



Planning and Development Department
Land Use Planning

U S E P E R M I T

CITY OF BERKELEY ZONING ORDINANCE Berkeley Municipal Code Title 23

USE PERMIT: #ZP2024-0183

Property Address: **1890 ALCATRAZ AVENUE**

Permittee Name: **CANHUI LI, CITY OF BERKELEY**

Use and/or Construction Permitted: **Use Permit #ZP2024-0183 to demolish a 1-story commercial building (4,425 square feet) and construct a 2-story (39 feet and 4 inches) 6,016 square-foot community center with three off-street vehicle parking spaces and five bicycle parking spaces, pursuant to:**

1. **Demolition.** Use permit under BMC Section 23.326.070(A) “**Main Non-Residential Building**” to demolish a non-residential building. *
2. **New Construction.** Use permit under BMC Section 23.204.020 (A) “**Allowed Land Uses**” to construct a new community center.
3. **New Floor Area.** Use permit under BMC Section 23.204.030(A)(1) “**Floor Area Permit Requirements**” to create a new main building. *

FINDINGS, CONDITIONS AND APPROVED PLANS ATTACHED

The Use Permit herein described has been duly granted by the Zoning Adjustments Board and is in effect on January 20, 2026.



Zoning Adjustments Board Findings

App #ZP2024-0183

December 11, 2025

Use Permit for a Project at 1890 Alcatraz Avenue

Project Facts	Project Description:
Applicant: Canhui Li; City of Berkeley Department of Parks, Recreation, and Waterfront	The applicant is seeking approval to demolish a 1-story commercial building (4,425 square feet) and construct a 2-story (39 feet and 4 inches) 6,016 square-foot community center with three off-street vehicle parking spaces and five bicycle parking spaces.
Property Owner: City of Berkeley	
Project Address: 1890 Alcatraz Avenue	Zoning Permits Requested:
Site Size: .48 acres (21,015 sf)	1. Demolition. Use permit under BMC Section 23.326.070(A) “Main Non-Residential Building” to demolish a non-residential building. * 2. New Construction. Use permit under BMC Section 23.204.020 (A) “Allowed Land Uses” to construct a new community center. 3. New Floor Area. Use permit under BMC Section 23.204.030(A)(1) “Floor Area Permit Requirements” to create a new main building. *
GP Land Use: Adeline Corridor Mixed Use (ACMU)	*Denotes required findings.
Zoning: Adeline Corridor Commercial District (C-AC)	
CEQA: Exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures)	
Submittal Date: December 31, 2024	Staff Recommendation
Date Deemed Complete: April 4, 2025	Staff recommends that ZAB determine the project is exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines (“New Construction or Conversion of Small Structures”) and approve ZP2024-0183 pursuant to Section 23.406.040 (E) “ Findings for Approval ” and subject to the attached Findings and Conditions of Approval.
Project Planner: Singeh Saliki	

I. CEQA

- A. The project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303 (“New Construction or Conversion of Small Structures”).

Evidence: The proposed new building would be approximately 6,000 square feet, well under the 10,000 square feet cited in the Guidelines. The project site is zoned Adeline Corridor Commercial District (C-AC). A wide range of commercial and institutional uses are allowed in this district, including Community Centers (Berkeley Municipal Code Section 23.204.150 and Table 23.204-1); thus, the site is zoned for the proposed use. The proposed community center use and anticipated activities at the site, by their nature, would not involve the use of significant amounts of hazardous substances.

II. FINDINGS FOR APPROVAL

- A. As required by BMC Section 23.406.040 (E) (1) “Findings for Approval,” the ZAB finds that the proposed project or use:

1. 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: 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 because the project is consistent with all applicable C-AC District standards, including height and lot coverage. The building is placed in the northwest corner of the site, with larger setbacks on the east and south sides to reduce privacy impacts on nearby residences.

Shadows: According to the shadow studies submitted for the project (see Attachment 3, Project Plans – Sheets A-205 through A-207), new shadow impacts would occur in the summer and fall months around the hours of sunrise and sunset, on the residential building to the east. All other new shadows would impact the non-residential building to the west of the site. While the project will create some new shadow impacts on nearby residences, these will be limited in area, occur only during certain times of the year, and last for just a few hours each day. The extent of the new shadow impact from the project on the site’s adjacent areas would be consistent with what is typical in an urban setting and will be considered reasonable.

Air: The proposed project will be consistent with the existing development and building-to-building separation pattern, or air, in this C-AC District neighborhood. Because the project will meet the required setbacks, the project will not unreasonably obstruct air.

Views: The view corridor as defined in BMC Section 23.502.020 (Glossary) includes views of the Berkeley Hills, San Francisco Bay, Mt. Tamalpais, or a significant landmark such as the campanile, Golden Gate Bridge, or any other views that substantially enhances the value and enjoyment of real property. The project's proposed location is in a generally flat neighborhood, developed with one- to three-story buildings, and includes some mature vegetation that obscures these views from off-street angles. Because significant views are generally not available in this neighborhood due to grade, current development patterns, and mature vegetation, the proposed project will not create detrimental impacts to views.

Finally, the project will be subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements.

2. Will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

Evidence: The project will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because the proposed two-story community center is appropriately scaled for the neighborhood, which includes one- to three-story buildings. The project provides essential community services—health, education, housing, and employment support—enhancing public welfare. Outdoor spaces, including a meditation garden and rooftop garden, promote well-being and sustainability. In addition, the findings for required discretionary permits are satisfied per the Evidence in B and C below.

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

Demolition

1. Pursuant to BMC Section 23.326.070(D) "Demolitions of Non-Residential Buildings," a Use Permit for demolition of a main building used for non-residential purposes on any lot in a non-residential district may be approved only if the ZAB finds that:
 - a) The demolition will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City of Berkeley; and
 - b) The demolition:
 - 1) Is required to allow a proposed new building or other proposed new use;
 - 2) 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;

- 3) Will remove a structure which represents an uninhabitable attractive nuisance to the public; or
- 4) 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: The proposed project includes the demolition of an existing 4,425 square-foot commercial building and the construction of a 6,016 square-foot community center with three off-street parking spaces and five bicycle parking spaces. The demolition will not be materially detrimental to the commercial needs and public interest because the new building will provide community services, and the use will be compatible with adjacent and nearby commercial and residential uses in the C-AC District. The existing building cannot accommodate the proposed program, making demolition necessary. The project is located on public land and provides culturally relevant services for the African American community, reflecting priorities identified in the Adeline Corridor Specific Plan.

New Floor Area

2. Pursuant to BMC 23.204.030(A)(4), “C-AC Findings,” to approve a Use Permit for new floor area in the C-AC district, the review authority must find that the proposed use or structure will:
 - a) Be compatible with the purposes of the District;
 - b) Be compatible with the design and character within the District and the adjacent residential neighborhoods;
 - c) Encourage utilization of public transit and off-street parking facilities in the area of the proposed building; and
 - d) If a new residential development, that the proposed use or structure facilitates construction of affordable housing as defined by the US Department of Housing and Urban Development (HUD) Guidelines.

Evidence: The project will be compatible with the purpose of the C-AC District because it will implement the policies of the Adeline Corridor Specific Plan. As a community center, it will offer services and community spaces that add to the area’s mix of uses and promote economic opportunity. The two-story height is consistent with the surrounding context of one- to three-story buildings. The active ground floor and metal screen design help create an engaging and welcoming street presence. With only three car parking spaces and five bike spaces, the project encourages public transit use. The site is well-served by AC Transit buses on Alcatraz Avenue and Adeline Street and is within half a mile of the Ashby BART station.

Use Permit in C-AC District

3. Pursuant to BMC 23.204.150(G), “Permit Findings,” to approve any AUP or Use Permit for a project in the C-AC district, the review authority must make the findings in Section [23.406.040](#)--Use Permits and find that the proposed use or structure:
 - a) Is consistent with the purpose of the district;
 - b) Is compatible in design and character with the district and the adjacent residential neighborhoods;
 - c) Encourages utilization of public transit and off-street parking facilities in the area of the proposed building; and
 - d) Complies with the Adeline Corridor Specific Plan’s adopted Mitigation Monitoring and Reporting Program (MMRP).

Evidence: As discussed above, the project will be consistent with the purpose of the district, will be compatible in design and character with the district and adjacent residential neighborhoods, and will encourage utilization of public transit and off-street parking facilities. The project will comply with the Adeline Corridor Specific Plan’s Mitigation Monitoring and Reporting Program during review of the building permit and during construction.

- C. As required by BMC Section 23.406.040(E)(3) “Findings for Approval”, when taking action on a Use Permit, the ZAB shall consider in its findings:
 1. The proposed land use; and
 2. The structure or addition that accommodates the use.

Evidence: The proposed community center meets the findings for approval because it is an allowed land use in the C-AC district and will provide programs and services desired by the community (based on the feedback from several community engagement events). The proposed 2-story design complies with the zoning standards and fits well within the surrounding neighborhood of one- to three-story buildings.

- D. As required by BMC Section 23.406.040(E)(4) “Findings for Approval”, 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 November 14, 2025, included as analysis in this report, and evaluated based on the existing conditions of the subject site and surrounding neighborhood at the time of decision.



PLANNING AND
DEVELOPMENT

USE PERMIT ZP2024-0183

CONDITIONS OF APPROVAL

December 11, 2025

1890 Alcatraz Avenue

Use Permit #ZP2024-0183 to demolish a 1-story commercial building (4,425 square feet) and construct a 2-story (39 feet and 4 inches) 6,016 square-foot community center with three off-street vehicle parking spaces and five bicycle parking spaces.

I. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

Pursuant to Berkeley Municipal Code (BMC) Title 23 Zoning Ordinance and Title 13 Public Peace, Morals, and Welfare, the following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

1. **Conditions and the Adeline Corridor Specific Plan Mitigation Monitoring and Reporting Program Shall be Printed on Plans.** The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions.' *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings.
2. **Compliance Required (BMC Section 23.102.050).** All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and 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.
3. **Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060(B)(1) and (2)):**
 - A. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.
 - B. 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 re-establish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.

4. Conformance to Approved Plans (BMC Section 23.404.060(B)(4)).

All work performed under an approved permit shall comply with the approved plans and any conditions of approval.

5. Exercise and Expiration of Permits (BMC Section 23.404.060(C)):

- 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 ZAB in accordance with BMC 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 must apply for and receive City approval of a new permit.

6. Permit Remains Effective for Vacant Property (BMC Section 23.404.060(D)). 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 Condition #5 above.

7. Permit Modifications (BMC Section 23.404.070). No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.

8. Permit Revocation (BMC Section 23.404.080). 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. However, 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 (ZAB), or City Council referral.

- 9. 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.

II. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

Pursuant to BMC Section 23.404.050(H) Conditions of Approval, the Zoning Adjustments Board attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

- 10. Project Liaison.** The applicant shall include in all building permit plans and post onsite the name 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 #

- 11. Bird Safe Buildings.** Prior to submittal of the building permit, the applicant shall demonstrate compliance with the applicable bird safe building provisions in BMC Section 23.304.150, Bird Safe Buildings.

- 12. Compliance with Conditions of Approval and Environmental Mitigations.** The building permit application is subject to verification of compliance of these Conditions of Approval and the adopted Adeline Corridor Specific Plan Mitigation Monitoring and Reporting Program (Attachment 3 - Exhibit A). The applicant shall be responsible for demonstrating compliance with all conditions of approval and mitigation measures per the timeline set forth by this use permit. The applicant shall deposit \$10,000 with the City, or less with the approval of the Zoning Officer, to pay for the cost of monitoring compliance with these Conditions of Approval and other applicable conditions and regulations. Should compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses upon the request of the Zoning Officer; any unused deposit will be refunded to the applicant.

Prior to Issuance of Any Building & Safety Permit (Demolition or Construction)

- 13. Demolition.** Demolition of the existing building cannot commence until a complete application is submitted for the replacement building. In addition, all plans presented to the City to obtain a permit to allow the demolition are subject to these conditions.
- 14. 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 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.
- 15. 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 his/her designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these conditions. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.
- 16. Construction and Demolition Diversion.** Applicant shall submit a [Construction Waste Management Plan](#) that meets the requirements of BMC Chapter 19.37 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.
- 17. Toxics.** The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:

- A. Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527).** A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for developments for: all new commercial, industrial and mixed-use developments and all improvement projects that require work 5 or more feet below grade, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: [City of Berkeley Community GIS Portal \(arcgis.com\)](https://arcgis.com)
- B.** Depending on the findings in the Phase I, a Phase II or additional investigation may be necessary. Any available soils and groundwater analytical data available for projects listed in this section must also be submitted to TMD.
- C. Environmental Site Clearance.** The applicant shall provide environmental screening clearance from either the San Francisco Bay Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), or the Alameda County Department of Environmental Health's Local Oversight Program (LOP). Clearance from one of these regulatory agencies will ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Environmental screening clearance shall be submitted to the City of Berkeley's Toxics Management Division prior to issuance of any building permits.
- D. Soil and Groundwater Management Plan.** A site-specific Soil and Groundwater Management Plan (SGMP) shall be submitted to Toxics Management Division (TMD) for all non-residential projects, and residential or mixed-use projects with more than four dwelling units, that: (1) are in the Environmental Management Area (EMA), as shown on the most recent City of Berkeley EMA map, and (2) propose any excavations deeper than 5 feet below grade or if significant soils removal is anticipated. The SGMP shall be submitted to the TMD with the project's building permit application and shall be approved by TMD prior to issuance of the building permit.

The SGMP shall comply with the hazardous materials and waste management standards required by BMC Section 15.12.100, the stormwater pollution prevention requirements of San Francisco Bay Regional Water Quality Control Board's Order No. R2-2009-0074, California hazardous waste generator regulations (Title 22 California Code of Regulations (CCR) 66260 et seq.), and the East Bay Municipal Utility District's Ordinance 311, and shall include the following:

- i. procedures for soil and groundwater management including identification of pollutants and disposal methods;
- ii. procedures to manage odors, dust and other potential nuisance conditions expected during development;
- iii. notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and
- iv. the name and phone number of the individual responsible for implementing the SGMP and who will respond to community questions or complaints.

TMD may require additional information or impose additional conditions as deemed necessary to protect human health and the environment. All requirements of the approved SGMP shall be deemed conditions of approval.

E. Demolitions & Renovations – Building Materials Survey. A hazardous materials survey for building materials and plans on hazardous materials and hazardous waste removal and disposal is required and must be prepared by qualified professionals, and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit.

- i. The survey shall include 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.
- ii. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors must follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)
- iii. 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.
- iv. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition.

Please note, the PCB Screening Form required by Public Works, Engineering, is a separate requirement and does not address the PCB identification requirement of the Toxics Management Division.

F. Hazardous Materials Business Plan. A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 and California Health & Safety Code, Chapter 6.95 Div. 20, shall be submitted to the Toxics Management Division through the California Environmental Reporting System: <http://cers.calepa.ca.gov/> for chemicals used or stored on site during construction that exceed reporting thresholds. The reporting is required if your facility stores or handles hazardous materials in aggregate quantities equal to or greater than 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet of compressed gases, or generates any quantity of hazardous waste. This includes welding gases, emergency generator fuel, paints, etc.

Additionally, the business occupant must submit an HMBP within 30 days of starting operations.

G. Petroleum Storage. An (SPCC) Plan is required to be prepared and implemented for facilities with any one of the following:

- i. aggregate aboveground petroleum storage capacities of 1,320 gallons or more stored in aboveground storage containers, tanks, oil-filled equipment, or
- ii. one or more tank(s) in an underground area (TIUGA) with petroleum storage capacities of 55 gallons or greater. More information on TIUGAs can be found here: <https://osfm.fire.ca.gov/divisions/pipeline-safety-and-cupa/certified-unified-program-agency-cupa/aboveground-petroleum-storage-act/tank-in-an-underground-area-tiuga/>

The SPCC plan must be prepared prior to beginning operations and you must submit facility information to Toxics Management Division (TMD) through the California Environmental Reporting System: <http://cers.calepa.ca.gov/>. The SPCC plan will be reviewed during the site inspection and shall not be submitted in CERS or to the TMD.

