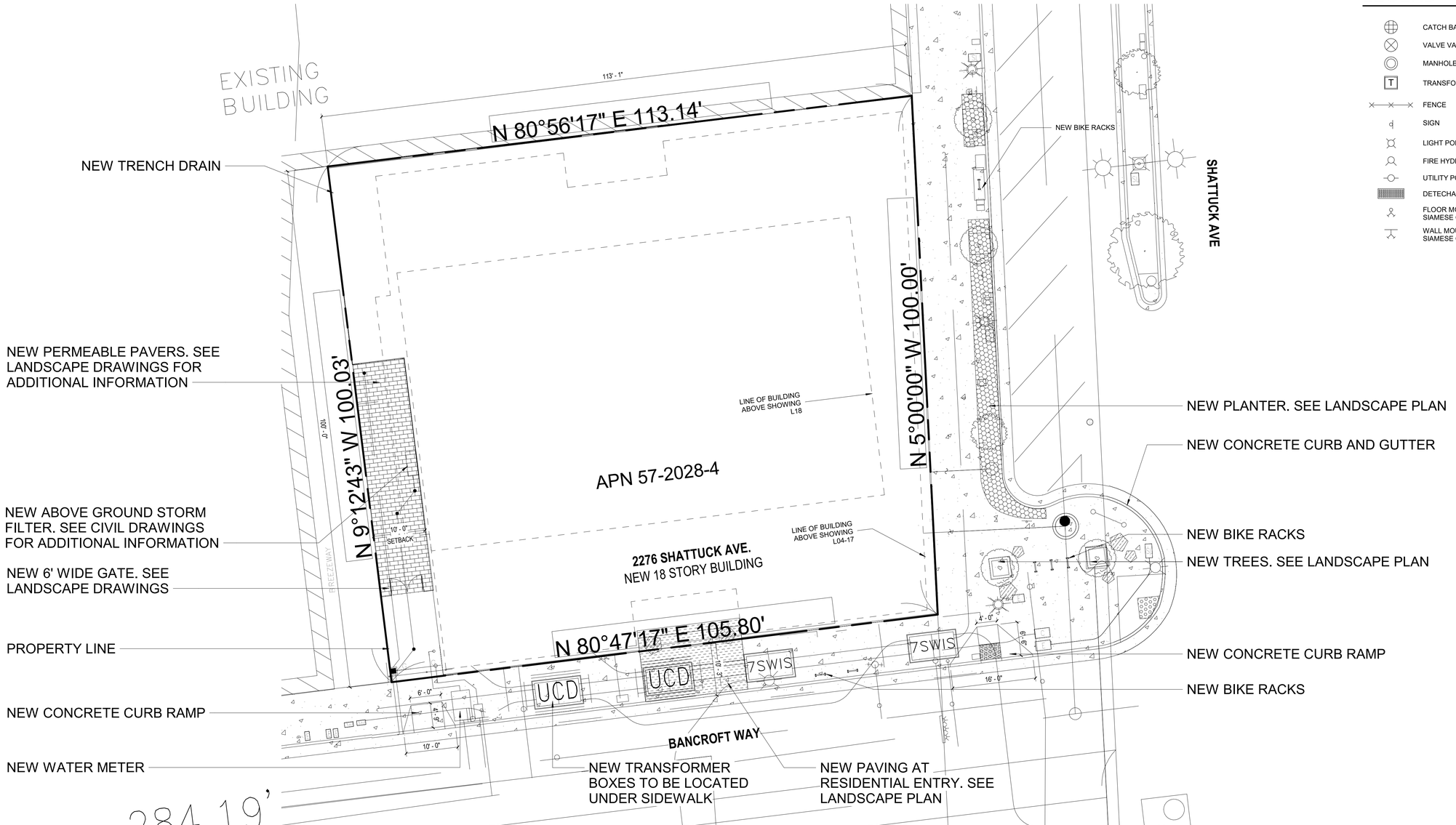
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#	DESCRIPTION	DATE

EXISTING SITE PLAN

A0-01



A2 PROPOSED SITE PLAN

1" = 10'-0" (1" = 20'-0" ON 12X18)

SITE NOTES

1. THE INTENT OF THE SITE PLAN IS TO LOCATE THE BUILDING(S) ON THE SITE OR PROPERTY. SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, FENCES, GRADING, PAVEMENTS, PLANTINGS, SOIL TYPES, UTILITIES, ETC.

2. SEE CIVIL DRAWINGS FOR FIRST FLOOR ELEVATION.

3. FIRST FLOOR ELEVATION IS BASED ON

4. COORDINATE ALL INCOMING UTILITIES.

LEGEND

- CATCH BASIN
- VALVE VAULT
- MANHOLE
- TRANSFORMER
- FENCE
- SIGN
- LIGHT POLE
- FIRE HYDRANT
- UTILITY POLE
- DETECHABLE WARNING STRIP
- FLOOR MOUNTED SIAMESE CONNECTION
- WALL MOUNTED SIAMESE CONNECTION

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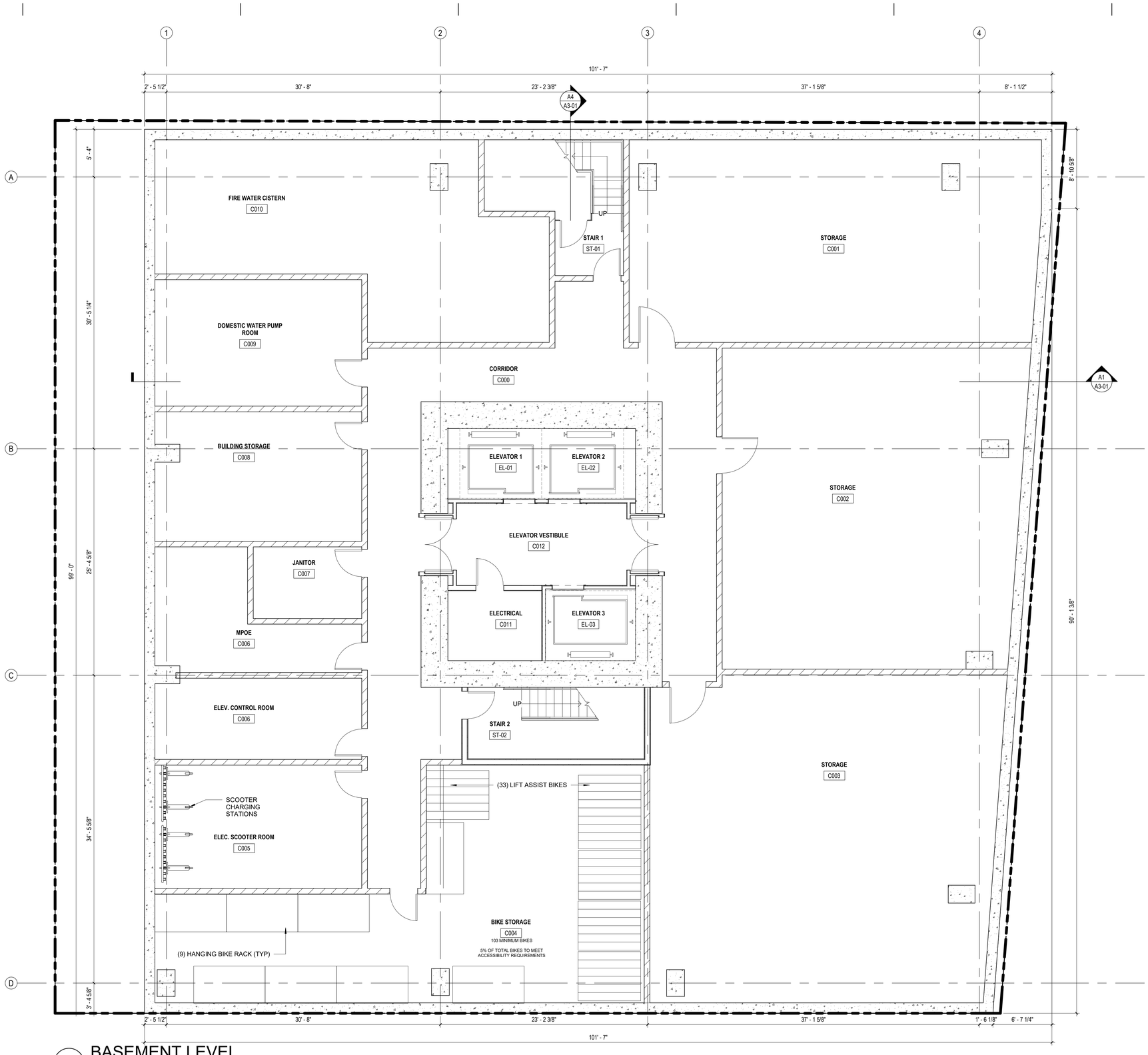
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SB 330 APPLICATION SUBMITTAL	12/14/23

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PROPOSED SITE PLAN

A0-02

0 5' 10' 20'



A2 BASEMENT LEVEL

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0' 2' 4' 8'

PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

2. LAY OUT ALL BEARING WALLS, IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.

3. FOR PLANS WITH DWELLING UNITS, SEE LARGER SCALE DWELLING UNIT PLANS FOR DIMENSIONS, DOOR AND PARTITION TAGS, AND SPACE NAMES WITHIN THE DWELLING UNITS.

KEYNOTES

LEGEND

- GYPSUM BOARD WALL
- CMU WALL
- CONCRETE WALL
- EXISTING FACADE TO REMAIN
- PREFABRICATED WALL SYSTEM
- FUTURE TENANT DEMISING WALLS (LOCATION TBD)

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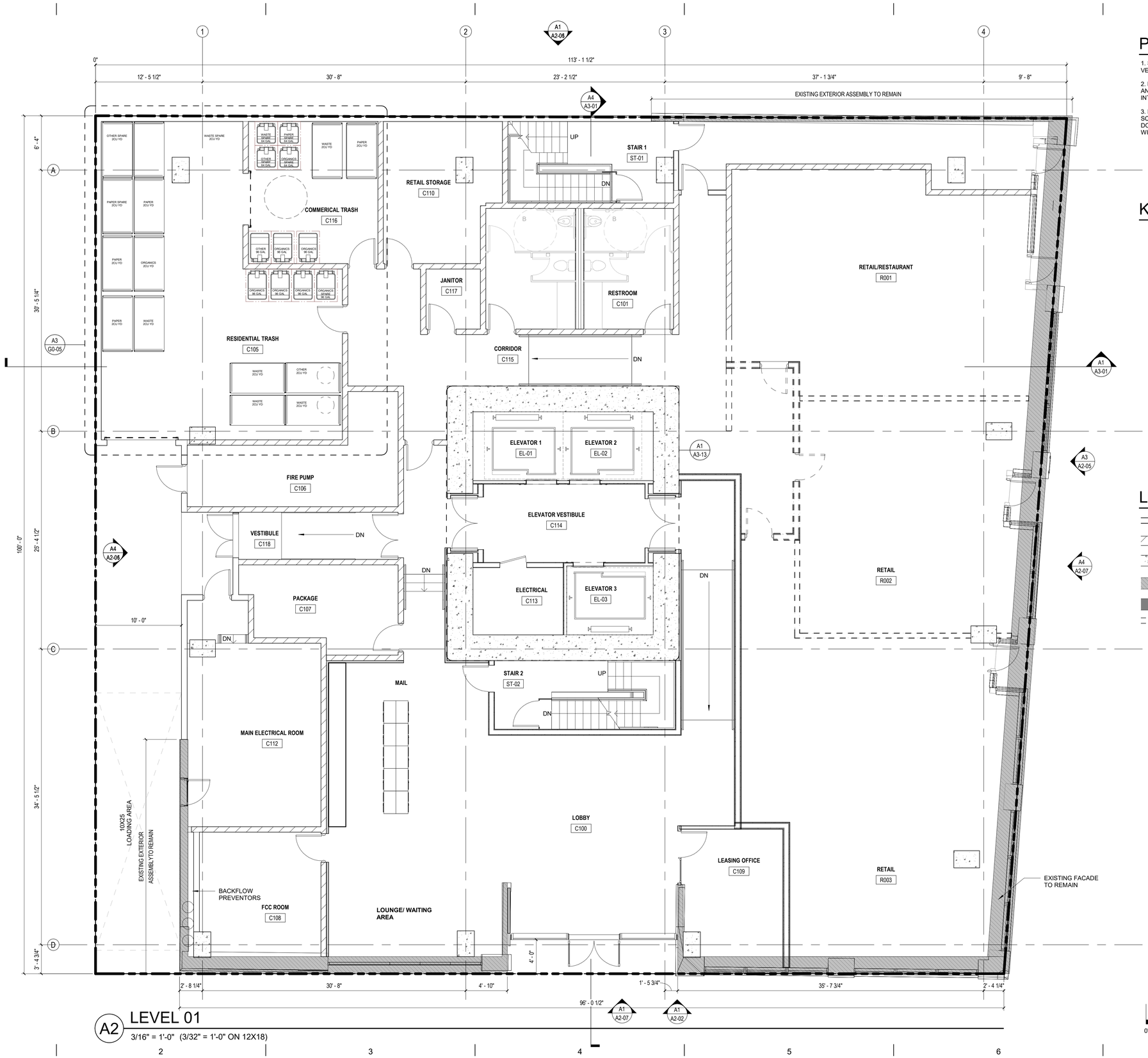
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FLOOR PLAN - BASEMENT

A1-11



A2 LEVEL 01

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

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KEYNOTES

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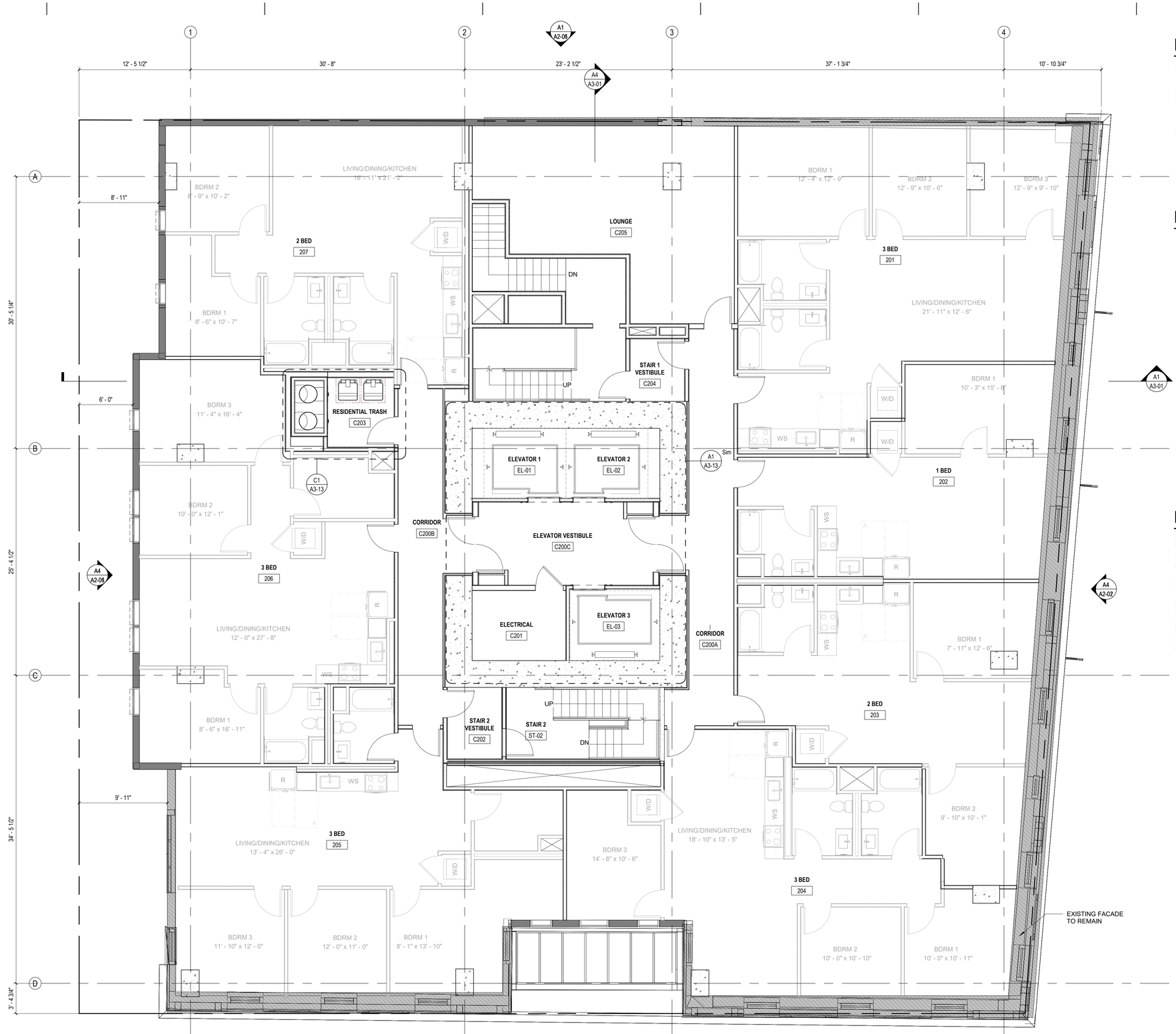
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FLOOR PLAN - LEVEL 01

A1-12



A2 LEVEL 2

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0 2'-8" 5'-4" 10'-8"

PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

2. LAY OUT ALL BEARING WALLS, IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.

3. FOR PLANS WITH DWELLING UNITS, SEE LARGER SCALE DWELLING UNIT PLANS FOR DIMENSIONS, DOOR AND PARTITION TAGS, AND SPACE NAMES WITHIN THE DWELLING UNITS.

KEYNOTES

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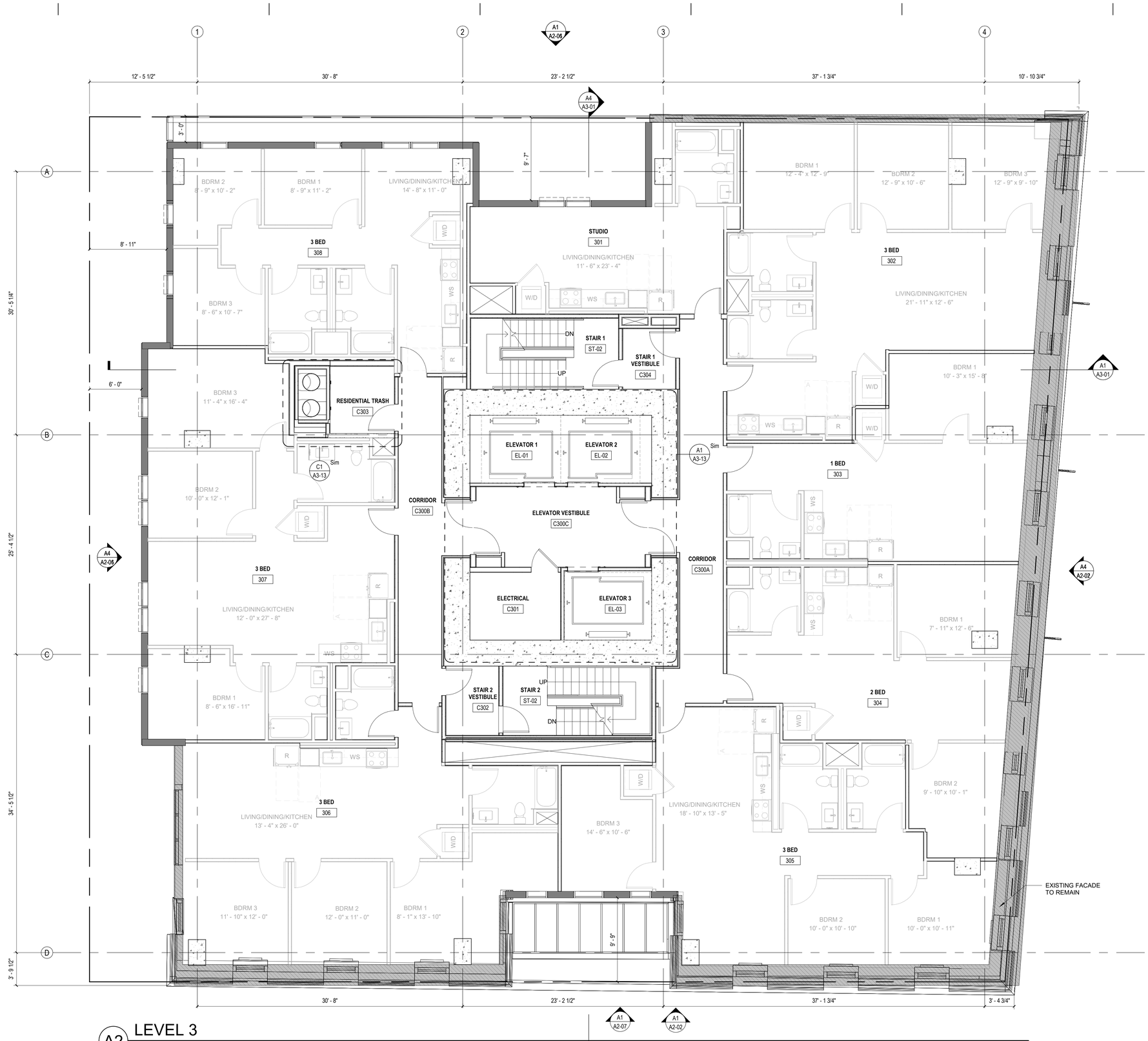
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FLOOR PLAN - LEVEL 02

A1-13



A2 LEVEL 3

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

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KEYNOTES

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0 2'-8" 5'-4" 10'-8"

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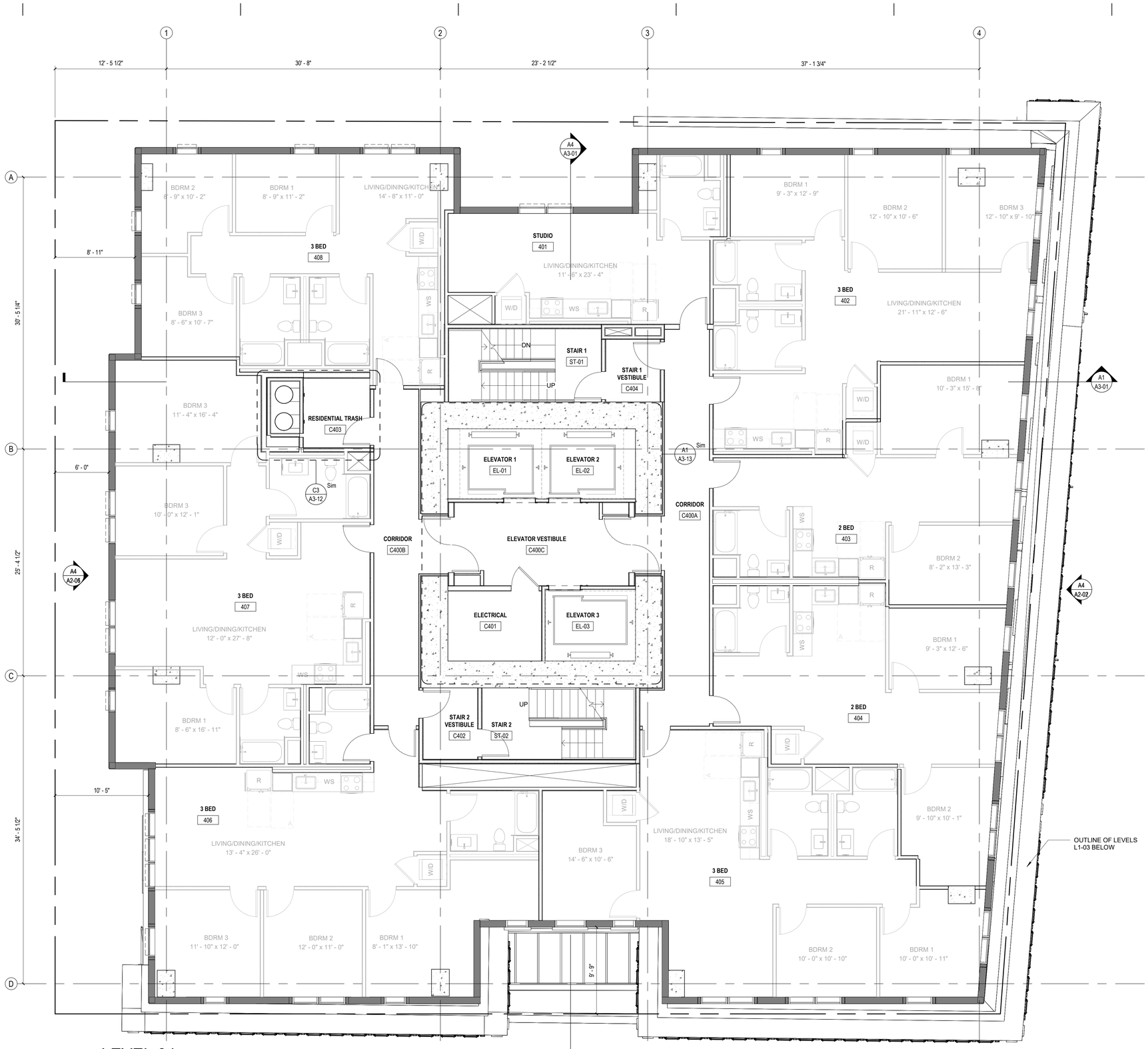
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FLOOR PLAN - LEVEL 03

A1-14



A2 LEVEL 04

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0 2'-8" 5'-4" 10'-8"

PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

2. LAY OUT ALL BEARING WALLS, IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.

3. FOR PLANS WITH DWELLING UNITS, SEE LARGER SCALE DWELLING UNIT PLANS FOR DIMENSIONS, DOOR AND PARTITION TAGS, AND SPACE NAMES WITHIN THE DWELLING UNITS.

