

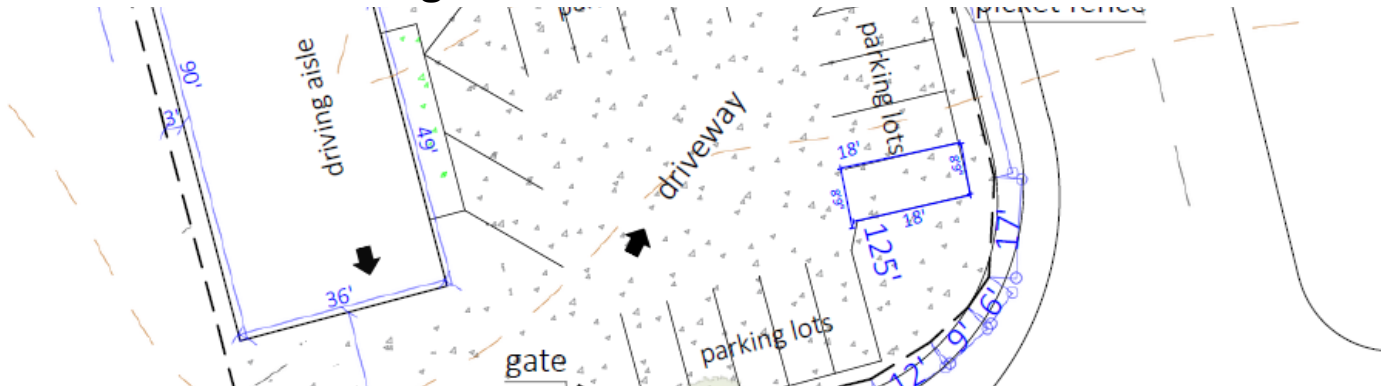


Zoning Adjustments Board Staff Report

APP #ZP2025-0056

July 9, 2026

Use Permit for 841 Folger Avenue



Quick Facts	Project Description:
Applicant: Joe Regoli & Crista Meckler (Siteworks Construction Inc.) Project Address: 841 Folger Avenue	The applicant is seeking approval to demolish a 5,903 square foot primary commercial building, last used for office, with a maximum height of 19 feet 10 inches, to establish a parking lot with 18 spaces for exclusive use within the MU-LI District.
Site Size: 16,625 sqft. GP Land Use: Manufacturing Zoning: MU-LI (Mixed Use-Light Industrial District) CEQA: Section 15301 (Existing Facilities) Date Submitted: June 10, 2025	Zoning Permits Requested: A Use Permit Public Hearing is required for the following permits: Demolition. BMC Section 23.326.070(A) “Main Non-Residential Building” to demolish a non-residential building. (UPPH)* New Use. BMC Section 23.302.070(G)(1) “Allowed Land Uses” to establish a new parking lot with 11 spaces or more exclusively for uses in the district. (AUP) *Denotes required findings.
Date Deemed Complete: June 26, 2025 Project Planner: Boshi Fu	Staff Recommendation: Staff recommends that ZAB determine the project is exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”) and approve ZP2025-0056 pursuant to Section 23.406.040(E) (1-5) “Findings for Approval” and subject to the attached Findings and Conditions of Approval.

ZONING MAP

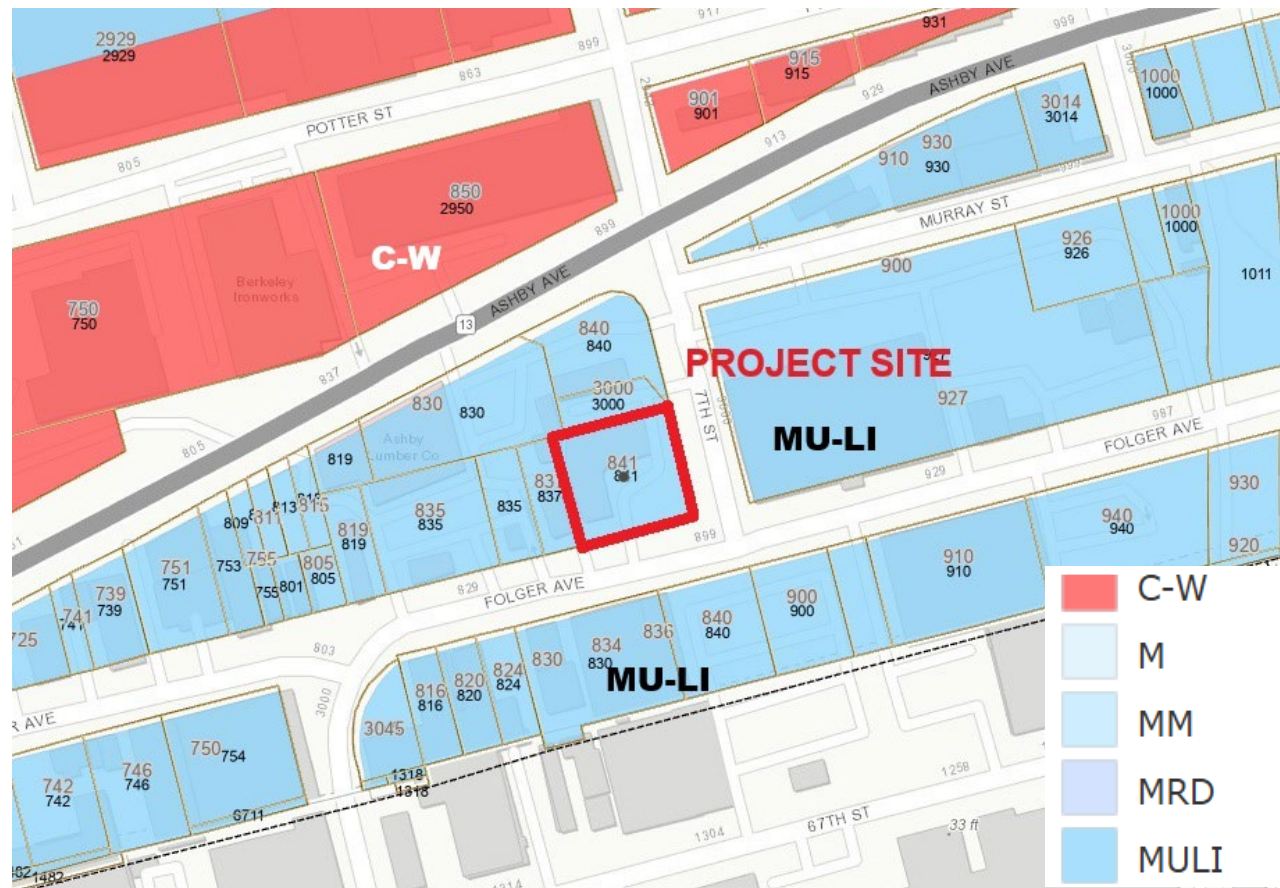


Figure 1: Vicinity and Zoning Districts Map

Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Manufacturing	MU-LI (Mixed Use-Light Industrial District)	Vacant/Parking
South			Manufacturing
East			Material Recovery Enterprise/Retail
West			Office

AERIAL



STREET ELEVATION



Figure 2: Primary Front Facade (South). Source: Applicant Historic Resource Evaluation



Figure 3: Rear Facade (North). Source: Applicant Historic Resource Evaluation

BACKGROUND

Subject Site

The subject site is located in the Mixed Use-Light Industrial District, or MU-LI. The parcel is a corner lot at the northwestern intersection of Folger Avenue and Seventh Street, with a lot area of approximately 16,625 square feet. The property features a 5,903 square foot L-shaped commercial building that is primarily one-story with a small second story with 18 uncovered associated automobile parking spaces.

The building proposed to be demolished has largely retained its configuration since the construction in 1956 and the subsequent addition in 1960. Currently, the building is vacant and all existing parking spaces are being used for customers and staff of the business on the adjacent parcel, Ashby Lumber. The surrounding area is mostly developed with a mix of light industrial, commercial, and warehouse uses consistent with the MU-LI District. The subject site is located in an area where larger industrial and commercial properties are prevalent. The property has been used by the adjacent Ashby Lumber business for overflow parking spaces.

The existing property can be accessed primarily via Folger Avenue, with a driveway at the southwestern corner of the lot. The subject property shares a property line with the adjacent lot to the north (3000 Seventh Street), which is under the same ownership and is also being used for surface parking. This adjacent parcel functions as an extension of 841 Folger Avenue for its parking and provides secondary vehicle access from Seventh Street through an existing driveway. However, the project is only for the subject property at 841 Folger Avenue.

Site History

The property was originally constructed as a single-family dwelling with a detached garage and an accessory structure. In 1956, the dwelling was demolished and the current L-shaped commercial building was constructed. The original configuration of the building only featured the north-south wing of the building and the second story. The building then expanded to include the east-west wing in 1960, which created the L-shaped configuration today.

The building has been occupied by a variety of office and service uses:

- In 1967, the Berkeley Board of Education rented parts of the space for its Curriculum Center, used for teacher training. Simultaneously, the building was first reportedly used as a two-unit building, occupied by two commercial tenants at the same time.
- In 1971 the building became the headquarters of Associated Freight Lines, a trucking company that primarily used 841 Folger as their administrative office.
- In 1976, the building was occupied by Pacific Basin Resources, a Japanese food import/export business, as their sales office. The business owners, Samuel and Hannah Fong also owned the property during this time.
- In 1978, Pacific Basin Resources shared the building with a wholesale gym equipment company, the Slim Gym.
- In 1980, the Veterans Administration established a Drug & Alcohol Treatment Center in the building. They occupied the building until at least 1994.
- In 2009, the Berkeley Police Department began operating their Traffic Bureau Office at this space. BPD remained in the building until 2022.

The property has gone through various improvements throughout the years. As stated above, after its construction in August of 1956, the addition of the east-west wing occurred in May of 1960. On February 20, 2009, there was a building permit for seismic bracing and sheer walls.

In April of 2023, the applicant submitted a building permit application to demolish the subject building. During the review, planning staff determined that the proposed demolition requires a Use Permit, which resulted in the current zoning application. The building permit application has been reviewed by Building and Safety, Fire, Toxics, and Environmental Health, with those divisions either approving the application or approving it with conditions. Public Works and Zoning review are still pending corrections.

ANALYSIS

Project Scope

The proposed project includes the complete demolition of the above grade portions of the existing commercial building, with the existing foundation slabs to remain. No new building is proposed as part of this project. The remaining foundation slabs will be level with the surrounding paved area and will be used for vehicle circulation within the existing parking area. The project will not create additional parking spaces beyond the existing 18 spaces on the subject property.

The proposed use of the site will primarily be a surface parking lot, in conjunction with the adjacent business Ashby Lumber (824/830 Ashby Avenue). The project scope is limited to the subject property at 841 Folger Avenue and does not include demolition or physical changes to the adjacent parcel at 3000 Seventh Street or any other property. Parking lots are permitted in the MU-LI District with an Administrative Use Permit, when it includes 11 or more spaces and is used exclusively in the district. The proposed parking lot is being reviewed as the primary use of

the subject site and any future change in the use or operation of the parking lot will be subject to the approved conditions of approval and any additional review required by the City.