Prior to Issuance of Any Building (Construction) Permit

- 18. Final Design Review.** The Project requires approval of a Final Design Review application by the Design Review Committee.
- 19. HVAC Noise Reduction.** Prior to the issuance of building permits, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.
- 20. Solar Photovoltaic (Solar PV) and Battery Energy Storage Systems (ESS).** A solar PV system shall be installed, subject to specific limited exceptions, as specified by the Berkeley Energy Code (BMC Chapter 19.36). Energy storage system (ESS) readiness (new single-family, duplex, and townhouse homes) or ESS installation (new multifamily and most nonresidential buildings) shall be completed as specified by BMC Chapter 19.36. Location of the solar PV system and the ESS, if applicable, shall be noted on the construction plans. (Project required to meet applicable code at time of building permit application, if different from above.)
- 21. Nonresidential Electric Vehicle (EV) Charging.** At least 10 percent of project parking spaces for nonresidential use shall have installed Level 2 (40 amp) electric vehicle (EV) charging stations and/or DC Fast Charging Stations, and least 20 percent shall be "EV Capable" equipped with raceway, electrical panel service capacity, and an electrical system to support future Level 2 (40 amp) EV charging stations, or any more stringent EV charging requirements, as specified by the Berkeley Green Code (BMC Chapter 19.37). EV charging station installations and EV Capable spaces shall be noted on the construction plans. Public access parking spaces shall provide any applicable mandatory accessibility provisions. (Project required to meet applicable code at time of building permit application, if different from above.)

- 22. Water Efficient Landscaping.** Landscaping, totaling 500 square feet of more of new landscaping or 2,500 square feet or more of renovated irrigated area, shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO). MWELO-compliant landscape documentation including a planting, grading, and irrigation plan shall be included in site plans. Water budget calculations are also required for landscapes of 2,500 square feet or more and shall be included in site plans. The reference evapotranspiration rate (ET_o) for Berkeley is 41.8.
- 23. Recycling and Organics Collection.** Applicant shall provide recycling and organics collection areas for occupants, clearly marked on plans, which comply with the Alameda County Organics Reduction and Recycling Ordinance (2021-02). Contact the Zero Waste Division at RecyclingProgram@berkeleyca.gov.
- 24. 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.

Prior to Demolition or Start of Construction:

- 25. Construction Meeting.** The applicant shall request of the Zoning Officer an on-site meeting with City staff and key parties involved in the early phases of construction (e.g., applicant, general contractor, foundation subcontractors) to review these conditions and the construction schedule. The general contractor or applicant shall ensure that all subcontractors involved in subsequent phases of construction aware of the conditions of approval.
- 26. Construction Plan.** The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) may be required, particularly for the following activities:
- A.** Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes);
 - B.** Storage of building materials, equipment, dumpsters, debris anywhere in the public ROW;
 - C.** Provision of exclusive contractor parking on-street; or
 - D.** Significant truck activity.

Please contact the Office of Transportation at (510) 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be stamped and signed by a registered engineer prior to submittal. The TCP shall be consistent with any other requirements of the construction phase. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

- 27. Construction/No Parking Permits.** Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood.

During Construction:

- 28. 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.
- 29. Construction Hours- Exceptions.** It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.
- 30. Public Works - Implement Bay Area Air District (BAAD)-Recommended Measures** during Construction. For all proposed projects, BAAD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:
- A.** All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
 - B.** All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - C.** All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - D.** All vehicle speeds on unpaved roads shall be limited to 15 mph.
 - E.** All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
 - F.** Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
 - G.** All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator.

- H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

31. Air Quality - Diesel Particulate Matter Controls during Construction. All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with one of the following measures:

- A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or
- B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.
- C. In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:
- i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.
 - ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.

32. Construction and Demolition Diversion. 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.

- 33. Low-Carbon Concrete.** The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25 percent. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff. (Project required to meet applicable code at time of building permit application, if different from above.)
- 34. 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 MBTA and CFGC, 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.
- 35. Archaeological Resources (Ongoing throughout demolition, grading, and/or construction).** Pursuant to CEQA Guidelines section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:
- A.** In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
 - B.** If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
 - C.** In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.

D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.

E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

36. Human Remains (Ongoing throughout demolition, grading, and/or construction). In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

37. Paleontological Resources (Ongoing throughout demolition, grading, and/or construction). 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 paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist 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 paleontologist 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.

38. Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.

39. Stormwater Requirements. The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:

- A.** The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.
- B.** Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.
- C.** Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.
- D.** Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be conducted prior to the issuance of a Building Permit.
- E.** All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.
- F.** All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.
- G.** All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City.
- H.** Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
- I.** All loading areas must be designated to minimize "run-on" or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.

- J.** Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
- K.** The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.
- 40. Public Works.** Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.
- 41. Public Works.** 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.
- 42. Public Works.** The applicant shall ensure that all excavation accounts for surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.
- 43. Public Works.** 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.
- 44. Public Works.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.
- 45. Public Works.** 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.
- 46. Public Works / Building and Safety.** 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.

Prior to Final Inspection or Issuance of Occupancy Permit:

- 47. Compliance with Conditions and Environmental Mitigations.** The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit. Occupancy is subject to verification of compliance to the Adeline Corridor Specific Plan Mitigation Monitoring and Reporting Program.
- 48.** All landscape, site and architectural improvements shall be completed per the attached approved drawings received November 14, 2025.

At All Times:

- 49. Compliance with Approved Plan.** The project shall conform to the plans and statements in the Use Permit.
- 50. 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.
- 51. Rooftop Projections.** No additional rooftop or elevator equipment shall be added to exceed the approved maximum roof height without submission of an application for a Use Permit Modification, subject to Board review and approval.
- 52. Design Review.** Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to Design Review approval.
- 53. Drainage Patterns.** The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted
- 54. Loading.** All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.
- 55. Required Bike Parking.** Secure and on-site bike parking for at least five bicycles shall be provided for the life of the building.
- 56. Nonresidential Electric Vehicle (EV) Charging.** Required Level 2 charging stations and DC Fast Charge stations, as specified by the Berkeley Green Code (BMC Chapter 19.37) shall be maintained in *good working condition and made available for building occupant and/or visitor* use. (Project required to **meet applicable code at time of building permit application, if different from above.**)
- 57. Transit Subsidy Condition.** If 10 or more employees, the business operator shall reimburse employees the maximum non-taxable cost of commuting to and from work on public transportation (e.g., monthly passes) if they so commute, and a notice informing employees of the availability of such subsidy shall be permanently displayed in the employee area as per BMC Chapter 9.88.

Sand

SIGNATURE

DATE _____

THE CITY OF BERKELEY

AAHRC

AFRICAN AMERICAN HOLISTIC RESOURCE CENTER

1890 ALCATRAZ AVE., BERKELEY, CA 94703

DESIGN DEVELOPMENT SET

REV 1 NOVEMBER 14, 2025



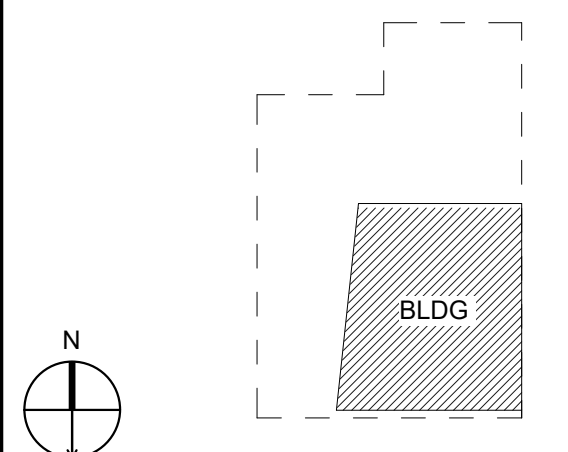
11 Embarcadero West, Ste. 205
Oakland, California 94104
Ph: 510-538-9991
www.ae3partners.com

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DISCLAIMER

NOTE:
IT IS THE PURPOSE OF THESE DRAWINGS TO SHOW THE
GENERAL ARRANGEMENT OF RE-MODELING AND
ADDITIONS TO THE EXISTING STRUCTURE AND
ARCHITECTURAL CONDITIONS OF EXISTING WALLS,
FLOORS AND CEILING WHICH WILL NEED TO BE VERIFIED
AND PERHAPS MODIFIED AS THE CONDITIONS ARE
REVEALED DURING CONSTRUCTION. A-E-3 DOES NOT
ASSUME ANY RESPONSIBILITY FOR THE EXISTING
STRUCTURE.

KEY PLAN



PROFESSIONAL SEALS



PROJECT

AFRICAN AMERICAN HOLISTIC RESOURCE
CENTER

1890 ALCATRAZ AVE.
BERKELEY, CA 94703

SHEET TITLE

COVER SHEET

DRAWN BY	REVIEWED BY	SHEET NUMBER
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DRAWN BY	REVIEWED BY
BD MW	AMS

PROJECT NUMBER	

2022009

DATE	02/13/2025
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G-000



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: 1890 ALCATRAZ AVENUE BERKELEY Date: 02/26/2025
Applicant's Name: CITY OF BERKELEY PARKS, RECREATION & WATERFRONT DEPT.
Zoning District: C-AC ADELINE CORRIDOR COMMERCIAL 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	(#)	0	0	N/A
Number of Parking Spaces	(#)	6	3	0
Number of Bedrooms	(#)	0	0	N/A
(R-1, R-1A, R-2, R-2A, and R-3 only)				
Yards and Height				
Front Yard Setback	(Feet)	0	1'-2"	0
Side Yard Setbacks:				
(facing property)	Left: (Feet)	28'-2"	24'-1"	20'
	Right: (Feet)	0	0	0
Rear Yard Setback	(Feet)	33'-4"	51'-11"	10'
Building Height*	(# Stories)	1	2	3
Average*	(Feet)	12'	35'-8"	40'-0"
Maximum*	(Feet)	12'	37'-9"	45'-0"
Areas				
Lot Area	(Square-Feet)	9,755	9,755	9,755
Gross Floor Area*	(Square-Feet)	3,910	6,016	21,015
Total Area Covered by All Floors				
Building Footprint*	(Square-Feet)	3,910	3,071	7,005
Total of All Structures				
Lot Coverage*	(%)	40%	31%	100%
Residential districts only (Building Footprint/Lot Area)				
Useable Open Space*	(Square-Feet)	5,845	6,684	0
Floor Area Ratio*		.40	.65	2.8
Non-Residential districts only (Except ES-R)				

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

Revised: 12/21

E. TABULATION FORM

The demolished building and proposed African American Holistic Resource Center design are compared with the current Berkeley Municipal Code standards.



S
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1



— **RETAINING WALL**

— EXISTING TREE

— PROPERTY LINE

— EXISTING BUILDING
OUTLINE

**OUTDOOR
EVENT
SPACE 1**

NEW BUILDING

EXISTING
BUILDING

EXISTING
BUILDING

EXISTING
BUILDING

EXISTING
BUILDING

(N) UTILITY
TRASH /
ENCLOSURE
BATTERY
STORAGE
WORKING SPACES
OVER 6,000 SF OF
23.322.090 A.1
ENTRY GATE
EXISTING
TREE

5 BICYCLE PARKING SPACES
(3 SPACES REQUIRED, 1 PER 6,000 SF OF
BUILDING AREA, PER BMC 23.322.090 A.1)

ENTRY GATE
EXISTING
TREE

**EXISTING PG&E UTILITY BOX
UNDER CANOPY**

ALCATRAZ AVENUE

— EXISTING WATER MAIN

1 SITE PLAN
1" = 10'-0"

GENERAL NOTES



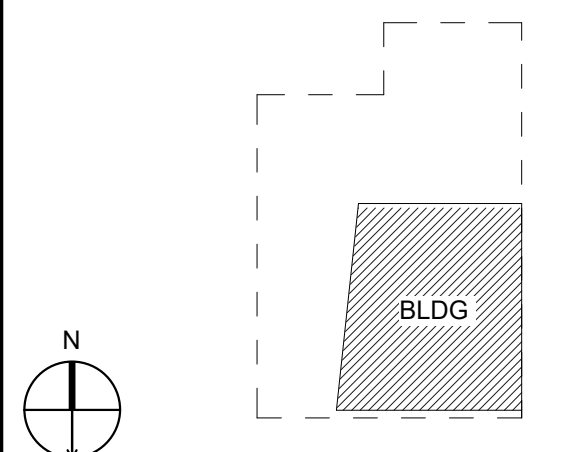
CODE ANALYSIS

1. **PROJECT:** AFRICAN AMERICAN HOLISTIC RESOURCE CENTER
2. **LOCATION:** 1890 ALCATRAZ AVE., BERKELEY, CA 94703
3. **OWNER:** CITY OF BERKELEY
4. **SCOPE:** CONSTRUCTION OF NEW BUILDING
5. **GOVERNING AUTHORITY:** THE CITY OF BERKELEY
6. **SITE AREA:** ~9,303 SF
7. **GROSS BUILDING SF:** 6,016 SF
8. **NO. OF STORIES:** 2-STORY
9. **CONSTRUCTION TYPE:** V-B, NON-RATED
10. **OCCUPANCY GROUP:** B
11. **OCCUPANCY SEPARATION:** 2 HOURS
12. **SPRINKLERS:** NOT SPRINKLERED
13. **MAX BLDG HEIGHT ALLOWED** (TABLE 504.3): 40 FT

DISCLAIMER

NOTE: IT IS THE PURPOSE OF THESE DRAWINGS TO SHOW THE GENERAL ARRANGEMENT OF RE-MODELING AND ADDITIONS TO THE EXISTING STRUCTURE AND ARCHITECTURAL CONDITIONS OF EXISTING WALLS, FLOORS AND CEILING WHICH WILL NEED TO BE VERIFIED AND PERHAPS MODIFIED AS THE CONDITIONS ARE REVEALED DURING CONSTRUCTION. A-E-3 DOES NOT ASSUME ANY RESPONSIBILITY FOR THE EXISTING STRUCTURE.

KEY PLAN



PROFESSIONAL SEALS



SYMBOLS



GRASS



PAVING



PARKIN



TREE



VEHICLE

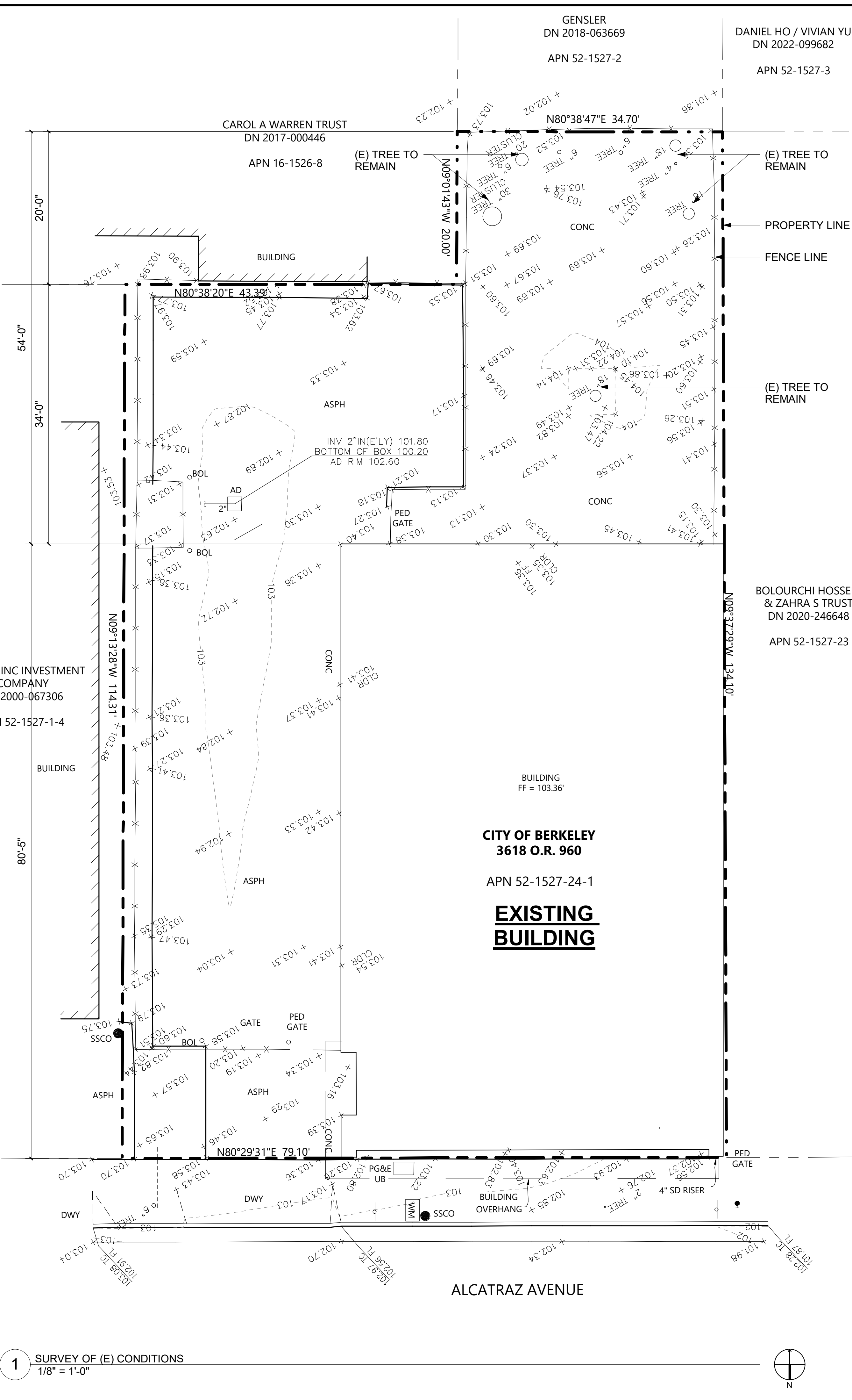
PROJECT
AFRICAN AMERICAN HOLISTIC RESOURCE CENTER

