



Zoning Adjustments Board Staff Report

App #ZP2026-0015

September 10, 2026

Use Permit for a Project at 2455 Telegraph & 2506 Haste



Quick Facts	Project Description:
Applicant: David Prinz Property Owner: Same Project Address: 2455 Telegraph Avenue & 2506 Haste St Site Size: 7,590 sq. ft. GP Land Use: Avenue Commercial Zoning: Telegraph Avenue Commercial (C-T) CEQA: Exempt pursuant to CEQA Section 15331 and Public Resources Code Section 21080.66 Vesting Date: October 27, 2025 Date Submitted: February 10, 2026 Date Deemed Complete: March 17, 2026 Project Planner: Joshua Muller	The applicant is seeking approval to renovate the non-residential building at 2455 Telegraph Avenue and demolish the non-residential building at 2506 Haste Street and construct an 85,000 square-foot, 8-story mixed-use building, including ground-floor record store and 68 units (7 VLI units), while maintaining the historic mural and public-facing façades of 2455 Telegraph.
	Zoning Permits Requested: Demolition. BMC Section 23.326.070(A) “Main Non-Residential Building” to demolish a non-residential building. (UPPH)* New Construction. BMC Section 23.204.020(A) “Allowed Land Uses” to construct a new mixed-use development. (UPPH)* New Floor Area. BMC Section 23.204.030(A)(1) “Floor Area Permit Requirements” to create new floor area of 1,500 square feet or more. (UPPH) Height Projection “BMC Section 23.304.050 (A) Projections Above Height Limits” exceed height limit with a rooftop projection. (AUP) *Denotes required findings. Density Bonus: Waivers - From BMC 23.204.110(D)(1) to reduce the required minimum Usable Open Space for projects in the C-T District. - From BMC 23.304.090(B)(7) to reduce the required landscaped usable open space for projects in the C-T District - From BMC 23.322.090(A)(2) to reduce the required long-term residential bicycle parking for a project involving more than 5 dwelling units. Concessions - From BMC 13.108.030 to eliminate the prevailing wage requirement for qualifying projects in the Southside Plan Area - From BMC 13.107.050 to eliminate the healthcare expenditures requirement for projects qualifying for HARD HATS.



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	Staff Recommendation:
	Staff recommends that ZAB approve ZP2026-0015 pursuant to Section 23.406.040 (E) (1-5) “ Findings for Approval ” and subject to the attached Findings and Conditions of Approval.

ZONING MAP

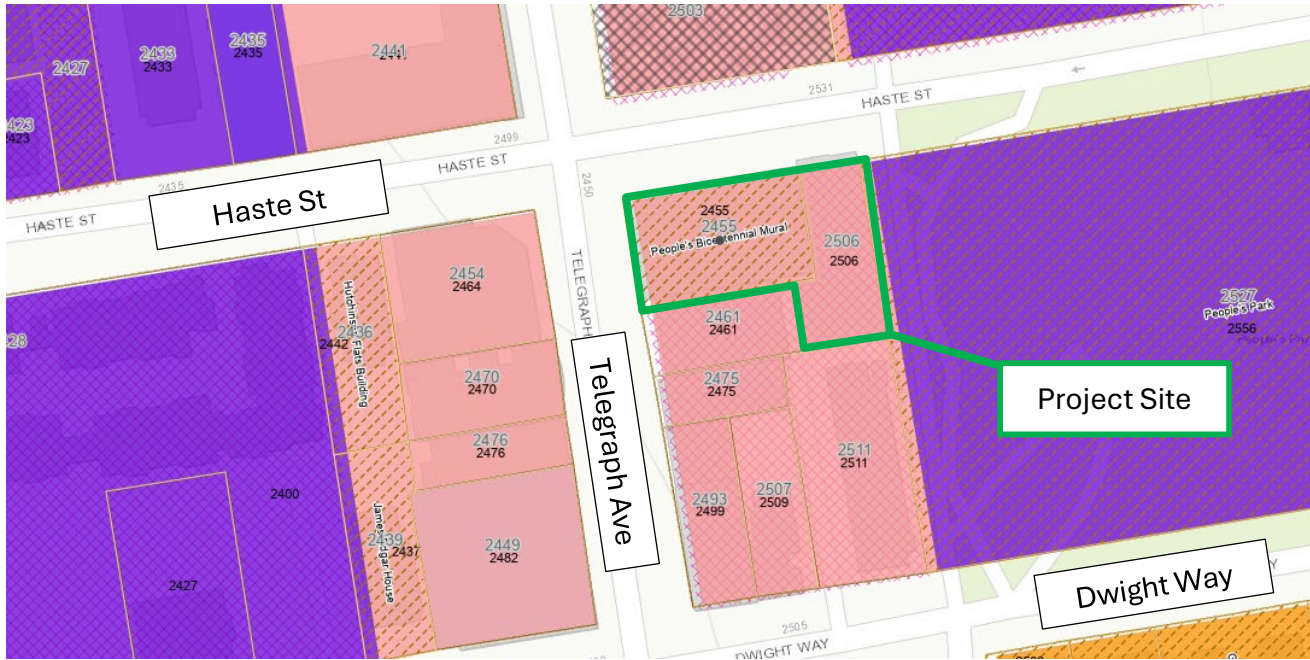
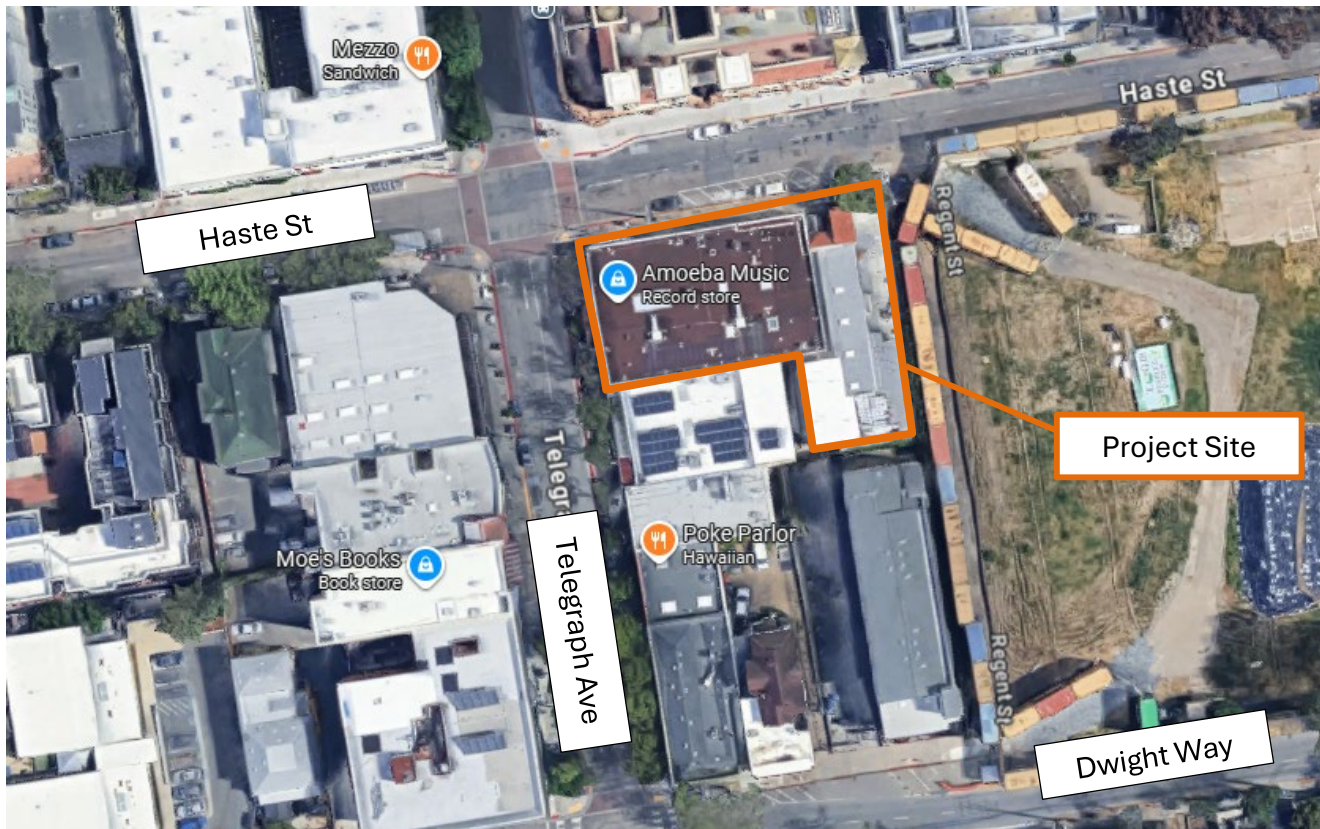


Figure 1: Vicinity and Zoning Districts Map

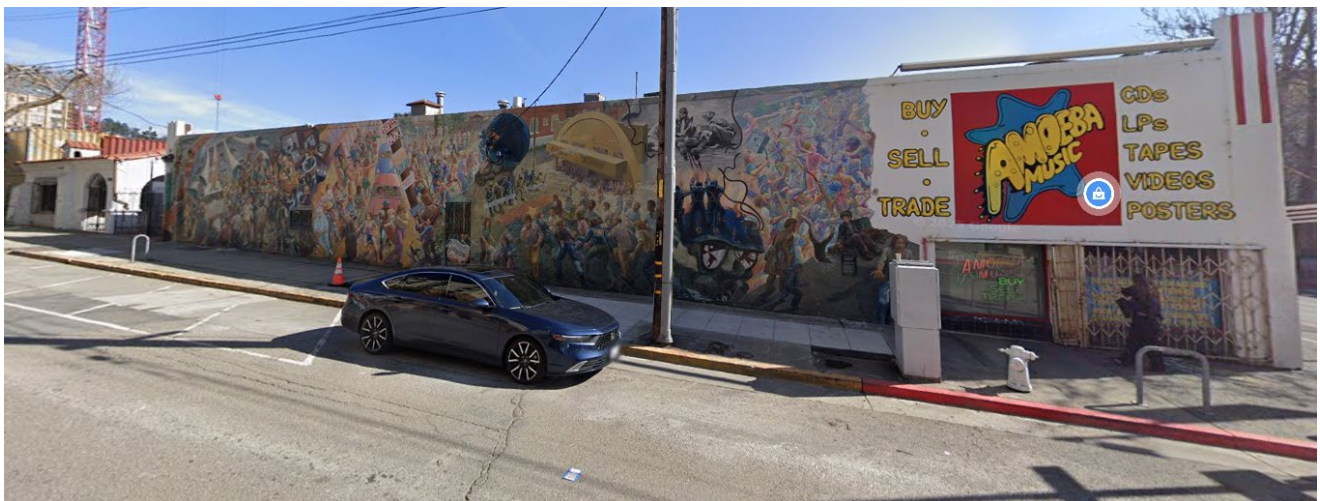
Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Avenue Commercial (AC)	Telegraph Avenue Commercial (C-T)	Mixed-Use Residential
South	Avenue Commercial (AC)	Telegraph Avenue Commercial (C-T)	Retail (Cannabis)
East	Avenue Commercial (AC)	Telegraph Avenue Commercial (C-T)	Vacant
West	Avenue Commercial (AC)	Telegraph Avenue Commercial (C-T)	Vacant

AERIAL



Source: Google Maps; Not to Scale

STREET ELEVATION



North elevation; Source: Google Maps; Not to scale

BACKGROUND

Subject Site

The project site is located at the southwest corner of the intersection of Haste Street and Telegraph Avenue and the adjacent lot on Haste Street within the Telegraph Avenue Commercial District (C-T). 2455 Telegraph is occupied by a one-story (plus mezzanine) commercial building whose tenant has been Amoeba Music for more than 35 years. The north façade includes the mural “A People’s History of Telegraph Avenue,” a designated Berkeley Landmark. Prominent features include a metal marquee with stucco soffit. Above the marquee, the façade is framed within an arch covered in a colorful psychedelic-style mural depicting an outer space scene, which was painted by Amoeba Music in the 1990s.

2506 Haste Street is constructed of brick and concrete, and its north (primary) façade is clad in stucco. The original portion of the building is a narrow, flat-roofed rectangular volume along the eastern edge of the parcel, measuring approximately 70’ by 20’. The west and south sides of the original volume adjoin an addition with a gabled roof, extending an additional 50’ to the south and 20’ to the west. A generally rectangular and flat-roofed volume, measuring approximately 25’ by 40’, is located at the building’s southwest corner and fills the “L” portion of the parcel. The conversion of the building to a restaurant involved the extensive remodeling of the front façade, which introduced elements of the Spanish Colonial Revival architectural style.

The project site is adjacent to multiple Alameda County (AC) Transit bus lines and less than a mile from the Downtown Berkeley BART station.

Site History

Originally constructed as a grocery store in 1933, the building at 2455 Telegraph operated as a grocery store and restaurant until 1990, when Amoeba Music opened in the space. The building has largely maintained its exterior appearance, especially the public-facing façades along Telegraph and Haste. The Haste Street façade contains the mural “A People’s History of Telegraph Avenue”. Originally painted in 1976, the mural contains several scenes that depict politically and socially significant events that took place in Berkeley during the 1960s, including the Free Speech Movement, anti-Vietnam War activism, Third World solidarity demonstrations, and the 1969 People’s Park movement. The mural was designated a City Landmark (#128) in 1990 by the Berkeley City Council.

Originally constructed as an automobile garage in 1916, the building at 2506 Haste Street appears to have retained that use exclusively until 1946, after which building permits were issued to convert the building to a laboratory. The building was also used as an office, a mimeograph shop, general retail, and a restaurant. It is currently vacant.

Community Meeting

On January 29, 2026, the project team held a community meeting to provide information about the project and request feedback from community members. The team invited all owners and occupants within 300 feet of the site and neighborhood groups as provided by City staff. The meeting was held at 5:30pm virtually over Zoom. The project team provided an overview of the project proposal, design, plans to preserve the mural, and anticipated timeline. One attendee

joined the meeting but did not have any questions or comments and chose not to share their name or contact information.

ANALYSIS

Project Scope

The proposed project includes the renovation the non-residential building at 2455 Telegraph Avenue and demolition of the non-residential building at 2506 Haste Street and construction of an 85,000 square-foot, 8-story mixed-use building, including a ground-floor record store and 68 units (7 VLI units), while maintaining the historic mural and public-facing façades of 2455 Telegraph.

Findings

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

Base Project and Density Bonus

The applicant has requested a Density Bonus under the State Density Bonus Law (Govt. Code Section 65915). Under the City’s Density Bonus procedures, the “base project¹” is 68 units, as the maximum allowable density for the site. The base project and the resulting 8-story proposed project both have an average unit size of 1,014 square feet. By providing very low-income (VLI) units on site (10 percent of the 68-unit base density), the project is eligible for a 32.5 percent density bonus, or 23 additional units. The applicant, however, proposes 0 additional units above the base density.

Base Project Units ^a	Qualifying Units	Percent Density Bonus	Number of Density Bonus Units ^a	Proposed Project Units ^a
68	7	32.5	23 (0 taken)	68
Notes: a. Pursuant to Government Code 65915(q), all unit calculations are rounded up to the next whole number. Abbreviations: % = percent				

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

The project is entitled to 2 concessions (or incentives) under Government Code Section 65915(d), and an unlimited number of waivers under Section 65915(e).

1. A **concession** is a modification of a development standard that reduces the cost of providing affordable housing. The applicant is requesting concessions for:

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

- Concession from BMC 13.108.030 to eliminate the prevailing wage requirement for qualifying projects in the Southside Plan Area;
- Concession from BMC 13.107.050 to eliminate the healthcare expenditures requirement for projects qualifying for HARD HATS.

The City may only deny the concession if it finds that the concession would have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact² without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the concession would be contrary to State or Federal law. Staff believes such a finding cannot be made.

2. A **waiver** is a modification of a development standard that would otherwise physically preclude the construction of the project with the permitted density bonus and concessions. The applicant is requesting 3 waivers from the following development standards:

- Waiver from BMC 23.204.110(D)(1) to reduce the required minimum Usable Open Space for projects in the C-T District.
- Waiver from BMC 23.304.090(B)(7) to reduce the required landscaped usable open space for projects in the C-T District.
- Waiver from BMC 23.322.090(A)(2) to reduce the required long-term residential bicycle parking for a project involving more than 5 dwelling units.

The City may only deny the waivers if it finds that the waivers would have a specific adverse impact³ upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the waiver would be contrary to State or Federal law. Staff believes such a finding cannot be made.

Environmental Review

Assembly Bill 130 (AB 130) is a new law under the California Environmental Quality Act Guidelines (CEQA) that provides a complete statutory exemption for qualifying urban infill housing development projects⁴. The Bill was signed into law and effective on June 30, 2025, and is codified in Public Resources Code (PRC) Section 21080.66.

The applicant has requested that the housing development project be reviewed in accordance with AB 130 (see Attachment 4). Staff evaluated the request and determined that the proposed project meets the requirements of PRC Section 21080.66. See table below.

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

³ See footnote 2.

⁴ As defined in Government Code Section 65589.5(h)(2).

- **Infill Criteria.** The project’s consistency with the allowed housing development type defined in PRC Section 21080.66(a), subdivisions (1) through (5) and (8).
- **Environmental Criteria.** The project’s consistency with the individual environmental requirements pursuant to PRC Section 21080.66(a), subdivisions (6) and (7).
- **Tribal Cultural Resources.** The project’s consistency with the tribal notification and outreach requirements pursuant to PRC Section 21080.66(b).
- **Hazardous Materials.** The project’s consistency with the requirements for the identification and treatment of hazardous materials pursuant to PRC Section 21080.66(c).
- **Other Requirements.** The project’s consistency with the Labor Code requirements and eligibility of a housing development project for a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios pursuant to PRC Sections 21080.66(d) and (e), respectively.

The City conducted tribal consultation as required by PRC Section 21080.66(b) with include tribe names here. Under PRC Section 21080.66(b)(4), the project is subject to any enforceable agreements reached during consultation and to the standard conditions, unless the Tribe and the project proponent mutually agree not to include certain measures as binding conditions. Consultation concluded with the applicant and each Tribe reaching agreement on the conditions for project approval. In accordance with PRC Section 21080.66(b)(4), the City has included the Conditions of Approval (see Attachment 3, Conditions of Approval)

Per the project processing deadlines established by AB 130, the City must approve or disapprove the project within 30 days from the later of:

1. the conclusion of tribal consultation and
2. the date on which the project was deemed consistent with applicable objective standards (Gov. Code Section 65950).

Tribal consultation concluded on June 23, 2026, and after voluntary revisions made by the applicant the project was deemed consistent with all applicable objective standards on July 28, 2026.

Statutory Exemption Condition	Does this Project Meet this Condition			Analysis
	Yes	No	N/A	
The project meets the definition of a “housing development project” pursuant to Government Code Sections 65905.5(b) and 65589.5(h)(2). [PRC Section 1080.66(a)]	X			The project meets the definition of a “housing development project” pursuant to Government Code Sections 65905.5(b) and 65589.5(h)(2) as it contains 68 residential units. Therefore, the project is consistent with this condition.
Project site is not greater than 20 acres.	X			
Project site is located within the boundaries of an incorporated municipality	X			

Project site meets any of the following criteria: Has been previously developed with an urban use. At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. At least 75 percent of the area within a one-quarter mile radius of the site is developed with urban uses. For sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.	X			
The project is consistent with the applicable general plan and zoning ordinance, as well as any applicable local coastal program.	X			
The project will be at least one-half of the applicable density specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2 of the Government Code	X			
The project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project pursuant to Section 65941.1 of the Government Code.	X			The project proposes to preserve and restore the "Bicentennial Mural", a City of Berkeley landmark. Please refer to the LPC Review: Structural Alteration Permit section for more information.
For a project that was deemed complete on or after January 1, 2025, no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.	X			
Not located in any of the following coastal zone areas: 1) An area between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance; or 2) Tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff. 3) An area of the coastal zone that is not subject to a certified local coastal program or a certified land use plan. 4) An area of the coastal zone that is vulnerable to five feet of sea level rise, as	X			

determined by the National Oceanic and Atmospheric Administration, the Ocean Protection Council, the United States Geological Survey, the University of California, or a local government's coastal hazards vulnerability assessment. 5) On a parcel within the coastal zone that is not zoned for multifamily housing. 6) On a parcel in the coastal zone and located on or within a 100-foot radius of a wetland, as defined in Section 30121 of the Public Resources Code, or on prime agricultural land, as defined in Sections 30113 and 30241 of the Public Resources Code.				
Not located on wetlands, as defined in the United States Fish and Wildlife Service Manual.	X			
Not located on wetlands, as defined in the United States Fish and Wildlife Service Manual.	X			
Not located within a very high fire hazard severity zone or within the state responsibility area, unless the site has adopted specified fire hazard mitigation measures.	X			
Not located on a hazardous waste site, unless either of the following apply: 1) The site is an underground storage tank site that received a uniform closure letter based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses. 2) The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the Health and Safety Code, has otherwise determined that the site is suitable for residential use or residential mixed uses.	X			
Not located within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the	X			

California Building Standards Law, and by any local building department.				
Not located within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless either of the following apply: 1) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction. 2) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program.	X			
Not located within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification.	X			
Not located on lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act, habitat conservation plan pursuant to the federal Endangered Species Act of 1973, or other adopted natural resource protection plan.	X			
Not located within a habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973, the California Endangered Species Act, or the Native Plant Protection Act.	X			
Not located on lands under conservation easement.	X			

ADVISORY BODY REVIEW

Landmarks Preservation Commission Review: Demolition Referral

The project involves demolition of one commercial building over 40 years in age. Pursuant to BMC Section 23.326.070(C)(1) "Demolition of Nonresidential Buildings", the proposed

demolition was brought before the Landmarks Preservation Commission (LPC) for review. A historic resources evaluation for the property was completed by Architectural Resources Group and submitted on May 26, 2026, and found that the original building was constructed in 1916 and was significantly modified in the subsequent years. The LPC reviewed the demolition referral on June 4, 2026, and took no action.

Landmarks Preservation Commission Review: Structural Alteration Permit and Preliminary Design Review

On June 4, 2026, the Landmarks Preservation Commission reviewed the Structural Alteration Permit pertaining to the preservation and restoration of the Bicentennial mural along the north façade of 2455 Telegraph, which is a landmarked structure⁵. The Commission held a public hearing, received public comment, considered the proposed maintenance and preservation of the mural relative to the construction of the new building, and approved the SAP: ***Motion: (Montilla, Gordon) VOTE (9-0-0-0)***

Per BMC Section 23.406.070(D)(3), the Commission also conducted preliminary design review for the application, gave a favorable recommendation on the design as presented, and appointed a subcommittee to provide direction for Final Design Review: ***Motion: (Montilla, Orbuch) VOTE (8-1-0-0; Turner opposed)***

The applicant made the following design changes per the subcommittee's feedback:

- Added a rendering from further down on Telegraph Avenue looking north.
- Added more detail and color to the south façade.
- Added location of existing plaque to remain and proposed storyboard.
- Revised the bottom of the GFRC massing above the rainbow arch to provide more space between these elements.
- Revised the trellis edge at the roof decks.

Civic Arts Commission Review: Percentage for Public Art on Private Projects Compliance

Pursuant to Berkeley Municipal Code Section 23.316.020 any new multifamily residential project of five or more dwelling units must either include on-site publicly accessible art valued at 1.75 percent of the construction cost or pay an in-lieu fee of 0.80 percent of the construction cost. Per Section V.A – “On-Site Publicly Accessible Art” of the [Guidelines and Procedures for the Public Art in Private Development Program](#) “the restoration or preservation of existing historic artworks and Artist-designed elements on building facades and other Publicly Accessible areas may be considered On-Site Publicly Accessible Art in limited circumstances if, by the determination of the Civic Arts Coordinator, they are appropriate to the site and integrated into the design of the Development Project.” The applicant met with the Civic Arts Coordinator for the city and discussed the scope and methodology of the preservation and restoration of the landmarked mural and the financial costs with the work.

After reviewing the components, the Civic Arts Commissioners determined that the preservation and restoration of the mural qualify as an on-site public accessible artwork per the

⁵ Per the landmarking documents for the mural, the designation applies solely to the mural itself, rather than the wall and building it is painted on.

guidelines. At their July 22, 2026 meeting of the Civic Arts Commission, the coordinator provided an overview of the proposed compliance method, and the applicants gave a presentation regarding the methodology and timeline of the restoration. The proposal was approved unanimously with the requirement to submit the five following items for Civic Arts review (after action is taken on the entitlement):

1. A comprehensive mural restoration, preservation, and long-term maintenance plan consistent with the Visual Artists Rights Act (VARA) and the California Art Preservation Act (CAPA). This plan shall satisfy the applicable Zoning Adjustments Board conditions of approval and be submitted before issuance of the building's demolition permit.
2. A detailed, itemized budget identifying eligible and ineligible public art costs.
3. Documentation describing the roles and qualifications of participating conservators, preservation professionals, artists, and/or original muralists.
4. Confirmation that the mural will remain publicly visible and accessible from the public right-of-way.
5. Any proposed public-facing interpretive signage, plaques, or educational materials.

Please refer to the determination memo (Attachment 5 of the staff report) for more details regarding the compliance method.

POLICY CONSISTENCY

Housing Accountability Act

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

1. The development would have a specific adverse impact on public health or safety⁶ unless disapproved, or approved at a lower density; and
2. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.

The project is a "housing development project" consisting of a residential building. The Base Project includes Use Permits and/or Administrative Use Permits⁷ to modify the height, setbacks and rooftop equipment allowances, and complies with applicable, objective general plan and zoning standards. Government Code Section 65589.5(j)(3) provides that a request for a density bonus "shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision." Therefore, the City may not deny the Base Project or density bonus request or reduce the density with respect to those units without basing its decision on the written findings

⁶ See footnote 2.

⁷ The City has determined that the "protections afforded by the HAA and the definition of a base project for density bonus calculations apply to a housing development project up to and including the maximum development allowed with use permits and/or administrative use permits."

under Section 65589.5(j), above.

While the project may include other Use Permits or Administrative Use Permits to modify standards not associated with the base project, there are no objective criteria in the findings therefore the project still complies with the HAA. The ZAB has the discretion to approve, deny, or modify the request according to the zoning findings, provided the action does not reduce the project density or effectively deny the project by making it infeasible, unless the ZAB is also able to make the required findings for denial set forth under Section 65589.5(j), above.

Staff has not identified any adverse impacts that could occur with the construction of the project.

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

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

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

Evidence: The September 10, 2026 ZAB hearing represents the third public hearing for the proposed project since the project was deemed complete. The City can hold up to 2 additional public hearings on this project, if needed. One of those hearings must be reserved for any possible appeal to the City Council.

2. **Government Code Section 65913.10(a)** requires that the City determine whether the proposed development project site is a historic site at the time the application for the housing development project is deemed complete. The determination as to whether the parcel is a historic site must remain valid during the pendency of the housing development project, unless any archaeological, paleontological, or tribal cultural resources are encountered during any grading, site disturbance, or building alteration activities.

Evidence: A historic resource evaluation prepared for the project in October 2025 determined that the property does not appear to be historically significant and therefore is not eligible for listing on the California Register of Historical Resources or as a City of Berkeley Landmark or Structure of Merit.

General Plan Consistency

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

1. **Policy LU-3 Infill Development:** Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and construction, and is compatible with neighboring land uses and architectural design and scale.
2. **Policy LU-7 Neighborhood Quality of Life, Action A:** Require that new development be consistent with zoning standards and compatible with the scale, historic character, and surrounding uses in the area.
3. **Policy UD-6 Adaptive Reuse:** Encourage adaptive reuse of historically or architecturally interesting buildings in cases where the new use would be compatible with the structure itself and the surrounding area.
4. **Policy UD-16 Context:** The design and scale of new or remodeled buildings should respect the built environment in the area, particularly where the character of the built environment is largely defined by an aggregation of historically and architecturally significant buildings.
5. **Policy UD-24 Area Character:** Regulate new construction and alterations to ensure that they are truly compatible with and, where feasible, reinforce the desirable design characteristics of the particular area they are in.

Staff Analysis: The project would demolish an existing non-residential building and construct a 68-unit mixed-use residential building within the Telegraph Avenue Commercial (C-T) District. The project would increase the number of housing units and residential density within the Southside Plan Area and an area that is serviced by multiple transit lines and modes. Additionally, the project would be constructed to meet GreenPoint standards for multifamily construction and would be conditioned to comply with City of Berkeley green construction and energy efficiency requirements.

The Telegraph Avenue Commercial (C-T) District features a diverse range of uses, building heights, frontage designs, and architectural styles. There is not a unifying design language within the district for buildings of a specific use or similar scale. The project would construct a residential building adjacent to the Telegraph Avenue corridor. Mixed-use residential is an allowed use within the district and is compatible with the Land Use section of the Southside Plan. Additionally, per the project plans, the base project would meet the objective zoning standards for the C-T District. The project would construct a mixed-use residential building that is of a comparable height and scale to other recently approved and built residential and mixed-use projects within the C-T District and the Southside Plan area.

6. **Policy UD-32 Shadows:** New buildings should be designed to minimize impacts on solar access and minimize detrimental shadows.

Staff Analysis: The extent of the new shadow impacts from the project on the site's adjacent areas would be limited to a few hours of the day, during certain times of the year, and would not be unreasonable for a development in the dense, Telegraph Avenue area that allows building heights up to 85 feet, with 0 or 5-foot setbacks from property

lines, by right. The project is not pursuing any waivers or pathways to exceed the height limit of the C-T District. Overall, the shadow impacts from the project would be reasonable and not detrimental.

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

Staff Analysis: The project would increase density of the parcel by creating 68 residential units in an area with a significant confluence of multi-modal transit options. Multiple AC Transit and Bear Transit (U.C. Berkeley) routes are within blocks of the project. Additionally, a condition of approval on the project would restrict residents from enrolling in City residential parking programs.

8. **Policy LU-25 Affordable Housing Development:** Encourage development of affordable housing in the Downtown Plan area, the Southside Plan area, and other transit-oriented locations.
9. **Policy H-19 Regional Housing Needs:** Encourage adequate housing production to meet City needs and the City's share of regional housing needs.

Staff Analysis: The project would construct 68 residential units, including seven Very-Low Income (VLI) units, that are a mix of three, four, and five-bedroom units. The proposed units would increase the number of units within the Southside Area and would produce housing units that work toward meeting the housing production goals of the City and the City's Regional Housing Needs Allocation (RHNA) for unit count and affordability requirements.

10. **Policy EM-5 "Green" Buildings:** Promote and encourage compliance with "green" building standards. (Also see Policies EM-8, EM-26, EM-35, EM-36, and UD-6.)
11. **Policy UD-33 Sustainable Design:** Promote environmentally sensitive and sustainable design in new buildings.

Staff Analysis: The proposed building would be all-electric and include a solar PV system and battery energy storage. The construction would also meet low-carbon requirements. Per the GreenPoint rated New Home Multifamily Checklist included in the plans, the project would exceed the minimum points required in the design and construction-related categories.

Southside Plan Consistency

The Southside Plan, adopted in 2011, also contains several policies applicable to the project, including the following:

1. **Policy LU-A1:** Provide incentives to encourage development of a variety of different housing types that are affordable to students, University employees, and employees of Southside businesses.
2. **Objective LU-C:** Encourage development consistent with the objectives of the Southside Plan on suitable underutilized sites in the Southside.

3. **Policy LU-E3:** The specific location of land uses and the design of new buildings in each subarea should reinforce the pedestrian, bicycle, and transit orientation of the Southside.
4. **Policy LU-F14:** Mixed-use buildings with housing above retail uses are the preferred land use throughout this subarea.
5. **Policy ED-A3:** Support and promote the creation and preservation of murals and creative commercial signage that enhances and contributes to Telegraph's unique commercial environment and celebrates the unique cultural, social, and political history of the Southside district.
6. **Policy ED-A5:** Support the attraction and retention of locally owned, small businesses in the Telegraph retail district.
7. **Policy ED-B1:** Improve the physical appearance and sense of safety in the district.
8. **Policy ED-B2:** Encourage more residential uses above ground-floor commercial uses on the Avenue to increase the number of permanent residents who might monitor the area and increase the sense of safety at night on the Avenue.
9. **Policy ED-F2:** Encourage the development of new mixed-use buildings on sites currently occupied by one-story buildings with no architectural or historic merit.
10. **Policy CC – D1:** Preserve and maintain architecturally and historically important buildings in the area, including both landmarked and non-landmarked structures wherever feasible.
11. **Policy CC-F8:** Take into account shading impacts on adjacent structures and sidewalks in reviews of building design in an effort to allow as much natural light as possible.
12. **Policy PS-A6:** Encourage property owners to provide outdoor lighting around their buildings, to maintain and prune landscaping as needed for safety and visibility, and to reduce the number of dark, underutilized areas on their sites.

RECOMMENDATION

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

1. **APPROVE** ZP2026-0015 pursuant to BMC Section 23.406.040(D) and subject to the attached Findings and Conditions (see Attachments 2 and 3).

Attachments

1. Tables: Table 1: Project Chronology, Table 2: Special Characteristics, Table 3: Development Standards
2. Draft Findings
3. Draft Conditions of Approval
4. AB 130 Checklist
5. Civic Arts Coordinator determination memo dated July 1, 2026.
6. Project Plans, received July 28, 2026
7. Notice of Public Hearing

Attachment 1

Table 1: Project Chronology

Date	Action
October 27, 2025 (vesting date)	SB 330 complete Preliminary Housing Development Project Application submitted
February 10, 2026	SB 330 Use Permit Application submitted
March 17, 2026	Application deemed complete
April 24-June 8, 2026	AB 130 Tribal Consultation
May 18, 2026	CEQA Determination by Staff
May 18-July 30, 2026	Application processing ^a
June 4, 2026	Landmarks Preservation Commission hearing (SAP, Prelim DR and demo referral)
August 27, 2026	Public hearing notices mailed/posted
September 10, 2026	ZAB hearing
Notes: a. Application processing reflects the project compliance review after the application is deemed complete. Submittals are reviewed within 30 days of receipt, pursuant to the Permit Streamlining Act.	

Table 2: Special Characteristics

Characteristic	Applicability	Explanation
Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.)	No	The project includes less than 7,500 square feet of net new commercial space. Therefore, the project is not subject to this fee.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable / Inclusionary Housing Requirements (BMC Chapter 23.328)	Yes	The project is a housing development project, as defined in BMC 23.328.020 ^a , and requires 14 below market-rate (BMR) units. The project proposes to provide 7 VLI units and pay the difference through an in-lieu fee.
Alcohol Sales/Service	No	The project is not proposing any alcohol sales or service with this permit.
Bird Safe Buildings (BMC Section 23.304.150)	Yes	The project was vested under the Housing Crisis Act of 2019 after the July 27, 2023 effective date of the ordinance, and therefore these provisions do apply.
Coast Live Oak Trees (BMC Chapter 6.52)	No	There are no Coast Live Oak (<i>Quercus agrifolia</i>) trees on the project site.
Creeks	No	No creek or culvert, as defined by BMC Chapter 17.08, exists on or within 30 feet of the project site.
Density Bonus	Yes	The project would provide 7 Very Low-Income units, or 10 percent of the Base Project units, and qualifies for a 32.5 percent density bonus, or 23 bonus units. See the appropriate section of the staff report for more details. .

Characteristic	Applicability	Explanation
Hard Hats (BMC Chapter 13.107)	No	Although the Hard Hats provisions apply to the project the applicant is using a concession regarding the requirements. .
Historic Resources	Yes	The existing building is more than 40 years old and was forwarded to the Landmarks Preservation Commission (LPC) for review on June 4, 2026. The LPC took no action to initiate a Landmark or Structure of Merit designation and recommended that the ZAB approve the demolition. See the appropriate section for discussion.
Housing Accountability Act (HAA) (Gov't Code Section 65589.5(j))	Yes	The project proposes a mixed-use residential building, and meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2) ^b . The base project complies with applicable, objective general plan and zoning standards, and thus section (j) of the Housing Accountability Act /applies, and the project cannot be denied at the density proposed unless the findings for denial can be made. See the appropriate section of this report for additional discussion on compliance with the Housing Accountability Act.
Housing Crisis Act of 2019 (SB 330)	Yes	The project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2) ^b . See the appropriate section of this report for additional discussion on the sections of SB 330 that apply to the project.
Opportunity Sites	Yes	The subject site is identified as an opportunity site (#64) in the Southside Plan
Rent Controlled Units	No	The project would involve the demolition of non-residential structures; no rent-controlled units would be demolished
Residential Preferred Parking (RPP)	Yes	The project is not eligible for RPP permits per BMC Section 14.72.080(C)(1) as no permits shall be issued to residents in newly constructed residential units.
Seismic Hazards (SHMA)	No	The project site is not located within an area susceptible to landslide/liquefaction/fault rupture as shown on the State Seismic Hazard Zones map. ^c
Soil/Groundwater Contamination	No	The site is not on the Cortese List ^d . Per the Phase I Environmental Site Assessment prepared by Partner Engineering and Science, Inc. did not identify any evidence of recognized environmental conditions or risks and concluded no further investigation of the subject properties was needed at this time.
Transit	Yes	The project site is served by multiple AC Transit bus lines (local and Transbay) that operate within ¼ mile of the site, and is approximately 0.8 miles east from the Downtown Berkeley Bay Area Rapid Transit (BART) Station.
Notes: a. BMC 23.328.020(E) defines a "Housing Development Project" for purposes of inclusionary housing requirements as "a development project, including a Mixed-Use Residential project involving the new construction of at least one Residential Unit. Projects with one or more buildings or projects including multiple contiguous parcels under common ownership or control shall be considered as a sole Housing Development Project and not as individual projects. b. Government Code Section 65589.5(h)(2) "Housing development project" means a use consisting of any of the following: (A) residential units only, (B) mixed-use developments consisting of residential and nonresidential uses in which at least two-thirds of the square footage is designated for residential use, and (C) transitional or supportive housing. Government Code Section 65905.5(b)(3)(C) "Housing development project" includes a proposal to construct a single dwelling unit. This subparagraph shall not affect the interpretation of the scope of paragraph (2) of subdivision (h) of Section 65589.5. c. California Department of Conservation. DOC Maps: Geologic Hazards. Available: https://maps.conservation.ca.gov/geologichazards/ d. Cortese List is an annually updated list of hazardous materials sites compiled pursuant Government Code Section 65962.5.		