Findings

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

The project will demolish a vacant office building and establish a surface parking lot serving the adjacent Ashby Lumber operation. The project will not introduce new building mass or increase the number of parking spaces. The proposal will not convert any active manufacturing, wholesale, or warehousing use to non-industrial use.

Environmental Review

The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, “Existing Facilities”. The project involves demolition of the existing vacant commercial building and reuse of the slab areas for vehicle circulation. No new construction, paving, or additional parking spaces are proposed as part of the project. The use of space will also be similar to the existing conditions. Therefore, the project is exempt from CEQA as an existing facility.

ADVISORY BODY REVIEW

Landmarks Preservation Commission Review: Demolition Referral

The project involves demolition of one commercial building over 40 years in age. Pursuant to BMC Section 23.326.070(C)(1) “Demolition of Nonresidential Buildings”, the proposed demolition was brought before the Landmarks Preservation Commission (LPC) for review on June 4, 2026. A historic resources evaluation for the property was completed by Left Coast Architectural History on March 25, 2026, and found that the subject building was constructed in 1956 (see Attachment 5).

During the discussion, the Commission noted the overall potential for archaeological resources during demolition and encouraged the applicant to be attentive to this issue during demolition. The project will not propose significant excavation or ground disturbance, and standard conditions of approval would apply under draft Condition of Approval V.B.2.

Design Review Committee Review: Preliminary Design Review

The project is not subject to review by the Design Review Committee because there are no new proposed buildings and all parking spaces exist currently.

POLICY CONSISTENCY

General Plan Consistency

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

- **Land Use Element: Policy LU-33 West Berkeley Plan** Implement the West Berkeley Plan and take actions that will achieve the three purposes of the Plan:
 1. *Maintain the full range of land uses and economic activities including residences, manufacturing, services, retailing, and other activities in West Berkeley.*
 2. *Maintain and improve the quality of urban life, environmental quality, public and private service availability, transit and transportation, and aesthetic and physical qualities for West Berkeley residents and workers. (Also see Economic Development and Employment Policy ED-2.)*

Actions:

- A. Evaluate traffic and parking conditions in West Berkeley and develop new regulations or programs if appropriate to address the problems.

Staff Analysis: The proposed project is generally consistent with this policy as the site will continue to support economic activity in West Berkeley. Additionally, the proposed land use is allowed within the district by an Administrative Use Permit. Although the project will demolish an existing commercial building, the site will continue to support Ashby Lumber's operations through parking and improved vehicle circulation. The project will not introduce a residential or otherwise incompatible use to the MU-LI District. Although the proposed use is associated with Ashby Lumber, the property is a separate parcel, and the proposed parking lot will become the primary use of the site. The property is located on a high-traffic corridor and can also support parking needs for other commercial or industrial uses in the future, provided the use remains consistent with the MU-LI District.

West Berkeley Plan Consistency

The 1993 West Berkeley Area Plan contains several policies applicable to the project, including the following:

- **Land Use Element: Goal 1** *'Over the economically active area of West Berkeley, provide for a continued economic and land use mix, incorporating manufacturing, other industrial, retail and office/laboratory uses, to benefit Berkeley residents and business economically, benefit the City government fiscally, and promotes the varied and interest character of the area.'*

Policy C – Providing space for, and designating appropriate locations for – in planning and zoning policies – both neighborhood and regional serving retail businesses.

- **Land Use Element: Goal 4** *'Assure that new development in any sector is of a scale and design that is appropriate to its surroundings, while respecting the genuine economic and physical needs of the development.'*

Staff Analysis: The proposed project will support the continued operation of Ashby Lumber, an existing West Berkeley business that provides building materials to customers. The project will not introduce a use that is incompatible to the MU-LI District. Although the project would demolish an existing commercial building, the site will be used to support the commercial activity in the West Berkeley area. The project will not introduce new massing, height, or features that would be incompatible with the surrounding light industrial and commercial context. No new building is proposed.

- **Transportation Element:** *Goal 4 ‘Create and maintain adequate parking to support West Berkeley land use without creating increased incentives for single occupant automobile use.’*

Policy 4.1 – Actively pursue opportunities for the creation of centralized parking facilities in the 4th & University, 7th & Parker, and 7th & Ashby areas, and other locations in which they prove to be needed.

Policy 4.2 – Seek to preserve needed parking in and near commercial districts for short term, rather than long term parking.

Staff Analysis: The proposed project will establish a surface parking lot in the MU-LI District, where parking lots with 11 or more spaces may be allowed with an Administrative Use Permit when used exclusively for use in the district. The project will remove the existing vacant commercial building and maintain the former building area at grade for vehicle circulation in the existing surface parking. The parking lot is intended to support staff and customer parking for commercial and industrial uses in the area. Customer parking will also help preserve the need for short-term parking needs. Therefore, the proposal will help maintain parking and circulation to support commercial and industrial uses in the West Berkeley area, including other uses in the 7th Street & Ashby area.

RECOMMENDATION

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Zoning Adjustments Board:

1. **FIND** that the project is categorically exempt from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities"); and
2. **APPROVE** ZP2025-0056 pursuant to BMC Section 23.406.040(D) and subject to the attached Findings and Conditions (see Attachments 2 and 3).

Attachments

1. Tables:
 - a. Table 1: Project Chronology
 - b. Table 2: Special Characteristics
 - c. Table 3: Development Standards
2. Draft Findings
3. Draft Conditions of Approval
4. Project Plans, May 8, 2026
5. Historic Resource Evaluation, prepared by Left Coast Architectural History, dated March 2026.
6. Notice of Public Hearing

Attachment 1

Table 1: Project Chronology

Date	Action
June 10, 2025	Use Permit Application submitted
June 26, 2025	Application deemed complete
July 11, 2025	CEQA Recommendation by Staff
July 11, 2025 – April 8, 2026	Application processing ^a
June 4, 2026	Landmarks Preservation Commission hearing (demo referral)
June 25, 2026	Public hearing notices mailed/posted
July 9, 2026	ZAB hearing
Notes: a. Application processing reflects the project compliance review 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	These fees apply to net newly constructed nonresidential gross floor area over 7,500 square feet. The project includes less than 7,500 square feet of new net commercial space. Therefore, the project is not subject to this fee.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable / Inclusionary Housing Requirements (BMC Chapter 23.328)	No	The project is not a housing development project, as defined in BMC 23.328.020 ^a , and is not subject to these requirements.
Alcohol Sales/Service	No	The project is not proposing any alcohol sales or service with this permit.
Bird Safe Buildings (BMC Section 23.304.150)	No	The project proposes to completely demolish the main building and will not have any remaining transparent or reflective material. Therefore, these provisions do not apply.
Coast Live Oak Trees (BMC Chapter 6.52)	No	There are no Coast Live Oak (<i>Quercus agrifolia</i>) trees 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	No	The project is not a housing project and is not proposing to utilize Density Bonus.
Hard Hats (BMC Chapter 13.107)	No	The project does not meet the definition of a “ Covered Project ” which includes construction, alteration, or demolition of 50,000 square feet or more of floor area which has not received its final permits, variances, approvals and/or other entitlements.

Characteristic	Applicability	Explanation
Historic Resources	No	The existing building is more than 40 years old and was forwarded to the Landmarks Preservation Commission (LPC) for review on June 4, 2026. The LPC took no action to initiate a Landmark or Structure of Merit designation. See Advisory Body Review above for discussion.
Housing Accountability Act (HAA) (Gov't Code Section 65589.5(j))	No	The project is proposing a demolition of a commercial building, and does not meet the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2) ^b . Therefore, the HAA regulations do not apply.
Housing Crisis Act of 2019 (SB 330)	No	The project does not meet the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2) ^b .
Opportunity Sites	No	The subject site is not identified as an opportunity site in the Adopted 2023-2031 Housing Element.
Rent Controlled Units	No	The project would involve the demolition of non-residential structures; therefore, no rent-controlled units will be removed.
Residential Preferred Parking (RPP)	No	The site is not located in an RPP zone.
Seismic Hazards (SHMA)	Yes	The project site is located within an area susceptible to liquefaction, as shown on the State Seismic Hazard Zones map. ^c
Soil/Groundwater Contamination	No	The site is not on the Cortese List. ^d The site is located within the City's Environmental Management Area. However, the project will not propose any ground excavation or other scopes of work that will introduce a disturbance to the soil or groundwater conditions. The existing concrete slab foundation will remain, which is expected to reduce the amount of ground disturbance.
Transit	Yes	The project site is served by multiple AC Transit bus lines (local and Transbay) that operate within ¼ mile of the site, and is approximately 1.14 miles west from the Ashby 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/geologic Hazards/ d. Cortese List is an annually updated list of hazardous materials sites compiled pursuant Government Code Section 65962.5.		

**Table 3: MU-LI (Mixed Use-Light Industrial) Zoning District Development Standards
BMC Sections 23.206.080 and 23.322 Parking and Loading**

Standard		Existing	Reduction	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		16,625	No change	16,625	No min.
Floor Area Ratio		0.36	-0.36	0	2.0 max.
Lot Coverage (%)		29.6	-29.6	0	100 max.
Commercial Floor Area		5,903	-5,903	0	n/a
Dwelling Units	Total	0	No change	0	n/a
Building Height (ft. - in.)	Maximum	19'-10"	-19'-10"	0	45' max
Building Setbacks (ft. - in.)	Front (East) (Seventh St)	35'-0"	-35'-0"	n/a; no new building	No min.
	North Interior Side	3'-0"	-3'-0"	n/a; no new building	No min.
	South Street Side (Folger Ave)	32'-0"	-32'-0"	n/a; no new building	No min.
	Rear (West)	3'-0"	-3'-0"	n/a; no new building	No min.
Usable Open Space (sq. ft.)		0	No change	0	n/a
Automobile Parking		18	No change	18	No min. ¹
Bicycle Parking		0	No change	0	n/a
Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average, ft = feet ('), in. = inches (")					
Notes:					
1. AB-2097 , effective January 1, 2023, prohibits local jurisdictions from requiring minimum parking for most non-residential uses located within a 1/2 mile of public transit.					