1890 ALCATRAZ AVE.
BERKELEY, CA 94703

SHEET TITLE
NEIGHBORHOOD CONTEXTUAL SITE PLAN

DRAWN BY BD, MW	REVIEWED BY AMS	SHEET NUMBER
PROJECT NUMBER 2022009		A-10
DATE 02/13/2025		

A-101

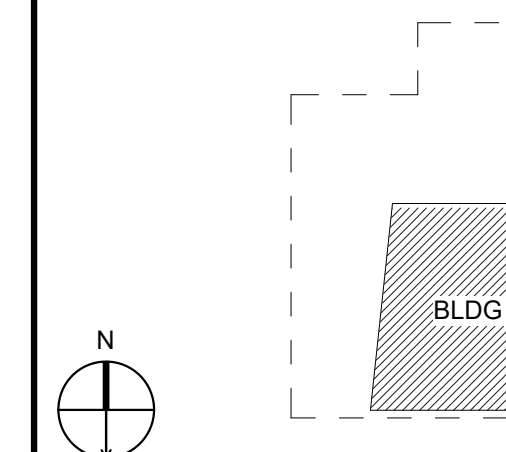
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DISCLAIMER

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KEY PLAN



PROFESSIONAL SEALS



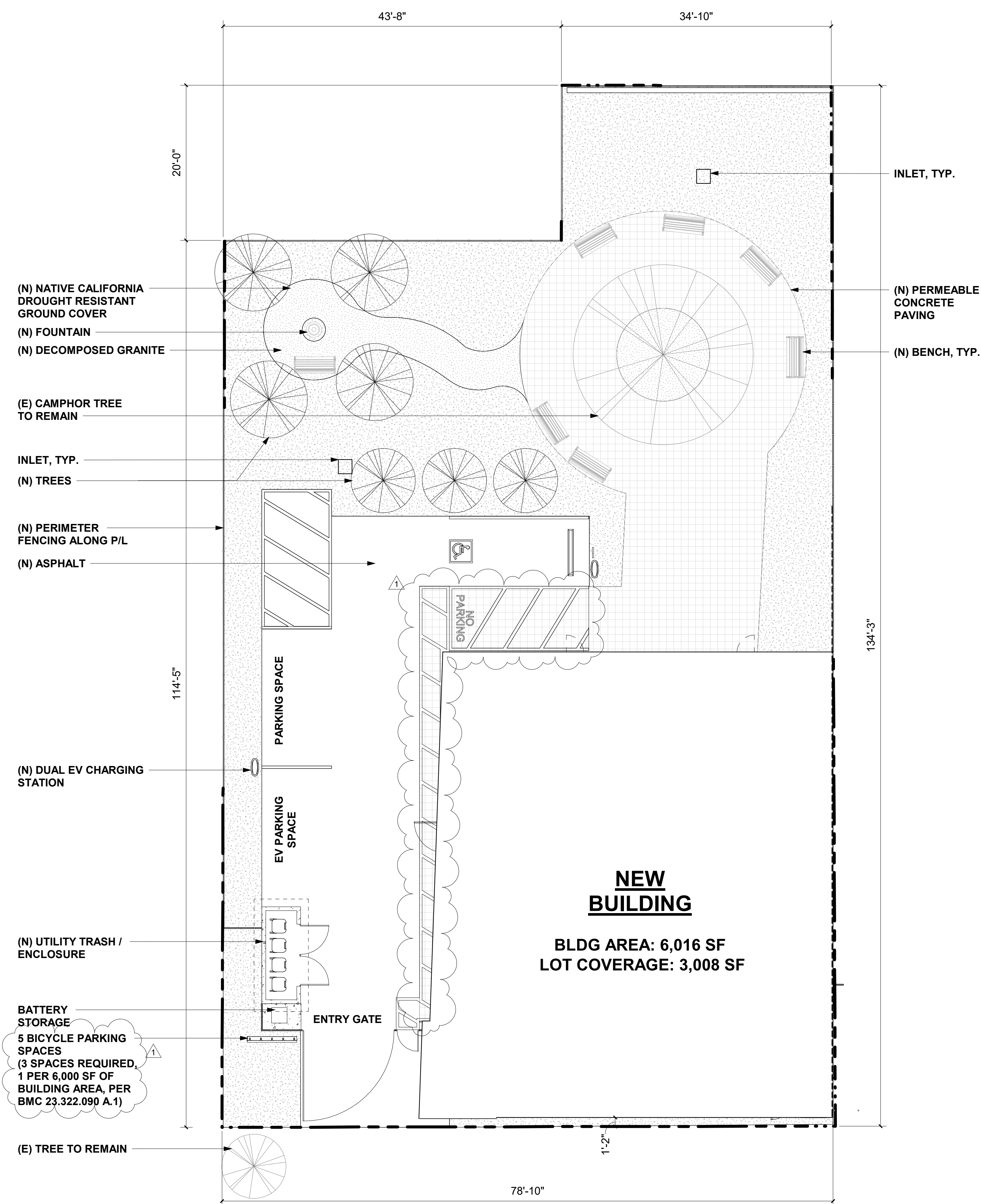
PROJECT	AFRICAN AMERICAN HOLISTIC RESOURCE CENTER
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1890 ALCATRAZ AVE.
BERKELEY, CA 94703

SHEET TITLE
LOT COVERAGE AND LANDSCAPE DIAGRAM

DRAWN BY BD, MW	REVIEWED BY AMS	SHEET NUMBER
PROJECT NUMBER 2022009		A-1
DATE 02/13/2025		

A-103



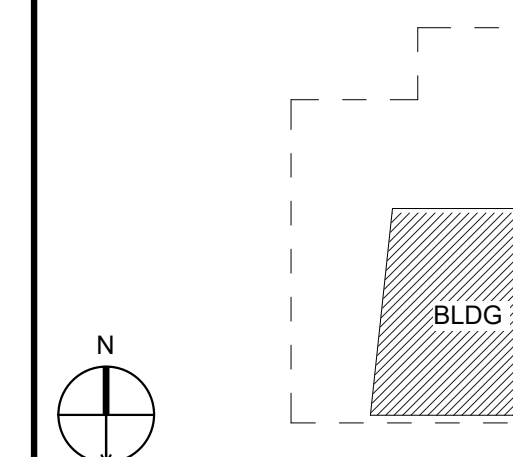
1 LOT COVERAGE DIAGRAM
1/8" = 1'-0"

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DISCLAIMER

NOTE:
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KEY PLAN



PROFESSIONAL SEALS



PROJECT	AFRICAN AMERICAN HOLISTIC RESOURCE CENTER
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1890 ALCATRAZ AVE.
BERKELEY, CA 94703

SHEET TITLE
STREET ELEVATION

DRAWN BY BD, MW	REVIEWED BY AMS	SHEET NUMBER A-104
PROJECT NUMBER 2022009		
DATE 02/13/2025		



1 STREET ELEVATION
1" = 10'-0"

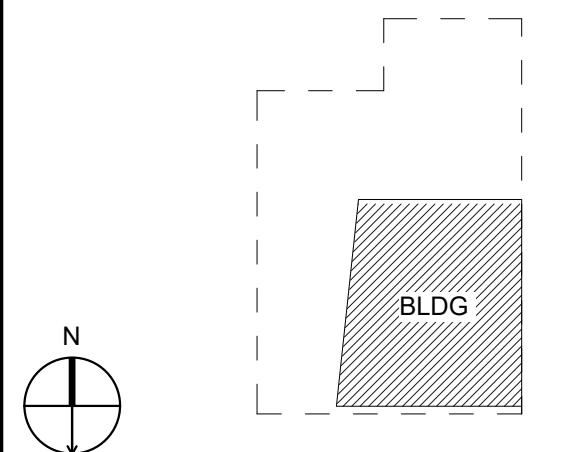
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DISCLAIMER

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KEY PLAN



PROFESSIONAL SEALS



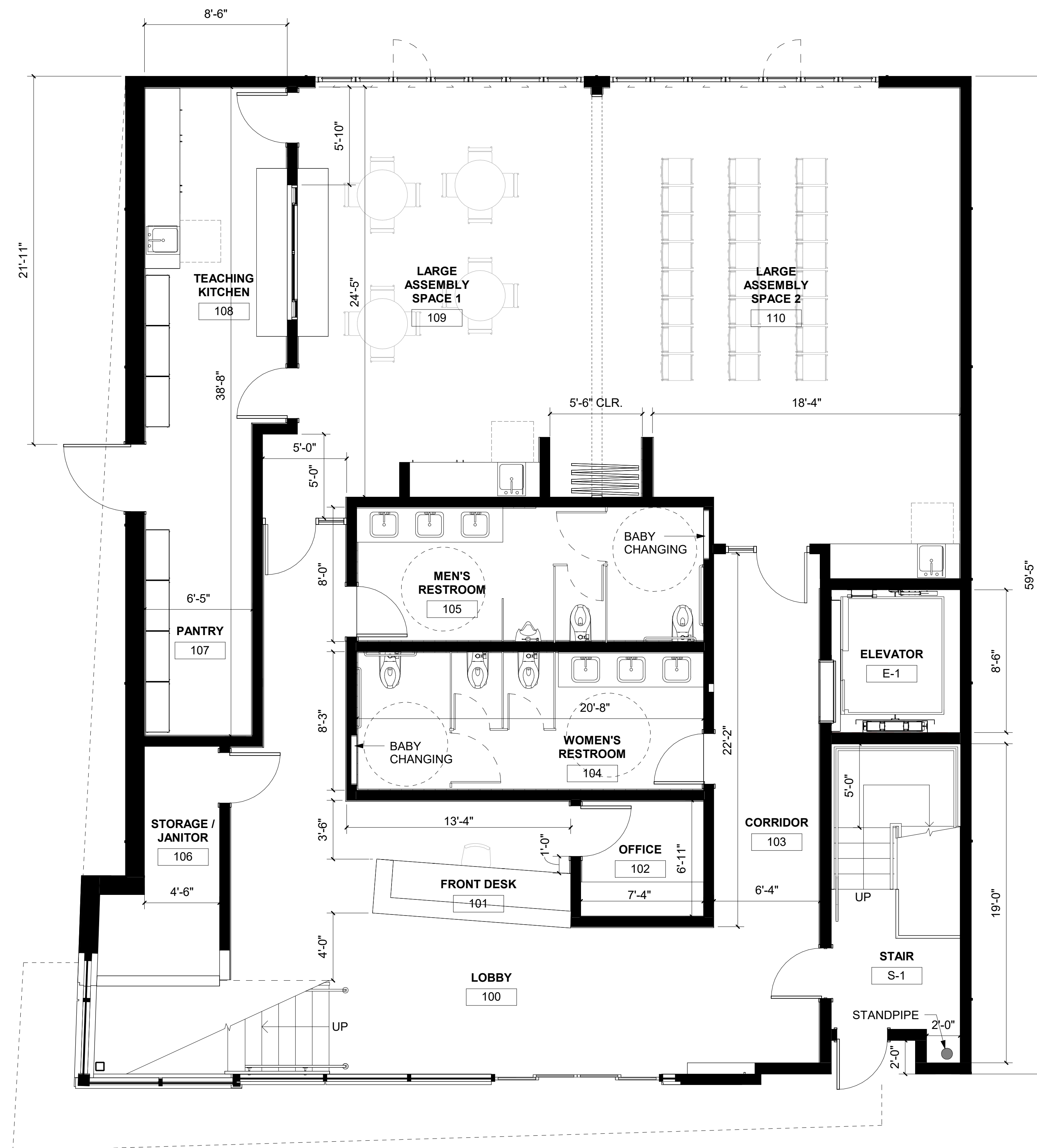
PROJECT

AFRICAN AMERICAN HOLISTIC RESOURCE
CENTER

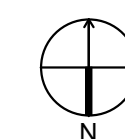
1890 ALCATRAZ AVE.
BERKELEY, CA 94703

SHEET TITLE
FIRST FLOOR PLAN

DRAWN BY BD, MW	REVIEWED BY AMS	SHEET NUMBER
PROJECT NUMBER 2022009		A-201
DATE 02/13/2025		



1 FIRST FLOOR PLAN
1/4" = 1'-0"



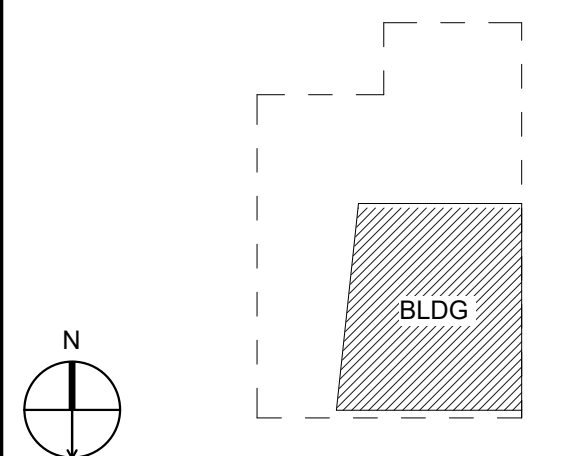
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DISCLAIMER