Table 3: C-T Zoning District Development Standards BMC Sections 23.204.110 and 23.322 Parking and Loading

Standard		Existing	Addition/ (Reduction)	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		7,590 (2455 Telegraph 5,511 (2506 Haste)	Lot merger	13,101	No min.
Gross Floor Area (sq. ft.)		12,048	+72,049	84,097	n/a
Commercial Floor Area (sq. ft.)		12,048	-4,885	7,163	n/a
Floor Area Ratio		1.81	+4.54	6.35	8.0
Lot Coverage (%)		90.5	-0.5	89	100%
Dwelling Units	Total	0	+68	68	60
	Bedrooms	0	+300	300	n/a
Residential Density (du/ac)		0	+226	226	200 min
Building Height (ft. - in.)		28'-0"	+57'-0"	85'-0"	85' max.
Building Setbacks (ft. - in.)	Front (West) (Telegraph)	0'	No change	0'	No min.
	North Street Side	5'-0" (2506 Haste St)	-5'-0"	0'-0"	No min.
	South Interior Side	0'-3"	No change	3"-7'-0"	No min.
	Rear (East)	0'-3"	+9"	1'-6'	No min.
Usable Open Space (sq. ft.)		0	+1,921	1,921	3,112
Automobile Parking ¹		0	No change	0	No min.
Bicycle Parking	Commercial – Short Term	16	-16	0	No min
	Residential – Long Term	0	+48	48 spaces	100 spaces
	Residential – Short Term	0	+8	8 spaces	8 spaces
= Concession or Waiver requested to modify the district standard Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average, ft = feet ('), in. = inches (")					

Standard	Existing	Addition/ (Reduction)	Proposed Total	Permitted/ Required
Notes: AB-2097, effective January 1, 2023, prohibits local jurisdictions from requiring minimum parking for most non-residential uses located within a 1/2 mile of public transit. - For the portion of building 0 to 20 ft. there is a 5 ft. maximum setback. - For the portion of building 21 to 75 ft. that is over 65 ft. from the lot frontage there is a 5 ft. setback.				



Zoning Adjustments Board Findings

App #ZP2026-0015

September 10, 2026

Use Permit for a Project at 2455 Telegraph & 2506 Haste

Project Facts	Project Description:	
Applicant: David Prinz Property Owner: Same Project Address: 2455 Telegraph Avenue & 2506 Haste St Site Size: 7,590 sq. ft. GP Land Use: Avenue Commercial Zoning: Telegraph Avenue Commercial (C-T) CEQA: Exempt pursuant to CEQA Section 15331 and Public Resources Code Section 21080.66 Vesting Date: October 27, 2025 Date Submitted: February 10, 2026 Date Deemed Complete: March 17, 2026 Project Planner: Joshua Muller	The applicant is seeking approval to renovate the non-residential building at 2455 Telegraph Avenue and demolish the non-residential building at 2506 Haste Street and construct an 85,000 square-foot, 8-story mixed-use building, including ground-floor record store and 68 units (7 VLI units), while maintaining the historic mural and front facade of Amoeba Record Store	
	Permits Requested: Demolition. BMC Section 23.326.070(A) “Main Non-Residential Building” to demolish a non-residential building. (UPPH)* New Construction. BMC Section 23.204.020(A) “Allowed Land Uses” to construct a new mixed-use development. (UPPH)* New Floor Area. BMC Section 23.204.030(A)(1) “Floor Area Permit Requirements” to create new floor area of 1,500 square feet or more. (UPPH) Height Projection “BMC Section 23.304.050 (A) Projections Above Height Limits” exceed height limit with a rooftop projection. (AUP) *Denotes required findings.	
	Waivers - Minimum Usable Open Space for projects in the C-T District - Required landscaped usable open space for projects in the C-T District - Required long-term residential bicycle parking	Concessions - Prevailing wage requirement for qualifying projects in the Southside Plan Area - Healthcare expenditures requirement for projects qualifying for HARD HATS.
	Staff Recommendation Staff recommends that ZAB determine the project is exempt from CEQA pursuant to Section 15331 of the CEQA Guidelines (“Historical Resource Restoration/Rehabilitation”) and Public Resources Code Section 21080.66 and approve ZP2026-0015 pursuant to Section 23.406.040 (E) (1-5) “Findings for Approval” and subject to the attached Findings and Conditions of Approval.	

CEQA

The project is statutorily exempt from the requirements of CEQA pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130).

Evidence: The project is an infill housing development and meets the specified criteria in Public Resources Code Section 21080.66(a). The City conducted tribal consultation with the Confederated Villages of Lisjan Nation and has included Conditions of Approval pursuant to Public Resources Code Section 21080.66(b).

FINDINGS FOR APPROVAL

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

1. To approve a Use Permit, the ZAB shall find that the proposed project or use:
 - (a) Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use; and

Evidence: The project will not be detrimental to the health safety, peace, morals, comfort or general welfare of person residing or visiting in the area because the project is consistent with all applicable C-T District standards and qualifies for concessions and waivers for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915.

Additionally, the proposed mixed-use residential building will contain uses that are allowed land uses within the C-T district and will augment the existing mixed-use character of the surrounding area within the district. Additionally, the proposed scope and scale of the development is consistent with the policies of the Southside Plan, and therefore will not create circumstances detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, or to the general welfare of the City

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

Evidence: The project will not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or general welfare of the city because the extent of the new shadow impacts from the project on the site's adjacent areas will be limited to a few hours of the day, during certain times of the year, and will not be unreasonable for a development in the dense, Telegraph Avenue area that allows building heights up to 85 feet, with 0 or 5-foot setbacks from property lines, by right. The project is not pursuing any waivers or pathways to exceed the height limit of the C-T District. Overall, the shadow impacts from the project will be reasonable and not detrimental

2. To approve the Use Permit, the ZAB must also make any other Use Permit findings specifically required by the Zoning Ordinance for the proposed project.

Chapter 23.326: Demolitions of Non-Residential Building

As required by BMC Chapter 23.326.070(D), the following findings shall be made:

1. The demolition will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City of Berkeley; and
2. The demolition:
 - a. Is required to allow a proposed new building or other proposed new use;
 - b. Will remove a building which is unusable for activities which are compatible with the purposes of the district in which it is located or which is infeasible to modify for such uses;
 - c. Will remove a structure which represents an uninhabitable attractive nuisance to the public; or
 - d. Is required for the furtherance of specific plans or projects sponsored by the City of Berkeley or other local district or authority upon a demonstration by the applicant that it would be infeasible to obtain prior or concurrent approval for the new construction or new use.

Evidence: The project will construct a 68-unit mixed-use residential building within the Telegraph Avenue Commercial (C-T) District, including the construction of 7 BMR units. The project will increase the density of residential units near the Telegraph Avenue corridor while maintaining the existing retail use at 2455 Telegraph Avenue. The project will therefore not be materially detrimental to the commercial needs of the Southside area and will introduce residential uses to the subject properties and allow for the construction of associated units.

Chapter 23.204: C-T Telegraph Avenue Commercial District

As required by BMC Section 23.204.110(E), the following findings shall be made:

1. Is compatible with the purposes of the district;
2. Encourages and maintains the present street frontage of the district;
3. Does not interfere with the continuity of retail or compatible service facilities at the ground level;
4. Does not interrupt a continuous wall of building facades;
5. Is compatible in design and character with the district and the adjacent residential neighborhoods;
6. Does not generate traffic or parking demand significantly beyond the capacity of the district or significantly increase impacts on adjacent residential neighborhoods; and
7. Complies with the Southside Plan's adopted Mitigation Monitoring Program (MMP)

Evidence: The project will construct a 68-unit mixed-use residential building within the Telegraph Avenue Commercial (C-T) District. The project will increase the density of residential units near the Telegraph Avenue corridor and within the overall district. The

project will maintain and accommodate the existing general retail use present on the parcel and will maintain the existing massing planes along Telegraph and Haste. The additional units will be located in an area with multiple transit options and modes and will therefore promote trips without increasing vehicular traffic from the additional residents. The construction of additional units within the C-T district will create a more diverse range of unit types for current and potential residents within the district. Additionally, the project will be conditioned to comply with all applicable Berkeley Ordinances regarding indoor noise limits, green construction and energy efficiency.

Density Bonus

Pursuant to Government Code Section 65915, the Zoning Adjustments Board finds that:

1. Under the City's methodology for implementing density bonuses, the base project consists of 68 units;
2. The project will provide at least 7 qualifying units in the 68-unit base project, as more fully set forth in Condition IV.3;
3. The project is entitled to a density increase of 32.5 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f), plus two concessions or incentives. This equates to a density bonus of up to 23 units above the base project. The applicant, however, is not proposing to use any of the bonus units, resulting in a total of up to 68 units.

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

1. Concession from BMC 13.108.030 to eliminate the prevailing wage requirement for qualifying projects in the Southside Plan Area;
2. Concession from BMC 13.107.050 to eliminate the healthcare expenditures requirement for projects qualifying for HARD HATS.

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

- C.** In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers to modify development standards as necessary to accommodate these density bonus units.
- a. Waiver from BMC 23.204.110(D)(1) to reduce the required minimum Usable Open Space for projects in the C-T District.
 - b. Waiver from BMC 23.304.090(B)(7) to reduce the required landscaped usable open space for projects in the C-T District.
 - c. Waiver from BMC 23.322.090(A)(2) to reduce the required long-term residential bicycle parking for a project involving more than 5 dwelling units.

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

Housing Accountability Act

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

Evidence: The project includes construction of 68 residential units as part of a mixed-use residential development. Because the base project complies with applicable, objective general plan and zoning standards, Section 65589.5(j) applies to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, policies, or conditions, have been identified.

Chapter 23.304: General Development Standards

As required by BMC Section 23.304.050(A), the other building and site features, including but not limited to, mechanical penthouses, elevator equipment rooms and cupolas, domes, turrets and other architectural elements may not exceed 15% of the average floor area of all the building's stories.

Evidence: The base project will include staircase and elevator penthouses totaling approximately 1,758 square feet that will extend 9 feet over the 85-foot parapet height. The penthouses represent less than 15 percent of the 1,771-square-foot average of all the floor areas. The projections are therefore permissible.

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

(a) The proposed land use; and

Evidence: The proposed land use is mixed-use residential, which maintains the existing retail use and is allowed in the Telegraph Avenue Commercial District with a Use Permit.

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

Evidence: The application proposes to renovate the non-residential building at 2455 Telegraph Avenue and demolish the non-residential building at 2506 Haste Street and construct an 85,000 square-foot, 8-story mixed-use building, including ground-floor record store and 68 units (7 VLI units), while maintaining the historic mural and public-facing façades of 2455 Telegraph.

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

Evidence: The required findings are satisfied because the project has been determined to be fully compliant with all applicable regulations based on the project plans submitted on July 28, 2026 and evaluated based on the existing conditions of the subject site and surrounding neighborhood at the time of decision.



STANDARD CONDITIONS OF APPROVAL APPLICABILITY

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

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

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

Part I. Administrative Conditions

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

Part II. Prior to Issuance of Demolition Permit

Part III. At the Time of Building Permit Submittal

Part IV. Prior to Issuance of Building Permit

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

Part V. During Demolition/Construction

- A. Building & Safety
- B. Land Use Planning
- C. Public Works
- D. Toxics
- E. Health Housing Community Services

Part VI. Prior to Final Inspection

Part VII. Prior to Certificate of Occupancy

Part. VIII. Fees

Part IX. Operational Conditions – Not Applicable

- A. Alcoholic Beverage Service
- B. Hot Tubs

Part X. HARD HATS – Not Applicable

Part XI. Assembly Bill 130



Site Address: 2455 Telegraph Avenue & 2506 Haste Street

Application Number: ZP2026-0015

Project Description: The applicant is seeking approval to demolish two single-story commercial structures (22,273 square feet) and construct an 8-story (90 feet and 4 inches) 281,960 square-foot mixed-use residential development with 359 dwelling units (including 38 Very Low-Income units), 5,136 square feet of ground floor commercial space, 141 off-street vehicle parking spaces, and 158 bicycle parking spaces, utilizing a Tier 2 local density bonus.

The approved project at 2455 Telegraph Avenue includes the following distribution of Below Market Rate (BMR) units.

Required Minimum BMR Units Per Code					BMR Proposal per Affordability Level
Code Section	BMC Chapter 23.328 (Inclusionary Housing) ^a	State Density Bonus Law (Gov. Code Section 65915) ^b	State Replacement SB330/DBL ^b	BMC Chapter 23.326 (Demolition Ordinance) Replacement ^a	
Extremely-Low Income (= <30% AMI)	-	-	n/a	n/a	-
Very-Low Income (31%-50% AMI)	7	7			7
Low-Income (51%-80% AMI)	7	-			-
Moderate-Income (81%-100% AMI)	-	-			-
Total BMRs in Project					7
Notes: a. These units shall satisfy requirements for equivalency, even unit distribution and a term of affordability in perpetuity per the Inclusionary Ordinance (BMC Chapter 23.328) and Demolition Ordinance (BMC Chapter 23.326). b. These units shall satisfy requirements for equivalency and a term of affordability for at least 55 years per State Density Bonus law (Government Code Section 65915). c. The Inclusionary Housing Low-Income unit requirement will be paid with an in-lieu fee. See the project Affordable Housing Compliance Plan for details.					



CONDITIONS OF APPROVAL

Property Address: 2455 Telegraph Avenue
Application Number: ZP2026-0015

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Project Approval. This Project approval is for 2455 Telegraph Avenue, as substantially shown and described on the Project plans received July 28, 2026, except as required to be modified by Conditions of Approval herein and plans as presented to the Zoning Adjustments Board on September 10, 2026 (“Approval Date.”). This Project vested on October 27, 2025 through PLN2025-0066. For any Condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the Project applicant shall submit final plan(s) in substantial conformance with the conceptual plan and incorporate any required modifications.	City of Berkeley	On-Going	Land Use Planning
2.	Approval Limited to Proposed Project and Replacement of Existing Uses. This Use Permit authorizes only the Proposed Project described in the application. This project approval does not authorize other uses, structures or activities not included in the Project Description. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To reestablish the previously existing use, an applicant shall obtain all permits required by the Zoning Ordinance for the use. (BMC Sections 23.404.060.B.1 and 2)	City of Berkeley BMC Sections 23.404.060	On-Going	Land Use Planning
3.	Compliance Required. All land uses and structures in the City of Berkeley shall comply with the Zoning Ordinance and all applicable City ordinances and regulations.	City of Berkeley BMC Section 23.102.050(B)	On-Going	Land Use Planning
4.	Other Regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	City of Berkeley BMC Section 23.102.050 (E)	On-Going	Land Use Planning
5.	Conformance with Approved Plans. All work performed under an approved Use Permit shall follow the approved plans as presented to ZAB on September 10, 2026 and pursuant to the Conditions of Approval.	City of Berkeley BMC Section 23.404.060 (B)(4)	On-Going	Land Use Planning



CONDITIONS OF APPROVAL

Property Address: 2455 Telegraph Avenue
Application Number: ZP2026-0015

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
6.	Permit Modifications. No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Zoning Adjustments Board. The Zoning Officer may approve changes to plans approved by the Board which reduce the size of the Project, consistent with the Board’s policy adopted on May 24, 1978.	City of Berkeley BMC Section 23.404.070	On-Going	Land Use Planning
7.	Permit Revocation. The City may revoke or modify a discretionary permit for completed projects due to: 1) Violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. No lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board, or City Council referral.	City of Berkeley BMC Section 23.404.080	On-Going	Land Use Planning
8.	Permit Remains Effective for Vacant Property. Once a permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard COA #6 above.	City of Berkeley BMC Section 23.404.060	On-Going	Land Use Planning



CONDITIONS OF APPROVAL

Property Address: 2455 Telegraph Avenue
Application Number: ZP2026-0015

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
9.	Exercise and Expiration of Permits A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun. C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the Zoning Adjustments Board in accordance with Chapter 23.410 (Appeals and Certification). D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant shall apply for and receive City approval of a new permit.	City of Berkeley BMC Section 23.404.060 (C)	On-Going	Land Use Planning



CONDITIONS OF APPROVAL

Property Address: 2455 Telegraph Avenue
Application Number: ZP2026-0015

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



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I. Administrative Conditions B. Project Specific Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Pursuant to BMC 23.404.050(H), the Zoning Adjustments Board attaches the following additional Conditions of Approval to this Permit:	City of Berkeley BMC Section 23.040.050 (H)	N/A	N/A
I. Administrative Conditions C. Final Approval Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Final Design Review at the Landmarks Preservation Commission (LPC). The Project requires approval of a Final Design Review application by the Landmarks Preservation Commission.	City of Berkeley BMC Section 23.406.070 (C)(1)(d)	Prior to Building Permit Submittal	Land Use Planning



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I. Administrative Conditions D. On-Going Operational Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Residential Permit Parking. No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants and/or users of the site. The Finance Department, Customer Service Center shall add these addresses to the list of addresses ineligible for RPP permits. The property owner shall notify all tenants of rental units, and/or buyers of condominium units, of this restriction in leases and/or contracts.	City of Berkeley BMC Section 14.72.080 (C) (1)	On-Going	Land Use Planning
2.	Exterior Lighting. All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.	City of Berkeley	On-Going	Land Use Planning

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



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6.	Condition and Compliance Monitoring. The applicant shall pay a \$22,000 deposit for the cost of monitoring compliance with the Conditions of Approval and other applicable conditions and regulations prior to issuance of building permit. <u>City staff shall obtain a scope and cost from a pre-approved consultant to conduct required monitoring compliance.</u> If compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses <u>prior to the initiation of monitoring compliance.</u> <u>The City shall not issue a notice-to-proceed until all funds are deposited.</u> Any unused deposit will be refunded to the applicant.	City of Berkeley	Prior to Demolition Permit Issuance	Land Use Planning
7.	Erosion Prevention Plan. Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season, the applicant shall obtain approval of an erosion prevention plan from the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Public Works
8.	Construction and Demolition Diversion. The applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 “Berkeley Green Code” including 100 percent diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65 percent diversion of other nonhazardous construction and demolition waste.	City of Berkeley BMC Chapter 19.37	Prior to Demolition Permit Issuance	Building & Safety/Public Works
9.	Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527). A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for all new commercial, industrial and mixed-use developments, all improvement projects that require work 5 or more feet below grade , and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: City of Berkeley Community GIS Portal (arcgis.com)	City of Berkeley	Prior to Demolition Permit Issuance	Toxics Management Division



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10.	Construction Noise Reduction Program. The applicant shall develop a site-specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include the time limits compliance with BMC Section 13.40.070. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical: A. Construction equipment should be well maintained and used judiciously to be as quiet as practical. B. Equip with all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment. C. Utilize “quiet” models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible. D. Locate stationary noise-generating equipment as far as possible from sensitive receptors. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible. E. Prohibit unnecessary idling of internal combustion engines. F. If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile. G. Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise. H. Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. I. Route construction related traffic along major roadways and away from sensitive receptors where feasible.	City of Berkeley BMC Section 13.40.070	Prior to Demolition Permit Issuance	Zoning Officer
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11.	Damage Due to Construction Vibration. The Project applicant shall submit screening level analysis prior to demolition permit issuance. The analysis shall account for project specific information including the composition of the structures, location of the various types of equipment used during each phase of the Project, as well as the soil characteristics in the Project area, in order to determine whether Project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. • If a screening level analysis shows that the Project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment). • If the assessment finds that the Project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake an existing conditions study (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage. This study shall include: ○ Establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and ○ include written descriptions and photographs.	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety Division/Zoning Officer
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III. At the Time of Building Permit Submittal		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Public Works ADA. Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.	City of Berkeley	At Building Permit Submittal	Public Works
2.	Public Works – Stormwater Pollution Prevention Program (SWPPP). As part of the building permit submittal, the applicant shall submit the following documents to the Public Works Department for review: A. A copy of the “Notice of Intent” filed with the State Water Resources Control Board (SWRCB)/Division of Water Quality; B. The Waste Discharger Identification (WDID) number issued by the SWRCB for the Project; C. A copy of the SWPPP prepared for each phase of the Project; and D. The name of the individual who will be responsible for monitoring the site for compliance to the approved SWPPP. Construction shall comply with the statewide general permit requiring owner to: (1) notify the State; (2) prepare and implement a SWPPP; and (3) monitor the effectiveness of the SWPPP. Additional information may be found online at http://www.swrcb.ca.gov .	City of Berkeley	At Building Permit Submittal	Public Works
3.	National Pollution Discharge Elimination System (NPDES). The applicant shall demonstrate compliance with the City’s National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:	City of Berkeley BMC Section 17.20	At Building Permit Submittal	Public Works



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	A. The Project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions. B. Trash enclosures and/or recycling areas shall be covered, and no other areas shall drain onto these areas. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and the East Bay Municipal Utility District (EBMUD) for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD. C. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans. D. Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be shall be conducted prior to the issuance of a building permit. E. All paved outdoor storage areas shall be designed to reduce/limit the potential for runoff to contact pollutants. F. All on-site storm drain inlets/catch basins shall be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the Project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Department.			
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	G. All private or public projects that create and/or replace 5,000 / 10,000 square feet or more of impervious surface shall comply with Provision C.3 of the NPDES permit and shall incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed Project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) An O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological). (Project required to meet applicable code at time of building permit application, if different from above.) H. All on-site storm drain inlets must be labeled “No Dumping – Drains to Bay” or equivalent using methods approved by the City. I. Washing and/or steam cleaning shall be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing shall be managed in such a way that there is no discharge of soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the East Bay Municipal Utility District. J. All loading areas shall be designated to minimize run-on or run-off from the area. Accumulated wastewater that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.			
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	K. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge. L. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.			
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IV. Prior to Issuance Building Permit: A. Building & Safety/Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Acoustic Report. Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the Project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.	City of Berkeley	Prior to Building Permit Issuance	Building & Safety/Land Use Planning
2.	Interior Noise Levels. Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the Project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.	City of Berkeley	Prior to Building Permit Issuance	Building & Safety/Land Use Planning
3.	Pay Transparency Acknowledgement. Prior to the issuance of a building permit for any Project subject to this Chapter: A. A Responsible Representative of the permittee shall certify under penalty of perjury that: (1) the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code; and (2) the Permittee will be responsible for demonstrating compliance with this Chapter. B. The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the permittee shall certify under penalty of perjury that the contractor and all Qualifying Subcontractors performing work on the Project will comply with Chapter 13.104 of the Berkeley Municipal Code and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.	City of Berkeley BMC Section 13.104.030	Prior to Building Permit Issuance	Building & Safety and Health, Housing & Community Services
4.	Air Quality - Diesel Particulate Matter Controls during Construction. All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with either A or B, and C:	City of Berkeley	Prior to Building Permit Issuance	Land Use Planning/ Public Works



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	A. The Project applicant shall prepare a health risk assessment that demonstrates the Project’s on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from the Bay Area Air District and the California Office of Environmental Health Hazard Assessment. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. C. In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following: i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date. ii. A Certification Statement that the contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.			
5.	Construction Emissions Reduction Measures. Development projects shall comply with the current Bay Area Air District’s basic control measures for reducing construction emissions of PM10 (Table 8-2, Basic Construction Mitigation Measures Recommended for All Proposed Projects, of the May 2017 Air District CEQA Guidelines), outlined below. 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access	Air Quality District	Prior to Building Permit Issuance	Land Use Planning/ Building and Safety/Air Quality District



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	roads) shall be watered two times a day. 2. All haul trucks transporting soil, sand, or other loose material offsite shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacture’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper conditions prior to operation. 8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s number shall also be visible to ensure compliance with applicable regulations.			
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IV. Prior to Issuance of Building Permit: B. Public Works		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Transportation Construction Plan. The applicant and all persons associated with the Project are hereby notified that a Transportation Construction Plan (TCP) may be required, particularly for the following activities: A. Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes); B. Storage of building materials, equipment, dumpsters, debris anywhere in the public right of way; C. Provision of exclusive contractor parking on-street; or D. Significant truck activity. Please contact the Department of Public Works Transportation Division at (510) 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be stamped and signed by a registered engineer prior to submittal. The TCP shall be consistent with any other requirements of the construction phase. A current copy of the TCP shall be available at all times at the construction site for review by City Staff.	City of Berkeley	Prior to Building Permit Issuance	Public Works



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IV. Prior to Issuance of Building Permit: C. Toxics		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Demolitions & Renovations – Building Materials Survey. A hazardous materials survey shall be prepared by qualified professionals and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit. The survey shall identify building materials, plans for hazardous materials, hazardous waste removal and disposal, the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.	City of Berkeley	Prior to Issuance of Building Permit	Toxics Management Division
2.	Asbestos Identified. Pursuant to Bay Area Air District Regulation 11-2-401.3, if asbestos is identified a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors shall follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)	Bay Area Air District	Prior to Issuance of Building Permit	Bay Area Air District
3.	Environmental Site Clearance. Prior to issuance of any building permits, the applicant shall submit to the Toxics Management Division (TMD) an environmental screening clearance to ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Documentation in the form of a letter shall be provided from one of the following external agencies: • San Francisco Bay Regional Water Quality Control Board (RWQCB); • California Department of Toxic Substances Control (DTSC); or • The Alameda County Department of Environmental Health’s Local Oversight Program (LOP).	City of Berkeley	Prior to Issuance of Building Permit	Toxics Management Division



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IV. Prior to Issuance of Building Permit: D. Health, Housing & Community Services (HHCS)		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Final Affordable Housing Compliance Plan. The final Affordable Housing Compliance Plan (“AHCP”) shall be submitted to the Zoning Officer and the Department of Health, Housing, and Community Services prior to the issuance of Building Permit. Projects that receive approval from the Building Official for multiple phase construction permits shall have the final AHCP certified prior to the issuance of the phase one building permit.	City of Berkeley BMC Section 23.328.050 (A)	Prior to Issuance of Building Permit	Land Use Planning/ Health, Housing and Community Services
2.	Regulatory Agreement: Inclusionary Housing. The Applicant shall execute a Regulatory Agreement and Declaration of Restrictive Covenants to regulate all Affordable Units provided in a Housing Development Project. No building permit shall be issued for the project until the Regulatory Agreement and Declaration of Restrictive Covenants are executed.	City of Berkeley BMC Section 23.328.050 (B)	Prior to Issuance of Building Permit	Health, Housing and Community Services
3.	Below Market Rate Units. The Project shall provide below market rate rental dwelling units (BMR Units), which are required to comply with the State Density Bonus Law (Government Code Section 65915). by BMC Chapter 23.328 “Inclusionary Housing” and BMC Chapter 23.326 “Demolition and Dwelling Unit Controls.” The total number of BMR Units shall be designated in the Regulatory Agreement. All BMR units are required to comply with the stricter of State Density Bonus Law (Government Code Section 65915), BMC Section 23.328, or BMC Section 23.326.	State of California/ City of Berkeley	Prior to Issuance of Building Permit	Health, Housing and Community Services



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



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V. During Demolition/Construction: B. Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Avoid Disturbance of Nesting Birds. Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the Project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the Migratory Bird Treaty Act and the California Fish & Game Code, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.	California Department of Fish & Wildlife (CDFW)/ City of Berkeley	During Demolition/Construction	Land Use Planning
2.	Pre-Construction Meeting. The applicant shall request a virtual meeting with Land Use Planning (the Project Planner and Construction Monitoring Consultant, if applicable) and key parties involved in the early phases of construction (e.g., applicant, general contractor, foundation subcontractors) to review the project’s Conditions of Approval (and Mitigation Measures, if applicable) and the construction schedule. The general contractor or applicant shall ensure that all subcontractors involved in subsequent phases of construction are aware of the Conditions of Approval prior to ground disturbance on the site.	City of Berkeley	Prior to issuance of demolition/construction permit as applicable	Land Use Planning



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3.	Unanticipated Discovery of Paleontological Resources. In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified archeologist (per Secretary of Professional Qualification Standards National Park Service 1983). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The archeologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the archeologist shall prepare an excavation plan for mitigating the effect of the Project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.	City of Berkeley	During Demolition/Construction	Land Use Planning
4.	Unanticipated Discovery of Tribal Cultural Resources. In the event that Tribal Cultural Resources are identified during construction, all work within 50 feet of the discovery shall be redirected. The Project applicant and Project construction contractor shall notify the Land Use Planning Division within 24 hours. The City will contact any tribes who have requested consultation under AB 130 , as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a Tribal Cultural Resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.	City of Berkeley	During Demolition/Construction	Land Use Planning
5.	Unanticipated Discovery of Archeological Resources. Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique paleontological resources accidentally discovered during construction” should be instituted. Therefore:	City of Berkeley	During Demolition/Construction	Land Use Planning



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	A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within a minimum of 50 feet of the resources shall be halted and the Project applicant and/or lead agency shall consult with a Registered Professional Archeologist or paleontologist, and the culturally-affiliated California Native American Tribe (“Tribe”) to assess the significance of the find. B. If any find is determined to be significant, representatives of the Project proponent and/or the lead agency and the Tribe shall meet to determine the appropriate avoidance measures or other appropriate measures to mitigate impacts to the Tribal Cultural Resource., C. In considering any suggested measure proposed by the Registered Professional Archeologist, the Tribe and the lead agency shall confer and such consultation will be considered concluded when either of the following occurs: (1) the parties agree to mitigation measures to mitigate or avoid a significant effect, if a significant effect exists, on a Tribal Cultural Resource or (2) A party, acting in good faith after reasonable effort, concludes that mutual agreement cannot be reached. D. If avoidance is unnecessary or infeasible, other appropriate measures such as removal and reburial of the Tribal Cultural Resource in an alternate location with tribal cultural monitor such as removal and reburial of the Tribal Cultural Resource in an alternate location with tribal cultural monitors may be instituted. Work may proceed on other parts of the Project site while mitigation measures for cultural resources is carried out. E. If significant materials are recovered, the Registered Professional Archeologist shall prepare a report on the findings for submittal to the Northwest Information Center.			
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6.	Discovery of Human Remains. In the event that human skeletal remains are uncovered at the Project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section, with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants’ preferences for treatment. A. The descendants’ preferences for treatment may include the following: i. The nondestructive removal and analysis of human remains and items associated with Native American human remains. ii. Preservation of Native American human remains and associated items in place. iii. Relinquishment of Native American human remains and associated items to the descendants for treatment. iv. Other culturally appropriate treatment. B. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the Project area providing a basis for additional treatment measures. C. For the purposes of this section, “conferral” or “discuss and confer” means the meaningful and timely discussion and careful consideration of the views of each party, in a manner that is cognizant of all parties’ cultural values, and where feasible, seeking agreement. Each party shall recognize the other’s needs and concerns for confidentiality of information provided to the other.	City of Berkeley	During Demolition/Construction	Land Use Planning
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	i. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. ii. Any items associated with human remains that are placed or buried with Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains. D. Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Public Resources Code Section 5097.94. if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, that landowner shall do one or more of the following: i. Record the site with the commission or the appropriate Information Center. ii. Utilize an open-space or conservation zoning designation or easement. iii. Record a document with the county in which the property is located. F. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to subdivision (e). G. Pursuant to State law, any action taken to implement an agreement developed pursuant to this Condition of Approval shall be exempt from the CEQA.			
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V. During Demolition/Construction: C. Public Works		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Debris. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.	City of Berkeley	During Construction	Public Works
2.	Excavation. The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.	City of Berkeley	During Construction	Public Works
3.	Sandbags. The Project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The Project sponsor shall comply with all City ordinances regarding construction and grading.	City of Berkeley	During Construction	Public Works
4.	Fire Hydrant. The removal or obstruction of any fire hydrant shall require the submission of a plan to the City’s Public Works Department for the relocation of the fire hydrant during construction.	City of Berkeley	During Construction	Public Works
5.	Underground Utilities. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.	City of Berkeley	During Construction	Public Works
6.	Public Works - Implement Bay Area Air District Recommended Measures during Construction. For all proposed projects, the Bay Area Air District recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust: A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. D. All vehicle speeds on unpaved roads shall be limited to 15 mph.	City of Berkeley/ Bay Area Air District	During Construction	Public Works



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	E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air District’s phone number shall also be visible to ensure compliance with applicable regulations.			
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V. During Demolition/Construction: E. Health Housing Community Services		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Posting of Wage Theft Ordinance. Each day work is performed on the Project , each permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of Chapter 13.104 of the BMC; (B) explains that workers can report violations of Labor Code sections 226 and 2810.5 to the Labor Commissioner of the State of California; and (C) provides current contact information, including office address, telephone number, and email address of the Labor Commissioner of the State of California.	City of Berkeley BMC Section 13.104.050 BMC Section 13.104.020 (F)	During Demolition/Construction	Health, Housing Community Services



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2.	Wage Theft Prevention. For Projects without a Labor Agreement, the requirements of Sections 13.104.030 through 13.104.050 shall be included as Conditions of Approval of any Use Permit or Zoning Certificate for any project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under Chapter 1.28 and/or the revocation or modification of any permit issued for the Project under BMC Chapter 23.404.	City of Berkeley BMC Section 13.104.060 BMC Section 13.104.020 (F)	During Demolition/Construction	Health, Housing Community Services
VI. Prior to Final Inspection		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	Address Assignment. The applicant shall file an “Address Assignment Request Application” with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Permit. The new address(es) shall be assigned in accordance with BMC 16.28.030, and entered into the City’s database after the building permit is issued but prior to final inspection.	City of Berkeley BMC 16.28.030	Prior to Final Inspection	Building & Safety/Land Use Planning
2.	Pay Transparency Attestations following Project Completion. Within 10 days of the approved final inspection of any project subject to this Chapter, each permittee shall provide to the City for each Contractor and Qualifying Subcontractor a Pay Transparency Attestation on a form approved by the City. On each Pay Transparency Attestation, a Responsible Representative of the Contractor or Qualifying Subcontractor shall attest under penalty of perjury that the Contractor or Qualifying Subcontractor complied with Chapter 13.104 of the Berkeley Municipal Code and Labor Code sections 226(a) and 2810.5 for each employee who performed work on the Project. The City will maintain Pay Transparency Attestation forms for period of at least three years after their date of receipt by the City. (BMC Section 13.104.040).	City of Berkeley BMC 13.104 BMC Section 13.104.020 (F)	Within 10 Days of Approved Final Inspection	Health, Housing & Community Services



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3.	Construction and Demolition Diversion Receipt Reporting. Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using Green Halo and submit online for City review and approval prior to final inspection. Alternatively, complete the Construction Waste Management Plan and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.	City of Berkeley	Prior to Final Inspection	Building & Safety
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VII. Prior to Certificate of Occupancy		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Planning Inspection. Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required). All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.	City of Berkeley	Prior to Certificate of Occupancy	Land Use Planning
2.	Post Construction Review. Upon completion of the Project, the structures (or, in case of large buildings, of the portions of the structures) previously inspected will be resurveyed, and any new cracks or other changes shall be compared to pre-construction conditions and a determination shall be made as to whether the proposed Project caused the damage. The findings shall be submitted to the Building and Safety Division and the Zoning Officer for review. If it is determined that Project construction has resulted in damage to the structure, the damage shall be repaired to the pre-existing condition by the Project sponsor, provided that the property owner approves of the repair.	City of Berkeley	Prior to Certificate of Occupancy	Building & Safety/Land Use Planning
3.	Inclusionary Housing. Dwellings that are approved as rental units, but in which a condo map is approved prior to issuance of an occupancy permit, shall be subject to the affordability requirements within BMC 23.328 in effect on March 31, 2023.	City of Berkeley BMC Section 23.328	Prior to Certificate of Occupancy	Land Use Planning



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4.	Transportation Demand Management. Prior to issuance of a Certificate of Occupancy, the property owner shall schedule a site inspection with Land Use Planning staff to confirm that the physical improvements required in BMC Section 23.334.030 (C) “Real-Time Transportation Information” and BMC 23.322.090 (A)(2) “Residential Bike Parking” have been installed. A Parking and Transportation Demand Management compliance report documenting that the programmatic measures required in BMC Sections 23.334.030(C) and 23.322.090 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the Project is compliant with the applicable requirements in these sections. A. Unbundled Parking. Pursuant to BMC Section 23.334.030(A), all parking spaces provided for residents be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents of this restriction in leases and/or contracts and shall provide sample leases and/or contracts including such notification to the Project planner prior to issuance of Certificate of Occupancy or final inspection. B. Transit Benefit. 1. Pursuant to BMC Section 23.334.030 (B), at least one of the following transit benefits shall be offered, at no cost to the resident, for a period of ten (10) years after the issuance of a Certificate of Occupancy. A notice describing these transportation benefits shall be posted in a location or locations visible to all residents. (a) A monthly pass for unlimited local bus transit service; or (b) A functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted unlimited monthly local bus pass. Any benefit proposed as a functionally equivalent transportation benefit shall be approved by the Zoning Officer in consultation with the Transportation Division Manager.	City of Berkeley BMC Section 23.334.030 (C) BMC 23.322.090 (A)(2) BMC Section 23.334.030 (B)	Prior to Certificate of Occupancy	Land Use Planning
5.	Real Time Transportation Information. Any project subject to this chapter shall provide publicly-available, real-time transportation information in a common area, such as a lobby or elevator bay, on televisions, computer monitors or other displays readily visible to residents and/or visitors. Provided information shall include, but is not limited to, transit arrivals and departures for nearby transit routes.	City of Berkeley BMC Section 23.334.030 (C)	Prior to Certificate of Occupancy	Land Use Planning



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VIII. Fees		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Payment of Affordable Housing In-Lieu Fee. The Affordable Housing In-Lieu Fee shall be paid as required by BMC Section 23.328.030(B) and Resolution 70,698 N.S. The fee for this project is \$1,985,553.66, subject to proration to reflect any affordable units provided. Any adjustments to the fee and the final fee amount will be determined prior to building permit issuance as part of the Affordable Housing Compliance Plan approval. The In-Lieu Fee shall be paid prior to the issuance of the first Certificate of Occupancy, or if no Certificate of Occupancy is required, prior to the final inspection of the Project. Nothing in these conditions shall be interpreted to prohibit, or to require modification of the Use Permit or Regulatory Agreement to allow, the provision of additional BMR units, or additional affordability, than are required in the foregoing provisions.	City of Berkeley BMC Section 23.328.030 (B)	Prior to Final Inspection	Health, Housing & Community Services