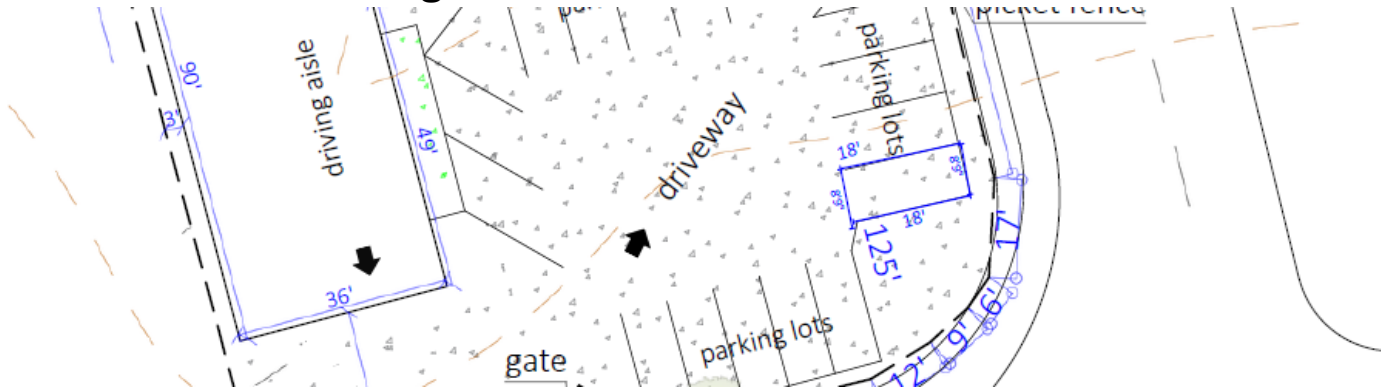


Zoning Adjustments Board Findings

APP #ZP2025-0056

July 9, 2026

Use Permit for 841 Folger Avenue



Quick Facts	Project Description:	
Applicant: Joe Regoli & Crista Meckler (Siteworks Construction Inc.) Project Address: 841 Folger Avenue	The applicant is seeking approval to demolish a 5,903 square foot primary commercial building, last used for office, with a maximum height of 19 feet 10 inches, to establish a new parking lot with 18 spaces for exclusive use within the MU-LI District.	
Site Size: 16,625 sqft. GP Land Use: Manufacturing Zoning: MU-LI (Mixed Use-Light Industrial District) CEQA: Section 15301 (Existing Facilities) Date Submitted: June 10, 2025	<th data-bbox="609 1234 1539 1293">Zoning Permits Requested:</th>	Zoning Permits Requested:
Date Deemed Complete: June 26, 2025 Project Planner: Boshi Fu	<th data-bbox="609 1707 1539 1766">Staff Recommendation:</th>	Staff Recommendation:
	A Use Permit Public Hearing is required for the following permits: Demolition. BMC Section 23.326.070(A) “Main Non-Residential Building” to demolish a non-residential building. (UPPH)* New Use. BMC Section 23.302.070(G)(1) “Allowed Land Uses” to establish a new parking lot with 11 spaces or more exclusively for uses in the district. (AUP) *Denotes required findings. Staff recommends that ZAB determine the project is exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”) and approve ZP2025-0056 pursuant to Section 23.406.040 (E) (1-5) “Findings for Approval” and subject to the attached Findings and Conditions of Approval.	

CEQA

Categorical Exemption

The project is exempt from the requirements of CEQA pursuant to Section 15301.

Evidence: The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, “*Existing Facilities*”. The project proposes to demolish the existing office building and reuse that space for vehicle circulation with no increase in the number of parking spaces. The project will not include any new construction, paving, grading, excavation, or additional ground disturbance.

The project site is not listed on the Cortese List, the existing building is not a designated landmark or historic resource, and the scope of work is limited to the removal of the above-ground structure and is not expected to significantly disturb soil or groundwater. Therefore, the project meets the requirements for Class 1 categorical exemption.

FINDINGS FOR APPROVAL

As required by BMC Section 23.406.040 (E) (1-4) “Findings for Approval,” the following findings shall be made:

1. To approve a Use Permit, the ZAB shall find 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; and

Evidence: This finding is met because the project is limited to the demolition of an existing commercial building and continued use of the site for parking and vehicle circulation. No new construction or building is proposed. A condition of approval will be imposed to limit the scope of demolition to avoid significant ground disturbance, unless separately reviewed and approved by the City. The property is located along a major arterial in West Berkeley, specifically the Seventh Street and Ashby intersection. The proposed use of off-street parking can assist nearby commercial and industrial activity to reduce the need for vehicles to stop, park, or maneuver along the public right of way, especially during peak business hours. Therefore, the project 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.

- (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: This finding is met because the project will not introduce new building mass, height, shadows, or features that would be incompatible with the surrounding light industrial and manufacturing character. The property will continue to support an existing West Berkeley business and will not introduce any incompatible use to the

MU-LI District. In addition, the findings for the required discretionary permits are satisfied per the Evidence in Findings 2 and 3 below.

2. 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) Pursuant to BMC Section 23.326.070(D): A Use Permit for demolition of a main building used for non-residential purposes on any lot may be approved only if the ZAB finds that:

- i. The demolition will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City of Berkeley; and

Evidence: This finding is met because the demolition will allow the property to be used as a surface parking lot in a location that is appropriate for the use as it's located along a major traffic artery in West Berkeley. The parking lot will provide off-street parking and vehicle circulation without introducing new building mass. The property will serve a continued commercial and warehousing business within the West Berkeley area and will not introduce a new activity that is incompatible with the neighborhood or the City. The existing building is currently vacant and was last used as an office space until 2022. Therefore, the demolition of the subject building will not be materially detrimental to the commercial needs or public interest of the area.

- ii. The demolition:

- a. Is required to allow a proposed new building or other proposed new use;

Evidence: This finding is met because the demolition is required to allow the site to be used as a surface parking lot. The building will be demolished down to the concrete slab foundation and will be level with the surrounding pavement and parking areas. This portion of the site will be used to enhance the vehicular circulation and access throughout the property. Therefore, the demolition of this building will allow the site to function better as a surface level parking lot, which is a new use.

- b. Will remove a building which is unusable for activities which are compatible with the purposes of the district in which it is located or which is infeasible to modify for such uses;

Evidence: N/A. The building is not known to be unusable for activities which are compatible with the purposes of the district in which it is located or which is infeasible to modify for such uses

- c. Will remove a structure which represents an uninhabitable attractive nuisance to the public; or

Evidence: N/A. The structure is not known to present an uninhabitable attractive nuisance to the public.

- d. Is required for the furtherance of specific plans or projects sponsored by the City of Berkeley or other local district or authority upon a demonstration by the applicant that it would be infeasible to obtain prior or concurrent approval for the new construction or new use.

Evidence: N/A. The demolition is not required for the furtherance of a specific plan or project sponsored by the City of Berkeley or other local district or authority.

(b) Pursuant to BMC Section 23.206.110(A): To approve an AUP or a Use Permit in a Manufacturing District, the review authority must find that the project:

- i. Is consistent with the purposes of the district;

Evidence: The proposed surface parking lot would serve staff and customers of the adjacent Ashby Lumber business, which includes the lumberyard and retail operations. The project will support the continued use of an existing business that contributes to West Berkeley and will provide parking spaces during regular and peak customer periods. Although the parking lot is proposed to support the adjacent Ashby Lumber business, the subject property can still be used to serve the parking demand for other commercial, industrial, or mixed-use light industrial uses in the surrounding area. The project will also not remove any buildings used for manufacturing, wholesale, or warehousing.

Additionally, a surface level parking lot is permitted in the MU-LI district and also allowed in the West Berkeley Plan. Therefore, the project will not conflict with the district purpose of the MU-LI district to encourage mixed use-light industrial uses and will not unduly interfere with light manufacturing uses and/or the light manufacturing building stock.

- ii. Is compatible with the surrounding uses and buildings;

Evidence: The surrounding areas are developed with a mix of industrial, warehousing, and retail uses, and the proposed project will serve the adjacent businesses and will not be incompatible with the surrounding use or buildings.

- iii. Complies with the adopted West Berkeley Plan; and

Evidence: The proposed demolition of an office building and the subsequent

establishment of a primary surface level parking lot will not convert any manufacturing, wholesale trade, or warehousing building to non-industrial use. Therefore, the proposed project will not substantially conflict with the West Berkeley Plan to maintain these uses. In addition, the project complies with the adopted ordinance which implements the West Berkeley plan.

iv. Meets any applicable performance standards for off-site impacts.

Evidence: The proposed project will establish the primary function of the property as a parking lot but will not increase the number of total parking spaces on the site. The project will not introduce any new uses or activities that may generate a substantial off-site impact. The existing street lighting, drainage, demolition activity and other site improvements will be subject to the applicable City requirements and standard Conditions of Approval.

Additionally, the Public Works Department determined that the project would not trigger C.3 stormwater runoff requirements because no new impervious surface area would be created or replaced. Therefore, the project is not expected to result in off-site impacts inconsistent with applicable performance standards

(c) Pursuant to BMC Section 23.206.110(B): In addition to the findings in Section 23.206.110(A) (All Manufacturing Districts), the review authority must also make the following findings to approve an AUP or Use Permit in the MU-LI district:

i. Is unlikely, under reasonably foreseeable circumstances, to induce a substantial change of use in buildings from manufacturing, wholesale trade, or warehousing uses;

Evidence: This finding is met because the proposed project will demolish an existing vacant office building to allow the property to be used for surface parking lot. Thus, the proposal will not induce any changes from manufacturing, wholesale trade, or warehousing uses.

ii. Is designed in such a manner to be supportive of the industrial character of the district. Such physical compatibility shall include materials used; facade treatments; landscaping; lighting; type, size and placement of awnings, windows, and signs; and all other externally visible aspects of the design of the building and site; and

Evidence: This finding is met because the proposed parking lot will support the continued operation of the adjacent Ashby Lumber business, which is compatible with the industrial character of the MU-LI District. The project does not include a new building, facade treatments, awnings, or windows. The parking lot could also satisfy parking demand for additional businesses in the surrounding West Berkeley neighborhood, provided the use remains consistent with the MU-LI District.

iii. If the building and/or site is split between the MU-LI district and the C-W district, there are clear and appropriate distinctions in all design aspects between the portions of the building and site within the MU-LI district and the portions within the C-W district.

Evidence: N/A. The site is not located in a split-lot between MU-LI and C-W district.

3. When taking action on a Use Permit, the ZAB shall consider in its findings:

(a) The proposed land use; and

Evidence: The subject lot is approximately 16,625 square feet and has an existing 5,903 square feet office building and 18 automobile parking spaces. The project proposes to demolish the existing office building down to the foundation slab and establish the site as a surface parking lot serving staff and customers of the adjacent Ashby Lumber business. The project will change the primary land use of the site from a vacant office building with ancillary parking to a lot primarily used for parking. The project will not increase the number of automobile parking spaces on site and is not expected to generate additional impact. The proposed parking lot will support on-site vehicle circulation on a property located near major roadways in the West Berkeley area and will allow associated business operations to park and maneuver off the street rather than within the public right of way.

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

Evidence: The project will demolish the existing office building and change the use of the property to a surface level parking lot. The site will not have any additional buildings or structures. The existing property is already being used for surface level parking and the proposed project is not expected to generate any significant new impacts.

4. Required findings shall be made based on the circumstances existing at the time a decision is made on the application.

Evidence: The required findings are satisfied because the project has been determined to be fully compliant with all applicable regulations based on the project plans submitted on May 8, 2026 and evaluated based on the existing conditions of the subject site and surrounding neighborhood at the time of decision.