KEYNOTES

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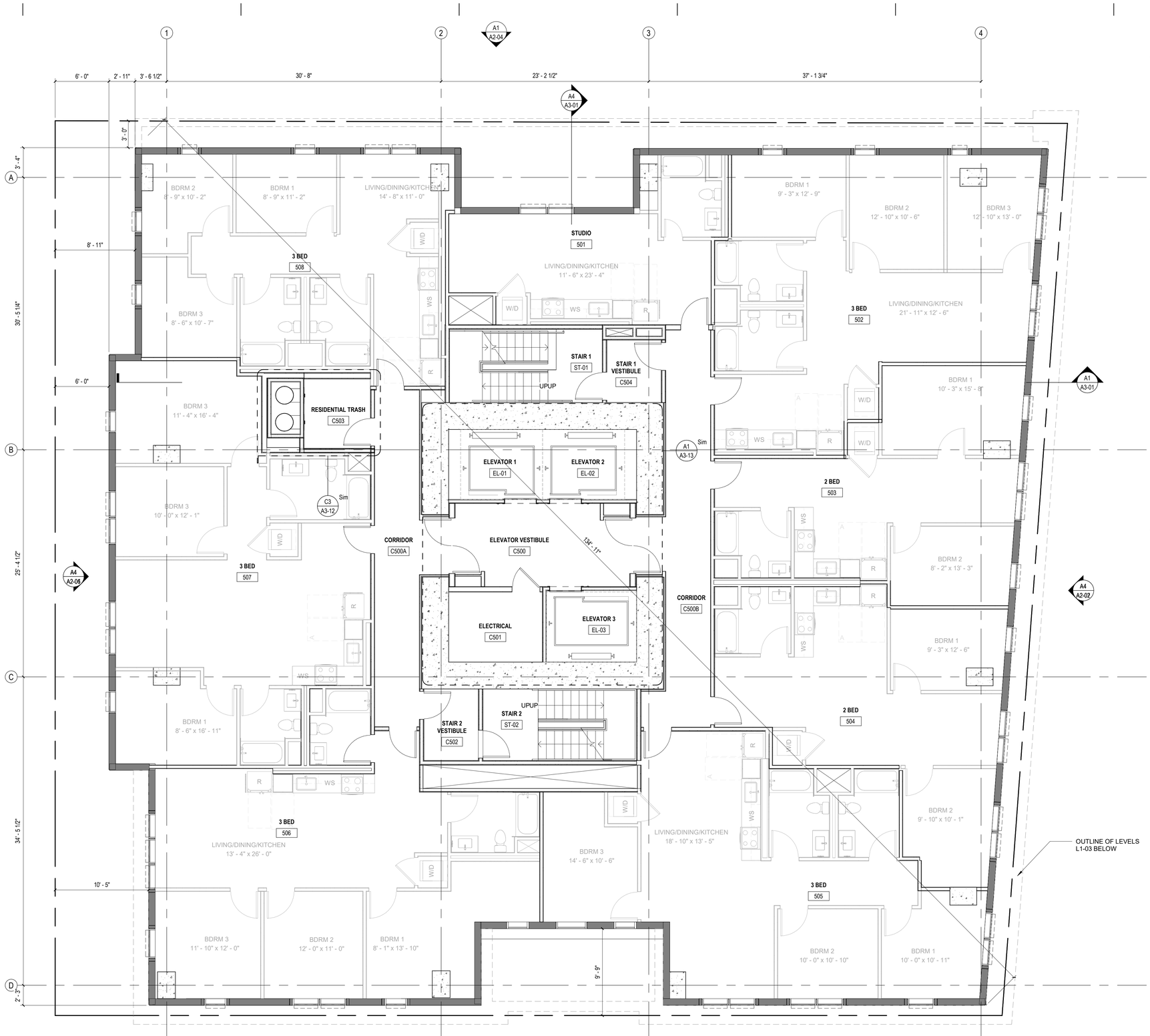
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FLOOR PLAN - LEVEL 04

A1-15



A2 TYPICAL FLOOR PLAN (LEVEL 5-10)

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0 2'-8" 5'-4" 10'-8"

PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

2. LAY OUT ALL BEARING WALLS, IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.

3. FOR PLANS WITH DWELLING UNITS, SEE LARGER SCALE DWELLING UNIT PLANS FOR DIMENSIONS, DOOR AND PARTITION TAGS, AND SPACE NAMES WITHIN THE DWELLING UNITS.

KEYNOTES

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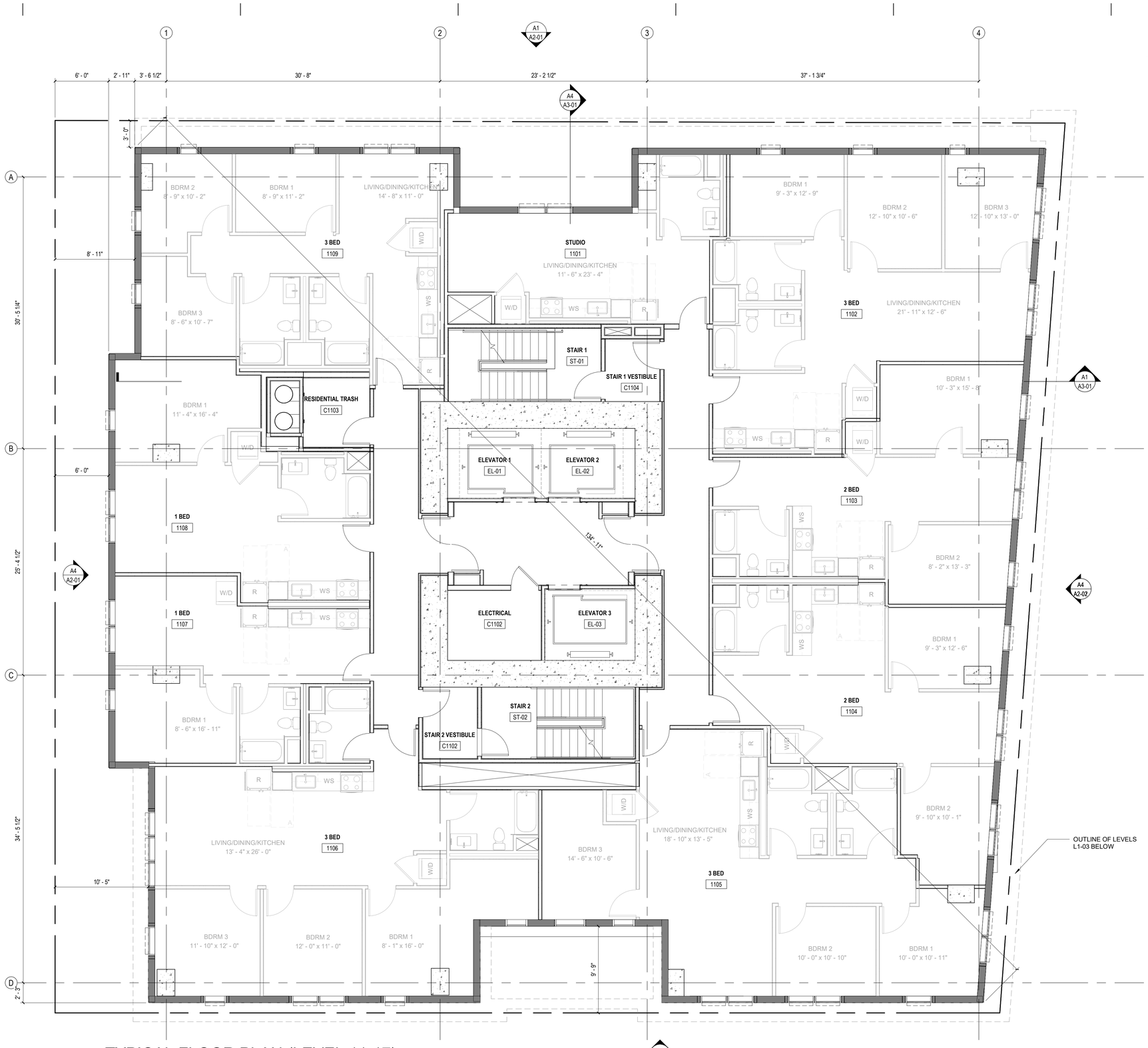
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FLOOR PLAN - LEVEL 05-10

A1-16



1 TYPICAL FLOOR PLAN (LEVEL 11-17)

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

2. LAY OUT ALL BEARING WALLS, IF ANY, CORRIDOR AND DEMISING WALLS PRIOR TO LAYING OUT OTHER INTERIOR PARTITIONS.

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KEYNOTES

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0 2'-8" 5'-4" 10'-8"

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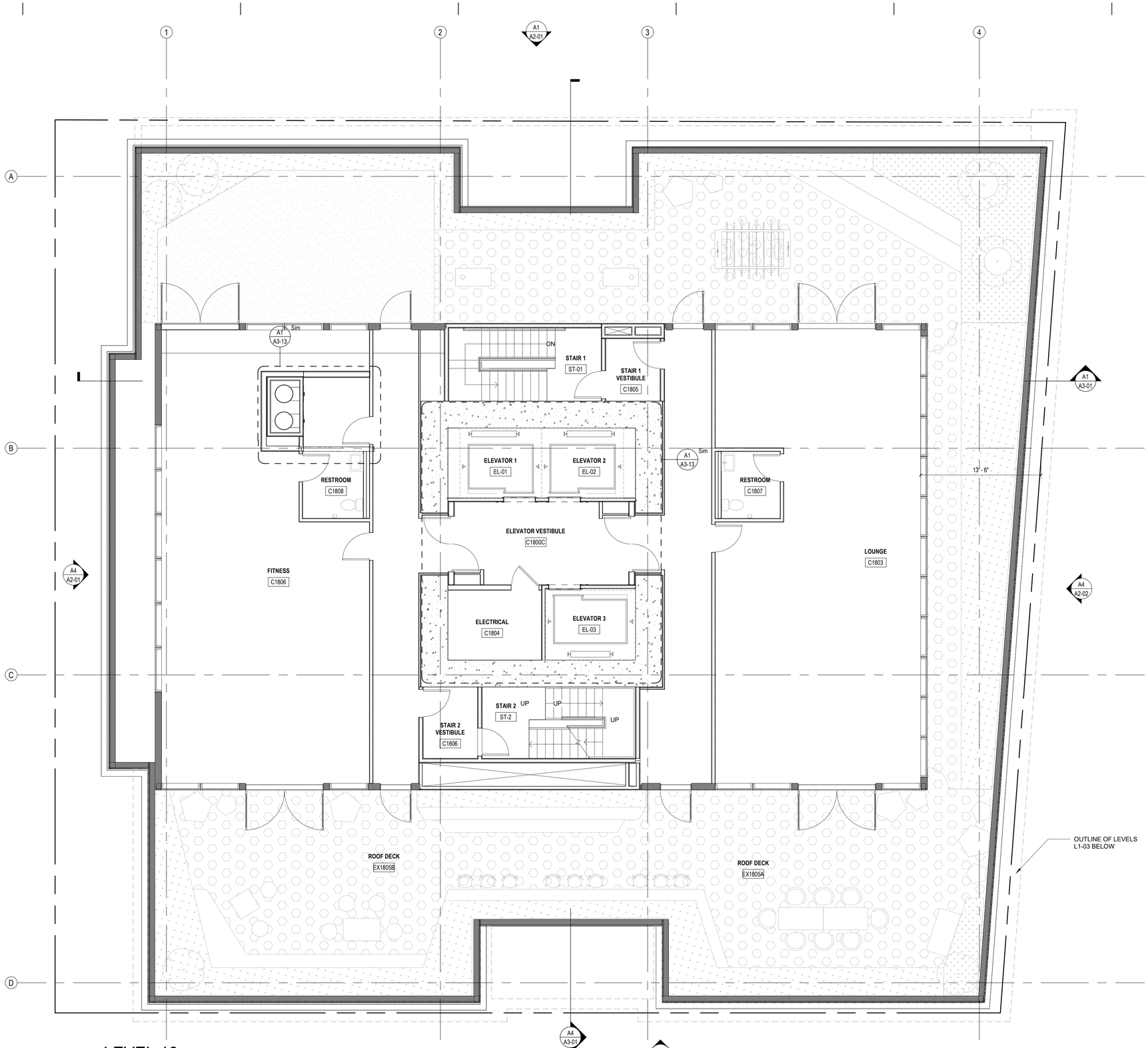
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#	DESCRIPTION	DATE

FLOOR PLAN - LEVEL 11-17

A1-17



A2 LEVEL 18

3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0' 2' 4' 8'

PLAN NOTES

1. SEE STRUCTURAL PLANS FOR DIMENSIONS OF VERTICAL STRUCTURAL ELEMENTS.

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KEYNOTES

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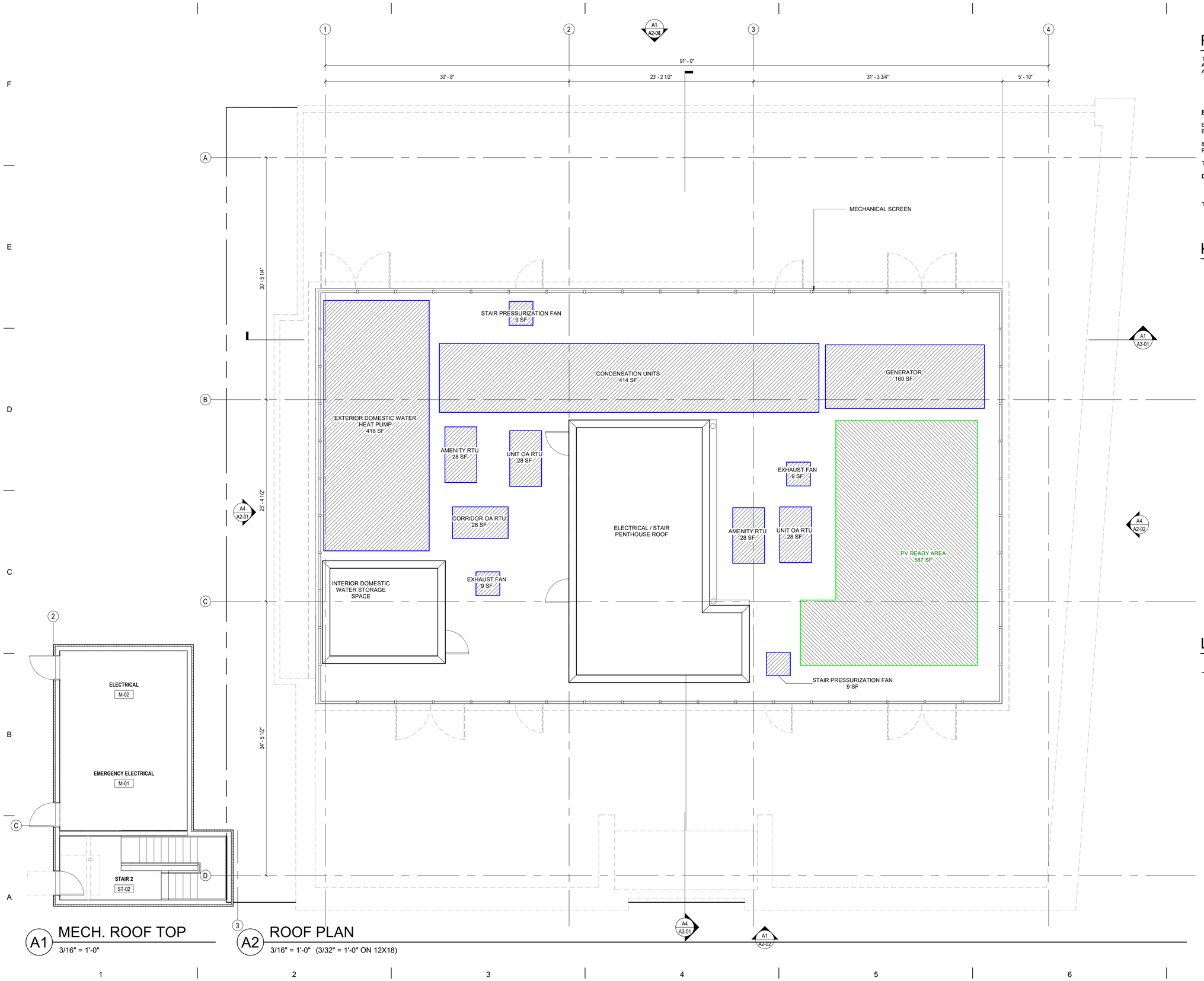
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FLOOR PLAN - LEVEL 18

A1-18



A1 MECH. ROOF TOP
3/16" = 1'-0"

A2 ROOF PLAN
3/16" = 1'-0" (3/32" = 1'-0" ON 12X18)

0' 2' 4' 8'

ROOF NOTES

1. SEE DRAWINGS OF OTHER DISCIPLINES FOR ADDITIONAL INFORMATION ON ROOF EQUIPMENT AND ROOF PENETRATIONS.

ROOFTOP ELEMENTS CALCULATION:

BUILDING AVERAGE FLOOR PLATE: 8,763 SF
BUILDING ROOF AREA: 4313 SF

8,763 SF X 15% = 1,314 SF PERMITTED AREA OF ROOF TOP ELEMENT

TOTAL ROOFTOP ELEMENTS AREA: 1,439 SF (17%)

DENSITY BONUS WAIVER REQUESTED

TOTAL PV READY AREA PROVIDED: 587 SF

KEYNOTES

LEGEND

- 1/4" / 12" — ROOF SLOPE
- ROOF DRAIN
- PV READY AREA
- ROOFTOP ELEMENTS

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ROOF PLAN

A1-19



A1 BUILDING AXON - S/W



A4 BUILDING AXON - N/E

0' 4' 8' 16'