XI. Assembly Bill 130		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	Pursuant to Public Resources Code Section 21080.66 (b) (4) the City of Berkeley shall include, as binding conditions of the project approval, all of the following: (A) Any enforceable agreements reached during the project consultation. (i) Agreement reached with the Confederated Villages of Lisjan Nation (I) TCR-1: Native American Monitoring. Prior to ground disturbing activities, including any archaeological testing involving ground disturbance and geotechnical work, a Confederated Villages of Lisjan Nation (CVLN) Tribal monitor(s) shall be retained. Confederated Villages of Lisjan Tribal monitor(s) will have the authority to temporarily stop the excavation activity being	State of California Public Resources Code Section 21080.66	Prior to Issuance of Building Permit	Land Use Planning



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	monitored to inspect the excavation, trench sidewalls, and/or soils, as needed, if potential cultural materials have been encountered. If cultural materials are encountered, the monitor will have the authority to stop work pending Tribal consultation, as outlined in TCR-2. If archeological or Tribal cultural resources are encountered during ground disturbing activities, work within 50 feet of the find must halt and the find must be evaluated for listing in the CRHR and NRHP. Monitoring may be reduced or halted at the discretion of the CVLN monitor, in consultation with the lead agency, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, negative findings during the first 50 percent of the entire area of ground disturbance, etc. If monitoring is reduced to spot checking, spot checking shall occur when ground disturbing activities move to a new location within the project site and/or when ground disturbance will extend to depths not previously reached (unless those depths are within bedrock). (II) TCR-2: Inadvertent discovery of Tribal Cultural Resources: If cultural resources of Native American origin are identified during grading or excavation of the proposed project, all ground disturbing activities within 100 feet shall cease until a representative from the Confederated Villages of Lisjan Nation is consulted by the government agency. If the entity in consultation with the consulting Tribe(s), determines that the resource is a Tribal Cultural Resource and thus significant under CEQA, the entity shall retain a Tribal representative and, if applicable, a qualified archaeologist, at the applicant's expense, to prepare a mitigation plan, which shall be implemented in consultation with the consulting Tribe. The mitigation plan shall include avoidance of the resource or, if avoidance of the resource is not feasible, the plan shall outline appropriate treatment of the resource in coordination with the consulting Tribe. Examples of appropriate mitigation for Tribal Cultural Resources include, but are not limited to, protecting the cultural character and integrity of the resources, protecting traditional use of the resources, protecting the confidentiality of the resources, or heritage recovery. (III) TCR-3: Inadvertent discovery of human remains: If human remains are encountered during construction and ground disturbing activities, all work within 100 feet of the remains should be			
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	redirected and the County Coroner notified immediately. At the same time, an archeologist shall be contacted to assess the situation. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission (NAHC) within 24 hours of this identification. The NAHC will identify a Native American Most Likely Descendent (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and any associated funerary objects. There shall be no pictures taken or testing done on the Native American human remains. All bone, until identified as not human, shall be treated as potential human remains and the appropriate protocols followed. The archaeologist shall record information, as appropriate and in accordance with the recommendations of the MLD and/or Tribal representative. Upon completion of the archeologist’s assessment, a report should be prepared documenting methods and results, as well as the MLD's recommendations regarding the treatment of the human remains and any associated funerary objects. The report should be submitted to the lead government agency, the NWIC and the consulting Tribe. Tribal representatives will rebury the Native American human remains and associated funerary objects with the appropriate dignity either; in accordance with the recommendations of the MLD if available or in the project vicinity at a location agreed upon between the Tribe and the entity, where the reburial would be accessible to Tribal members in perpetuity and would not be subject to further disturbance. The discovery and reburial is to be kept confidential and secure to prevent any further disturbance. (B) All of the following measures, unless there is mutual agreement between the California Native American tribe and the project proponent not to include the measure as a binding condition: (i) Upon request by a California Native American tribe, the project shall include tribal monitoring during all ground-disturbing activities, as follows: (I) Confederated Villages of Lisjan Nation shall designate a monitor; (II) The tribal monitor shall comply with applicant’s site access and workplace safety requirements.			
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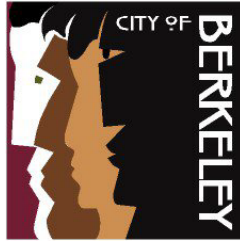
	(III) The applicant shall compensate both tribal monitors at a reasonable rate, determined in good faith, that aligns with customary compensation for cultural resource monitoring, taking into account factors such as the scope and duration of the project. (ii) Tribal cultural resources shall be avoided where feasible, in accordance with subdivision (a) of Section 21084.3. In furtherance of this requirement, where feasible, the project applicant shall provide deference to tribal preferences regarding access to spiritual, ceremonial, and burial sites, and incorporate tribal traditional knowledge in the protection and sustainable use of tribal cultural resources and landscapes. (iii) All treatment and documentation of tribal cultural resources shall be conducted in a culturally appropriate manner, consistent with Section 21083.9. (iv) A California Historical Resources Information System archaeological records search and a tribal cultural records search shall be completed for the project site. (v) A Sacred Lands Inventory request shall be submitted to the Native American Heritage Commission. (vi) The project shall comply with Section 7050.5 of the Health and Safety Code and Section 5097.98, including immediate work stoppage upon discovery of human remains or burial grounds, and treatment in accordance with applicable law and in consultation with the affected California Native American tribe. (vii) An application of tribal ecological knowledge into habitat restoration efforts undertaken by the project as applicable to the specific environmental context and conditions of the project.			
2.	Pursuant to Public Resources Code Section 21080.66 (C) (1) (A) the City of Berkeley shall, as a condition of approval for the development, require the development proponent to complete a Phase I environmental assessment, as defined in Section 78090 of the Health and Safety Code. (B) If a recognized environmental condition is found, the development proponent shall complete a preliminary endangerment assessment, as defined in Section 78095 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous	State of California Public Resources Code Section 21080.66	Prior to Issuance of Building Permit	Land Use Planning



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	substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. (C) If a release of a hazardous substance is found to exist on the site, the release shall be removed or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy. (D) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.			
3.	Pursuant to Public Resources Code Section 21080.66(d)(2), if the Project is modified at a future date such that the building is over 85 feet tall, the provisions of this Section shall apply.	State of California Public Resources Code Section 21080.66	Prior to Issuance of Building Permit	Land Use Planning
4.	Pursuant to Public Resources Code Section 21080.66(d)(4), the provisions of Section 218.8 of the Labor Code shall extend to the development proponent in addition to the direct contractor or subcontractor. For purposes of this paragraph, “development proponent” shall mean a developer who submits the housing development project application to a local government that is exempt from this division pursuant to this section.	State of California Public Resources Code Section 21080.66	Prior to Issuance of Building Permit	Land Use Planning



Planning & Development
Land Use Planning Division

Criteria for AB 130 Exemption

This table can be used to determine whether a project qualifies for the PRC Section 21080.66 CEQA exemption. Light blue rows with checkboxes next to them are mandatory criteria, all of which must be satisfied in order for a project to qualify for the AB 130 CEQA exemption. Gray rows list alternative options for satisfying the criteria listed in light blue rows; a light blue row is satisfied if any of the criteria in the relevant gray rows are satisfied.

	21080.66 Criteria	Project
	Project Details	
(a)(1)	Project site meets either of the following criteria:	☒
(a)(1)(A)	Is not greater than 20 acres.	13,101 sq. ft.
(a)(1)(B)	If a builder's remedy project is proposed, the project site or parcel size is not more than 5 acres.	
(a)(2)	Project site meets either of the following criteria:	☒
(a)(2)(A)	Is located within the boundaries of an incorporated municipality	Yes
(a)(2)(B)	Is located within an urban area, as defined by the United States Census Bureau.	Yes
(a)(3)	Project site meets any of the following criteria:	☒
(a)(3)(A)	Has been previously developed with an urban use.	Yes
(a)(3)(B)	At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.	Yes
(a)(3)(C)	At least 75 percent of the area within a one-quarter mile radius of the site is developed with urban uses.	Yes
(a)(3)(D)	For sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.	Yes

(a)(4)(A)	The project is consistent with the applicable general plan and zoning ordinance, as well as any applicable local coastal program.	☒
(a)(5)	The project will be at least one-half of the applicable density specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2 of the Government Code.	☒ 226 du/ac proposed exceeds 30 du/ac requirement for metro counties per Gov Code
(a)(7)	The project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project pursuant to Section 65941.1 of the Government Code.	☒ See Sheet G008
(a)(8)	For a project that was deemed complete on or after January 1, 2025, no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging.	☒
Additional Site Details		
(a)(6)	The project satisfies all the requirements specified in paragraph (6) of subdivision (a) of Section 65913.4 of the Government Code:	see supplementary data and mapping in SB 330 preliminary application
(a)(6)(A)	Not located in any of the following coastal zone areas: 1) An area between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance; or 2) Tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff. 3) An area of the coastal zone that is not subject to a certified local coastal program or a certified land use plan. 4) An area of the coastal zone that is vulnerable to five feet of sea level rise, as determined by the National Oceanic and Atmospheric Administration, the Ocean Protection Council, the United States Geological Survey, the University of California, or a local government's coastal hazards vulnerability assessment. 5) On a parcel within the coastal zone that is not zoned for multifamily housing. 6) On a parcel in the coastal zone and located on or within a 100-foot radius of a wetland, as defined in Section 30121 of the Public Resources Code, or on prime agricultural land, as defined in Sections 30113 and 30241 of the Public Resources Code.	☒

see supplementary data
and mapping in SB 330
preliminary application

(a)(6)(B)	Not located on prime farmland or farmland of statewide importance.	☒
(a)(6)(C)	Not located on wetlands, as defined in the United States Fish and Wildlife Service Manual.	☒
(a)(6)(D)	Not located within a very high fire hazard severity zone or within the state responsibility area, unless the site has adopted specified fire hazard mitigation measures.	☒
(a)(6)(E)	Not located on a hazardous waste site, unless either of the following apply: 1) The site is an underground storage tank site that received a uniform closure letter based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses. 2) The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the Health and Safety Code, has otherwise determined that the site is suitable for residential use or residential mixed uses.	☒
(a)(6)(F)	Not located within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law, and by any local building department.	☒
(a)(6)(G)	Not located within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless either of the following apply: 1) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction. 2) The site meets Federal Emergency Management Agency requirements necessary to meet minimum	☒

see supplementary data
and mapping in SB 330
preliminary application

	flood plain management criteria of the National Flood Insurance Program.	
(a)(6)(H)	Not located within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification.	☒
(a)(6)(I)	Not located on lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act, habitat conservation plan pursuant to the federal Endangered Species Act of 1973, or other adopted natural resource protection plan.	☒
(a)(6)(J)	Not located within a habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973, the California Endangered Species Act, or the Native Plant Protection Act.	☒
(a)(6)(K)	Not located on lands under conservation easement.	☒



Civic Arts Division

To: Civic Arts Commission

From: Carianna Arredondo, Assistant to the City Manager, Civic Arts Division

Date: July 1, 2026

Subject: Civic Arts Coordinator Determination – Qualification of *A People's History of Telegraph Avenue* Mural Preservation as On-Site Publicly Accessible Art for 2455 Telegraph Avenue / 2506 Haste Street

I. Civic Arts Coordinator Determination

As the City's Assistant to the City Manager, responsible for managing the Civic Arts Division, I have determined that the proposed **retention, restoration, preservation, and long-term protection of *A People's History of Telegraph Avenue* qualifies as On-Site Publicly Accessible Art under Section V.A of the City of Berkeley's *Public Art in Private Development Program Guidelines and Procedures*.**¹ Section V.A provides that the placement of pre-existing artworks, as well as the restoration or preservation of existing historic artworks and artist-designed elements on building façades and other publicly accessible areas, may be considered On-Site Publicly Accessible Art in limited circumstances if, by determination of the Civic Arts Coordinator, the artwork is appropriate to the site and integrated into the design of the development project.

This is a threshold eligibility determination. Final credit toward the project's Public Art requirement remains subject to presentation to the Civic Arts Commission for review and feedback, submission of a complete restoration and preservation plan, documentation of eligible costs, and submission of a long-term maintenance and upkeep plan.

This determination is based on the exceptional facts of this project. The mural is an existing historic artwork; it is located on a publicly accessible building façade; it is directly tied to the cultural, political, and social history of Telegraph Avenue, People's Park, and Berkeley; and the proposed development has been designed to retain and integrate the mural into the public-facing ground-floor condition of the project.

II. Project Background

The proposed project is located at **2455 Telegraph Avenue and 2506 Haste Street**², at the southwest corner of Telegraph Avenue and Haste Street within the Telegraph Avenue Commercial District. The site currently includes the one-story commercial building at 2455 Telegraph Avenue, occupied by Amoeba Music for more than 35 years, and the building at 2506 Haste Street. The project proposes to preserve and restore the historic mural at 2455 Telegraph Avenue, demolish the building at 2506 Haste

¹ <https://berkeleyca.gov/sites/default/files/2022-01/Guidelines%20Public%20Art%20in%20Private%20Development%20Program%2009-26-18.pdf>

² https://berkeleyca.gov/sites/default/files/2026-05/2026-06-04_LPC_Item%207A_2455%20Telegraph_Staff%20Report.pdf

Street, and construct an approximately 85,000-square-foot, eight-story mixed-use building with a ground-floor record store and 68 residential units, including seven Very Low-Income units.

The project proposes to retain the west, or primary, Telegraph Avenue façade and the north Haste Street façade of the existing 2455 Telegraph Avenue building. The north façade is the location of [A People's History of Telegraph Avenue](#), also known as the Bicentennial Mural. The project would remove the remainder of the existing building while retaining the publicly visible façades and associated artwork along Haste Street and Telegraph Avenue as the base of the new development.

The Landmarks Preservation Commission staff report notes that the unreinforced masonry wall the mural is painted on and the Telegraph Avenue façade would be preserved, reinforced, and structurally incorporated into the proposed mixed-use residential building. The Haste Street design would allow the upper-story overhang and second-level relief to frame the mural and provide an opportunity for dramatic lighting.

At its June 4, 2026 meeting, the Landmarks Preservation Commission approved a Structural Alteration Permit for the project, which approves the preservation of the Telegraph and Haste Street frontages while demolishing the remaining components of the building to accommodate the associated project.

III. Mural Background and Significance

A People's History of Telegraph Avenue is painted on the north-facing Haste Street wall of 2455 Telegraph Avenue. The building was constructed in 1933, and the mural was originally created in 1976 by the People's Wall Muralists, including Osha Neumann, Janet Kransberg, Daniel Galvez, and O'Brien Thiele. ARG's analysis describes the mural as depicting politically charged scenes from Berkeley's history in the 1960s, particularly events connected to the Free Speech Movement and the establishment of People's Park³.

The mural commemorates significant political and community events in Berkeley, including the Free Speech Movement, anti-Vietnam War activism, Third World solidarity demonstrations, the creation of People's Park, and the violent confrontation known as "Bloody Thursday." The mural was originally community-supported, with funding from community donations and labor contributed by as many as 30 people.

The mural is not limited to a flat painted surface. It incorporates architectural and functional building elements into the artwork, including door openings, a metal infill panel, shaped iron bars, a weatherhead painted as an eye, a downspout, a vent, and other façade elements. The Landmarks Preservation Commission staff report identifies character-defining features of the mural, including the long uninterrupted flat exterior façade, depictions of sociocultural and political forces in Southside Berkeley, representations of events such as the Free Speech Movement and People's Park, and the incorporation of building elements such as windows and doorways into the overall design.

On April 3, 1990, the Berkeley City Council designated *A People's History of Telegraph Avenue* as a Berkeley City Landmark. The designation recognized the mural's educational and historic value, including its depiction of Berkeley in the 1960s, the Free Speech Movement, the People's Park Riot,

³ https://drive.google.com/file/d/170VBUuOl3Y_nfKFhngtKnd0L1Ffg5Mib/view?usp=sharing

and the revolutionary movement of the 1960s. The landmark designation applies to the mural itself, rather than to the entire 2455 Telegraph Avenue building.

IV. Applicable Public Art Standard

Section V.A of the City's *Public Art in Private Development Program Guidelines and Procedures* provides that:

"The placement of pre-existing artworks and restoration or preservation of existing historic artworks and Artist-designed elements on building facades and other Publicly Accessible areas may be considered On-Site Publicly Accessible Art in limited circumstances if, by the determination of the Civic Arts Coordinator, they are appropriate to the site and integrated into the design of the Development Project."

I have determined that this project meets that limited-circumstance standard.

The mural is a pre-existing historic artwork. It is located on a publicly accessible building façade. It is appropriate to the site because its imagery, history, and meaning are inseparable from Telegraph Avenue, People's Park, and Berkeley's public memory. It is integrated into the design of the Development Project because the project has been organized around retaining the mural and façade in place as the public-facing ground-floor base of the new building.

V. Staff Analysis Supporting Determination

A. The mural is an existing historic artwork.

The mural is a designated Berkeley City Landmark and a community-created public artwork with documented educational, cultural, and historic value. It is not a decorative feature added for the development project, nor is it a private branding element. It is an existing public artwork with a long-standing role in Berkeley's civic and cultural landscape. The artwork therefore falls directly within the category contemplated by Section V.A: restoration or preservation of an existing historic artwork on a building façade.

B. The mural is publicly accessible.

The mural is located on the north-facing Haste Street façade and is visible from the public right-of-way. The proposed project retains the mural at the ground-floor level, where it will continue to be experienced by pedestrians, visitors, residents, and the broader public. This is central to the determination. The proposal preserves the mural as part of the public realm, not as an interior private amenity or inaccessible architectural remnant.

C. The mural is uniquely appropriate to the site.

The mural is site-specific in the strongest sense. It depicts Berkeley's social and political history, including the Free Speech Movement, People's Park, and the cultural identity of Telegraph Avenue. The mural's significance is tied to the corridor where it is located and to the history of the Southside area. Because the artwork depicts the history of the place where it is located, preserving it in place maintains the relationship between artwork, site, and public memory. This is a key basis for my determination that the mural is appropriate to the site.

D. The mural is integrated into the design of the Development Project.

The proposed development does not treat the mural as an afterthought. The project is designed to retain the Haste Street mural façade and the Telegraph Avenue frontage as the base of the new building. The upper residential floors are set back and visually differentiated from the retained façade. The LPC staff report notes that this approach creates a visual break between the original building base, which features the landmarked mural, and the new construction above it. It further notes that the addition's subdued palette would help ensure that the new construction does not visually compete with the mural's dense and colorful graphic character. The mural will remain a defining feature of the ground-floor public-facing elevation. The proposed massing, setback, and façade treatment support the mural's continued visibility and legibility.

E. The project provides a meaningful preservation benefit.

The project proposes more than passive retention of an existing wall. The preservation measures identified in the LPC staff report include high-resolution photographic documentation, contractor qualification requirements, construction protection requirements, retention of the wall in place, physical barriers and protective layers, retention of existing openings, removal and reinstallation of protruding landmark features, visual and vibration monitoring, structural support for the existing brick masonry substrate, and post-construction review by a qualified historic architect or conservator. ARG's analysis concludes that the proposed project would not adversely affect *A People's History of Telegraph Avenue*, that the project does not propose direct alteration of the mural's physical elements, and that protective measures would preserve the significant visual and material character of the mural during construction and following project completion. These measures support a meaningful public art preservation outcome and justify treating the preservation effort as On-Site Publicly Accessible Art.

F. This may represent an important preservation precedent for the Public Art Program.

The Public Art in Private Development Program is often understood as a pathway for commissioning new artwork or paying an in-lieu fee. This project presents a different and important public art outcome: the on-site preservation of an existing, historically significant, publicly accessible artwork in its original context. This may be among the first significant examples of using the On-Site Publicly Accessible Art pathway to support preservation of a landmarked public artwork as part of a private development project. For that reason, the determination should be clearly framed as project-specific and limited to the exceptional facts of this case.

VI. Eligible Cost Review

This determination confirms that the preservation of *A People's History of Telegraph Avenue* qualifies as On-Site Publicly Accessible Art. The applicant shall provide a detailed public art budget identifying costs proposed for credit, including costs associated with mural restoration, conservation, artist or conservator work, construction-phase protection, structural support directly necessary to retain or secure the artwork, documentation, and public-facing interpretive materials.

The budget should clearly distinguish between:

- costs directly related to restoration, preservation, protection, and presentation of the mural;

- base construction or façade-retention costs that would be required regardless of the Public Art requirement;
- long-term maintenance, upkeep, or endowment costs;
- consultant, administrative, insurance, or other costs that may not be eligible for credit under the Guidelines.

Only costs determined to be eligible under the Public Art in Private Development Program may be credited toward the project's Public Art requirement. If the verified eligible costs do not satisfy the full required amount, the applicant will be responsible for paying any required in-lieu amount consistent with the Guidelines.

VII. Required Next Steps

Before final Public Art credit is confirmed, the applicant shall present the proposal to the Civic Arts Commission for review and feedback. The presentation should provide sufficient information for the Commission and staff to understand the public art value of the proposal, the preservation methodology, the public accessibility of the mural, and the long-term stewardship commitments.

Because the project has not yet reached the demolition-permit stage, staff recommends that the Civic Arts Commission forward the five core requirements below to the Zoning Adjustments Board as recommended conditions of approval for issuance of the demolition permit. This approach would allow the project to proceed through the final entitlement hearing, give the applicant and project team time to prepare detailed preservation resources and cost estimates once a contractor is in place, and require the applicant to return to the Civic Arts Commission prior to demolition.

The applicant shall submit the following materials for Civic Arts review:

1. A comprehensive mural restoration, preservation, and long-term maintenance plan consistent with the Visual Artists Rights Act (VARA) and the California Art Preservation Act (CAPA). This plan shall satisfy the applicable Zoning Adjustments Board conditions of approval and be submitted before issuance of the building's demolition permit.
2. A detailed, itemized budget identifying eligible and ineligible public art costs.
3. Documentation describing the roles and qualifications of participating conservators, preservation professionals, artists, and/or original muralists.
4. Confirmation that the mural will remain publicly visible and accessible from the public right-of-way.
5. Any proposed public-facing interpretive signage, plaques, or educational materials.

Attachments:

1. Presentation | 2455 Telegraph Avenue & 2506 Haste Street Mixed Use Project
2. 7.22.2026 Civic Arts Commission Minutes noting approval

2455 Telegraph Avenue & 2506 Haste Street Mixed Use Project

Civic Arts Commission

July 22, 2026



People's Park Mural



Originally painted



Landmarked by City



Restored, enlarged



water intrusion,
seismic risk,
preliminary
restoration

Item 6B, Attachment 5 - Public Art Determination Memo
Zoning Adjustments Board
September 10, 2026



Project Data

- 85,000 sq. ft. mixed use project
- 8-stories/85 feet
- 68 units (including 7 Very Low Income)
- 7,200 sq. ft. retail (Amoeba Music)



Mural Context

- Mural forms the base of the building with 7 floors of apartments set back and above
- Preserved facade visually separated from the above floors with a second-floor setback
- New sidewalk and lighting to improve access and visibility
- Project supports existing yellow curb to improve visibility and maintain loading



Preservation Commitment - Overview

- Historic mural to be restored and protected
- Project team includes architectural conservator and the original mural designer and artists
- Protect in place during construction, monitor vibration
- Improve structural integrity
- Clean, inpaint, protective coating after construction
- Annual stipend for ongoing restoration



Preservation Commitment - Appurtenances & Openings

Pedestrian door, electrical weatherhead, downspout, small vents, and second opening with shaped bars to be removed and stored during construction, then reinstalled



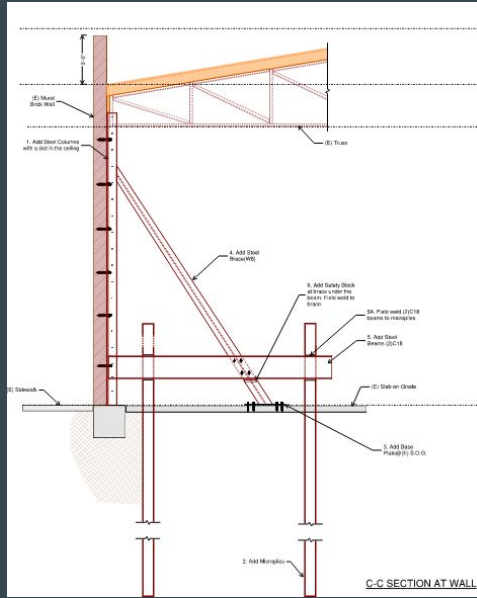
Preservation Commitment - Egress Gate

- New egress gate will be installed in the existing central opening, which has been partially infilled with a painted metal panel
- Panel and iron bars will require careful removal and storage during construction
- After construction, panel and iron bars will be reattached to the new gate and reused in the same opening

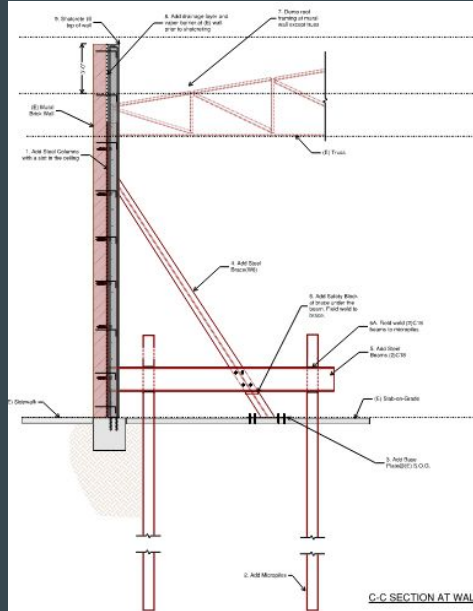


Shoring Concept for Mural

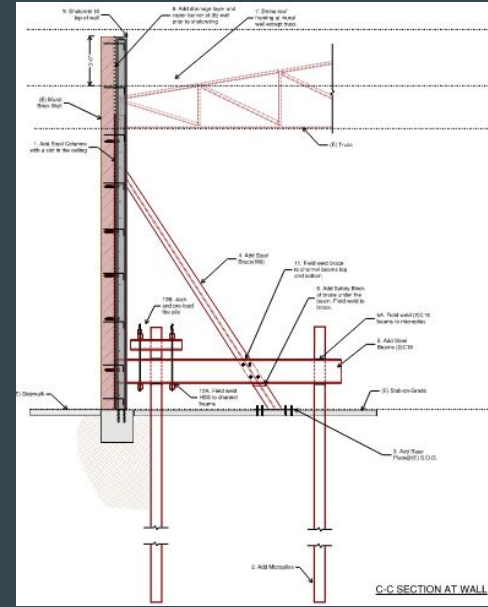
STAGE 1



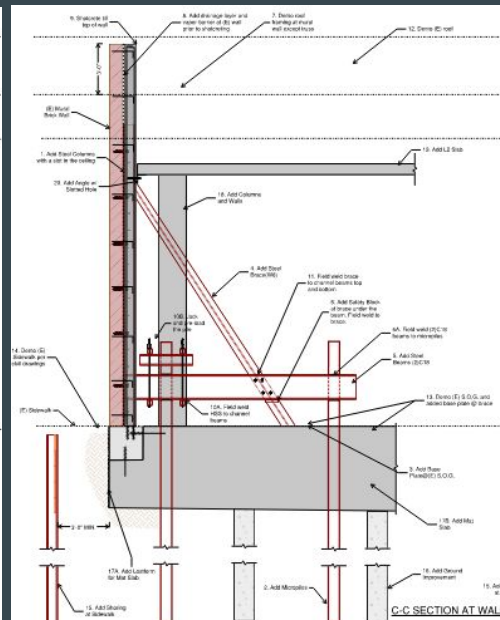
STAGE 2



STAGE 3



STAGE 5



STAGE 6: SE

24. Frame and CLS

23. ABL2 Stud

22. ABL Columns and Walls

19. ABL2 Stud

18. ABL Columns and Walls

21. Demco Temp. Striking Straps

25. Wall Angle or Scribed Hole

27. Third Strip Wall

100

2' (100)

C-C SECTION AT WALL

Percentage for Public Art

- City's guidelines allow for pre-existing art to qualify toward requirement if it's deemed appropriate to the site and integrated into the design of the project
- However, only certain costs are eligible



Protection and Restoration Measures and Eligible Costs

Public Art Restoration and Preservation Costs, By Type and Eligibility	
<i>Phase/Task</i>	<i>Potentially Eligible?</i>
Pre-Construction	
Complete high resolution photographic documentation	Yes
Establish vibration monitoring protocol and take preliminary readings	Yes
Incorporate contractor qualification requirements into the contract specifications to ensure that personnel are knowledgeable, experienced, and sensitive to the mural	No
Incorporate protection requirements into the contract specifications to prevent damage to the mural	No
During Construction	
Remove, transport, and store metal panel, iron bars, and protruding features (e.g., painted weatherhead, downspout)	Yes
Installation of facing paper, foam, and physical barrier (e.g., plywood, plexiglass) to protect mural from physical impact while maintaining selective visibility	Yes
Excavation and installation of shoring to strengthen brick masonry substrate	Yes
Placement of new foundations	Yes
Replacement of Haste Street sidewalk	No
Periodic visual monitoring by qualified conservator	Yes
Continuous vibration monitoring throughout major structural activities	Yes
Reinstall metal panels and iron bars	Yes
Install new egress gate	Yes
Post-Construction	
Conduct post-construction survey to assess any damage	Yes
Prepare treatment plan (if damaged/required) to restore mural	Yes
Engage community artists to restore mural imagery	Yes
Establish endowment for the life of the project	No
Building Valuation Estimate	\$20,441,672
Public Art Requirement (1.75% of hard costs/building valuation estimate)	\$357,729

Protection and Restoration Measures and Eligible Costs

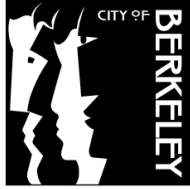
- If eligible costs are less than Percentage for Public Art requirement, project will pay remainder as in-lieu fee
- Any costs for repainting Amoeba Music sign will not be eligible toward meeting requirement
- Construction, restoration and preservation plan will outline:
 - protocol for stop-work provisions in case of damage during construction
 - responsibilities of owner, in consultation with the original artist or their designee, to maintain mural over time

Next Steps/Construction

- September 2026: ZAB Hearing
- Mid-2027: Return to Civic Arts with construction and restoration plans
- Late 2027: Possible demolition start
- 20-month construction timeline
- Vibration, noise and air quality mitigations
- Construction traffic plan
- Website updates and mailings







**DRAFT MINUTES
CIVIC ARTS COMMISSION
REGULAR MEETING
Wednesday, July 22, 2026
6:00 PM**

Meeting Location: Tarea Hall Pittman South Branch Library
1901 Russell St, Berkeley, CA 94703

Commission Members:

Chair Montgomery, Vice Chair Bachrach, Commissioner Woo, Commissioner Vaughn Scott,
Commissioner Bullwinkel, Commissioner Pineda, Commissioner Blecher,
Commissioner Truc-Dao Kramer, Commissioner Dutta- Choudhury

Call to Order: 6:00 PM

Roll Call

Commissioners Present: Bachrach, Blecher, Bullwinkel, Dutta-Choudhury,
Montgomery, Truc-Dao Kramer, Woo

Commissioners Absent:, Scott

Staff Present: Carianna Arredondo, Assistant to the City Manager, Mark Salinas,
Public Art Program Lead

General Public Present: 3 in-person | 5 online

Land Acknowledgement, led by Commissioner Dutta-Choudhury

Public Comment on Non-Agenda Matters: 1

Chairperson's Report, discussed that they included a Youth Art Award proposal under the Presentation of the report.

Commission Action Items

1. **Action Item: Qualification of A People's History of Telegraph Avenue Mural Preservation as On Site Publicly Accessible Art for 2455 Telegraph Avenue / 2506 Haste Street**
M/S/C (Bullwinkel/ Blecher) to authorize the Commission Secretary to transmit the memorandum regarding A People's History of Telegraph Avenue mural preservation at 2455 Telegraph Avenue / 2506 Haste Street to the Zoning Adjustments Board

Vote: Ayes — Bachrach, Blecher, Bullwinkel, Dutta-Choudhury, Kramer, Montgomery, Pineda, Woo; Nays — None; Abstain — None; Absent — Scott.

Public Comment: 2

2. Jean LaMarr: Ohlone Park Artwork Elements

M/S/C (Montgomery/Kramer) to approve the updated final design for Jean LaMarr's Ohlone Park artwork elements, including the sculptural benches and grinding stone, and authorize staff to proceed with fabrication, coordination, and installation of the artwork at Ohlone Park.

Vote: Ayes — Bachrach, Blecher, Bullwinkel, Dutta-Choudhury, Kramer, Montgomery, Pineda, Woo; Nays — None; Abstain — None; Absent — Scott.

Public Comment: 0

3. Action: Civic Arts Grants Program 2027 Awards

a) M/S/C (Montgomery/Pineda) to approve Fiscal Year 2027 Individual Artist Projects Grant Awards for the nine highest-scoring eligible applicants, from Faye through Trish, at \$5,000 each, excluding Christina, who withdrew after moving outside Berkeley, for a total of \$45,000.

Vote: Ayes — Bachrach, Blecher, Bullwinkel, Dutta-Choudhury, Kramer, Montgomery, Pineda, Woo; Nays — None; Abstain — None; Absent — Scott.

Public Comment: 1

b) M/S/C (Blecher/Bullwinkel) to approve the Fiscal Year 2027 Community Festivals Grant Awards under the funding scenario presented in the meeting packet, from the highest-scoring applicant, Dance & Create Berkeley! through Berkeley Festival of Choro, with a score of 393, for a total of \$142,484.

Vote: Ayes — Bachrach, Blecher, Bullwinkel, Dutta-Choudhury, Kramer, Montgomery, Pineda, Woo; Nays — None; Abstain — None; Absent — Scott.

Public Comment: 2

c) M/S/C (Blecher/Woo) to approve Fiscal Year 2027 General Operating Support (Year 2) Grant Awards under Scenario B, which excludes Vital Arts due to ineligibility and redistributes its allocation among the remaining eligible grantees, and to authorize staff to distribute approximately \$900 in remaining California Arts Council grant funds among the eligible grantees, if allowed by the grant.

Vote: Ayes — Bachrach, Blecher, Bullwinkel, Dutta-Choudhury, Kramer, Montgomery, Pineda, Woo; Nays — None; Abstain — None; Absent — Scott.

Public Comment: 1

Presentations

Presentation Items Held:

4. **Youth Art Awards**
Public Comment: 1
5. **Background Memo: Public Art on Private Development Nexus Study**
Public Comment: 0

Information Items and Updates

6. **Grants, Public Art and Civic Arts Programs Updates Received:**
 - a) Public Art Program Updates, Mark Salinas
 - b) Civic Arts Program Updates, Carianna Arredondo

Committee Updates

7. **Grants, Public Art, and Policy Subcommittee Updates Received:**
 - a) Grants – No Updates
 - b) Public Art –No Updates
 - c) Policy Subcommittee – Will meet in two weeks to discuss Youth Art Awards and Education Campaign
 - d) Representative on Design Review Committee – No Updates

Items for Future Agendas

These items are not scheduled for discussion or action at this meeting. The Commission may schedule these items to the Action Calendar of a future Commission meeting.

- None

Minutes for Approval

Draft minutes for the Commissions consideration and approval.

8. **Minutes of June 24, 2026**
M/S/C (Montgomery/ Bullwinkel) to approve Draft Minutes of May 20, 2026, Meeting
Vote: Ayes — Bachrach, Blecher, Bullwinkel, Dutta-Choudhury, Kramer, Montgomery, Woo; Nays — None; Abstain — Pineda; Absent — Scott.
Public Comment: 0

Commissioner Announcements

- None

Adjournment

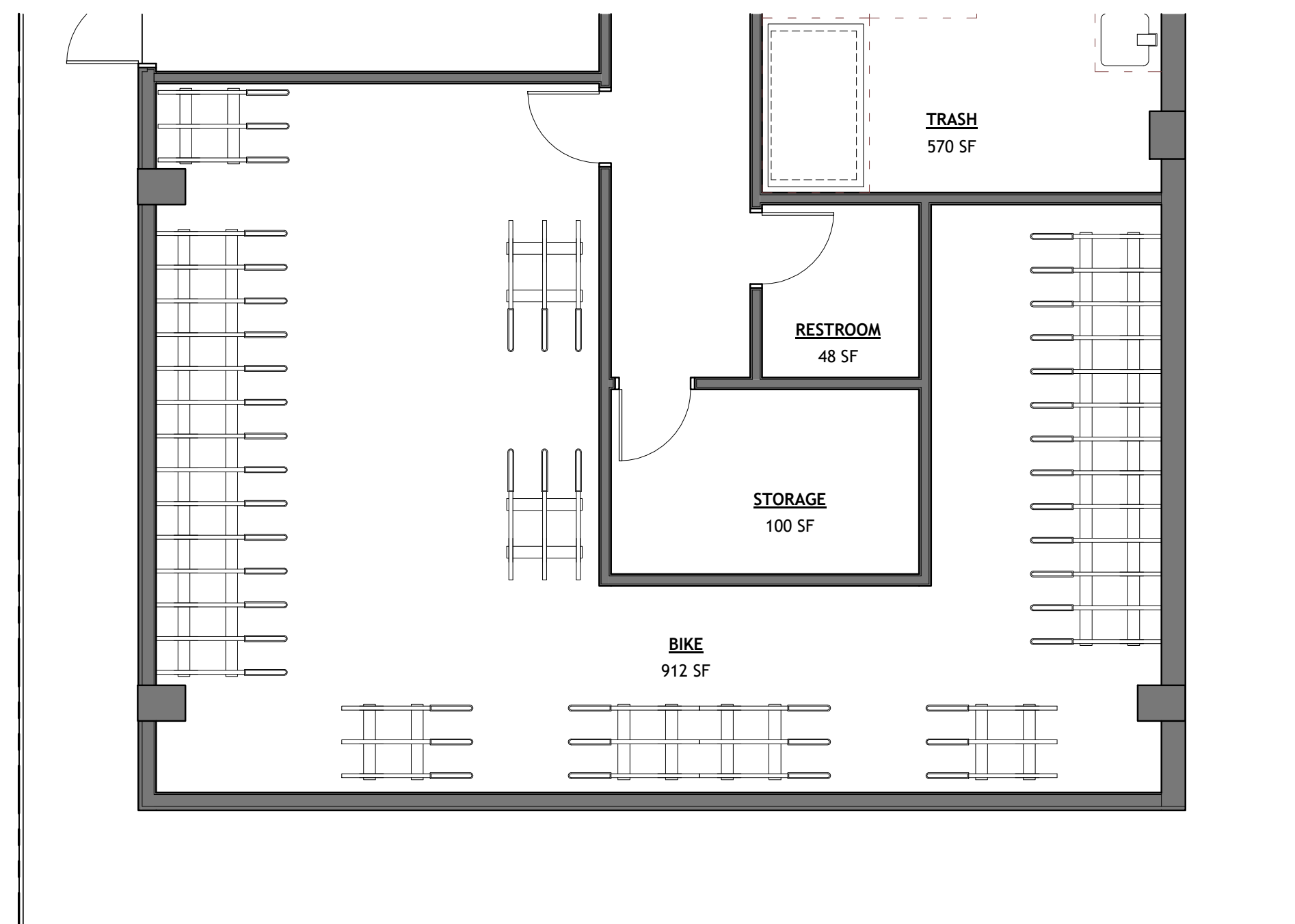
The meeting was adjourned at 8:17 PM by unanimous consent.

