

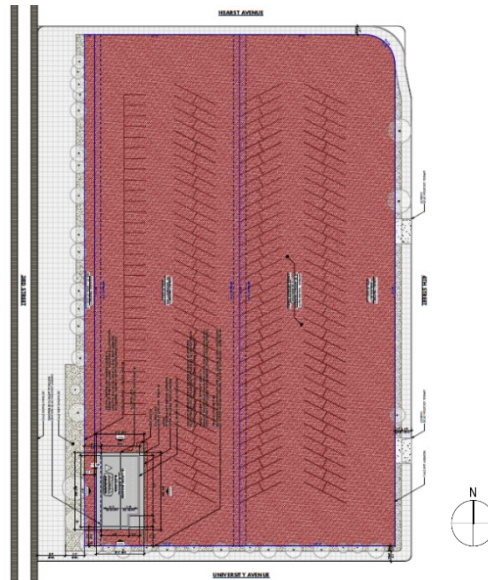


Landmarks Preservation Commission Staff Report

#LMSAP2026-0007

September 3, 2026

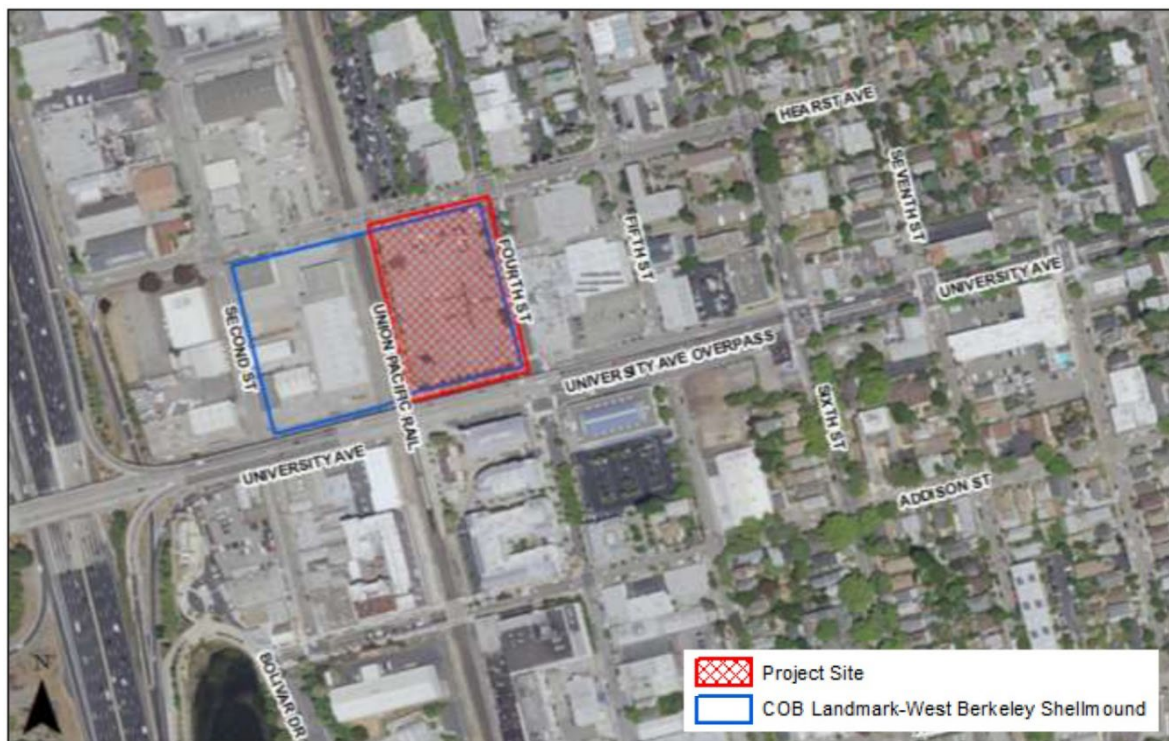
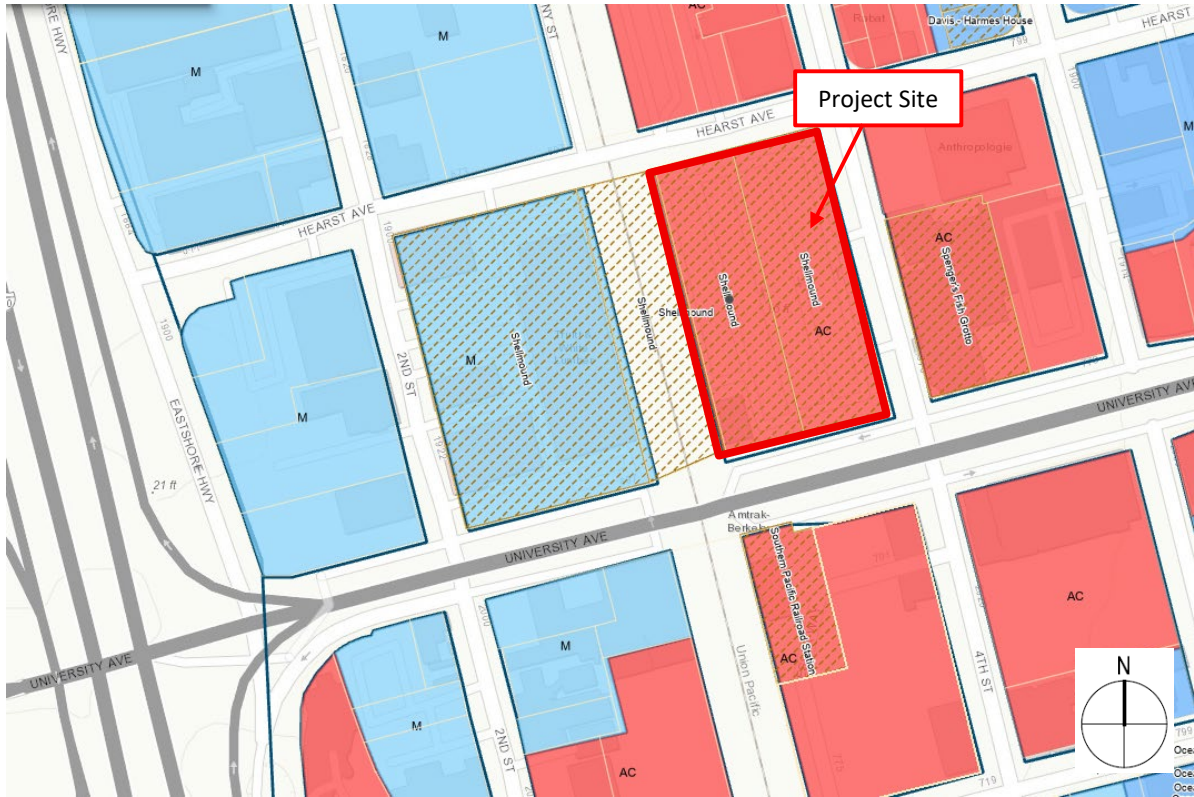
Structural Alteration Permit for 701 University Ave
(1900 Fourth Street-
West Berkeley
Shellmound)



Quick Facts	Project Description:
Applicant: Shah Noor Broomand	To demolish the 99,410-square-foot parking lot located above the Landmarked West Berkeley Shellmound, by removing the existing asphalt pavement and miscellaneous site features such as curbs, wheel stops, fencing, and minor concrete elements.
Property Owner: Sogorea Te Land Trust	
Project Addresses: 701 University Avenue, 1900 Fourth Street	
GP Land Use: Avenue Commercial	
Zoning: West Berkeley Commercial District (C-W)	Permits Requested:
Historic District: None	Structural Alteration Permit pursuant to Berkeley Municipal Code (BMC) Section 3.24.200 for an alteration to a designated landmark site.
CEQA: Categorically Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities and 15332 for In-Fill Development Projects	Staff Recommendation:
	Staff recommends that LPC hold and conclude a public hearing and consider favorable action on this request.

ZONING MAP

Figure 1: Vicinity and Zoning Districts Map



Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Avenue Commercial (AC)	West Berkeley Commercial District (C-W)	Retail and Parking lot
South	Avenue Commercial (AC)	West Berkeley Commercial District (C-W)	Mixed-use development
East	Avenue Commercial (AC)	West Berkeley Commercial District (C-W)	Retail and quick-serve food establishment
West	Manufacturing (M)	Mixed Use-Light Industrial District (MU-LI)	Warehouse and wholesale

AERIAL

Figure 2: Subject Property, Aerial View (Google Maps, 2026)



Figure 3: West Berkeley Shellmound, 1867 — looking east from Jacob's Landing. Image courtesy of the Berkeley Historical Society, reproduced from Propaganda vs. Facts at West Berkeley Shellmound by Chris Walker, Curtis Manning, and the Berkeley Historical Society ([Propaganda vs. Facts at West Berkeley Shellmound – Sacred Land](#))

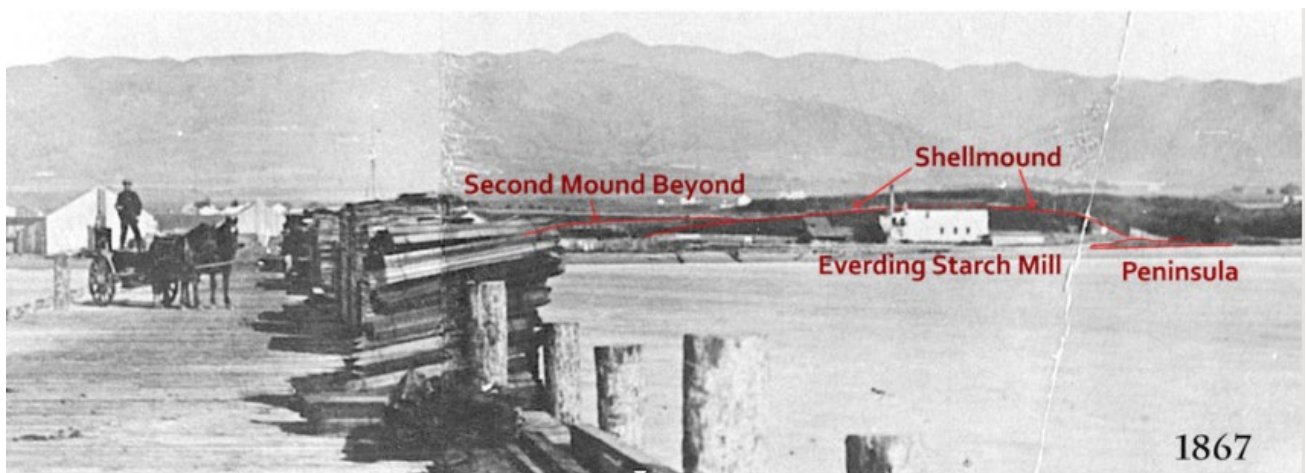


Figure 4: Remnant of the West Berkeley Shellmound during archaeological excavation (circa 1950). (via [West Berkeley Shellmound Sacred Site - The Sogorea Te Land Trust](#))

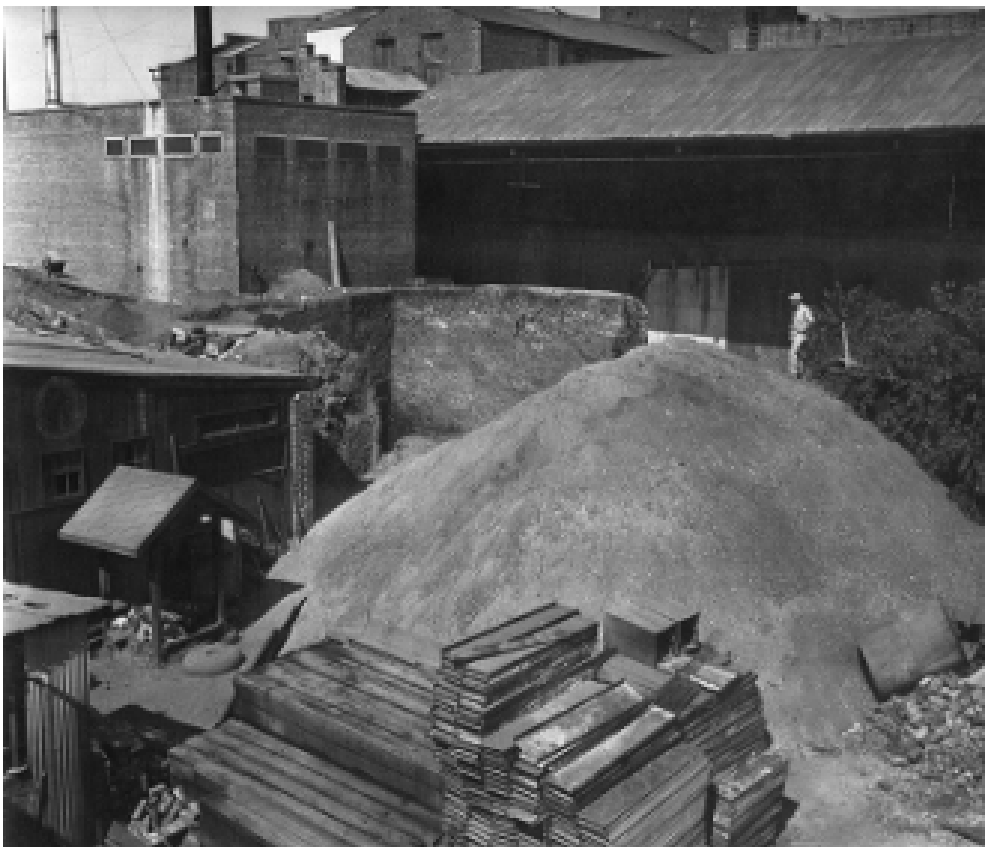


Figure 6: Proposed Conceptual Site Plan (not part of this application, Attachment 5)

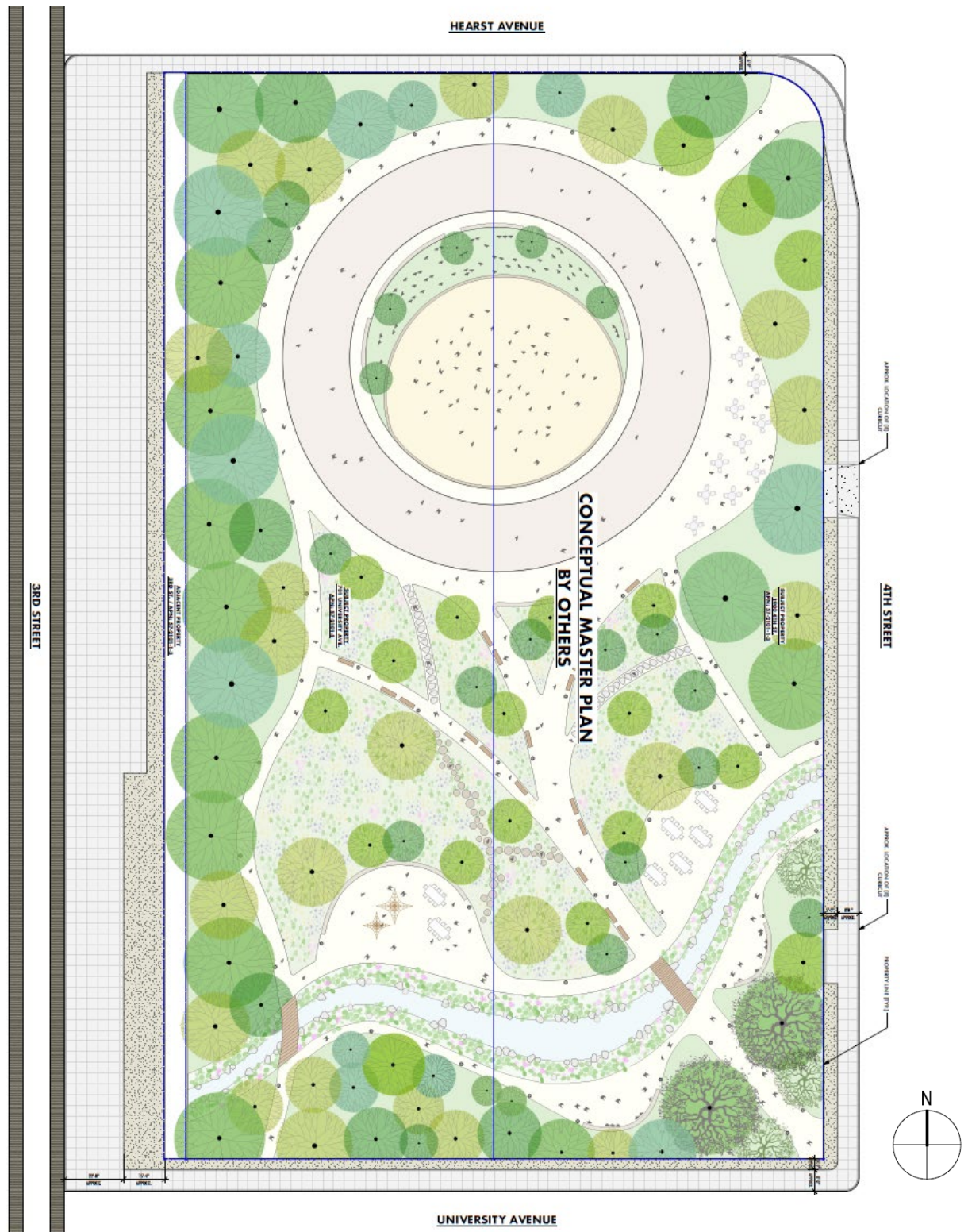


Figure 7: Site Photo (source: Google Maps)