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KEY PLAN



PROFESSIONAL SEALS



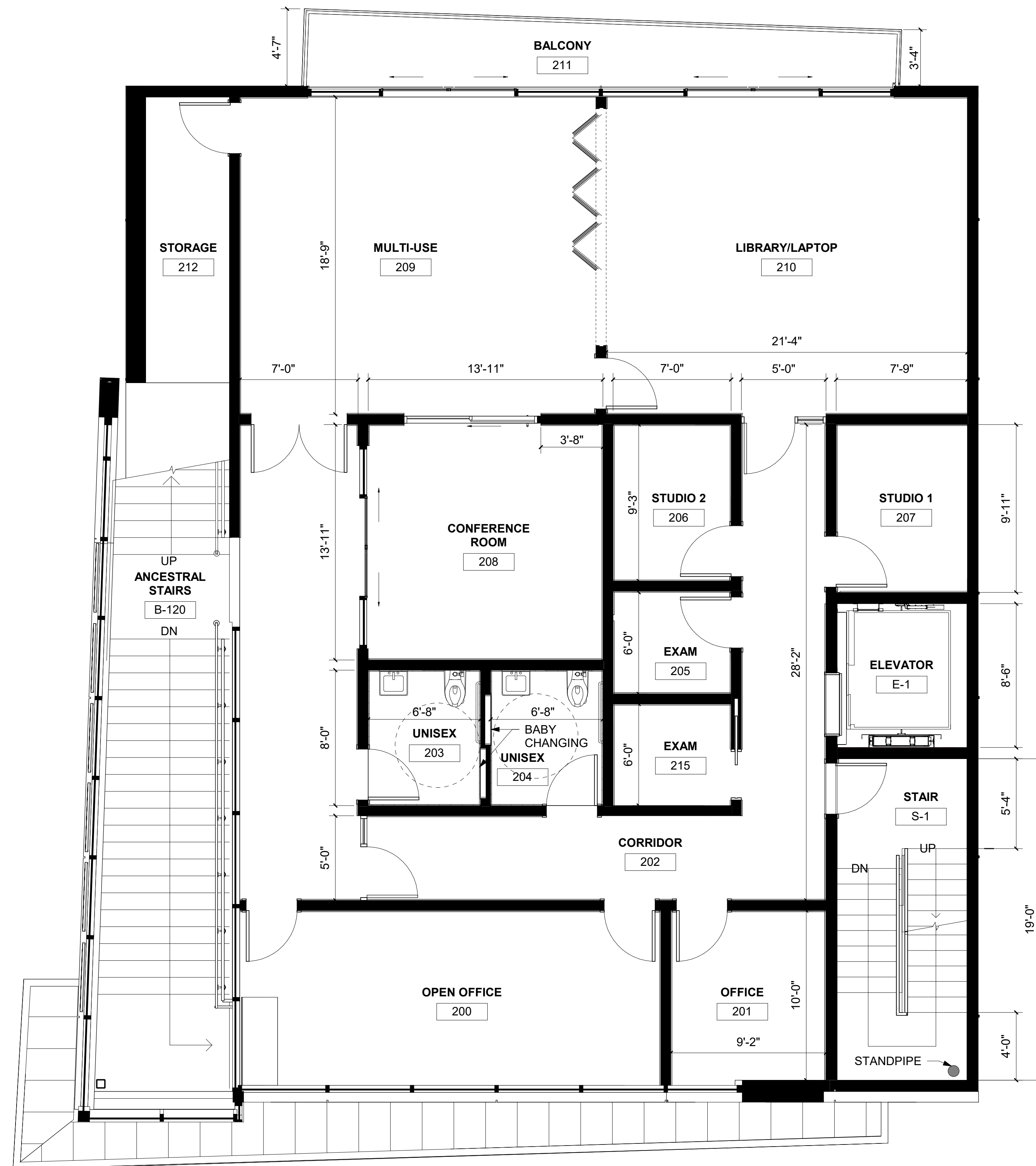
PROJECT

AFRICAN AMERICAN HOLISTIC RESOURCE
CENTER

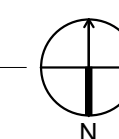
1890 ALCATRAZ AVE.
BERKELEY, CA 94703

SHEET TITLE
SECOND FLOOR PLAN

DRAWN BY BD, MW	REVIEWED BY AMS	SHEET NUMBER
PROJECT NUMBER 2022009		A-202
DATE 02/13/2025		



1 SECOND FLOOR PLAN
1/4" = 1'-0"



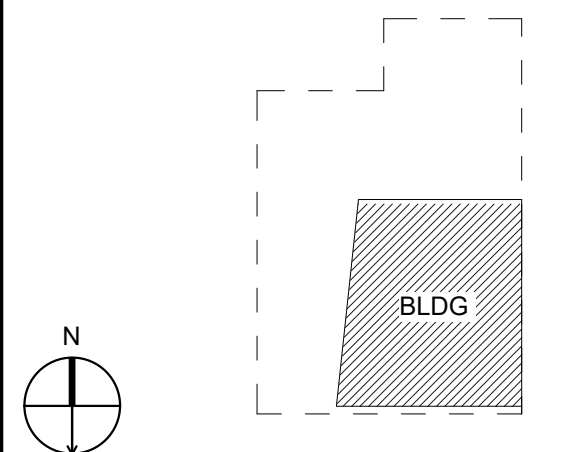
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DISCLAIMER

NOTE:

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KEY PLAN



PROFESSIONAL SEALS



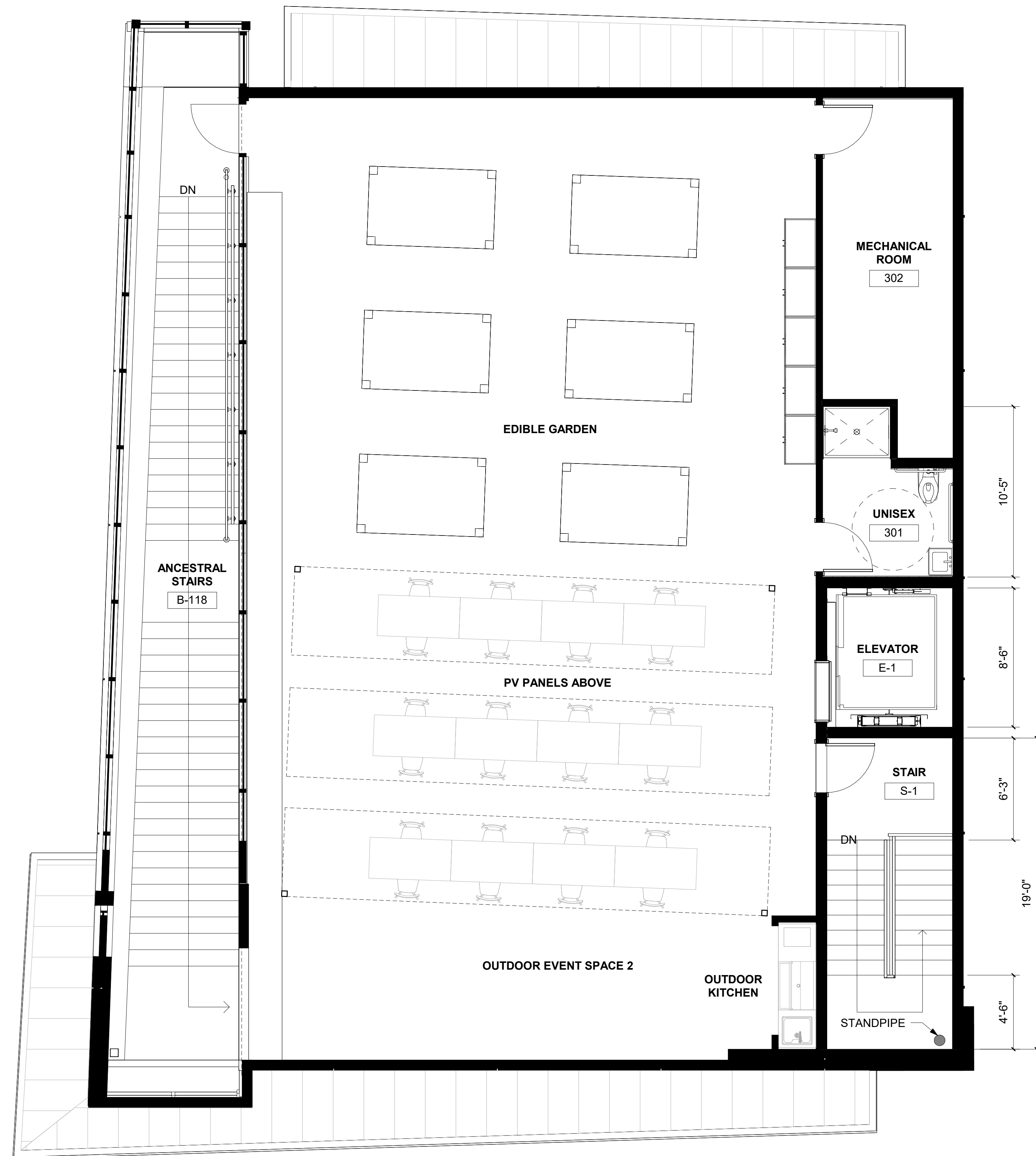
PROJECT

AFRICAN AMERICAN HOLISTIC RESOURCE
CENTER

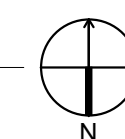
1890 ALCATRAZ AVE.
BERKELEY, CA 94703

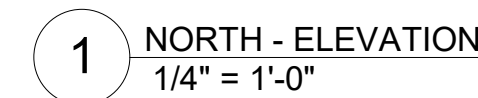
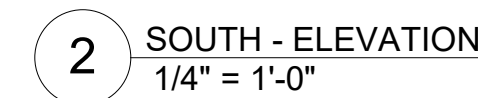
SHEET TITLE
ROOF TERRACE PLAN

DRAWN BY BD, MW	REVIEWED BY AMS	SHEET NUMBER
PROJECT NUMBER 2022009		A-203
DATE 02/13/2025		

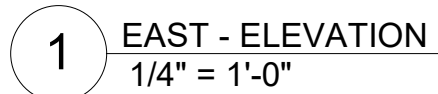
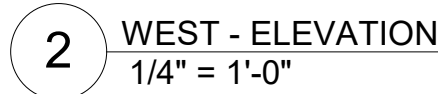


1 ROOF LEVEL PLAN
1/4" = 1'-0"





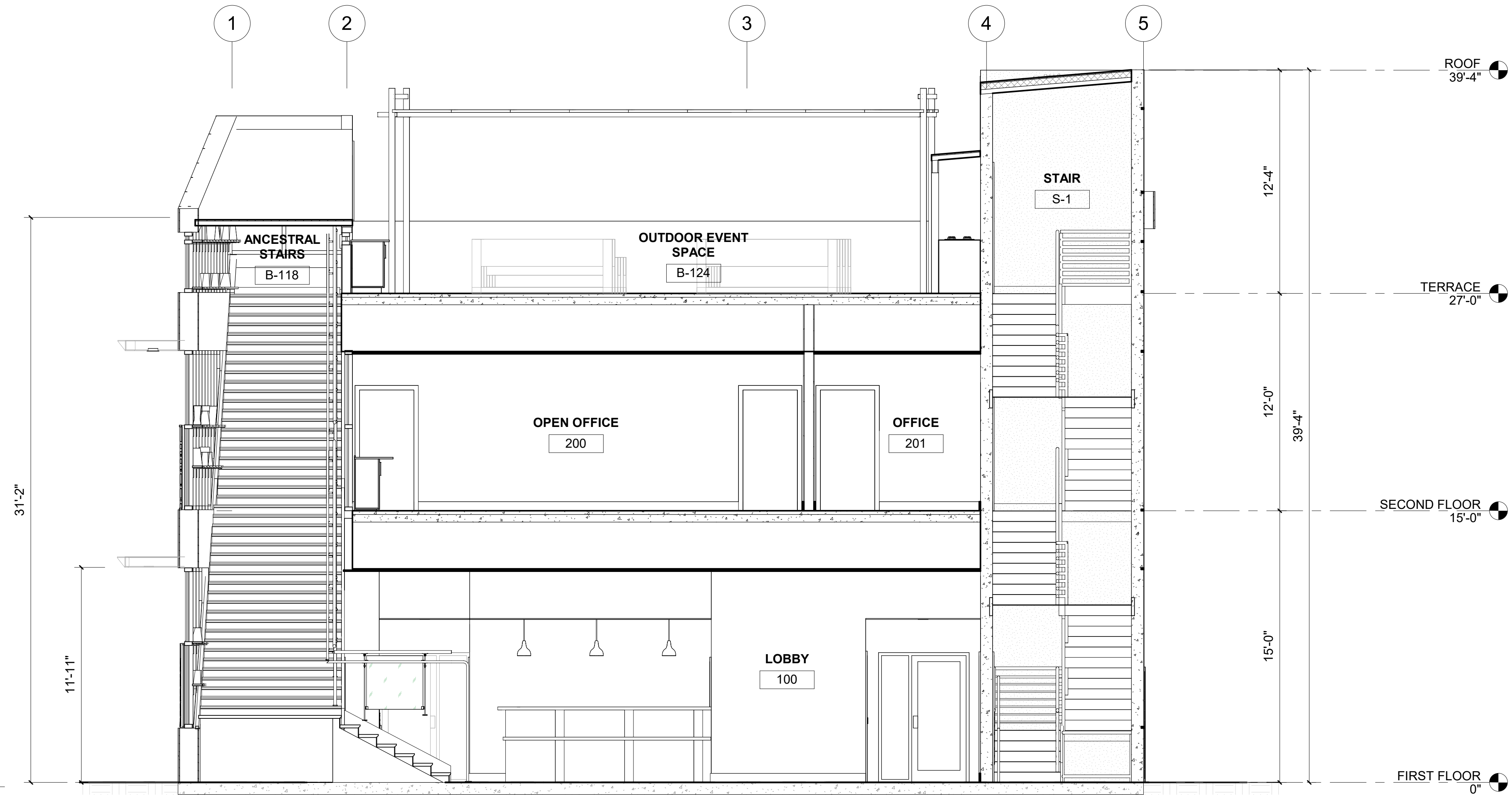
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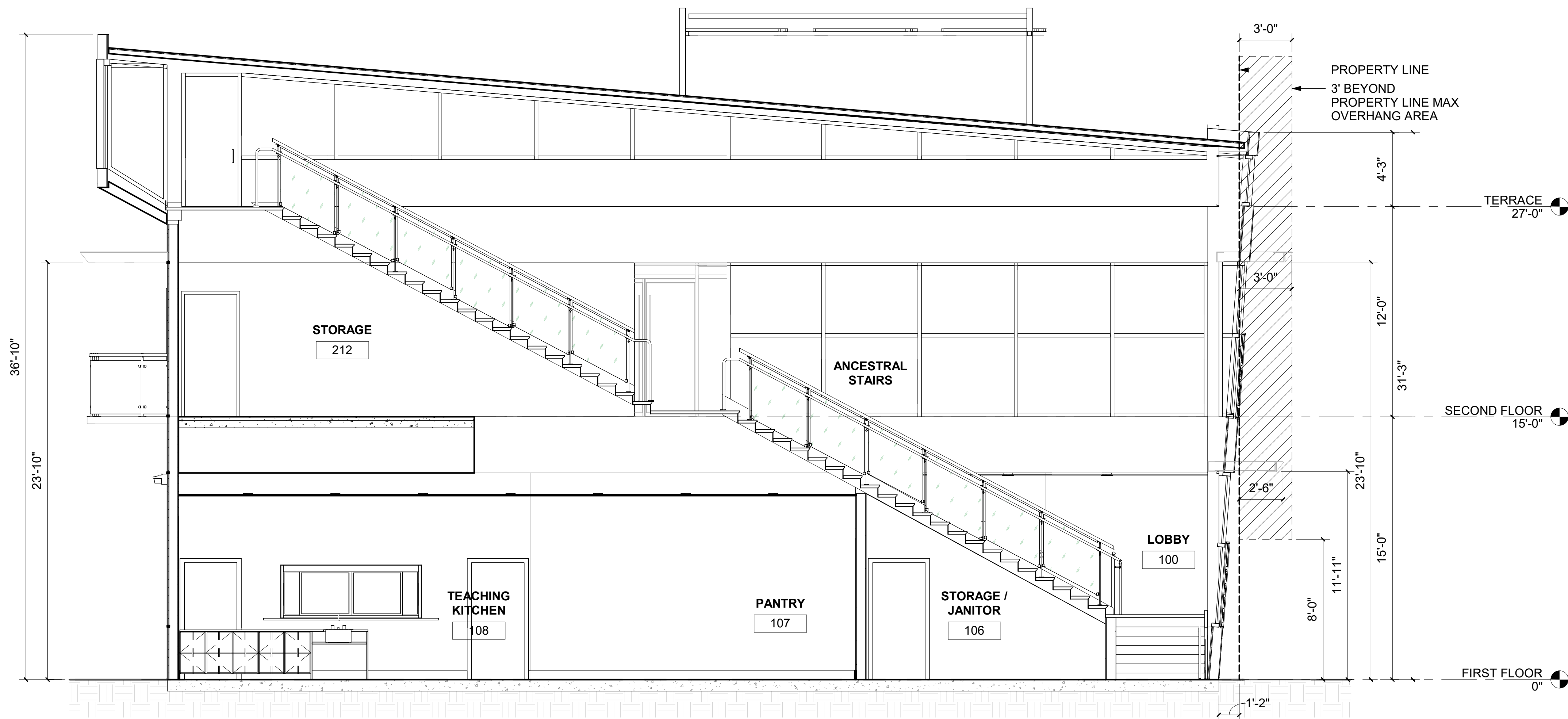
A-302

09/20/2025 10:48:22 AM C:\Users\matraw\Documents\20250909_AHRC-General_Matraw\7X11.rvt
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2 BUILDING SECTION
1/4" = 1'-0"



1 BUILDING SECTION
1/4" = 1'-0"



GENERAL NOTES



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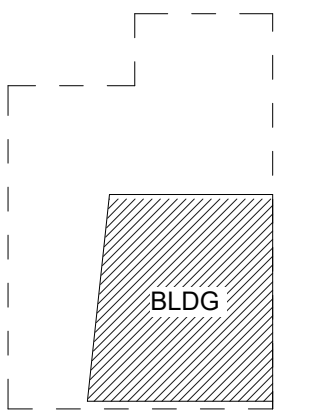
KEY NOTES