Vote: Ayes — Bachrach, Blecher, Bullwinkel, Dutta-Choudhury, Kramer, Montgomery, Woo; Nays — None; Abstain — None; Absent —, Scott.

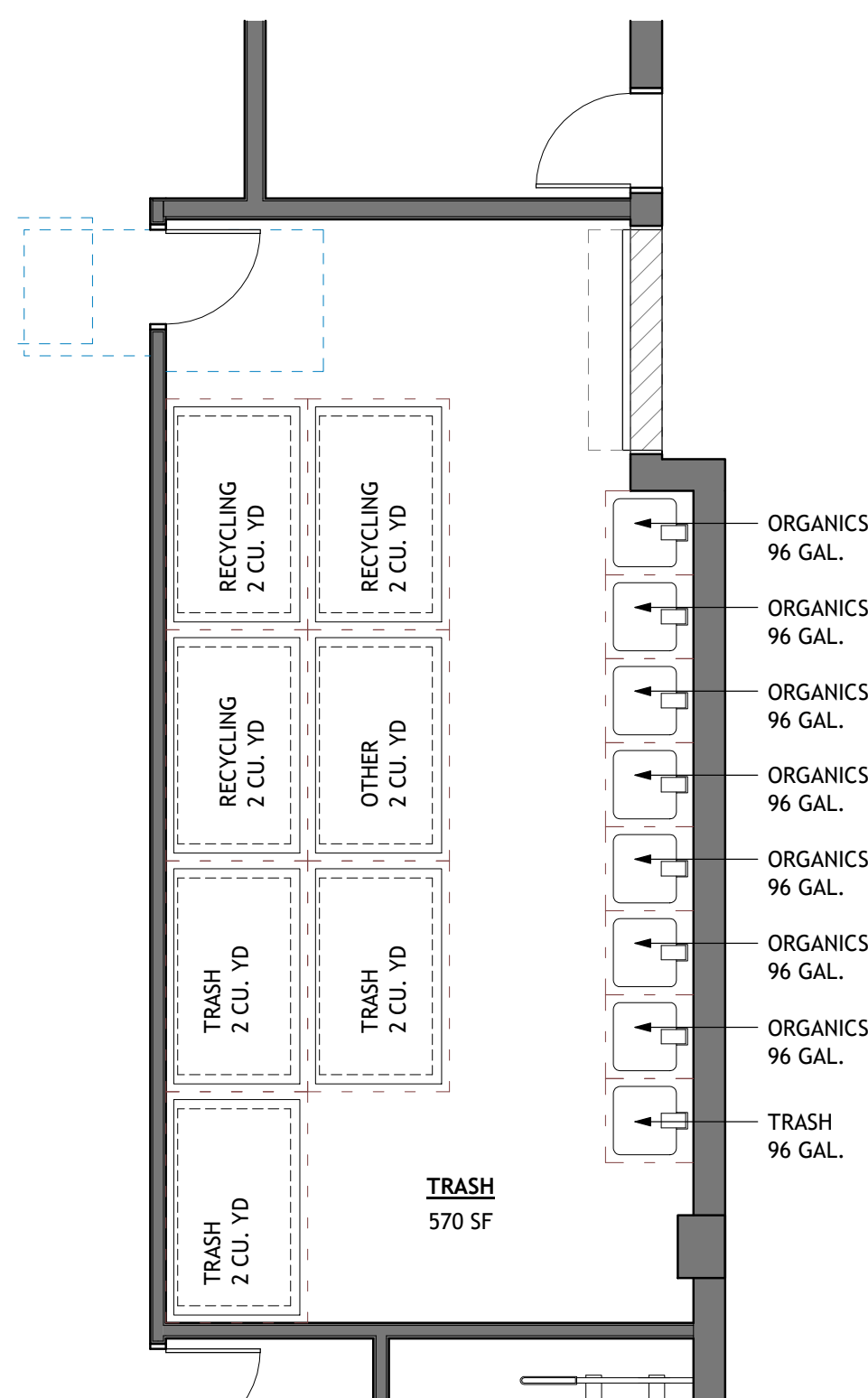


Staff Contact:
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Secretary to the Civic Arts Commission
Berkeley, CA 94704
Telephone (510) 981-7007
carredondo@berkeleyca.gov

DRAFT



3 PROPOSED BIKE ROOM
3/16" = 1'-0"



2 PROPOSED TRASH ROOM
3/16" = 1'-0"

Residential Container Calculation								
Container Info		Quantities				Space		
Type	Gal.	Waste	Recycling		Organics	QTY.	Factor	Footprint
			Paper	Other				
2 cu yd Bin	404	3	3	1	0	7	45	315 sf
1 cu yd Bin	202					0	38	0 sf
96 gal cart	96	1			7	8	14	113 sf
64 gal cart	64					0	12	0 sf
Total Capacity Provided		1308	1212	404	672			428 sf
Collection x2		2616	2424	808	1344			
Total Capacity Req'd (Gal)		2500	1875	625	1250			

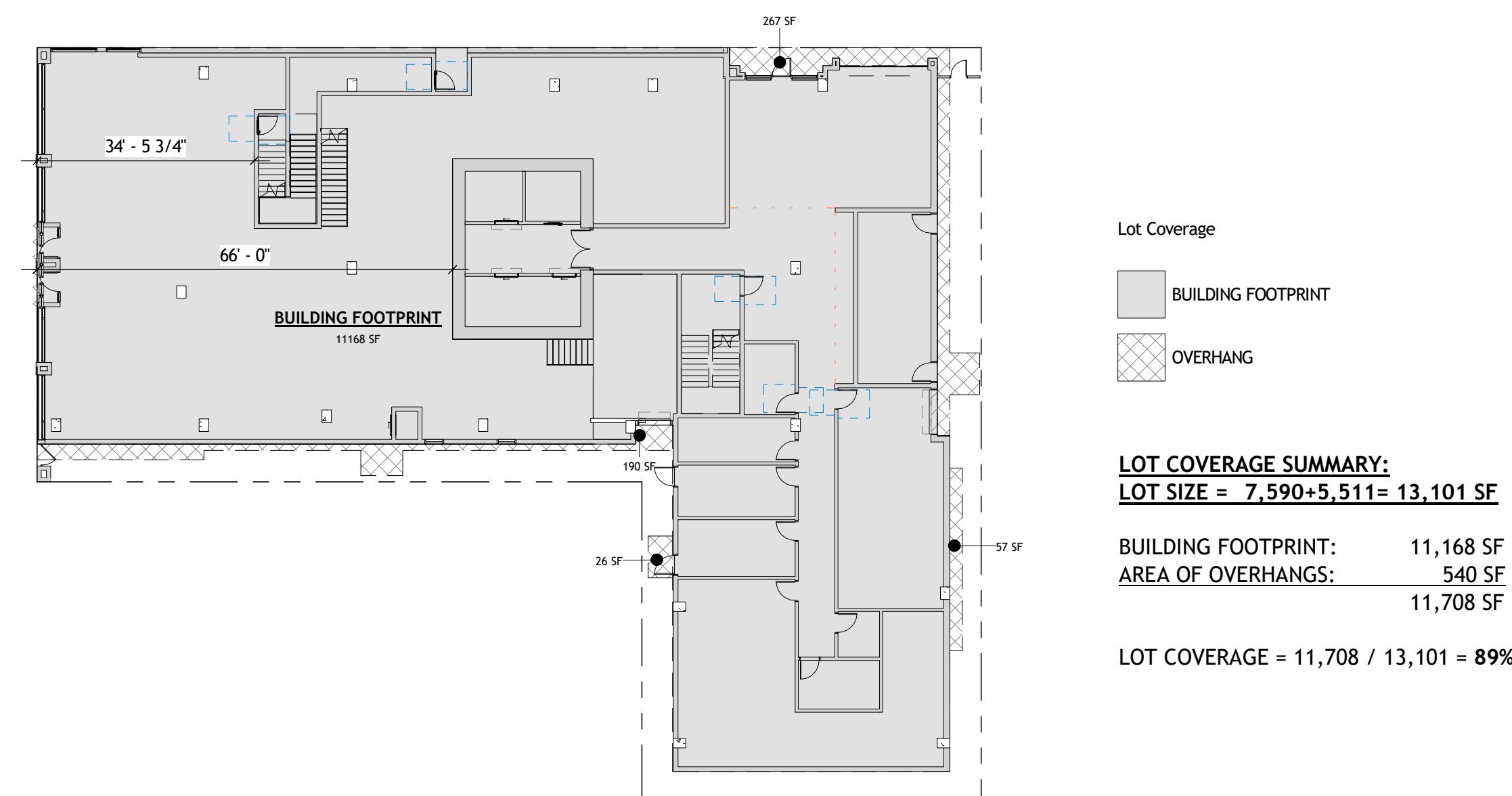
Notes: Requires 2x week collection

ZONING CODE INFORMATION				
SITE INFORMATION				
PROJECT ADDRESS:	2455 TELEGRAPH AND 2506 HASTE ST			
APN:	55-1875-29 & 55-1875-30-1			
ZONING DISTRICT:	C-T			
GENERAL PLAN AREA:	AVENUE COMMERCIAL			
SPECIAL ZONING OVERLAYS:	NO			
ZONING ADJACENCIES:	NORTH	EAST	SOUTH	WEST
	C-T	R-SMU	C-T	C-T
SEISMIC SAFETY				
EARTHQUAKE FAULT RUPTURE ZONE:	NO		LIQUEFACTION ZONE:	NO
LANDSLIDE ZONE:	NO		UN-REINFORCED MASONRY BLDG:	NO
HISTORICAL PRESERVATION				
LANDMARK / STRUCTURE OF MERIT:	YES - 2455 TELEGRAPH ONLY		STRUCTURE > 40 YEARS OLD:	YES
ENVIROMENTAL SAFETY				
CREEK BUFFER:	NO		FIRE ZONE:	1
ENVIRONMENTAL AREA:	NO		FLOOD ZONE (100-YEAR OR 1%):	NO

DEVELOPMENT STANDARDS	EXISTING - 2455 TELEGRAPH AVE.	EXISTING - 2506 HASTE ST.	PERMITTED / REQUIRED	PROPOSED	NOTES	EXCEPTION REQUESTED BY STATE DENSITY BONUS WAIVER OR MODIFICATION
YARDS AND HEIGHT						
FRONT SETBACK (TELEGRAPH / WEST)	0'-0"	0'-0"	0'-0"	0'-0"		
SIDE YARD SETBACK (INTERIOR /SOUTH)	0'-3"	5'-4"	0'-0"	3" TO 7'-0"		
STREET SETBACK (HASTE / NORTH)	0	5'-0"	0'-0"	0'-0"		
REAR YARD SETBACK (EAST)	0	3"	0'-0"	1'-0" TO 6'-0"		
BUILDING STORIES	1	1	N/A	8		
MAX. BUILDING HEIGHT	28'-0"	17'-8"	85'-0"	85'-0"		
AREAS						
LOT AREA-SF	7,590	5,511	NO MIN.	13,101		
COMMERCIAL FLOOR AREA (SF)	7,563	4,485	N/A	7,163		
RESIDENTIAL FLOOR AREA (SF)	0	0	N/A	76,934		
GROSS FLOOR AREA (SF)	7,563	4,485	N/A	84,097		
BUILDING FOOTPRINT (SF)	7,563	4,485	N/A	11,168		
LOT COVERAGE (SF)	100%	81%	100% MAX.	89%		
FLOOR AREA RATIO (FAR)	1.00	0.81	8.0 MAX.	6.35		
USABLE OPEN SPACE (UOS) (SF)	0	0	3,112	1,921	40 SF / 1000 SF OF GROSS RESIDENTIAL FLOOR AREA	WAIVER REQUESTED
VEHICLE PARKING AND LOADING						
COMMERCIAL PARKING SPACES:	0	0	0	0		
RESIDENTIAL PARKING SPACES:	0	0	0	0		
BICYCLE PARKING						
COMMERCIAL SHORT -TERM:	16	0	0	0		
RESIDENTIAL SHORT-TERM:	0	0	8	8	1 SPACE PER 40 BEDROOMS	
RESIDENTIAL LONG-TERM:	0	0	100	48	1 SPACE / 3 BEDROOMS	WAIVER REQUESTED
UNITS						
DWELLING UNITS	0	0	0	68		
UNITS / ACRE (MINIMUM)	0	0	200	226		

RESIDENTIAL UNIT MIX:				
UNIT TYPE:				
3-BED	0	0	N/A	0
4-BED	0	0	N/A	0
5-BED	0	0	N/A	0
TOTAL UNITS:	0	0		0
TOTAL BEDRMS:	0	0		0

					EXCEPTION REQUESTED BY STATE DENSITY BONUS WAIVER OR MODIFICATION
ADDTL DEVELOPMENT STANDARDS	EXISTING	PROPOSED	PERMITTED / REQUIRED	NOTES:	
ARCHITECTURAL AND ROOFTOP ELEMENTS					
TOTAL ROOF AREA - SF	7,575	10,071			
TOTAL AREA OF ARCH AND ROOFTOP ELEMENTS - SF	N/A	1,758 (15%)	15% MAX.		



1 LOT COVERAGE DIAGRAM
1" = 20'-0"



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Berkeley, CA 94704

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ENTITLEMENT
APPLICATION[illegible]

PROJECT NO. _____

ISSUE DATE: 7/23/26

ZONING CODE
INFORMATION

G001

PROJECT NO: _____

ISSUE DATE: 7/23/26

G002

Level 2	966 SF	RESIDENTIAL UNIT FLOOR AREA
Level 2	917 SF	RESIDENTIAL UNIT FLOOR AREA
Level 2	811 SF	RESIDENTIAL UNIT FLOOR AREA
Level 2	855 SF	RESIDENTIAL UNIT FLOOR AREA
Level 2	932 SF	RESIDENTIAL UNIT FLOOR AREA
Level 2	1036 SF	RESIDENTIAL UNIT FLOOR AREA
Level 2	741 SF	RESIDENTIAL UNIT FLOOR AREA
Level 2	826 SF	RESIDENTIAL UNIT FLOOR AREA
Level 2	737 SF	RESIDENTIAL UNIT FLOOR AREA
Level 2	746 SF	RESIDENTIAL UNIT FLOOR AREA

Level 3	736 SF	RESIDENTIAL UNIT FLOOR AREA
Level 3	831 SF	RESIDENTIAL UNIT FLOOR AREA
Level 3	1020 SF	RESIDENTIAL UNIT FLOOR AREA
Level 3	929 SF	RESIDENTIAL UNIT FLOOR AREA
Level 3	949 SF	RESIDENTIAL UNIT FLOOR AREA
Level 3	765 SF	RESIDENTIAL UNIT FLOOR AREA
Level 3	1089 SF	RESIDENTIAL UNIT FLOOR AREA
Level 3	953 SF	RESIDENTIAL UNIT FLOOR AREA
Level 3	1093 SF	RESIDENTIAL UNIT FLOOR AREA
Level 3	1108 SF	RESIDENTIAL UNIT FLOOR AREA

Level 4	953 SF	RESIDENTIAL UNIT FLOOR AREA
Level 4	1020 SF	RESIDENTIAL UNIT FLOOR AREA
Level 4	929 SF	RESIDENTIAL UNIT FLOOR AREA
Level 4	949 SF	RESIDENTIAL UNIT FLOOR AREA
Level 4	765 SF	RESIDENTIAL UNIT FLOOR AREA
Level 4	1089 SF	RESIDENTIAL UNIT FLOOR AREA
Level 4	1093 SF	RESIDENTIAL UNIT FLOOR AREA
Level 4	1108 SF	RESIDENTIAL UNIT FLOOR AREA
Level 4	831 SF	RESIDENTIAL UNIT FLOOR AREA
Level 4	736 SF	RESIDENTIAL UNIT FLOOR AREA

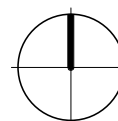
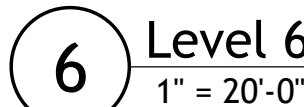
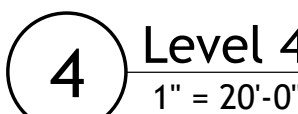
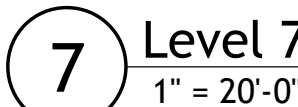
Level 5	1093 SF	RESIDENTIAL UNIT FLOOR AREA
Level 5	1108 SF	RESIDENTIAL UNIT FLOOR AREA
Level 5	831 SF	RESIDENTIAL UNIT FLOOR AREA
Level 5	1020 SF	RESIDENTIAL UNIT FLOOR AREA
Level 5	929 SF	RESIDENTIAL UNIT FLOOR AREA
Level 5	949 SF	RESIDENTIAL UNIT FLOOR AREA
Level 5	765 SF	RESIDENTIAL UNIT FLOOR AREA
Level 5	1089 SF	RESIDENTIAL UNIT FLOOR AREA
Level 5	953 SF	RESIDENTIAL UNIT FLOOR AREA
Level 5	736 SF	RESIDENTIAL UNIT FLOOR AREA

Level 6	1093 SF	RESIDENTIAL UNIT FLOOR AREA
Level 6	1108 SF	RESIDENTIAL UNIT FLOOR AREA
Level 6	831 SF	RESIDENTIAL UNIT FLOOR AREA
Level 6	736 SF	RESIDENTIAL UNIT FLOOR AREA
Level 6	929 SF	RESIDENTIAL UNIT FLOOR AREA
Level 6	1020 SF	RESIDENTIAL UNIT FLOOR AREA
Level 6	949 SF	RESIDENTIAL UNIT FLOOR AREA
Level 6	765 SF	RESIDENTIAL UNIT FLOOR AREA
Level 6	1089 SF	RESIDENTIAL UNIT FLOOR AREA
Level 6	953 SF	RESIDENTIAL UNIT FLOOR AREA

Level 7	1108 SF	RESIDENTIAL UNIT FLOOR AREA
Level 7	831 SF	RESIDENTIAL UNIT FLOOR AREA
Level 7	736 SF	RESIDENTIAL UNIT FLOOR AREA
Level 7	929 SF	RESIDENTIAL UNIT FLOOR AREA
Level 7	1020 SF	RESIDENTIAL UNIT FLOOR AREA
Level 7	1093 SF	RESIDENTIAL UNIT FLOOR AREA
Level 7	949 SF	RESIDENTIAL UNIT FLOOR AREA
Level 7	765 SF	RESIDENTIAL UNIT FLOOR AREA
Level 7	1088 SF	RESIDENTIAL UNIT FLOOR AREA
Level 7	953 SF	RESIDENTIAL UNIT FLOOR AREA

Level 8	953 SF	RESIDENTIAL UNIT FLOOR AREA
Level 8	1089 SF	RESIDENTIAL UNIT FLOOR AREA
Level 8	765 SF	RESIDENTIAL UNIT FLOOR AREA
Level 8	949 SF	RESIDENTIAL UNIT FLOOR AREA
Level 8	736 SF	RESIDENTIAL UNIT FLOOR AREA
Level 8	831 SF	RESIDENTIAL UNIT FLOOR AREA
Level 8	1020 SF	RESIDENTIAL UNIT FLOOR AREA
Level 8	929 SF	RESIDENTIAL UNIT FLOOR AREA

2) LEVEL 2
1" = 20'-0"



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PROJECT NO:

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OPEN SPACE CALCULATIONS

G003

UOS REQUIREMENTS:

RESIDENTIAL:

40 SF PER 1,000 SF OF GROSS RESIDENTIAL FLOOR AREA

UOS CALCS:

REQUIRED: 77,789 SF X .04 = 3,112 SF

PROVIDED: 707 SF + 546 SF + 668 SF OF AMENITY = 1,921 SF TOTAL

LANDSCAPED UOS (RESIDENTIAL):

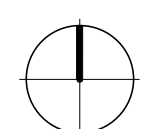
40% OF COMMON UOS

REQUIRED: 40% OF 3,112 SF = 1,245 SF

PROVIDED: 2.4% OF 3,112 SF = 75 SF



1 LEVEL 8
1/8" = 1'-0"





2 STREET CONTEXT ELEVATION - TELEGRAPH PROPOSED



1 STREET CONTEXT ELEVATION - TELEGRAPH EXISTING

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TELEGRAPH AVE.
CONTEXT ELEVATION

G004



2 STREET CONTEXT ELEVATION - HASTE PROPOSED



1 STREET CONTEXT ELEVATION - HASTE EXISTING

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APPLICATION[illegible]

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ISSUE DATE: 7/23/26

HASTE STREET CONTEXT ELEVATION

G005



6 2441 TELEGRAPH



3 2455 TELEGRAPH WEST ELEVATION



5 2478 HASTE STREET



2 2455 TELEGRAPH NORTH ELEVATION



4 2465 - 2475 TELEGRAPH



1 SITE CONTEXT PHOTOS KEY

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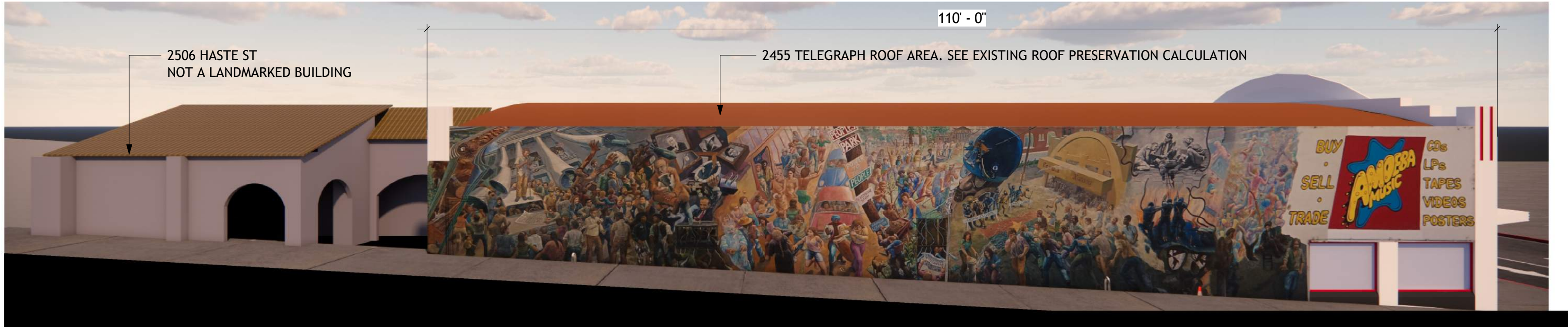
EXISTING SITE PHOTOS

G006

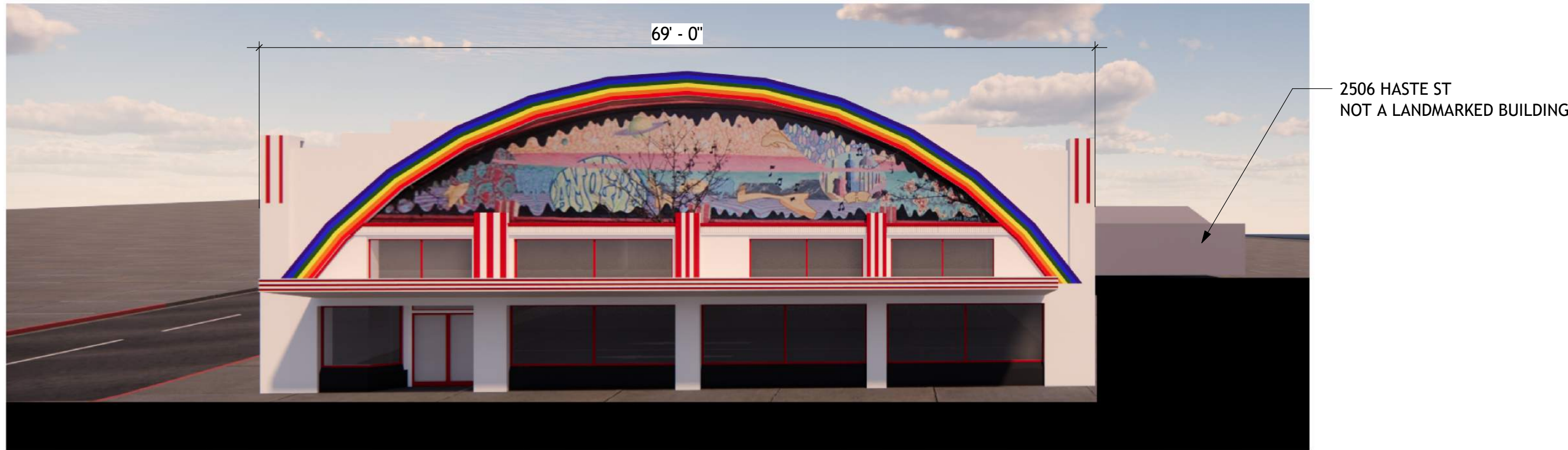


EXISTING BUILDING FACADE PHOTOS

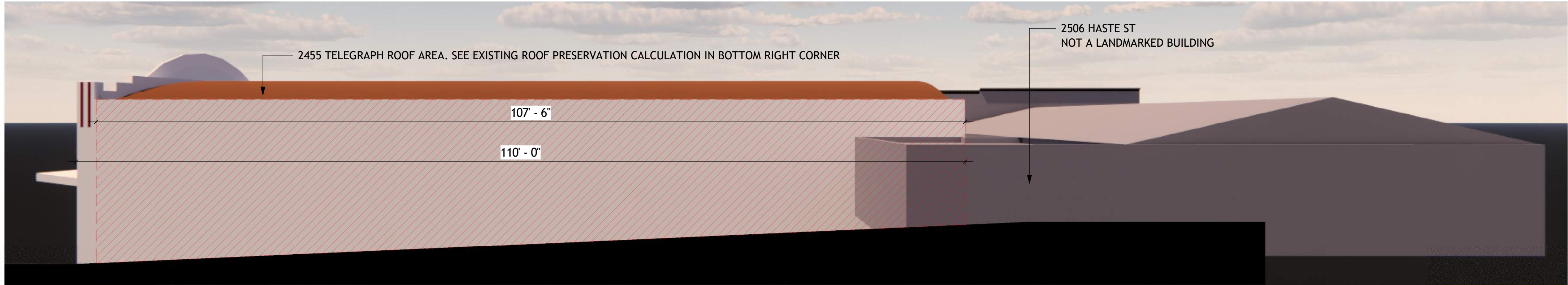
G007



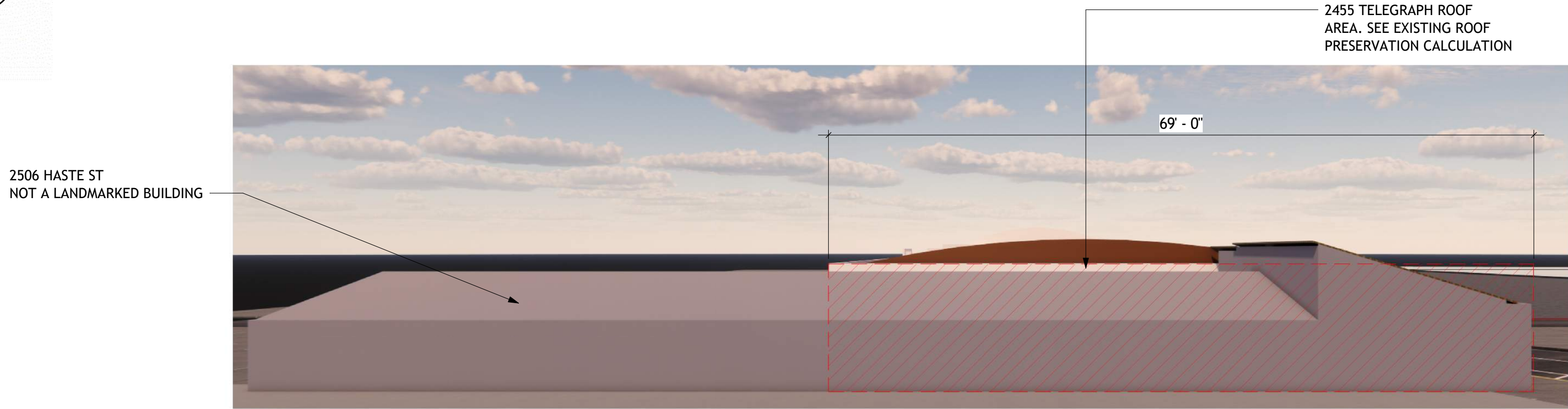
4 EXISTING FACADE NORTH ELEVATION
1/8" = 1'-0"



3 EXISTING FACADE WEST ELEVATION
1/8" = 1'-0"



2 EXISTING FACADE SOUTH ELEVATION
1/8" = 1'-0"



1 EXISTING FACADE EAST ELEVATION
1/8" = 1'-0"

EXISTING WALL AREA (SF) CALCULATION

NORTH ELEVATION WALL AREA (SF)	1,778
NORTH ELEVATION DEMO AREA (SF)	0
% DEMOLISHED:	0%
WEST ELEVATION WALL AREA (SF)	1,683
WEST ELEVATION DEMO AREA (SF)	0
% DEMOLISHED:	0%
SOUTH ELEVATION WALL AREA (SF)	1,973
SOUTH ELEVATION DEMO AREA (SF)	1,916
% DEMOLISHED:	97%
EAST ELEVATION WALL AREA (SF)	864
EAST ELEVATION DEMO AREA (SF)	864
% DEMOLISHED:	100%
TOTAL WALL AREA (SF):	6,298
TOTAL DEMO AREA (SF):	2,780
% DEMOLISHED:	44%

EXISTING ROOF PRESERVATION CALCULATION

EXISTING ROOF (SF):	7,575
ROOF BEING DEMOLISHED (SF):	7,575
% DEMOLISHED:	100%

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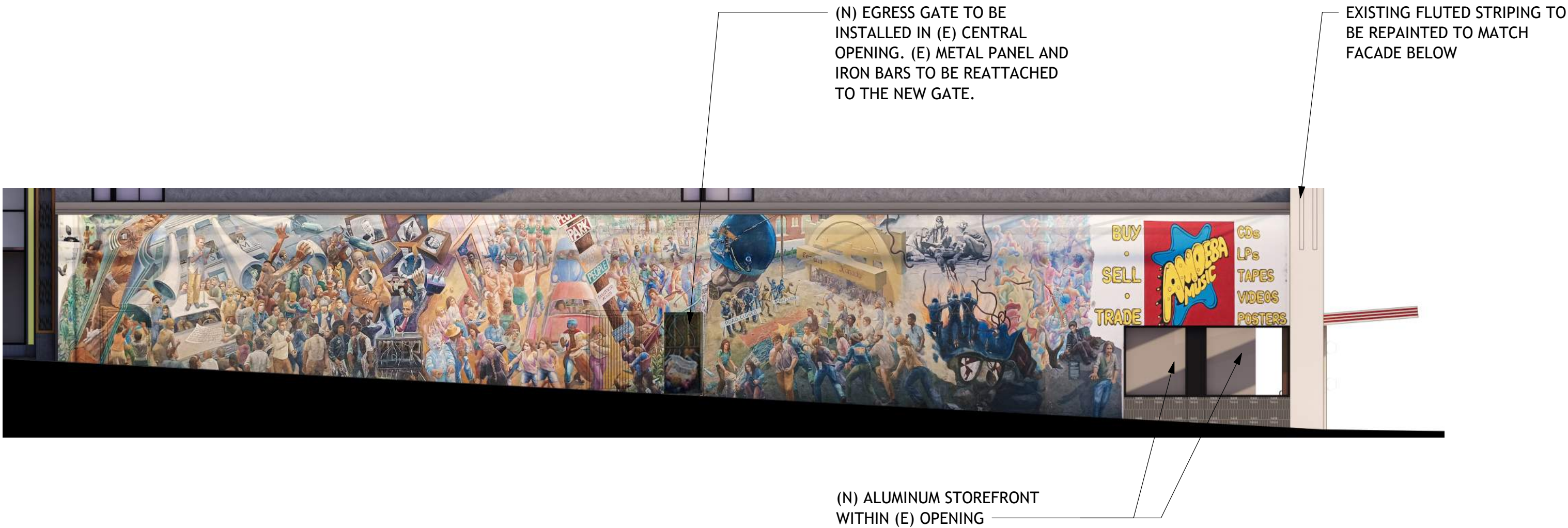
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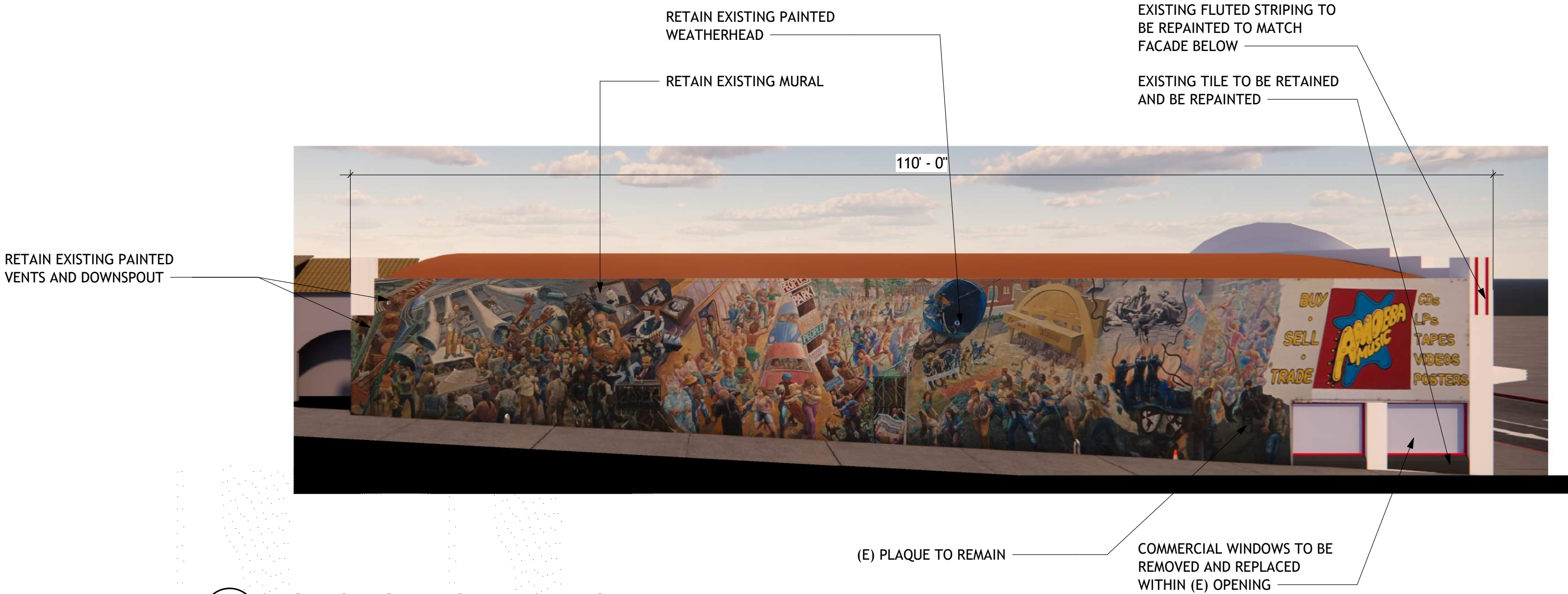
EXISTING BUILDING
FACADE PRESERVATION
CALC

G008

- KEY PRESERVATION MEASURES**
- RETAIN THE WALL IN PLACE DURING CONSTRUCTION, AND PRESERVE THE PAINTED STUCCO SURFACE ON THE BRICK MASONRY SUBSTRATE.
 - RETAIN THE EXISTING OPENINGS ON THE WALL WITH THEIR CURRENT DIMENSIONS. INSTALL A NEW EGRESS GATE IN THE EXISTING CENTRAL OPENING.
 - RETAIN THE METAL PANEL AND IRON BARS CURRENTLY INSTALLED IN THE OPENING AND REUSE IN THE SAME OPENING. REMOVE, STORE, AND REATTACH THESE FEATURES TO THE NEW GATE IN A MANNER THAT AVOIDS DAMAGE.
 - RETAIN ADDITIONAL ELEMENTS THAT CONTRIBUTE TO THE MURAL IMAGE IN THEIR CURRENT LOCATIONS, INCLUDING THE PEDESTRIAN DOOR, WEATHERHEAD, DOWNSPOUT, SMALL VENTS, AND SECOND OPENING WITH SHAPED BARS.
 - ERECT A PHYSICAL BARRIER, LIKE A PLYWOOD WALL, SEVERAL FEET FROM THE MURAL SURFACE TO PROTECT IT FROM PHYSICAL IMPACT WHILE ALLOWING ACCESS WITHIN THE CAVITY FOR MONITORING MURAL CONDITIONS.
 - PROTECT THE MURAL WITH FACING PAPER AND FOAM, THEN COVER WITH PLYWOOD, TO ALLOW VISUAL MONITORING OF MURAL CONDITIONS.
 - PROTRUDING FEATURES SUCH AS THE PAINTED WEATHERHEAD AND DOWNSPOUT WILL BE CAREFULLY REMOVED, STORED DURING CONSTRUCTION, AND REINSTALLED AT PROJECT COMPLETION.
 - CONSTRUCT THE NEW PROJECT ADJACENT TO THE MURAL TO HELP STRUCTURALLY STRENGTHEN THE MURAL'S BRICK MASONRY SUBSTRATE.
 - RETAIN THE EXISTING PLAQUE AND PROPOSE AN ADDITIONAL PLAQUE NEAR THE PROPOSED RESIDENTIAL ENTRANCE