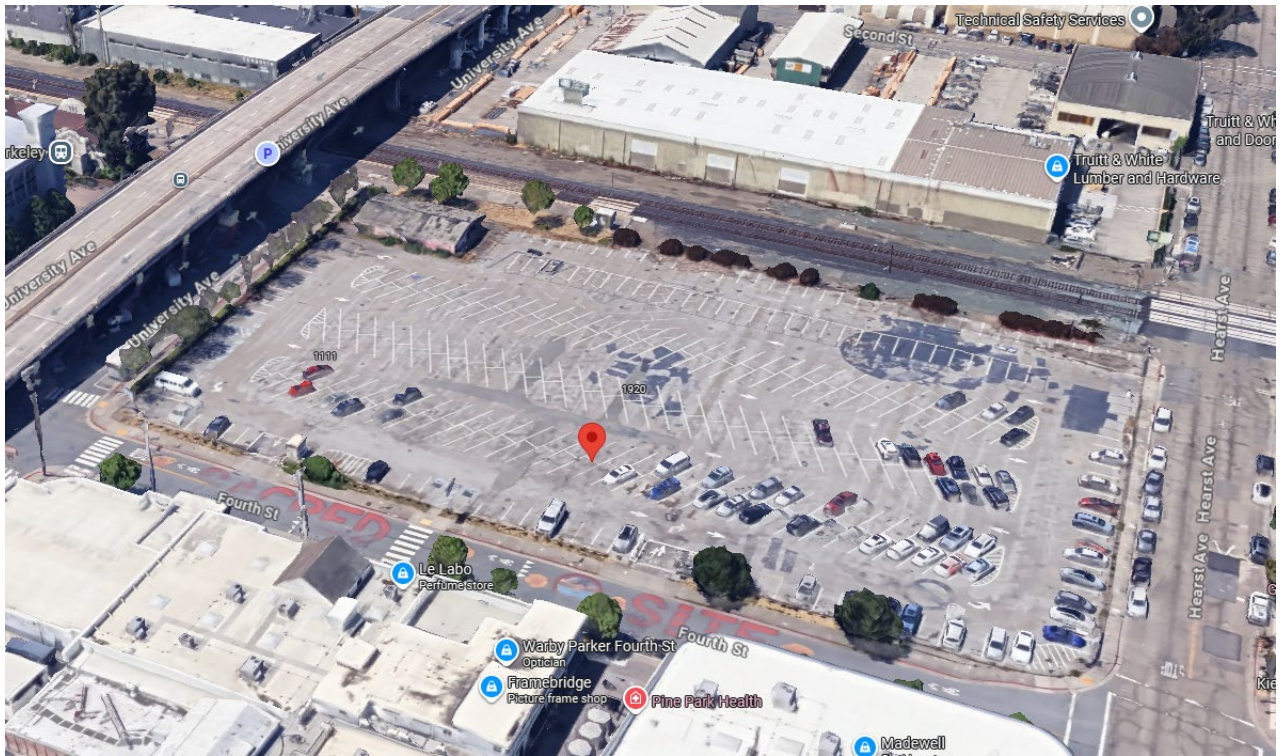
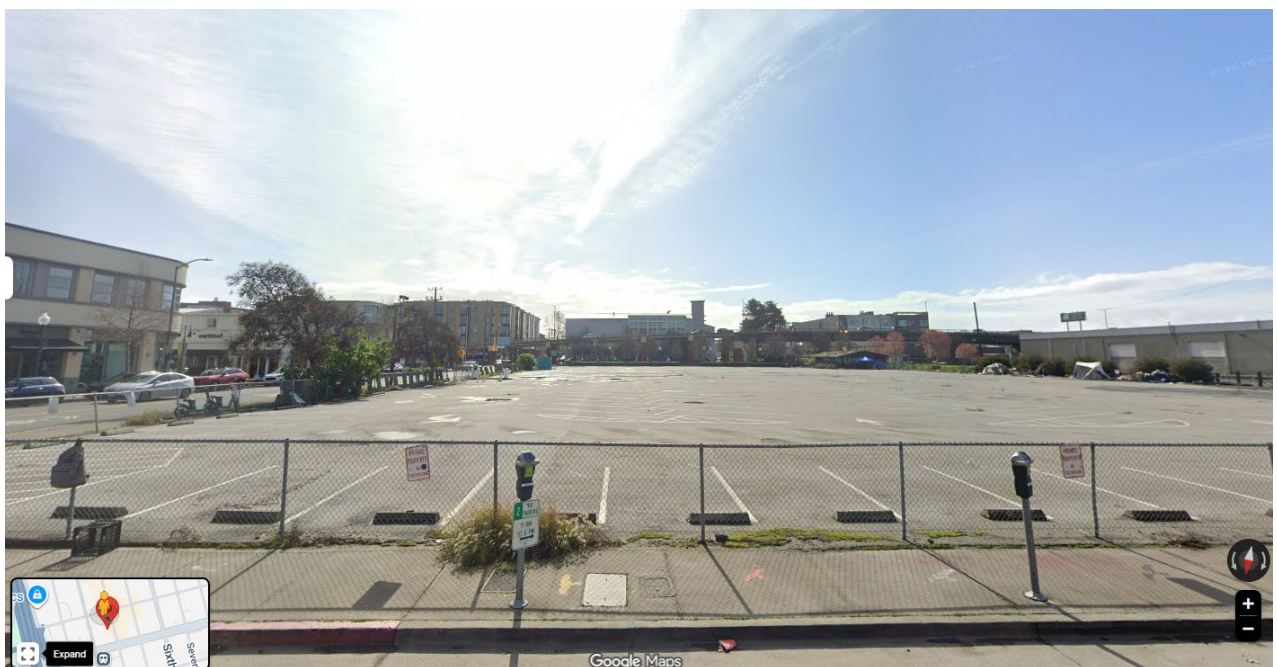


Figure 8: Site Photo Looking South (source: Google Maps)



BACKGROUND

Subject Site

The subject property is a 2.2-acre site (APNs 057-2101-005-00 and 057-2101-00103) that occupies an entire city block within the West Berkeley Commercial Zoning District (C-W) and is designated Avenue Commercial in the General Plan Land Use Element. It is bounded by Hearst Avenue to the north, Fourth Street to the east, University Avenue to the south and train tracks to the west. The site includes a single-story, approximately 1,600 square-foot commercial building constructed in 1955 and located at the southwest corner of the parking lot. The project site is located within the Fourth Street shopping area in West Berkeley. The site is also part of a group of several properties designated by the Landmarks Preservation Commission (LPC) as a Landmark site due to its association with the West Berkeley Shellmound.

Landmark Designation (2000)

The subject site is included in the area also known as the West Berkeley Shellmound that was designated as a City Landmark on February 7, 2000. The designated landmark area is bound by University Avenue on the south, Hearst Avenue on the north, Second Street on the west and 4th Street on the east. This designation does not include any current above-ground buildings or structures. Designation includes the site itself, and all items found subsurface (see the Notice of Decision, Attachment 4).

Application Submittals and Public Notices

On June 4, 2026, the applicant submitted a Structural Alteration Permit (SAP) application to demolish the parking lot. On July 1, 2026, staff deemed the application incomplete and awaited receipt of additional information and application materials. On July 16, 2026, staff deemed the application complete. On August 24, 2026, staff mailed and posted advance notices for tonight's hearing as required under BMC Chapter 3.24.230.

PROJECT DESCRIPTION

The application proposes demolition activities within an existing parking lot, formerly Spenger's parking lot, which is part of the Landmark West Berkeley Shellmound. The proposed work includes removal of the asphalt pavement and associated parking lot striping, as well as demolition of various site improvements such as curbs, wheel stops, fencing, and concrete features.

ISSUES & ANALYSIS

Staff has identified relevant criteria pertinent to this project from the Secretary of Interior's Standards for the Treatment of Historic Property and the Landmarks Preservation Ordinance (BMC Section 3.24).

A. The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." Below is an analysis of how the proposed project complies with the most relevant Standards for Rehabilitation.

SOI Standard 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Analysis SOI-1: The 701 University Avenue site is a 2.2-acre surface parking lot that is part of the West Berkeley Shellmound. The landmark designation applies to “the site itself and all items found subsurface” and does not include “any current above-ground buildings.” According to the applicant, the proposed work involves demolition of approximately four inches of asphalt and would not extend into subsurface soils. In a future application, the site is proposed to be redeveloped as a park, a use that would result in minimal change to the West Berkeley Shellmound. The Shellmound is an archeological feature, and demolishing the above-ground building and parking lot will have a minimal effect on the subsurface resources.

SOI Standard 2

The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

Analysis SOI-2: The 701 University Avenue site’s landmark designation is defined by its subsurface archaeological deposits rather than by any existing above-ground features. The landmark designation specifically excludes current surface materials such as asphalt. The proposed project involves removal of approximately four inches of asphalt and would not extend into the subsurface soils where the archaeological features and materials are located. Because the work would be limited to non-landmarked, modern surface materials and does not alter or remove any archaeological resources, character-defining features, or spatial attributes of the landmark, the historic character of the property would be retained and preserved. Therefore, the proposal is consistent with SOI Standard 2.

SOI Standard 8

Significant archaeological resources affected by a project shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

Analysis SOI-8

Significant archaeological resources would not be affected by the demolition of the asphalt. The historic and cultural features of the West Berkeley Shellmound are located below the modern asphalt surface of the site. The proposed work involves removal of approximately four inches of asphalt which does not contribute to the cultural significance of the landmark. Because all subsurface deposits would remain intact, the project would not affect significant archaeological resources. As such, the proposal meets SOI Standard 8, which requires preservation in place, and no mitigation measures are warranted for the current scope of work.

SOI Standard 9

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion,

and massing to protect the integrity of the property and its environment.

Analysis SOI-9: The removal of the four-inch asphalt surface would not destroy any historic materials, features, or spatial relationships that contribute to the site's significance. Any future improvements would be clearly distinguishable from the subsurface archeological features.

SOI Standard 10

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis SOI-10: The proposed demolition is limited to removal of the top four inches of asphalt. Because the work is minimal in both scope and scale, neither the superficial removal of asphalt nor the subsequent development of a park is expected to result in permanent or irreversible impacts to the subsurface archaeological features of the site or its historic integrity. The defining historical associations and characteristics of the property would remain intact. Therefore, the project is consistent with SOI Standard 10.

B. Landmarks Preservation Ordinance (LPO) Review Standards and Criteria

The analysis below summarizes the staff's preliminary findings for this project with respect to the requirements for SAP approval in accordance with the LPO.

BMC Section 3.24.260(C)(1)(a):

"For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting."

Analysis: As explained in the analysis of the SOI Standards, the anticipated effects of the proposed demolition are centered around the upper asphalt layer of the parking lot and would not alter subsurface archaeological features. Because the scope is limited to the removal of asphalt and above-ground features, the project would not result in a detrimental impact to the historic site.

C. Environmental Review

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities") and 15332 ("In-Fill Development Projects") because the project would demolish an existing parking lot and an existing non-residential building and because:

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The project site is within city limits on a project site of fewer than five acres that is substantially

surrounded by urban uses.

- c) The project site has no value as habitat for endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

RECOMMENDATION

Staff recommends that the Landmarks Preservation Commission approve the Structural Alteration Permit pursuant to Section 3.24.260 and subject to the attached findings and conditions because the proposed project would preserve the Landmark site and all items found subsurface.

Attachments

1. Draft Findings and Conditions of Approval
2. Project Plans, received July 15, 2026
3. Applicant Statement, received June 4, 2026-
4. Notice of Decision, Landmark designation of the West Berkeley Shellmound, 2000
5. Public Correspondence

ATTACHMENT 1

DRAFT FINDINGS AND CONDITIONS

App #: LMSAP2026-0007

September 3, 2026

Structural Alteration Permit for 701 University Ave (1900 Fourth Street- West Berkeley Shellmound)

Quick Facts	Project Description:
Applicant: Shah Noor Broomand	To demolish the 99,410-square-foot parking lot located above the Landmarked West Berkeley Shellmound, by removing the existing asphalt pavement and miscellaneous site features such as curbs, wheel stops, fencing, and minor concrete elements.
Property Owner: Sogorea Te Land Trust	
Project Address: 701 University Avenue (1900 Fourth Street)	
GP Land Use: Avenue Commercial	
Zoning: West Berkeley Commercial District (C-W)	
Historic District: None	Permits Requested: Structural Alteration Permit pursuant to Berkeley Municipal Code (BMC) Section 3.24.200 for an alteration to a designated landmark site.
CEQA: Categorically Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities and 15332 for In-Fill Development Projects	
Submittal Date: June 4, 2026	
Date Deemed Complete: July 16, 2026	Staff Recommendation: Staff recommends that LPC hold and conclude a public hearing and consider favorable action on this request.
Project Planner: Nilu Karimzadegan	

CEQA

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15301 of the CEQA Guidelines (“Existing Facilities”) and 15332 (“In-Fill Development Projects”) because the project is to demolish an existing parking lot and an existing non-residential building and because:

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

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS

Regarding the Secretary of the Interior’s Standards (SOI) for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Evidence: The demolition of the surface parking lot will result in minimal change to the defining characteristics of the landmarked West Berkeley Shellmound.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Evidence: Because the work is limited to non-historic, modern surface materials and does not alter or remove any archaeological resources, character-defining features, or spatial attributes of the landmark, the historic character of the property will be retained and preserved. Therefore, the proposal is consistent with SOI Standard 2.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Evidence: This application is only to demolish the parking lot’s asphalt and other miscellaneous site features. It does not include construction. SOI Standard 3 does not apply.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Evidence: The subject property does not feature changes that have acquired significance in their own right. SOI Standard 4 does not apply.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Evidence: The features of the subsurface West Berkely Shellmound site will be retained and preserved, with the limited scope of the project affecting the top asphalt layer. SOI Standard 5 does not apply.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Evidence: The surface parking lot does not contain any historic features, and all culturally significant materials associated with the earliest Native habitation are located in the subsurface soils. The current scope of work does not include construction or replacement of any features. As no historic materials or character-defining elements are present at the surface or proposed for alteration, SOI Standard 6 is not applicable.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Evidence: The scope of work involves removal of asphalt and miscellaneous features on site. Approval would require any chemical or physical treatments to be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Evidence: The project will not affect any archaeological resources as it does not require any excavation. It will only require removal of approximately four inches of asphalt and other site features above ground. Standard conditions of approval include preserving and protecting unexpected discoveries during construction activities.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Evidence: The removal of the approximately four-inch asphalt surface would not eliminate any historic materials, features, or spatial relationships that contribute to the property's significance.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Evidence: The proposed demolition is limited to removal of the top four inches of asphalt. Because the work is minimal in both scope and scale, neither the superficial removal of asphalt nor the subsequent development of a park is expected to result in permanent or irreversible impacts to the subsurface archaeological features of the site or its historic integrity.