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 – Not Applicable
- 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 – Not Applicable
- B. Public Works – Not Applicable
- C. Toxics
- D. Health Housing Community Services – Not Applicable
- E. Rent Stabilization Board – Not Applicable

Part V. During Demolition/Construction

- A. Building & Safety
- B. Land Use Planning
- C. Public Works
- D. Toxics – Not Applicable
- E. Health Housing Community Services – Not Applicable

Part VI. Prior to Final Inspection



CONDITIONS OF APPROVAL

Property Address: 841 Folger Avenue
Application Number: ZP2025-0056

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Project Approval. This Project approval is for 841 Folger Avenue, as substantially shown and described on the Project plans dated May 8, 2026, except as required to be modified by Conditions of Approval herein and plans as presented to the Zoning Adjustments Board on July 9, 2026 (“Approval Date.”). 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 shall 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 shall 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)	On-Going	Land Use Planning
5.	Conformance with Approved Plans. All work performed under an approved Use Permit shall follow the approved plans as presented to ZAB on July 9, 2026 and pursuant to the Conditions of Approval.	City of Berkeley BMC Section 23.404.060 (B)(4)	On-Going	Land Use Planning



CONDITIONS OF APPROVAL

Property Address: 841 Folger Avenue
Application Number: ZP2025-0056

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
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
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



CONDITIONS OF APPROVAL

Property Address: 841 Folger Avenue
Application Number: ZP2025-0056

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
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). 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 shall apply for and receive City approval of a new permit.	City of Berkeley BMC Section 23.404.060 (C)	On-Going	Land Use Planning



CONDITIONS OF APPROVAL

Property Address: 841 Folger Avenue
Application Number: ZP2025-0056

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



CONDITIONS OF APPROVAL

Property Address: 841 Folger Avenue
Application Number: ZP2025-0056

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: Ground Disturbance. This approval is limited to demolition of the existing building while retaining the existing concrete slab and foundation areas. No excavation, grading, trenching, slab removal, foundation removal, or other soil disturbance work is approved as part of this Use Permit. Any work involving ground disturbance shall require separate City review and approval and may require additional environmental review and/or review by the appropriate regulatory agency.	City of Berkeley BMC Section 23.404.050 (H)	At the time of Building Permit Submittal / On-Going	Land Use Planning

I. Administrative Conditions D. On-Going Operational Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	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



CONDITIONS OF APPROVAL

Property Address: 841 Folger Avenue

Application Number: ZP2025-0056

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 <i>second</i> sheet of each plan set submitted for a building permit pursuant to this Permit, under the title ‘Use Permit Conditions.’ <i>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)</i>	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



CONDITIONS OF APPROVAL

Property Address: 841 Folger Avenue
Application Number: ZP2025-0056

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.	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



CONDITIONS OF APPROVAL

Property Address: 841 Folger Avenue

Application Number: ZP2025-0056

III. At the Time of Building Permit Submittal		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/ Monitoring</u>
1.	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



CONDITIONS OF APPROVAL

Property Address: 841 Folger Avenue
Application Number: ZP2025-0056

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. Pursuant to Bay Area Air District Regulation 11-2-401.3, if asbestos is identified a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors shall 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 District	Prior to Issuance of Building Permit	Bay Area Air District



CONDITIONS OF APPROVAL

Property Address: 841 Folger Avenue
Application Number: ZP2025-0056

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
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.	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 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.	City of Berkeley	During Demolition/Construction	Building & Safety



CONDITIONS OF APPROVAL

Property Address: 841 Folger Avenue
Application Number: ZP2025-0056

V. During Demolition/Construction: B. Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	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.	California Department of Fish & Wildlife (CDFW)/ City of Berkeley	During Demolition/Construction	Land Use Planning



CONDITIONS OF APPROVAL

Property Address: 841 Folger Avenue

Application Number: ZP2025-0056

2.	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
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CONDITIONS OF APPROVAL

Property Address: 841 Folger Avenue
Application Number: ZP2025-0056

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.	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
3.	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
4.	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



CONDITIONS OF APPROVAL

Property Address: 841 Folger Avenue
Application Number: ZP2025-0056

VI. Prior to Final Inspection		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	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.	--	Prior to Final Inspection	Building & Safety

Applicant Statement

Project Title: 841 Folger Ave
Use Permit: #ZP2025-0056
Applicant(s): Joe Regoli & Crista Meckler
Property Address: 841 Folger Ave
City of Berkeley, California

Date: July 27, 2025

Project Overview

This application proposes the demolition of an existing, deteriorated structure adjacent to the Ashby Lumber property in order to accommodate operational expansion necessary to meet high customer and business demand. The existing building is aged, functionally obsolete, and no longer meets structural or quality standards suitable for adaptive reuse.

The proposed action would remove this underutilized structure and integrate the site into the adjacent Ashby Lumber operations, creating a more cohesive, efficient, and safe facility layout. This integration will improve logistical flow, alleviate vehicular congestion on surrounding streets, and strengthen the long-term viability of both Ashby Lumber and the broader industrial and commercial ecosystem within the City of Berkeley.

Justification and Community Benefits

1. Improved Traffic Management:
The proposed project will reduce the buildup of vehicles currently queuing along adjacent city streets by providing additional on-site space for employee and delivery vehicle circulation. This will ease local traffic congestion and improve safety for both motorists and pedestrians.
2. Preservation of Local Commerce:
Ashby Lumber is a long-established Berkeley business that contributes significantly to the local economy. Enhancing its operational capacity will allow it to continue meeting growing customer demand and supporting the area's building trades, homeowners, and contractors.

3. Urban Improvement and Property Utilization:
The demolition of the outdated structure will remove a source of physical and visual blight, enabling the productive use of currently wasted space. Integration with the existing adjacent facility will result in a cleaner, safer, and more functional property that contributes positively to the surrounding area.
4. Environmental and Economic Sustainability:
The project aligns with Berkeley's goals of promoting efficient land use within its existing urban fabric. Consolidating operations on a single coordinated property minimizes the need for off-site expansions and supports sustainable local employment opportunities.

Conclusion

Approval of this proposal will enhance the operational capacity of a cornerstone Berkeley enterprise while simultaneously addressing existing traffic and safety concerns. The project represents a responsible and beneficial improvement to the urban landscape, consistent with the City's commitment to sustainable growth, community vitality, and economic resilience.

The applicant respectfully requests the City's favorable consideration of this proposal.

Respectfully submitted,
Crista Meckler
Permit Applicant
Email: shilohdevllc@gmail.com
Phone: (530)570-2481



PLANNING & DEVELOPMENT

Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: 841 Folger Ave Date: 3/4/26
Applicant's Name: Crista Meckler, Joe Regoli, Siteworks Construction Inc
Zoning District: _____

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

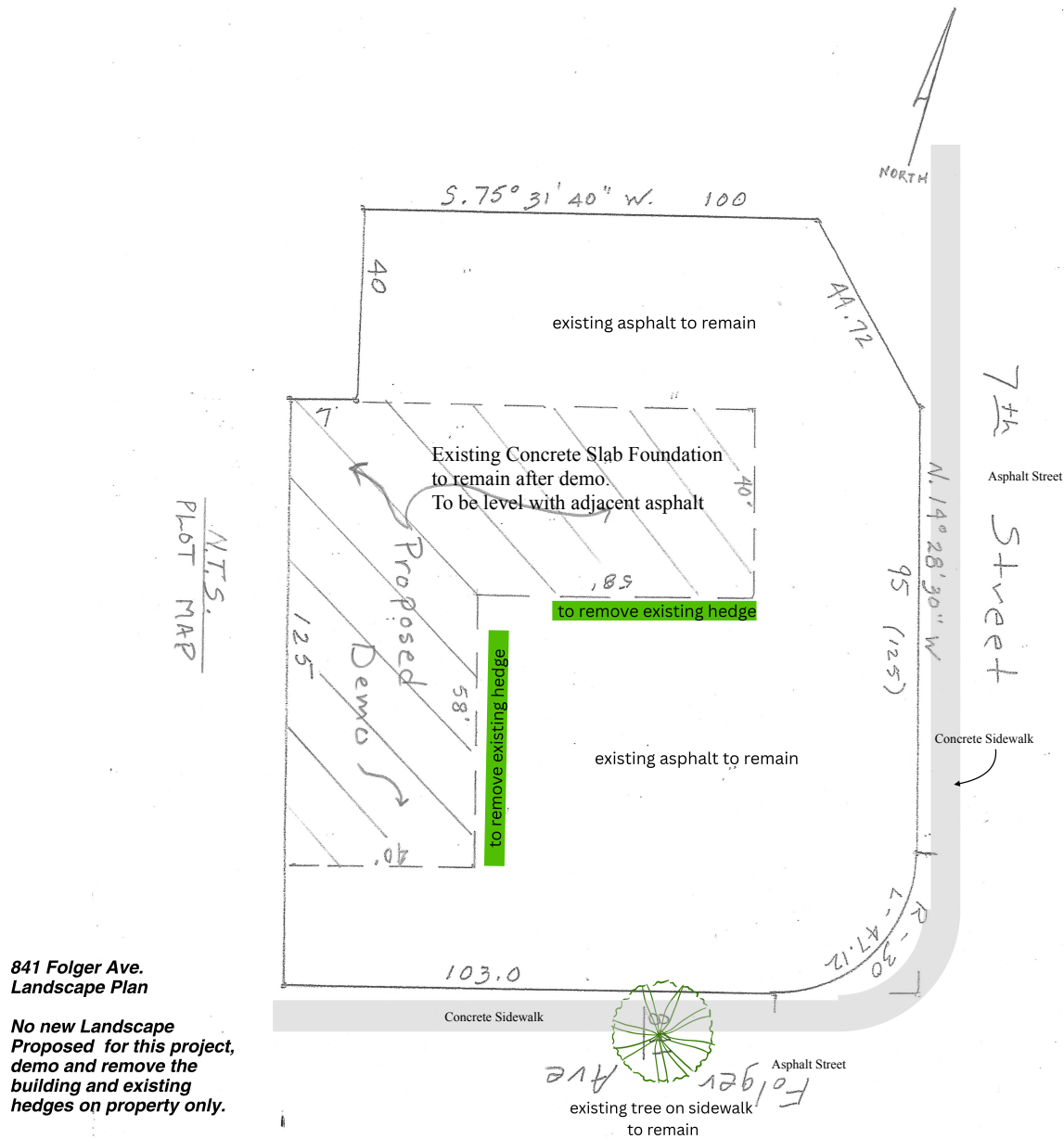
	<i>Existing</i>	<i>Proposed</i>	<i>Permitted/ Required¹</i>
Units, Parking Spaces & Bedrooms			
Number of Dwelling Units (#)	1		
Number of Parking Spaces (#)	33		
Number of Bedrooms (#) (R-1, R-1A, R-2, R-2A, and R-3 only)	0		
Yards and Height			
Front Yard Setback (Feet)	27'		
Side Yard Setbacks: (facing property) Left: (Feet)	0'		
Right: (Feet)	34'		
Rear Yard Setback (Feet)	40'		
Building Height* (# Stories)	2		
Average* (Feet)	11'		
Maximum* (Feet)	22'		
Areas			
Lot Area (Square-Feet)	0.38 AC/ 16,552.9 sqft		
Gross Floor Area* (Square-Feet)	5,903 sqft		
Total Area Covered by All Floors			
Building Footprint* (Square-Feet)	4,900 sqft		
Total of All Structures			
Lot Coverage* (%) Residential districts only (Building Footprint/Lot Area)	29.6%		
Useable Open Space* (Square-Feet)	70.4%		
Floor Area Ratio* Non-Residential districts only (Except ES-R)	0.36		

*See Glossary – [BMC Chapter 23.502](#).