2 PROPOSED FACADE NORTH ELEVATION
1/8" = 1'-0"



1 EXISTING FACADE NORTH ELEVATION
1/8" = 1'-0"

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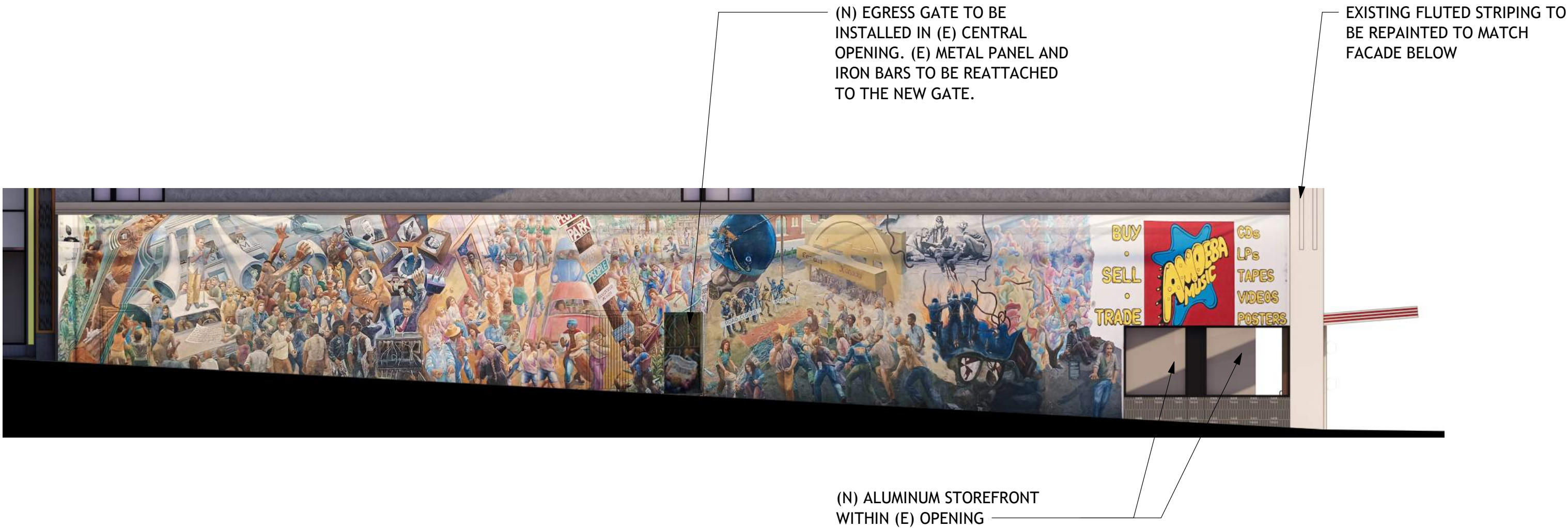
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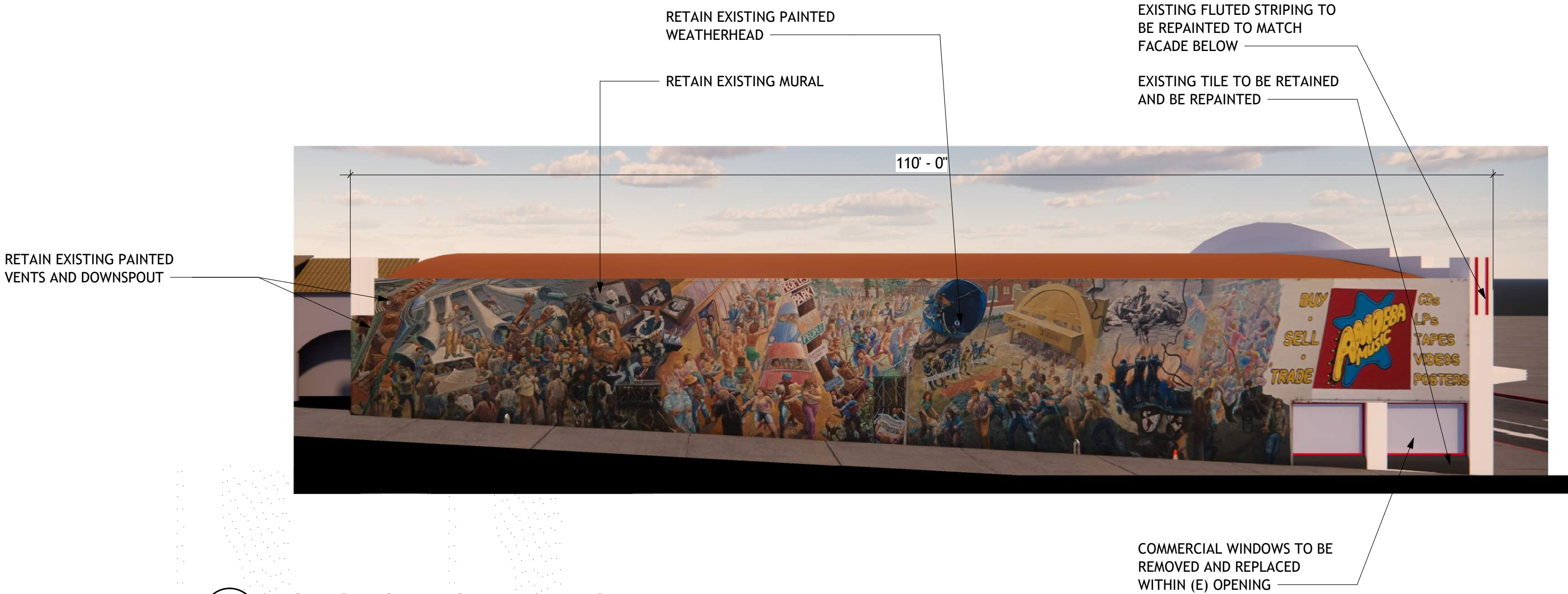
EXISTING BUILDING
FACADE LANDMARKED
CHARACTERISTICS
PRESERVATION

G009

- KEY PRESERVATION MEASURES**
- RETAIN THE WALL IN PLACE DURING CONSTRUCTION, AND PRESERVE THE PAINTED STUCCO SURFACE ON THE BRICK MASONRY SUBSTRATE.
 - RETAIN THE EXISTING OPENINGS ON THE WALL WITH THEIR CURRENT DIMENSIONS. INSTALL A NEW EGRESS GATE IN THE EXISTING CENTRAL OPENING.
 - RETAIN THE METAL PANEL AND IRON BARS CURRENTLY INSTALLED IN THE OPENING AND REUSE IN THE SAME OPENING. REMOVE, STORE, AND REATTACH THESE FEATURES TO THE NEW GATE IN A MANNER THAT AVOIDS DAMAGE.
 - RETAIN ADDITIONAL ELEMENTS THAT CONTRIBUTE TO THE MURAL IMAGE IN THEIR CURRENT LOCATIONS, INCLUDING THE PEDESTRIAN DOOR, WEATHERHEAD, DOWNSPOUT, SMALL VENTS, AND SECOND OPENING WITH SHAPED BARS.
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 - PROTECT THE MURAL WITH FACING PAPER AND FOAM, THEN COVER WITH PLYWOOD, TO ALLOW VISUAL MONITORING OF MURAL CONDITIONS.
 - PROTRUDING FEATURES SUCH AS THE PAINTED WEATHERHEAD AND DOWNSPOUT WILL BE CAREFULLY REMOVED, STORED DURING CONSTRUCTION, AND REINSTALLED AT PROJECT COMPLETION.
 - CONSTRUCT THE NEW PROJECT ADJACENT TO THE MURAL TO HELP STRUCTURALLY STRENGTHEN THE MURAL’S BRICK MASONRY SUBSTRATE.



2 PROPOSED FACADE NORTH ELEVATION
1/8" = 1'-0"



1 EXISTING FACADE NORTH ELEVATION
1/8" = 1'-0"

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EXISTING BUILDING
FACADE LANDMARKED
CHARACTERISTICS
PRESERVATION

G009



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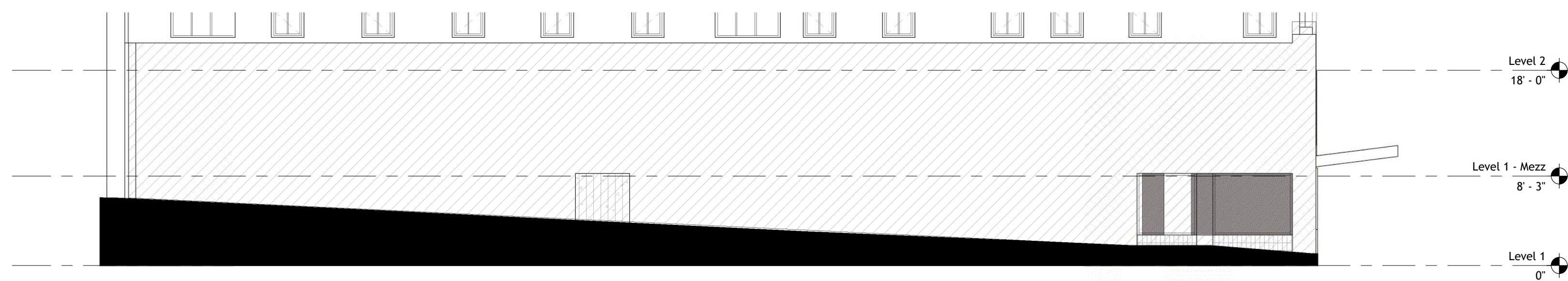
ENTITLEMENT APPLICATION

NORTH FACADE GLAZING CALCULATION

TOTAL GLAZING AREA: 53 SF
TOTAL FACADE AREA: 1,778 SF

53/1778 X 100 = 3%
LESS THAN 30% = LOWER RISK FACADE

NOTE: EXISTING NON-RESIDENTIAL FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE EACH FACADE IS A LOWER HAZARD FACADE. PLEASE SEE A204 AND A205 FOR PROPOSED BUILDING BIRD SAFE GLAZING DIAGRAMS.



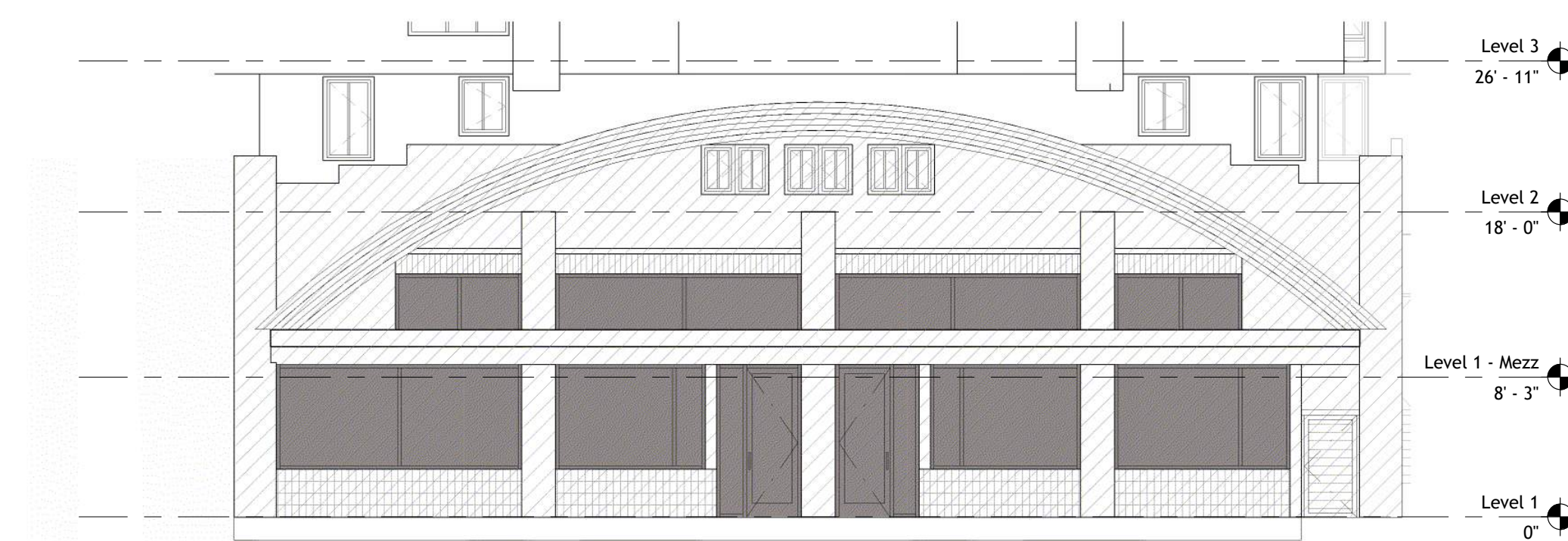
2 PROPOSED FACADE NORTH ELEVATION - BIRD SAFE GLAZING
1/8" = 1'-0"

WEST FACADE GLAZING CALCULATION

TOTAL GLAZING AREA: 496 SF
TOTAL FACADE AREA: 1,683 SF

496/1683 X 100 = 29%
LESS THAN 30% = LOWER RISK FACADE

NOTE: EXISTING NON-RESIDENTIAL FACADE IS EXEMPT FROM BIRD SAFE GLAZING REQUIREMENTS BECAUSE EACH FACADE IS A LOWER HAZARD FACADE. PLEASE SEE A204 AND A205 FOR PROPOSED BUILDING BIRD SAFE GLAZING DIAGRAMS.



1 PROPOSED FACADE WEST ELEVATION - BIRD SAFE GLAZING
1/8" = 1'-0"

[illegible]

PROJECT NO:

ISSUE DATE: 7/23/26

EXISTING BUILDING FACADE BIRD SAFE REQUIREMENTS

G010

G011

RESIDENTIAL U.O.S. **RESIDENTIAL AREA**

2190 SF

8585 SF

RESIDENTIAL AREA
10860 SF

RESIDENTIAL AREA
10860 SF

This detailed floor plan illustrates the layout of the Residential Area, which covers a total of 10,860 square feet. The plan shows a dense arrangement of rooms, likely individual residential units, interconnected by a network of corridors and stairwells. A central white area with a grid pattern suggests a common area or courtyard. A dashed line at the bottom indicates a boundary or access point to the area.

RESIDENTIAL AREA
10860 SF

RESIDENTIAL AREA
10860 SF

RESIDENTIAL AREA
10160 SF

COMMERCIAL
1779 SF

This floor plan shows a large commercial space, highlighted in yellow, which includes a central area with a large window and a staircase. The space is labeled 'COMMERCIAL' and '1779 SF'. The plan also shows surrounding areas, including a parking lot and other building sections.

RESIDENTIAL AREA
435 SF

COMMERCIAL
5384 SF

RESIDENTIAL AREA
3454 SF

NON-QUALIFYING RESIDENTIAL AREA
360 SF

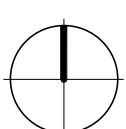
NON-QUALIFYING RESIDENTIAL AREA
1493 SF

STAIRS

1A Level 1
1" = 30'-0"

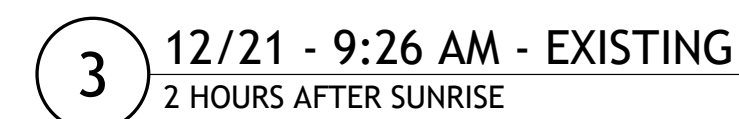
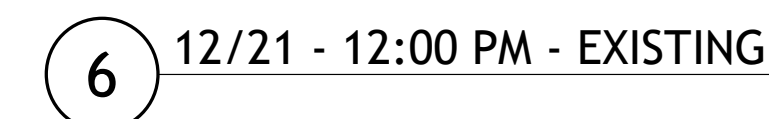
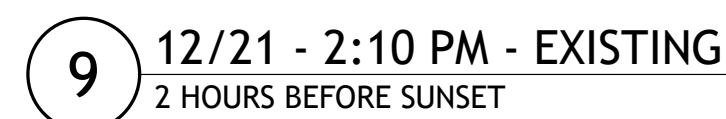
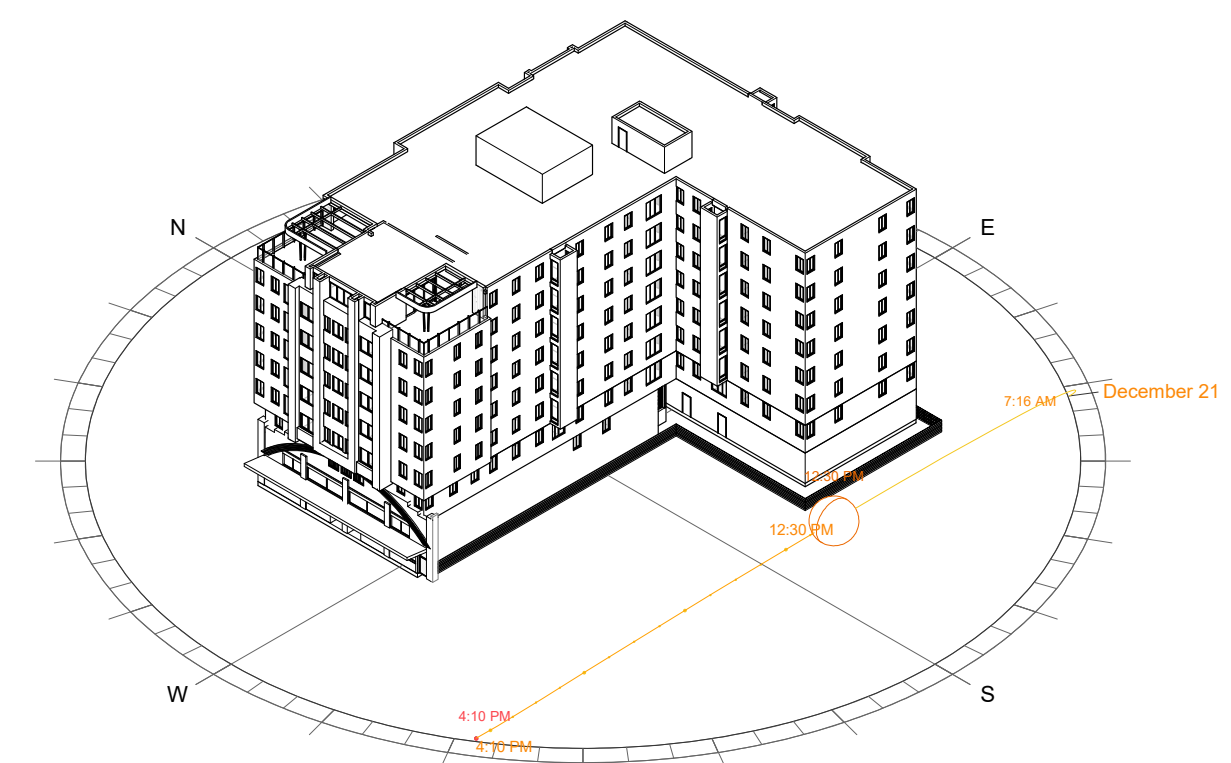
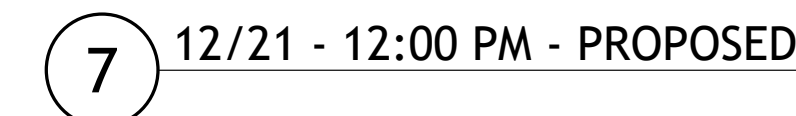
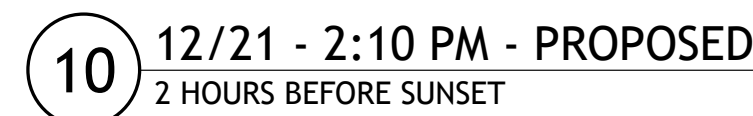
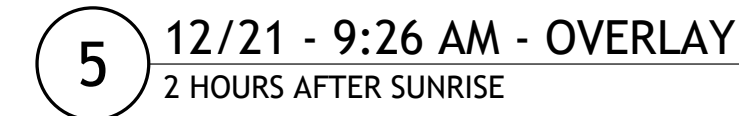
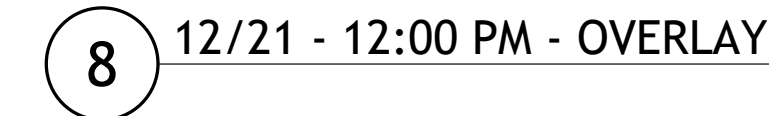
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DENSITY BONUS CALCULATIONS



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11 12/21 - 2:10 PM - OVERLAY
2 HOURS BEFORE SUNSET



1 SHADOW STUDY LEGEND

[illegible]

PROJECT NO: _____

ISSUE DATE: 7/23/26

**SHADOW STUDIES -
DECEMBER 21ST**

G020



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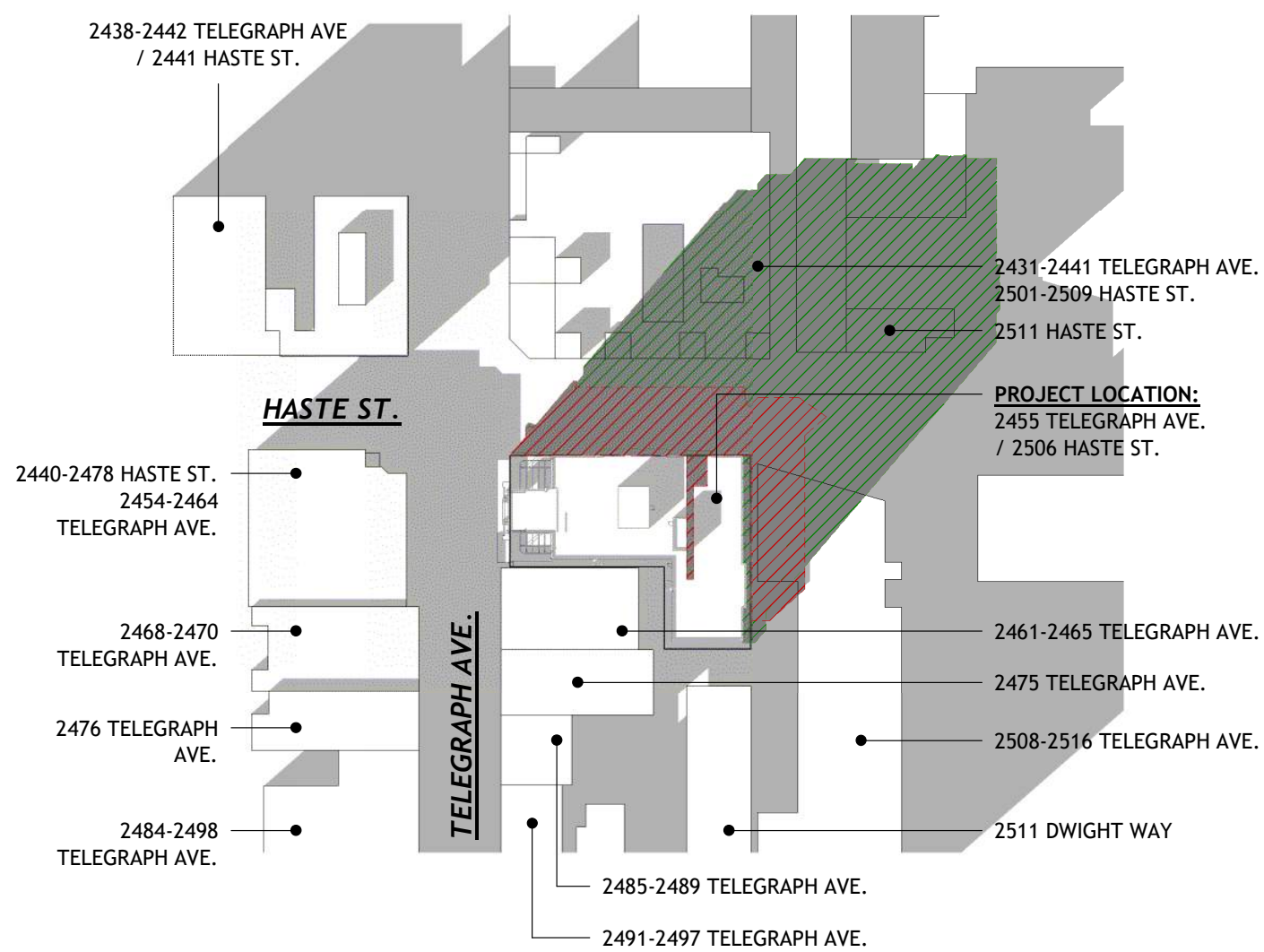
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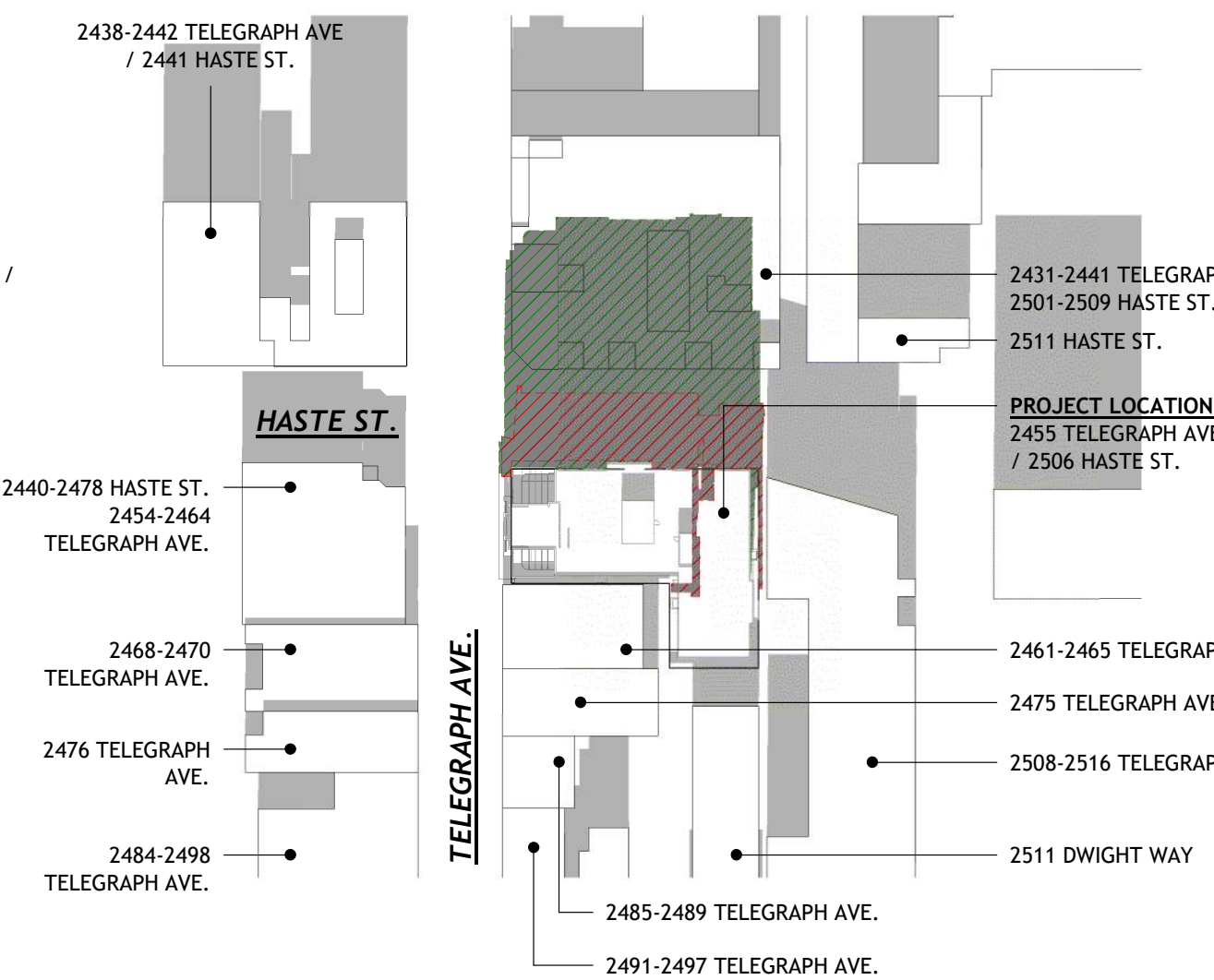
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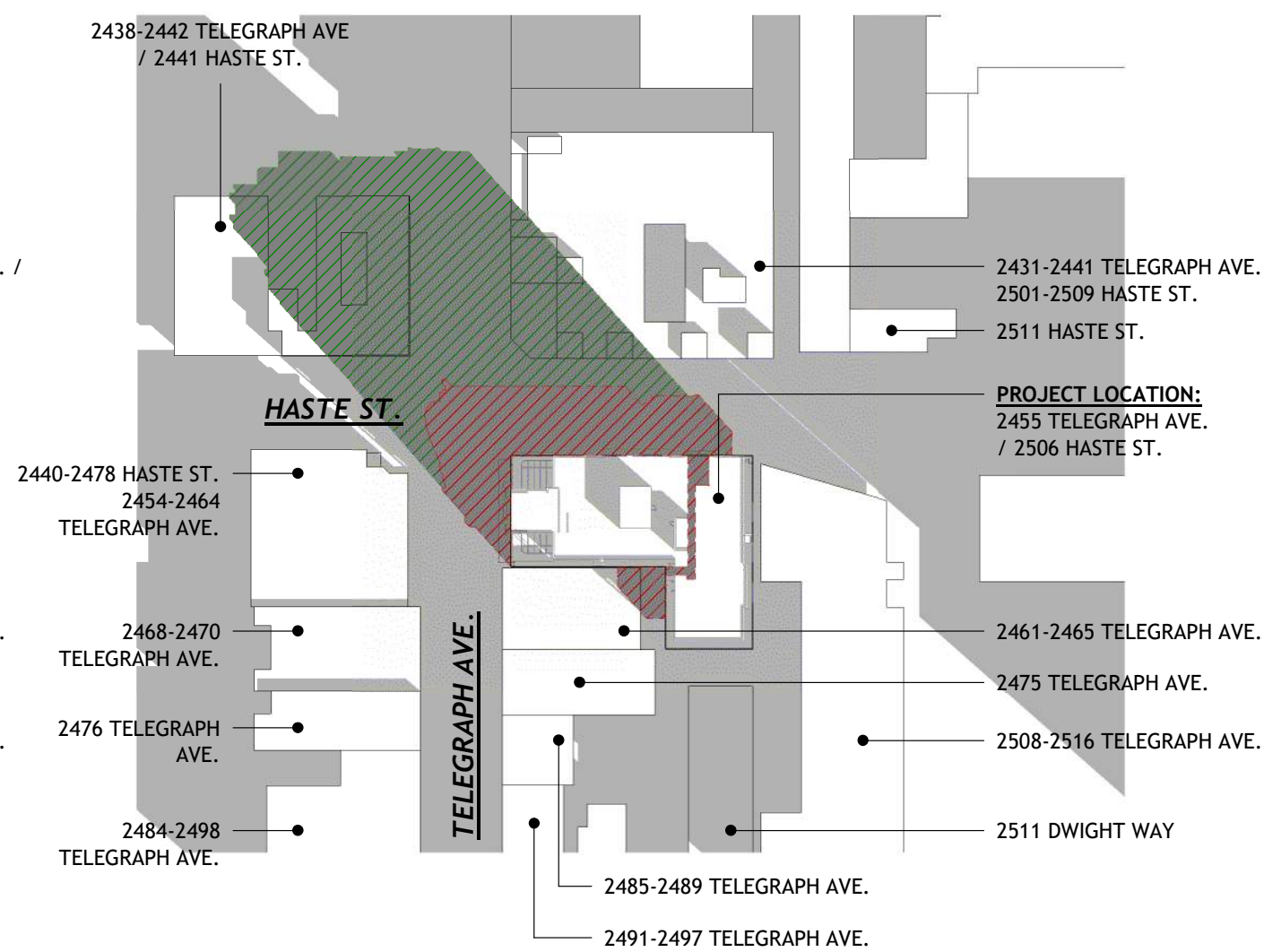
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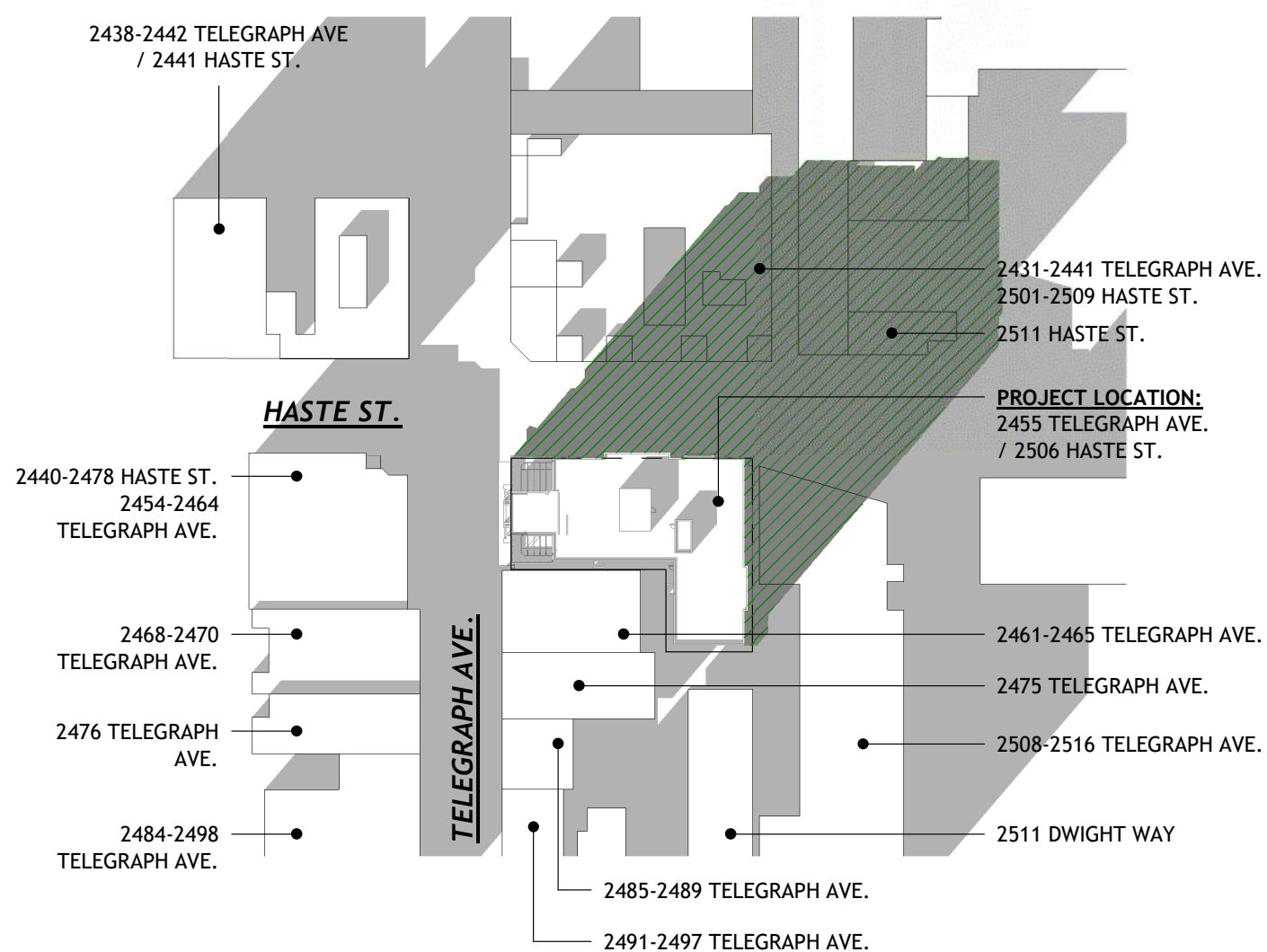
10 02/01 - 2:33 PM - OVERLAY
2 HOURS BEFORE SUNSET