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

Pursuant to BMC Section 3.24.260, approval of permit applications pursuant to this section may be granted only upon determination that the proposal conforms to the criteria set forth in paragraphs 1.

1. For permit applications for construction, alteration or repair:

- (a) For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting.

Evidence: The anticipated effects of the proposed demolition are centered around the upper asphalt layer of the parking lot and would not alter subsurface archaeological features. Because the scope is limited to removal of asphalt and above-ground features the project would not result in a detrimental impact to the historic site.

- (b) For applications relating to property in historic districts, the proposed work shall not adversely affect the exterior architectural features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback and height; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the district. The proposed work shall also conform to such further standards as may be embodied in the designation of the historic district.

Evidence: The project site is not located in a historic district.

- (c) For applications relating to structure of merit sites, the proposed work shall not adversely affect the architectural features if architectural merit is the basis for designation; nor shall the proposed work adversely affect the special cultural, educational or historical interest or value if that is the basis for designation.

Evidence: N/A. The site is a designated City of Berkeley Landmark and not a Structure of Merit.

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Conditions of Approval

September 3, 2026

I. General Administrative Conditions		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1.	Project Approval. This Structural Alteration Permit approval is for 701 University Avenue also known as 1900 Fourth Street- West Berkeley Shellmound, as substantially shown and described on the project plans dated June 4, 2026, except as required to be modified by conditions herein and plans as presented to the Landmarks Preservation Commission on September 3, 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, but incorporate the modifications required bythe conditions herein for approval by the City.	City of Berkeley	On-Going	Land Use Planning
2.	Approval Limited to Proposed Project. This Permit authorizes only the proposed project described in the application. In no way does approval authorize other uses, structures or activities not included in the project description.	City of Berkeley <u>BMC Sections</u> <u>23.404.060</u>	On-Going	Land Use Planning
3.	Compliance Required. 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.	City of Berkeley	On-Going	Land Use Planning
4.	Conformance to Approved Plans. All work performed under an approved permit shall be in compliance with the approved plans and any Conditions of Approval.	City of Berkeley <u>BMC Section</u> <u>23.404.060. B.4</u>	On-Going	Land Use Planning

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Conditions of Approval

September 3, 2026

I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
5.	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. 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 Landmarks Preservation Commission (LPC), or City Council referral.	City of Berkeley BMC Section 23.404.080	On-Going	Land Use Planning
6.	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 ZAB 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 must apply for and receive City approval of a new permit.	City of Berkeley BMC Section 23.404.060 (C) “Time Limits”	On-Going	Land Use Planning
7.	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,	City of Berkeley	On-Going	Land Use Planning

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Conditions of Approval

September 3, 2026

I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
	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. At Building Permit Submittal		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	Conditions of Approval on Building Permit Plan Submittal Structural Alteration Permit. The Conditions of Approval for this Structural Alteration Permit shall be printed on the second sheet of each plan set submitted for a building permit pursuant to this Structural Alteration Permit, under the title ‘Structural Alteration Permit Conditions.’	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning

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2.	<u>Project Liaison</u>. The applicant shall <u>include in all building permit plans and post onsite</u> 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 #	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning
3.	Construction and Demolition Diversion. The applicant shall submit a <u>Construction Waste Management Plan</u> that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.	City of Berkeley <u>BMC Chapter 19.37</u>	At Building Permit Submittal	Building & Safety Division

III. During Construction A. Building & Safety Division		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
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	During Construction	Building & Safety
2.	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	City of Berkeley	During Construction	Building & Safety

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	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.			
3.	Construction / No Parking Permits. Contact the Permit Service Center (PSC) at 1947 Center Street, Third Floor or (510) 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. <u>A current copy of this Plan shall be available at all times at the construction site for review by City Staff.</u>	City of Berkeley	During Construction	Building & Safety
IV. During Construction B. Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	<u>Paleontological Resources (Ongoing throughout demolition, grading, and/or construction).</u> 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.	City of Berkeley	During Construction	Land Use Planning

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2.	<u>Halt Work/Unanticipated Discovery of Tribal Cultural Resources.</u> 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.	City of Berkeley	During Construction	Land Use Planning
3.	<u>Archaeological Resources (Ongoing throughout demolition, grading, and/or construction).</u> 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.	City of Berkeley	During Construction	Land Use Planning

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September 3, 2026

	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.			
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IV. During Construction C. During Construction: Public Works		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	Site 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.	Street & Sidewalk Damages. 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.	City of Berkeley	During Construction	Public Works
3.	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

LMSAP2026-0007

Conditions of Approval

September 3, 2026

4.	Hauling of Debris. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.	City of Berkeley	During Construction	Public Works
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V. Structural Alteration Permit Conditions		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1.	Chemical Treatments. With respect to historic resources located on this site or within the propose project area, any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.	City of Berkeley	On-Going	Land Use Planning
2.	Exterior Lighting. Exterior lighting shall be downcast and not cause glare on the public right-of-way and abutting parcels.	City of Berkeley	On-Going	Land Use Planning
3.	Other Permits. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.	City of Berkeley	On-Going	Land Use Planning

DEMOLITION PERMIT

701 UNIVERSITY AVE. BERKELEY, CA. 94710
APN: 57-2101-5

DRAWING INDEX

- A0.00 TITLE SHEET
- A0.01 GENERAL NOTES
- A0.02 SITE PHOTOS
- A0.03 SITE PLAN (P)
- A0.04 SITE PLAN (P)
- A0.05 ELEVATIONS
- A0.06 POLLUTION PREVENTION
- A0.07 PCBs
- A0.08 PCBs

ELECTRICAL NOTE:

IT IS THE RESPONSIBILITY OF THE OWNER TO CONTACT PG&E FOR UTILITY DISCONNECT PERMITS AND PROCEDURES. A PG&E UTILITY DISCONNECT LETTER IS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. A COPY OF THE UTILITY DISCONNECT LETTER SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO START OF WORK.

PROJECT DATA:

APPLICABLE CODES:

2025 CALIFORNIA BUILDING CODE (CBC)
2025 CALIFORNIA MECHANICAL CODE (CMC)
2025 CALIFORNIA ELECTRICAL CODE (CEC)
2025 CALIFORNIA PLUMBING CODE (CPC)
2025 CALIFORNIA FIRE CODE (CFC)
2025 CALIFORNIA RESIDENTIAL CODE (CRC)
2025 CALIFORNIA ENERGY CODE (T24)
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
APPLICABLE BERKELEY MUNICIPAL CODES

PROJECT ADDRESS:

701 UNIVERSITY AVE.
BERKELEY, CA. 94710

PROJECT DESCRIPTION:

DEMOLITION AND SITE CLEARING OF AN EXISTING ONE-STORY TRUCTURE AND ASSOCIATED SITE IMPROVEMENTS.

WORK INCLUDES:

- FULL DEMOLITION OF APPROXIMATELY 2,000 SQUARE FEET OF EXISTING ONE-STORY WOOD-FRAMED BUILDING, INCLUDING SLAB-ON-GRADE FOUNDATION.
- REMOVAL OF APPROXIMATELY 100,000 SQUARE FEET OF ASPHALT PAVEMENT AND ASSOCIATED STRIPING WITHIN THE EXISTING PARKING LOT AREA UNDER SEPARATE PERMIT.
- REMOVAL OF MISCELLANEOUS SITE IMPROVEMENTS, INCLUDING CURBS, WHEEL STOPS, FENCING (AS REQUIRED), AND MINOR CONCRETE ELEMENTS.
- SORTING, RECYCLING, AND LAWFUL DISPOSAL OF ALL DEMOLITION DEBRIS IN ACCORDANCE WITH CITY OF BERKELEY AND CALGREEN REQUIREMENTS.
- FINAL ROUGH GRADING OF THE SITE TO ELIMINATE TRIPPING HAZARDS AND PREPARE THE PARCEL FOR FUTURE DEVELOPMENT.
- COORDINATION AND DISCONNECTION OF EXISTING UTILITIES AS REQUIRED.
- IMPLEMENTATION OF EROSION CONTROL AND DUST CONTROL MEASURES DURING DEMOLITION AND GRADING ACTIVITIES. NO NEW CONSTRUCTION IS PROPOSED UNDER THIS PERMIT. THIS APPLICATION IS LIMITED TO DEMOLITION AND SITE CLEARANCE ONLY.

PROJECT TEAM:

OWNER:

SOGOREA TE LAND TRUST
2501 HARRISON ST
OAKLAND, CA 94612

DESIGN PROFESSIONAL:

ANTONIO AZORI
t. 415.770.1772
e. azori.arch@gmail.com

GENERAL CONTRACTOR:

ANABA CONSTRUCTION, INC
1552 LENAY CT.
MANTENCA, CA 95337
SHAH BROOMAND
t. 510.826.9443
e. shah@anabaconstruction.com

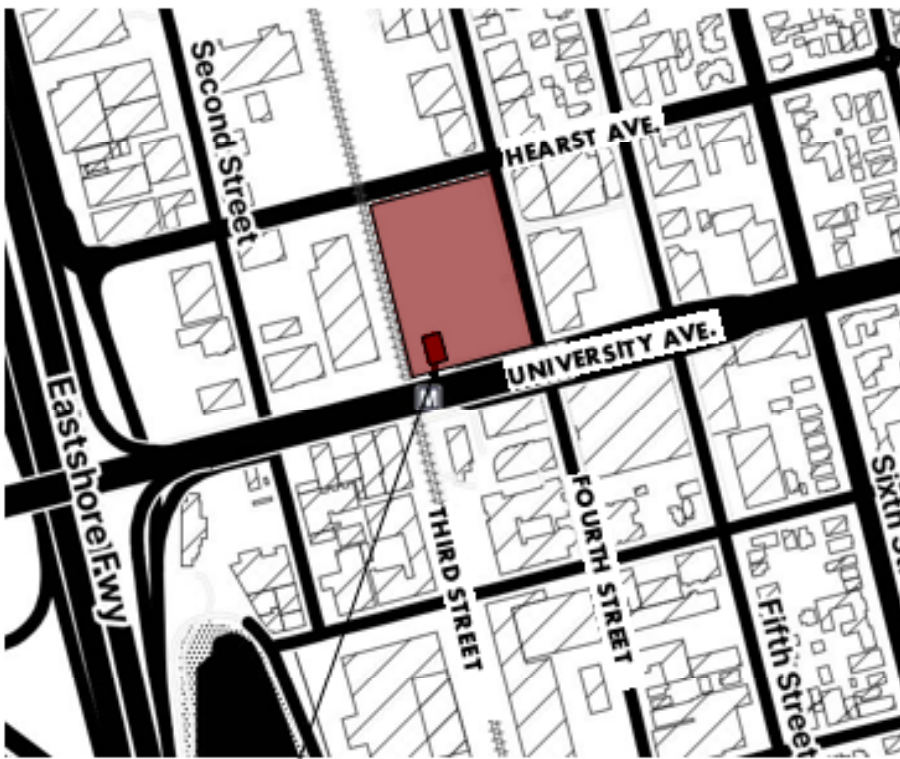
GENERAL NOTES:

- THE AIA DOCUMENT 201, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT," IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED PART OF THE REQUIREMENTS FOR PROJECT COMPLETION. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.
- ALL CONSTRUCTION MUST COMPLY WITH CURRENT STATE AND LOCAL CODES, AS WELL AS ANY GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF A CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND ENSURING THE WORK CAN BE PERFORMED AS SHOWN PRIOR TO PROCEEDING. ANY QUESTIONS OR COORDINATION ISSUES MUST BE CLARIFIED WITH THE ARCHITECT BEFORE STARTING THE RELEVANT WORK.
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE WORK PROCEEDS.
- THE CONTRACTOR MUST THOROUGHLY INSPECT THE PREMISES AND BASE THEIR BID ON EXISTING CONDITIONS, REGARDLESS OF THE INFORMATION SHOWN OR NOT SHOWN IN THE DRAWINGS.
- THE CONTRACTOR MUST MAINTAIN PROPER WORKERS' COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE PROJECT DURATION.
- ALL SUBSTITUTIONS, REVISIONS, OR CHANGES REQUIRE PRIOR APPROVAL FROM THE ARCHITECT.
- DURING THE BIDDING AND NEGOTIATION PHASE, THE GENERAL CONTRACTOR AND SUBCONTRACTORS MUST CONFIRM IN WRITING THE ESTIMATED ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS. ANY POTENTIAL DELAYS IMPACTING OCCUPANCY MUST BE REPORTED TO THE ARCHITECT IN WRITING.
- ALL WORK MUST BE PERFORMED TO PREVENT OR MINIMIZE DAMAGE TO EXISTING LANDSCAPING OR PERSONAL PROPERTY.
- THE CONTRACTOR MUST PROTECT ADJACENT PROPERTIES USING MATERIALS SUCH AS VISQUEEN OR PLYWOOD TO MINIMIZE NOISE, DUST, OR OTHER DISRUPTIONS.
- IF FOUNDATION EXCAVATION MAY AFFECT ADJACENT PROPERTIES, THE CONTRACTOR MUST NOTIFY THE PROPERTY OWNER AND TAKE APPROPRIATE MEASURES TO PROTECT THE ADJACENT STRUCTURE.
- UNLESS NOTED OTHERWISE, DIMENSIONS ARE TO THE FACE OF THE FINISH OR CENTERLINE.
- IN SECTIONS OR ELEVATIONS, DIMENSIONS ARE TO THE TOP OF THE FINISHED FLOOR, SLAB, OR DECK UNLESS OTHERWISE NOTED.
- "SIM." OR "SIMILAR" INDICATES COMPARABLE CHARACTERISTICS FOR THE NOTED ITEM. DIMENSIONS AND ORIENTATION MUST BE VERIFIED ON THE PLAN.
- "TYP." OR "TYPICAL" INDICATES CONDITIONS ARE IDENTICAL UNLESS NOTED OTHERWISE.
- DIMENSIONS LABELED "CLR" OR "CLEAR" ARE MINIMUM REQUIREMENTS AND MUST BE MAINTAINED ACCURATELY.
- ALL MATERIALS AND EQUIPMENT MUST BE NEW UNLESS STATED OTHERWISE.
- ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
- THE SPECIFICATION AND LOCATION OF SAFETY GLAZING (TEMPERED OR LAMINATED

GENERAL CONSTRUCTION NOTES:

- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. MEASUREMENTS SHALL NOT BE TAKEN OFF SCALE DRAWINGS; NOTED DIMENSIONS TAKE PRECEDENCE. ANY CONFLICTS WITH FIELD CONDITIONS SHALL BE DISCUSSED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH AFFECTED WORK.
- ALL WORK SHALL BE INSTALLED PLUMB, LEVEL, SQUARE, TRUE, AND IN PROPER ALIGNMENT TO MEET QUALITY CONSTRUCTION STANDARDS.
- ALL PARTITIONS SHALL BE BRACED AS REQUIRED BY THE CURRENT LOCAL SEISMIC CODE (CRC 2022 § R602.10).
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING WALLS AND FLOORS CAUSED BY DEMOLITION OF PARTITIONS AND CEILINGS.
- CARE SHALL BE TAKEN TO PROTECT EXISTING MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- GENERAL CONTRACTOR SHALL COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES TO AVOID CONFLICTS AND DELAYS.
- ALL LOCKING AND FURRING SHALL BE FIRE-TREATED AS REQUIRED BY THE BUILDING CODE (CRC 2022 § R302.11).
- WATER-EFFICIENT FIXTURES AND FITTINGS SHALL BE INSTALLED AS REQUIRED BY CGBSC 2022 § 4.303. CONTRACTOR SHALL REPLACE ALL NONCOMPLIANT FIXTURES IN THE PROJECT AREA.
- CONTRACTOR SHALL PROTECT FINISHES IN PATHS OF TRAVEL TO WORK AREAS TO AVOID DAMAGE.
- ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE UNLESS OTHERWISE NOTED (U.O.N.).
- ALL PARTITIONS ABUTTING EXISTING CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE (U.O.N.).
- ALL NON-FIRE-RATED INTERIOR DOORS SHALL BE UNDERCUT TO CLEAR FINISH FLOOR BY 1/4".
- PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, AND SIMILAR ITEMS TO ENSURE STABILITY AND PROPER INSTALLATION.
- LOCATIONS FOR SEALANT, CAULKING, AND FLASHING SHOWN ON DRAWINGS SHALL BE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S RECOMMENDATIONS AND STANDARD INDUSTRY PRACTICES.
- WHERE NEW STRUCTURAL WORK REQUIRES OPENINGS IN EXISTING WALLS PARALLEL TO AND WITHIN 3'-0" OF A PROPERTY LINE, APPLY 5/8" TYPE-X GYPSUM BOARD AT THE INSIDE FACE OF STUD TO MEET FIRE RESISTANCE REQUIREMENTS (CRC 2022 § R302.1).
- ALL ATTICS, RAFTER SPACES, SOFFITS, AND CRAWL SPACES SHALL BE FULLY VENTILATED PER APPLICABLE CODE (CRC 2022 § R806).
- ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT THE CENTERLINE OF DOORS OR FRAMED OPENINGS, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

VICINITY MAP:



SUBJECT PROPERTY
701 UNIVERSITY AVE.
BERKELEY, CA

PLANNING INFORMATION:

BLOCK - LOT / APN: 71 - 221-42
LOT SIZE: 99,410 SQ. FT. (COUNTING THE WHOLE PARKING LOT)
ZONING DISTRICT: CW - WEST BERKELEY COMMERCIAL
HISTORIC RESOURCE STATUS: NONE
NUMBER OF STORIES: EXISTING: 1-STORY
BUILDING HEIGHT: EXISTING: 12'-8"
PROPERTY SETBACKS: EXISTING: 0'-0"
FRONT (STREET SIDE): 0'-0"
REAR (STREET SIDE): 0'-0"
SIDES: 5'-0"

BUILDING INFORMATION:

CONSTRUCTION TYPE: EXISTING: TYPE - VB

OCCUPANCY: EXISTING VACANT COMMERCIAL STRUCTURE - GROUP B (BUSINESS)

MINIMUM ROOF CLASS: CLASS B

FIRE SPRINKLER: EXISTING: N/A

GROSS FLOOR AREA:

EXISTING BUILDING AREA: 1,621 SQ.FT. (APPROX.)