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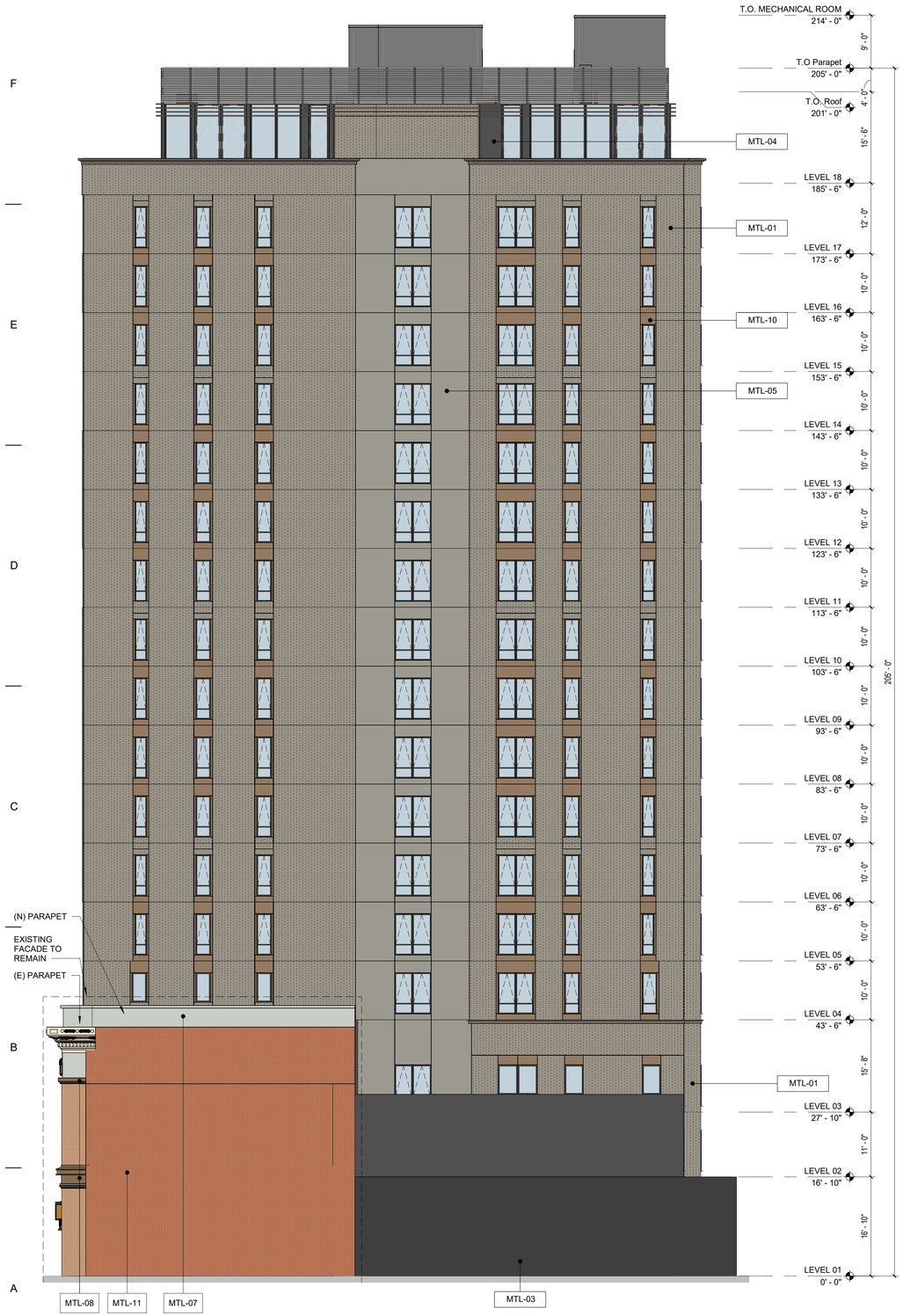
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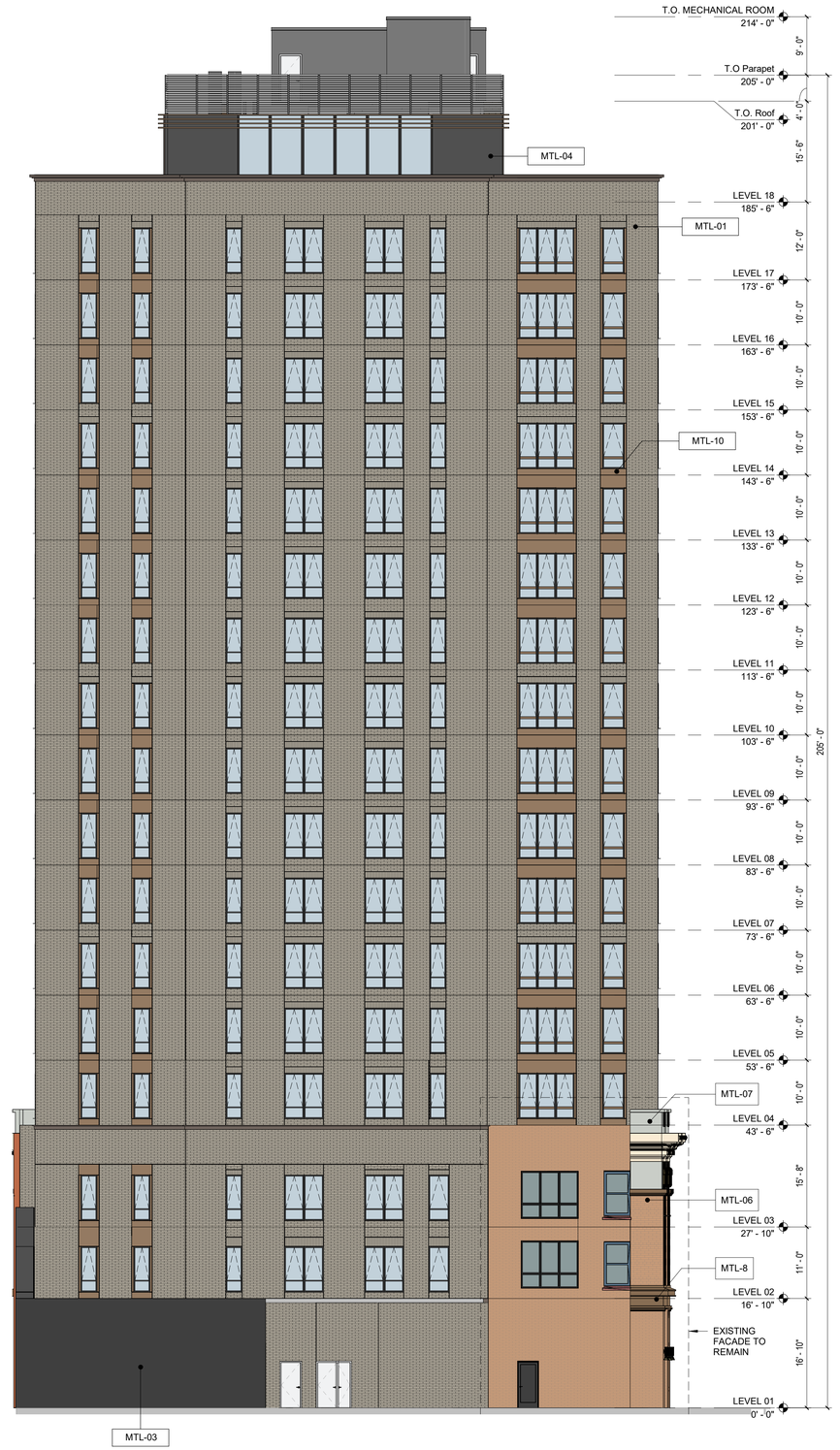
BUILDING AXONS

A2-00



A1 NORTH ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)



A4 WEST ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)



ELEVATION NOTES

REFER TO G0-10 FOR SIGNAGE INFORMATION.

KEYNOTES

GLAZING TYPES

GL-1 GLAZING TYPE 1

BIRD SAFE GLAZING

PER BIRD SAFE BUILDING REQUIREMENTS, ALL WINDOWS LOCATED WITHIN THE FIRST 75 FEET ABOVE GRADE WILL COMPLY WITH COMPLIANCE PATH 1. THESE WINDOWS ARE TO HAVE A WINDOW FILM INSTALLED BY FEATHER FRIENDLY, WHICH HAS A 2"X2" SPACED 1/4" DOT PATTERN. THIS PRODUCT HAS A THREAT FACTOR OF 20.

NOTE: EXISTING FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE ALL FACADES ARE A LOWER RISK FACADE. REFER TO SHEET G0-11 FOR EXISTING FACADE BIRD SAFE GLAZING DIAGRAMS AND CALCULATIONS.

MATERIAL LEGEND

MATERIAL 1
BEIGE CONCRETE
CLARK PACIFIC
2.30
LIGHT SANDBLAST

MATERIAL 2
BEIGE CONCRETE
CLARK PACIFIC FORMLINER
LIGHT SANDBLAST

MATERIAL 3
CHARCOAL CONCRETE
CLARK PACIFIC
LIGHT SANDBLAST

MATERIAL 4
GRAY ALUMINUM ACCENT
ALPOLIC

MATERIAL 5
GRAY CONCRETE
CLARK PACIFIC
LIGHT SANDBLAST

MATERIAL 6
EXISTING WARM TONED BRICK ON HISTORIC FACADE TO REMAIN.

MATERIAL 7
LIGHT GRAY STUCCO
SHERWIN WILLIAMS
SW 7057 SILVER STRAND

MATERIAL 8
EXISTING GOLD STUCCO TO REMAIN

MATERIAL 9
TILE ACCENTS AT EXISTING FACADE STOREFRONTS

MATERIAL 10
PAINTED ALUMINUM PANELS
SHERWIN WILLIAMS
SW 6103 PORTABELLO

MATERIAL 11
EXISTING UTILITARIAN BRICK TO REMAIN

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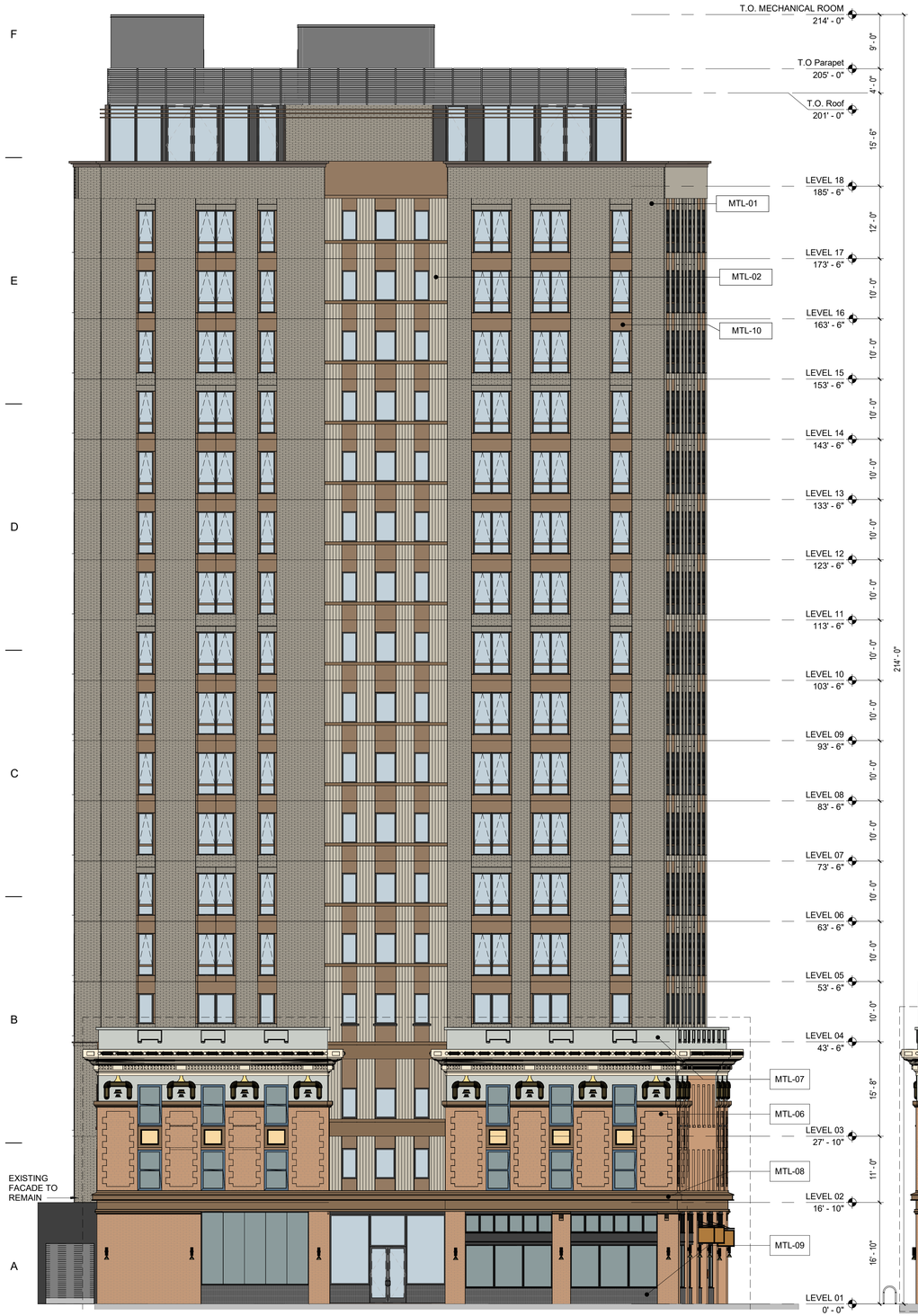
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SUITE 310. BERKELEY, CA
94705

ENTITLEMENT SUBMITTAL		11/22/24
SB 330 APPLICATION SUBMITTAL		12/14/23
#	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

A2-01



A1 SOUTH ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)



A4 EAST ELEVATION

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

0 5'-4" 10'-8" 21'-4"

ELEVATION NOTES

REFER TO G0-10 FOR SIGNAGE INFORMATION.

KEYNOTES

GLAZING TYPES

GL-1 GLAZING TYPE 1

BIRD SAFE GLAZING

PER BIRD SAFE BUILDING REQUIREMENTS, ALL WINDOWS LOCATED WITHIN THE FIRST 75 FEET ABOVE GRADE WILL COMPLY WITH COMPLIANCE PATH 1. THESE WINDOWS ARE TO HAVE A WINDOW FILM INSTALLED BY FEATHER FRIENDLY, WHICH HAS A 2"X2" SPACED 1/4" DOT PATTERN. THIS PRODUCT HAS A THREAT FACTOR OF 20.

NOTE: EXISTING FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE ALL FACADES ARE A LOWER RISK FACADE. REFER TO SHEET G0-11 FOR EXISTING FACADE BIRD SAFE GLAZING DIAGRAMS AND CALCULATIONS.

MATERIAL LEGEND

MATERIAL 1
BEIGE CONCRETE
CLARK PACIFIC
2.30
LIGHT SANDBLAST

MATERIAL 2
BEIGE CONCRETE
CLARK PACIFIC FORMLINER
LIGHT SANDBLAST

MATERIAL 3
CHARCOAL CONCRETE
CLARK PACIFIC
LIGHT SANDBLAST

MATERIAL 4
GRAY ALUMINUM ACCENT
ALPOLIC

MATERIAL 5
GRAY CONCRETE
CLARK PACIFIC
LIGHT SANDBLAST

MATERIAL 6
EXISTING WARM TONED BRICK ON HISTORIC FACADE TO REMAIN.

MATERIAL 7
LIGHT GRAY STUCCO
SHERWIN WILLIAMS
SW 7057 SILVER STRAND

MATERIAL 8
EXISTING GOLD STUCCO TO REMAIN

MATERIAL 9
TILE ACCENTS AT EXISTING FACADE STOREFRONTS

MATERIAL 10
PAINTED ALUMINUM PANELS
SHERWIN WILLIAMS
SW 6103 PORTABELLO

MATERIAL 11
EXISTING UTILITARIAN BRICK TO REMAIN

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EXTERIOR ELEVATIONS

A2-02

MATERIAL 1
BEIGE CONCRETE
CLARK PACIFIC
2.30
LIGHT SANDBLAST



MATERIAL 2
BEIGE CONCRETE
CLARK PACIFIC
FORMLINER
LIGHT SANDBLAST



MATERIAL 3
CHARCOAL CONCRETE
CLARK PACIFIC
LIGHT SANDBLAST



MATERIAL 4
GRAY ALUMINUM ACCENT
ALPOLIC



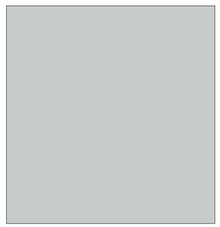
MATERIAL 5
GRAY CONCRETE
CLARK PACIFIC
LIGHT SANDBLAST



MATERIAL 6
EXISTING WARM TONED
BRICK ON HISTORIC
FACADE TO REMAIN.



MATERIAL 7
LIGHT GRAY STUCCO
SHERWIN WILLIAMS
SW 7057 SILVER STRAND



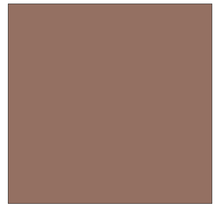
MATERIAL 8
EXISTING GOLD STUCCO TO REMAIN



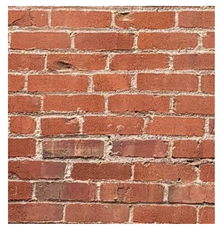
MATERIAL 9
TILE ACCENTS AT EXISTING
FACADE STOREFRONTS



MATERIAL 10
PAINTED ALUMINUM PANELS
SHERWIN WILLIAMS
SW 6103 TEA CHEST



MATERIAL 11
EXISTING UTILITARIAN BRICK
TO REMAIN



A1 Exterior Elevation Materials Enlarged

0' 4' 8' 16'

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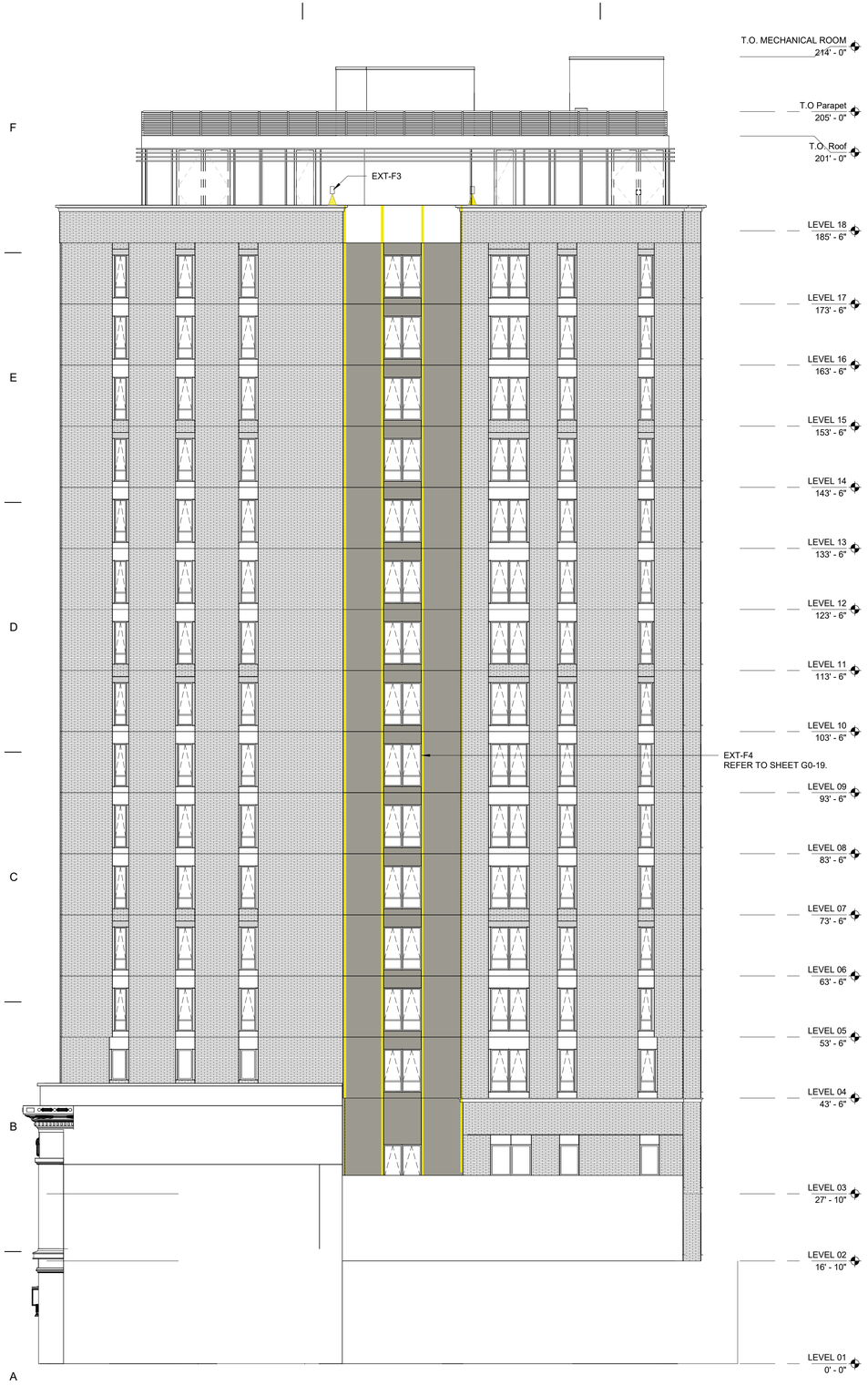
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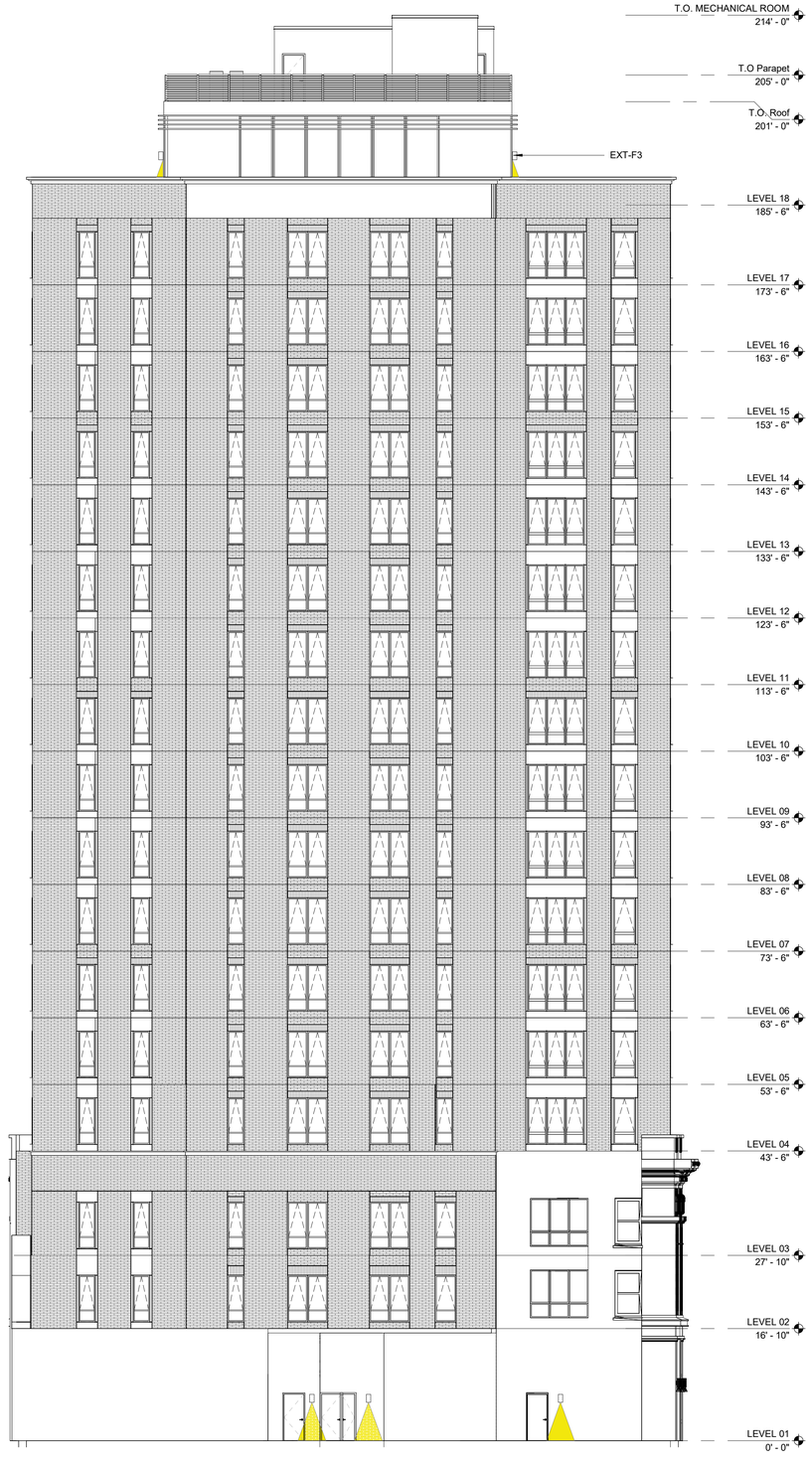
EXTERIOR
ELEVATION
MATERIALS

A2-03



A1 NORTH ELEVATION LIGHTING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)



A4 WEST ELEVATION LIGHTING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

0 5'-4" 10'-8" 21'-4"