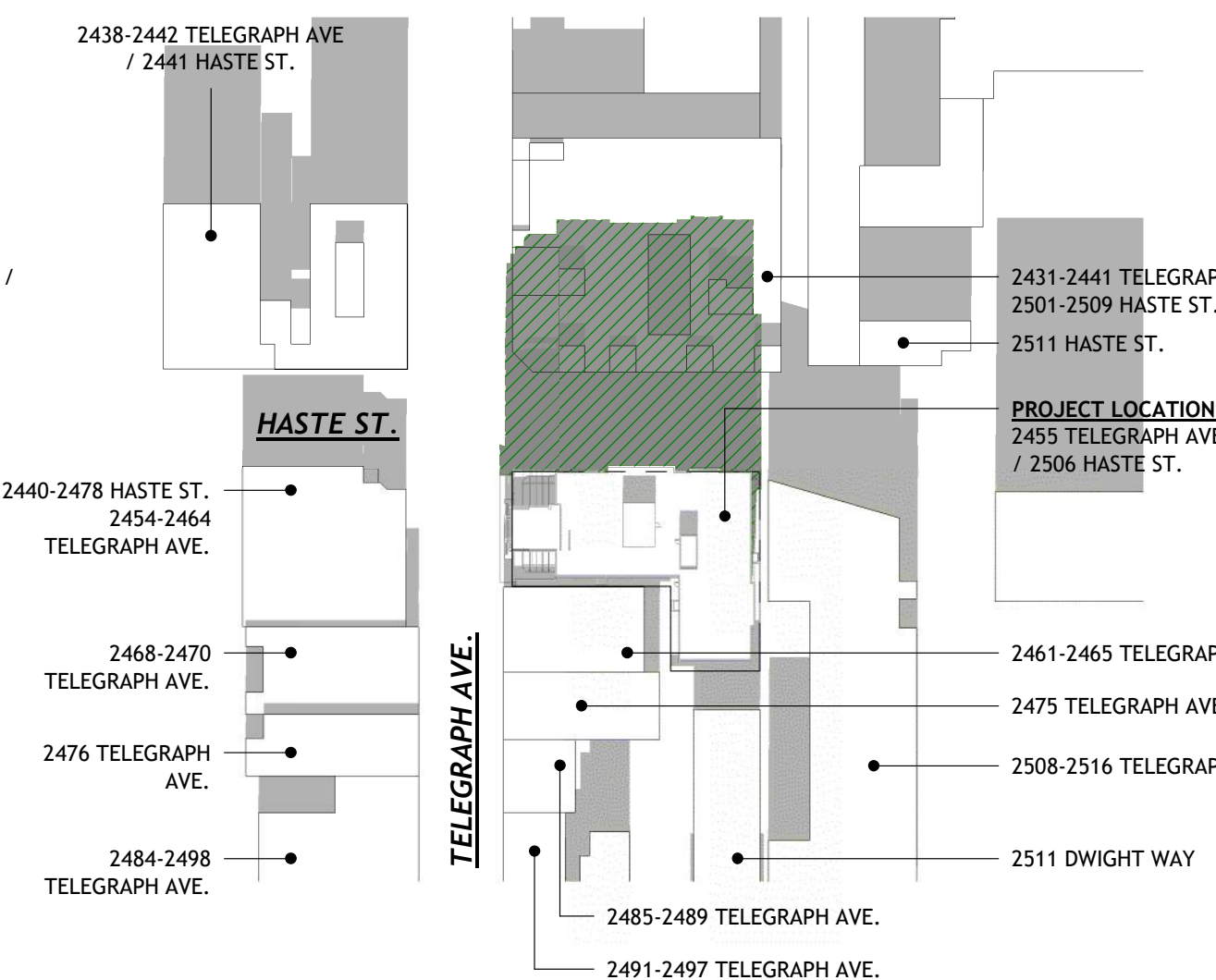
9 02/01 - 12:00 PM - OVERLAY



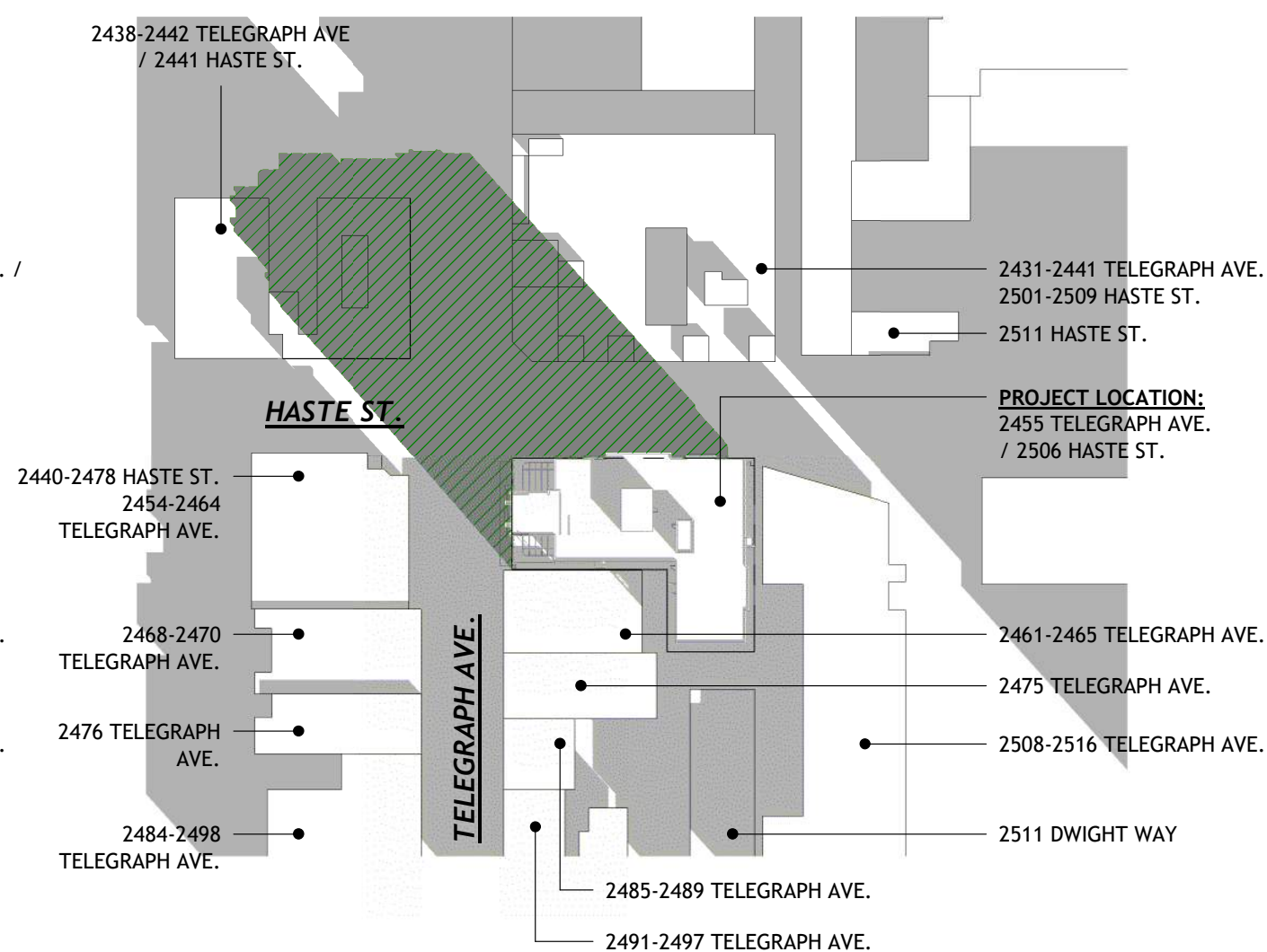
8 02/01 - 9:13 AM - OVERLAY
2 HOURS AFTER SUNRISE



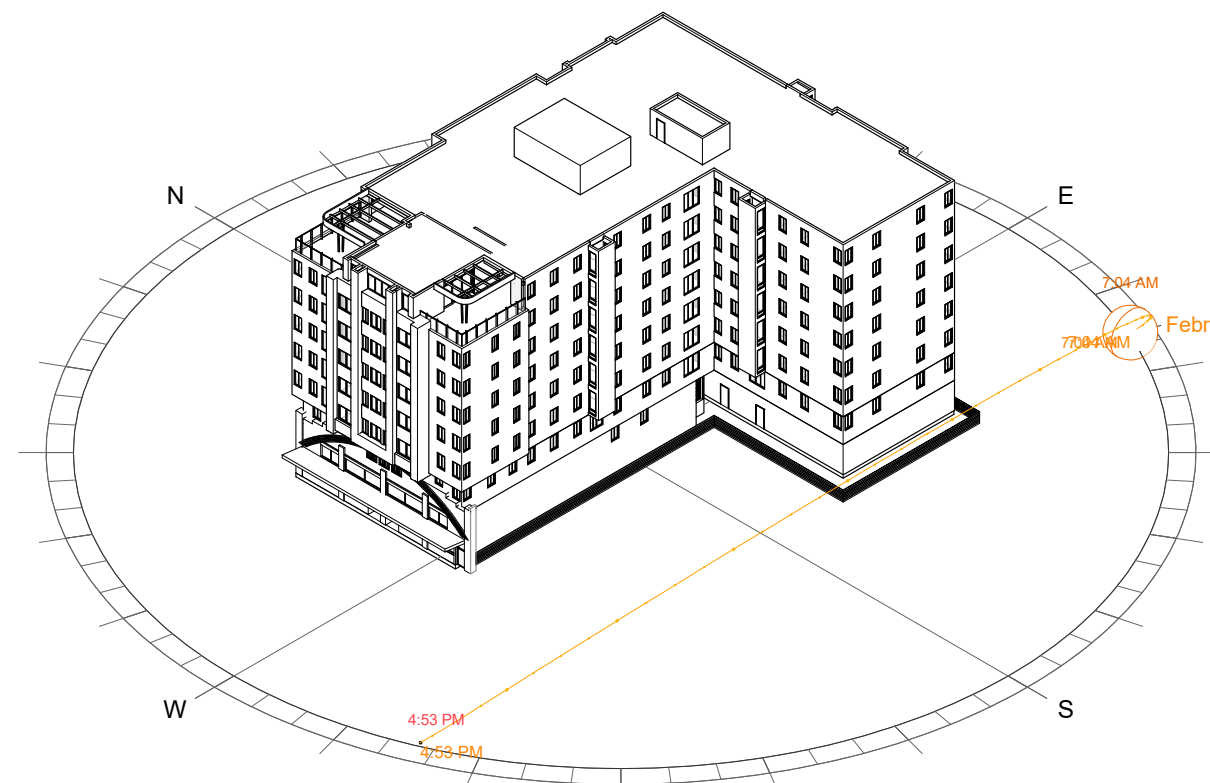
7 02/01 - 2:33 PM - PROPOSED
2 HOURS BEFORE SUNSET



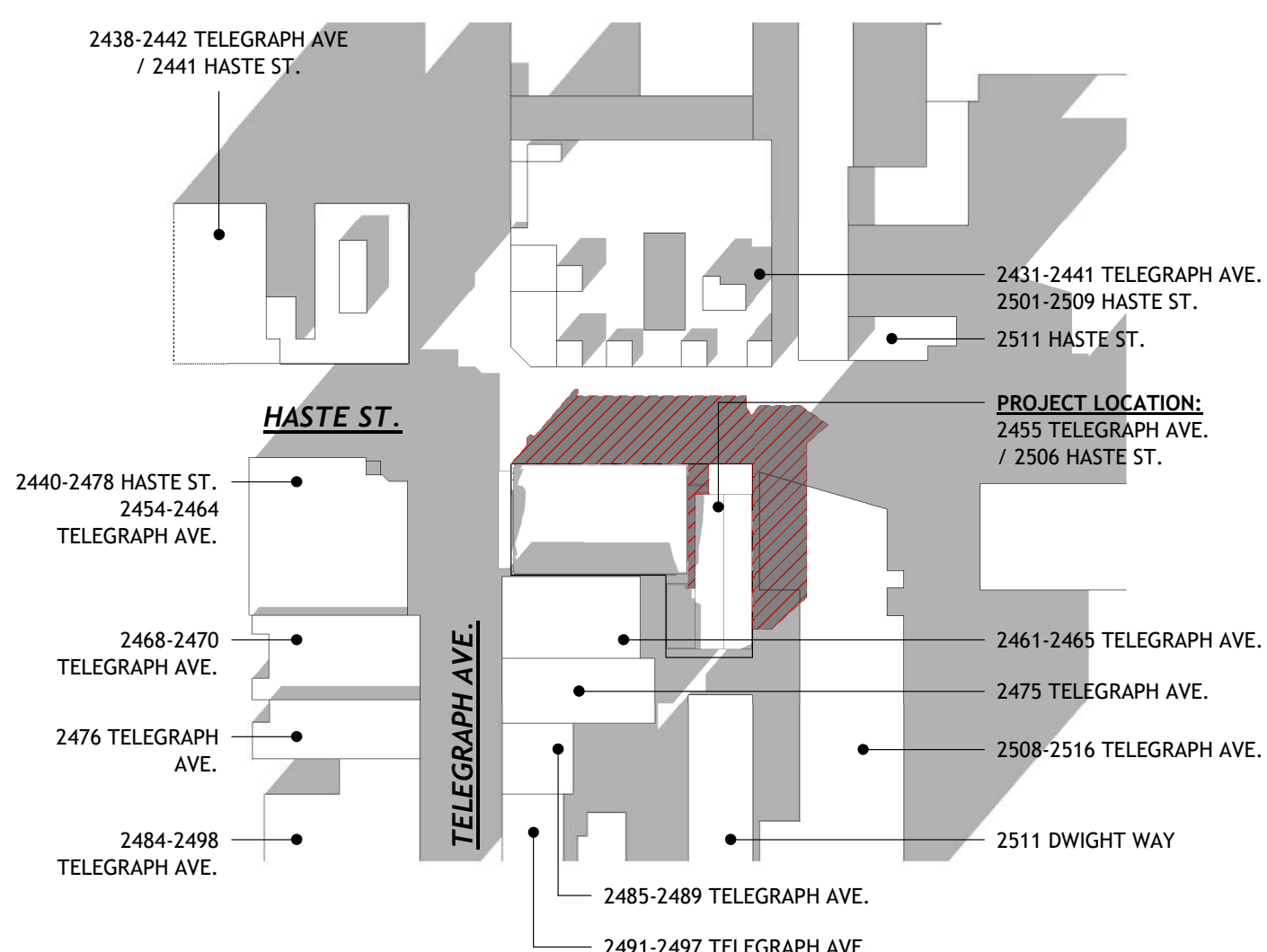
6 02/01 - 12:00 PM - PROPOSED



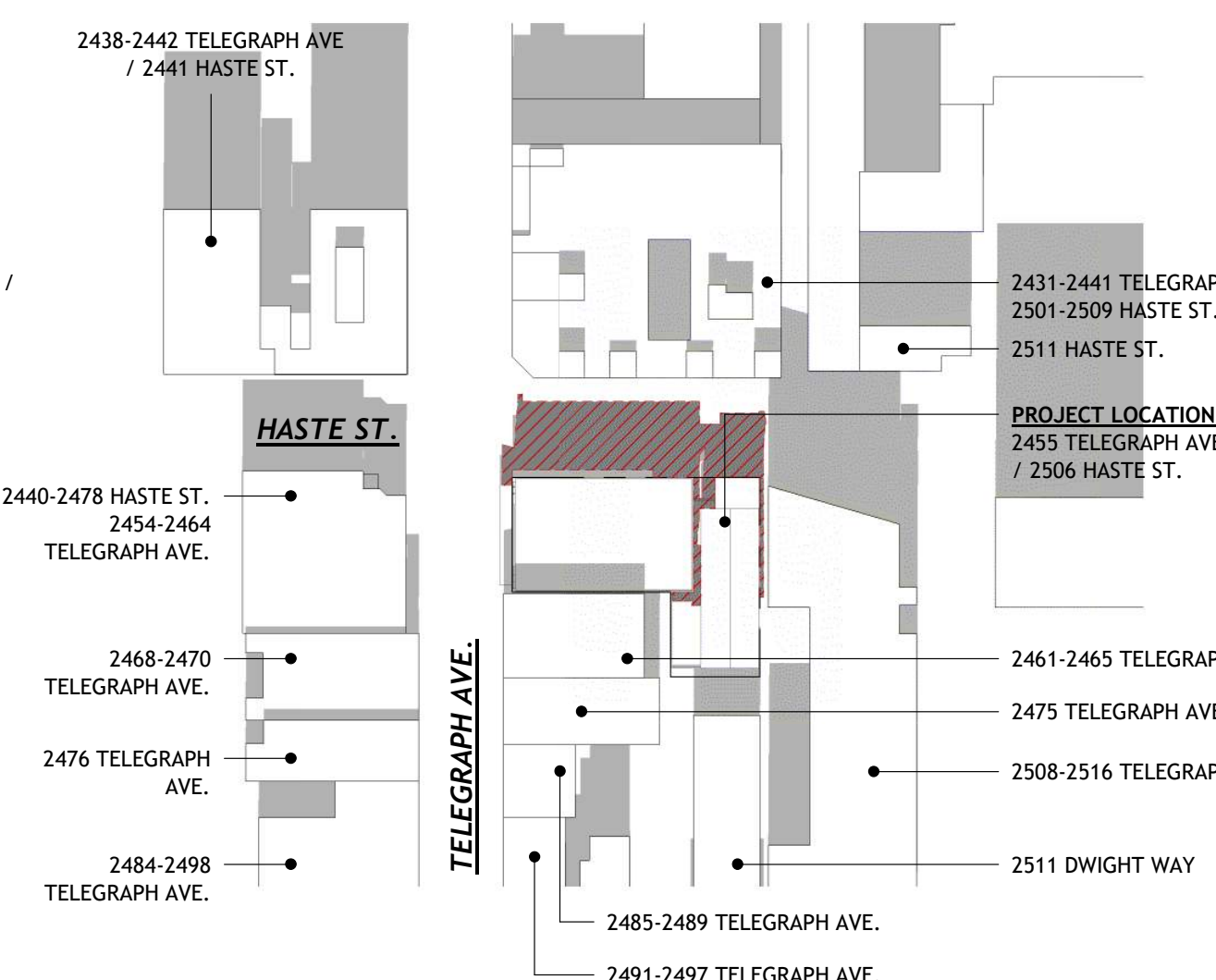
5 02/01 - 9:13 AM - PROPOSED
2 HOURS AFTER SUNRISE



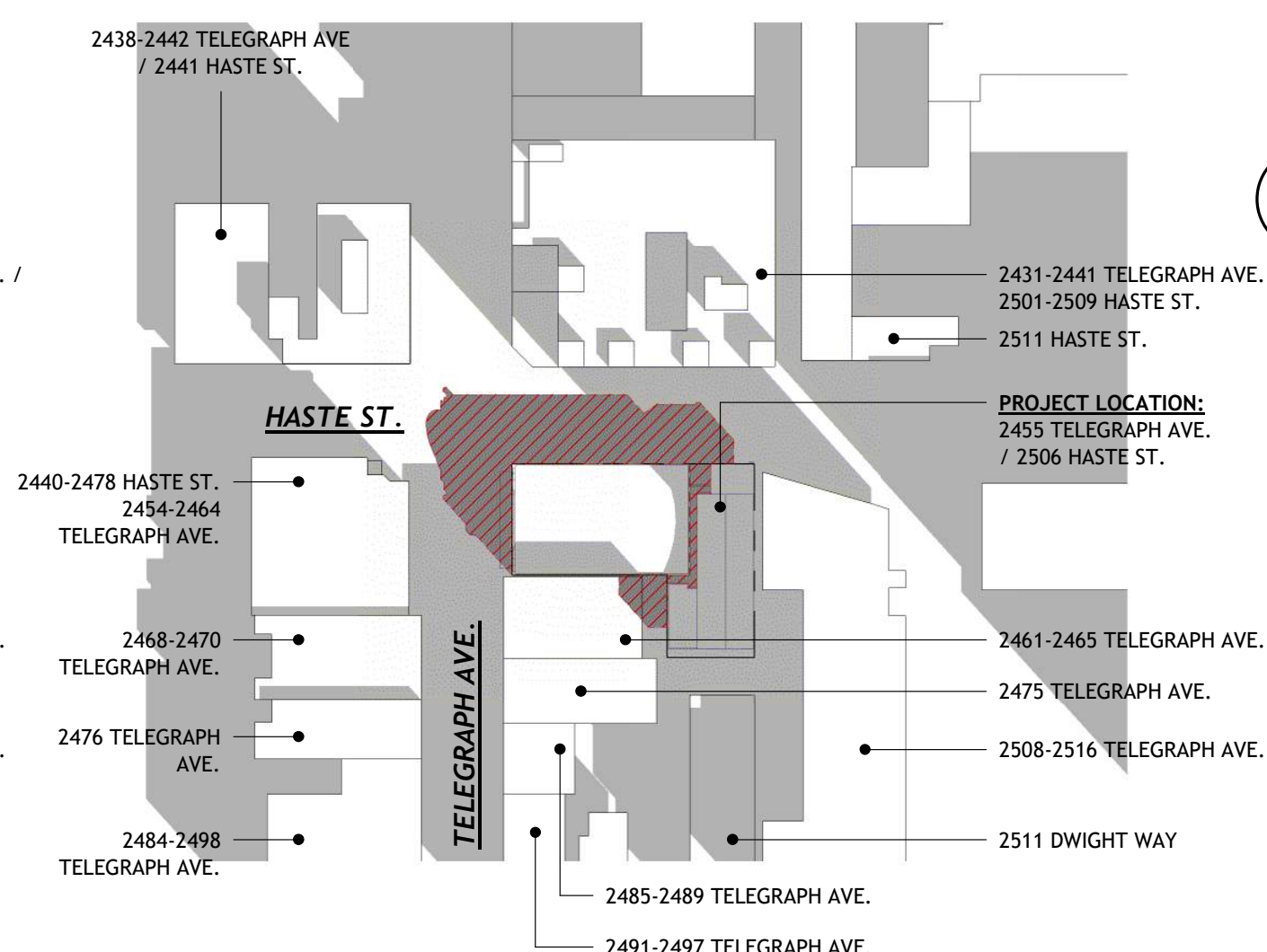
1 FEBRUARY 1 - SUN PATH
SUNRISE - SUNSET



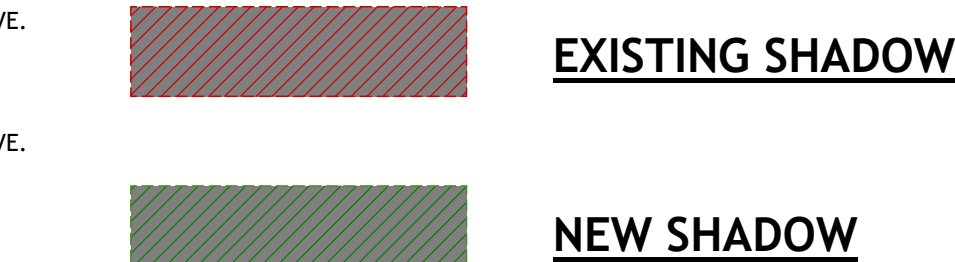
4 02/01 - 2:33 PM - EXISTING
2 HOURS BEFORE SUNSET



3 02/01 - 12:00 PM - EXISTING



2 02/01 - 9:13 AM - EXISTING
2 HOURS AFTER SUNRISE



1 SHADOW STUDY LEGEND

Δ	DATE	ISSUE RECORD

PROJECT NO:

ISSUE DATE: 7/23/26

SHADOW STUDIES -
FEBRUARY 1ST

G022



NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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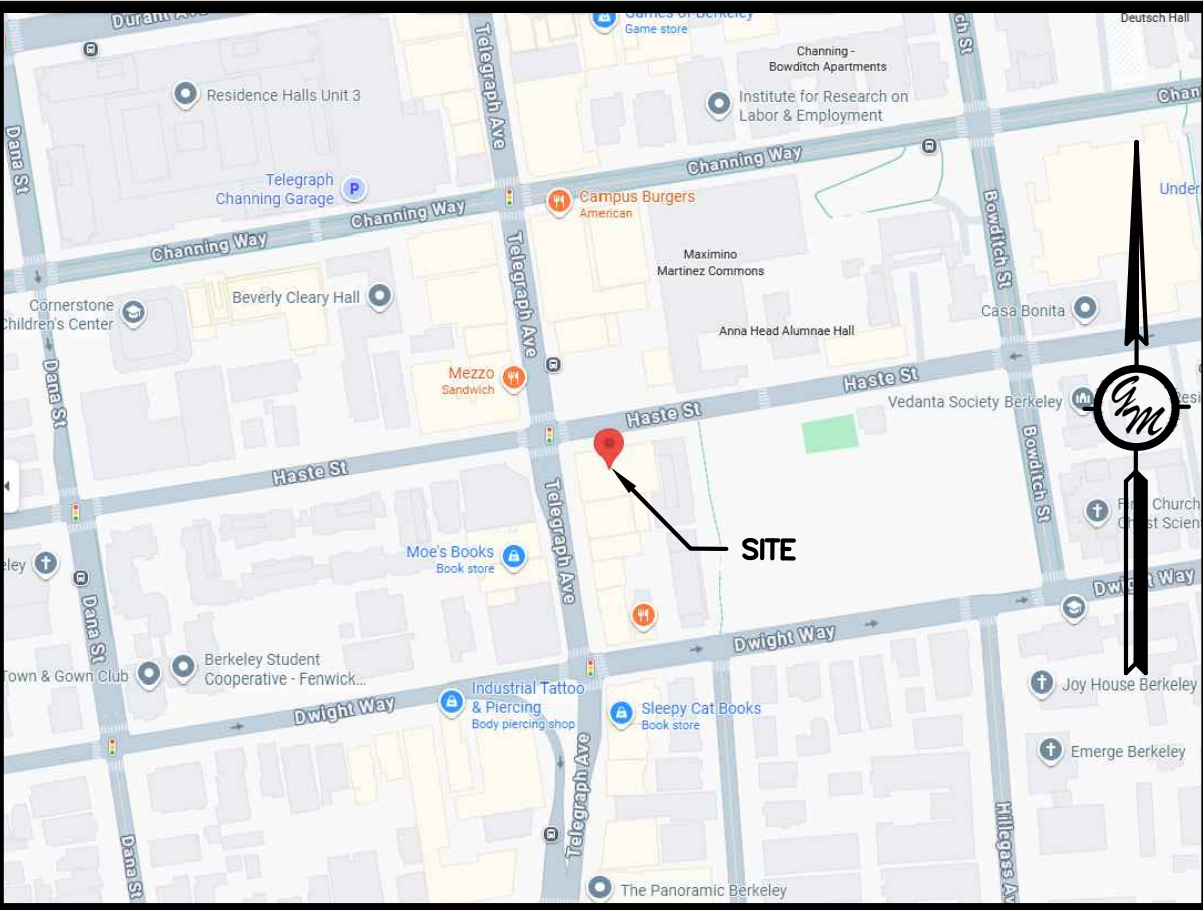
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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VICINITY MAP

BASIS OF BEARINGS:

THE LINE IN DURANT AVENUE BETWEEN THE STANDARD CITY FOR BERKELEY MONUMENT FOUND AT ELLSWORTH STREET AND THE INTERSECTION OF THE REFERENCE POINTS AT FULTON STREET WAS TAKEN AS N83°00'00"E, PROJECTED AS SHOWN ON PARCEL MAP NO. 10100, FILED IN BOOK 320 OF MAPS, AT PAGES 96 THROUGH 100, ALAMEDA COUNTY RECORDS.

VERTICAL DATUM / BENCHMARK:

ELEVATIONS FOR THIS SURVEY ESTABLISHED BY HOLDING THE ELEVATION OF 211.60' ON THE TOP OF A 3/8" INCH BRASS PIN IN A MONUMENT WELL FOUND AT THE INTERSECTION OF FULTON STREET AND DURANT AVENUE, AS SHOWN ON THIS MAP. THIS MONUMENT WAS TAKEN AS CITY OF BERKELEY MONUMENT B0401, HELD PER CORNER RECORD 7052 AND CITY SURVEYOR'S NOTES AS CITY OF BERKELEY DATUM. ELEVATION = 211.60' COB DATUM

TITLE REPORT NOTE:

THE INFORMATION REGARDING EXISTING EASEMENTS OR OTHER ENCUMBRANCES SHOWN ON THIS SURVEY IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORTS PROVIDED TO THE SURVEYOR, THE FIRST HAVING ORDER NUMBER NOS-1183023-CC, DATED MAY 31, 2023, AND THE SECOND HAVING ORDER NUMBER NOS-1177686, AMENDED, DATED APRIL 11, 2023. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES OF RECORD THAT EXIST BUT ARE NOT DELINEATED HEREON.

UTILITIES NOTE:

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

REFERENCES:

- (1) --- PARCEL MAP 10100, FILED BOOK 320 OF MAPS AT PAGES 96-100 ON OCTOBER 8TH, 2012, ALAMEDA COUNTY RECORDS (ACR).
- (2) --- PARCEL MAP 9152, FILED BOOK 300 OF MAPS AT PAGES 25-26 ON JULY 18TH, 2007, ACR.
- (3) --- CORNER RECORD 7052, FILED BOOK 67 OF CORNER RECORDS AT PAGE 20 ON MAY 8TH, 2015, ACR.
- (4) --- CORNER RECORD 10921, FILED BOOK 105 OF CORNER RECORDS AT PAGE 22 ON NOVEMBER 7TH, 2017, ACR.
- (5) --- CORNER RECORD 12003, FILED BOOK 114 OF CORNER RECORDS AT PAGE 5 ON SEPTEMBER 24TH, 2018, ACR.
- (6) --- CORNER RECORD 7857, FILED BOOK 75 OF CORNER RECORDS AT PAGE 24 ON DECEMBER 23RD, 2015, ACR.
- (7) --- MAP OF COLLEGE HOMESTEAD, FILED LIBER - "T" OF DEEDS AT PAGE 799 ON MAY 15, 1866, ACR.
- (8) --- GRANT DEED INSTRUMENT NO. 2024000008, RECORDED JANUARY 2ND, 2024.
- (9) --- GRANT DEED INSTRUMENT NO. 2013122970, RECORDED APRIL 5TH, 2013.

BOUNDARY NOTE:

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

SURVEY NOTE:

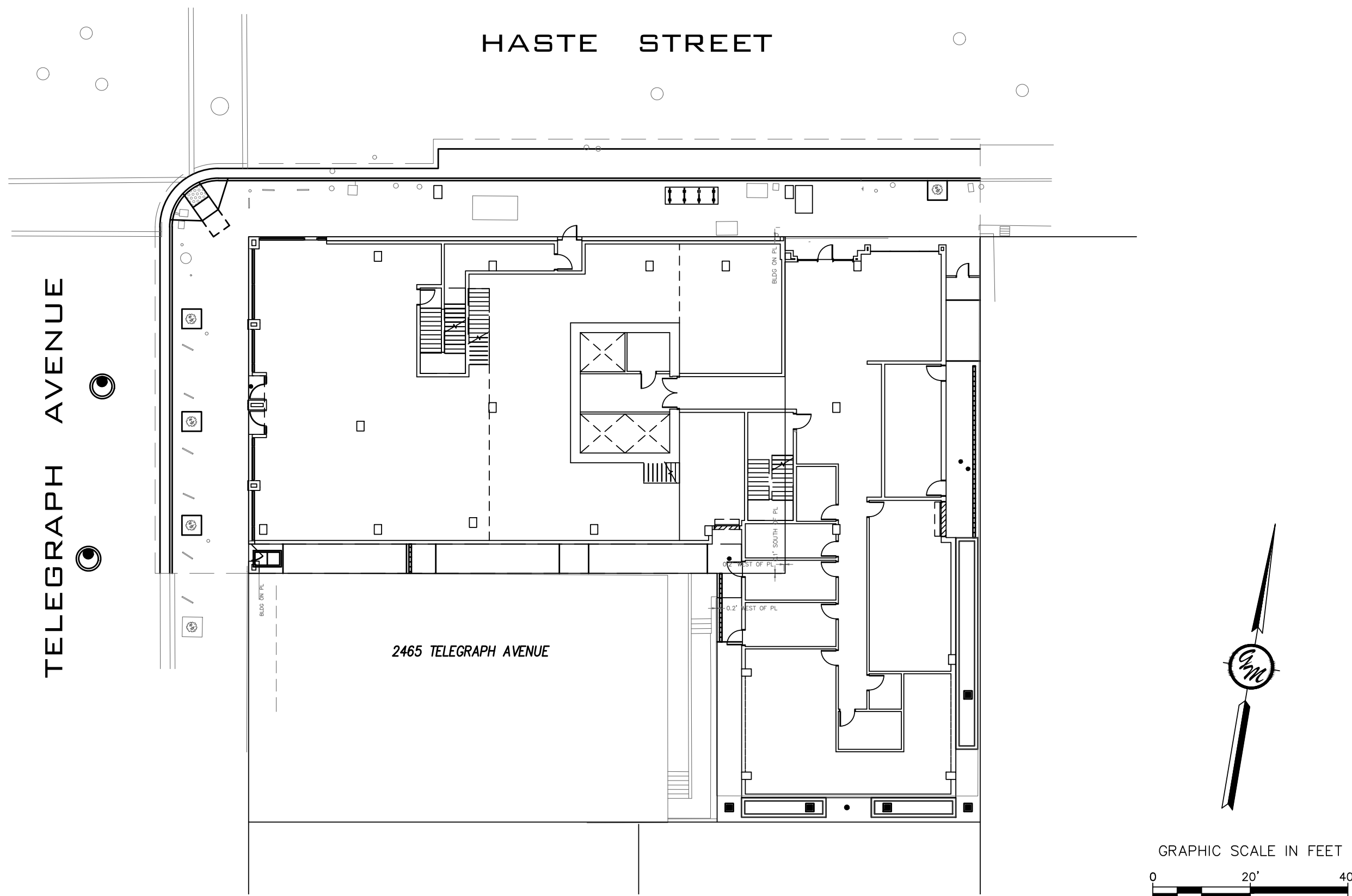
TOPOGRAPHIC SURVEY PREPARED BY:
MORAN ENGINEERING, INC.

ADDRESS: 1930 SHATTUCK AVE., SUITE A,
BERKELEY, CA 94704



TOPOGRAPHIC SURVEY & BENCHMARK INFORMATION

PRELIMINARY IMPROVEMENT PLANS 2455 TELEGRAPH AVE BERKELEY, CA 94704 APN: 055-1875-029 & 055-1875-030-1



SITE

MUNICIPALITY STAMPS

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

OWNER/APPLICANT:
DAVID PRINZ
P.O. BOX #391
POINT REYES STATION, CA 94956

PROPERTY ADDRESS:
2455 TELEGRAPH AVE.
BERKELEY, CA 94704

ASSESSOR'S PARCEL NO.:
APN: 055-1875-055 &
055-1875-030-1

SANITARY SEWER BY:
CITY OF BERKELEY

WATER SERVICE BY:
EAST BAY MUNICIPAL UTILITY DISTRICT

GAS & ELECTRIC SERVICE BY:
PACIFIC GAS & ELECTRIC COMPANY

FIRE PROTECTION BY:
BERKELEY FIRE DEPARTMENT

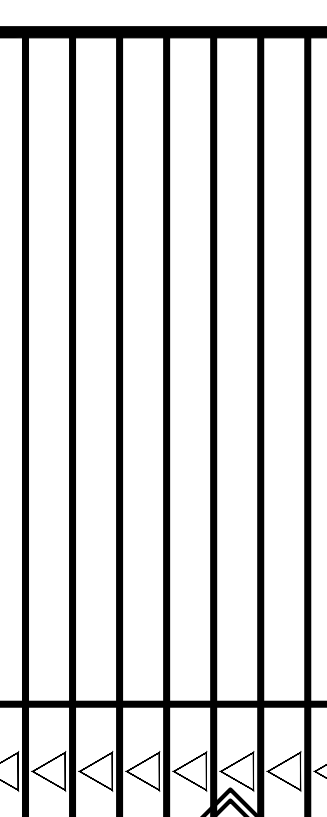
EXISTING ZONING:
C-T (COMMERCIAL - TELEGRAPH AVE)

TOTAL AREA TO BE DIVIDED:
±13,100 SQ.FT.

TOPOGRAPHIC SURVEY PREPARED BY:
MORAN ENGINEERING, INC.
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CA 94704

PROJECT INFORMATION

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	LEGENDS, SYMBOLS & ABBREVIATIONS
C1.0	TOPOGRAPHIC SURVEY (BY - MORAN ENGINEERING, INC.)
C1.1	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C5.0	STORMWATER CONTROL PLAN
C5.1	CITY OF BERKELEY - POLLUTION PREVENTION PLAN



IMPROVEMENT PLANS
2455 TELEGRAPH AVE
BERKELEY, CA 94704
APN: 55-1875-29 & 55-1875-30-1

COVER SHEET

CHECKED BY:
BD
DRAWN BY:
TRL
SCALE:
1"=20'
DATE:
11/13/2025
PROJECT NO.
2024.080
PHASE NO.
XX
SHEET NO.