Revised: 12/21

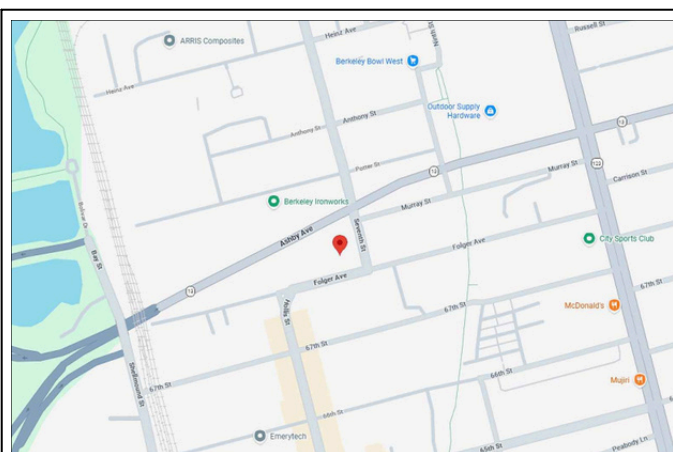
¹ See development standards for the Zoning District, per the Berkeley Municipal Code, Chapters [23.202](#) and [23.204](#)
g:\landuse\forms & instructions\land use planning forms\word files\forms_zoning project application\december 2021- bzo
related\zoning project application_tabulation
form.docx



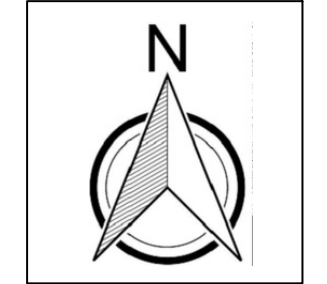


S I T E P L A N: Existing
841Folger Ave
Berkeley, CA 94710
Parcel ID: 53-1635-3-1
Lot area: 0.38 Acres
Paper Size: 11"x17"

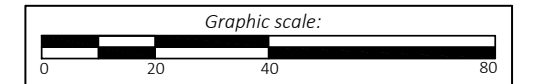
Prepared by: GetASitePlan
Drawn by: Michael, GetASitePlan Team
Checked by: Joe Regoli
Date: 4/23/26



VICINITYMAP



scale 1"=30'

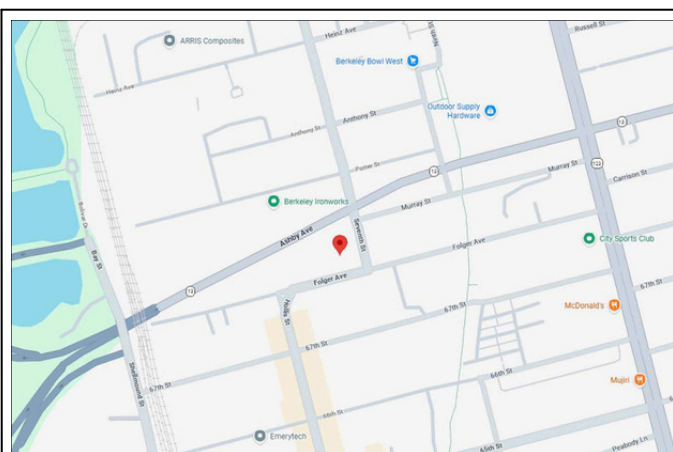


Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.
These measurements are approximate and are for illustrative purposes only.
This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.

S I T E P L A N: Proposed
841Folger Ave
Berkeley, CA 94710
Parcel ID: 53-1635-3-1
Lot area: 0.38 Acres
Paper Size: 11"x17"

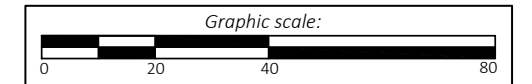
Prepared by: GetASitePlan
Drawn by: Michael, GetASitePlan Team
Checked by: Joe Regoli
Date: 4/23/26



VICINITYMAP

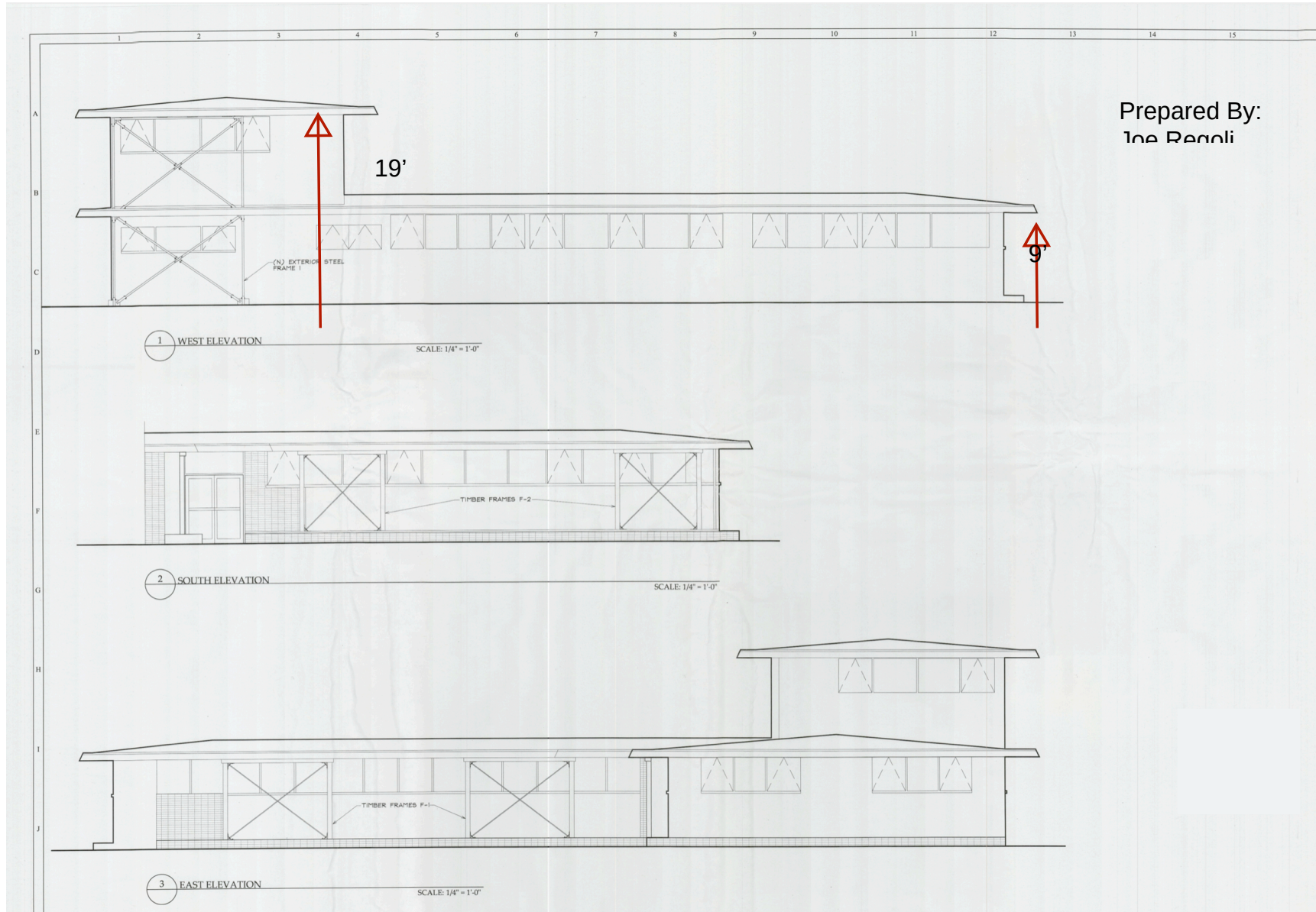


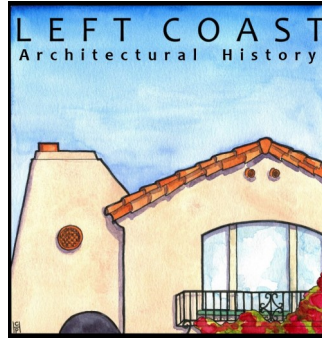
scale 1"=30'



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P.O. Box 70415, Richmond, CA. 94807 • (415) 745-1906 • caitlin@leftcoastarchitecturalhistory.com

25 March 2026

To Whom It May Concern:

Left Coast Architectural History has completed a Historic Resource Evaluation of the property at 841 Folger Avenue, Berkeley. The attached California Department of Parks & Recreation (DPR) 523 series forms present a physical description of the property, documentation of its history, and evaluation according to California Register of Historical Resources significance and integrity criteria, and City of Berkeley Landmark and Structure of Merit criteria.

The study finds that the Midcentury Modern style commercial building on the property dates to 1956 and was designed by structural engineer, Hugh M. O'Neil, and constructed by contractors Christensen & Lyons, for the California Trucking Association. The property does not appear to have any significant associations with historically important events or noteworthy historical figures. The property does not exhibit high architectural merit and its designer/builders do not appear to rank as important creative individuals. It also exhibits some early alterations. These points are elaborated upon in detail on the attached forms.

The evaluation concludes that the property is not historically significant at either the local or State level and, therefore, does not appear to qualify as a historic resource for the purposes of the California Environmental Quality Act.

Left Coast Architectural History is happy to answer questions or provide additional assistance, as needed.

Sincerely,

A handwritten signature in black ink that reads "Caitlin Paige Hibma". The signature is written in a cursive, flowing style.

Caitlin Hibma
Principal/Architectural Historian
Left Coast Architectural History

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 16

*Resource Name or #: 841 Folger Avenue, Berkeley, CA

P1. Other Identifier: n/a

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Alameda

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Oakland West

Date: 2015 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 841 Folger Avenue

City: Berkeley

Zip: 94710

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN: 053-1635-3-1

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The commercial building at 841 Folger Avenue is situated on a 16,625 square foot parcel on the northwest corner of Folger Avenue and Seventh Street. The immediate neighborhood is mixed-use, but primarily light industrial and commercial, characterized by medium to large-scale warehouse, manufacturing, commercial, and mixed light-industrial/office/retail buildings.

The building has an L-shaped plan, consisting of north-south and east-west ells extending from a northwest juncture. The building is situated near the northwest corner of the lot, so that it is set back from the street and a surface parking lot lies primarily in the interior angle created by the L-shaped plan as well as along the north side of the building.

The building is primarily one-story with a small rectangular-plan second story that is set atop the junction of the L-shaped plan. The building is clad with stucco with accent sections of stack-bond brick veneer. The roof is essentially flat and typical fenestration is single-lite metal sash, with fixed and awning operations, arranged in horizontal ribbons. (Continued, pg 3)

*P3b. Resource Attributes: (List attributes and codes) HP6 – 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
Primary facade, looking north;
March 2026.

*P6. Date Constructed/Age and Sources: ☒ Historic
☐ Prehistoric ☐ Both
1956; *B&E News, Berkeley Gazette*

*P7. Owner and Address:
Ashby Lumber Co.
824 Ashby Ave
Berkeley, CA. 94710

*P8. Recorded by: (Name, affiliation, and address)
Left Coast Architectural History
PO Box 70415
Richmond, CA. 94807

*P9. Date Recorded: March 2026

P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 16

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 841 Folger Avenue, Berkeley, CA

B1. Historic Name: 841 Folger Avenue
B2. Common Name: 841 Folger Avenue
B3. Original Use: Commercial

B4. Present Use: Vacant

*B5. Architectural Style: Midcentury Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1956 (north-south ell and second story). East-west ell added in 1960.

(See "Alterations" section on Continuation Sheets for full list of alterations and dates.)