1 2 3 4 5 6 7

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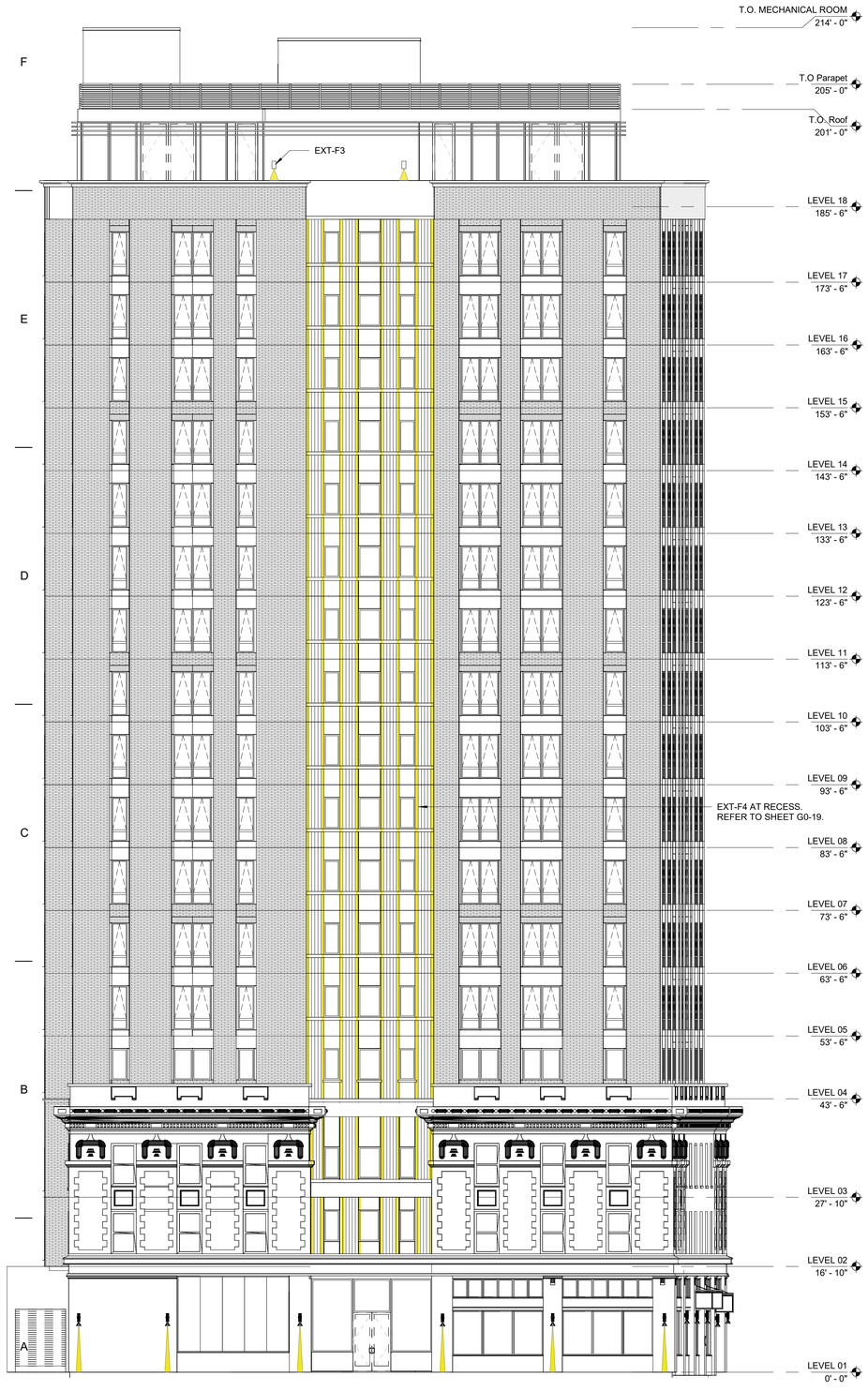
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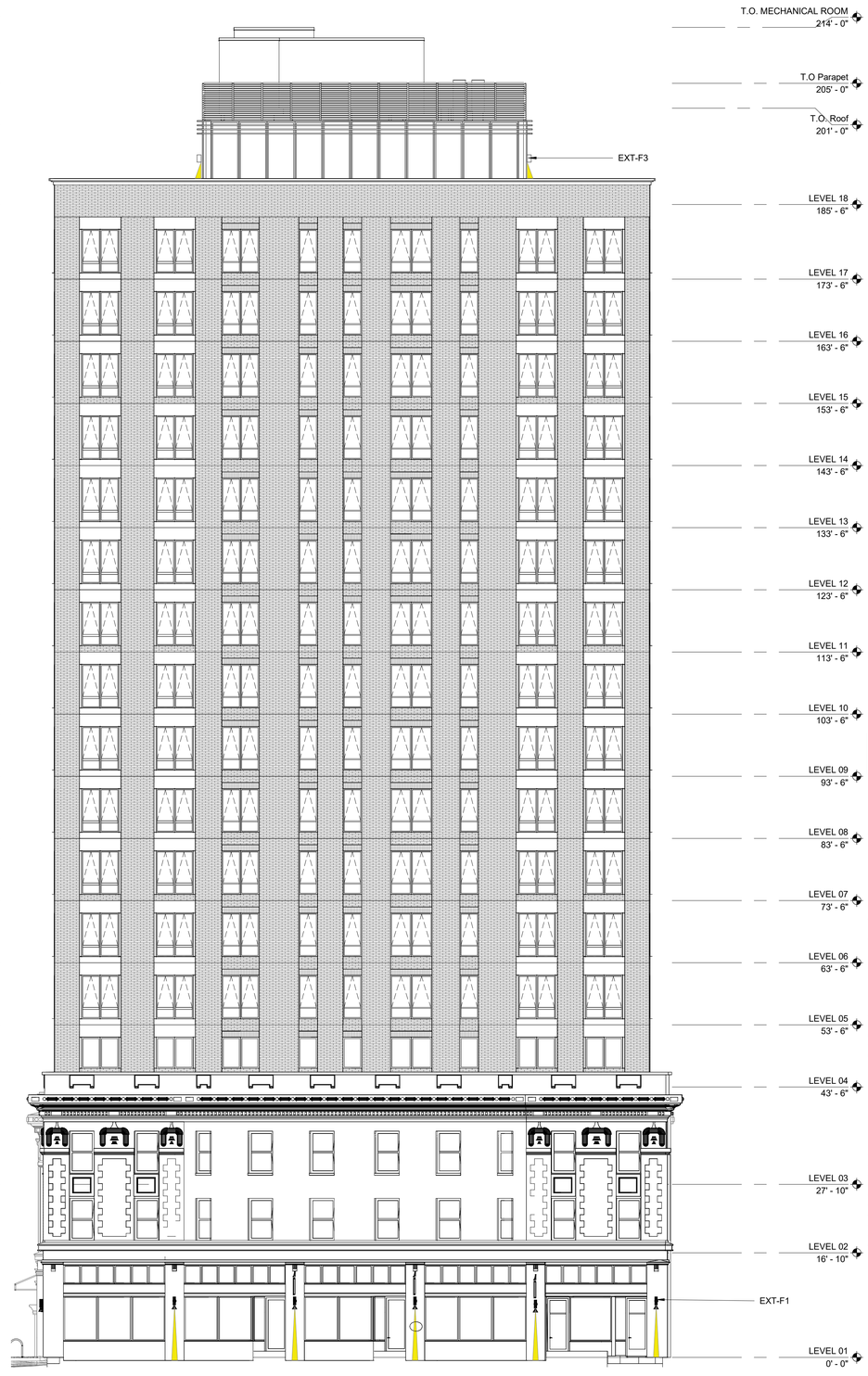
EXTERIOR ELEVATIONS - LIGHTING

A2-04



A1 SOUTH ELEVATION LIGHTING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)



A3 EAST ELEVATION LIGHTING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

EXT-F3

TUBE ARCHITECTURAL DS-WE05 — WAC LIGHTING

LED Wall Mounts



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES

- Single light extended body high performance exterior rated LED wall mount
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

SPECIFICATIONS

Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV): 100% - 5%
0-10V: 100% - 1%
Light Source: High output 3 Step Mac Adam Ellipse COB
Rated life of 60,000 hours at L70
Finish: Electrostatically powder coated, white, black, bronze and graphite
Standards: IP65 rated, ETL & cETL wet location listed,
Energy Star® 2.2 rated Title 24 JA8-2016 Compliant
Operating Temp: 13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam	Beam Angle	Color Temp	CRI	Reference Output † Lumens	CBCP	Efficacy (lm/w)	Light Distribution	Finish
DS-WE05	5" 25W	S Straight up or down	18°	927	90	1625	10050	73		BK Black
				927	85	2190	12037	88		WT White
				930S	90	1885	10427	76		BZ Bronze
				30S	85	2300	12644	92		GH Graphite
				35S	85	2650	12937	94		
				40S	85	2375	13062	95		
		N Straight up or down	25°	927	90	1810	5280	72		
				927	85	2170	8335	87		
				930S	90	1880	5478	75		
				30S	85	2275	6643	91		
				35S	85	2330	6797	93		
				40S	85	2350	6863	94		
		F Straight up or down	33°	927	90	1900	4515	76		
				927	85	2280	5417	91		
				930S	90	1970	4685	79		
				30S	85	2390	5681	96		
				35S	85	2445	5812	98		
				40S	85	2470	5870	99		
DS-WE0517	3" 17W	F Away from the wall	N/A	927A	90	2000	N/A	80		
				27A	85	2400		96		
				930A	90	2075		83		
				30A	85	2520		101		
				35A	85	2575		103		
				40A	85	2600		104		
		F Towards the wall	N/A	927B	90	2000	N/A	80		
				27B	85	2400		96		
				930B	90	2075		83		
				30B	85	2520		101		
				35B	85	2575		103		
				40B	85	2600		104		

DS-WE05-_____-_____

Example: **DS-WE05-F930A-WT**

†Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

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Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement programs. Sept 2019

EXT-F4

diodeled — **NEON BLAZE™** Diffused LED Lighting
Specification Sheet

Date

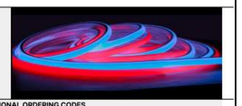
Project Notes

NEON BLAZE™ 24V
Diffused LED Lighting

Diffused, neon-like LED lighting with top-bending and side-bending options.
Available in static white and colors, and suitable for wet locations (IP65).

FEATURES

- Fully diffused, dotless light
- Top-bending and side-bending options with multiple output levels
- IP65 for wet locations and UV stabilized for outdoor use
- Ideal for coves and other architectural details
- 5 Year limited warranty



ORDERING CODES
Order spools, and components for field assembly

OPTIONAL ORDERING CODES
Mounting, drivers, and assembly preference

Diode LED	Voltage	Form	Model	CCT	Length	Channels	Finish	Mounting	Driver	Delivery
DI	24V	10 Deka (Recessed) 11 Flex (Bending)	NBL1 NBL2 NBL4	30 (3000K) 35 (3500K) 40 (4000K) 27 (2700K) 930 (3000K 90+CRI)	16' (4.88m) 32' (9.75m)	10N (10mm Non-Tapered) 10W (10mm Tapered) 15N (15mm Non-Tapered) 15W (15mm Tapered)	00 (Unfinished) 01 (White)	00 (No Mounting) MC (Mounting Clip) MAC (Hanging Hardware) NC (Mounting Clip)	00 (Unfinished) 01 (Black) 02 (White) 03 (Gold) 04 (Unfinished)	00 (No Driver) 12T (12V Class 2 Driver) 24T (24V Class 2 Driver)	FIELD (Field Assembly) FACTORY (Time Delivery Options)

Model	24V-SE-NBL1	24V-SE-NBL2	24V-SE-NBL4	24V-TE-NBL1	24V-TE-NBL2	24V-TE-NBL4
Voltage:	24V	24V	24V	24V	24V	24V
Wattage:	1.22 W/ft.	2.44 W/ft.	4.4 W/ft.	1.22 W/ft.	2.44 W/ft.	4.4 W/ft.
2700K	62lm	140lm	256lm	66lm	115lm	230lm
3000K	65lm	146lm	269lm	102lm	230lm	211lm
3500K	66lm	150lm	194lm	46lm	104lm	226lm
4200K	-	150lm	-	-	-	-
Lumens 6500K	58lm	116lm	172lm	46lm	140lm	220lm
Amber	42lm	52lm	92lm	16lm	36lm	21lm
Blue	21lm	41lm	84lm	31lm	102lm	164lm
Green	31lm	-	76lm	86lm	146lm	151lm
Red	11lm	61lm	51lm	26lm	61lm	142lm
RGB	11lm	21lm	34lm	31lm	41lm	34lm
Cut Points	2 in.	2 in.	2 in.	2 in.	2 in.	2 in.
Max Run (ft.)	16 ft.	32 ft.	16 ft.	65 ft.	32 ft.	16 ft.
CRI	80+	80+	80+	80+	80+	80+
Dimensions	0.37 in. x 0.75 in. x in. (W x H x L)	0.37 in. x 0.75 in. x in. (W x H x L)	0.37 in. x 0.75 in. x in. (W x H x L)	0.85 in. x 0.59 in. x in. (W x H x L)	0.85 in. x 0.59 in. x in. (W x H x L)	0.85 in. x 0.59 in. x in. (W x H x L)
Environment	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)	Outdoor / Wet Location (IP65)
Ambient Temperature	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)	-4 ~ 122°F (-20 ~ 50°C)
Operating Temperature	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)	-4 ~ 176°F (-20 ~ 80°C)
Certification	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108	UL Listed 2108
Warranty	5 Year	5 Year	5 Year	5 Year	5 Year	5 Year

0 5'-4" 10'-8" 21'-4"

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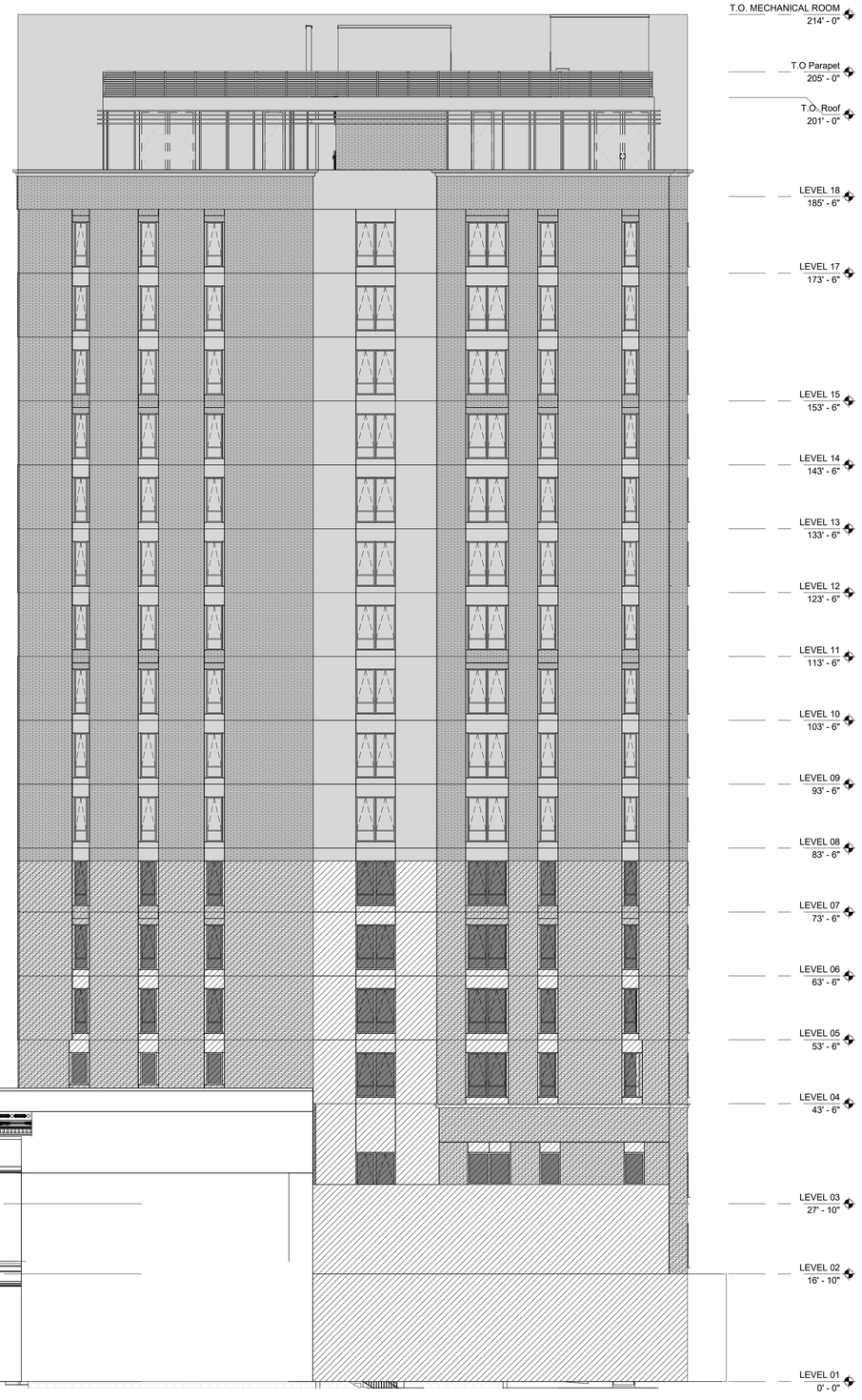
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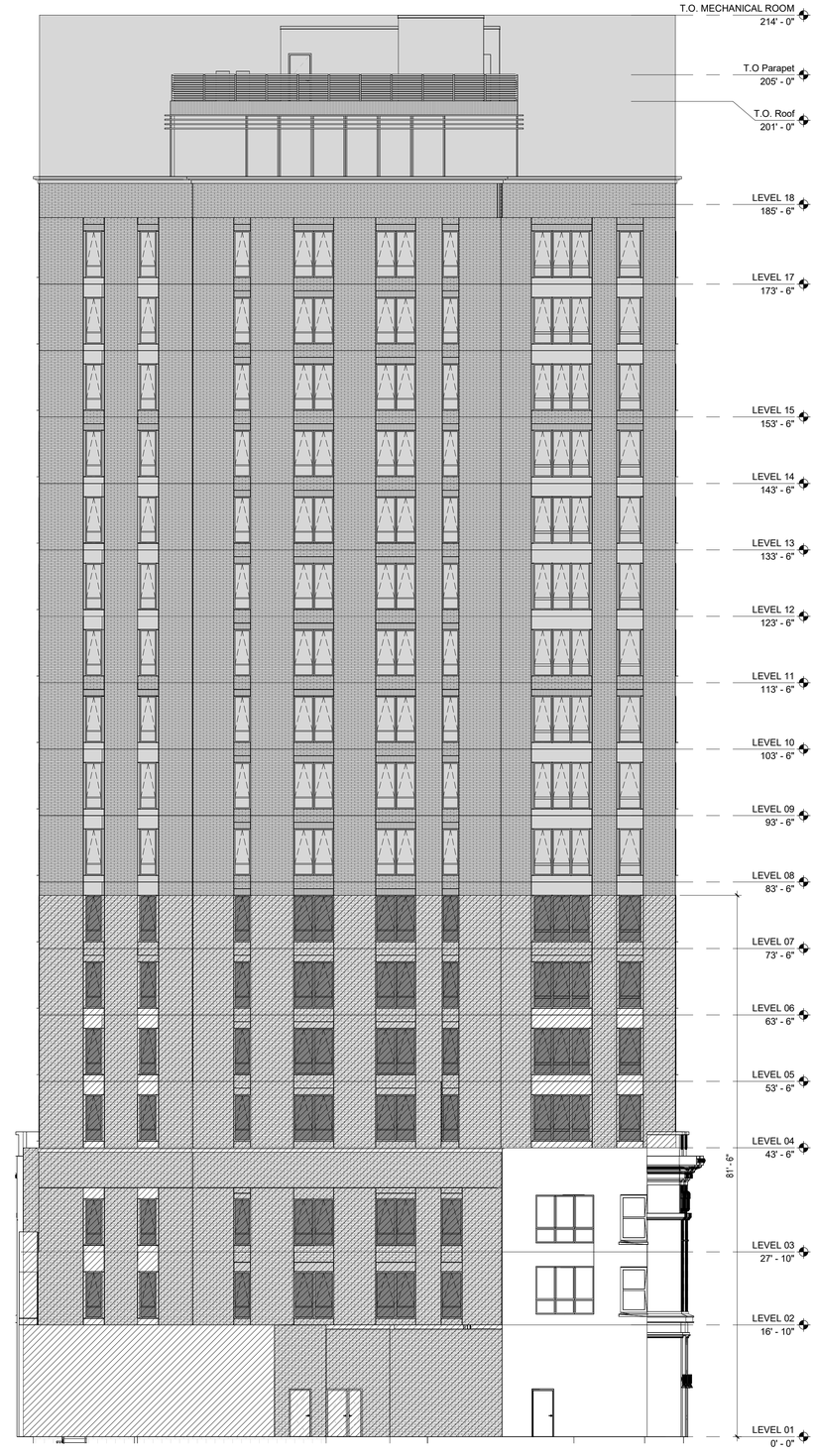
EXTERIOR ELEVATIONS - LIGHTING

A2-05



A1 NORTH ELEVATION - BIRD SAFE GLAZING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)



A4 WEST ELEVATION - BIRD SAFE GLAZING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

ELEVATION NOTES

KEYNOTES

GLAZING TYPES

GL-1 GLAZING TYPE 1

BIRD SAFE GLAZING

PER BIRD SAFE BUILDING REQUIREMENTS, ALL WINDOWS LOCATED WITHIN THE FIRST 75 FEET ABOVE GRADE WILL COMPLY WITH COMPLIANCE PATH 1. THESE WINDOWS ARE TO HAVE A WINDOW FILM INSTALLED BY FEATHER FRIENDLY, WHICH HAS A 2"X2" SPACED 1/4" DOT PATTERN. THIS PRODUCT HAS A THREAT FACTOR OF 20.