C0.0

SHEET INDEX

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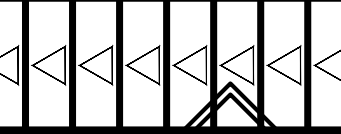
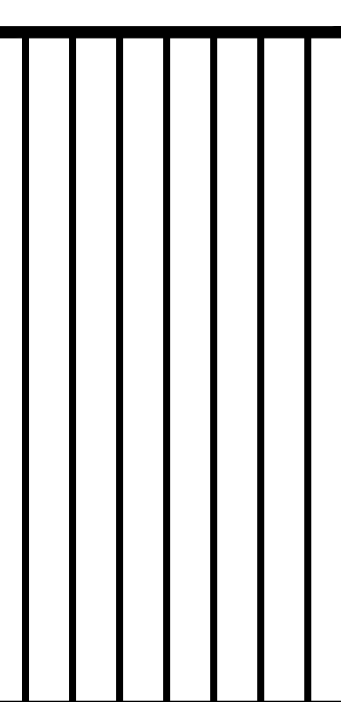
AB	AGGREGATE BASE	FL	FLOWLINE	UNO	UNLESS NOTED OTHERWISE
ABAG	ASSOCIATION OF BAY AREA GOVERNMENTS	FS	FINISH SURFACE	USD	UNION SANITARY DISTRICT
		G	GAS MAIN	VAR	VARIES
ABS	ACRYLONITRILE BUTADIENE STYRENE	GAS V	GAS VALVE	VC	VERTICAL CURVE
AC	ASPHALTIC CONCRETE	GB	GRADE BREAK	VCP	VITRIFIED CLAY PIPE
ACWD	ALAMEDA COUNTY WATER DISTRICT	GM	GAS METER	VERT	VERTICAL
AD	AREA DRAIN	GR	GRATE ELEVATION	VIF	VERIFY IN FIELD
ADA	AMERICAN DISABILITIES ACT	GV	GATE VALVE	W	WATER
AE	ACCESS EASEMENT	G&M	GREENWOOD&MOORE	W/	WITH
AL	AREA LIGHT	HC	HANDICAP	W/O	WITHOUT
ANC	ANCHOR	HGL	HYDRAULIC GRADE LINE	WM	WATER METER
ANG PT	ANGLE POINT	HOR	HORIZONTAL	WV	WATER VALVE
AP	ANCHOR POLE	HP	HIGH POINT	YL	YARD LIGHT
ARV	AIR RELIEF VALVE	INT	INTERSECTION		
ASB	AGGREGATE SUB-BASE	INV	INVERT ELEVATION		
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY		
BC	BEGINNING OF CURVE	JP	JOINT POLE		
BLDG	BUILDING	JT	JOINT TRENCH		
BOC	BACK OF CURB	L	LENGTH		
BOW	BACK OF SIDEWALK	LAT	SEWER LATERAL		
BM	BENCH MARK	LBS	POUND		
BO	BLOWOFF	LF	LENGTH IN FEET		
		LP	LOW POINT		
BPD	BACKFLOW PREVENTION DEVICE	LS	LENGTH IN FEET		
		LT	LEFT		
BVC	BEGINNING OF VERTICAL CURVE	MAX	MAXIMUM		
BVCE	BEGINNING OF VERTICAL CURB ELEVATION	MH	MANHOLE		
BVCS	BEGINNING OF VERTICAL CURB STATION	MIN	MINIMUM		
BW	BOTTOM OF WALL	MON	MONUMENT		
CATV	CABLE TELEVISION	(N)	NEW		
C&G	CURB AND GUTTER	NTS	NOT TO SCALE		
CB	CATCH BASIN	OC	ON CENTER		
CCCSD	CENTRAL CONTRA COSTA SANITARY DISTRICT	OD	OUTSIDE DIAMETER		
		P	PAVEMENT		
CFS	CUBIC FEET PER SECOND	PCC	PORTLAND CONCRETE CEMENT		
CIP	CAST IRON PIPE	PCF	PER SQUARE FOOT		
CL	CENTERLINE	PG&E	PACIFIC GAS & ELECTRIC COMPANY		
CL II	CLASS 2	PI	POINT OF INTERSECTION		
CLR	CLEAR	PIV	POST INDICATOR VALVE		
CMP	CORRUGATED METAL PIPE	POC	POINT OF CURVE		
CO	CLEANOUT	PRC	POINT OF REVERSE CURVATURE		
CONF	CONFORM	PSDE	PRIVATE STORM DRAIN EASEMENT		
CONC	CONCRETE	PSI	POUND PER SQUARE INCH		
COTG	CLEANOUT TO GRADE	PL	PROPERTY LINE		
CVSAN	CASTRO VALLEY SANITARY	PT	POINT OF TANGENCY		
CY	CUBIC YARDS	PUE	PUBLIC UTILITY EASEMENT		
DI	DROP INLET/DRAIN INLET	PV	PAVEMENT		
DIP	DUCTILE IRON PIPE	PVC	POLY VINYL CHLORIDE		
DMA	DRAINAGE MANAGEMENT AREA	PVI	POINT OF VERTICAL INTERSECTION		
DWG	DRAWING	R	RADIUS		
DWY	DRIVEWAY	(R)	RADIAL LINE		
(E)	EXISTING	RL	RIDGE LINE		
EA	EACH	RCP	REINFORCED CONCRETE PIPE		
EAMUD	EAST BAY MUNICIPALITY DISTRICT	RIM	RIM ELEVATION		
EC	END OF CURVE	RT	RIGHT		
EG	EXISTING GRADE	ROW	RIGHT OF WAY		
ELEC	ELECTRIC	S	SLOPE		
ELECTRO	ELECTROLIER	SD	STORM DRAIN		
ELEV	ELEVATION	SDCO	STORM DRAIN CLEANOUT		
EP	EDGE OF PAVEMENT	SDE	STORM DRAIN EASEMENT		
EQ	EQUAL DISTANCE	SDMH	STORM DRAIN MANHOLE		
EV	ELECTRIC VEHICLE	SF	SQUARE FEET		
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SHT	SHEET		
EVC	END OF VERTICLE CURVE	SIM	SIMILAR		
EVCE	END OF VERTICAL CURB ELEVATION	SL	STREET LIGHT		
EVCS	END OF VERTICAL CURB ELEVATION	SS	SANITARY SEWER		
		SSCO	SANITARY SEWER CLEANOUT/RISER		
EW	EACH WAY	SSMH	SANITARY SEWER MANHOLE		
FM	FORCE MAIN	STA	STATION		
FC	FACE OF CURB	STD	STANDARD		
FDC	FIRE DEPARTMENT CONNECTION	SW	SIDEWALK		
FF	FINISH FLOOR	SWC	STORM UNDER CONTROL		
FG	FINISH GRADE	T	TELEPHONE LINE		
FH	FIRE HYDRANT	TBO	TEMPORARY BLOWOFF		
FI	FIELD INLET	TC	TOP OF CURB		
		TCM	TREATMENT CONTROL MEASURE		
		TELE	TELEPHONE		
		TH	THRESHOLD		
		TS	TRAFFIC SIGNAL		
		TW	TOP OF WALL		
		TYP	TYPICAL		

ABBREVIATIONS

PROPOSED	EXISTING	DESCRIPTION
		AREA DRAIN
		AREA LIGHT
		BENCHMARK
		BLOWOFF
		BUILDING
		CABLE TV
		CLEANOUT
		CONCRETE
		CURB
		CURB & GUTTER
		CURB, GUTTER & SIDEWALK
		CURB INLET
		CUT/FILL LINE
		DAYLIGHT LINE
		DETECTABLE WARNING
		DRAIN INLET
		ELECTRIC LINE
		ELECTROLIER
		FDC
		FENCE
		FIRE HYDRANT
		FIRE MAIN
		GAS MAIN/SERVICE
		GAS VALVE
		GAS METER
		GUY ANCHOR
		ACCESSIBLE SPACE
		JOINT TRENCH
		MONUMENT
		OVERLAND RELEASE
		RIDGE LINE
		SANITARY SEWER CLEANOUT
		SANITARY SEWER LINE
		SAWCUT LINE
		SIGN
		SLOPE
		STORM DRAIN MANHOLE
		STORM DRAIN LINE
		SANITARY SEWER MANHOLE
		SWALE
		TELEPHONE LINE
		TRAFFIC SIGNAL
		TRANSFORMER
		TREE
		JOINT POLE
		VALLEY GUTTER
		WALL
		WATER MAIN
		WATER METER

LEGEND

GREENWOOD & MOORE, INC.
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-551-7172 Fax: 510-551-6810 www.greenwoodmoore.com



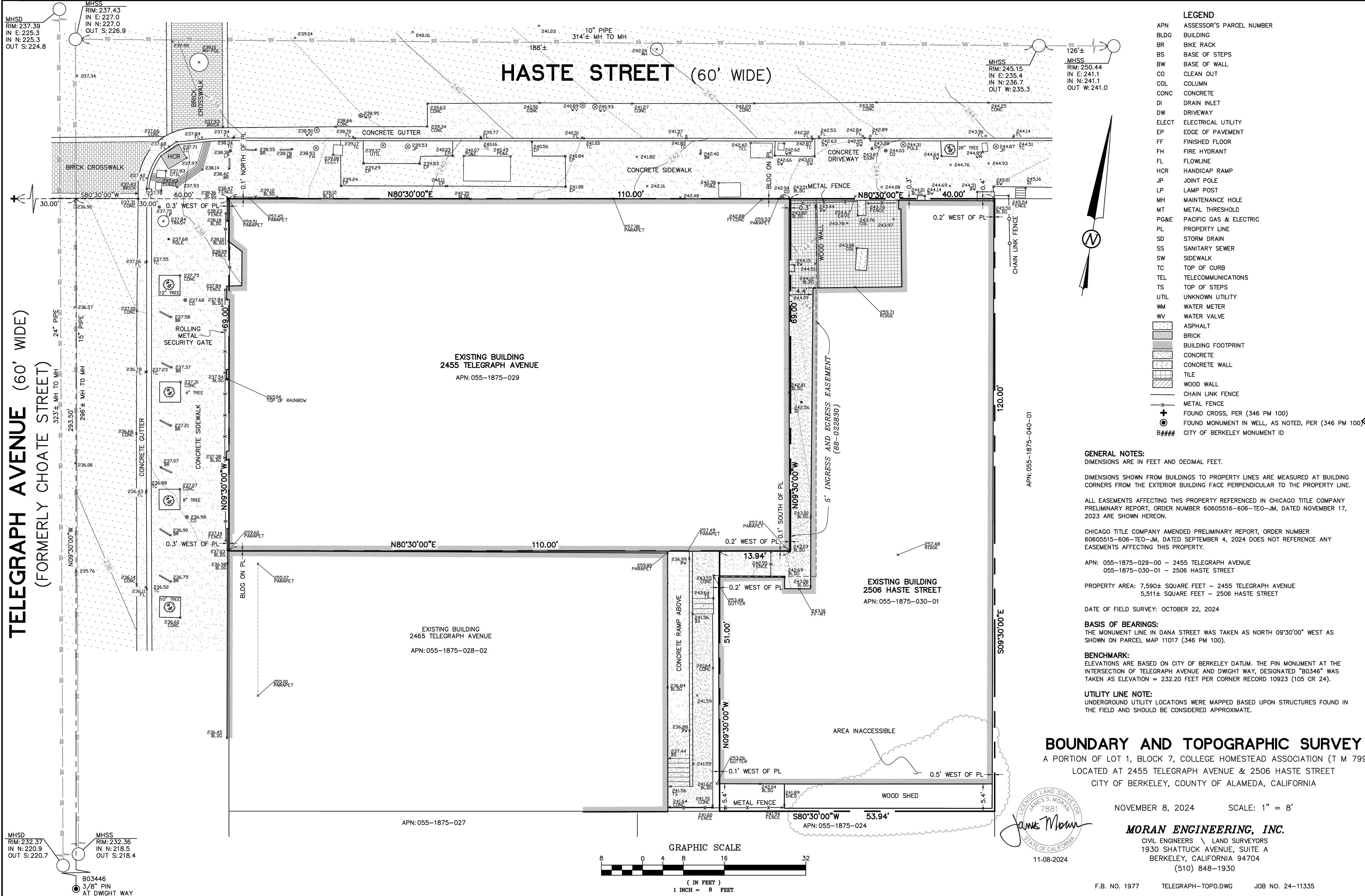
IMPROVEMENT PLANS
2455 TELEGRAPH AVE
BERKELEY, CA 94704
APN: 55-1875-29 & 55-1875-30-1

LEGENDS, SYMBOLS & ABBREVIATIONS

CHECKED BY:	BD
DRAWN BY:	TRL
SCALE:	1"=20'
DATE:	11/13/2025
PROJECT NO:	2024.080
PHASE NO:	XX
SHEET NO:	

C0.1

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- LEGEND**
- APN ASSESSOR'S PARCEL NUMBER
 - BLDG BUILDING
 - BR BIKE RACK
 - BS BASE OF STEPS
 - BW BASE OF WALL
 - CO CLEAN OUT
 - COL COLUMN
 - CONC CONCRETE
 - DI DRAIN INLET
 - DW DRIVEWAY
 - ELECT ELECTRICAL UTILITY
 - EP EDGE OF PAVEMENT
 - FF FINISHED FLOOR
 - FH FIRE HYDRANT
 - FL FLOWLINE
 - HCR HANDICAP RAMP
 - JP JOINT POLE
 - LP LAMP POST
 - MH MAINTENANCE HOLE
 - MT METAL THRESHOLD
 - PG&E PACIFIC GAS & ELECTRIC
 - PL PROPERTY LINE
 - SD STORM DRAIN
 - SS SANITARY SEWER
 - SW SIDEWALK
 - TC TOP OF CURB
 - TEL TELECOMMUNICATIONS
 - TS TOP OF STEPS
 - UTIL UNKNOWN UTILITY
 - WM WATER METER
 - WV WATER VALVE
 - ASPHALT ASPHALT
 - BRICK BRICK
 - BUILDING FOOTPRINT BUILDING FOOTPRINT
 - CONCRETE CONCRETE
 - CONCRETE WALL CONCRETE WALL
 - TILE TILE
 - WOOD WALL WOOD WALL
 - CHAIN LINK FENCE CHAIN LINK FENCE
 - METAL FENCE METAL FENCE
 - FOUND CROSS, PER (346 PM 100) FOUND CROSS, PER (346 PM 100)
 - FOUND MONUMENT IN WELL, AS NOTED, PER (346 PM 100) FOUND MONUMENT IN WELL, AS NOTED, PER (346 PM 100)
 - CITY OF BERKELEY MONUMENT ID CITY OF BERKELEY MONUMENT ID

GENERAL NOTES:
DIMENSIONS ARE IN FEET AND DECIMAL FEET.

DIMENSIONS SHOWN FROM BUILDINGS TO PROPERTY LINES ARE MEASURED AT BUILDING CORNERS FROM THE EXTERIOR BUILDING FACE PERPENDICULAR TO THE PROPERTY LINE.

ALL EASEMENTS AFFECTING THIS PROPERTY REFERENCED IN CHICAGO TITLE COMPANY PRELIMINARY REPORT, ORDER NUMBER 60605516-606-TEO-JM, DATED NOVEMBER 17, 2023 ARE SHOWN HEREON.

CHICAGO TITLE COMPANY AMENDED PRELIMINARY REPORT, ORDER NUMBER 60605515-606-TEO-JM, DATED SEPTEMBER 4, 2024 DOES NOT REFERENCE ANY EASEMENTS AFFECTING THIS PROPERTY.

APN: 055-1875-029-00 - 2455 TELEGRAPH AVENUE
055-1875-030-01 - 2506 HASTE STREET

PROPERTY AREA: 7,590± SQUARE FEET - 2455 TELEGRAPH AVENUE
5,511± SQUARE FEET - 2506 HASTE STREET

DATE OF FIELD SURVEY: OCTOBER 22, 2024

BASIS OF BEARINGS:
THE MONUMENT LINE IN DANA STREET WAS TAKEN AS NORTH 09°30'00" WEST AS SHOWN ON PARCEL MAP 11017 (346 PM 100).

BENCHMARK:
ELEVATIONS ARE BASED ON CITY OF BERKELEY DATUM. THE PIN MONUMENT AT THE INTERSECTION OF TELEGRAPH AVENUE AND DWIGHT WAY, DESIGNATED "B0346" WAS TAKEN AS ELEVATION = 232.20 FEET PER CORNER RECORD 10923 (105 CR 24).

UTILITY LINE NOTE:
UNDERGROUND UTILITY LOCATIONS WERE MAPPED BASED UPON STRUCTURES FOUND IN THE FIELD AND SHOULD BE CONSIDERED APPROXIMATE.

BOUNDARY AND TOPOGRAPHIC SURVEY
A PORTION OF LOT 1, BLOCK 7, COLLEGE HOMESTEAD ASSOCIATION (T M 799)
LOCATED AT 2455 TELEGRAPH AVENUE & 2506 HASTE STREET
CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

NOVEMBER 8, 2024 SCALE: 1" = 8'

MORAN ENGINEERING, INC.
CIVIL ENGINEERS \ LAND SURVEYORS
1930 SHATTUCK AVENUE, SUITE A
BERKELEY, CALIFORNIA 94704
(510) 848-1930

F.B. NO. 1977 TELEGRAPH-TOPO.DWG JOB NO. 24-11335

GREENWOOD & MOORE, INC.
Civil Engineers • Designers
Land Surveyors • Planners
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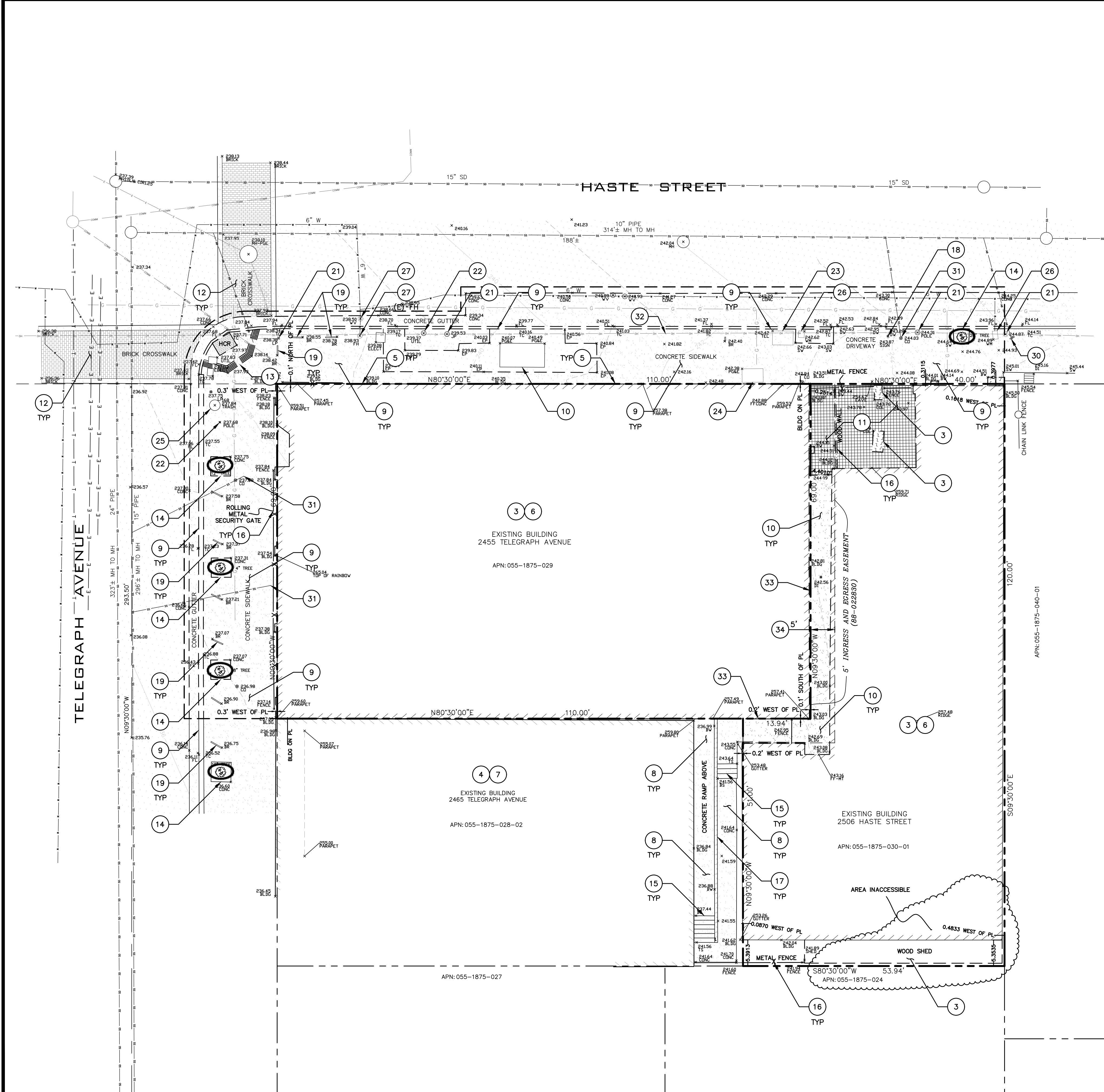
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APN: 55-1875-29 & 55-1875-30-1

TOPOGRAPHIC SURVEY
BY: (MORAN ENGINEERING INC.)

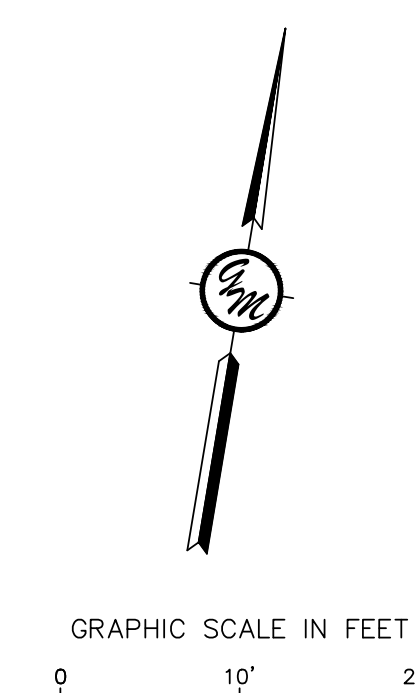
CHECKED BY: BD
DRAWN BY: TRL
SCALE: 1"=10'
DATE: 11/13/2025
PROJECT NO: 2024.080
PHASE NO: XX
SHEET NO:

C1.0

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- KEYNOTES:**
1. SAWCUT LINE
 2. LIMIT OF REMOVAL
 3. (E) BUILDING TO BE DEMOLISHED
 4. (E) BUILDING TO REMAIN
 5. (E) HISTORIC MURAL ON NORTH WALL OF (E) BUILDING TO REMAIN, REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
 6. USE CAUTION REMOVING BUILDING/FOUNDATION ADJACENT TO EXISTING BUILDING ON ADJACENT PROPERTY. PRIOR TO REMOVAL OF EXISTING FOUNDATION, CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EXISTING FOUNDATION TO DETERMINE WHETHER THE REMOVAL OF THE FOUNDATION WILL IMPACT THE FOUNDATION OF EXISTING BUILDING ON ADJACENT PROPERTY. CONSULT STRUCTURAL ENGINEER TO DETERMINE IMPACT, IF ANY.
 7. CONTRACTOR TO PROTECT EXISTING BUILDINGS ON ADJACENT PROPERTY DURING DEMOLITION OF EXISTING BUILDING.
 8. (E) CONCRETE WALKWAY TO REMAIN
 9. REMOVE (E) SIDEWALK, CURB, & GUTTER
 10. (E) CONCRETE/ASPHALT TO BE REMOVED
 11. (E) BRICK SURFACING TO BE REMOVED
 12. (E) BRICK CROSSWALK TO REMAIN
 13. (E) CURB RAMP TO BE REMOVED
 14. (E) TREE WELL/PLANTER AREA TO BE REMAIN AND BE PROTECTED DURING CONSTRUCTION
 15. (E) CONCRETE STAIRCASE TO BE REMAIN
 16. (E) METAL FENCE TO BE REMOVED
 17. (E) WALL TO REMAIN
 18. (E) SIGN TO REMAIN
 19. (E) BIKE RACK TO BE REMOVED AND/OR RELOCATED
 20. (E) OVERHEAD UTILITY LINE TO BE REMOVED PER PG&E STANDARDS
 21. (E) JOINT POLE AND ASSOCIATED OVERHEAD UTILITY LINE TO REMAIN
 22. (E) LIGHTPOLE TO REMAIN
 23. (E) ELECTRIC AND/OR COMMUNICATION UTILITY BOX TO REMAIN
 24. (E) UTILITY VAULT TO REMAIN
 25. (E) TRASH CAN TO REMAIN.
 26. COORDINATE REMOVAL/PRESERVATION OF (E) WATER METERS/SERVICES WITH OWNER & EBMUD
 27. (E) FIRE HYDRANT AND ASSOCIATED WATER UTILITY BOX TO REMAIN
 28. PG&E TO REMOVE (E) GAS METER AND GAS LATERAL PRIOR TO DEMOLITION OF THE BUILDING. CONTRACTOR TO VERIFY LOCATION IN FIELD. CAP & ABANDON PER PG&E STANDARDS & REQUIREMENTS
 29. (E) SANITARY SEWER STRUCTURE AND ASSOCIATED UTILITY LINE TO REMAIN
 30. (E) ABANDONED SEWER LATERAL TO REMAIN
 31. ABANDON (E) SEWER LATERAL PER CITY OF BERKELEY REQUIREMENTS. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT; WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.
 - A. IF THE LATERAL ENTERS THE MAIN BY MEANS OF A FACTORY MANUFACTURED WYE OR TEE BRANCH, AND IF THE MAIN AND WYE OR TEE BRANCH ARE ALL IN GOOD, UNDAMAGED CONDITION, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE MAIN. THE BRANCH PLUG SHALL BE ENCLOSED WITH A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, 3/4" SIZE AGGREGATE PORTLAND CEMENT CONCRETE. THE WYE BRANCH WITH RUBBER PLUG MUST BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO ENCLOSURE WITH CONCRETE AND BACKFILL OF THE TRENCH.
 - B. IF THE LATERAL ENTERS THE MAIN BY ANY METHOD OTHER THAN BY A FACTORY WYE OR TEE BRANCH, OR IF THE EXISTING MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN. AN ENGINEERING INSPECTOR MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.
 - C. THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH SAND AND JETTED TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.
 - D. REMOVE (E) CLEANOUT FRAME & COVER.
 32. (E) OVERHEAD UTILITIES TO BE RELOCATED UNDERGROUND.
 33. (E) PROPERTY LINE BETWEEN 2 PROPERTIES TO BE REMOVED COMBINING THE 2 PROPERTIES INTO A PROPERTY.
 34. (E) ACCESS EASEMENT TO BE RELOCATED. SEE SHEET C2.0. FOR MORE INFORMATION.
- UTILITY NOTE:**
- CONTRACTOR TO POTHOLE AND VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION



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PREPARED BY:
C. MOORE

REVIEWED BY:
C. MOORE

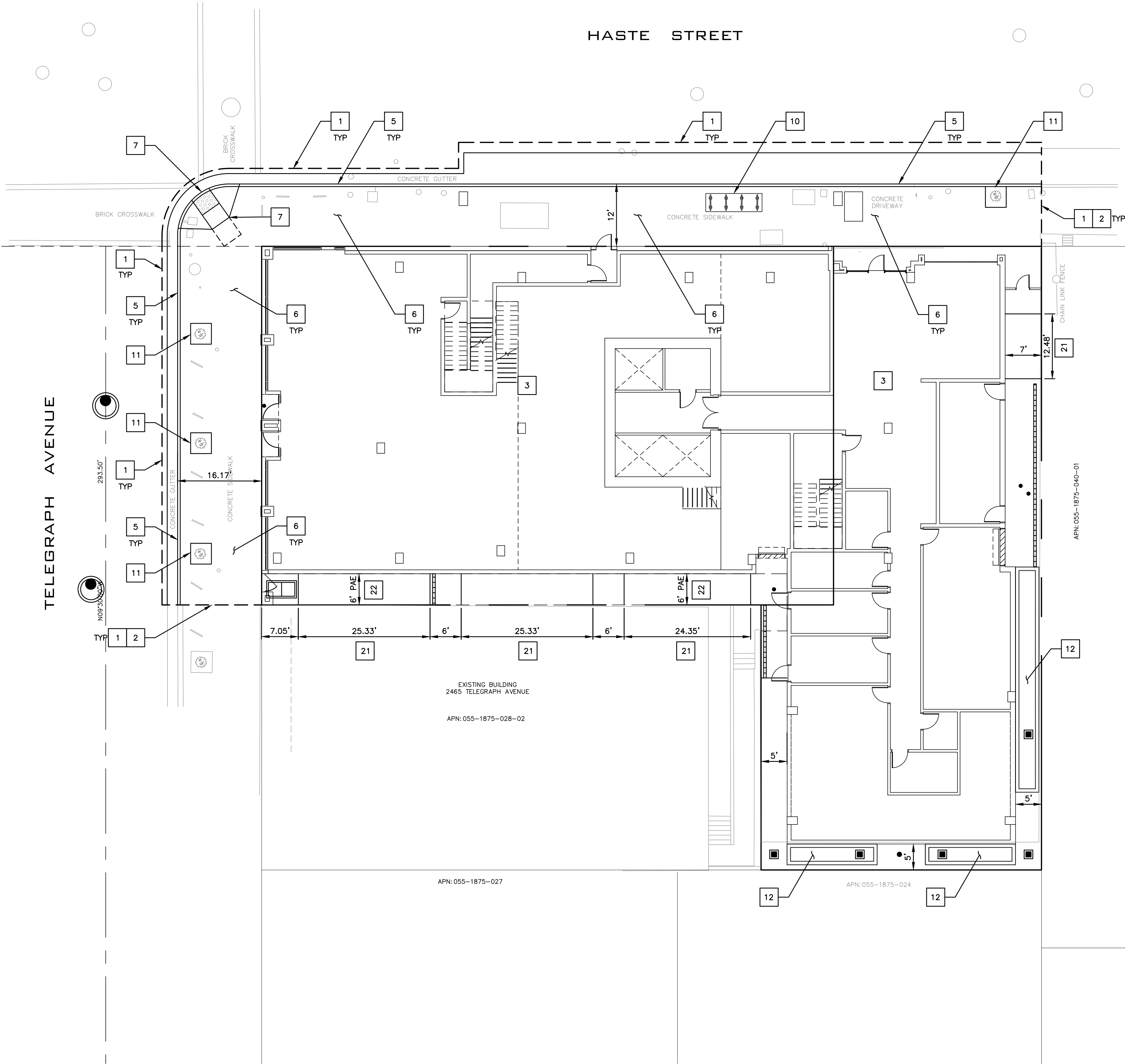
APPROVED BY:
C. MOORE

IMPROVEMENT PLANS
2455 TELEGRAPH AVE
BERKELEY, CA 94704
APN: 55-1875-29 & 55-1875-30-1

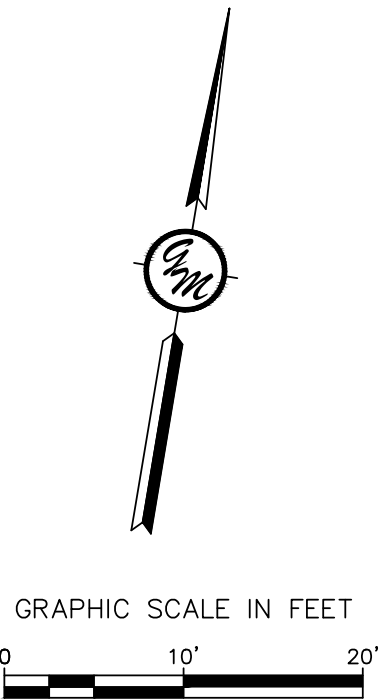
DEMOLITION PLAN

CHECKED BY: BD
DRAWN BY: TRL
SCALE: 1"=10'
DATE: 11/13/2025
PROJECT NO: 2024.080
PHASE NO: XX
SHEET NO: C1.1

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- SITE KEYNOTES:** #
1. SAWCUT LINE. CONFORM TO (E) AC
 2. CONFORM TO EXISTING AT SAWCUT LINE
 3. (N) MULTI-STORY MIXED-USE BUILDING, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
 4. (E) BUILDING TO REMAIN
 5. (N) CONCRETE CURB & GUTTER PER CITY OF BERKELEY STANDARD DETAIL 8145.
 6. (N) CONCRETE SIDEWALK PER CITY BERKELEY STANDARD DETAIL 8153
 7. (N) ADA CURB RAMP PER CALTRANS STANDARDS
 8. (N) CONCRETE WALKWAY
 9. (N) AC PAVING. MATCH (E) PAVEMENT SECTION OR AS DIRECTED BY CITY ENGINEER/INSPECTOR.
 10. (N) BIKE RACK
 11. (N) TREE WELL
 12. FLOW THROUGH PLANTER
 13. (N) WATER METER
 14. TRANSFORMER/ELECTRICAL BOX
 15. (E) SIGN TO REMAIN
 16. (N) RETAINING WALL
 17. (E) ACCESSIBLE RAMP TO REMAIN
 18. (E) FIRE HYDRANT TO REMAIN
 19. (N) 6' DRIVEWAY PER CITY OF BERKELEY STANDARD DETAIL 8151 FOR TRASH CONTAINERS.
 20. (N) TREE WELL
 21. RAMP WITH HANDRAIL
 22. RELOCATED ACCESS EASEMENT



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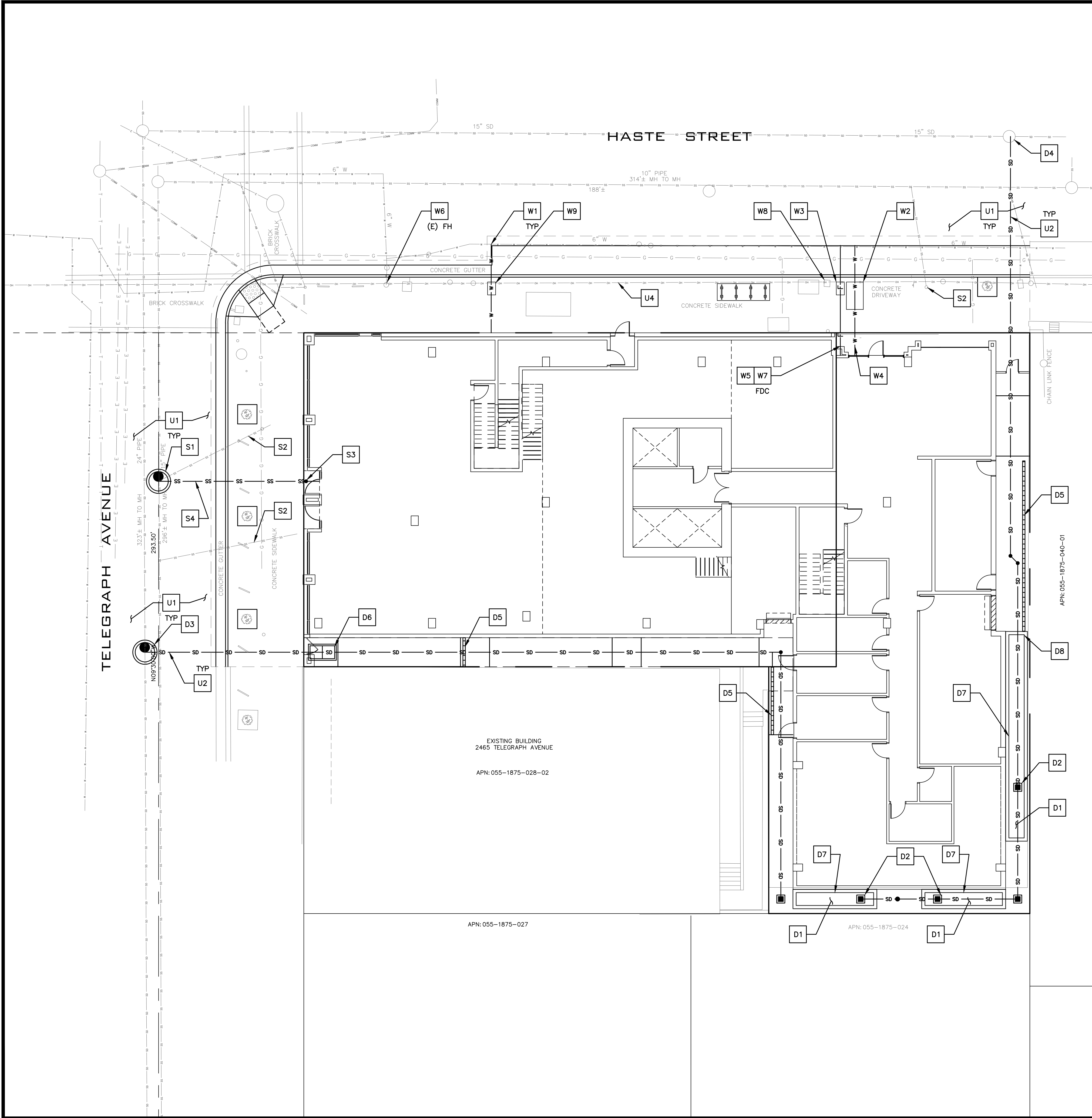
IMPROVEMENT PLANS
2455 TELEGRAPH AVE
BERKELEY, CA 94704
APN: 55-1875-29 & 55-1875-30-1

SITE PLAN

CHECKED BY: **BD**
DRAWN BY: **TRL**
SCALE: **1"=10'**
DATE: **11/13/2025**
PROJECT NO.: **2024.080**
PHASE NO.: **XX**
SHEET NO.

C2.0

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STORM DRAINAGE KEYNOTES D#

1. FLOW THROUGH PLANTER
2. DRAIN INLET. GRATE TO BE 6" ABOVE FLOW THROUGH PLANTER FINISH GRADE
3. (N) STORM DRAIN MANHOLE ON (E) STORM DRAIN. FIELD VERIFY LOCATION AND ELEVATION.
4. CONNECT TO (E) SDMH
5. TRENCH DRAIN.
6. STORMWATER TREATMENT FILTER VAULT
7. DISCHARGE DOWNSPOUT TO FLOWTHROUGH PLANTER AT COBBLE DISSIPATOR.
8. DISCHARGE TRENCH DRAIN TO FLOWTHROUGH PLANTER AT COBBLE DISSIPATOR.

SEWER KEYNOTES S#

1. SS MANHOLE PER CITY OF BERKELEY STANDARD DETAIL 7895. VERIFY EXISTING SEWER SIZE AND INVERT ELEVATION IN FIELD.
2. ABANDON (E) SEWER LATERAL. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT: WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.
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B. IF THE LATERAL ENTERS THE MAIN BY ANY METHOD OTHER THAN BY A FACTORY WYE OR TEE BRANCH, OR IF THE EXISTING MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN. AN ENGINEERING INSPECTOR MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.
C. THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH SAND AND JETTED TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.
3. REMOVE (E) CLEANOUT FRAME & COVER.
4. SEWER TO BUILDING. VERIFY LOCATION, SIZE AND ELEVATION WITH PLUMBING PLANS
5. 8" HDPE SDR 17 SS S=0.01 MINIMUM SLOPE

WATER KEYNOTES W#

1. CONNECT TO EXISTING WATER LINE PER EBMUD STANDARDS AND REQUIREMENTS
2. RESIDENTIAL APARTMENT DOMESTIC WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD AND PLUMBING PLANS.
3. WATER METER AND CHECK VALVE FOR FIRE SERVICE PER EBMUD STANDARDS AND REQUIREMENTS.
4. WATER SERVICE TO APARTMENT BUILDING. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
5. FIRE SERVICE TO BUILDING. SEE FIRE SERVICE PLANS BY OTHERS FOR MORE INFORMATION. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
6. (E) FIRE HYDRANT
7. FIRE DEPARTMENT CONNECTION. SEE PLANS BY OTHERS.
7.1. THE FDC SHALL BE INSTALLED NO HIGHER THAN 3'-FEET FROM FINISHED GRADE, AND SHALL BE LOCATED SO THAT FIRE APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM WILL NOT OBSTRUCT ACCESS TO THE BUILDINGS FOR OTHER FIRE APPARATUS.
7.2. THE FDC SUPPLYING WATER TO THE STANDPIPE SYSTEM MUST CONSIST OF A THREE (3) 2-1/2-INCH INLET CONNECTION AND ONE (1) 5-INCH STORZ CONNECTION WITH A BUILT-IN DEBRIS SCREEN.
8. REMOVE (E) WATER METER. CAP AND ABANDON (E) WATER LATERAL PER EBMUD STANDARDS (BY EBMUD)
9. COMMERCIAL WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD AND PLUMBING PLANS.

UTILITY KEYNOTES U#

1. CONTRACTOR FIELD LOCATE (E) UTILITIES. NOTIFY ENGINEER OF ANY CONFLICTS WITH (E) UTILITIES.
2. ALL TRENCHING IN THE CITY RIGHT OF WAY TO BE PER CITY OF BERKELEY STANDARD DETAIL 8136.
3. REMOVE (E) JOINT POLE AND UNDERGROUND EXISTING OVERHEAD UTILITIES (BY OTHERS)
4. (E) OVERHEAD LINES TO BE RELOCATED UNDERGROUND.