*B7. Moved? ☒No ☐Yes ☐Unknown Date: n/a

Original Location: n/a

*B8. Related Features: None

B9a. Architect: None (Structural Engineer: Hugh M. O'Neil)

b. Builder: Christensen & Lyons

*B10. Significance: Theme: None

Area: West Berkeley

Period of Significance: None

Property Type: Commercial

Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Neighborhood History: West Berkeley

The property at 841 Folger Avenue is located in the West Berkeley neighborhood. As early as 1855, with the establishment of a grist mill, the area took on an industrial character. Water and, slightly later, rail connections to San Francisco and markets around the Bay and beyond made it an advantageous location for manufacturing and shipping. Factories, lumber yards, industrial materials plants and supply companies came to dominate the area. Meanwhile, residences were also common as factory workers needed places to live and the blue collar enclave became attractive to working-class people employed in households and retail businesses in east Berkeley. (Charles Wollenberg, *Berkeley: A City in History*. Berkeley: University of California Press, 2008.)

In 1916, with the enactment of municipal zoning codes, much of the housing in West Berkeley was eliminated, making way for even more industrial growth. By 1930, the area boasted 173 manufacturing businesses. Larger national companies, like Colgate, Heinz, and Durkee Foods, moved in and established west coast branches in Berkeley. (City of Berkeley, "West Berkeley Plan," 1993; 119) The Great Depression brought a downturn to West Berkeley's productivity, but it soon rebounded with World War II. West Berkeley factories, particularly existing steel mills and foundries, secured government contracts to produce parts that were then transported to nearby shipyards.

Post-war, a return to normal manufacturing levels resulted in West Berkeley's decline. Local factories cut back their workforce and slowed production. The physical plants themselves fell into disrepair and many were vacated, causing neighborhood deterioration. In 1956, additional re-zoning attempted to concentrate heavy industry toward the waterfront. (Karen Jorgensen-Esmaili and Stephanie Manning, *Victorian Berkeley: The Community of Oceanview*, 1982.) (Continued, pg 3)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

*B12. References:

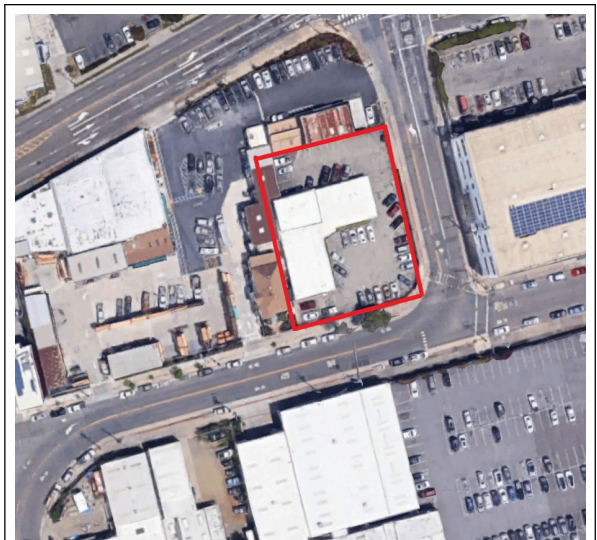
(See parenthetical citations within text)

B13. Remarks:

*B14. Evaluator: Left Coast Architectural History

*Date of Evaluation: March 2026

(This space reserved for official comments.)



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P3a. Description: (continued from pg.1)

The primary facade is made up of the east-facing side of the north-south ell and the south-facing side of the east-west ell. The primary entrance sits near the juncture, slightly angled, but facing south. It consists of a fully-glazed, aluminum-frame double-door assembly with a sidelight and transom sash. The facade immediately around the entry is clad with stack-bond brick veneer, which continues as low integral planters on either side of the entrance and along the facade to wrap the south and east corners of the building's ells. The rest of the facade is clad with stucco. Nearly continuous ribbons of windows span the upper walls of the facade, which is topped by the broad overhanging eaves of the roof, which are trimmed with wide flat wood fascia boards. Steel exterior seismic bracing sits away from the plane of the facade, but under the eaves, at regular intervals along the facade.

The south end of the north-south ell is clad with stack-bond brick veneer and features a secondary entrance consisting of a flush wood or metal door with a sidelight and transom. This entrance is set on a section of facade that is recessed slightly, with an angled section of wall to the left. The recessed section is concealed behind with a decorative concrete breeze block screen. Windows of the primary type are located to the right of the entrance and on the left side of the facade, which is not recessed. The entire facade is overhung by broad eaves, which the breeze block screen supports on the right side.

The west and north facades and the eastern end of the east-west ell are clad with stucco and feature windows of the primary type arranged in near-continuous ribbons along the upper walls. The broad eaves of the roof overhang these facades and have wide flat wood fascia boards. Steel exterior seismic bracing is visible in one location on the west facade.

The north facade features two secondary entrances with flush metal or wood doors. The rightmost door is flanked by two small aluminum-sash sliding windows, while near-continuous ribbons of primary-type windows span much of the rest of the facade. There is an exterior metal stair with metal pipe railings that parallels the facade and rises to the second story.

The second story is clad with stucco, has a flush metal door (corresponding to the stair landing) on the north side, and is otherwise fenestrated with horizontal ribbons of windows set on the upper walls. It has a flat roof with broad eaves, finished with wide wood fascia boards.

B10. Significance: (continued from pg. 2)

In 1970, Redevelopment attempted to revitalize the area and demolished many properties that were perceived to be blighted. (BAHA, "41 Berkeley Walking Tours," Berkeley: Berkeley Architectural Heritage Association, 2009). However, with ongoing influence from Berkeley citizens, the area ultimately experienced less new development and more change in use, tending toward lighter industrial activities and the renewed creation of housing.

Property History: 841 Folger Avenue

The commercial building at 841 Folger Avenue was built in 1956, the same year that rezoning took effect with an aim of concentrating industrial uses near Berkeley's waterfront. While it is not an industrial building, 841 Folger Avenue is loosely suggestive of the shift that occurred in the immediate neighborhood, as it replaced a residence with a commercial building.

A single-family dwelling, detached garage/carriage house, and a small shed were located on the property previously (1949 aerial view, Sanborn Fire Insurance map, 1950). The residence had been one in a row of multiple small houses along the north side of Folger Street between 7th Street and the railroad tracks to the west. It was one of the first residential properties on the northern block face to be redeveloped, although a number of properties in close proximity had already been developed with industrial buildings by 1950 (Sanborn map). According to building permits, the existing house and outbuildings were permitted for demolition in April 1956 and the new commercial building was permitted for construction in August of the same year. Its cost was estimated at \$40,000 (or \$50,750 by other sources), but ultimately came to \$100,000 with almost half the amount donated by member companies of the organization that owned the property; the California Trucking Association. The building was designed by Oakland-based structural engineer Hugh M. O'Neil and built by Oakland-based contracting firm Christensen & Lyons. (*Berkeley Gazette* (BG), 3 Sept. 1956, 28 Dec. 1956, 1 Jan. 1957) The building officially opened on 3 April 1957. (BG 3 April 1957) Further details of construction included the building's [wood] frame and stucco construction, brick veneer, aluminum sash [windows], acoustical ceilings, plasterboard walls, and asphalt tile floors. (*Building & Engineering News*, Sept. 1956, pg.44)

The California Trucking Association used the building as its Northern California headquarters. The headquarters had been located on Market Street in San Francisco previously, but relocated to Berkeley for the central but more accessible location. The organization's main headquarters and leadership were in Los Angeles. Richard H. Zeller was the regional manager in Berkeley. The organization, established in Southern California in 1935, represented the trucking industry in labor relations matters, rate hearings, and other negotiations. In the late 1950s, it represented about 1,300 member companies and ranked as one of the largest trade organizations in the nation, as well as being the only industry-wide organization of truckers in California. (BG 22 Jan. 1957, 3 April 1957)

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*Date: March 2026

☒ Continuation

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B10. Significance: (continued)

The building was originally about 5,000 square feet, comprising only the north-south ell of the current L-shaped plan, and a second story conference room. In 1960, the east-west ell was constructed to accommodate a total of 6,408 square feet.

In 1967, the Berkeley Board of Education entered into a contract with the California Trucking Association to rent space at 841 Folger Avenue for use as a Curriculum Center, where it appears that teacher training sessions were held. (BG 20 April 1967) This appears to be the first instance of the building becoming a two-unit commercial building, but the reasons for the subdivision and sharing of space are unknown.

By 1971 the building was being used as the headquarters of Associated Freight Lines. (BG 28 Oct 1971) Associated Freight Lines was a trucking company, operating between Los Angeles and San Francisco as early as 1941. (Oakland Tribune 17 June 1941) It eventually had truck terminals in numerous places throughout California and Nevada, and the Folger Avenue location is assumed to have served as the company's administrative offices. It occupied the building until at least 1974. (BG 23 Jan 1974)

By 1976, the two-unit building was occupied by Pacific Basin Resources, Inc. which was a Japanese food import/export business owned by Samuel and Hannah Fong, who owned the property as well. The company is also noted to have been a wholesale fish business, which coincides with the food importing/exporting activities. The building served as the company's sales office, while the food products were actually handled in Emeryville. In 1978, the company shared the building with a company called Slim Gym Center, which was a wholesale dealer of gym equipment. (City of Berkeley records)

The property continued to be owned by the Fongs until at least 1994 with Pacific Basin Resources located in the building for all or most of that time. In 1980, the Veterans Administration established a Drug & Alcohol Treatment Center in the building, relocating from Emeryville. (BG 16 April 1981) It remained in the building until at least 1994.

In 2009, the Berkeley Police Department appears to have taken over all space in the building for use as their Traffic Bureau office. (City of Berkeley records) It remained in that use until 2022 when the property was purchased by the Ashby Lumber Company, which had been established on adjacent parcels as early as 1968.

Engineer & Builders

Structural Engineer: Hugh M. O'Neil, Oakland

Little biographical information was found about structural engineer Hugh M. O'Neil. Review of issues of *Building & Engineering News* from the late 1950s indicate that, around the time he designed 841 Folger Avenue, O'Neil also engineered a number of primarily industrial buildings, often warehouses or factories with offices, throughout the East Bay, and as far afield as Santa Maria, California. One exception was the Laborers Union Hall in Richmond (101 S. 12th Street) although it was of a similar vaguely Modernist character. Most were of tilt-up or concrete block construction and were typically simple one-story structures of utilitarian design.

Builder: Christensen & Lyons

Christensen & Lyons appears to have been a partnership of H.J. Christensen (who is also associated with the H.J. Christensen Construction Co.) and N.E. Lyons (also associated with the N.E. Lyons Construction Co.). Little additional information was found about Christensen & Lyons as a partnership. The Pacific Coast Architecture Database indicates that they were active circa 1946, and obviously as late as 1956, in regard to the subject property. They are known to have built the Connell Motor Company Oldsmobile Dealership in Oakland (1946-1947), as well as at least three buildings for Pacific Steel Casting and the Chemical Packaging Co. along Second and Third Street near Gilman Avenue in Berkeley. Indeed, other projects by H.J. Christensen found in *Building & Engineering News* indicate that he primarily built buildings with industrial and utilitarian uses.

Architectural Style

The building at 841 Folger Avenue can be stylistically categorized as Midcentury Modern. The style was popular following World War II, influenced by the International Style and, locally, the Second Bay Tradition style. The Midcentury Modern style was popular for a wide range of building types and was very often used for small-scale commercial buildings, such as 841 Folger Avenue.