KEY NOTES LISTED HERE ARE FOR ALL ELEVATIONS. NOT EVERY NOTE IS USED ON EVERY ELEVATION

- 1 ROOF TOP EQUIPMENT- SEE MECHANICAL DRAWINGS
- 2 STRUCTURAL STEEL - SEE STRUCTURAL DRAWINGS FOR SIZES AND LOCATIONS
- 3 DRINKING FOUNTAIN - SEE PLUMBING DRAWINGS AND ENLARGED PLAN
- 4 FIRE EXTINGUISHER- SEE A-001, A-002. AND SPECIFICATIONS
- 5 ROOF HATCH WITH ACCESS LADDER
- 6 48"H CORNER GUARD, SEE FINISH FLOOR PLANS
- 7 EXTERIOR LIGHT
- 8 (N) CONCRETE FOOTING, SSD

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KEY PLAN

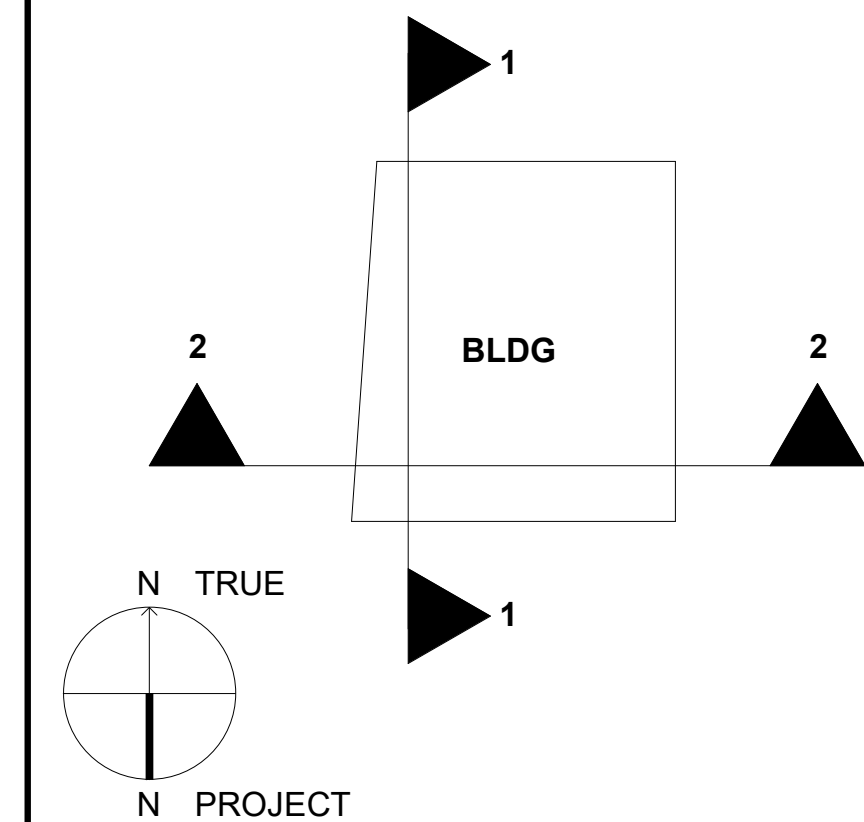


PROFESSIONAL SEALS



PROJECT
AFRICAN AMERICAN HOLISTIC RESOURCE CENTER
1890 ALCATRAZ AVE
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REFERENCE PLAN



SHEET TITLE BUILDING SECTIONS

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PROJECT NUMBER 2022009		A-313
DATE 02/13/2025		

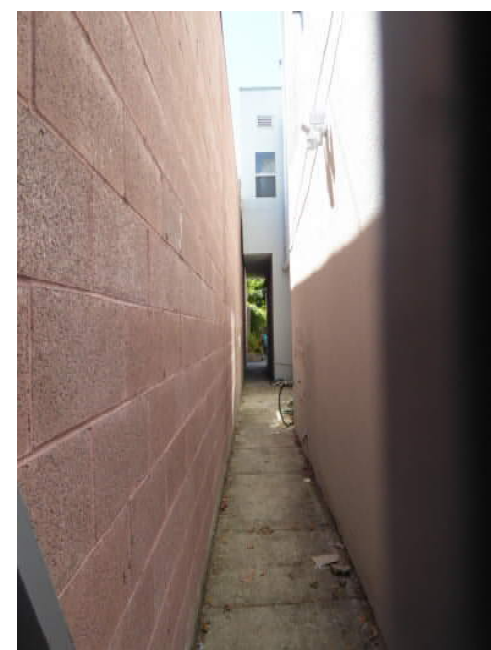
A: SITE PHOTOGRAPHS



NORTH ELEVATION – 1890 ALCATRAZ AVE



WEST ELEVATION + 1868 ALCATRAZ AVE



WEST – OUTDOOR EVENT SPACE



NORTH VIEW – OUTDOOR EVENT SPACE

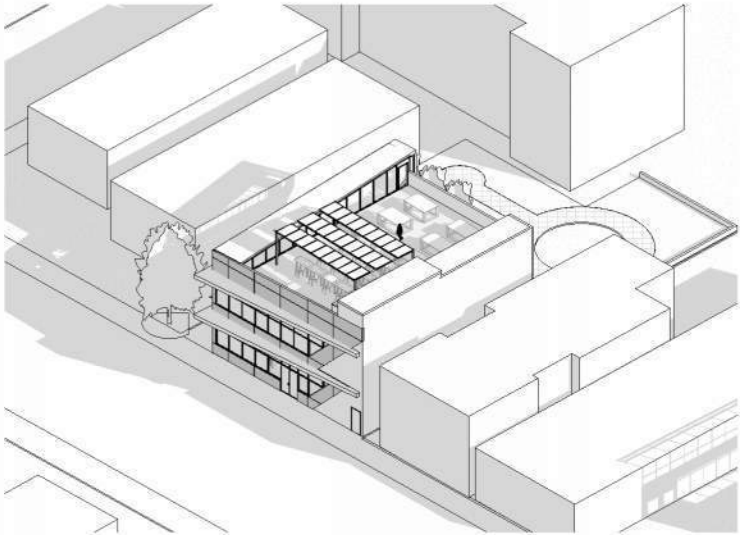


SOUTH ELEVATION – 1890 ALCATRAZ AVE

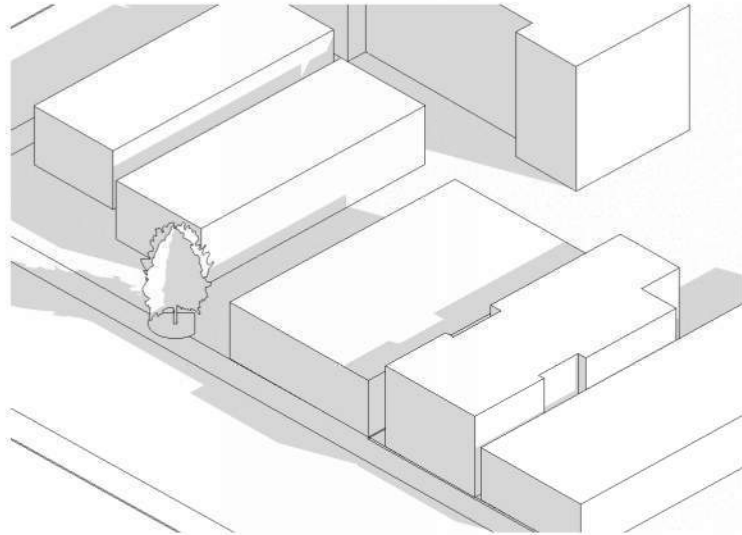


EAST – PARKING + 1896 ALCATRAZ AVE

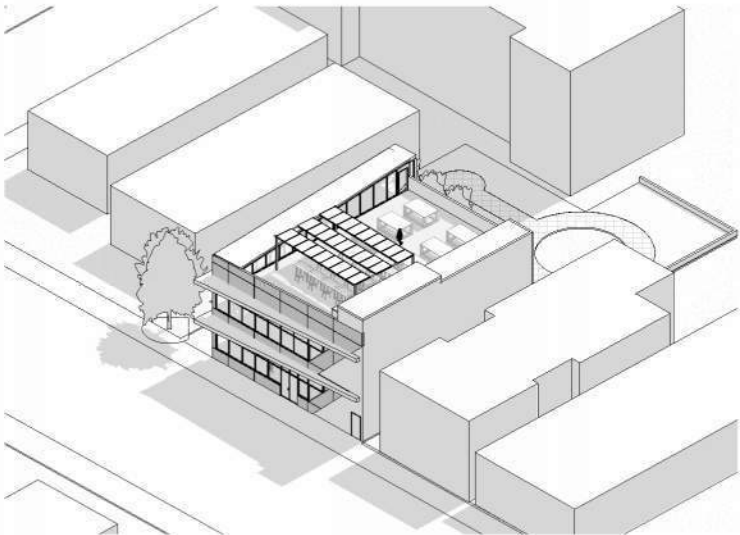
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Drawing Number: 77171514
Drawing Date: 02/26/2025
Drawing By: MW, BD
Drawing Check: AMS
Drawing Title: SB-1214 ZONING APPLICATION - African American Holistic Resource Center
Drawing Number: 77171514
Drawing Date: 02/26/2025
Drawing By: MW, BD
Drawing Check: AMS



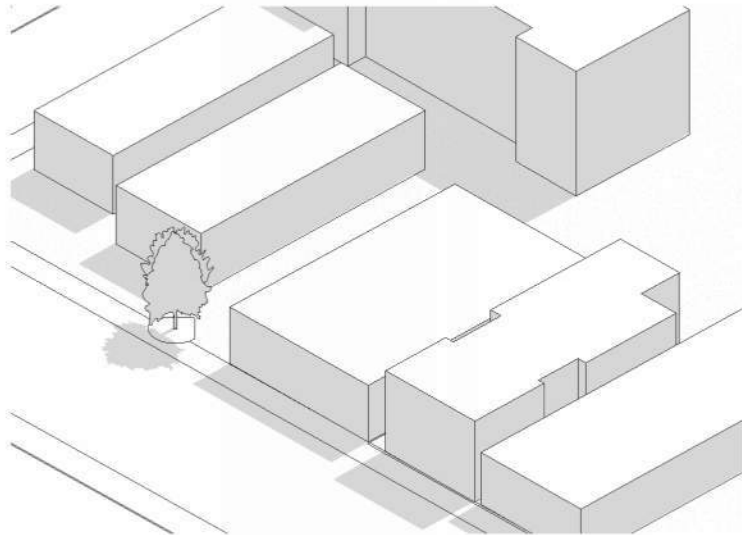
6 SOLAR STUDY - 4PM NEW BUILDING



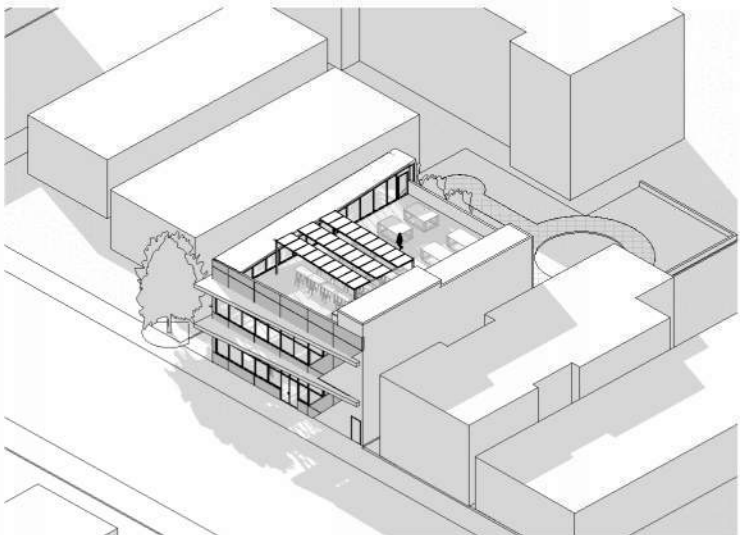
3 SOLAR STUDY - 4PM EXISTING BUILDING



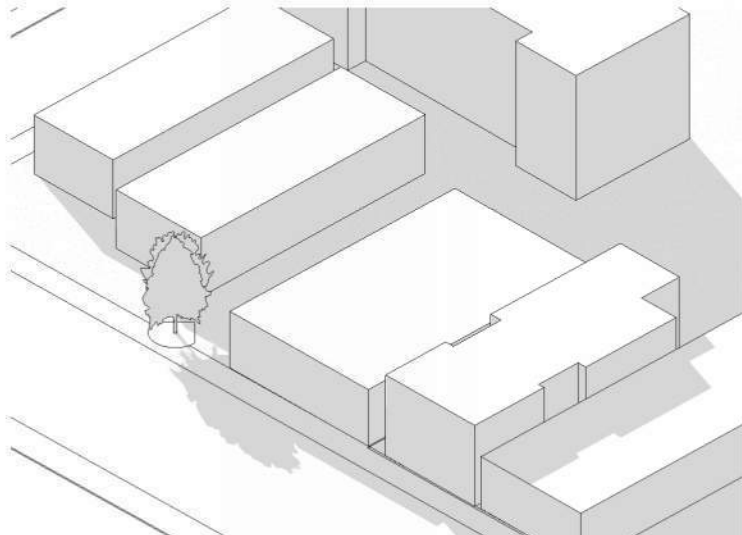
5 SOLAR STUDY - 12PM NEW BUILDING



2 SOLAR STUDY - 12PM EXISTING BUILDING



4 SOLAR STUDY - 8AM NEW BUILDING



1 SOLAR STUDY - 8AM EXISTING BUILDING



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NO.	ISSUE/REVISION	MM-DD-YYYY
1	ISSUE/REVISION	MM-DD-YYYY
2	ISSUE/REVISION	MM-DD-YYYY
3	ISSUE/REVISION	MM-DD-YYYY
4	ISSUE/REVISION	MM-DD-YYYY
5	ISSUE/REVISION	MM-DD-YYYY
6	ISSUE/REVISION	MM-DD-YYYY
7	ISSUE/REVISION	MM-DD-YYYY
8	ISSUE/REVISION	MM-DD-YYYY
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16	ISSUE/REVISION	MM-DD-YYYY
17	ISSUE/REVISION	MM-DD-YYYY
18	ISSUE/REVISION	MM-DD-YYYY
19	ISSUE/REVISION	MM-DD-YYYY
20	ISSUE/REVISION	MM-DD-YYYY