DEPARTMENT STAMPS:

PROJECT NAME

DEMOLITION PERMIT

701 UNIVERSITY AVE.
BERKELEY, CA
APN: 57-2105

DATE:	ISSUES / REVISIONS:	BY:
02/23/2026	PERMIT SUBMISSION	AA
06/04/2026	LANDMARK & USE PERMIT SUBMISSION	AA
07/15/2026	LANDMARK & USE PERMIT REV 2	AA

PROFESSIONAL STAMP:

Shah Noor Broomand, PMP
Anaba Construction, Inc
License # 1084569 - A & C21

Shah Noor Broomand

DEPARTMENT STAMP:

TITLE SHEET

A0.00

GREEN HALO NOTES

-A MINIMUM OF 65% OF WASTE GENERATED BY CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL BE DIVERTED FROM LANDFILL DISPOSAL THROUGH RECYCLING, SALVAGE, REUSE, OR COMPOSTING.
-CITY OF BERKELEY REQUIREMENT:100% OF ASPHALT, CONCRETE, AND LAND CLEARING DEBRIS SHALL BE DIVERTED AND RECYCLED AND/OR SALVAGED FOR REUSE.

ADJACENT PROPERTY PROTECTION:

PROTECTION REQUIRED:ADJACENT PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING, AND DEMOLITION WORK. PROTECTION SHALL BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS, AND ROOFS PER CBC 2025 3307.1.

PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES.
THE PERSON MAKING OR CAUSING AN EXCAVATION SHALL PROVIDE WRITTEN NOTICE TO OWNERS OF ADJACENT PROPERTY ADVISING THAT SUCH EXCAVATION IS TO BE MADE AND THAT ADJACENT PROPERTY SHOULD BE PROTECTED. SAID NOTICE SHALL BE PROVIDED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED START DATE OF THE EXCAVATION.

PEDESTRIAN PROTECTION:

PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING, AND DEMOLITION ACTIVITIES AS REQUIREDPER CBC 2025 SEC. 3306 TABLE 3306.1. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.

FACILITIES REQUIRED:

SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING, OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE PER CBC 2025 SEC. 3305.1.

STORMWATER MANAGEMENT:

PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT THAT IN TOTAL DISTURBS ONE ACRE OR MORE SHALL MANAGE STORMWATER DRAINAGE DURING CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), CHAPTER 4, DIVISION 4.1.

ELECTRICAL NOTE:

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A PG&E UTILITY DISCONNECT LETTER IS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES. A COPY OF THE UTILITY DISCONNECT LETTER SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO START OF WORK.

PUBLIC WORKS:

-CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION.

-WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE SEWER LATERAL SHALL BE EXPOSED AT THE POINT OF CONNECTION TO THE MAIN:

A. IF THE LATERAL CONNECTS TO THE MAIN VIA A FACTORY MANUFACTURED WYE OR TEE BRANCH, AND THE MAIN AND BRANCH ARE IN GOOD CONDITION, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED AT THE MAIN WITH AN EXPANDABLE NEOPRENE RUBBER PLUG. THE PLUG SHALL BE ENCASED WITH A MINIMUM OF 6 INCHES OF 6 SACK PORTLAND CEMENT CONCRETE WITH 3/4" AGGREGATE. THE WYE OR TEE WITH PLUG SHALL BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO CONCRETE ENCASEMENT AND BACKFILL.

B. IF THE LATERAL CONNECTS TO THE MAIN BY ANY METHOD OTHER THAN A FACTORY WYE OR TEE, OR IF THE MAIN OR BRANCH IS DAMAGED, THE SECTION OF MAIN WITH THE LATERAL CONNECTION SHALL BE REMOVED AND REPLACED WITH NEW PIPE OF MATCHING DIAMETER. THE NEW SECTION SHALL BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO BACKFILL.

C. THE ABANDONED LATERAL PIPE SHALL BE CLEANED (JETTED) AND FILLED WITH SAND TO PREVENT RODENT HABORAGE OR OTHER HEALTH HAZARDS.

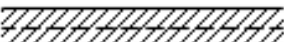
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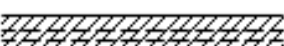
CL	CENTER LINE
AND	PROPERTY LINE
AT	AND
DIAMETER	DIAMETER
NUMBER	NUMBER
SUB-SECTION	SUB-SECTION
(E)	EXISTING
(D)	DEMOLISH
(N)	NEW
(R)	REPLACE
BLDG.	BUILDING
CLG.	CEILING
CLR.	CLEAR
C.L.	CENTER LINE
DIM.	DIMENSION
DN.	DOWN
D.S.	DOWN SPOUT
DWG.	DRAWING
EQ.	EQUAL
EXT.	EXTERIOR
FDN.	FOUNDATION
F.F.	FINISHED FLOOR
F.F.E.	FINISHED FLOOR ELEVATION
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
HGT.	HEIGHT
H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING
INT.	INTERIOR
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
N.I.C.	NOT IN CONTRACT
O/	OVER
O.C.	ON CENTER
P.T.	PRESSURE TREATED
PTD.	PAINTED
R	RADIUS
S.S.D.	SEE STRUCTURAL DRAWINGS
SQ.	SQUARE FOOT
SIM.	SIMILAR
STD.	STANDARD
T.B.D.	TO BE DETERMINED
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.F.F.	TOP OF FINISHED FLOOR
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VAR.	VARIES
V.I.F.	VERIFY IN FIELD
W/	WITH
W.H.	WATER HEATER

DRAWING SYMBOLS:

WALL TYPES:

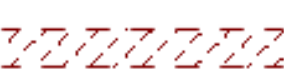
NEW WALL - NON-RATED: 

NEW WALL - 1-HOUR FIRE-RATED WALL: 

NEW WALL - 2-HOUR FIRE-RATED WALL: 

NEW WALL - LOW: 

EXISTING WALL: 

DEMO WALL: 

DIMENSIONS:

C.L. OF WALL: 

FACE OF FINISH: 

C.L. OF STUD: 

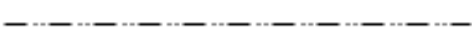
FACE OF STUD: 

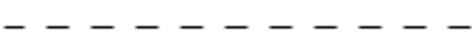
FACE OF CONCRETE: 

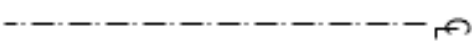
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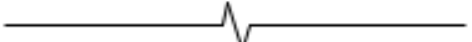
OVERHEAD LINE: 

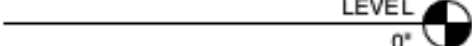
HIDDEN LINE: 

PROPERTY LINE: 

SETBACK LINE: 

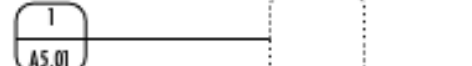
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BREAK LINE: 

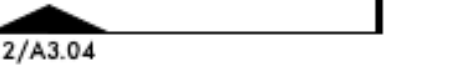
ELEVATION LINE: 

MARKERS:

SECTION DETAIL: 

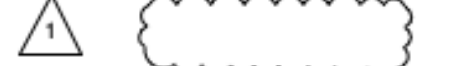
PLAN DETAIL: 

ELEVATION: 

SECTION: 

INTERIOR ELEVATION: 

GRID LINE: 

REVISION: 

DOOR TAG: 

WINDOW TAG: 

STEP: 

A Z O R I
ARCHITECTURE & REALTY

PROJECT NAME

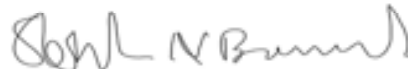
DEMOLITION PERMIT

701 UNIVERSITY AVE.
BERKELEY, CA
APN: 57-2105

DATE:	ISSUES / REVISIONS:	BY:
02/23/2026	PERMIT SUBMISSION	AA
06/04/2026	LANDMARK & USE PERMIT SUBMISSION	AA
07/15/2026	LANDMARK & USE PERMIT REV 2	AA

PROFESSIONAL STAMP:

Shah Noor Broomand, PMP
Anaba Construction, Inc
License # 1084569 - A & C21



DEPARTMENT STAMP:

GENERAL NOTES

A0.01



ASBESTOS JOB NOTIFICATION

ACKNOWLEDGEMENT OF NOTIFICATION & PAYMENT OF FEES

APPROVAL DATE
March 19, 2026

Anaba Construction, Inc
1552 Lenay Court
MANTECA, CA 95337

J# (JOB NUMBER)

ASB147207

Invoice No.:
T203011



The Bay Area Air Quality Management District (BAAQMD) acknowledges receipt of your payment and your Asbestos Removal or Demolition Plan described as: **701 University Avenue (Demolition)**

Location Information:

Site
701 UNIVERSITY AVE
BERKELEY, CA 94710-1932

Job Start Date: April 13, 2026

Job Completion Date: May 4, 2026

ASBESTOS JOB NOTIFICATION REVISIONS

If there are any changes to any aspect of the submitted Job Notification, including the starting or completion dates, changes in Contractor or waste disposal site, you must inform the District per Section 401.5 of Regulation 11-2.

REVISIONS TO ONLINE JOB NOTIFICATIONS

For online submitted Job Notifications, revisions to Job information must be made online using the following steps:

1. Log into your BAAQMD account at myaironline.baaqmd.gov/account/login
2. Go to the My Job Notification list.
3. Click on the specific Job Notification to view the summary.
4. Click on the "Change Job Details" button

If you have trouble accessing your account online, or have questions regarding changes on Job Details, contact **415-749-4762**.

NOTE: This form is not intended as verification of either the completeness of your original notification or of its compliance with BAAQMD Regulation 11-2. If you have any questions regarding this matter please contact an Air Quality Technician (415-749-4762, asbestosjobs@baaqmd.gov). Please include your Asbestos Application Number and Invoice Number for any correspondence with the District.