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LEGEND

- BIRD SAFE GLAZING AREA
- NEW FACADE AREA
- EXISTING FACADE AREA
- BUILDING HEIGHT OVER 75'-0" NO BIRD SAFE GLAZING REQUIREMENT

WEST ELEVATION:
TOTAL GLAZING AREA: 1050 SF
TOTAL FACADE AREA: 6772 SF

1050 SF / 6772 SF X 100 = 16%

NORTH ELEVATION:
TOTAL GLAZING AREA: 619 SF
TOTAL FACADE AREA: 6425 SF

619 SF / 6425 SF X 100 = 10%

0 5'-4" 10'-8" 21'-4"

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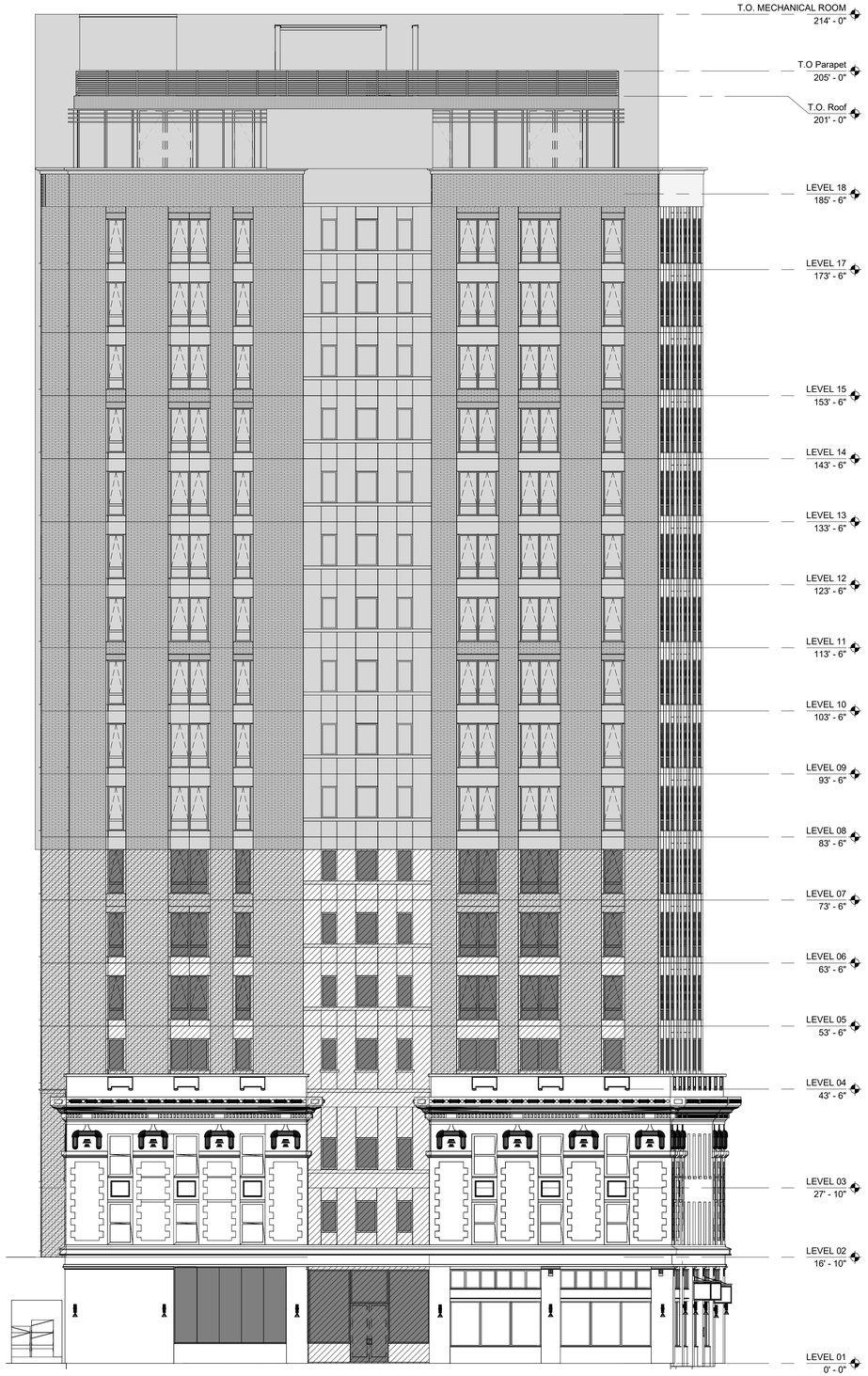
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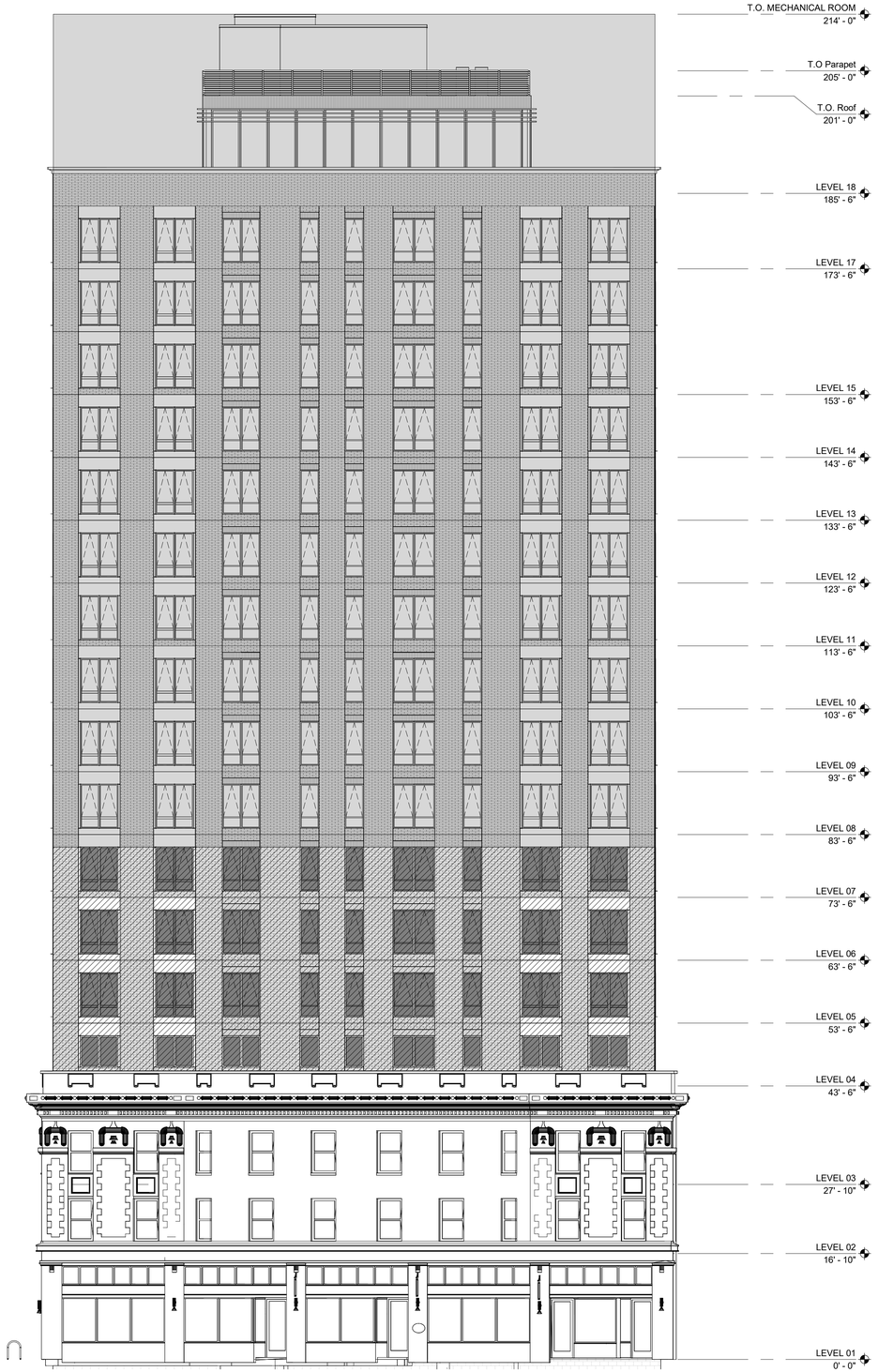
EXTERIOR ELEVATIONS - BIRD SAFE GLAZING

A2-06



A1 SOUTH ELEVATION - BIRD SAFE GLAZING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)



A4 EAST ELEVATION - BIRD SAFE GLAZING

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

ELEVATION NOTES

KEYNOTES

GLAZING TYPES

GL-1 GLAZING TYPE 1

BIRD SAFE GLAZING

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LEGEND

- BIRD SAFE GLAZING AREA
- NEW FACADE AREA
- EXISTING FACADE AREA
- BUILDING HEIGHT OVER 75'-0" NO BIRD SAFE GLAZING REQUIREMENT

EAST ELEVATION:
TOTAL GLAZING AREA: 987 SF
TOTAL FACADE AREA: 3410 SF

987 SF / 3410 SF X 100 = 29%

SOUTH ELEVATION:
TOTAL GLAZING AREA: 1216 SF
TOTAL FACADE AREA: 4416 SF

1216 SF / 4416 SF X 100 = 28%

0 5'-4" 10'-8" 21'-4"

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23075

2276 Shattuck

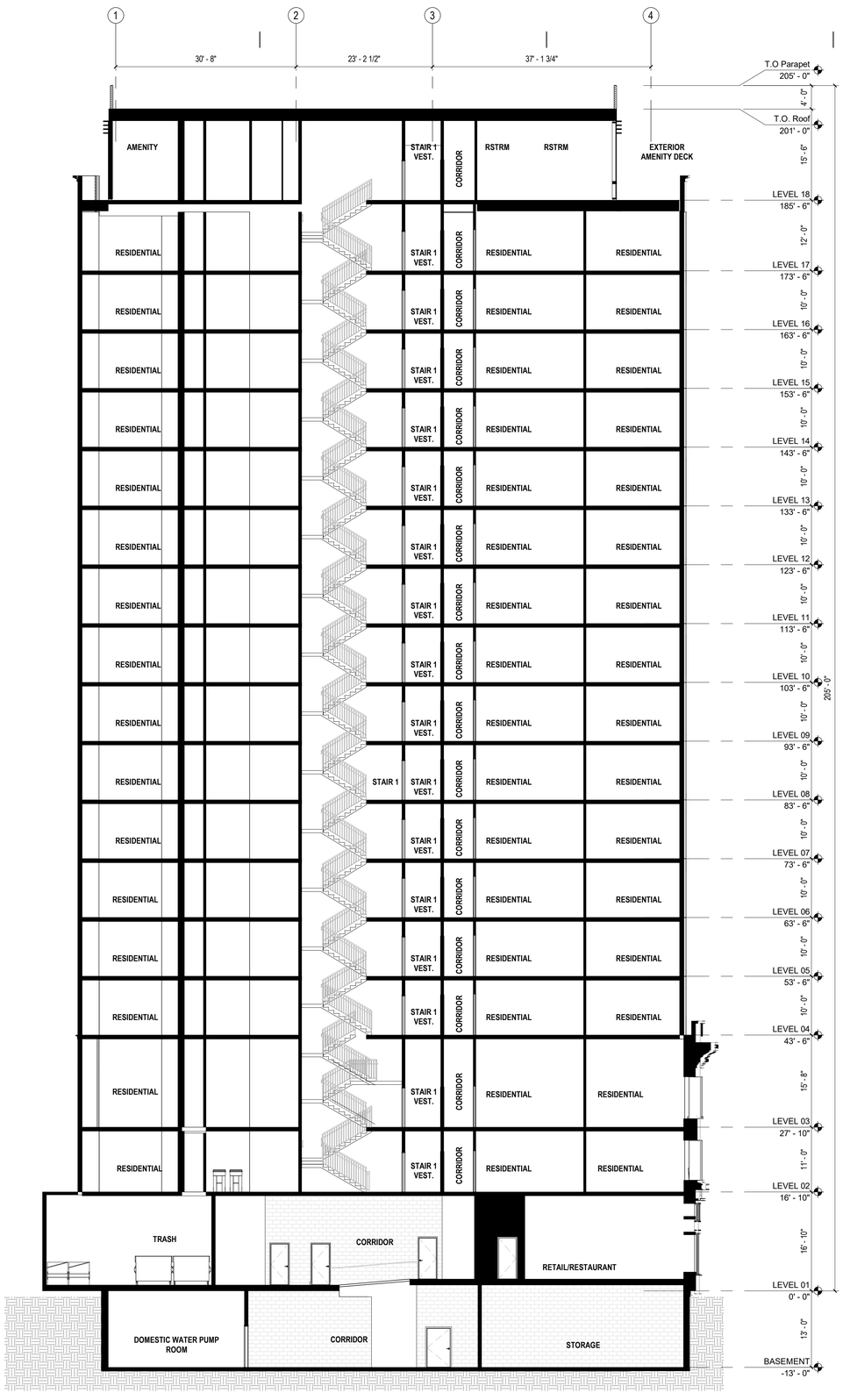
2276 Shattuck Ave
Berkeley, California
94704

CLIENT:
PASAND COURTYARD, LLC
2855 TELEGRAPH AVE.
SUITE 310. BERKELEY, CA
94705

#	DESCRIPTION	DATE
	ENTITLEMENT SUBMITTAL	11/22/24

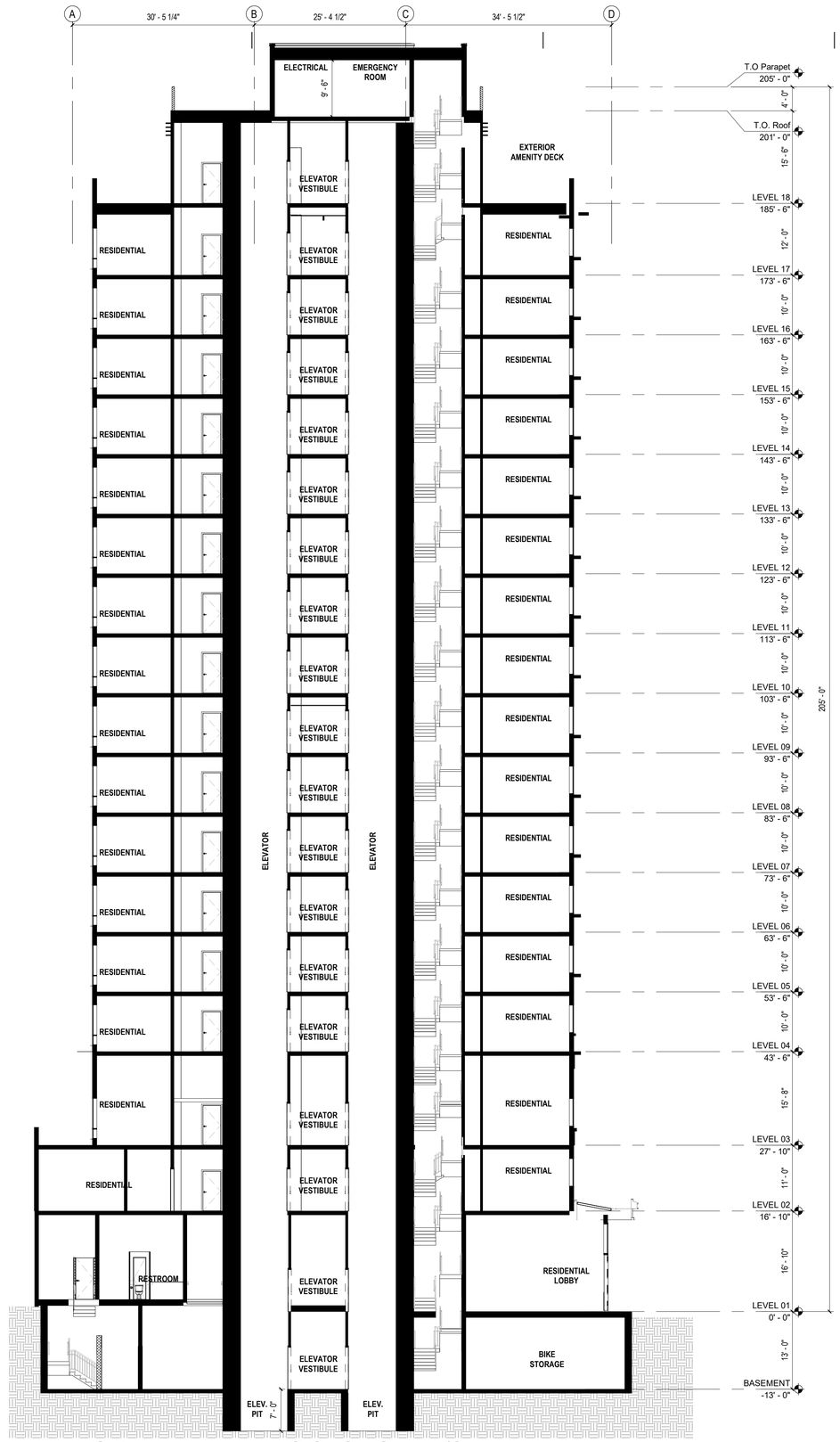
EXTERIOR ELEVATIONS - BIRD SAFE GLAZING

A2-07



A1 OVERALL BUILDING SECTION - E/W

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)



A4 OVERALL BUILDING SECTION - N/S

3/32" = 1'-0" (3/64" = 1'-0" ON 12X18)

0 5'-4" 10'-8" 21'-4"

1 2 3 4 5 6 7

SECTION NOTES

1. PROJECT LEVELS REPRESENT THE TOP OF STRUCTURAL FLOORS OR SUBFLOORS.

2. SEE SHEET A5-00 FOR EXTERIOR WALL, FLOOR, AND ROOF CONSTRUCTION TYPES

KEYNOTES

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www.fitzgeraldassociates.net

23075

2276 Shattuck

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#	DESCRIPTION	DATE
	ENTITLEMENT SUBMITTAL	11/22/24

OVERALL BUILDING SECTIONS

A3-01

ZONING ADJUSTMENTS BOARD

NOTICE OF PUBLIC HEARING

2276 Shattuck Avenue

Use Permit #ZP2024-0067 to construct a 15-story addition to Morse Block, a three-story, commercial City of Berkeley Landmark building, while preserving the east façade. The proposed building would result in an 18-story (205'-9"-foot-tall) approximately 138,842 square-feet mixed-use building containing 134 dwelling units including 11 VLI units, 11 MI units, as well as a 4750 square- feet ground floor commercial space and 105 Bike parking spaces.

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance, Section 23.404.050 (Public Hearings and Decisions)

When: Thursday, March 12, 2026, 7:00 pm
Where: Berkeley Unified School District meeting room, 1231 Addison Street, (wheelchair accessible) with remote/hybrid option (via Zoom).

Please visit: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board and click on the hearing date to access the most up-to-date meeting information, or call the Land Use Planning division (510) 981-7410.

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION AVAILABLE FOR MEMBERS OF THE PUBLIC.

For in-person attendees, face coverings or masks that cover both the nose and mouth are encouraged. If you're feeling sick, please do not attend the meeting in-person as a public health precaution.

Currently, there are no physical distancing requirements in place by the State of California or the Local Health Officer for an indoor event similar to a Commission meeting. However, all attendees are requested to be respectful of the personal space of other attendees. An area of the public seating area will be designated as "distanced seating" to accommodate persons that need to distance for personal health reasons.

Land Use Planning Division
1947 Center Street, Second Floor, Berkeley, CA 94704 Tel: 510.981.7410 TDD: 510.981.7474
E-mail: zab@berkeleyca.gov

A. Land Use Designations:

- General Plan: DT (Downtown Mixed-Use)
- Zoning: C-DMU Corridor (Downtown Mixed-Use district)

B. Zoning Permits Required:

1. **New Construction.** BMC Section 23.204.020 (A) **"Allowed Land Uses"** to construct a new mixed-use building (UPPH).
2. **New Floor Area.** BMC Section 23.204.030(A)(1) **"Floor Area Permit Requirements"** to create new floor area of 10,000 square feet or more (UPPH).
3. **Height**. BMC Section 23.204.130(E)(1)(a) **"Height Limits"** to increase the maximum building height limit to 75' (plus 5' parapet, by right) (UPPH).
4. **Setbacks.** BMC Section 23.204.130(E)(3)(b) "**Modifications to Standards"** to modify front, side, and rear setback requirements (UPPH).
5. **Usable Open Space In-lieu Fee.** BMC Section 23.204.130(E)(6)(b) to pay a fee in lieu of providing publicly accessible open space required (UPPH).
6. **Projections Above Height Limits.** BMC Section 23. 304.050 **"Allowed Projections Above Height Limit "**to allow for Projections Above Height Limit (AUP)

C. Concessions and Waivers Requested Pursuant to State Density Bonus Law (California Government Code Section 65915):

Concessions:

1. **Concession.** Exemption from the Percentage for Public Art on Private Projects in-lieu fee

Waivers:

1. Usable Open Space. Waiver of BMC Section 23.204.130(E)(4) for providing 3,589 square feet of Usable Open Space, where 10,720 square feet is required.

2. Landscaped Usable Open Space. Waiver of BMC Section 23.304.90 for Usable Open Space landscaped area to be 25% where 40% is required (provide 1,080 sq. ft. landscaped area where 4,288 sq. ft. is required)

3. Height. Waiver of BMC Section 23.204.130(E)(1) to exceed building height limits – to be 215 feet and 6 inches to the top of the mechanical room and 205 feet and 9 inches to the top of the parapet where 80 feet is allowed to the top of the parapet.

4. Building's width. Waiver of BMC Section 23.204.130(E)(3)(d) for the building's width over 120 feet of height, to be about 137'-9" at the widest point (on the diagonal in plan review) where maximum width allowed is 120 feet.

5. Setbacks. Waiver of BMC Section 23.204.130(E) to reduce the front side setback requirement to 2 to 12'-9", where 15' is the minimum, over 75 in height;

6. Setbacks. Waiver of BMC Section 23.204.130(E) to reduce the front side setback requirement to 0 to 9'-9", where 15' is the minimum, over 75 in height;

7. Setbacks. Waiver of BMC Section 23.204.130(E) to reduce interior side setback to 5' where 15' is required at heights over 120' at 0 to 65' from the frontage

8. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce interior side setback to 5' where 15' is required at heights over 75' at 65'+ from the frontage
9. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce interior side setback to 5' to 10'-8" where 15' is required at heights over 120' at 0 to 65' from the frontage
10. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce interior side setback to 5' where 15' is required at heights over 75' at 65'+ from the frontage
11. **Projections Above Height Limits.** Waiver of BMC Section 23. 304.050 **"Allowed Projections Above Height Limit "**to allow for Projections Above Height Limit (AUP)

D. CEQA Recommendation: Categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects")

E. Project Recommendation: Approve Use Permit #ZP2024-0067 pursuant to BMC Section 23.406.040(D)

F. Parties Involved:

- Applicant Rhoades Planning Group
- Property Owner Pasand Courtyard, LLC

Further Information:
All application materials are available online at:
https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx.

The Zoning Adjustments Board final agenda and staff reports will be available online 6 days prior to this meeting at: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board.

Questions about the project should be directed to the project planner, Nilu Karimzadegan at (510) 981-7430 or NKarimzadegan@berkeleyca.gov

Written comments or a request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at zab@berkeleyca.gov.

Communication Disclaimer:
Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

Written Comments, Communications, and Reports:

Written comments must be directed to the ZAB Secretary at the Land Use Planning Division (Attn: ZAB Secretary), or via e-mail to: zab@berkeleyca.gov. All materials will be made available via the Zoning Adjustments Board Agenda page online at this address: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board

All persons are welcome to attend the hearing and will be given an opportunity to address the Board. Comments may be made verbally at the public hearing and/or in writing before the hearing. The Board may limit the time granted to each speaker.

Correspondence received by 5:00 PM, eight days before this public hearing, will be provided with the agenda materials provided to the Board. Note that if you submit a hard copy document of more than 10 pages, or in color, or with photos, you must provide 15 copies. Correspondence received after this deadline will be conveyed to the Board in the following manner:

- **Correspondence received by 5:00 PM, two days before** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #1, which is released around noon one day before the public hearing.
- **Correspondence received by 12:00 PM, the day of** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #2, which is released around noon the day of the public hearing.
- **Correspondence received after 12:00 PM, the day of** this public hearing will be saved in the project administrative record.

Accessibility Information / ADA Disclaimer:
To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at 981-6342 (V) or 981-6345 (TDD) at least three business days before the meeting date.

SB 343 Disclaimer:
Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available to the public. Please contact the Land Use Planning Division (zab@berkeleyca.gov) to request hard-copies or electronic copies.

Notice Concerning Your Legal Rights:
If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.
2. You must appeal to the City Council within 14 days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than 90 days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that 90-day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a “taking” of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
    a. That this belief is a basis of your appeal.
    b. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
    c. All evidence and argument in support of your belief that the decision or condition constitutes a “taking” as set forth above. If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

RhoadesPlanningGroup

April 4, 2025

Niloufar Karimzadegan
City of Berkely Planning Department
1947 Center Street, 3rd Floor
Berkeley, CA 94704

Sent via email

Re: Request for CEQA Exemption for ZP2024-0067- 2276 Shattuck Ave.

Dear Nilu,

In accordance with Assembly Bill (AB) 1633 (Gov. Code § 65589.5), we request that the City find the project at 2276 Shattuck Avenue ("Project") exempt from review under the California Environmental Quality Act ("CEQA") pursuant to the "Class 32" exemption for Infill Development Projects[1] and the "Class 31" exemption for Historical Resource Restoration/Rehabilitation.[2] AB 1633 makes CEQA exemptions mandatory under the Housing Accountability Act ("HAA") for eligible high-density infill residential projects. We have prepared this letter based on our experience working with City staff and land use attorneys on similar projects in Berkeley.

AB 1633 amended the HAA as of January 1, 2024, to require that cities find certain high-density infill residential projects exempt from CEQA. AB 1633 redefines an unlawful disapproval of a housing development project under the HAA for eligible projects to now include "*any* instance in which a local agency… fails to make a determination of whether the project is exempt from [CEQA] or commits an abuse of discretion as defined in [the HAA]."[3] AB 1633 requires cities to find eligible projects exempt when there is substantial evidence to support a CEQA exemption and lack of exception.