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KEY PLAN

PROFESSIONAL SEALS

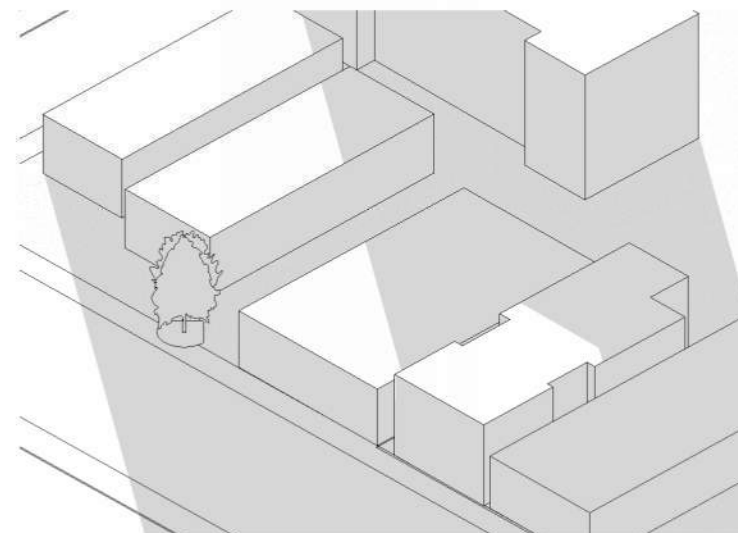
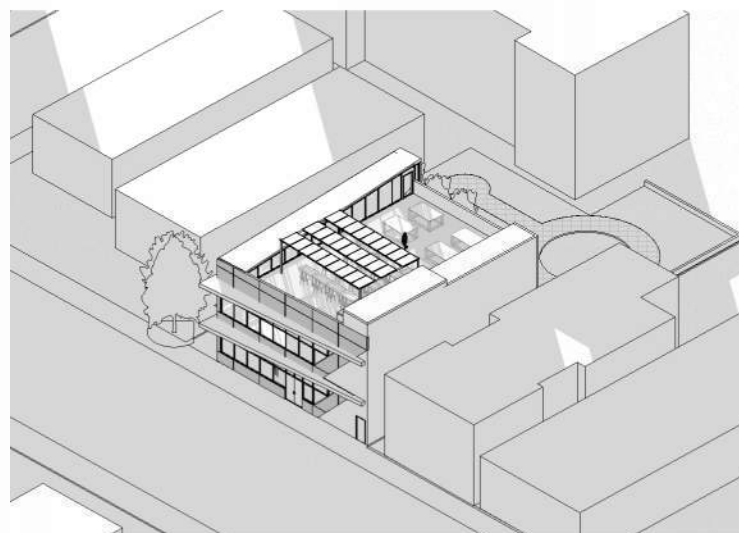
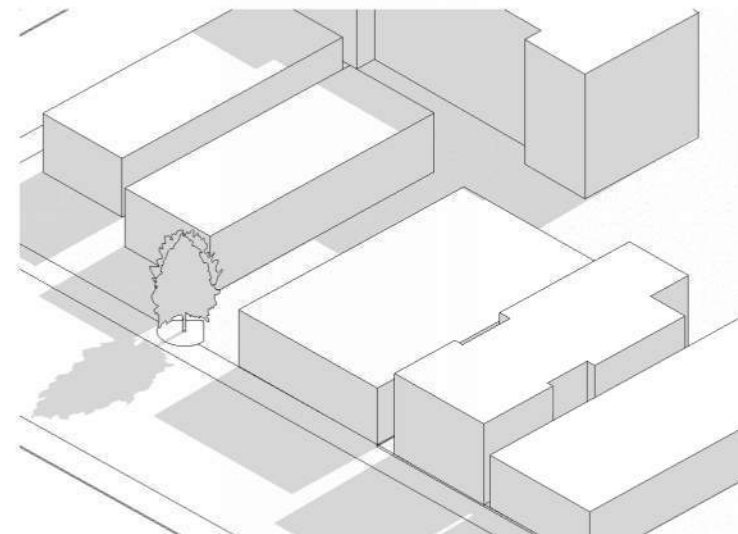
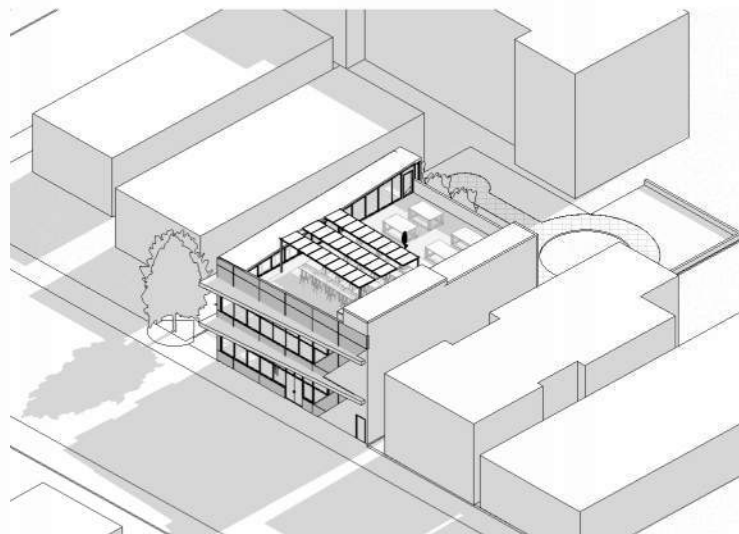
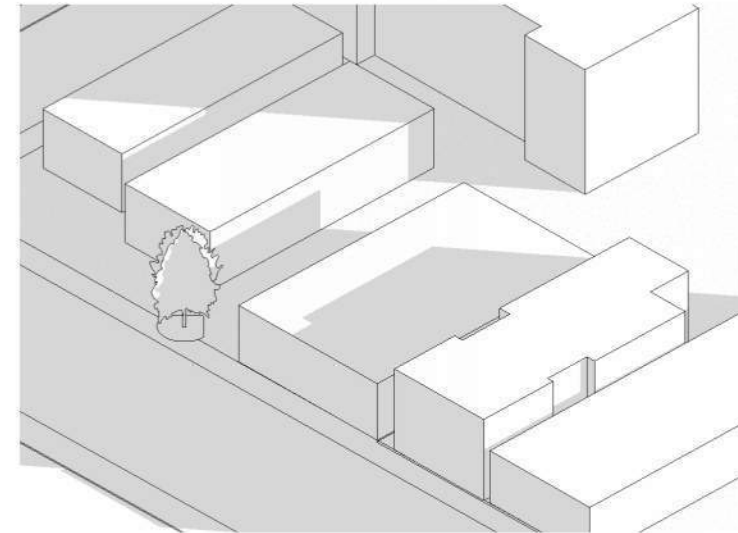
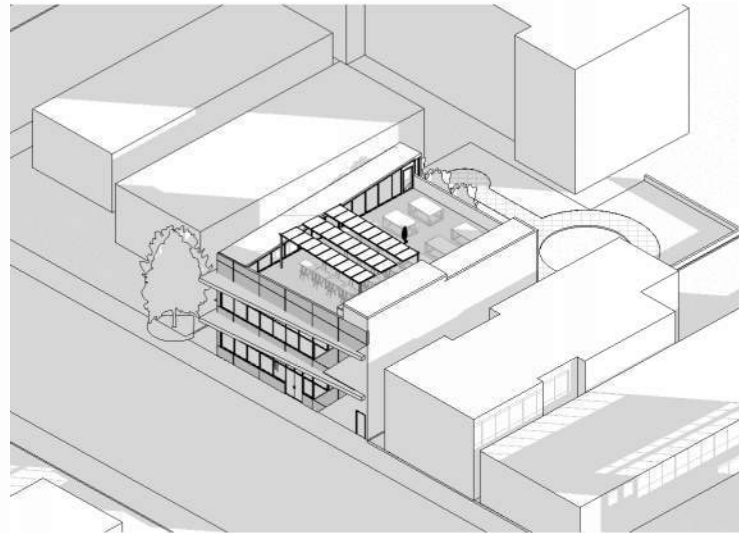


PROJECT
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CENTER
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SB-1214 ZONING APPLICATION

SHEET TITLE
SOLAR STUDY - DATE OF ZONING
SUBMISSION

DRAWN BY	REVIEWED BY	SHEET NUMBER
MW, BD	AMS	A-205
PROJECT NUMBER		
DATE		

2022009
02/26/2025



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PROFESSIONAL SEALS

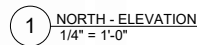
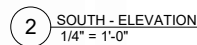


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SHEET TITLE
SOLAR STUDY - WINTER SOLSTICE

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DATE 02/26/2025		



A-301

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SHEET TITLE
MATERIALS FINISH BOARD

DRAWN BY	REVIEWED BY	SHEET NUMBER
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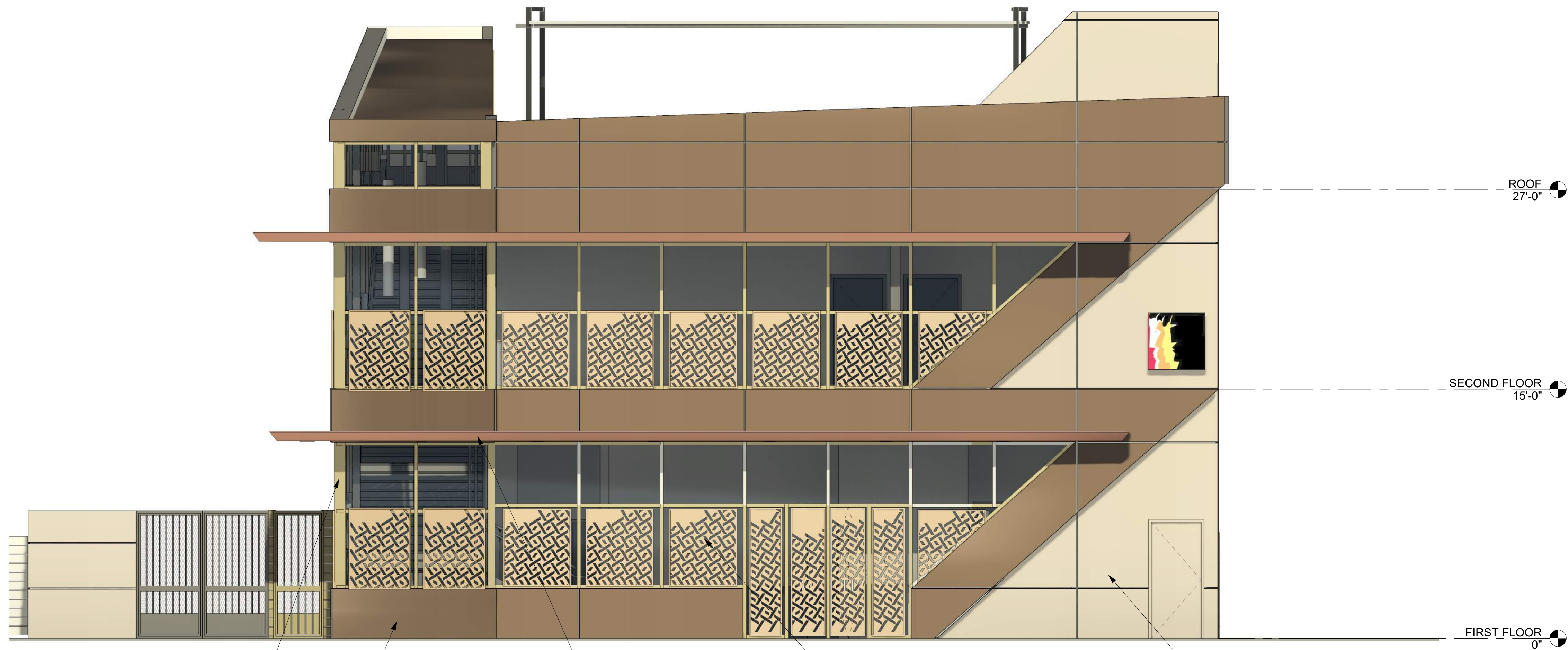
Author	Approver
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PROJECT NUMBER	

2022009

DATE
02/26/2025

A-1000



1 NORTH - ELEVATION Copy 1
1/4" = 1'-0"

CHAMPAIGNE TONED STOREFRONT SYSTEM.