March 19, 2026

375 Beale Street, Suite 600 - San Francisco, CA 94105 - (415) 771.6000 - WWW.BAAQMD.GOV



STRUCTURE TO BE DEMOLISHED - EAST ELEVATION



STRUCTURE TO BE DEMOLISHED - SOUTH ELEVATION



STRUCTURE TO BE DEMOLISHED - NORTH ELEVATION



STRUCTURE TO BE DEMOLISHED - WEST ELEVATION



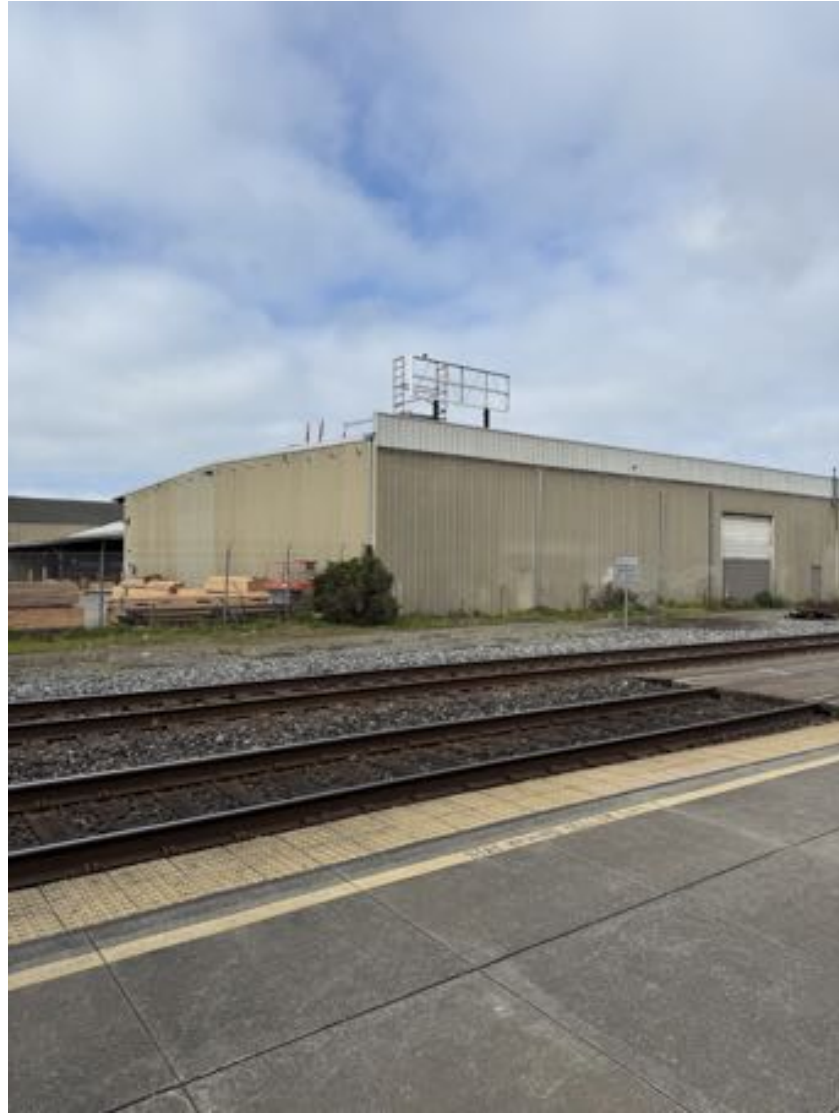
VIEW ALONG UNIVERSITY AVE. TOWARDS WEST



VIEW ALONG UNIVERSITY AVE. TOWARDS WEST



VIEW ALONG 3RD AVE. TOWARDS NORTH



VIEW OF TRAIN TRACKS ALONG 3RD STREET



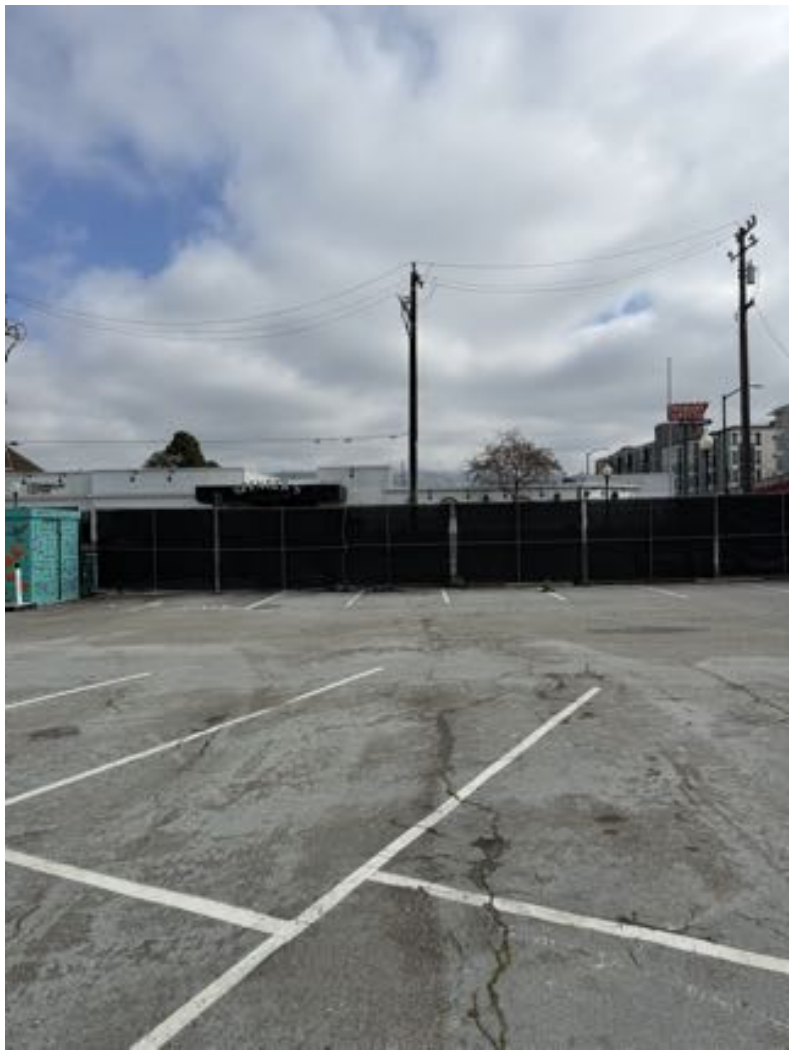
VIEW ALONG 4TH ST. TOWARDS NORTH



EXISTING PARKING LOT IN SUBJET PROPERTY



EXISTING PARKING LOT IN SUBJET PROPERTY



EXISTING PARKING LOT IN SUBJET PROPERTY



EXISTING PARKING LOT IN SUBJET PROPERTY



EXISTING PARKING LOT IN SUBJET PROPERTY

A Z O R I
ARCHITECTURE & REALTY

PROJECT NAME

DEMOLITION PERMIT

701 UNIVERSITY AVE.
BERKELEY, CA
APN: 572105

DATE:	ISSUES / REVISIONS:	BY:
02/23/2026	PERMIT SUBMISSION	AA
06/04/2026	LANDMARK & USE PERMIT SUBMISSION	AA
07/15/2026	LANDMARK & USE PERMIT REV 2	AA

PROFESSIONAL STAMP:

Shah Noor Broomand, PMP
Anaba Construction, Inc
License # 1084569 - A & C21

Shah Noor Broomand

DEPARTMENT STAMP:

SITE PHOTOS

A0.02

PROJECT NAME

DEMOLITION PERMIT

701 UNIVERSITY AVE.
BERKELEY, CA
APN: 57-2101-3

DATE:	ISSUES / REVISIONS:	BY:
02/23/2026	PERMIT SUBMISSION	AA
06/04/2026	LANDMARK & USE PERMIT SUBMISSION	AA
07/15/2026	LANDMARK & USE PERMIT REV 2	AA

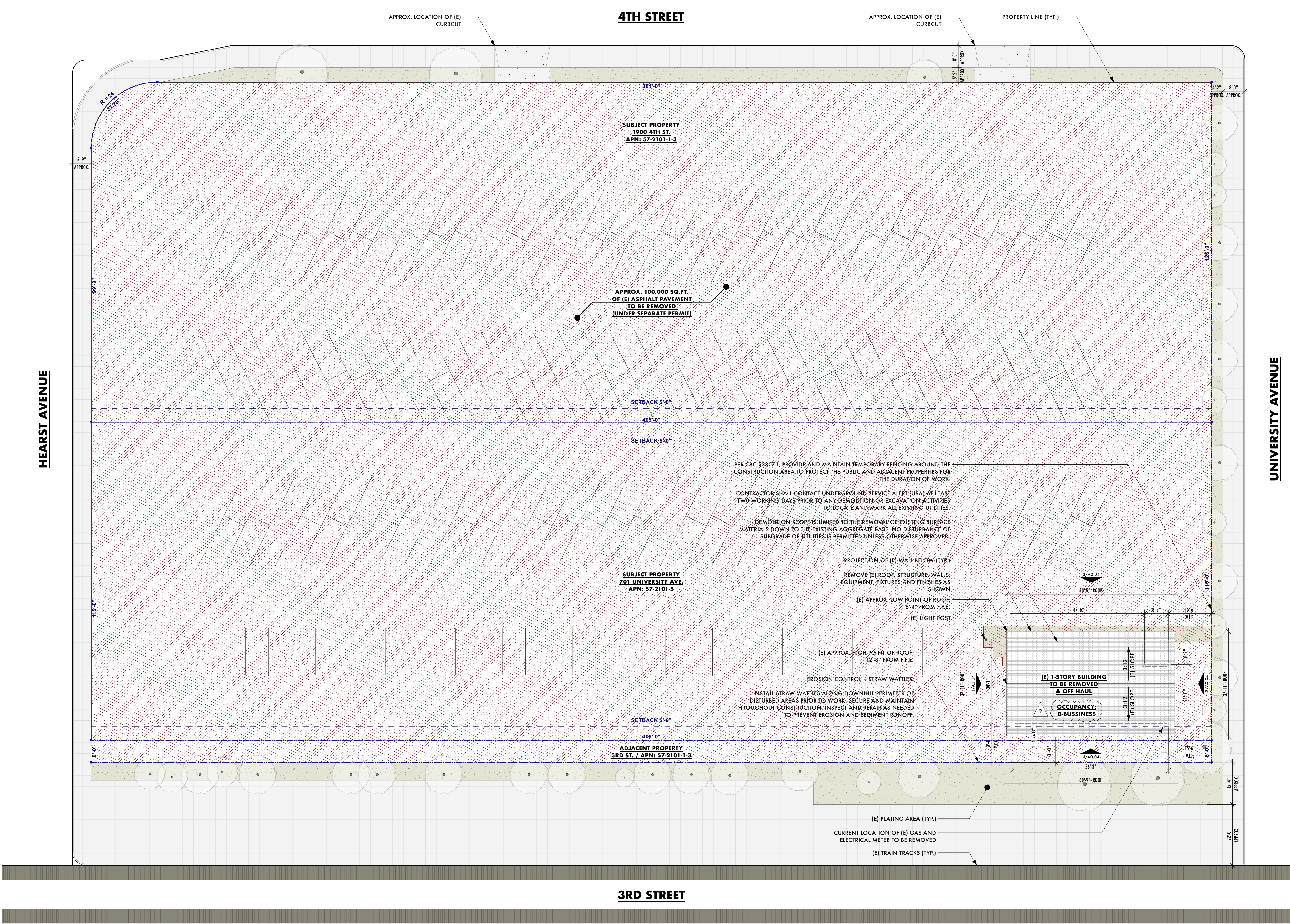
PROFESSIONAL STAMP:

Shah Noor Broomand, PMP
Anaba Construction, Inc
License # 1084569 - A & C21

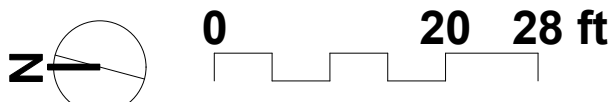
DEPARTMENT STAMP:

SITE PLAN (E)

A0.03



1	SITE PLAN - EXISTING / DEMO
AO.03	Scale: 1/16" = 1'-0"



A Z O R I
ARCHITECTURE & REALTY

PROJECT NAME

DEMOLITION PERMIT

701 UNIVERSITY AVE.
BERKELEY, CA
APN: 57-2101-5

DATE:	ISSUES / REVISIONS:	BY:
02/23/2026	PERMIT SUBMISSION	AA
06/04/2026	LANDMARK & USE PERMIT SUBMISSION	AA
07/15/2026	LANDMARK & USE PERMIT REV 2	AA

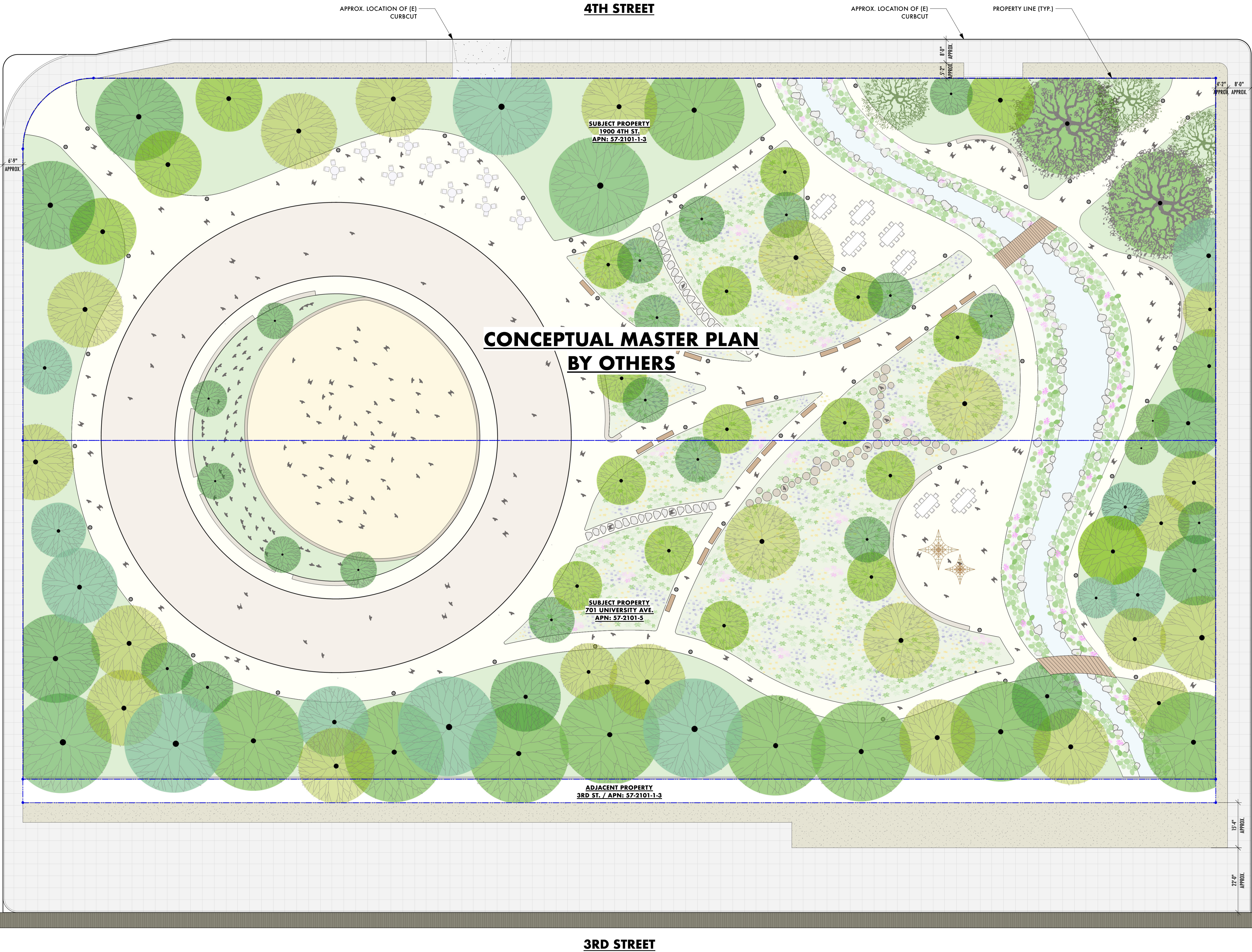
PROFESSIONAL STAMP:

Shah Noor Broomand, PMP
Anaba Construction, Inc
License # 1084569 - A & C21

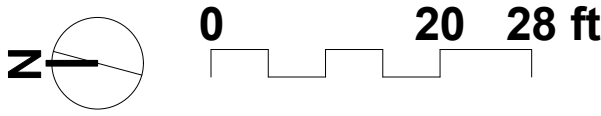
DEPARTMENT STAMP:

SITE PLAN (P)

A0.04



1 SITE PLAN - CONCEPTUAL MASTER PLAN BY OTHERS
A0.04 Scale: 1/16" = 1'-0"



PROJECT NAME

DEMOLITION PERMIT

701 UNIVERSITY AVE.
BERKELEY, CA
APN: 57-2105

DATE:	ISSUES / REVISIONS:	BY:
02/23/2026	PERMIT SUBMISSION	AA
06/04/2026	LANDMARK & USE PERMIT SUBMISSION	AA
07/15/2026	LANDMARK & USE PERMIT REV 2	AA

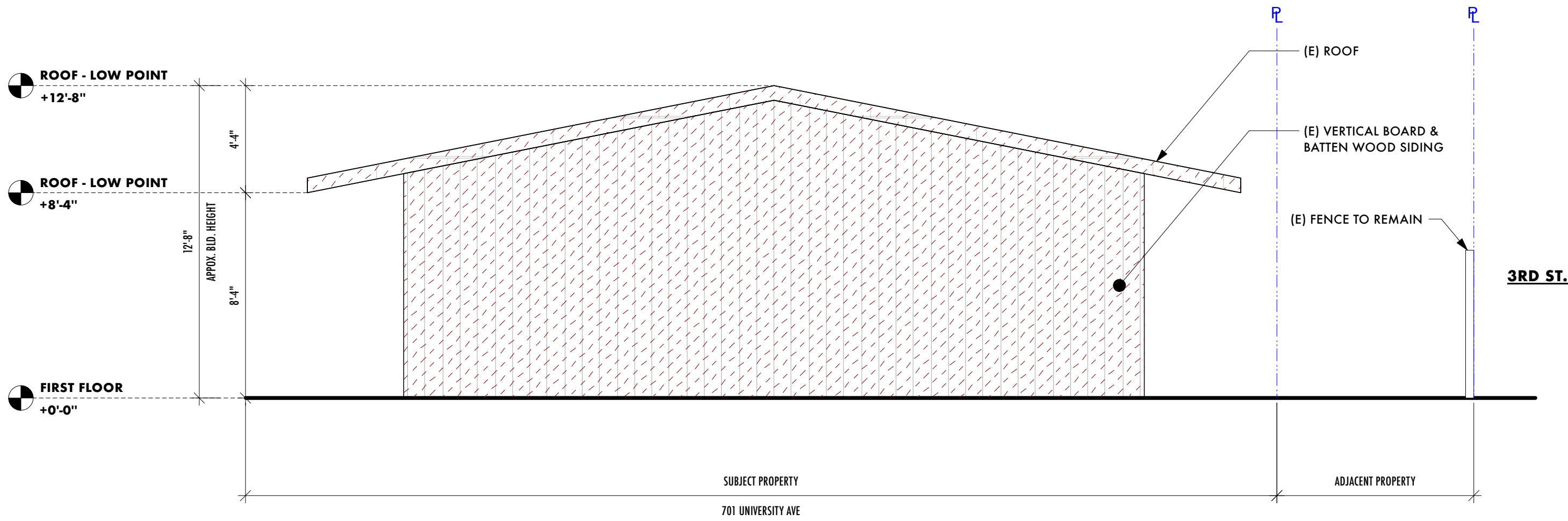
PROFESSIONAL STAMP:

Shah Noor Broomand, PMP
Anaba Construction, Inc
License # 1084569 - A & C21

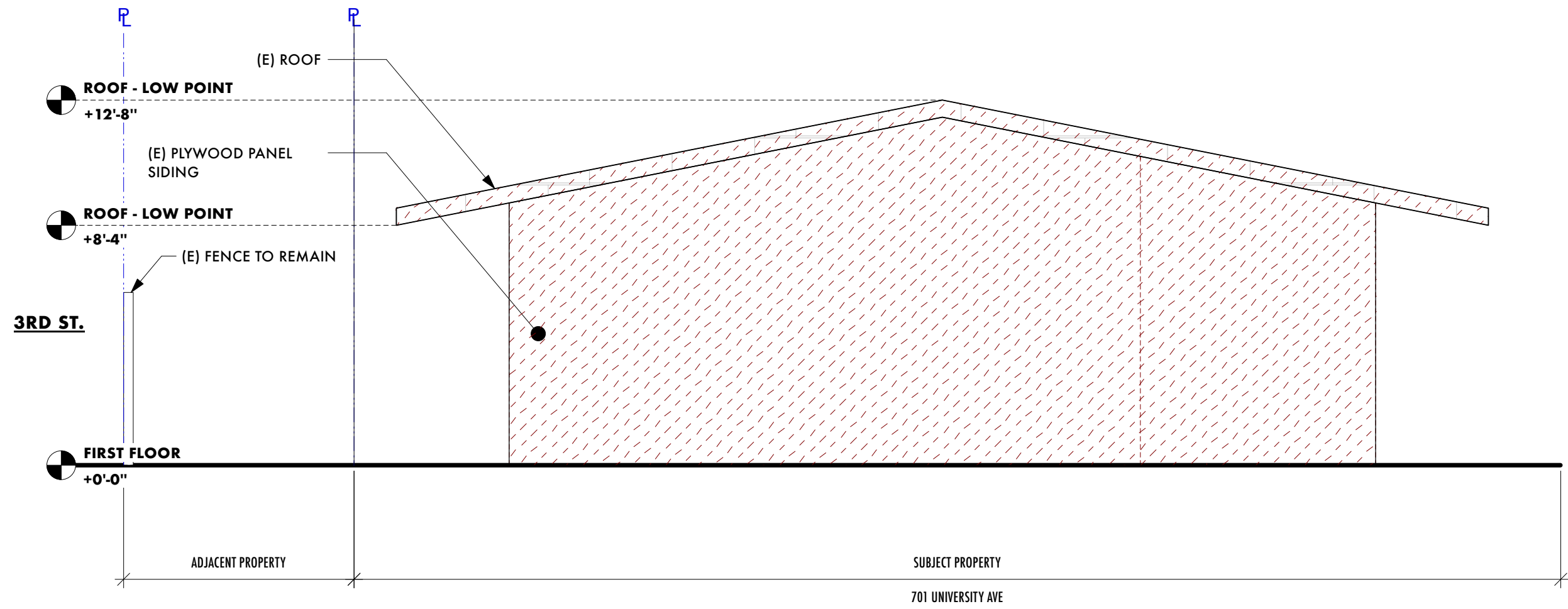
DEPARTMENT STAMP:

ELEVATIONS

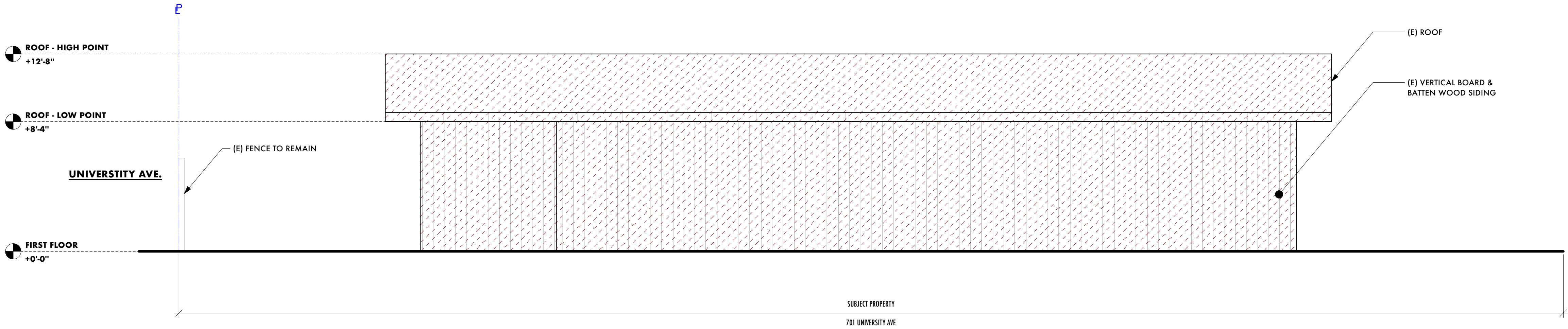
A0.05



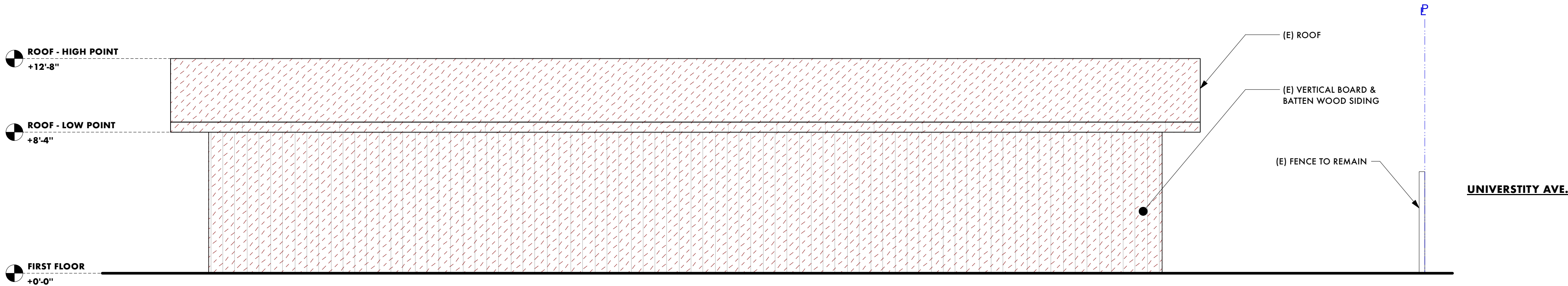
1 EXTERIOR ELEVATION: NORTH - EXISTING / DEMO
A0.05 Scale: 1/4" = 1'-0"



2 EXTERIOR ELEVATION: SOUTH - EXISTING / DEMO
A0.05 Scale: 1/4" = 1'-0"

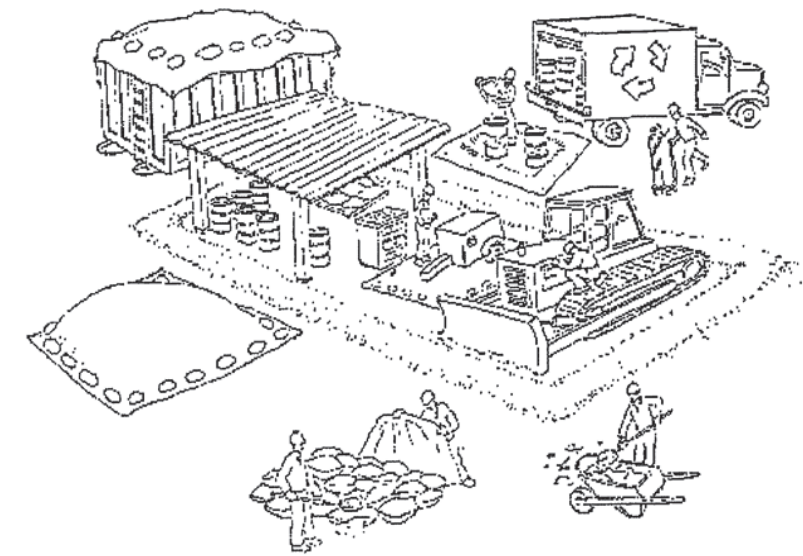


3 EXTERIOR ELEVATION: EAST - EXISTING / DEMO
A0.05 Scale: 1/4" = 1'-0"



4 EXTERIOR ELEVATION: WEST - EXISTING / DEMO
A0.05 Scale: 1/4" = 1'-0"

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



Make sure your crews and subs do the job right!

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

Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

Construction Entrances and Perimeter

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

Vehicle and equipment maintenance & cleaning

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



Earthwork & contaminated soils

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



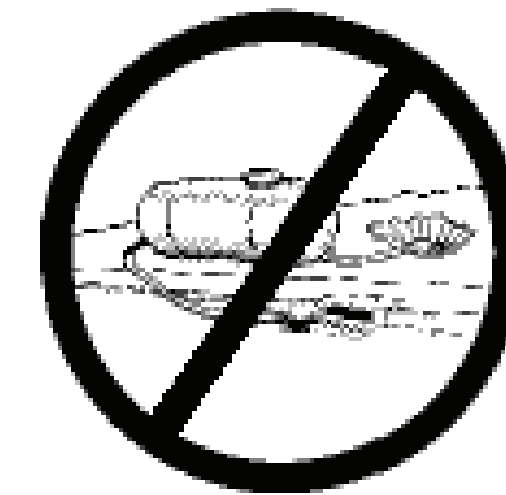
- 
- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
 - Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
 - If you disturb a slope during construction, prevent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

Architectural Copper

If project contains architectural copper use best management practices as detailed in the handout Requirements for Architectural Copper available at the lobby of the Permit Service Center.

Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.



- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.

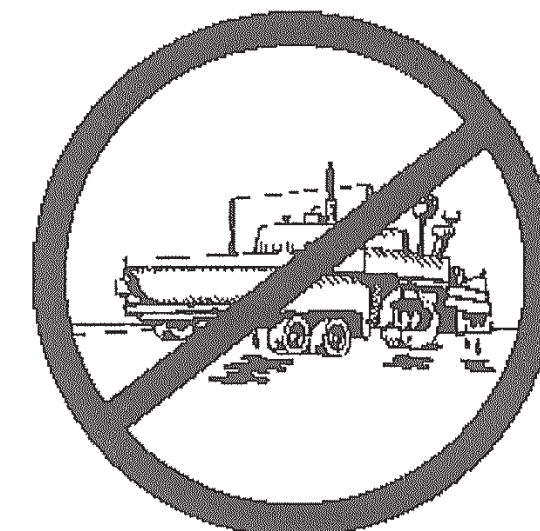
- ✓ Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.

- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

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

Paving/asphalt work



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

Concrete, grout, and mortar
storage & waste disposal

- ✔ Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.



- ✓ Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.

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

Painting

- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.



- Paint out excess oil-based paint before cleaning brushes in thinner.
 - Filter paint thinners and solvents for reuse whenever possible.
- Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

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

CITY OF BERKELEY		☆	PUBLIC WORKS AGENCY		APPROVED		REVISIONS					
POLLUTION PREVENTION								△				
								△				
								△				
								△				
								△				
				DATE								
WORK ORDER NO.												
SPECIFICATION NO.												
SHEET NO.												
FILE NO.		2		OF								
											BY	DATE
								NO.	DESCRIPTION			APPROVED

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

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

PCBs Screening Assessment Form

For Municipality Use Only

Date Received	
File #	

This screening process is part of a program for water quality protection and was designed in accordance with requirements in the Bay Area regional municipal stormwater NPDES permit (referred to as the Municipal Regional Permit). This process **does not** address other environmental programs or regulations (e.g., PCBs regulations under the Toxic Substances Control Act (TSCA); federal, state, or local regulations for hazardous material handling and hazardous waste disposal; health and safety practices to mitigate human exposure to PCBs or other hazardous materials; recycling mandates; or abatement at sites with PCBs or other contaminants). **The applicant is responsible for knowing and complying with all relevant laws and regulations. See Notices to Applicants section in the Applicant Instructions and at the end of this form.**

Complete all applicable parts of the PCBs Screening Assessment Form and submit with your demolition permit application.

All Applicants must complete Part 1 and Part 2.

Part 1. Owner/Consultant and project information			
Owner Information			
Name			
Address			
City	State	Zip	
Contact (Agent)			
Phone	Email		
Consultant Information			
Firm Name Elite Environmental Consulting			
Address 301 Georgia Street #390			
City Vallejo	State CA	Zip 94590	
Contact Person Kenneth Rodriguez-Praeger			
Phone (707)654-9001	Email info@elite-enviro.net		
Project Location			
Address 701 University Avenue			
City Berkeley	State CA	Zip 94710	
APN (s)			
Year Building was Built	Type of Construction Wood Frame		
Estimated Demolition Date			

1

Part 2. Is building subject to the PCBs screening requirement based on type, use, and age of the building?

2.a	Is the building to be demolished wood framed and/or single family residential?	☒ Yes ☐ No
If the answer to question 2.a is Yes , the PCBs Screening Assessment is complete, skip to Part 4. If the answer is No , continue to Question 2.b.		
2.b	Was the building to be demolished constructed or remodeled between January 1, 1950 and December 31, 1980?	☐ Yes ☐ No
➤ If the answer to Question 2.b is No the PCBs Screening Assessment is complete, skip to Part 4. If the answer is Yes , continue to Question 2.c.		
2.c	Is the proposed demolition a complete demolition of the building?	☐ Yes ☐ No
➤ If the answer to Question 2.c is No the PCBs Screening Assessment is complete, skip to Part 4. If the answer is Yes , complete Part 3.		

All applications affecting applicable structures and demolitions must complete Part 3 and the Part 3 Tables.

Part 3. Report concentrations of PCBs in priority building materials

Option 1. Applicants conducted representative sampling and analysis of the priority building materials per the Protocol for Evaluating Priority PCBs-Containing Materials before Building Demolition (2018) (Attachment C).

Option 2. Applicants possess existing sample results that are that are consistent with the Protocol for Evaluating Priority PCBs-Containing Materials before Building Demolition (2018) (Attachment C).

3.a Select option and report PCBs concentrations in the priority building materials and the source of data for each of the priority building materials. Provide the required supporting information

☐ Option 1 Conduct Representative Sampling - Summarize results on Part 3 Tables; and - Provide the following supporting information: ☐ Contractor's report documenting the assessment results; ☐ QA/QC checklist (see Attachment C, section 3.2.4); and ☐ Copies of the analytical data reports.	☐ Option 2 Use Existing Sampling Records - Summarize results on Part 3 Tables; and - Provide the following supporting information: ☐ Contractor's report/statement that the results are consistent with the Protocol for Evaluating Priority PCBs-Containing Materials before Building Demolition. ☐ Copies of the analytical data reports.
--	--

All Applicants must complete Part 4.

Part 4. Certification

I certify that the information provided in this form is, to the best of my knowledge and belief, true, accurate, and complete. I further certify that I understand my responsibility for knowing and complying with all relevant laws and regulations related to reporting, abating, and handing and disposing of PCBs materials and wastes. I understand there are significant penalties for submitting false information. I will retain a copy of this form and the supporting documentation for at least 5 years.

Signature: _____	Date: _____
(Property Owner/Agent/Legal Representative)	
Print/Type: _____	
(Property Owner/Agent/Legal Representative Name)	
Signature: Kenneth Rodriguez-Praeger	Date: 4/7/2026
(Consultant Completing Application Form)	
Print/Type: Kenneth Rodriguez-Praeger	
(Consultant Completing Application Form)	

2

Notices to Applicants Regarding Federal and State PCBs Regulations

Applicants that determine PCBs exist in building materials must follow applicable federal and state laws. This may include reporting to U.S. Environmental Protection Agency (USEPA), the San Francisco Bay Regional Water Quality Control Board, and the California Department of Toxic Substances Control (DTSC). These agencies may require additional sampling and abatement of PCBs. Depending on the approach for sampling and removing building materials containing PCBs, you may need to notify or seek advance approval from USEPA before building demolition. Even in circumstances where advance notification to or approval from USEPA is not required before the demolition activity, the disposal of PCBs waste is regulated under TSCA and the California Code of Regulations. (See Note 1)

Note 1 - Federal and State Regulations

Building materials containing PCBs at or above 50 ppm that were manufactured with PCBs (e.g., caulk, joint sealants, paint) fall under the category of PCBs bulk product wastes. See 40 Code of Federal Regulations (CFR) 761.3 for a definition of PCBs bulk product wastes.