Substantial evidence supports the Class 32 and Class 31 exemptions for this Project, as documented in the air quality, noise, and water quality technical reports submitted with the Project application, and the documentation herein. We request that the City find the Project exempt from CEQA under both Class 32 and Class 31, as those exemptions are now mandated by the Housing Accountability Act ("HAA"), within the next 90 days.

As detailed below, the Project satisfies each required criterion and is therefore subject to a mandatory Class 32 CEQA exemption under AB 1633.

1. **The Project is not located on an environmentally sensitive site and it is not subject to certain environmental hazards.**

AB 1633 requires the Project to not be located on any site that is environmentally sensitive. As detailed below, the Project site does not contain any of these characteristics.

[1] 14 Cal. Code Reg. § 15332
[2] 15 Cal. Code Reg. § 15331
[3] Gov. Code § 65589.5(h)(6)(D)

A. The Project is Not in the Coastal Zone.

The "Coastal Zone" is the land and water area along the entire the California Coast that generally extends 1,000 yards from the mean high tide line of the sea, and is identified on a detailed map adopted by the Coastal Commission. The City of Berkely is not within the Coastal Zone, as documented by **Exhibit A** attached to this letter.

B. The Project is Not Located on Prime Farmland.

The existing site is not located on prime farmland or farmland of statewide importance, and is not otherwise zoned for agricultural protection. Substantial evidence to support this finding is provided by reference to the Department of Conservation's Important Farmland Finder Map, where the Project site is identified as Urban and Built Up Land. See **Exhibit B**, attached.

C. The Project Site is Not Located in a Wetland.

The Project site is an infill, urbanized location that has no water features. Accordingly, the U.S. Fish & Wildlife Service has determined the site does not contain any potential for wetlands or aquatic resources, as shown on the portion of the National Wetlands Inventory attached as **Exhibit C**.

D. The Project is Not Located on a Hazardous Waste Site.

AB 1633 generally applies to projects that are not located on the "Cortese List" or on hazardous waste sites designated by the Department of Toxic Substances Control. The Project site is not listed on either of these lists and is not located on a hazardous waste site.

E. The Project is Not Located in a Fault Zone.

The Project is not located within a delineated earthquake fault zone on an official map published by the United States Geologic Service ("USGS"), as confirmed by the attached **Exhibit D**.

F. The Project is Not Located in a Special Flood Hazard Area or Regulatory Floodway.

The Project is not located in a special flood hazard area[4] or regulatory floodway[5] as determined by FEMA, and confirmed by the attached **Exhibit E**.

G. The Project Site is Not Identified in a Natural Resource Protection Plan.

The Project is located on an urban, infill site in Downtown Berkeley. It is not located in an adopted natural community conservation plan, habitat conservation plan or any other adopted natural resource protection plan, as confirmed by the attached **Exhibit F**.[6]

H. The Project Site is Not Habitat for Protected Species.

AB 1633 applies to projects that are not located on habitat for candidate, sensitive, or special status species as identified under the federal Endangered Species Act, the California Endangered Species Act,

[4] See FEMA, National Flood Hazard Layer Viewer https://www.fema.gov/flood-maps/national-flood-hazard-layer, accessed April 3, 2025
[5] *Id.*
[6] California Department of Fish and Wildlife, California Natural Community Conservation Plans (August 2023); see also Federal Conservation Plans of West Coast https://www.fisheries.noaa.gov/west-coast/habitat-conservation/habitat-conservation-plans-west-coast, accessed April 3, 2025

or the Native Plant Protection Act.[7] The Project site is located in the urban landscape of Downtown Berkeley and has no value as habitat for any listed species.

I. The Project Site is Not Under a Conservation Easement.

AB 1633 applies to projects that are not located on lands under conservation easement.[8] The Project site is in an entirely urbanized infill location, and accordingly is not encumbered by any conservation easement, as confirmed by the attached **Exhibit G**.[9]

J. The Project is Not Located in a Very High Fire Hazard Severity Zone.

AB 1633 applies to projects that are not located within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection.[10] The Project is not located in a very high fire hazard severity zone, as confirmed by the attached **Exhibit H**.[11]

2. The Project is located on a legal parcel, in an urbanized area as defined by AB 1633.

AB 1633 applies to a housing development project "located on a legal parcel or parcels within an urbanized area" that meets <u>at least one of</u> the following criteria. In fact, the project meets all four criteria.

> *(ia) The housing development project is located within one-half mile walking distance to either a high-quality transit corridor or a major transit stop;*
>
> The Project is located within a transit priority area designated by the City of Berkeley, which means it is within 1/2-mile from a rail station and/or 1/4-mile from bus stops with service at least every 15 minutes, as shown in the transit priority area map included in the City's VMT Criteria and Thresholds guidance. (See **Exhibit I**.)
>
> *(ib) The housing development project is located in a very low vehicle travel area; or*
>
> The City defines low-VMT areas based on the results of the Alameda County Transportation Commission model, and depicts these areas in the map included in Exhibit I. The areas shaded green are those identified as "Low VMT Areas," where "VMT per capita … is 15% lower than the baseline regional average."[12] The Project is located in a Low VMT Area, as depicted in **Exhibit I**.
>
> (ic) The housing development project is proximal to six or more of the following amenities pursuant to subclause (IV) of clause (ii) as of the date of submission of the project application:
> *(IV) "Proximal" to an amenity means either of the following:*
> *(ia) Within one-half mile of either of the following amenities:*

[7] Gov. Code §§ 65589.5(h)(6)(D)(i)(I)(ia); 65913.4(a)(6)(J)
[8] Gov. Code §§ 65589.5 (h)(6)(D)(i)(I)(ia); 65913.4(a)(6)(K)
[9] (See California Natural Resources Agency, California Conservation Easement Database [https://data.cnra.ca.gov/dataset/california-conservation-easement-database]; [https://databasin.org/datasets/65202ded0d40478a847f019630950570/], accessed April 3, 2025.
[10] Gov. Code, § 65589.5(h)(6)(D)(i)(I)(ia)
[11] See Dept. of Forestry and Fire Protection https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-maps, accessed April 3, 2025.
[12] City of Berkeley VMT Criteria and Thresholds, June 29, 2020, p. 7 and attachments https://berkeleyca.gov/sites/default/files/2022-02/VMT-Criteria-and-Thresholds.pdf, accessed April 3, 2025.

(Ia) A bus station.
(Ib) A ferry terminal.
(ib) Within two miles of any of the following amenities:
(Ia) A supermarket or grocery store.
(Ib) A public park.
(Ic) A community center.
(Id) A pharmacy or drugstore.
(Ie) A medical clinic or hospital.
(If) A public library.
(Ig) A school that maintains a kindergarten or any of grades 1 to 12, inclusive

The project site is located within one-half mile of numerous bus stops and within two miles of a grocery store (Trader Joe's); public parks (Martin Luther King Jr. Civic Center Park and Ohlone Park); community center (YMCA, Senior Center; drugstore (Target); public library; and school that maintains a kindergarten or any of grades 1 to 12, inclusive (Washington Elementary School).

(id) Parcels that are developed with urban uses adjoin at least 75 percent of the perimeter of the project site or at least three sides of a four-sided project site. For purposes of this clause, parcels that are only separated by a street or highway shall be considered to be adjoined.[13]

The Project is located in an urban area, on a property surrounded on all sides by urban uses.

The Project therefore meets all of the urbanized criteria for a mandatory CEQA exemption.

3. The Project's density qualifies under AB 1633.

AB 1633 applies to projects of at least 15 dwelling units per acre. The Project proposes 136 dwelling units on 0.25 acres, resulting in a density of more than 540 dwelling units per acre.

4. Substantial evidence establishes that the Project is exempt under Class 32 and Class 31, and there are no applicable exceptions.

The Class 32 exemption applies to infill development projects that are (a) consistent with the applicable general plan and zoning designation, (b) on a site smaller than five acres and substantially surrounded by urban uses with no potential value as habitat for endangered, rare or threatened species, and where (c) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality, and (d) the site can be adequately served by all required utilities and public services.[14]

The City has conclusively established that the project is consistent with the applicable general plan and zoning standards, given that no notice or other documentation was provided to the applicant within 30 days after the City deemed the zoning application complete. The site is approximately ¼-acre and, as noted above, has no potential habitat value.

[13] Gov. Code §65589.5 (h)(6)(D)(i)(II)
[14] 14 Cal. Code Reg. 15332

The applicant submitted documentation with the zoning application to confirm that the Project meets the City's local VMT threshold and is screened from further review due to its location within a transit priority area. The applicant previously submitted additional reports confirming that the Project will not result in impacts related to air quality, noise and water quality.

Project Impact Analysis and Class 31 Exemption

The Class 31 exemption "consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings."[15] The Historic Resources Evaluation recently conducted for the Project site, and submitted as part of the zoning application, establishes the remaining historical context of the Project site.

The Project Impact Analysis (PIA) analyzes the Project in connection with the site's historical context. The Project retains and rehabilitates the historic building façades which constitute the historic resource consistent with the landmark designation's character defining features. With retention of the historic building façades, including retention of the compatibly designed storefronts, no changes to identified distinctive forms, features, materials or associated spatial relationships are proposed.

The PIA finds that the proposed addition in the project via intentional measures of exterior design compatibility, is informed by and belongs to the subject historic building. Its contemporary treatments also clearly differentiate the new addition. Under *Standard 9*, historical planning and design concerns include relative scale and proportion. In this case, the proposed project would add a large building behind and above the retained historic building façades. The face of the new addition will be setback at the Shattuck front and across the Bancroft front. The tall 3-story historic facades will form the architectural base of the overall project. The new building will be clad with materials that generally relate to those of the historic façades. The new addition has stacked vertical massing with string courses and cornice lines that relate and defer to the historic façades. So, the proposed project design presents a building addition that is directly informed by the architecture of the retained historic building façades. While necessarily differentiated, the proposed architectural design is modestly compatible, avoids both historic architectural mimicry and bold differentiation, and is thus respectful of the identified historic materials, features, and spatial relationships that characterize the property.

Additionally, absolute scale is a consideration but not primary. Were that so, numerous relatively large-scale additions to historic buildings would not be an established example. Such prior examples are precedent setting and, from a rehabilitation planning perspective, irrevocable. A range of recent local examples in Berkeley include:

- 2115 Kittredge Ave.
- 2300 Ellsworth St.
- 2580 Bancroft Ave.
- 2101 University Ave., Acheson Commons
- 2600-2620 Shattuck Ave.

[15] 14 Cal. Code Reg. § 15331

Based on Preservation Architecture's evaluation, the applicable standards are fulling met for *Standard 8* and *9*, with partial exception of *Standard 9*, which is nonetheless substantially met. The PIA concludes that the Project will not cause a significant impact on any historical resources. In connection with that finding, the PIA establishes that implementation of the Project will be consistent with the Secretary of Interior's Standards for Rehabilitation.

In addition, none of the exceptions to the Class 32 or Class 31 exemption apply here. The previously submitted PIA confirms that the Project will not have an impact on any historical resource, and that implementation of the Project will be consistent with the SOI Standards for Rehabilitation. Given the project's eligibility for a Class 31 exemption, and based on the findings in the PIA, the Project cannot be deemed to have a significant impact due to any alleged or potential impact on historical resources.

As a result, substantial evidence in the zoning application supports the finding that there are no impacts to historical resources, unusual circumstances, nor any other exceptions that could apply to the Class 31 and Class 32 exemptions for this Project.

Please contact me if you have any questions regarding the applicability of the mandatory AB 1633/Class 32 and Class 31 CEQA exemptions for this Project.

Sincerely,



Mark Rhoades, AICP
Principal
Rhoades Planning Group

Cc: Anne Hersch, Planning Manager
Pasand Courtyard, LLC

Exhibit A

The Project Site is well outside the Coastal Zone boundary, as shown on the map below.

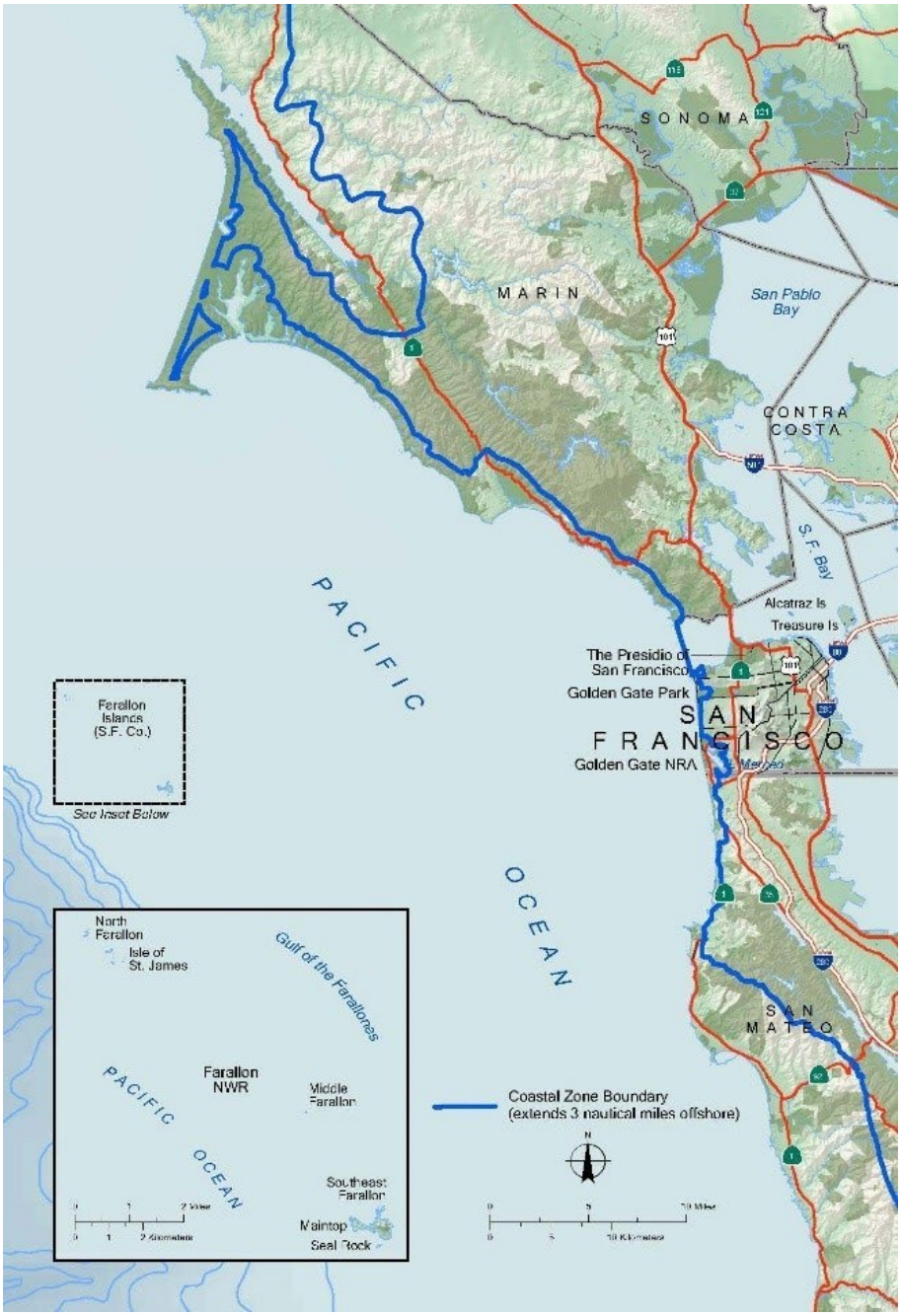


Exhibit B

2276 Shattuck Avenue is identified with a black dot on the following California-Farmland Mapping and Monitoring Program Map.

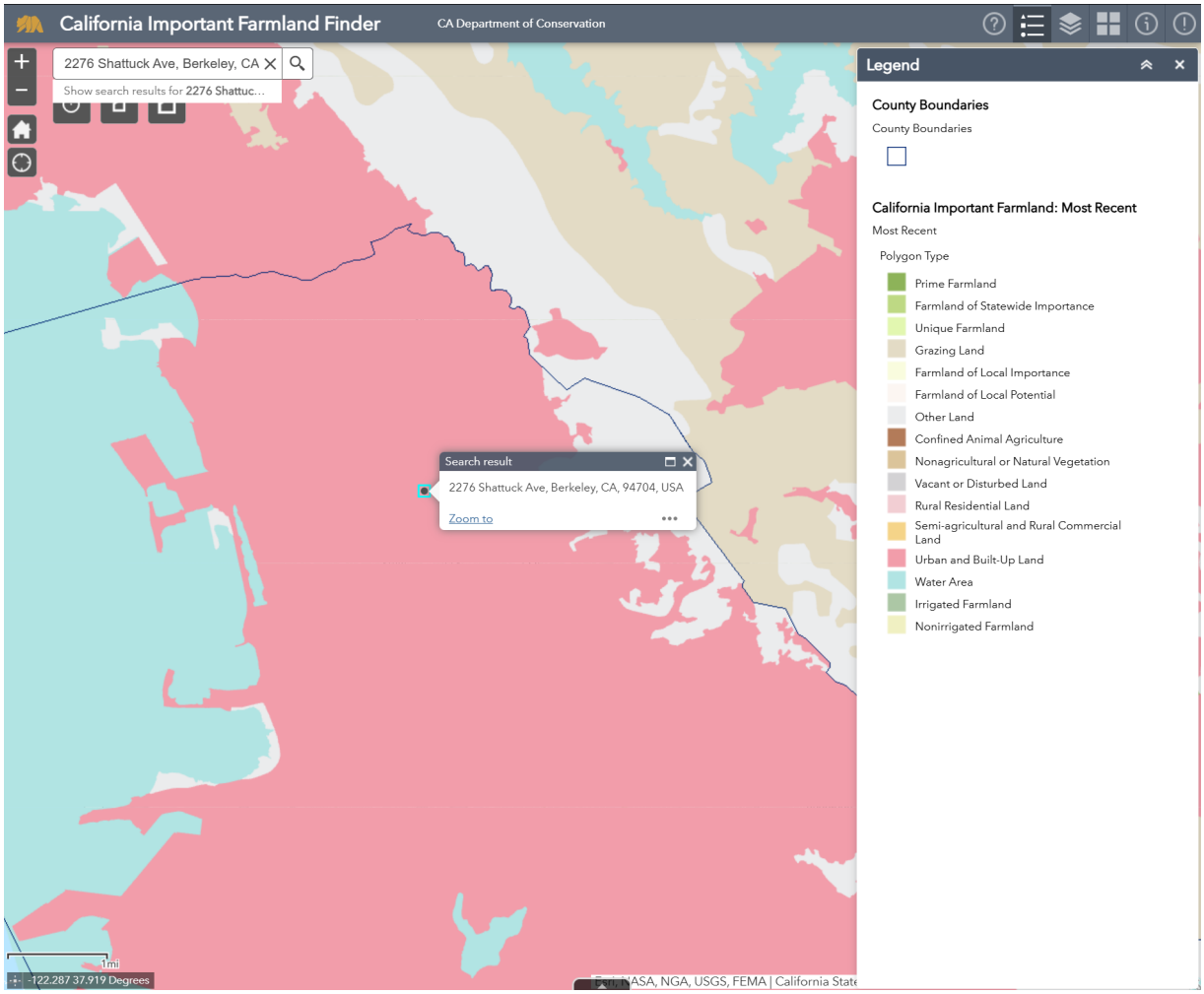


Exhibit C

This U.S. Fish & Wildlife Service Map, accessible here, https://www.fws.gov/wetlands/, depicts the nearest jurisdictional waters (light blue lines) being located on the U.C. Berkeley Campus well to the east of the site of the Project, which is circled in purple.