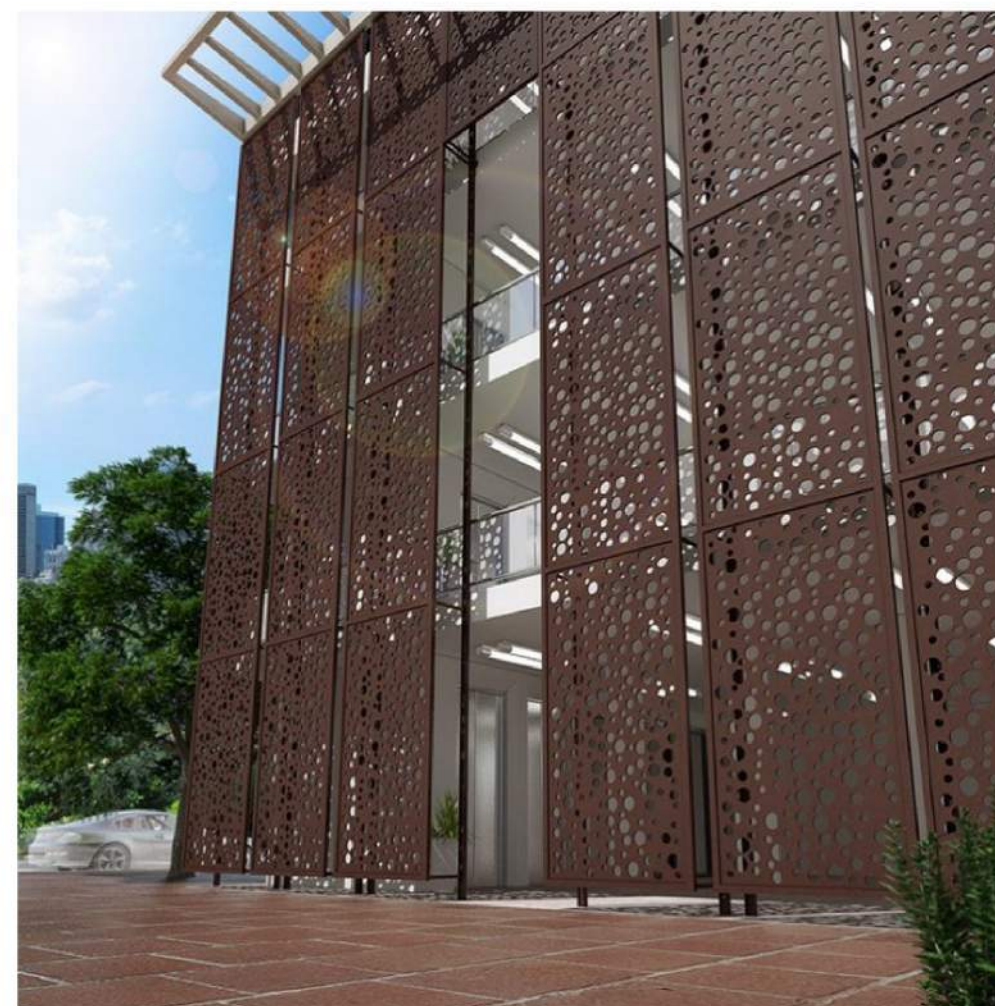
— EARTH TONNED METAL PANEL TBD



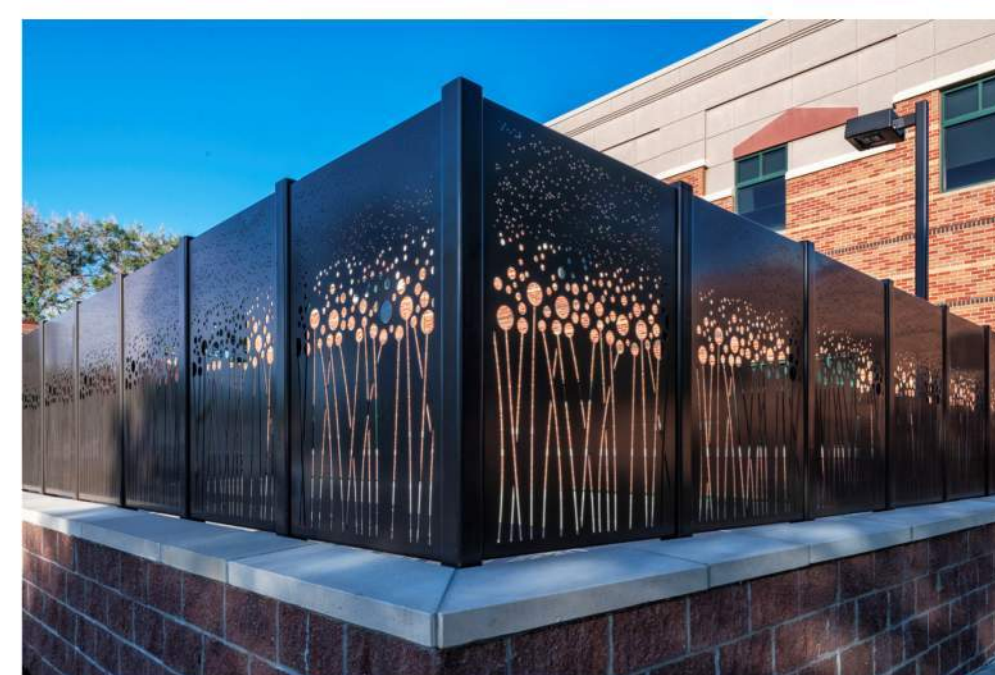
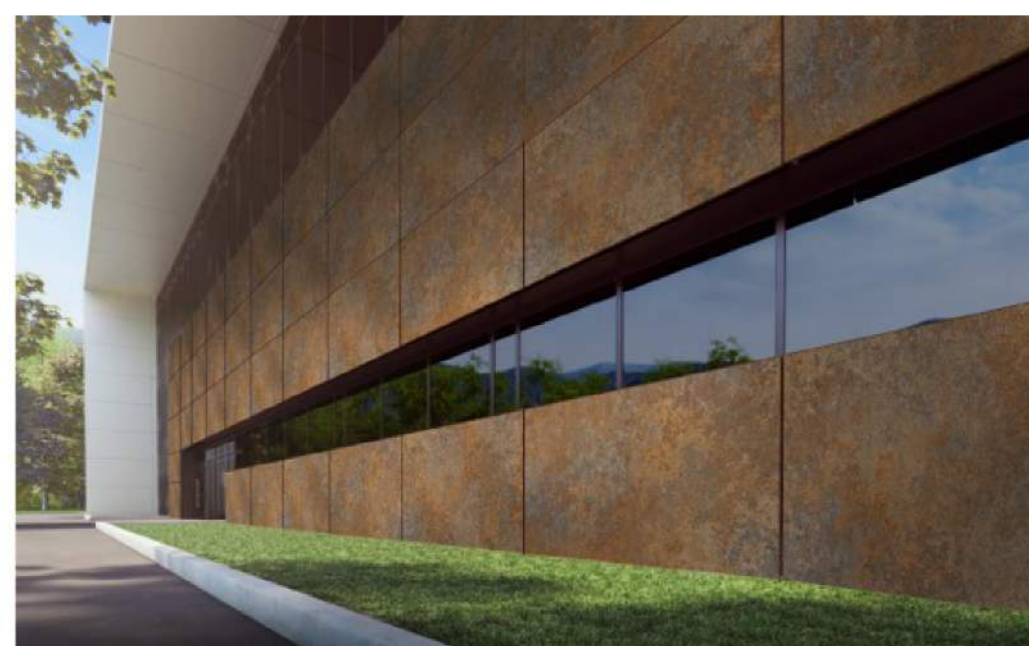
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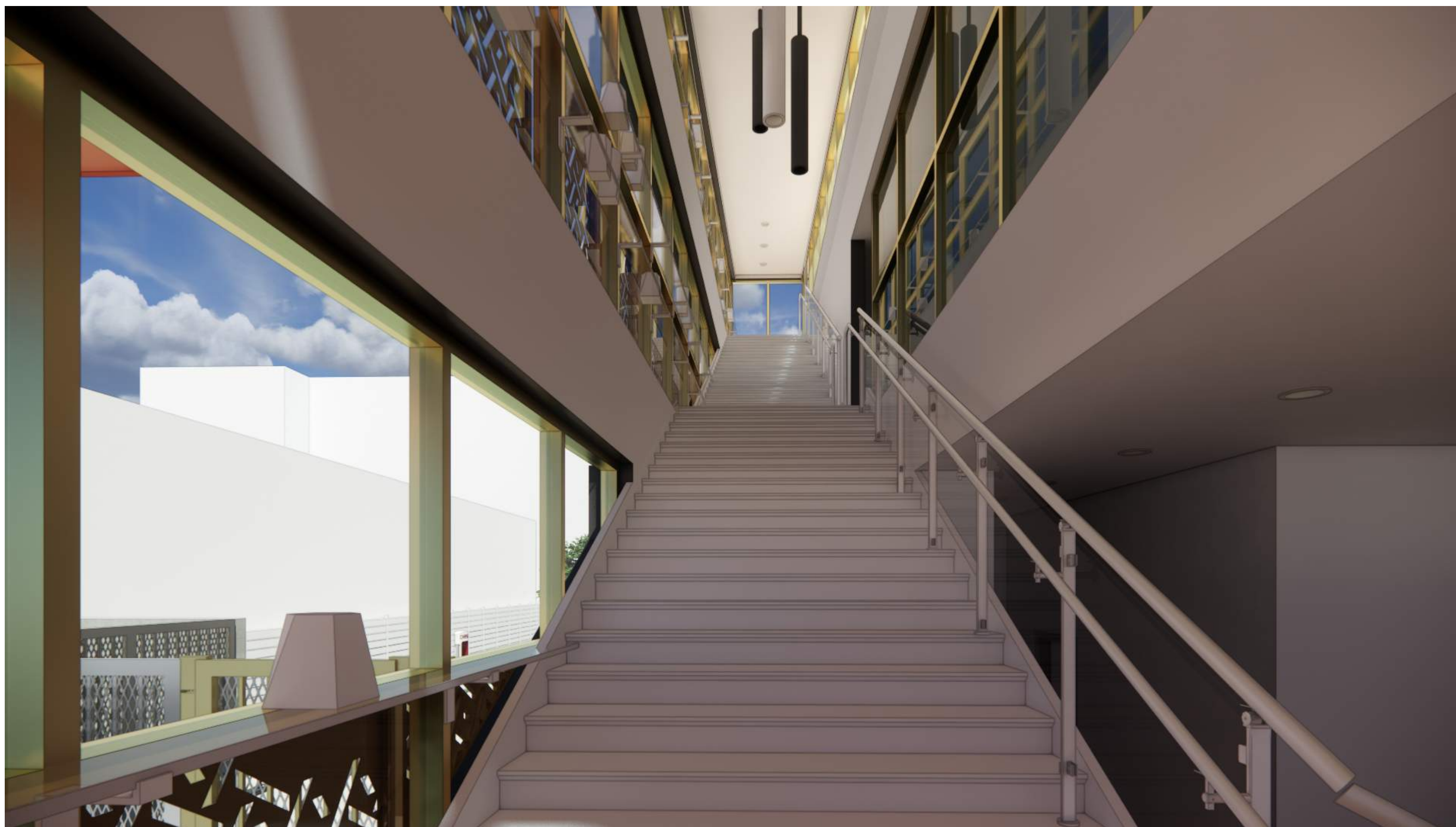


— METAL SCREEN SYSTEM - COLOR & PATTERN TBD



— STUCCO





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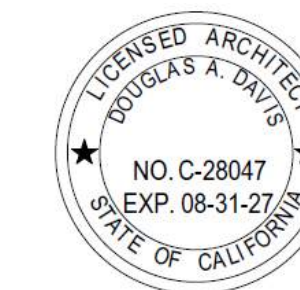
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KEY PLAN

PROFESSIONAL SEALS



PROJECT

AFRICAN AMERICAN HOLISTIC RESOURCE
CENTER

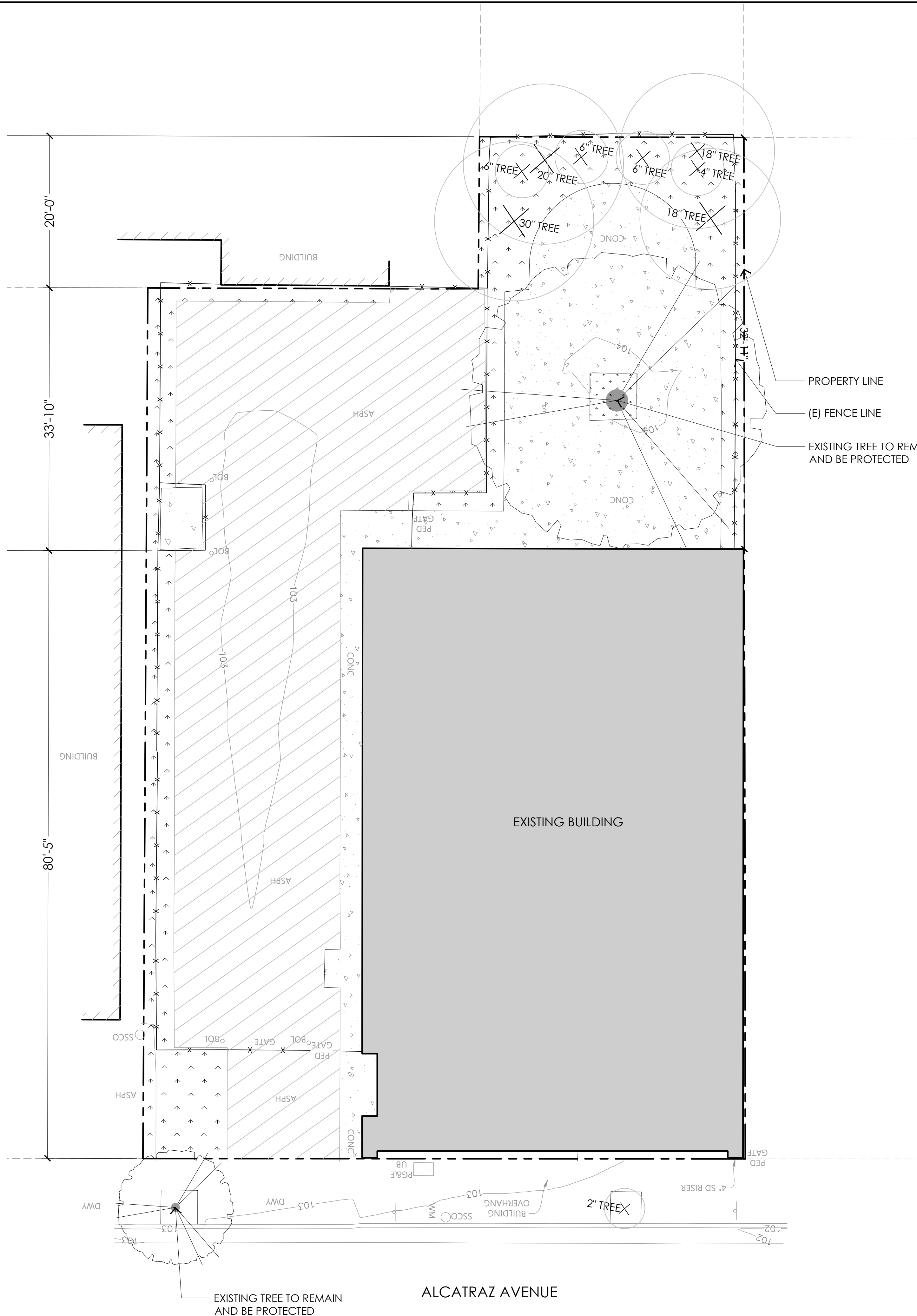
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SB-1214 ZONING APPLICATION

SHEET TITLE
INTERIOR PERSPECTIVE VIEWS

DRAWN BY BD, MW	REVIEWED BY AMS	SHEET NUMBER A-1004
PROJECT NUMBER 2022009		
DATE 02/26/2025		

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LEGEND

- (E) TREES TO BE REMOVED
- (E) PLANTING AREA
- (E) CONCRETE
- (E) ASPHALT
- PROPERTY LINE
- (E) FENCE LINE

TREE PRESERVATION AND PROTECTION NOTES

THE GOAL OF TREE PRESERVATION IS NOT MERELY TREE SURVIVAL DURING DEVELOPMENT BUT MAINTENANCE OF TREE HEALTH AND BEAUTY FOR MANY YEARS. TREES RETAINED ON SITES THAT ARE EITHER SUBJECT TO EXTENSIVE INJURY DURING CONSTRUCTION OR ARE INADEQUATELY MAINTAINED BECOME A LIABILITY RATHER THAN AN ASSET. THE RESPONSE OF INDIVIDUAL TREES WILL DEPEND ON THE AMOUNT OF EXCAVATION AND GRADING, THE CARE WITH WHICH DEMOLITION IS UNDERTAKEN, AND THE CONSTRUCTION METHODS.

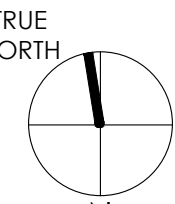
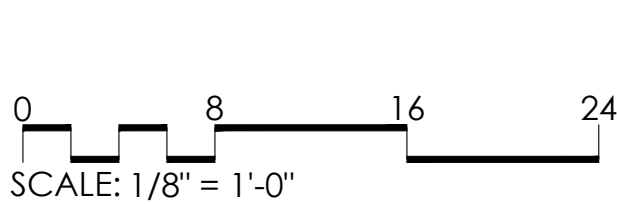
THE FOLLOWING RECOMMENDATIONS WILL HELP REDUCE IMPACTS TO TREES FROM DEVELOPMENT AND MAINTAIN AND IMPROVE THEIR HEALTH AND VITALITY THROUGH THE CLEARING, GRADING AND CONSTRUCTION PHASES.

- THE DEVELOPMENT AREA IS DEFINED AS ANYWHERE ON PUBLIC OR PRIVATE PROPERTY THAT MOVEMENT OR ACTIVITY TAKES PLACE TO FACILITATE CONSTRUCTION, INCLUDING AREAS WITHIN THE DRIPLINE OF TREES ON ADJACENT PROPERTIES.
- THE AREA WITHIN THE TREE'S DRIP LINE SHALL BE CONSIDERED THE TREE PROTECTION ZONE AND MUST BE ESTABLISHED BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITIES BEGIN.
- ALL TREES DESIGNATED FOR PRESERVATION MUST BE COMPLETELY ENCLOSED WITH 4-FOOT POLYPROPYLENE ORANGE SAFETY FENCING HELD IN PLACE WITH METAL "U" STAKES PRIOR TO DEMOLITION, GRUBBING, OR GRADING ACTIVITIES.
- TREE TRUNKS REQUIRE PROTECTION USING STRAW WATTLE WRAPPED AROUND THE ENTIRE TRUNK UP TO 12 FEET IN HEIGHT TO PREVENT MECHANICAL DAMAGE DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
- THE ENTIRE TREE PROTECTION ZONE MUST BE COVERED WITH 4 TO 6 INCHES OF WOOD CHIP MULCH TO PROTECT SOIL STRUCTURE AND PREVENT ROOT COMPACTION AND OTHER DAMAGE.
- TREE PROTECTION FENCING MUST REMAIN IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD AND CANNOT BE REMOVED UNTIL ALL GRADING AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
- CONSTRUCTION ACTIVITIES SHOULD IDEALLY NOT OCCUR WITHIN THE TREE PROTECTION ZONE, AND WHEN WORK IS ABSOLUTELY NECESSARY, SPECIAL PRECAUTIONS MUST BE TAKEN WITH ARBORIST SUPERVISION.
- A QUALIFIED PROJECT ARBORIST MUST APPROVE ALL WORK PROPOSED WITHIN TREE PROTECTION ZONES AND BE PRESENT ON SITE WHEN ANY WORK IS PERFORMED WITHIN THESE AREAS.

- NO PARKING OR STORAGE OF MATERIALS, CONSTRUCTION EQUIPMENT, BUILDING MATERIALS, OR EXCAVATED SOIL IS PERMITTED WITHIN ANY TREE PROTECTION ZONE.
- CHEMICAL DUMPING, CONCRETE WASHOUT, FUEL STORAGE, OR DISPOSAL OF ANY TOXIC MATERIALS IS STRICTLY PROHIBITED WITHIN ANY TREE PROTECTION ZONE AS THESE MATERIALS CAN SEVERELY DAMAGE OR KILL ROOT SYSTEMS.
- UTILITY LINES SHOULD BE ROUTED AWAY FROM TREE PROTECTION ZONES WHENEVER FEASIBLE TO MINIMIZE ROOT DISTURBANCE AND SOIL COMPACTION THAT CAN HARM TREE HEALTH.
- ALL EXCAVATION WORK WITHIN THE TREE PROTECTION ZONE MUST USE AIR SPADES OR SOIL SLURRY VACUUM SYSTEMS TO AVOID DAMAGING ROOTS DURING TRENCHING OR UTILITY INSTALLATION.
- ANY TREE ROOTS THAT BECOME DAMAGED DURING APPROVED CONSTRUCTION ACTIVITIES MUST BE CUT CLEANLY WITH SHARP TOOLS TO PROMOTE PROPER HEALING AND REDUCE DISEASE RISK.
- IF ROOTS MUST BE EXPOSED FOR MORE THAN 48 HOURS DURING CONSTRUCTION, THE EXPOSED AREA SHALL BE COVERED WITH AT LEAST SIX INCHES OF MULCH AND KEPT MOIST UNTIL BACKFILLING IS COMPLETE.
- WHEN FILL MATERIAL EXCEEDING 2 FEET IN DEPTH IS PLACED WITHIN THE TREE PROTECTION ZONE, PERFORATED 4-INCH DRAIN LINES MUST BE INSTALLED AT NATURAL GRADE FOR AERATION.
- THE NUMBER AND PLACEMENT OF AERATION SYSTEMS MUST BE APPROVED BY THE PROJECT ARBORIST TO ENSURE ADEQUATE OXYGEN SUPPLY REACHES THE ROOT SYSTEM.
- TREE TRIMMING FOR CONSTRUCTION CLEARANCE MUST BE PERFORMED BY OR UNDER THE DIRECTION OF CERTIFIED ARBORISTS AND MUST COMPLY WITH INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS.
- REGULAR MONITORING BY THE PROJECT ARBORIST IS REQUIRED THROUGHOUT CONSTRUCTION TO VERIFY COMPLIANCE WITH TREE PROTECTION MEASURES, ASSESS TREE HEALTH, AND ENSURE PROTECTION SYSTEMS REMAIN EFFECTIVE.
- ANY DAMAGE TO PROTECTED TREES MUST BE REPORTED IMMEDIATELY TO THE CITY ARBORIST AT TREES@BERKELEYCA.GOV OR BY CALLING 311 WITHIN BERKELEY CITY LIMITS FOR ASSESSMENT AND CORRECTIVE MEASURES.