Building materials such as concrete, brick, metal contaminated with PCBs are PCBs remediation wastes (e.g., concrete contaminated with PCBs from caulk that contains PCBs). 40 CFR 761.3 defines PCBs remediation wastes.

Disposal of PCBs wastes are subject to TSCA requirements such as manifesting of the waste for transportation and disposal. See 40 CFR 761 and 40 CFR 761, Subpart K.

TSCA-regulated does not equate solely to materials containing PCBs at or above 50 ppm. There are circumstances in which materials containing PCBs below 50 ppm are subject to regulation under TSCA. See 40 CFR 761.61(a)(5)(i)(B)(2)(ii).

Disposal of PCBs wastes are subject to California Code of Regulations (CCR) Title 22, Section Division 4.5, Chapter 12, Standards Applicable to Hazardous Waste Generators.

California hazardous waste regulatory levels for PCBs are 5 ppm based on the Soluble Threshold Limit Concentration test and 50 ppm based on the Total Threshold Limit Concentration test, see CCR, Title 22, Section 66261.24, Table III.

Agency	Contact	Useful Links
US Environmental Protection Agency	Steve Armann (415) 972-3352 armann.steve@epa.gov	https://www.epa.gov/pcb (EPA PCBs website) https://www.epa.gov/pcb/questions-and-answers-about-polychlorinated-biphenyls-pcb-building-materials (PCBs in Building Materials Fact Sheet and QA Document) https://www.epa.gov/pcb/pcb-facility-approval-streamlining-toolbox-fast-streamlining-cleanup-approval-process (USEPA PCB Facility Approval Streamlining Toolbox (PCB FAST)) https://www.epa.gov/pcb/polychlorinated-biphenyls-pcb-building-materials#Test-Methods (See Information for Contractors Working in Older Buildings that May Contain PCBs)
San Francisco Bay Regional Water Quality Control Board	Jan O'Hara (510) 622-5681 janet.o'hara@waterboards.ca.gov Cheryl Prowell (510) 622-2408 Cheryl.Prowell@waterboards.ca.gov	https://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/TMDLs/sfbaypcbstmtl.shtml https://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/sitecleanupprogram.html
Department of Toxic Substances Control	Regulatory Assistance Office 1-800-727-TOXIC RAO@dtsc.ca.gov	http://www.dtsc.ca.gov/SiteCleanup/Brownfields/upload/PUB_SMP_Guide-to-Selecting-a-Consultant.pdf
California Division of Occupational Safety and Health (Cal/OSHA)	Cal/OSHA Consultations Services 1-800-963-9424	https://www.dir.ca.gov/dosh/consultation.html

3

PROJECT NAME

DEMOLITION PERMIT

701 UNIVERSITY AVE.
BERKELEY, CA
APN: 57-210-5

DATE:	ISSUES / REVISIONS:	BY:
02/23/2026	PERMIT SUBMISSION	AA
06/04/2026	LANDMARK & USE PERMIT SUBMISSION	AA
07/15/2026	LANDMARK & USE PERMIT REV 2	AA

PROFESSIONAL STAMP:

Shah Noor Broomand, PMP
Anaba Construction, Inc
License # 1084569 - A & C21

Shah Noor Broomand

DEPARTMENT STAMP:

PCBs

A0.07

PROJECT NAME

DEMOLITION PERMIT

701 UNIVERSITY AVE.
BERKELEY, CA
APN: 57-210-5

DATE:	ISSUES / REVISIONS:	BY:
02/23/2026	PERMIT SUBMISSION	AA
06/04/2026	LANDMARK & USE PERMIT SUBMISSION	AA
07/15/2026	LANDMARK & USE PERMIT REV 2	AA

PROFESSIONAL STAMP:

Shah Noor Broomand, PMP
Anaba Construction, Inc
License # 1084569 - A & C21

DEPARTMENT STAMP:

PCBs

A0.08

Part 3 Thermal Insulation Applications Table			
Column 1. Report all PCBs concentrations for each homogenous area of thermal insulation (see Attachment C, Section 3.2.2). Use sample designators/descriptions from laboratory report.		Column 2. Complete for each concentration ≥ 50 mg/kg	
Thermal Insulation Application Sample Description	Concentration (mg/kg)	Estimate Amount of Material	Units
Example: Thermal Insulation Sample 1	20		Square Feet
1.			Square Feet
2.			Square Feet
3.			Square Feet
4.			Square Feet
5.			Square Feet
6.			Square Feet
7.			Linear Feet
8.			Square Feet
9.			Square Feet
10.			Square Feet

The area of insulation wrapped around a pipe may be estimated using the following formula:
Area (square feet) = 2πrh, where r is the pipe radius (feet) and h is the pipe length (feet).

Duplicate page if additional space is needed.

6

Part 3 Adhesive Mastic Applications Table			
Column 1. Report PCBs concentrations for each homogenous area of mastic (see Attachment C, Section 3.2.2). Use sample designators/descriptions from laboratory report.)		Column 2. Complete for each concentration ≥ 50 mg/kg	
Adhesive Mastic Application Sample Description	Concentration (mg/kg)	Estimate Amount of Material	Units
Example: Adhesive Mastic Sample 1	87.4	800	Square Feet
1.			Square Feet
2.			Square Feet
3.			Square Feet
4.			Square Feet
5.			Square Feet
6.			Square Feet
7.			Linear Feet
8.			Square Feet
9.			Square Feet
10.			Square Feet

Duplicate page if additional space is needed.

7

Part 3 Rubber Window Gasket Applications Table			
Column 1. Report PCBs concentrations for each gasket (see Attachment C, Section 3.2.2). Use sample designators/descriptions from laboratory report.		Column 2. Complete for each concentration ≥ 50 mg/kg	
Rubber Window Gasket Application Sample Description	Concentration (mg/kg)	Estimate Amount of Material	Units
Example: Window Gasket Sample 1	70	75	Linear Feet
1.			Linear Feet
2.			Linear Feet
3.			Linear Feet
4.			Linear Feet
5.			Linear Feet
6.			Linear Feet
7.			Linear Feet
8.			Linear Feet
9.			Linear Feet
10.			Linear Feet

Duplicate page if additional space is needed.

8

Part 3 Other Materials Table			
Column 1. Optional: Use this form to report PCBs concentration data from materials other than priority building materials. Report PCBs concentrations for each material and homogeneous area. Use sample designators/descriptions from laboratory report.		Column 2. Complete for each concentration ≥ 50 mg/kg	
Material Sample Description	Concentration (mg/kg)	Estimate Amount of Material	Units
Example: Wall paint Sample 1	228	1500	Square Feet
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

Duplicate page if additional space is needed.

9

Protocol for Evaluating Priority PCBs-Containing Materials before Building Demolition

extraction. However, PCBs are very stable in a variety of matrices and holding times may be extended to as long as one year. Once extracted, analysis of the extract should take place within 40 days.

3.2.4 Quality Assurance and Quality Control

For this program, general quality assurance and quality control (QA/QC) procedures will be utilized. The following checklist should be used by the contractor performing the evaluation:

- QA/QC Checklist:
 - Proper specified sampling equipment was used (pre-cleaned or other, stainless steel);
 - Proper decontamination procedures were followed;
 - Sampling collection spatial frequency was met;
 - A National Environmental Laboratory Accreditation Program (NELAP) laboratory was utilized;
 - Samples were received by the laboratory within proper temperature range;
 - Samples were extracted and analyzed within the method holding time for EPA Method 8082/8082A; and
 - Sample reporting limit met data quality objectives.

3.3 Reporting and Notifications

The following considerations are applicable to reporting and notification:

- Assessment results must be submitted to the applicable Permitting Authority by the project applicant;
- Applicants that determine PCBs exist in priority building materials must follow applicable federal and state laws. This may include reporting to USEPA, the San Francisco Bay Regional Water Quality Control Board, and the California Department of Toxic Substances Control (DTSC). These agencies may require additional sampling and abatement of PCBs.
- Depending on the approach for sampling and removing building materials containing PCBs, applicants may need to notify or seek advance approval from USEPA before building demolition. Even in circumstances where advance notification to or approval from USEPA is not required before the demolition activity, the disposal of PCBs waste is regulated under TSCA.
- The disposal of PCBs waste is subject to California Code of Regulations (CCR) Title 22, Section Division 4.5, Chapter 12, Standards Applicable to Hazardous Waste Generators.

06-04-2026

RE: APPLICANT STATEMENT / LANDMARKS ALTERATION

Project Address: 701 University Ave, Berkeley, CA 94710

Permit Number: ESR-2026-00508 Applicant's Statement

Project Description

The proposed project consists of the demolition and site clearance of an existing one-story commercial structure and associated site improvements located at 701 University Avenue, Berkeley, California.

The existing building is a vacant, deteriorated wood-framed structure situated within a large asphalt-paved parking lot. The structure has been unoccupied and is no longer suitable for modern commercial use without substantial rehabilitation. The project does not include any new construction, site redevelopment, or change of use. The scope is limited solely to demolition and site clearance activities.

The proposed work includes:

- Demolition of approximately 2,000 square feet of existing one-story wood-framed building, including the slab-on-grade foundation.
- Removal of approximately 100,000 square feet of existing asphalt pavement and associated parking lot striping.
- Removal of miscellaneous site improvements, including curbs, wheel stops, fencing, and minor concrete elements.
- Sorting, recycling, and lawful disposal of demolition debris in accordance with City of Berkeley and CALGreen requirements.
- Rough grading of the site to eliminate safety hazards and prepare the property for future redevelopment under separate review and approval.
- Utility coordination and disconnection as required.
- Implementation of dust control and erosion control measures during demolition activities.

Existing Conditions

The property contains an aging commercial building and extensive paved surfaces associated with a former commercial use. The site has experienced prolonged vacancy and underutilization. The existing improvements no longer effectively support productive use of the property and contribute to the deterioration of the site.

The structure is not proposed for alteration, rehabilitation, or adaptive reuse. Instead, the project seeks approval to remove the existing improvements and eliminate unsafe and obsolete conditions while maintaining the site in a clean and secure condition pending future redevelopment.

Project Rationale and Benefits

The purpose of the project is to remove vacant and deteriorated improvements that have reached the end of their useful life and no longer serve a functional purpose.

Approval of the project will provide several public benefits, including:

- Elimination of potentially hazardous and deteriorated building conditions.
- Removal of obsolete site improvements and pavement.

- Reduction of maintenance and safety concerns associated with long-term vacancy.
- Improvement of the property's appearance and overall condition.
- Preparation of the site for future redevelopment opportunities that will be subject to separate City review and approval processes.
- Compliance with current environmental and construction waste diversion requirements.

The project represents a responsible interim step toward the long-term revitalization of the property.

Basis for Landmark Alteration Permit Approval

The project involves demolition of the existing structure and therefore requires review under the City's Landmarks Preservation Ordinance.

The applicant respectfully requests approval of the Landmark Alteration Permit based on the findings and documentation provided through the Historic Resource Evaluation and supporting materials. The project is limited to demolition and site clearance and does not propose modifications to adjacent historic resources or contributing structures.

The proposed work will not adversely affect neighboring historic properties or alter the character-defining features of surrounding historic resources. Any determination regarding the historic significance of the existing structure will be addressed through the Historic Resource Evaluation prepared by a qualified historic preservation professional.

Consistency with Berkeley Municipal Code and Secretary of the Interior's Standards

The applicant believes that the proposed project can be found consistent with the applicable provisions of Berkeley Municipal Code Chapter 3.24 and the review criteria associated with landmark alteration permits.

The project is limited to the removal of existing improvements and does not involve alterations to a designated landmark, rehabilitation work, additions, or new construction that would conflict with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Historic Resource Evaluation will provide additional analysis regarding the significance of the existing structure and assist the City in making the required findings under the Landmarks Preservation Ordinance.

Accordingly, the applicant requests approval of the Use Permit and Landmark Alteration Permit to allow demolition and site clearance of the property.

Please let me know if you have any questions. I look forward to hearing from you.

Sincerely,

Shah Noor Broomand, PMP
Anaba Construction, Inc

Shah Noor Broomand

6/4/2026



City Planning Department
Current Planning Division
Landmarks Preservation Commission

NOTICE OF DECISION

FOR MEETING OF: February 7, 2000

PROPERTY ADDRESS: Three blocks bounded by University Avenue, Hearst Avenue, I-880 and 4th Street, including: 620 Hearst Ave, 1916 2nd St, 1930 2nd St, 1920 2nd St, 642 Hearst St, 701 University Ave, 1900 4TH St and the northbound off-ramp (eastern side) of I-880, the public right-of-ways of 2nd St, 3rd St and 4th Street between Hearst and University Ave, the railroad track bed on 3rd St between Hearst Street and University Ave and the strip of land along 3rd Street tracks identified as parcel 057-2104-00300 (this is not public right-of-way and has no street address).

DESIGNATION NOTES: It is important to note that the designation does not include any current above ground buildings, railroad tracks, ties gravel, signal gates, barriers or structures. Designation does include the site itself and all items found subsurface including artifacts from the earliest native habitation, such as but not limited to native tools, ornaments, and human burials. In addition, it would include any Victorian era items, 20th century industrial era, including but not limited to artifacts found from the Pioneer Starch & Grist Mill, West Berkeley's first smokestack factory, and the Monarch (later Keystone) Oil Refinery (the Largest refinery of its time east of the Rockies) both of which were located in blocks currently used by Truitt & White Lumber Co. Designation would also include the Strawberry Creek creek bed, both the original course and the current course (both having historical importance) and native or historic articles found beneath or around Spenger's parking lot (former Willow Grove Park).

ALSO KNOWN AS: The West Berkeley Shellmound

OWNERS OF PROPERTY: Frank Spenger, Timothy Hassler, White West Properties, Richard and Charlene DeVecchi, D.J.J.&W. Enterprises(Truitt & White), City of Berkeley, Cal-Trans, Union Pacific Railroad.

ACTION: Approval of Landmark designation

APPLICANT: Stephanie Manning

West Berkeley Shellmound
Page 2

2/7/00 LPC NOD

WHEREAS, the significance of Willow Grove Park/ Lower Strawberry Creek play in the history of West Berkeley the natural history of Berkeley, and the native "pre-contact" period of history and

WHEREAS, the West Berkeley Shellmound is most highly significant to native descendants as a sacred burial ground and,

WHEREAS, the Shellmound's cultural resource lies in its age, the fact that it is the oldest and one of the largest mounds established around the bay, that it represents ancient culture, that it was built by the earliest humans in the area and,

WHEREAS, it is recognized that this historical resource has yielded and is likely to yield information important in prehistory or history and,

WHEREAS, the Shellmound plays an important role in the history of the changing shoreline and the change in attitude towards the use of natural resources and,

WHEREAS, on December 6, 1999 a public hearing was opened, duly held and continued to January 3, 2000 and continued again to February 7, 2000 regarding the above property and the Landmarks Preservation Commission, being fully advised, voted to APPROVE the designation of the West Berkeley Shellmound as a City of Berkeley Landmark.

NOW, THEREFORE, be it resolved by the Landmarks Preservation Commission of the City of Berkeley that the decision is deemed final unless it is reversed, upon appeal, by the City Council of the City of Berkeley.

VOTE: 7-0-1

Aye: Edwards, Emmington, Kehlmann, Morse, Olson, O'Malley, Eichenfield

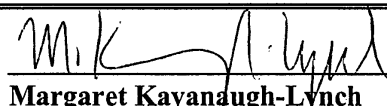
Nay:

Abstain: Dishnica

DATE NOTICE MAILED: March 10, 2000. THE APPEAL PERIOD EXPIRES (15 DAYS) AT 5 PM: March 27, 2000. As the appeal expires on a Saturday, the deadline is extended to the next business day.

Appeal must be filed with City Clerk By This Date.