Exhibit D

2276 Shattuck is identified with a black dot on the following USGS map of U.S. Quaternary Faults.

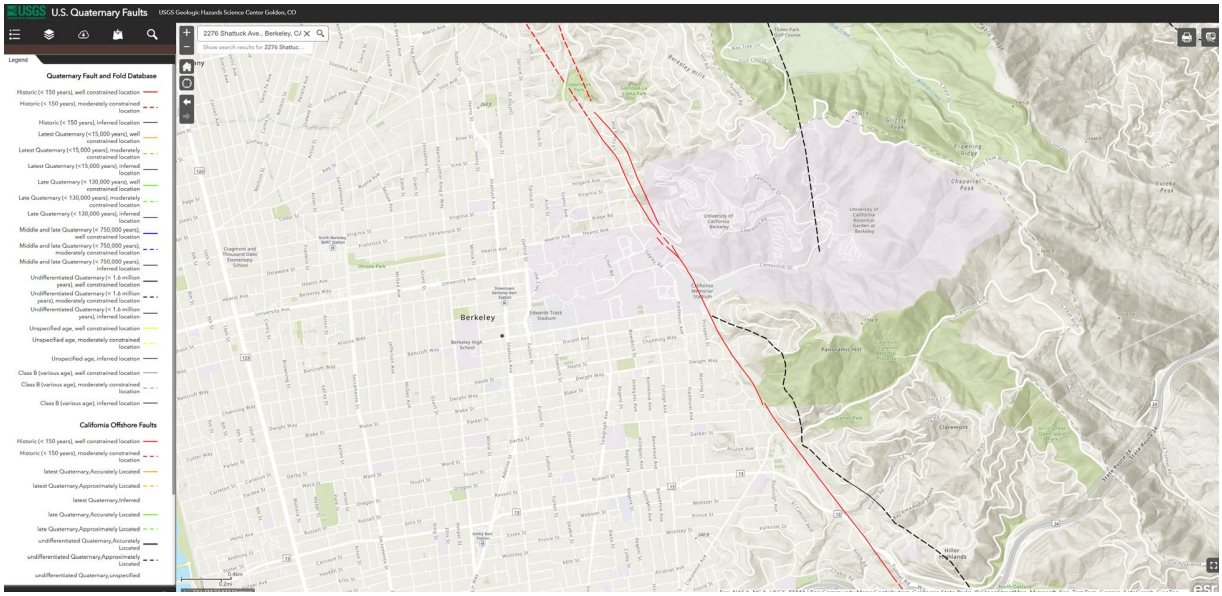


Exhibit E

2276 Shattuck is identified with a red pin on the FEMA National Flood Hazard Map below.

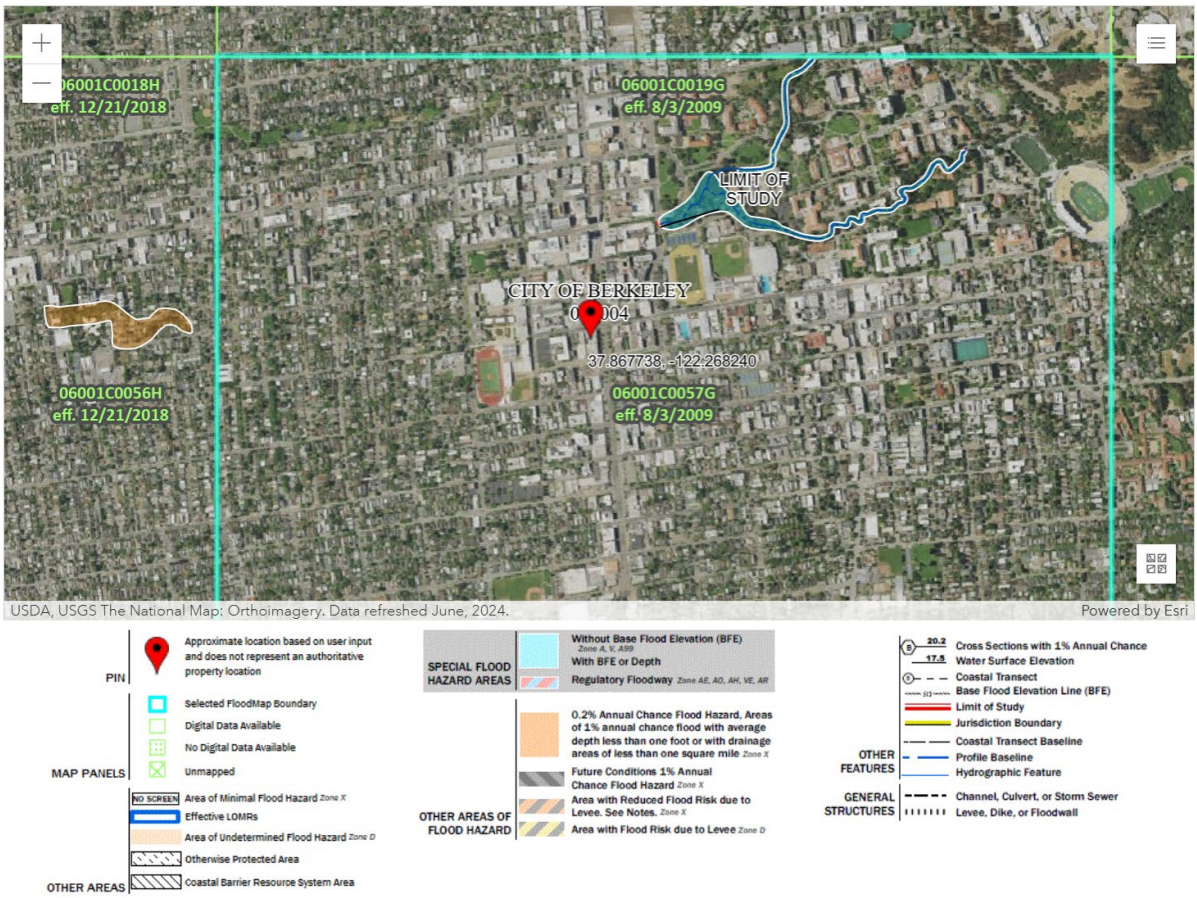
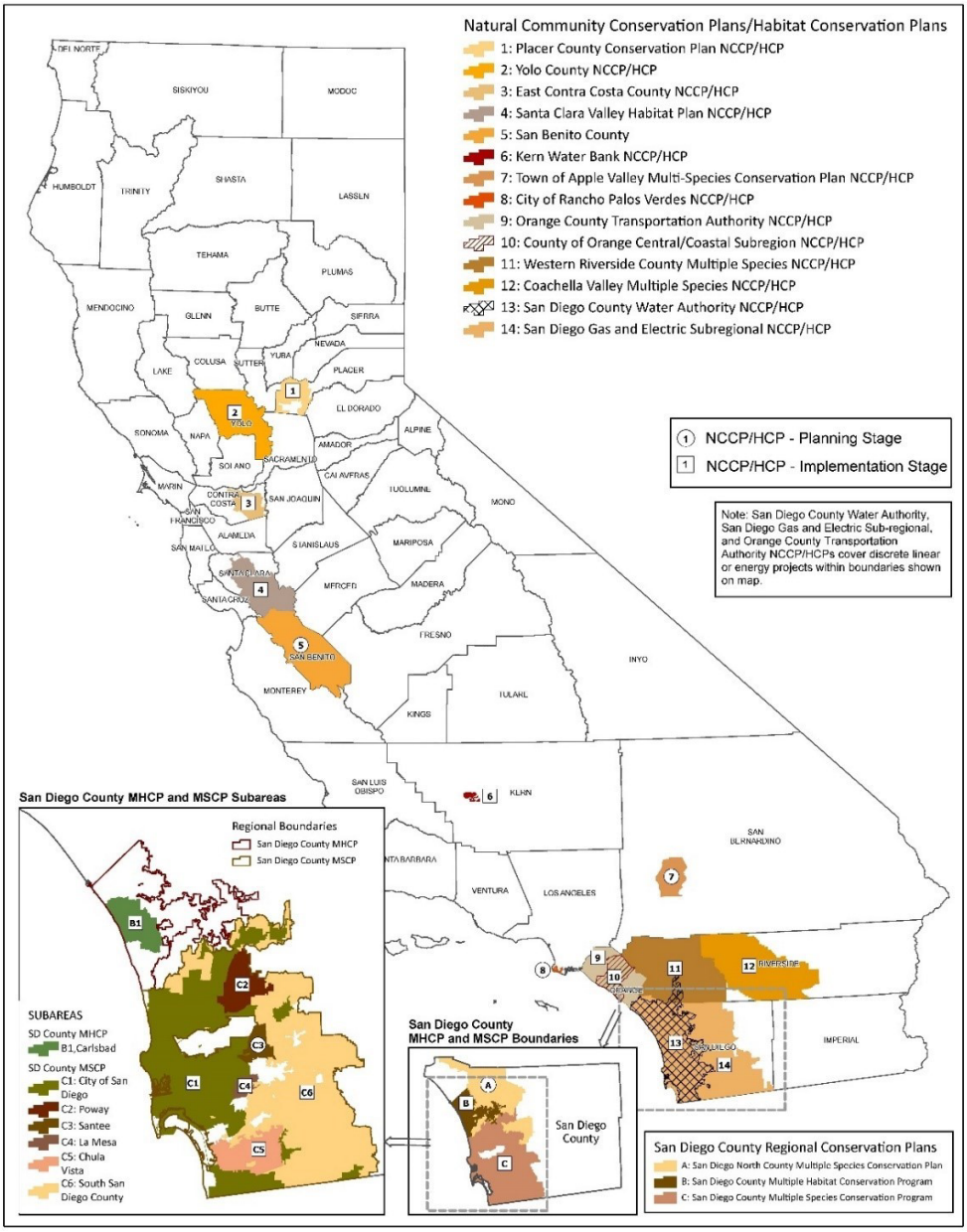


Exhibit F

CALIFORNIA NATURAL COMMUNITY CONSERVATION PLANS

August 2023



NCCP: Natural Community Conservation Plan (California Fish and Game Code §2800) (https://www.wildlife.ca.gov/Conservation/Planning/NCCP)

HCP: Habitat Conservation Plan (Federal Endangered Species Act Section 10)

Conservation plans may be in various stages of review, and subject to change. In some cases, boundaries have not been submitted by participants, and are estimated locations.

Data Sources: California Department of Fish and Wildlife, Kern Water Bank, Orange County, Dudek, Orange County Transportation Authority, Contra Costa County, San Diego Association of Governments, Santa Clara Valley Habitat Agency, Placer County, Kern County, San Diego County Water Authority, Coachella Valley Association of Governments.

Projection: Teale Albers, units in meters, NAD83. D.Mastalir 20230816

Exhibit G

Map showing regional conservation easements, and showing project site is not encumbered.

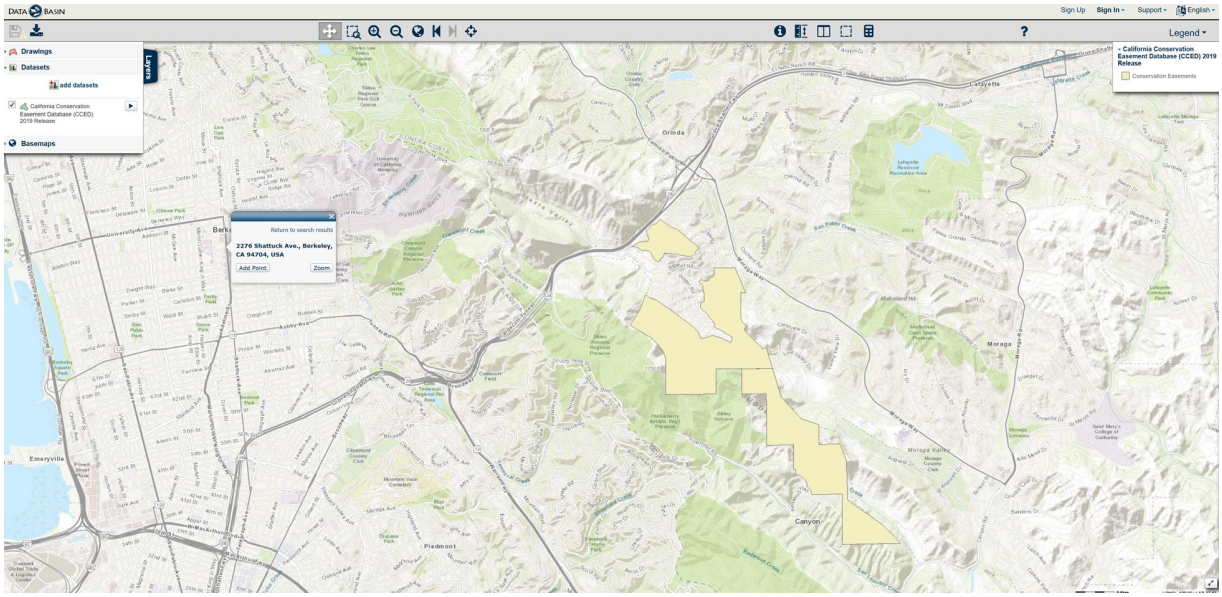


Exhibit H

2276 Shattuck is identified below with a dot on the Cal Fire, Fire Hazard Severity Zone Viewer Map.

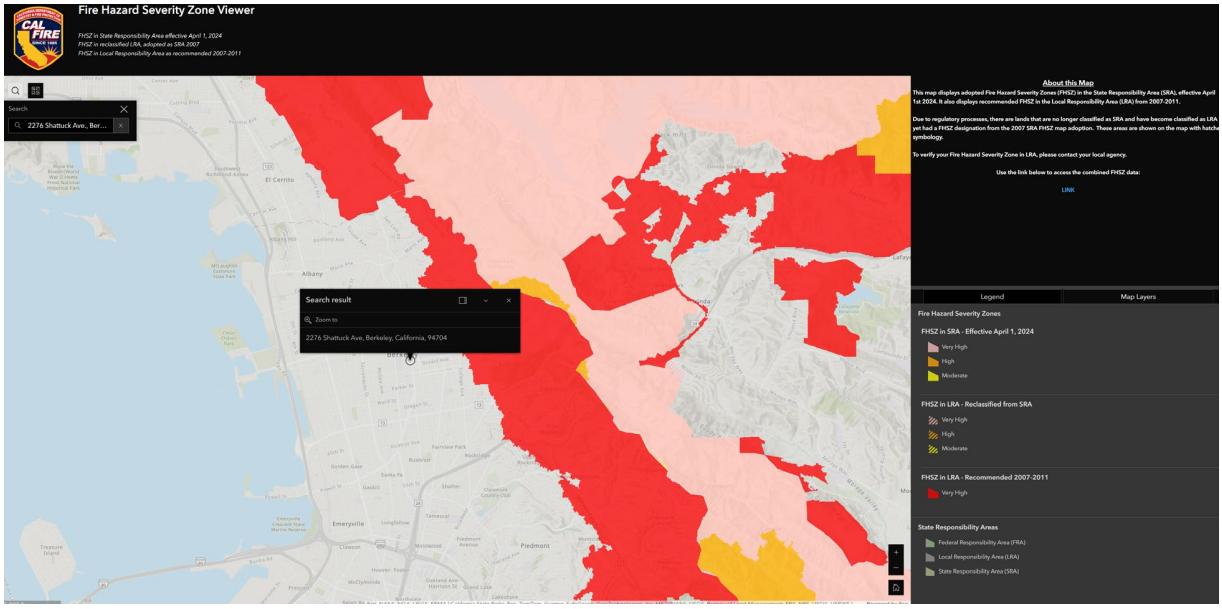
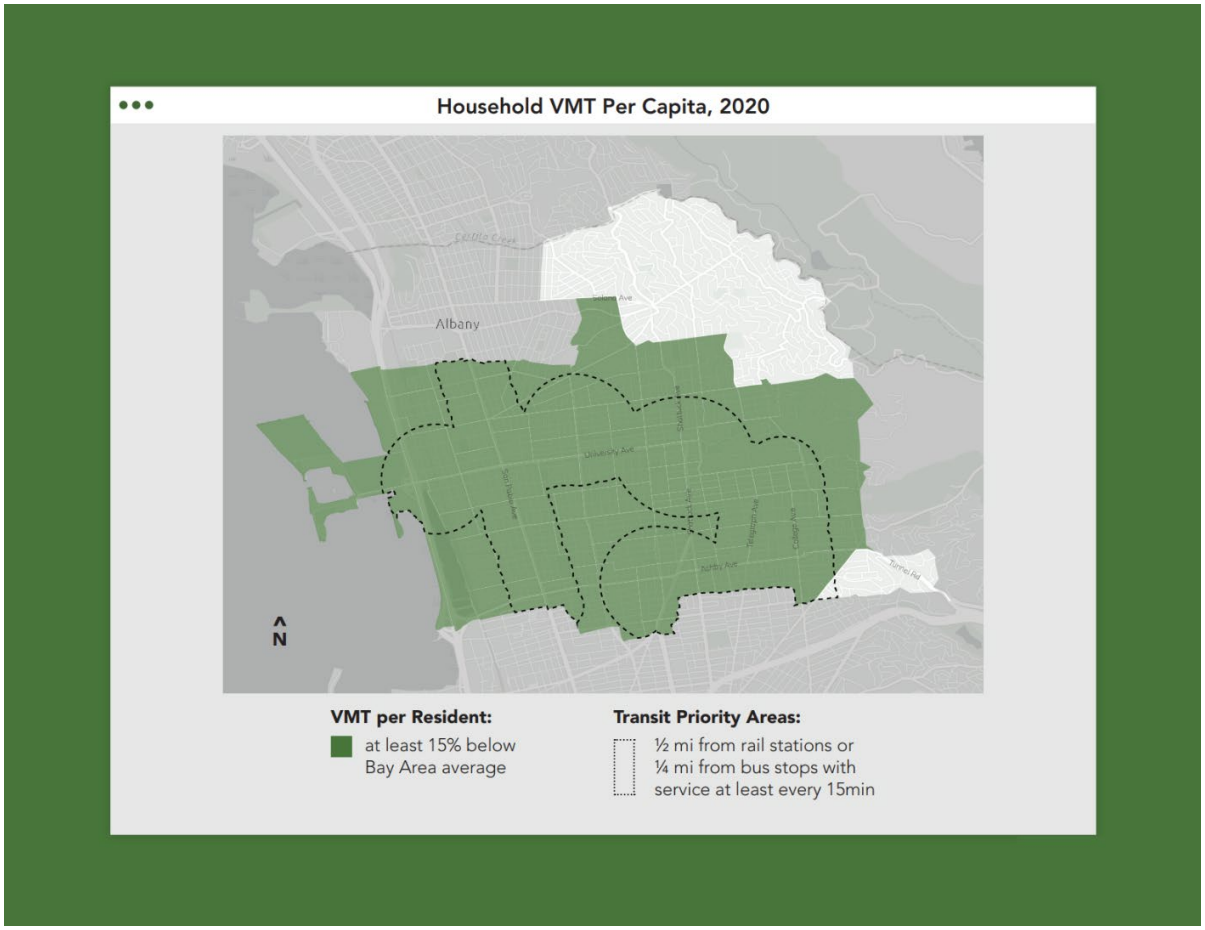


Exhibit I


Household VMT Per Capita, 2020
Albany
N
VMT per Resident:
at least 15% below Bay Area average
Transit Priority Areas:
½ mi from rail stations or
¼ mi from bus stops with service at least every 15min

MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
Aesthetics & Visual Quality			
DAP MM AES-1: Conduct Site-Specific Visual Analysis for Buildings Proposed Between Shattuck Avenue and Oxford Street. In order to reduce development-related impacts on existing views of the Berkeley Hills for observers traveling east along east-west streets in the Downtown Area, the City should require site-specific visual analysis for proposed buildings that have the potential to affect existing view corridors to determine the extent to which such structures may interfere with existing views of the Berkeley Hills, and should consider whether stepping back such buildings is feasible and would result in a substantial reduction in impact.	a) Has the project conducted site-specific visual analysis for buildings proposed between Shattuck Avenue and Oxford Street. In order to reduce development-related impacts on existing views of the Berkeley Hills for observers traveling east along east-west streets in the Downtown Area? b) Has the project considered whether stepping back such buildings is feasible and would result in a substantial reduction in impact?	CoB	P
DAP MM AES-2: Evaluate Shadow Effects for Proposed Structures near the Eastern Edge of the Downtown Area. The extent of the impact on the Crescent will depend on the location, height and bulk of structures to the southwest. While the impact may be significant, it is not possible to determine with any certainty the level of impact. Accordingly, all structures with a proposed height of 85 feet or more to be located within an area bounded by Addison Street on the north, Oxford Street on the east, Allston Way on the south, and Shattuck Avenue/Shattuck Square on the west shall be evaluated in a site-specific basis to determine the extent to which such buildings may cast shadows within the Crescent. Modifications to building heights, bulk or location should be considered as a way to reduce such shadowing.	a.) Has the proposed structure with a proposed height of 85 feet or more, located within an area bounded by Addison Street on the north, Oxford Street on the east, Allston Way on the south, and Shattuck Avenue/Shattuck Square on the west shall been evaluated in a site-specific basis to determine the extent to which such buildings may cast shadows within the Crescent? b) Have modifications to building heights, bulk or location been considered as a way to reduce such shadowing?	CoB	P
Air Quality			
DAP MM AIR-1: None listed in draft DAP	a) N/A	CoB	O
DAP MM AIR-2: Buffer Toxics Air Contaminants (TAC) and Odor Emission Sources and Sensitive Land Uses. Consider potential air pollution and odor impacts from future development that may emit pollution and/or odors when locating (a) air pollution sources, and (b) residential and other pollution-sensitive land users in the vicinity of air pollution sources (which may include areas where buses idle, diesel generators, parking garage vents, restaurants, and other similar uses). Buffer sensitive receptors from TACs whenever possible, and if buffering is not feasible, apply appropriate mitigation to reduce impacts to a less than significant level, such as air filtration systems or other technologies.	a) Has the project considered potential air pollution and odor impacts from future development that may emit pollution and/or odors when locating air pollution sources?. b) Has the project considered potential air pollution and odor impacts from future development that may emit pollution and/or odors when locating residential and other pollution-sensitive land users in the vicinity of air pollution sources (which may include areas where buses idle, diesel generators, parking garage vents, estaurants, and other similar uses)? c) If buffering is not feasible, have appropriate mitigation measures been incorporated into the project to reduce the impact on sensitive receptors?	CoB	P

MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM AIR-3: Implement BAAQMD Recommended Measures to Control PM10 Emissions during Construction. Measures to reduce diesel particulate matter and PM10 from construction are recommended to ensure that short-term health impacts to nearby sensitive receptors are avoided. Dust (PM10) Control Measures: • Water all active construction areas at least twice daily and more often during windy periods. Active areas adjacent to residences should be kept damp at all times. • Cover all hauling trucks or maintain at least two feet of freeboard. • Pave, apply water at least twice daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas. • Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas and sweep streets daily (with water sweepers) if visible soil material is deposited onto the adjacent roads. • Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e., previously-graded areas that are inactive for 10 days or more). • Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles. • Limit traffic speeds on any unpaved roads to 15 mph. • Replant vegetation in disturbed areas as quickly as possible. • Suspend construction activities that cause visible dust plumes to extend beyond the construction site. Measures to Reduce Diesel Particulate Matter and PM2.5: • Clear signage at all construction sites will be posted indicating that diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were onsite or adjacent to the construction site. • Opacity is an indicator of exhaust particulate emissions from off-road diesel powered equipment. The project shall ensure that emissions from all construction diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately • The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors). • Properly tune and maintain equipment for low emissions.	a) Have the following BAAQMD recommended measures to control particulate matter PM (10) and diesel emissions during construction been implemented? (Indicate each measure implemented in questions b - l) b) Have all active construction areas been watered at least twice daily and more often during windy periods? c) Have active areas adjacent to residences been kept damp at all times? d) Has the project hydroseeded or applied (non-toxic) soil stabilizers to inactive construction areas (i.e., previously-graded areas that are inactive for 10 days or more)? e) Have exposed stockpiles been enclosed covered, watered twice daily, or applied with (non-toxic) soil binders? f) Has traffic speeds on any unpaved roads been limited to 15 mph? g) Has vegetation been replanted in disturbed areas as quickly as possible? h) Have construction activities been suspended if and when visible dust plumes extended beyond the construction site? i) Has clear signage been posted to limit unnecessary diesel idling exceeding 5 minutes? j) Has the project ensured that exhaust from all construction diesel powered equipment used on the project site does not exceed 40 percent opacity for more than three minutes in any one hour AND that any equipment found to exceed 40 percent opacity was repaired immediately? k) Has temporary electrical service been installed whenever possible to avoid the need for independently powered equipment (e.g. compressors)? l) Has all equipment been properly tuned and maintained to ensure emission standards are not exceeded?	CoB	C W

MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
Cultural & Historic Resources			
DAP MM CUL-1: None listed in draft DAP	a) N/A	CoB	O

MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM CUL-2: Establish Parameters for Compatible Infill Development in the Downtown Area within Updated Design Guidelines. Using the Secretary of the Interior's "Standards" as a starting point (in compliance with DAP Policy HD-1-1a), the Design Guidelines for future development in the Downtown Area should be updated to ensure that new construction respects the authentic character, significance and integrity of the existing building stock in areas that may have the potential for designation as historic districts. Specific guidelines that could be added for this purpose include, but are not limited to, the following: • Consider the difference in character of individual blocks. The scale of buildings change within the potential historic district(s) and new construction should reflect the appropriate scale per block. • Priorities for new construction and additions include: build-to-the-street, particularly at corners; construct infill buildings at vacant or underutilized sites along major streets; and modify non-historic buildings so that they contribute visual interest and quality. • Construct new buildings, of compatible design with the surrounding neighborhood. • Encourage creative and innovative contemporary designs for new buildings in the downtown. • Streetscape plays an important role in drawing individuals to a particular area of the city. Use signage, lighting, and paving to improve the pedestrian experience. • Build consistently with the street wall, particularly at corner sites. Continue dominant rhythms for structural bays, bay windows, large pilasters, and other repeating vertical elements. Also, continue dominant cornice lines, such as between ground floors and upper stories, and at the top of facades that meet a street. • Design new buildings to respond to the existing building context within a block, and provide continuity to the overall streetscape. Frequently, a new building will be inserted on a site between two existing buildings of disparate scale and design. • Set back upper floors where taller buildings are permitted, so that dominant roof and cornice lines remain generally consistent in the Downtown, as seen from the street. • Explore options for multi-use buildings, combining residential, commercial, and other compatible uses where appropriate. • Provide multi-tenant retail space and other active publicly-accessible uses at the street level. These should be accessible directly from the sidewalk,	a) Have design guidelines for future development in the Downtown Area been updated to ensure that new construction respects the authentic character, significance and integrity of the existing building stock in areas that may have the potential for designation as historic districts, and is the proposed project consistent with the design guidelines? b) If revised design guidelines have not been adopted, is the proposed project consistent with the guidelines contained within the mitigation measure?	CoB	P

MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
rather than through common interior lobbies. • Provide easy-to-locate building entrances on all street-facing facades. Where a building extends through an entire block or is located at a corner, connect its entrances with a suitably scaled public lobby. Highlight entrances with signage and lighting to distinguish them from storefronts. • Use vertically-proportioned windows. Group such windows in sets where a horizontally proportioned window opening is desired, especially for the expression of structural bays.			
DAP MM CUL-3: Halt Work/ Archaeological Evaluation/Site-Specific Mitigation. If archaeological resources are uncovered during construction activities, all work within 50 feet of the discovery shall be redirected until a qualified archaeologist can be contacted to evaluate the situation, determine if the deposit qualifies as an archaeological resource, and provide recommendations. If the deposit does not qualify as an archaeological resource, then no further protection or study is necessary. If the deposit does qualify as an archaeological resource, then the impacts to the deposit shall be avoided by project activities. If the deposit cannot be avoided, adverse impacts to the deposit must be mitigated. Mitigation may include, but is not limited to, archaeological data recovery. Upon completion of the archaeologist's assessment, a report should be prepared documenting the methods, findings and recommendations. The report should be submitted to the City, the project proponent and the NWIC.	a) Have archaeological resources been uncovered during construction activities? b) If the answer to (a) is yes, has all work within 50 feet of the discovery been redirected until a qualified archaeologist could be contacted to evaluate the situation, determine if the deposit qualifies as an archaeological resource, and provide recommendations? c) If the answer to (a) is yes AND if the deposit does qualify as an archaeological resource, have impacts to the deposit been avoided or mitigated by project activities? d) If the answer to (a) is yes, was the archaeologist's assessment or report documenting the methods, findings and recommendations been prepared and submitted to the City, the project proponent and the NWIC?	CoB	C W
DAP MM CUL-4: Halt Work/ Paleontological Evaluation/Site-Specific Mitigation. Should paleontological resources be encountered during construction or site preparation activities, such works shall be halted in the vicinity of the find. A qualified paleontologist shall be contacted to evaluate the nature of the find and determine if mitigation is necessary. All feasible recommendations of the paleontologist shall be implemented. Mitigation may include, but is not limited to, in-field documentation and recovery of specimen(s), laboratory analysis, the preparation of a report detailing the methods and findings of the investigation, and curation at an appropriate paleontological collection facility.	a) Was work halted if paleontological resources were discovered during construction? b) If answer to (a) is yes, was a qualified paleontologist contacted to evaluate the find and determine if further mitigation is necessary? c) If mitigations were deemed necessary by the paleontologist, were all feasible measures implemented?	CoB	C W

MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM CUL-5: Halt Work/Coroner's Evaluation/Native American Heritage Consultation/ Compliance with Most Likely Descendent Recommendations. If human remains are encountered during construction activities, all work within 50 feet of the remains should be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated grave goods. The archaeologist shall recover scientifically-valuable information, as appropriate and in accordance with the recommendations of the MLD. Upon completion of the archaeologist's assessment, a report should be prepared documenting methods and results, as well as recommendations regarding the treatment of the human remains and any associated archaeological materials. The report should be submitted to the City, the project proponent and the NWIC.	a) Was work halted if any human remains were found at the construction site? b) If the answer to (a) is yes, was the county coroner notified immediately and an archaeologist contacted to assess the situation? c) If the answer to (a) is yes, and the human remains were of Native American origin, was an archaeologist's report prepared and submitted to the City, the Project Proponent amd the NWIC?	CoB	C W

MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
Noise			
DAP MM NOI-1: Site-Specific Noise Studies/Site Planning/Noise Control Treatments. Future residential units proposed under the DAP would be exposed to outdoor noise levels in excess of 60 Ldn and indoor levels in excess of 45 Ldn, which would exceed the City's and state's established land use compatibility thresholds. In areas where residential development would be exposed to an Ldn of greater than 60 dBA, site-specific noise studies should be conducted to determine the area of impact and to present appropriate mitigation measures, which may include the following: • Utilize site planning to minimize noise in shared residential outdoor activity areas by locating these areas behind the buildings, in courtyards, or orienting the terraces to alleyways rather than streets, whenever possible. • The California Building Code and the City of Berkeley require project specific acoustical analyses to achieve interior noise levels of 45 dBA Ldn or lower in residential units exposed to exterior noise levels greater than 60 dBA Ldn. Building sound insulation requirements would need to include the provision of forced-air mechanical ventilation in noise environments exceeding 70 dBA Ldn so that windows could be kept closed at the occupant's discretion to control noise. Special building construction techniques (e.g., sound-rated windows and building façade treatments) may be required where exterior noise levels exceed 65 dBA Ldn. These treatments include, but are not limited to, sound rated windows and doors, sound rated exterior wall assemblies, acoustical caulking, etc. The specific determination of what treatments are necessary will be conducted on a unit-by-unit basis during project design. Results of the analysis, including the description of the necessary noise control treatments, will be submitted to the City along with the building plans and approved prior to issuance of a building permit. Feasible construction techniques such as these would adequately reduce interior noise levels to 45 dBA Ldn or lower.	a) In areas where residential development would be exposed to L (dn) exceeding 60 dBA, were site specific noise studies conducted to determine the area of impact and to present mitigation measures, and were appropriate mitigation measures incorporated into the proposed project?	CoB	P W

MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM NOI-2: Site-Specific Noise Studies/Activities Scheduling. The following measures should be implemented to reduce noise exposure of Downtown Area residents to noise associated with nearby commercial activities: • Noise levels at residential property lines from commercial development should be maintained not in excess of the Berkeley Municipal Code Limits. The approvals of the commercial development should require a noise study demonstrating how the business (including loading docks, refuse areas, and ventilation systems) would meet, and be consistent with, the City's noise standards. • Ensure that noise-generating activities, such as maintenance activities and loading and unloading activities are limited to the hours of 7:00 AM to 9:00 PM.	a) Have studies been provided to demonstrate how a proposed business would comply with the City's noise standards to ensure that noise levels at residential property lines from commmercial development will not exceed Berkeley Municipal Code limits? b) Have noise generating activities, such as maintenance, refuse collection and loading dock functions been limited to the hours of 7:00 AM to 9:00 PM?	CoB	O P
DAP MM NOI-3: Site-Specific Noise Analysis/Noise Barriers/Pavement Modifications/Traffic Calming/Sound Insulation. Where anticipated noise levels would exceed City of Berkeley standards for interior noise, methods available to mitigate DAP-related noise level increases would need to be studied on a case-by-case basis as individual development projects are proposed at receivers that would be considered noise impacted along Shattuck Avenue between University Avenue and Allston Way, and along Allston Way between Shattuck Avenue and Oxford Street. Since these increases in noise levels are related to the closure of Center Street and the elimination of travel lanes on Shattuck Avenue assumed under the DAP, retaining existing travel lane configurations in the Downtown Area street network would reduce this impact to a level of less than significant. With the proposed DAP street network modifications in place, however, noise reduction methods could include the following: • Installing traffic calming measures to slow traffic. Typically, each 5 mph reduction in travel speeds equates to 1 dBA of noise reduction. • Affected residences could be provided building sound insulation such as sound-rated windows and doors on a case-by-case basis as a method of reducing noise levels in interior spaces.	a) In projects where noise levels will exceed COB standards for interior noise, have impacts and mitigations been studied?	CoB	P

MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM NOI-4: Site-Specific Noise Analysis/Noise Barriers/Pavement Modifications/Traffic Calming/Sound Insulation. Where anticipated noise levels would exceed City of Berkeley standards for interior noise, methods available to mitigate DAP-related noise level increases would need to be studied on a case-by-case basis as individual development projects are proposed at receivers that would be considered noise impacted along Shattuck Avenue between University Avenue and Allston Way, along Allston Way between Shattuck Avenue and Oxford Street, and along Durant Avenue between Milvia Street and Shattuck Avenue. Since these increases in noise levels are related to the closure of Center Street and the elimination of travel lanes on Shattuck Avenue assumed under the DAP, retaining existing travel lane configurations in the Downtown Area street network would reduce this impact to a level of less than significant. With the proposed DAP street network modifications in place, however, noise reduction methods could include the following: • Installing traffic calming measures to slow traffic. Typically, each 5 mph reduction in travel speeds equates to 1 dBA of noise reduction. • Affected residences could be provided building sound insulation such as sound-rated windows and doors on a case-by-case basis as a method of reducing noise levels in interior spaces.	a) In projects where noise levels will exceed COB standards for interior noise, have impacts and mitigations been studied?	CoB	P

MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM NOI-5: Develop Site-Specific Noise Reduction Programs and Implement Noise Abatement Measures during Construction. Prior to the issuance of building permits, the applicant shall develop a site specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include appropriate time limits for construction (7:00 AM to 7:00 PM on weekdays and between the hours of 9:00 AM and 8:00 PM on weekends or holidays) as well as technically and economically feasible controls to meet the requirements of the Berkeley Municipal Code. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical: • Construction equipment should be well maintained and used judiciously to be as quiet as practical. • Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment. • Utilize "quiet" models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible. • Locate stationary noise-generating equipment as far as possible from sensitive receptors when adjoining construction sites. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible. • Prohibit unnecessary idling of internal combustion engines. • If impact pile driving is required, predrill foundation pile holes to minimize the number of impacts required to seat the pile. • Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise. • Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control	a) Has a site specific noise reduction program been prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible? b) Has a construction liaison been identified to address local complaints?	CoB	C W

MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
blanket barriers can be rented and quickly erected. • Route construction related traffic along major roadways and away from sensitive receptors where feasible. • Businesses, residences or other noisesensitive land uses within 500 fect of construction sites should be notified of the construction schedule in writing prior to the beginning of construction. Designate a "construction liaison" that would be responsible for responding to any local complaints about construction noise. The liaison would determine the cause of the noise complaints (e.g., starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the liaison at the construction site.			

MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM NOI-6: Avoidance of Pile- Driving/Site-Specific Vibration Studies/ Monitoring/Contingency Planning. The following measures are recommended to reduce vibration from construction activities: • Avoid impact pile-driving where possible. Drilled piles causes lower vibration levels where geological conditions permit their use. • Avoid using vibratory rollers and tampers near sensitive areas. • In areas where project construction is anticipated to include vibration generating activities, such as piledriving in close proximity to existing above ground and below ground structures, site-specific vibration studies should be conducted to determine the area of impact and to present appropriate mitigation measures that may include the following: • Identification of sites that would include vibration compaction activities such as pile-driving and that have the potential to generate groundborne vibration, and the sensitivity of nearby above ground and below ground structures to groundborne vibration. Vibration limits should be applied to all vibration-sensitive structures located within 200 feet of the project. A qualified structural engineer should conduct this task. • Development of a vibration monitoring and construction contingency plan to identify above ground and below ground structures where monitoring would be conducted, set up a vibration monitoring schedule, define structure specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. • Construction contingencies would be identified for when vibration levels approached the limits. • At a minimum, vibration monitoring should be conducted during initial demolition activities and during pile driving activities. Monitoring results may indicate the need for more or less intensive measurements. • When vibration levels approach limits, suspend construction and implement contingencies to either lower vibration levels or secure the affected structures. • Conduct post-survey on above ground and below ground structures where either monitoring has indicated high levels or complaints of damage has been	a) Does the project avoid the use of pile driving? b) Does the project avoid the use of vibratory rollers and tampers near sensitive areas? c) In ares where vibration inducing activities cannot be avoided, has a site specific vibration study been conducted to present appropriate mitigation measures?	CoB	C W

MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
made. Make appropriate repairs or compensation where damage has occurred as a result of construction activities.			
Transportation & Traffic			
DAP MM TRA-1: Modify Lane Configuration at Martin Luther King Jr. Way/Hearst Avenue Intersection. A lane should be added for left turns in the westbound direction, changing the right lane to throughright. Implementation of this mitigation would still result in LOS F in the PM peak hour, but delay would be reduced to 131.2s, eliminating the significant DAP-related impact. The implementation of this mitigation measure requires re-striping of Hearst Avenue east of Martin Luther King Jr. Way to accommodate the new lane, eliminating the bike lane in part of the block; or the acquisition of additional right-of-way on this segment of Hearst Avenue to accommodate the new lane and maintain the bike lane. This measure is not anticipated to cause significant impacts to pedestrian traffic.	a) Has lane reconfiguration been implemented at MLK and Hearst Ave intersection?	CoB	O
DAP MM TRA-10: Modify Lane Configurations at Oxford Street/University Avenue Intersection. The existing eastbound lane configuration should be maintained. This mitigation measure will result in change of LOS to D in the AM peak hour, with delay of 40.2s. Proposed lane reduction on University could be maintained west of the intersection. The implementation of this mitigation measure requires the maintenance of the eastbound lane configuration. This measure is not anticipated to cause significant impacts to pedestrian traffic.	a) Has the lane configuration been maintained at University Ave. and Oxford St. intersection?	CoB	O

MITIGATION MONITORING AND REPORTING PROGRAM

Project Name: All (*) **Dept:** CoB **Phase:** P, W, C, O

Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM TRA-11: Modify Lane Configurations at Oxford Street/Allston Way Intersection and Alter Signal Cycle Timing. One lane should be added in the southbound direction, changing the lane configuration to two through and one right turn lane. One lane should be added to the northbound direction, changing the configuration to one left turn and two through lanes. One lane should be added in the eastbound direction, changing the configuration to one left turn lane and one right turn lane. Cycle length should beincreased to 25s and to provide a protected left turn signal phase in the northbound direction. This mitigation measure would result in change of LOS to C in the PM peak hour, with delay of 33.6s. On Oxford Street, the implementation of this mitigation measure would require the removal of 5 of the parking spaces in the southbound direction and the restriping of the segment in the block north of Allston Way. In the northbound direction there is the need to use the median space, as well as re-stripe the roadway. On Allston Way, the addition of the extra lane would require the loss of 4 on-street parking spaces on the south side of the street, as well as re-striping. This measure is not anticipated to cause significant impacts to pedestrian traffic. The loss of onstreet parking spaces on Oxford Street and Allston Way is not anticipated to generate significant impacts.	a) Has lane reconfiguration been implemented at Oxford St. and Allston Way intersection? b) Has signal cycle timing been altered to meet LOS level standards?	CoB	O
DAP MM TRA-13: Incorporate Emergency Access Lane in Design for Center Street Pedestrian Corridor. In order to maintain adequate emergency access to buildings located along Center Street between Shattuck Avenue and Oxford Street, the design of the proposed Center Street pedestrian corridor shall be required to incorporate a clear area, a minimum of 20 feet in width, where permanent and temporary structures, landscaping, and other physical features are prohibited. This area shall be designated as an emergency access lane, and must be accessible from both Shattuck Avenue and Oxford Street.	a) Have emergency access lanes been incorporated in the design for the Center St. pedestrian corridor?	CoB	O

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Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM TRA-14a: Install Class 2 Bike Lanes on Milvia Street between University Avenue and Allston Way. This mitigation measure may result in the loss of on-street parking stalls along Milvia Street in order to accommodate the bike lanes. Up to 35 on-street parking stalls could be impacted by this mitigation measure. As noted in the parking demand discussion, sufficient public parking capacity is anticipated in the Year 2030 With Project condition, so the loss of these parking stalls would not be anticipated to cause a Install Class 2 Bike Lanes on Milvia Street between University Avenue and Allston Way. This mitigation measure may result in the loss of on-street significant impact. This mitigation measure would also not preclude the implementation of the traffic mitigation measures at the University Avenue/Milvia Street intersection and the Center Street/Milvia Street intersection.	a) Have Class 2 bike lanes been installed on Milvia St between University Ave. and Allston Way?	CoB	O
DAP MM TRA-14b: Install Traffic Calming Devices. Traffic calming devices should be installed on Milvia Street either between University Avenue and Allston Way or immediately north and south of this segment to discourage through vehicle traffic from traveling on this section of the roadway. Traffic calming devices could include speed humps, turn restrictions/prohibitions, or other measures determined by the City of Berkeley.	a) Have traffic calming devices been installed on Milvia St. between University Ave and Allston Way to discourage through traffic?	CoB	O
DAP MM TRA-2: Modify Lane Configuration at Martin Luther King Jr. Way/Allston Way Intersection. The eastbound lane configuration should be changed, turning the existing through-left lane to left turn only and the right lane to a throughright. A right turn lane to Martin Luther King Jr. Way in the southbound direction should be added, changing the through-right lane to through only. This mitigation measure would result in changing the LOS to D, with delay of 49.8s. The implementation of this mitigation measure requires re-striping of Allston Way west of Martin Luther King Jr. Way to accommodate the lane changes, and the acquisition of right-of-way north of Allston Way to accommodate the southbound right turn lane. This measure is not anticipated to cause significant impacts to pedestrian traffic.	a) Has lane reconfiguration been implemented at MLK and Allston Way Intersection?	CoB	O

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Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM TRA-3: Modify Lane Configuration at Milvia Street/University Avenue Intersection. A right turn lane should be added to University Avenue to the eastbound direction and one left turn lane should be added to University Avenue in the westbound direction. In the eastbound direction, the configuration of lanes would be one through-left lane, one through and one right turn lane. In the westbound direction, the configuration of lanes would be one left turn lane, one through lane and one through-right lane. This mitigation measure would change LOS to B, with delay of 14.9s in the AM peak hour, and to LOS C with delay of 25.8s in the PM peak hour. The implementation of this mitigation measure requires the removal of the median east of the intersection in order to accommodate the extra lane, and the restriping of University Avenue on both sides of Milvia Street. This measure is not anticipated to cause significant impacts to pedestrian traffic, but a right turn on green only with an advance stop bar can be implemented on University Avenue to avoid conflicts with pedestrians crossing Milvia Street. This measure would increase pedestrian safety and does not change the LOS of the intersection. The implementation of a bicycle waiting area placed ahead of the cars waiting to turn right can reduce the conflicts through bicycle flows and right-turn vehicle movements on Milvia Street in the southbound direction. This measure requires re-striping of Milvia Street.	a) Has lane reconfiguration been implemented at Milvia St. and University Ave. intersection?	CoB	O
DAP MM TRA-4: Modify Lane Configuration at Milvia Street/Center Street Intersection. One left turn lane should be added to Milvia Street in the northbound and southbound directions, changing the lane configuration to one through-right and one left turn lane. This mitigation measure would result in change of LOS to C, with delay of 24.0s in the PM peak hour. The implementation of this mitigation measure requires the removal of onstreet parking spaces in the northbound and southbound directions to accommodate the left turn, and the re-striping of Milvia Street on both sides of Center Street. This measure is not anticipated to cause significant impacts to pedestrian traffic. Milvia Street would remain a Bicycle Boulevard and sufficient traffic lane width would be provided for bicycles and vehicles to make through movements at this intersection. This improvement would result in the loss of about eight on-street parking spaces, but is not anticipated to generate significant impact with regard to parking.	a) Has lane reconfiguration been implemented at Milvia St. and Center St. intersection?	CoB	O

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Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM TRA-5: Modify Lane Configuration at Shattuck Avenue/Center Street. The significant impact at this intersection is mitigated by maintaining at least two traffic through lanes in the northbound direction on Shattuck Avenue along with a left turn lane, as provided by the DAP under consideration for adoption (dated July 6, 2009). No further mitigation is needed.	a) Have at least two traffic through lanes in the northbound direction on Shattuck Avenue been maintained along with a left turn lane?	CoB	O
DAP MM TRA-6: Modify Lane Configurations at Shattuck Avenue/Allston Way Intersection. The existing number of lanes in the northbound and southbound directions (i.e. three in each direction) should be configured to have a minimum one left turn lane, one through lane and one right turn lane, as provided by the DAP under consideration for adoption. Furthermore, a right turn land will be added in the westbound direction of Allston Way.	a) Has lane reconfiguration been implemented at Shattuck Ave and Allston Way intersection?	CoB	O
DAP MM TRA-7: Modify Lane Configurations at Shattuck Avenue/ Bancroft Way Intersection. The existing number of lanes in the southbound direction should be maintained, changing lane configuration to one through lane and one through-right lane. This mitigation measure would result in change of LOS to D, with delay of 37.6s in the PM peak hour. The proposed mitigation measure would not maintain the single through concept of the Shattuck Boulevard plan. On Shattuck Avenue, the implementation of this mitigation measure would require the reconfiguration of the parking spaces and sidewalk in the southbound direction and the re-striping of the segment of the block north of Bancroft Way. This measure is not anticipated to cause significant impacts to pedestrian traffic.	a) Has lane reconfiguration been implemented at Shattuck Ave and Bancroft Way intersection?	CoB	O
DAP MM TRA-8: Modify Lane Configurations at Shattuck Avenue/Durant Avenue Intersection. The existing number of lanes in the northbound direction should be maintained, changing the lane configuration to one left turn lane, one through and one right turn lane. This mitigation measure will result in change of LOS to B in the AM peak hour (17.8s delay). LOS C is achieved in the PM peak hour (21.6s delay) applying the mitigation measures described above plus a 20s increase in cycle time. On Shattuck Avenue, the implementation of this mitigation measure would require the reconfiguration of the parking spaces and sidewalk in the northbound direction and the re-striping of the segment in the block south of Durant Avenue. This measure is not anticipated to cause significant impacts to pedestrian traffic.	a) Has lane reconfiguration been implemented at Shattuck Ave. and Durant Ave intersection?	CoB	O

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Mitigation Measure or Continuing Best Practice	Question for Checklist	Responsible for Implementation	When Implemented
DAP MM TRA-9: Maintain Existing Lane Geometry in the Westbound Direction. The DAP-proposed lane reduction on Hearst Avenue would be maintained to the west of the intersection, with the lane reduction occurring in a transition to the west of the intersection. Add one lane in southbound direction, changing lane configuration to one left-turn, one through and one through-right lane. Change the eastbound direction lane configuration to one through-left lane one through-right lane. Maintain split signal phasing for eastbound and westbound directions. Add a right turn only lane to the northbound direction and provide right turn overlap signal phasing for this movement. The right turn only lane would not be a free-right turn, but a striped, exclusive right turn lane adjacent to the northbound through lanes. Change northbound and southbound signal phasing to protected + permitted for left turns. This mitigation measure would change LOS to D in the AM peak hour (54.9 seconds delay). In the PM peak hour, the 2030 LOS is improved to LOS D, with delay reduced from 166.4 seconds With Project to 54.4 seconds. On Oxford Street, the implementation of this mitigation measure requires the removal of seven parking spaces in the southbound direction and the re-striping of the segment in the block north of Hearst Avenue. On Hearst Avenue, existing configuration should be maintained in both directions. This measure is not anticipated to cause significant impacts to pedestrian traffic. The loss of on-street parking spaces on Oxford is not anticipated to generate significant impacts.	a) Has lane reconfiguration been implemented at Oxford St. and Hearst Ave. intersection? b) Has signal cycle timing been adjusted to meet LOS AM and PM peak hour targets?	CoB	O
Utilities & Service Systems			
DAP MM USS-1: Site-Specific Analysis of Project-Related Effects on the Sanitary Sewer conveyance System/Project-Related Contribution to Necessary Capacity Expansion. As individual development projects are proposed in the Downtown Area, each project will be subject to site-specific analysis by the City of Berkeley to determine whether the development proposed would exceed the capacity of the sanitary sewer conveyance system that directly serves the project. In the event that existing sanitary sewer modeling demonstrates that sanitary sewer conveyance system capacity would be exceeded by the proposed project, then the project proponents and the City shall enter into negotiations to determine the financial contribution required from the project proponents to enable the City to expand sanitary sewer conveyance capacity as necessary to accommodate the project as proposed.	a) Has a project/site specific analysis been conducted to determine whether the project would exceed the sanitary sewer system capacity that directly serves the project? b) If modeling demonstrates that sewer capacity will be exceeded, have negotiations between the project proponents and city been held to determine the financial contribution necessary to expand the sewer system to accommodate the project, and have contributions been required?	CoB	P W