TREE REMOVAL NOTES

- BERKELEY'S MUNICIPAL CODE RESTRICTS TREE REMOVAL AND EXCESSIVE PRUNING DEFINED AS REMOVAL OF MORE THAN 25% OF LEAF, STEM, OR ROOT SYSTEM WITHIN ANY 24-MONTH PERIOD.
- PROTECTED TREES INCLUDE SINGLE STEM SPECIMENS WITH 18-INCH CIRCUMFERENCE OR MULTI-STEM TREES WITH 26-INCH COMBINED CIRCUMFERENCE MEASURED AT 4 FEET FROM GRADE.
- CITY TREES ON PUBLIC RIGHT-OF-WAY, MEDIANS, PARKS, OR CITY PROPERTY REQUIRE SEPARATE PERMITS AND CAN ONLY BE REMOVED BY THE URBAN FORESTRY UNIT.
- TREE REMOVAL OR EXCESSIVE PRUNING ON PRIVATE PROPERTY REQUIRES PROPER PERMITS AND EXEMPTIONS APPROVED BY CITY DESIGNEES.
- THE CITY DOES NOT APPROVE TREE REMOVAL FOR AESTHETIC IMPROVEMENTS, VIEW ENHANCEMENT, SOLAR ACCESS, FRUIT DROP ISSUES, OR MINOR PEST PROBLEMS.
- ALL TREE REMOVAL WORK MUST BE PERFORMED BY ISA CERTIFIED ARBORISTS WITH STATE CONTRACTOR'S LICENSE, CITY BUSINESS LICENSE, LIABILITY INSURANCE, AND WORKERS COMPENSATION.
- PERMIT APPLICATIONS REQUIRE DETAILED WORK DESCRIPTIONS, SPECIES IDENTIFICATION, AND ADHERENCE TO ANSI A300 PART 1 STANDARDS AND ISA BEST MANAGEMENT PRACTICES.
- CITY ARBORIST INSPECTION OCCURS WITHIN 2-4 WEEKS OF PERMIT SUBMISSION, REQUIRING PROJECT SCHEDULES TO ACCOMMODATE REVIEW PERIODS AND POTENTIAL DENIAL.
- DESIGN TEAMS MUST EXPLORE ALL ALTERNATIVES TO REMOVAL INCLUDING BUILDING REPOSITIONING, UTILITY REROUTING, GRADE MODIFICATIONS, OR SPECIALIZED CONSTRUCTION METHODS BEFORE APPLYING.
- APPROVED REMOVAL WORK REQUIRES COMPLETION NOTIFICATION TO THE CITY WITHIN ONE WEEK AND COMPLETE SITE RESTORATION WITH DEBRIS REMOVAL.
- PROFESSIONAL LIABILITY INCLUDES POTENTIAL PROJECT DELAYS FROM PERMIT DENIALS, REPLACEMENT REQUIREMENTS, AND PENALTIES FOR UNAUTHORIZED TREE REMOVAL.
- CONTACT URBAN FORESTRY UNIT AT TREES@BERKELEYCA.GOV, 311 WITHIN BERKELEY, OR (510) 981-2489 FOR EARLY CONSULTATION DURING DESIGN PHASES.



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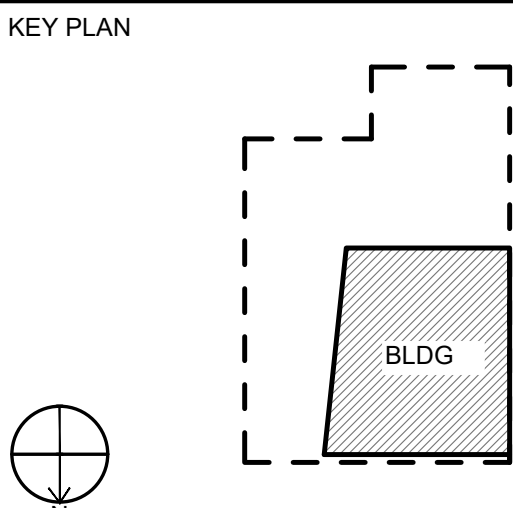


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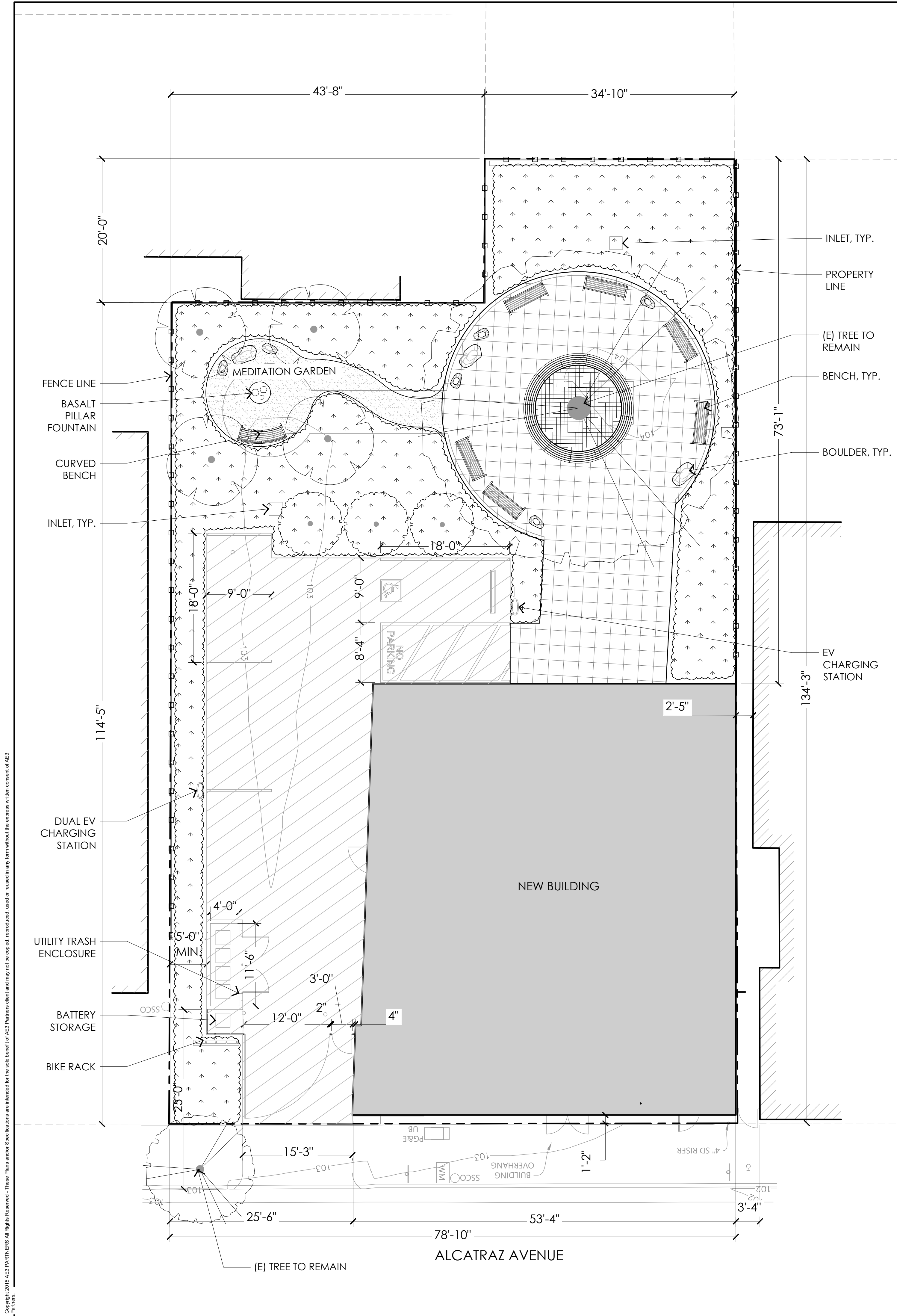
PROFESSIONAL SEALS

PROJECT
AFRICAN AMERICAN HOLISTIC
RESOURCE CENTER
1890 ALCATRAZ AVE, BERKELEY, CA 94703

SHEET TITLE
EXISTING SITE PLAN

DRAWN BY RPA/NFB
REVIEWED BY AC
SHEET NUMBER
PROJECT NUMBER
DATE 8/20/2025
L1.0

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LEGEND

SHRUBS AND GROUNDCOVER, SEE PLANTING LEGEND
TOTAL IRRIGATED LANDSCAPE AREA IS 2,350 S.F.

PERVIOUS CONCRETE PAVERS

ASPHALT

DECOMPOSED GRANITE

MULCH

PROPERTY LINE

NEW FENCE LINE

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	CA NATIVE	SIZE(WXH)	CONT. SIZE
TREES						
	ARBUTUS 'MARINA'	MARINA ARBUTUS	L		25'X25'	24" BOX
	CERCIS OCCIDENTALIS	WESTERN REDBUD	L	Y	15'X20'	24" BOX
SHRUBS AND GROUNDCOVERS						
	SALVIA SPATHACEA	HUMMINGBIRD SAGE	L	Y	3'X3'	1gal
	POLYSTICHUM MUNIUM	SWORD FERN	M	Y	3'X6'	1gal
	RHAMNUS CALIFORNICA	CA COFFEEBERRY	L	Y	8'X8'	1gal
	MUHLENBERGIA RIGENS	DEERGRASS	L	Y	4'x4'	1gal

PLANTING AND IRRIGATION NOTES

1. LOOSEN COMPACTED SOIL IN AREAS TO BE PLANTED TO A DEPTH OF 10 INCHES.

2. REMOVE ALL LIME TREATED SOIL FROM PLANTING AREAS TO A DEPTH OF 3 FEET.

3. SUBMIT SOIL AND SOIL AMENDMENT TEST REPORT FOR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO PURCHASE OF PLANTS.

4. FURNISH ALL NEW PLANTING AREAS WITH 1 TO 2 INCHES DEPTH LAYER OF COMPOST AND ROTOTILL IT IN A DEPTH OF 6 INCHES.

5. FURNISH ALL NEW PLANTING AREAS WITH WOOD CHIP MULCH 3 INCH DEEP AND 6 INCH DEPTH LAYER OF COMPOST.

6. INSTALL ROOT BARRIER ALONG PAVING EDGE OF ALL NEW TREES PLANTED WITHIN 5 FEET OF PAVING BUT DO NOT WRAP ROOT BARRIER AROUND ROOTBALL.

7. DO NOT PLANT NEW TREES DIRECTLY ABOVE UNDERGROUND SITE UTILITY LINES AND PIPING, AND PROTECT ALL EXISTING TREES INDICATED AS 'TREES TO REMAIN'.

8. ALL PLANTING WILL BE IRRIGATED WITH AN AUTOMATICALLY CONTROLLED DRIP SYSTEM IN ACCORDANCE WITH CITY OF BERKELEY WATER EFFICIENCY REQUIREMENTS WITH AUTOMATIC CONTROLLER CONNECTED TO EXTERIOR SOLAR SENSOR.

9. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
10. MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.

11. 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATIONS TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK.

12. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS, WITH EXCAVATION WHERE TWO INCH AND LARGER ROOTS OCCUR TO BE DONE BY HAND, AND ANY DAMAGED ROOTS CUT CLEANLY WITH SHARP TOOLS, AND TRENCHES ADJACENT TO TREES CLOSED WITHIN TWENTY-FOUR HOURS OR KEPT SHADED WITH WET BURLAP OR CANVAS.

13. NEW REPLACEMENT TREES REQUIRE AUTOMATIC IRRIGATION INCLUDING TWO TREE BUBBLERS PROVIDING A MINIMUM OF 20 GALLONS PER WEEK BETWEEN MARCH 15 AND OCTOBER 15 FOR THE FIRST THREE YEARS.

14. TREES MUST BE PROPERLY PLANTED AT GRADE WITH SOIL AMENDMENT GENERALLY NOT RECOMMENDED, AND NO CONSTRUCTION RUBBLE OR NON-ORGANIC MATERIAL SHALL BE PLACED WITHIN TREE WELLS.

15. THE CITY'S ARBORIST MUST BE NOTIFIED PRIOR TO DELIVERY OF REPLACEMENT TREES FOR INSPECTION OF THEIR SIZE AND STRUCTURE.

16. AT THE END OF THE REQUIRED MAINTENANCE PERIOD, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE EFFICIENT USE OF WATER INCLUDING CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.

MWEO STATEMENT OF COMPLIANCE

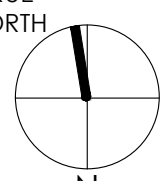
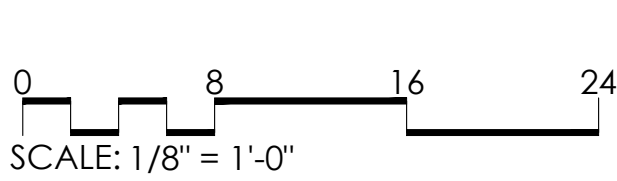
"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO) AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE."



AMY CUPPLES, PLA
PRINCIPAL-IN-CHARGE
CUPPLES KELLER DESIGNS

08/20/2025

DATE



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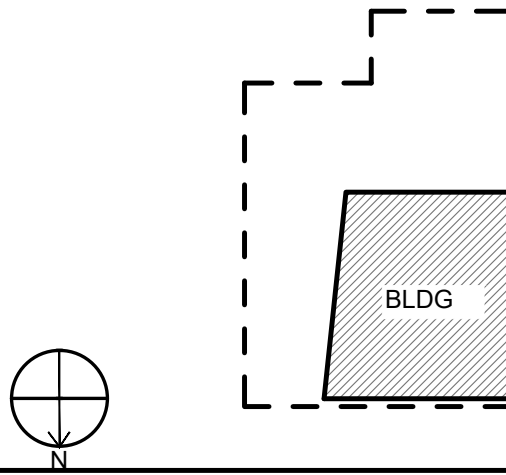
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KEY PLAN



PROFESSIONAL SEALS

PROJECT

AFRICAN AMERICAN HOLISTIC
RESOURCE CENTER

1890 ALCATRAZ AVE, BERKELEY, CA 94703

SHEET TITLE

PROPOSED SITE PLAN

DRAWN BY RPA/NFB REVIEWED BY AC SHEET NUMBER

PROJECT NUMBER

DATE
8/20/2025

L2.0

TREES



ARBUTUS 'MARINA'



CERCIS OCCIDENTALIS

SHRUBS



RHAMNUS CALIFORNICA



POLYSTICHUM MUNITUM

GROUNDCOVER/GRASS



SALVIA SPATHACEA



MUHLENBERGIA RIGENS



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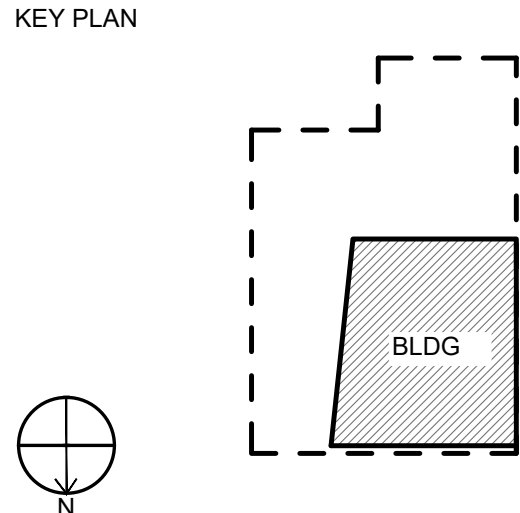


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SHEET TITLE
PLANT IMAGE BOARD

DRAWN BY RPA/NFB	REVIEWED BY AC	SHEET NUMBER
PROJECT NUMBER		L2.1
DATE 8/20/2025		