ATTEST:



Margaret Kavanaugh-Lynch
Secretary, Landmarks Preservation Commission

cc: City Clerk
Property Owners
Redevelopment Agency

LEGAL LIMITATIONS:

If you object to this project or any city action or procedure relating to this project application, any lawsuit which you may later file may be limited to those issues raised by you or someone else in the Public Hearing on this project or in written communications presented at or prior to the Public Hearing. The time limit within which to commence any lawsuit or legal challenge related to this (these) application(s) is governed by Section 1094.6 of the Code of civil

West Berkeley Shellmound
Page 3

2/7/00 LPC NOD

Procedure, unless a shorter limitations period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-administrative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge which is not filed within that 90-day period will be barred.

COMMUNICATION ACCESS:

To request a meeting agenda in large print, Braille, or on audio cassette, or to request a sign language interpreter for the meeting, call (510) 644-6480 (voice) or 644-6915 (TDD); at least FIVE working days notices will ensure availability.

1. Street Address: Three blocks bounded by University Ave., Hearst Ave.,
I-880 and 4th Street
County: Alameda City: Berkeley ZIP: 94710

2. Assessor's Parcel Number:

West side of 2nd St. between
Hearst and University:

1. 620 Hearst Ave. 057-2105-00105
2. 1916 2nd St. 057-2105-00203
3. 1930 2nd St. 057-2105-00401
4. 1920 2nd St. 057-2105-00503
(entire block)

East side of 2nd St. between
Hearst and University (Truitt & White):

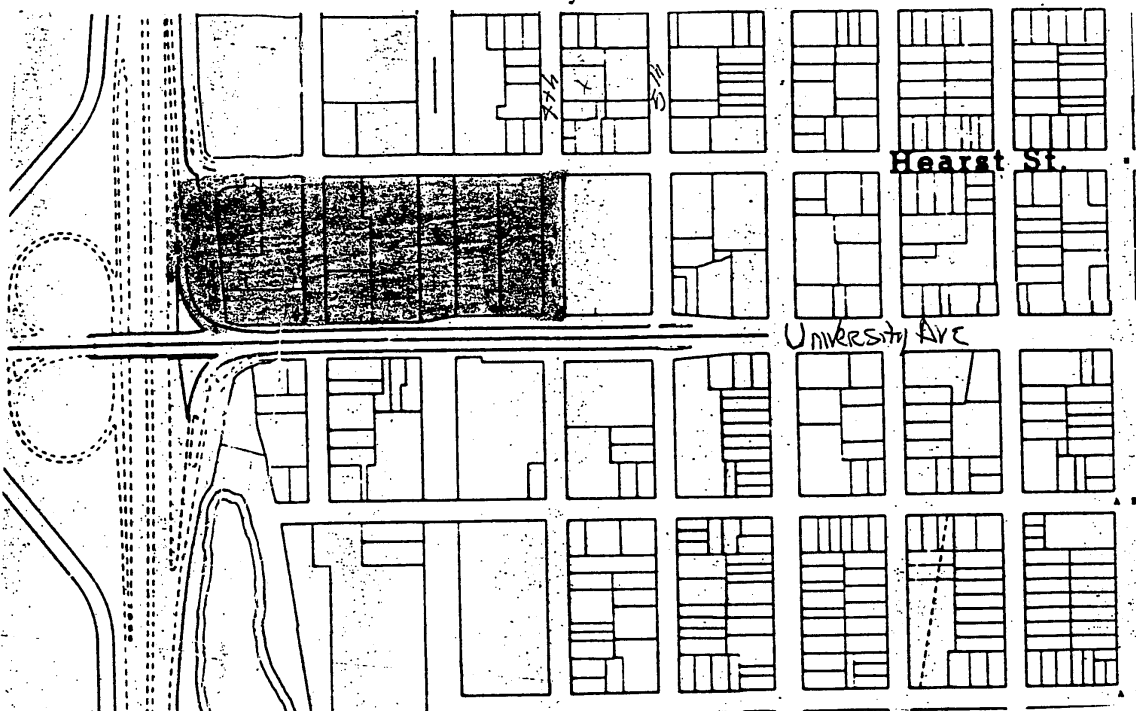
5. 642 Hearst Ave. 057-2104-00203
6. 3rd Street (strip of land along tracks) 057-2104-00300
(entire block)

Spenger's Parking Lot:

7. 1900 4th St. 057-2101-00103
8. 701 University Ave. 057-2101-00500
9. 3rd St. 057-2101-00600
(entire block)

10. Northbound off-ramp I-880 (no parcel number)

In addition, this application includes:
the northbound offramp on the eastern side of the Freeway and
2nd Street, 3rd Street, the railroad trackbed on 3rd Street and
4th Street between University Avenue and Hearst Ave.



6/23/26, 2:52 PM

701 University Avenue - Karimzadegan, Niloufar - Outlook



Outlook

701 University Avenue

From Karimzadegan, Niloufar <NKarimzadegan@berkeleyca.gov>

Date Tue 6/23/2026 2:52 PM

To elliottabrams@fourthstreet.com <elliottabrams@fourthstreet.com>

Hi Elliott,

I am assigned to the project at 701 University Avenue, and your email to the Planning mailbox has been forwarded to me.

The project was submitted on June 4, 2026, and is currently undergoing initial review. This review covers the Use Permit application for the demolition of the existing parking lot and building on the site. Once the review is complete, the project will be scheduled for a public hearing before the Zoning Adjustments Board. At that time, public notices will be posted on and around the site and mailed to properties within a 300-foot radius of the site.

You can access the application materials and all related correspondence, including public comments (including yours), by following the steps below:

- go to the link: [City of Berkeley](#).
- Click on **Zoning tab**; enter permit number **#ZP2026-0060**; click on the **"Record Info"** drop down menu; click on **Attachments** for a list of all application materials.

*Note that in order to access project files, you will not need to log in

I hope this helps and please let me know if you have any other questions,

Best,

Nilu

Sincerely,

Nilu Karimzadegan (She/Her)

6/23/26, 2:52 PM

701 University Avenue - Karimzadegan, Niloufar - Outlook

Senior Planner

City of Berkeley | Land Use Planning

NKarimzadegan@berkeleyca.gov

Fraud Alert!

A phishing scam is targeting Berkeley clients with fraudulent invoices. Take steps to protect from fraud:

- Before replying to invoice requests, verify that the message is from a legitimate email address ending in @cityofberkeley.info or @berkeleyca.gov.
- The Berkeley Planning and Development Department will never call you for payment and will never ask you to wire funds.
- If you are unsure about a request for payment you have received, please email planning@berkeleyca.gov. Report fraud attempts to Berkeley Police at (510) 981-5900.

From: Elliott Abrams <elliottabrams@fourthstreet.com>

Sent: Tuesday, June 23, 2026 12:14 PM

To: Planning Dept. Mailbox <Planning@berkeleyca.gov>

Subject: 701 university - parking lot

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Planners

Im trying to get more background on the proposal at the former spengers parkiing lot- Is there an application that is public information? If so, where can i read this document?

Does this demolition allow for public input? Is there a review ?

We are concerned abot the removal of the asphlat surface and what they intend to do afterwards. Do they have a master plan?

thank you



Re: 701 University Avenue

From Denny <edgeguy@aol.com>

Date Wed 8/19/2026 4:20 PM

To Karimzadegan, Niloufar <NKarimzadegan@berkeleyca.gov>

Cc Klein, Jordan <JKlein@berkeleyca.gov>; Buddenhagen, Paul <PBuddenhagen@berkeleyca.gov>; Hollander, Eleanor <EHollander@berkeleyca.gov>; Eric Muhlebach <eric@bondretail.com>; Ben Fagelman <ben.fagelman@jamestownlp.com>

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

City of Berkeley Planning Department
Ms. Niloufar Karimzadegan, Planner COB
Zoning Application: **ZP2026-06-0060**
Landmarks Application: **LMSAP2026-0007**

Hello Niloufar,

First thank you for all the info you sent regarding 701 University. (formally Spenger Lot)
Here is a preview of the response the community is putting together.

A. Many of the *major property owners* surrounding 701 university are signing a petition asking for certain answers the community seeks from scheduled public hearings prior to demolishing the former Spenger Parking Lot.

1. A Master Plan for the project covering 2.2 acres.
2. Provide an interim parking plan for events & construction
3. The Project Should Meet CEQA requirements.

B. *Shop owners surrounding the project* also want and need similar answers. A petition is being circulated.

C. Property owners surrounding the project will be represented by a land use attorney.

In the past 10 years many of us have supported the current applicant's acquisition of the land. Two years ago, *(one week after acquisition of the land)* the applicant shut down all public access to parking without any notice to their neighbors. This change of use of was to the detriment of all neighbors ... especially to retail employment base of some 900 persons.

For two years we have attempted to communicate and suggest various plans , meetings and approaches that would be mutually supportive. After eight months there was one phone call was allowed. Thus, we have never been able to communicate or understand the applicants plans, purpose, or vision.

In Closing, *we are not writing to stop applicants from their use of the land.* However, while the applicant promotes "*let the land breath*" surrounding work community is "*choking*". The work community has a need and right to know *how i construction plans, interim uses (events) and final vision* will be implemented and impacts mitigated.

Thank you,

Denny Abrams
1834 Fourth Street
Berkeley Ca 94710

cell: 510 435 4650
office: 510 644 3002
email: Edgeguy@aol.com

On Thursday, August 13, 2026 at 09:48:17 AM PDT, Karimzadegan, Niloufar <NKarimzadegan@berkeleyca.gov> wrote:

|

THE LAW OFFICE OF COLIN J. BARRENO

415-500-1644
cbarreno@locjb.com

August 24, 2026

VIA ELECTRONIC MAIL

Landmarks Preservation Commission
City of Berkeley
c/o Ms. Nilu Karimzadegan, Senior Planner
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704
NKarimzadegan@berkeleyca.gov

**Re: LMSAP2026-0007 (Structural Alteration Permit); ZP2026-0060 (Use Permit)
701 University Avenue / 1900 Fourth Street — West Berkeley Shellmound
September 3, 2026 Hearing — Request for Inclusion in Agenda Packet**

Dear Chair and Members of the Commission:

This office represents Abrams Millikan, Fourth Street Holdings, LLC, Bond Retail, and Jamestown Premier Berkeley Grotto LP—longtime property owners and operators in the Fourth Street district adjoining the project site. This letter supplements Mr. Abrams’ August 19, 2026 correspondence, which staff has confirmed will be included in the September 3 agenda packet, and incorporates it by reference.

This letter is intended to be supportive and principally to inquire what project is being proposed. The surrounding community is interested in welcoming a project and providing input via the City’s normal procedures for alignment and any mitigation. That interest is a long-term one: Mr. Abrams has spent 48 years building and stewarding the Fourth Street district, and the Drew family, partners in Fourth Street Holdings, has been part of the neighborhood for 58. Mr. Abrams has also supported the return of the Shellmound for years; at the Trust for Public Land’s request, he provided pro bono valuation analysis in 2021 in support of the acquisition and was recognized for that work at the acquisition ceremony. Our inquiry is focused on confirming: is the City moving these applications forward as it would any other application proposing demolition and site clearing on a designated landmark—with the environmental review, public participation, complete record, and protective measures the ordinary course requires?

To: Landmarks Preservation Commission
Date: August 24, 2026

1. What is being proposed?

The applicant statement says the proposed project is demolition and site clearance, with no new construction, site redevelopment, or change of use—although it would include rough grading to eliminate hazards and prepare the property for future redevelopment under separate review and approval. Setting aside (for a moment) whether the City can segment the environmental review of demolition and grading from future development, the community has an interest in knowing what is planned—not only in the long term, years out, but in the interim. For example, the applicant has held events at the site that attract large numbers of attendees. If the project eliminates the on-site parking, any events will have an immediate and direct effect on neighbors. Is there an interim plan?¹ We have a similar interest in coordinating and providing feedback on potential impacts related to security, drainage, dust, noise, and other areas that may or may not be relevant, depending on what the project is. However, at this point there is little information or dialogue available.

2. Will a CEQA determination precede action on the permit?

The Structural Alteration Permit was deemed complete on July 16, 2026 and is calendared for hearing. The City's July 16 correspondence, however, ties the CEQA determination to the companion Use Permit—"[t]his determination will be made within 30 days of an application being deemed complete"—and the Use Permit remains incomplete. On the current record, no CEQA determination appears to exist for this project,² yet a discretionary approval generally may not precede environmental review. CEQA Guidelines (Cal. Code Regs. tit. 14) § 15004. We respectfully request that the project's CEQA status be stated on the record before the Commission acts.³ Our goal is to clarify and strengthen our collective understanding of a project that all parties can fully support, with any appropriate mitigation.

3. Will the record be completed before findings are made?

Three specific items. First, the applicant's June 4, 2026 statement states that a Historic Resource Evaluation "will provide additional analysis regarding the significance of the existing structure and assist the City in making the required findings." Is the HRE in the record? Second, the application materials (the answer to the Landmarks application's designated-landmark question, and the plan set) indicate that no landmark or historic resource is involved in the

¹ Will the site, for example, retain a portion of asphalt to accommodate the applicant's own parking, construction crews, and events?

² The City's original 2024 transfer and rematriation was not a CEQA "project" as there was no commitment to issue any permits or entitlements or make any physical changes in the environment. Ord. No. 7,899-N.S. § 3.

³ We would anticipate an initial study to be prepared, as we are unaware of a categorical exemption that could apply given the historical and cultural framework applicable to the site. See, e.g., CEQA Guidelines § 15300.2(f); Cal. Pub. Res. Code §§ 21074, 21084.1.

To: Landmarks Preservation Commission
Date: August 24, 2026

demolition. Because the Commission's findings run to the designated resource and "the provisions of the designation," BMC §§ 3.24.240.A, 3.24.260, the designating instrument—Resolution No. 60,806-N.S. and the Notice of Decision it incorporates—should be before the Commission, and the findings should be made as to the landmark site, not the 1,621-square-foot building alone. Third, the City's July 16 letter on the companion Use Permit requires a Phase I or Phase II site assessment and a conceptual grading plan for this same physical work; those materials bear directly on whether and how the work can safely proceed and should precede any approval authorizing ground disturbance.

4. Requested actions.

We respectfully request that the Commission:

- (a) obtain a statement of the project's CEQA status on the record, and take no action approving the permit before environmental review of the project is complete;
- (b) ensure that the Historic Resource Evaluation and the 2000 designation documents be placed in the record, BMC § 3.24.220.B;
- (c) continue the item, rather than closing it, until the site assessment and grading plan already required on the companion application are submitted, and coordinate the two permits so that a single environmental review covers the whole of the project being put forward, CEQA Guidelines § 15378—the property owner's own public materials describe the paving removal as a first phase of a broader restoration program;
- (d) confirm that no demolition or building permit will issue before the discretionary approvals and environmental review are complete.

Measures of this kind should be uncontroversial—several align with objectives the property owner has stated publicly—but they are durable only if adopted through a process that makes them enforceable.

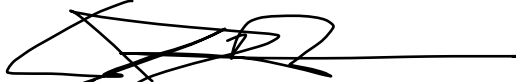
5. Notice requests; further submissions.

Please treat this letter as a written request, on behalf of each client named above, for notice of the Commission's decision, BMC §§ 3.24.240.A, 3.24.160.C.3, and for copies of the staff report and any CEQA determination when available. We anticipate submitting a brief supplemental letter after reviewing the staff report and will appear at the hearing. Issues arising under the Zoning Ordinance—including the findings required by BMC § 23.326.070.D and interim parking and site operations—are reserved for the Zoning Adjustments Board. All issues raised in this letter and in Mr. Abrams' August 19 correspondence are preserved.

To: Landmarks Preservation Commission
Date: August 24, 2026

Our clients' interest is in seeing this project succeed on a record that will hold. Thank you for your consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Colin J. Barreno', with a horizontal line extending to the right.

Colin J. Barreno

Counsel for Abrams Millikan, Fourth Street Holdings, LLC, Bond Retail, and Jamestown Premier
Berkeley Grotto LP

cc: Jordan Klein, Director, Planning and Development Department
Anne Hirsch, Land Use Planning Manager
Paul Buddenhagen, City Manager
Eleanor Hollander, Economic Development Manager
Councilmember Rashi Kesarwani, District 1
Councilmember Terry Taplin, District 2
Denny Abrams
Eric Muhlebach
Ben Fagelman