The style exhibits character defining features such as cantilevered overhangs, projecting eaves, canted windows and wall planes, projecting box-like frames that define stories or sections of a structure, stucco or occasionally vertical wood siding, stacked-bond brick veneer, large expanses of windows and ribbon windows, spandrel or clerestory windows, flat or shed roof forms, asymmetry of forms, and the use of bright colors. In commercial buildings, especially, vertical blade signage, flat canopies or awnings, integrated planters, and angled entry vestibules were common.

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B10. Significance: (continued)

Many of these characteristics are evident at 841 Folger Avenue, including its essentially flat roof with broad cantilevered eaves that act almost as awnings, angled walls at the primary and secondary entrances, stucco and stacked-bond brick cladding, ribbon windows, and integral planters.

Alterations

The following building permits and other records are on file with the City of Berkeley Department of Planning and Development and provide documentation of exterior alterations that the building has undergone throughout its history:

Date	Description of Work
04/24/56	Wreck building. [Refers to house previously located on the property.]
08/21/56	New building.
05/25/60	Addition [likely refers to the east-west ell of the current building.]
12/16/80	Install mobile office on property at north end of parking lot, behind present building, to facilitate addition of second floor office to existing building. [Second story existed originally, in current dimensions. This either referred to expansion of the second story that was not executed, or was for interior work only in order to create an office space.]
02/20/09	Seismic bracing and sheer walls. [Bracing is external and visible]

In addition to permitted work recorded in Department of Planning and Development files, the following alterations were observed during a site visit to the property:

- Reorientation of the primary entrance, likely in conjunction with the addition of the east-west ell of the building in 1960. A 1957 newspaper photograph shows the original primary entrance, which appears to have been located at the southern end of the north-south ell, where a secondary entrance is located today. This location is evidenced by a distinctive angled wall to the left of the doors in the photo, and the ghost marks of the "California Trucking Association" sign that are still visible on the bricks in that location. Based on the newspaper photo, the door assembly was replaced/reconfigured, signage removed, adjacent windows altered, and the current breeze block screen added (possibly after 1980). The relocated primary entrance had similar, but different doors than exist currently, indicating their more recent replacement.
- Two small aluminum-sash sliding windows on the first story of the north facade are not original, possibly inserted (rather than installed in existing openings) based on their dimensions and placement, which is out of keeping with other fenestration patterns.
- The exterior stair to the second story does not appear to be original.

California Register Evaluation

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. In order for a property to be eligible for listing in the California Register, it must be found significant under one or more criteria relating to historically significant events, people, architects or architectural merit, or information potential. The following provides an evaluation of the historic significance of 841 Folger Avenue:

Criterion 1 (Events): Resources that are associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Research revealed no specific events of historical importance that occurred at 841 Folger Avenue. The building originally served as the regional headquarters for a statewide trade organization. Although the California Trucking Association (CTA) was one of the largest trade organizations in the nation and the only industry-wide organization of truckers in California in the late 1950s, the organization's main headquarters were in Los Angeles while the subject property served as a regional auxiliary headquarters. It was not newly established as such, but simply a relocation of regional headquarters already located in San Francisco. It served as an office where organization business was conducted, but had no direct ties to trucking activities. Although the CTA lobbied for and against legislation and regulatory measures related to trucking and initiated and supported some trucking strikes and labor disputes, it is not known to have been instrumentally involved or specifically influential in any events that directly influenced labor relations or the vocation of trucking in California. The building housed the CTA for 15 years (the CTA is still active, now headquartered in Sacramento), but after the first 11 years, the building was subdivided to share space with the Berkeley Board of Education Curriculum Center. The Curriculum Center was also an auxiliary facility, in this case to the Berkeley Unified School District main offices.

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B10. Significance: (continued)

The building later housed the offices of private companies; a trucking company, a food import/export business, and a gym equipment dealer. In the case of the trucking and food companies, their actual business activities took place elsewhere and the subject building served only as administrative offices. None of these businesses' activities appear to have been significant to broad historical trends or had connections to important events. In later years, the building housed a Veterans' Administration Drug & Alcohol Treatment Center, but this was one of many such facilities nationwide run by a federal agency. The final tenant in the building was the Berkeley Police Department's Traffic Bureau. Like the Board of Education Curriculum Center, this was an auxiliary municipal facility to the main Police Department facilities. Ultimately, the building housed a number of private business/organizations and federal/municipal service facilities, but they tended to be secondary and auxiliary to main offices and facilities elsewhere and/or have no connection to important events that have made a significant contribution to the broad patterns of California's history and cultural heritage. Therefore, the property does not appear to be eligible for individual listing in the California Register under Criterion 1 (Events).

Criterion 2 (Persons): Resources associated with the lives of persons important in our past.

The property at 841 Folger Ave was owned and occupied by commercial entities throughout much of its history and was sometimes leased to municipal or federal agencies; therefore, very few names of specific people associated with those entities or the building were identified in research. One was Richard H. Zeller, the regional manager of the California Trucking Association; others were Samuel and Hannah Fong, owners of Pacific Basin Resources, wholesale food company. None of those people whose names are known appear to have been influential or historically significant figures. Therefore, the property does not appear to be eligible for individual listing in the California Register under Criterion 2 (Persons).

Criterion 3: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

The building at 841 Folger Avenue is an example of Midcentury Modern commercial architecture. While it exhibits many typical characteristics of the popular aesthetic, it does not stand out as an exceptional example of the style. Instead, it is comparable to many commercial office buildings of its time period. It does not stand out as having distinctive features, high artistic values, or otherwise noteworthy character.

No architect was involved in the design of the building. Instead it was designed by a structural engineer, Hugh M. O'Neil, and built by contractors Christensen & Lyons. Both O'Neil's and Christensen & Lyons' typical project types were industrial and commercial buildings, usually of simple, utilitarian design and construction. While fairly prolific, neither claim projects that are architecturally or artistically noteworthy. Other examples of their work exist locally and are comparable in character to the building found at 841 Folger Avenue. Therefore, neither the engineer nor contractors rise to the level of important creative individuals.

Based on the above, the property does not appear to be eligible for individual listing in the California Register under Criterion 3 (Architecture).

Criterion 4 (Information Potential): Resources that have yielded, or may be likely to yield, information important in prehistory or history.

Criterion 4 (Information Potential) is typically concerned with archaeological investigation. Where buildings or architectural elements are concerned, it typically relates to rare construction types, of which 841 Folger Avenue – a typical wood-frame, stucco and brick clad building with common components and features – is not an example.

Berkeley Landmark Evaluation

Berkeley Landmarks are designated historical resources within the City of Berkeley. Resources may be designated as Landmarks if they meet one or more of five criteria similar to those used for the California Register, but which elaborate on areas of significance. The following provides an evaluation of the historic significance of 841 Folger Avenue according to local significance criteria:

1. Architectural Merit:
a-c. Property that is the first, last, only or most significant architectural property of its type in the region; Properties that are prototypes of or outstanding examples of periods, styles, architectural movements or construction, or examples of the more notable works of the best surviving work in a region of an architect, designer or master builder; Architectural examples worth preserving for the exceptional value they add as part of the neighborhood fabric.

The building at 841 Folger Avenue is not the first, last, only, or most significant Midcentury Modern commercial building in Berkeley or the Bay Area. It demonstrates a common form and style of Midcentury Modern architecture that is not prototypical nor outstanding among other examples in the city or region.

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B10. Significance: (continued)

The building was designed by structural engineer, Hugh M. O'Neil, and built by contractors Christensen & Lyons, both of which typically worked on commercial and industrial projects that were generally utilitarian and not identified as noteworthy.

The building does not stand out as an exemplary piece of architecture in its neighborhood.

2. Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City

The property at 841 Folger Avenue housed commercial and municipal/federal service uses throughout its history. Although very generally related to economic, governmental, and social themes, none of the uses related to the trucking industry, food sales and distribution, recreational equipment sales, and federal and municipal services pertaining to education, policing, and social services have strong cultural implications. Therefore, the property does not qualify as a Berkeley Landmark under this criterion.

3. Educational value: Structures worth preserving for their usefulness as an educational force

The property presents a common example of Berkeley's mid-twentieth century commercial development. Uses that the building housed throughout its history were common commercial/office functions, none of which were particularly noteworthy nor represented in the physical fabric of the building. Thus, the building presents little opportunity for conveying a specific or unique lesson that would qualify it as a Berkeley Landmark under this criterion.

4. Historic value: Preservation and enhancement of structures, sites and areas that embody and express the history of Berkeley/Alameda County/California/United States. History may be social, cultural, economic, political, religious or military.

Although generally related to economic, governmental, and social themes, none of the uses that the building served related to the trucking industry, food sales and distribution, recreational equipment sales, and federal and municipal services pertaining to education, policing, and social services have strong historical implications. Therefore, the property does not qualify as a Berkeley Landmark under this criterion.

5. Any property which is listed on the National Register described in Section 470A of Title 16 of the United States Code.

The property at 841 Folger Avenue is not listed in the National Register of Historic Places and therefore does not qualify for local listing under Criterion 5.

Berkeley Structure of Merit Evaluation

Berkeley Structures of Merit are designated historical resources within the City of Berkeley. Resources may be designated as Structures of Merit if they meet general and/or specific criteria. An evaluation follows:

1. General criteria shall be architectural merit and/or cultural, educational, or historic interest or value. If upon assessment of a structure, the commission finds that the structure does not currently meet the criteria as set out for a landmark, but it is worthy of preservation as part of a neighborhood, a block or a street frontage, or as part of a group of buildings which includes landmarks, that structure may be designated a structure of merit.

As assessed under Berkeley Landmark criteria, 841 Folger Avenue does not appear to be of great architectural merit or cultural, educational, or historic value. It also does not exhibit strong connections or contextual relationships with any other structures in the vicinity, most of which are larger light-industrial properties or of widely differing ages and aesthetics. The property does not appear to contribute to any cohesive grouping of buildings that is historically significant, nor which includes designated Landmark properties.

Specific Criteria

a. The age of the structure is contemporary with (1) a designated landmark within its neighborhood, block, street frontage, or group of buildings, or (2) an historic period or event of significance to the City, or to the structure's neighborhood, block, street frontage, or group of buildings.

No designated Landmarks are located in close proximity to 841 Folger Avenue. The nearest, the H.J. Heinz Company Plant (1927) at 2900 San Pablo Avenue, is about one-third of a mile away. It is a massive industrial factory building constructed nearly 30 years before the subject building and markedly out of keeping in terms of period, use, style, etc. The subject building is not contemporary with any major event or historic period in Berkeley's history and is only contextually related to the mid-century rezoning and shift in uses that occurred in West Berkeley at that time.

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B10. Significance: (continued)

b. The structure is compatible in size, scale, style, materials or design with a designated landmark structure within its neighborhood, block, street frontage, or group of buildings.

No designated Landmarks are located in close proximity to 841 Folger Avenue. The nearest, the H.J. Heinz Company Plant at 2900 San Pablo Avenue, is about one-third of a mile away, and is a massive industrial factory building constructed nearly 30 years before the subject building and markedly out of keeping in terms of period, use, size, style, materials, etc.

c. The structure is a good example of architectural design.

The building at 841 Folger Avenue is a typical Midcentury Modern commercial office building. This type and style of building is common throughout Berkeley, the Bay Area, and beyond and the subject building does not stand out as exemplary within its architectural context.

d. The structure has historical significance to the City and/or to the structure's neighborhood, block, street frontage, or group of buildings.

The building demonstrates no particular historical significance within the context of Berkeley's history or the neighborhood that surrounds it, which is mixed-use, but largely light-industrial.

Integrity Evaluation

In order to qualify for historic designation, a property must possess significance under the aforementioned criteria *and* have historic integrity. The property at 841 Folger Avenue does not appear to possess the historic significance necessary to qualify for designation; therefore, an analysis of its integrity is not required. It is noted, however, that the building was dramatically altered with the addition of the east-west ell that essentially doubled the building's size in 1960, four years after initial construction. As a result of this addition the primary entrance was relocated and reconfigured and some features were added or altered. These alterations were in keeping with the aesthetics of the original portion of the building and may be considered to have gained significance in their own right because the building continues to read as a Midcentury Modern commercial building; however, it is notable that the building's construction chronology is not straightforward.

Conclusion

Based on the above analysis, the building at 841 Folger Avenue does not appear to be eligible for listing the California Register of Historical Resources or as a City of Berkeley Landmark or Structure of Merit. Therefore, it does not appear to qualify as a historical resource for the purposes of the California Environmental Quality Act (CEQA).

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CONTINUATION SHEET

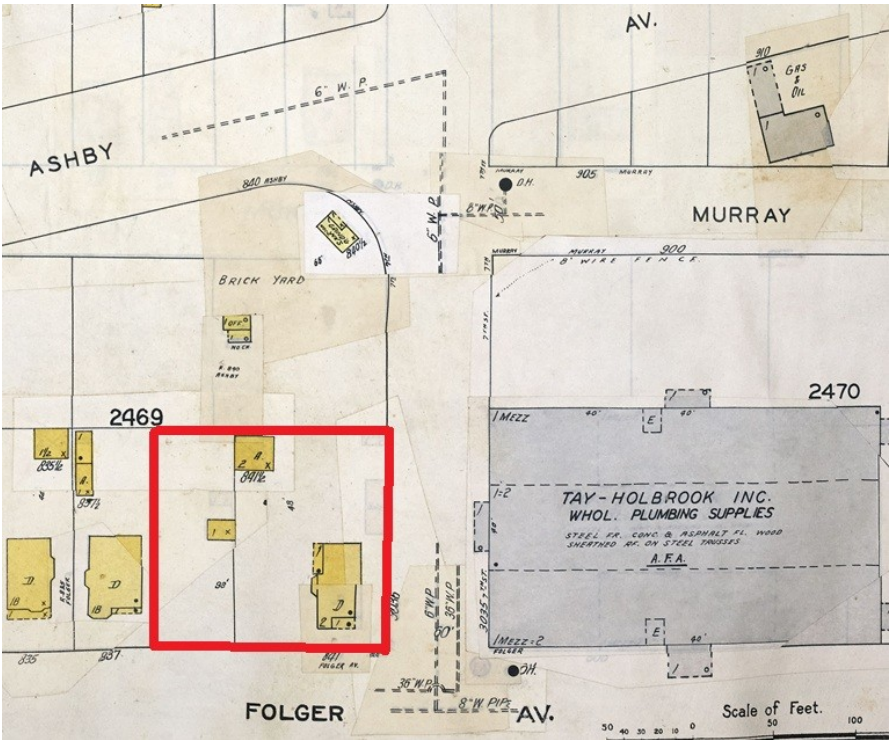
Primary #
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Historical Images:



Aerial view, oriented northwest, 1949. Subject property, prior to current building, outlined in red. (Berkeley Historical Society)



Sanborn Fire Insurance Map, 1950. Subject property, prior to current building, outlined in red. (Historical Information Gatherers)

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*Resource Name or # (Assigned by recorder) 841 Folger Avenue, Berkeley, CA

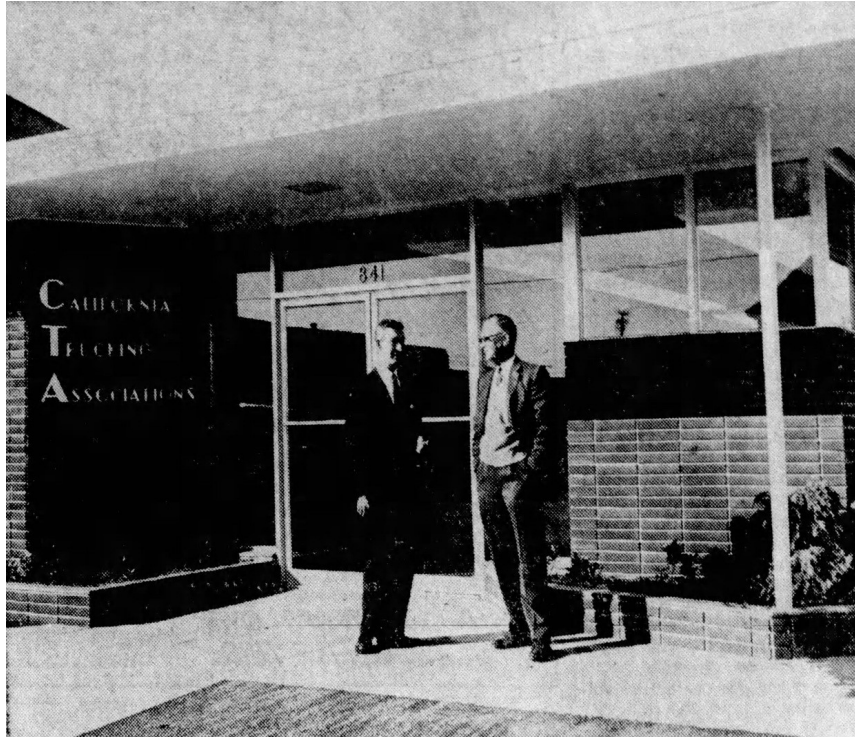
*Recorded by: Left Coast Architectural History

*Date: March 2026

☒ Continuation

☐ Update

Historical Images:



Primary entrance of 841 Folger Ave. (originally at south end of north-south ell), 1957. (BG, 22 Jan. 1957)



Aerial view, 1958. Subject property circled. (U.C. Santa Barbara Library)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

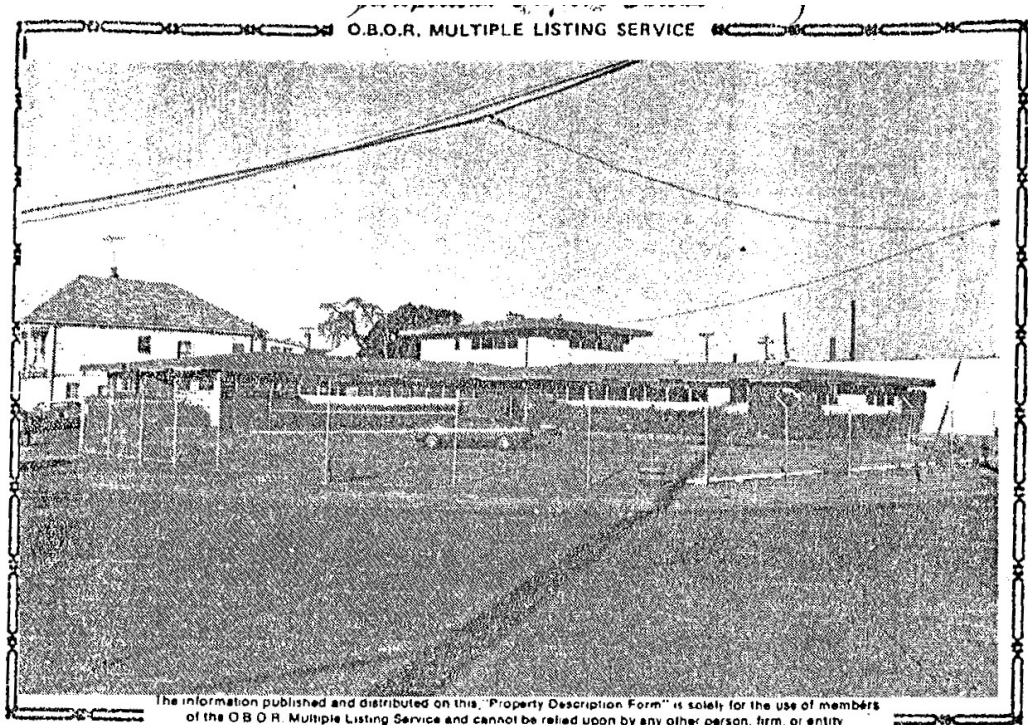
Primary #
HRI#
Trinomial

Page 11 of 16 *Resource Name or # (Assigned by recorder) 841 Folger Avenue, Berkeley, CA
*Recorded by: Left Coast Architectural History *Date: March 2026 ☒ Continuation ☐ Update

Historical Images:



Aerial view, 1965. Subject property circled. (U.C. Santa Barbara Library)



841 Folger Ave. in 1980. (City of Berkeley Building Department records)

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Primary #
HRI#
Trinomial

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Current Photographs:



Primary (south) facade from Folger Avenue, looking north.



West and primary (south) facade, looking northeast.

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*Recorded by: Left Coast Architectural History *Date: March 2026 ☒ Continuation ☐ Update

Current Photographs:



Concrete curb at front (south) of lot.



Lower primary (south) facade.

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Current Photographs:



Upper primary (south) facade.



West facade, looking east.

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*Recorded by: Left Coast Architectural History *Date: March 2026 ☒ Continuation ☐ Update

Current Photographs:



Rear (north) and west facades, looking southeast.



Rear (north) facade, looking south.

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Current Photographs:



Detail of first story entry, right side of rear (north) facade.



Z O N I N G A D J U S T M E N T S B O A R D

NOTICE OF PUBLIC HEARING

841 Folger Avenue

Use Permit #ZP2025-0056 to demolish a 5,903 square foot primary commercial building, last used for office, with a maximum height of 19 feet 10 inches, to establish a parking lot with 18 spaces for exclusive use within the MU-LI District.

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, July 9, 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.

A. Land Use Designations:

- General Plan: Manufacturing; West Berkeley Plan
- Zoning: MU-LI – Mixed Use-Light Industrial District

B. Zoning Permits Required:

- **Demolition.** BMC Section 23.326.070(A) “Main Non-Residential Building” to demolish a non-residential building. (UPPH)
- **New Use.** BMC Section 23.302.070(G)(1) “Allowed Land Uses” to establish a new parking lot with 11 spaces or more (18) exclusively for uses in the district. (AUP)

C. CEQA Recommendation: Categorically exempt pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”).

D. Project Recommendation: Approve Use Permit #ZP2025-0056 pursuant to BMC Section 23.406.040(D)

E. Parties Involved:

- Applicant Joe Regoli & Crista Meckler, Siteworks Construction Inc; Lafayette, CA
- Property Owner Ashby Lumber Company; Concord, CA

Further Information:

All application materials are available online at:
<https://aca-prod.accela.com/BERKELEY/Default.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, Boshi Fu, at (510) 981-7544 or bfu@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.