GRAPHIC SCALE IN FEET
0 10' 20'

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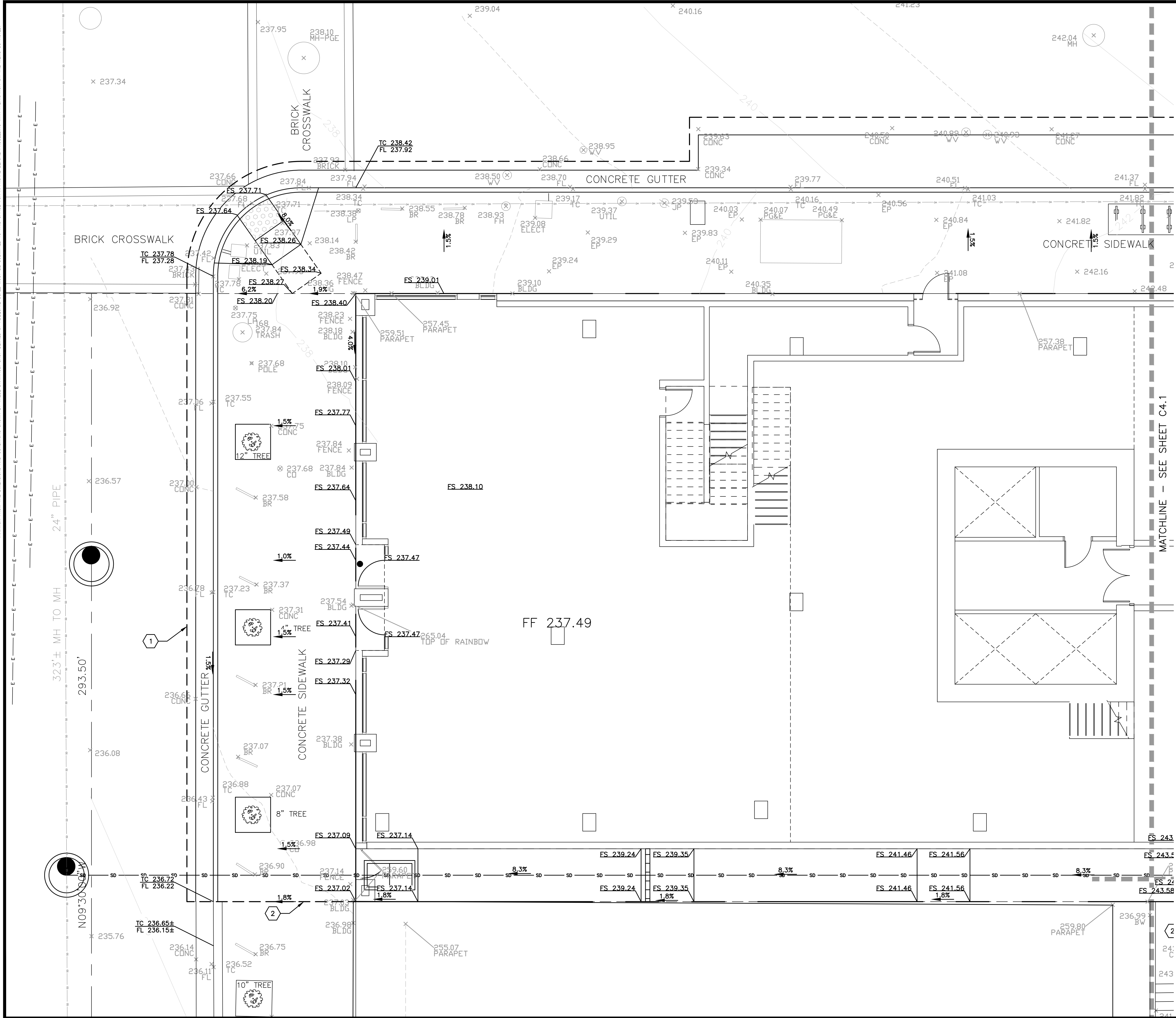
IMPROVEMENT PLANS
2455 TELEGRAPH AVE
BERKELEY, CA 94704
APN: 55-1875-29 & 55-1875-30-1

UTILITY PLAN

CHECKED BY: **BD**
DRAWN BY: **TRL**
SCALE: **1"=10'**
DATE: **11/13/2025**
PROJECT NO: **2024.080**
PHASE NO: **XX**
SHEET NO.

C3.0

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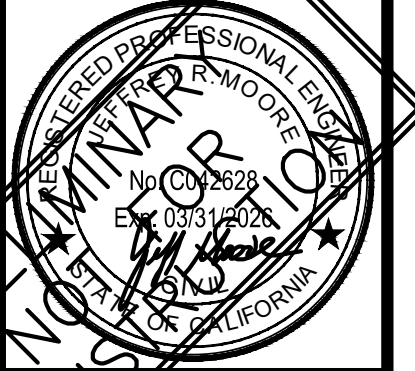
GRADING KEYNOTES:

1. SAWCUT LINE. CONFORM TO (E) AC
2. CONFORM TO (E) ELEVATION
3. FLOW THROUGH PLANTER

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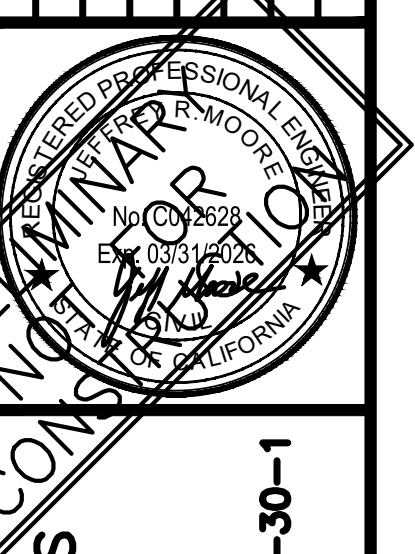


IMPROVEMENT PLANS
2455 TELEGRAPH AVE
BERKELEY, CA 94704
APN: 55-1875-29 & 55-1875-30-1

GRADING PLAN

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DRAWN BY: TRL
SCALE: 1"=5'
DATE: 11/13/2025
PROJECT NO: 2024.080
PHASE NO: XX
SHEET NO:

C4.0



IMPROVEMENT PLANS
2455 TELEGRAPH AVE
BERKELEY, CA 94704
APN: 55-1875-29 & 55-1875-33

GRADING PLAN

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DRAWN BY: **TRL**
SCALE: **1"=5'**
DATE **11/13/2025**
PROJECT NO. **2024.080**
PHASE NO. **XX**
SHEET NO.

C4.1

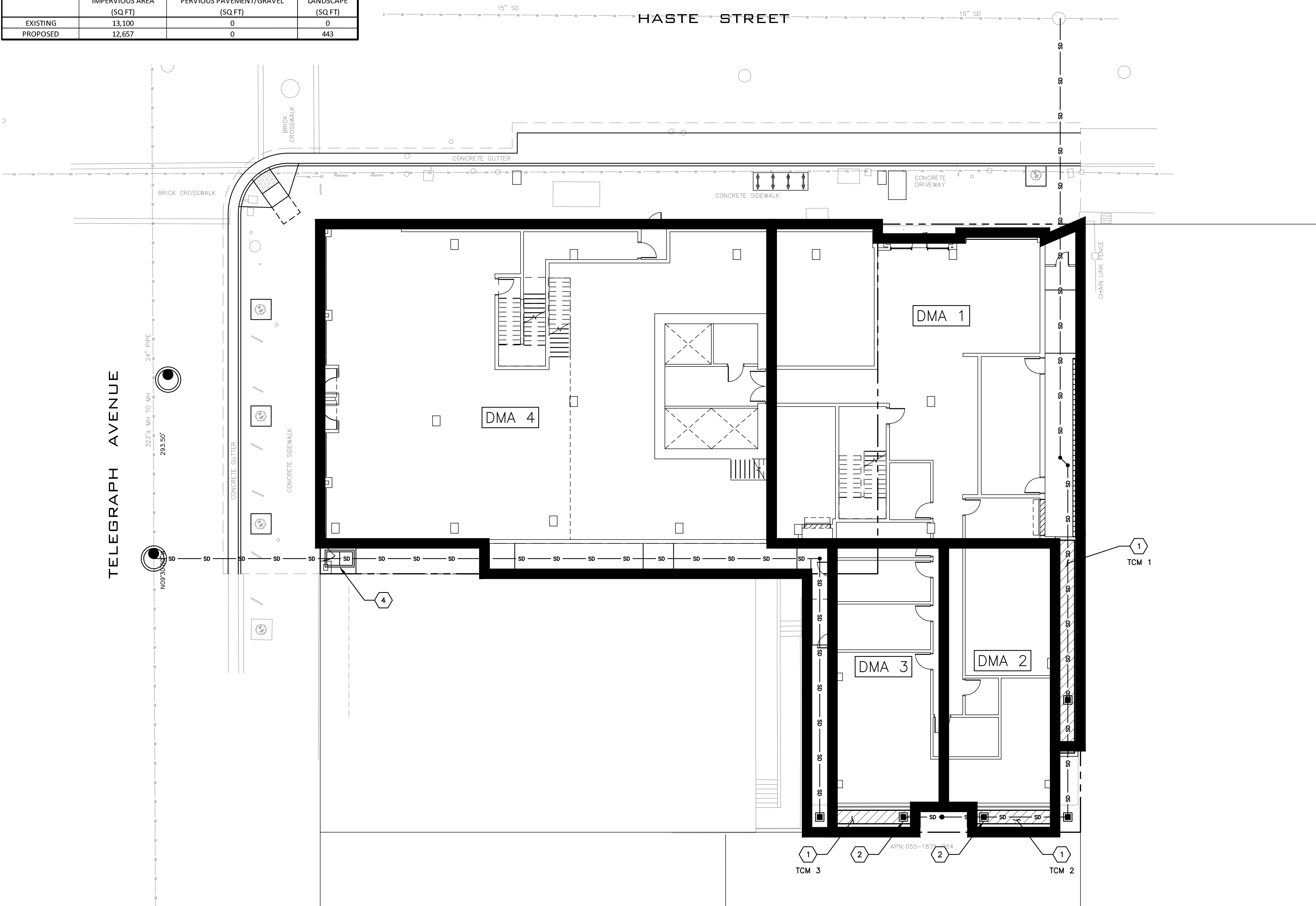
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DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	a	b		c	d	e	f	TREATMENT AREA PROVIDED (SF)	DEPTH OF PONDING (INCHES)	TREATMENT TYPE	SIZING METHOD
		TOTAL DRAINAGE AREA (SF)	LANDSCAPING AREA (SF)	PERVIOUS PAVEMENT AREA (SF)	TOTAL PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)				
1	2	3,955	133	0	133	3,822	3,835	130	133	6	FLOW -THROUGH PLANTER	COMBO CALC*
2	2	1,224	43	0	43	1,181	1,185	40	43	6	FLOW -THROUGH PLANTER	COMBO CALC*
3	2	1,224	43	0	43	1,181	1,185	40	43	6	FLOW -THROUGH PLANTER	COMBO CALC*

*REQUIRED TREATMENT AREA WAS DETERMINED USING ALAMEDA COUNTY C3 COMBINATION FLOW AND VOLUME METHOD FOR LID SIZING

		a	b		c	d	e	f			
DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	TOTAL DRAINAGE AREA (SF)	LANDSCAPING AREA (SF)	PERVIOUS PAVEMENT AREA (SF)	TOTAL PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT FLOW REQUIRED (CFS)	PROVIDED TREATMENT VAULT (CFS)	TREATMENT TYPE	SIZING METHOD
4	1	6,278	181	0	181	6,097	6,115	0.0253	0.0279	FILTER VAULT	FLOW BASED*

	IMPERVIOUS AREA (SQ.FT)	PERVIOUS PAVEMENT/GRAVEL (SQ.FT)	LANDSCAPE (SQ.FT)
EXISTING	13,100	0	0
PROPOSED	12,657	0	443

SWCP KEYNOTES: 

1. FLOWTHROUGH PLANTER
2. DRAIN INLET GRATE ELEVATION TO BE 6" ABOVE FLOW THROUGH PLANTER ELEVATION.
3. DISCHARGE ROOF DOWNSPOUT TO FLOWTHROUGH PLANTER AT COBBLE DISSIPATOR.
4. FILTER VAULT

ABBREVIATIONS

DMA – DRAINAGE MANAGEMENT AREA

TCM – TREATMENT CONTROL MEASURE

LEGEND

- DMA BOUNDARY
 FLOW THROUGH PLANTER



GRAPHIC SCALE IN FEET

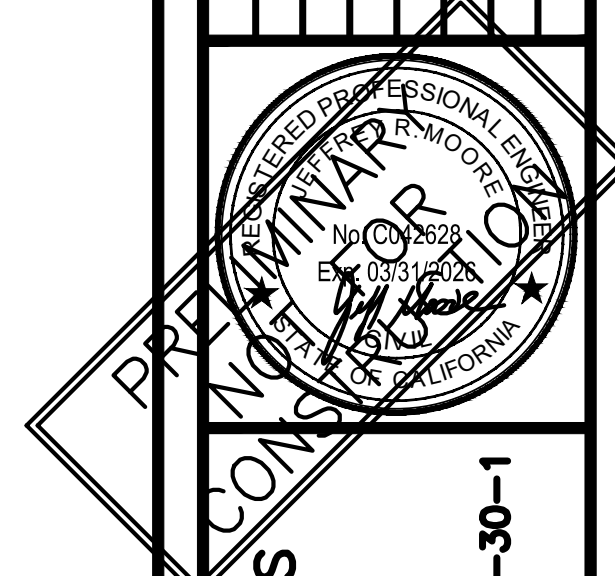


A horizontal scale bar with three segments. The first segment is labeled '0' at its left end. The second segment is labeled '10' at its right end. The third segment is labeled '20' at its right end. The segments are separated by vertical tick marks.



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IMPROVEMENT PLANS
2455 TELEGRAPH AVE
BERKELEY, CA 94704
APN: 55-1875-29 & 55-1875-30

STORMWATER CONTROL PLAN

CHECKED BY:

DRAWN BY: _____

SCALE:

DATE 11/13/2025

PROJECT NO.

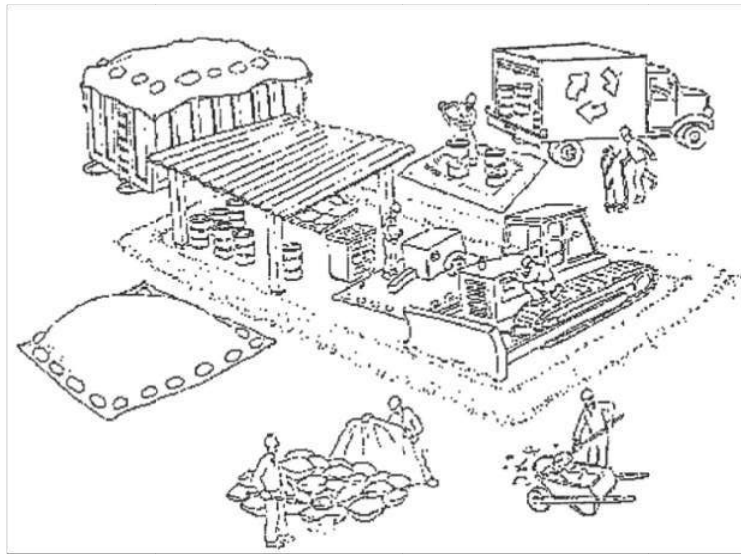
PHASE NO.

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C5.0

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



Make sure your crews and subs do the job right!

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

Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

Construction Entrances and Perimeter

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

Vehicle and equipment maintenance & cleaning

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



Earthwork & contaminated soils

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



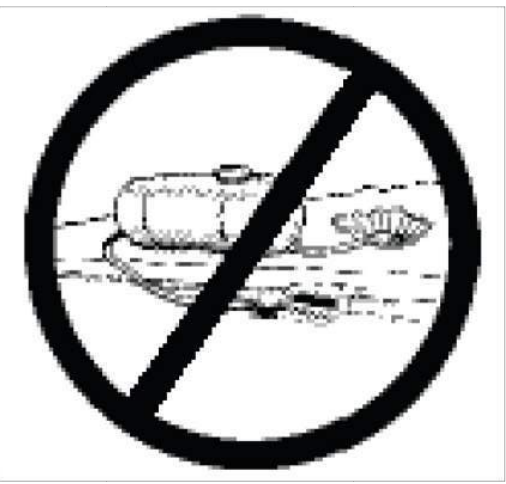
- ✓ Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.

- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.



Dewatering operations

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



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

Saw cutting

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

Paving/asphalt work

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

Concrete, grout, and mortar storage & waste disposal

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



Painting

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

Landscape Materials

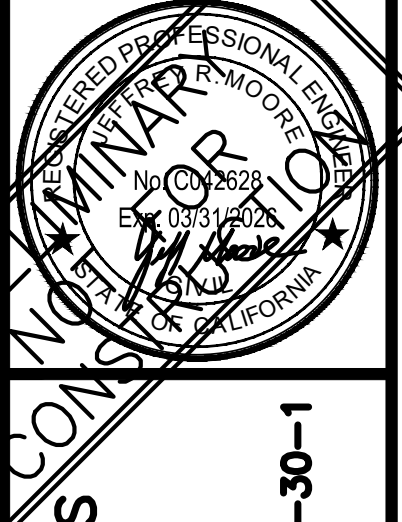
- ✓ Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- ✓ Discontinue the application of any erodible landscape material within 2 days of forecasted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

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

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



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& MOORE, INC.
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-4813 www.greenwoodmoore.com



IMPROVEMENT PLANS
2455 TELEGRAPH AVE
BERKELEY, CA 94704
APN: 55-1875-29 & 55-1875-30-1

CITY OF BERKELEY
POLLUTION PREVENTION
PLAN

CHECKED BY:

BD

DRAWN BY:

TRL

SCALE:

AS SHOWN

DATE

11/13/2025

PROJECT NO.

2024.080

PHASE NO.

XX

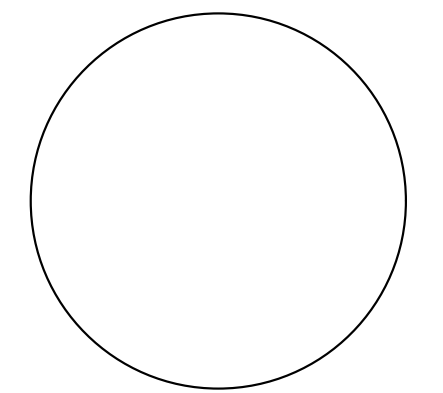
SHEET NO.

C5.1



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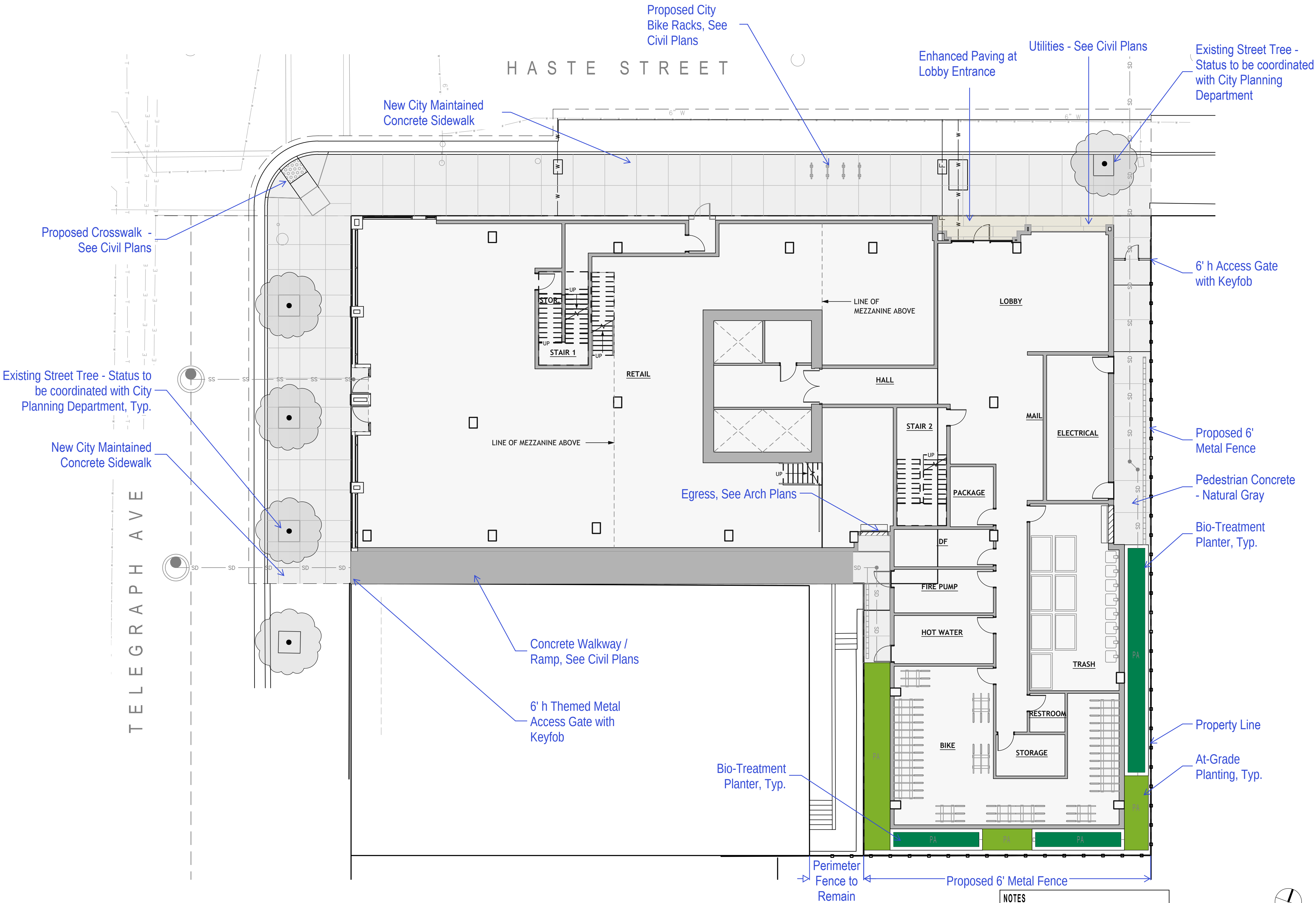
PHASE ENTITLEMENT		
DATE 11/17/25		
REVISIONS		
No.	Description	Date

LANDSCAPE
SCHEMATIC PLAN -
GROUND FLOOR

L-1.0

SHEET INDEX

- L-1.0 SCHEMATIC LANDSCAPE PLAN - GROUND FLOOR
- L-1.1 SCHEMATIC LANDSCAPE PLAN - ROOF DECK
- L-2.0 LANDSCAPE CONCEPT IMAGERY
- L-4.0 IRRIGATION PLAN - GROUND FLOOR
- L-4.1 IRRIGATION PLAN - ROOF DECK
- L-4.2 IRRIGATION EQUIPMENT, NOTES, WELO
- L-5.0A PLANTING SCHEDULE
- L-5.0 PLANTING CONCEPT PLAN - GROUND FLOOR
- L-5.1 PLANTING CONCEPT PLAN - ROOF DECK
- L-5.2 PLANTING CONCEPT IMAGERY

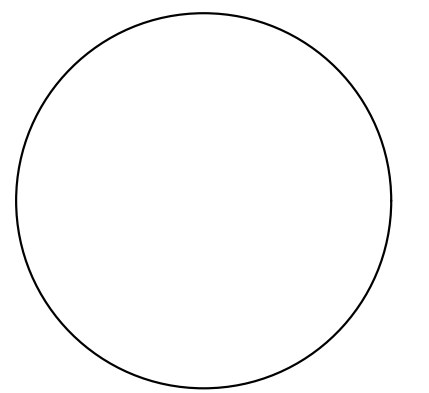


NOTES
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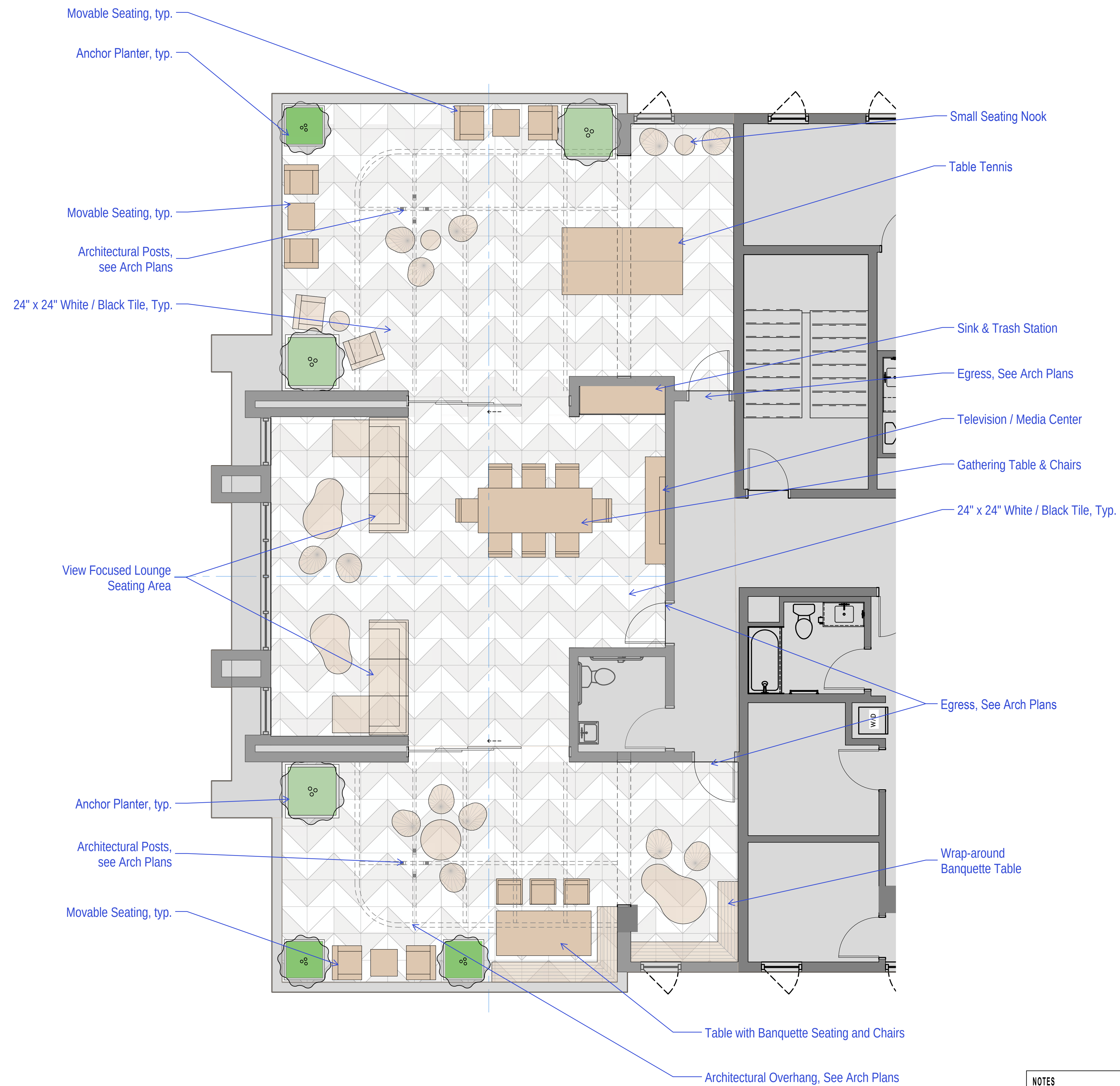


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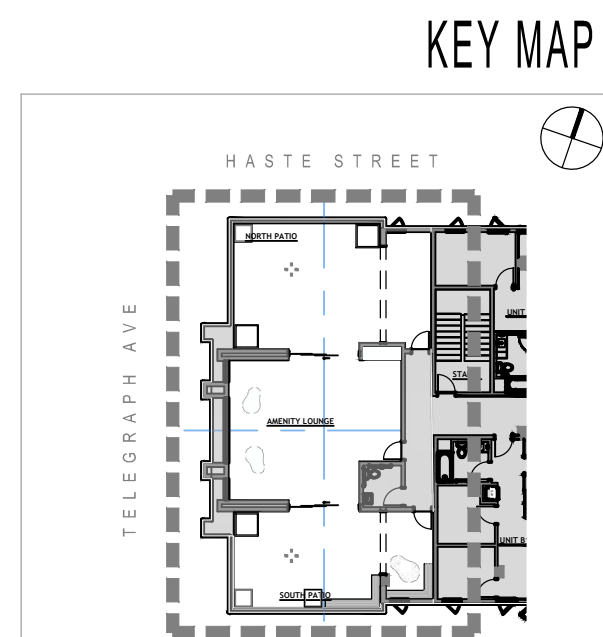
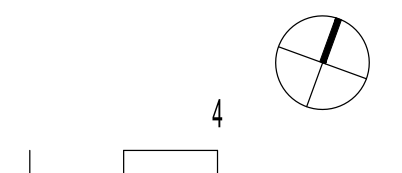
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LANDSCAPE
SCHEMATIC PLAN -
ROOF DECK

L-1.1



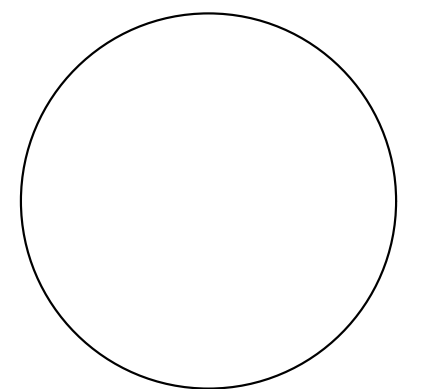
NOTES
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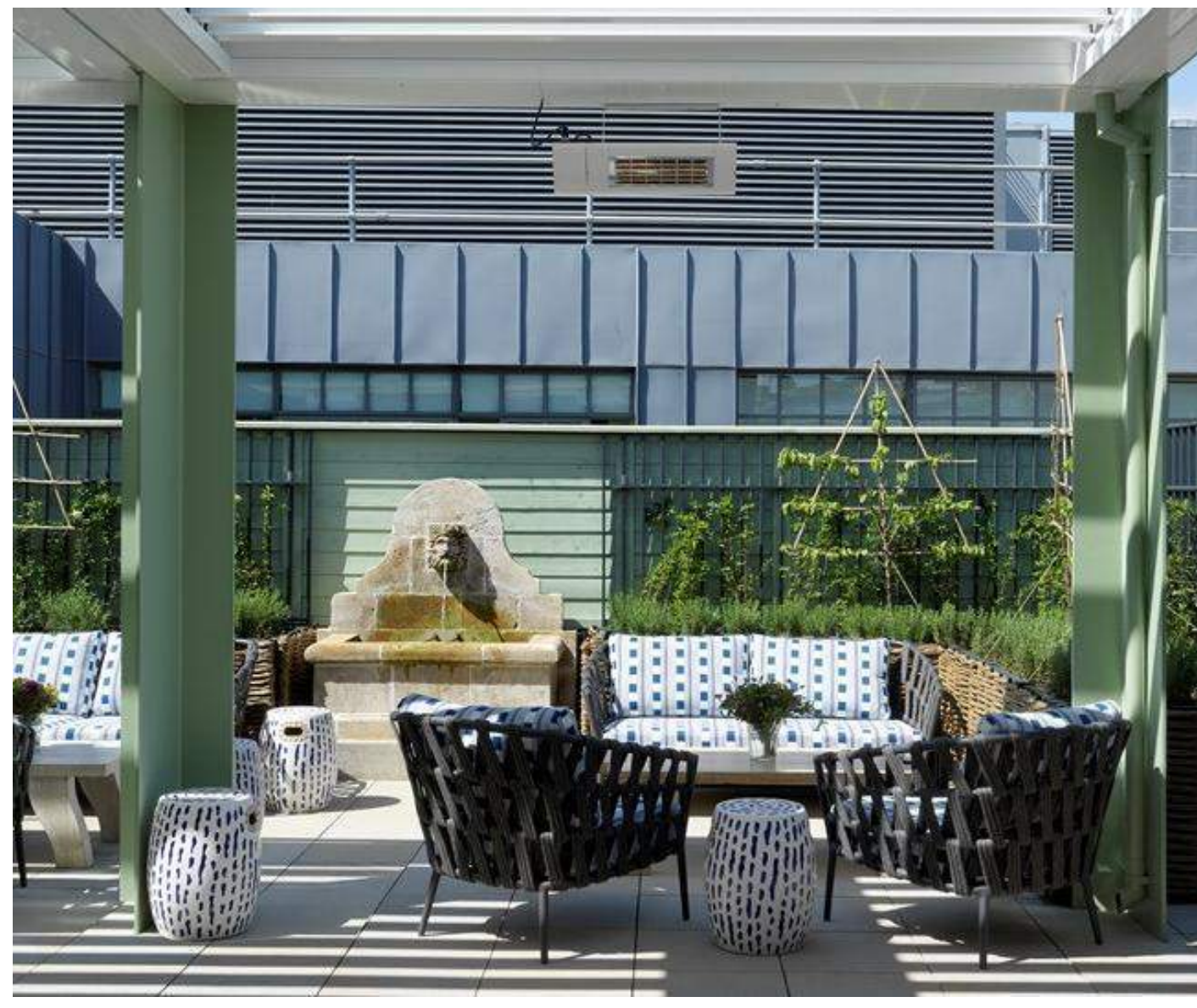
DATE 11/07/25

REVISIONS

No.	Description	Date

ROOF DECK -
CONCEPT IMAGERY

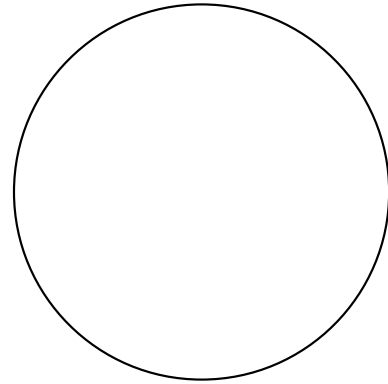
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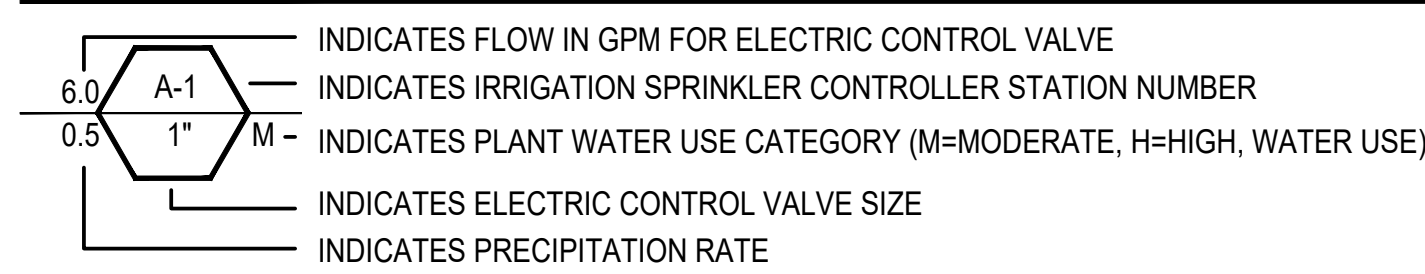
IRRIGATION PLAN -
GROUND FLOOR

L-4.0

IRRIGATION EQUIPMENT

ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
IRRIGATION POINT-OF-CONNECTION		REFER TO PLUMBING PLANS FOR LOCATION INFORMATION		
IRRIGATION 'SMART' CONTROLLER		IRRIGATION 'SMART' CONTROLLER MOUNTED ON WALL INSIDE WEATHERPROOF LOCKABLE CABINET. SWITCH AND SURGE PROTECTION - PROVIDE ON-SITE WEATHER SENSOR AND ENCLOSURE IN VICINITY AS DIRECTED BY ON-SITE OPERATOR	HUNTER	PRO-HC
FLOW METER		HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY- REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
SOIL MOISTURE SENSOR		SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	SOIL-CLIK
RAIN MOISTURE SENSOR		RAIN METER - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	RAIN-CLIK
MASTER CONTROL VALVE		MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR	SUPERIOR	
DRIP VALVE STATION		DRIP VALVE STATION - DRIP ELECTRIC CONTROL VALVE ASSEMBLY - W/ PRESSURE REGULATING BASKET FILTER (200 POLY MESH /40 PSI SETTING) USE 3/4-INCH SIZE DRIP ELECTRIC CONTROL VALVE ASSEMBLY FOR FLOWS 4 GPM AND UNDER (USE 1-INCH SIZE FOR FLOWS 5 GPM THROUGH 14 GPM - USE 1-1/2 INCH SIZE FOR FLOWS 15 GPM AND GREATER)	HUNTER	
QUICK COUPLING VALVE		QUICK COUPLING VALVE - 1-INCH SIZE - POTABLE WATER USE - LOCKING RUBBER COVER MOUNTED IN ROUND BOX - PROVIDE VALVE KEY AND SWIVEL		
AIR RELIEF VALVE		AIR RELIEF VALVE - THREADED - 1/2-INCH MIPT- INSTALL WITHIN ROUND VALVE BOX - INSTALL UNITS AT HIGH POINTS OF DRIPLINE SYSTEMS AT 1 PER VALVE		
BALL FULL PORT VALVE / DRIPLINE FLUSH OUT ASSEMBLY		SCHEDULE 40 PVC BALL FULL PORT VALVE AND PVC FLEX HOSE TUBING INSTALLED WITHIN ROUND VALVE BOX - ADAPT TO INSTALL DRIPLINE TUBING AS REQUIRED - UNITS WHERE SHOWN LOCATED AT ENDS OF DRIPLINE SYSTEMS		
PRESSURIZED MAIN LINE - COPPER IRRIGATION WATER PIPING STUB OUT		DRY COPPER PIPING - 3/4-INCH SIZE PIPING STUB OUT - PIPING ROUTED THROUGH BUILDING AND ROOF DECKING(S) FOR IRRIGATION SYSTEM CONTINUATION PER MECHANICAL ENGINEER'S DRAWINGS - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL LOCATION - ROUTING OF PIPE TO IRRIGATION VALVE TO BE PROVIDED BY PLUMBING CONTRACTOR.		
LATERAL LINE		SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS		
FLOW SENSOR CABLE		FLOW SENSOR SIGNAL CABLE AND CONDUIT - MULTIPLE WIRE PAIR SHIELDED CABLE INSTALLED WITH 1.25-INCH MINIMUM SIZE SCHEDULE 40 PVC CONDUIT - NO SPLICES PERMITTED	HYDROSCAPE	HSCST150
PIPING SLEEVE UNDER PAVED AREA		SCHEDULE 40 PVC - 4-INCH MINIMUM SIZE, SIZE AS REQUIRED		

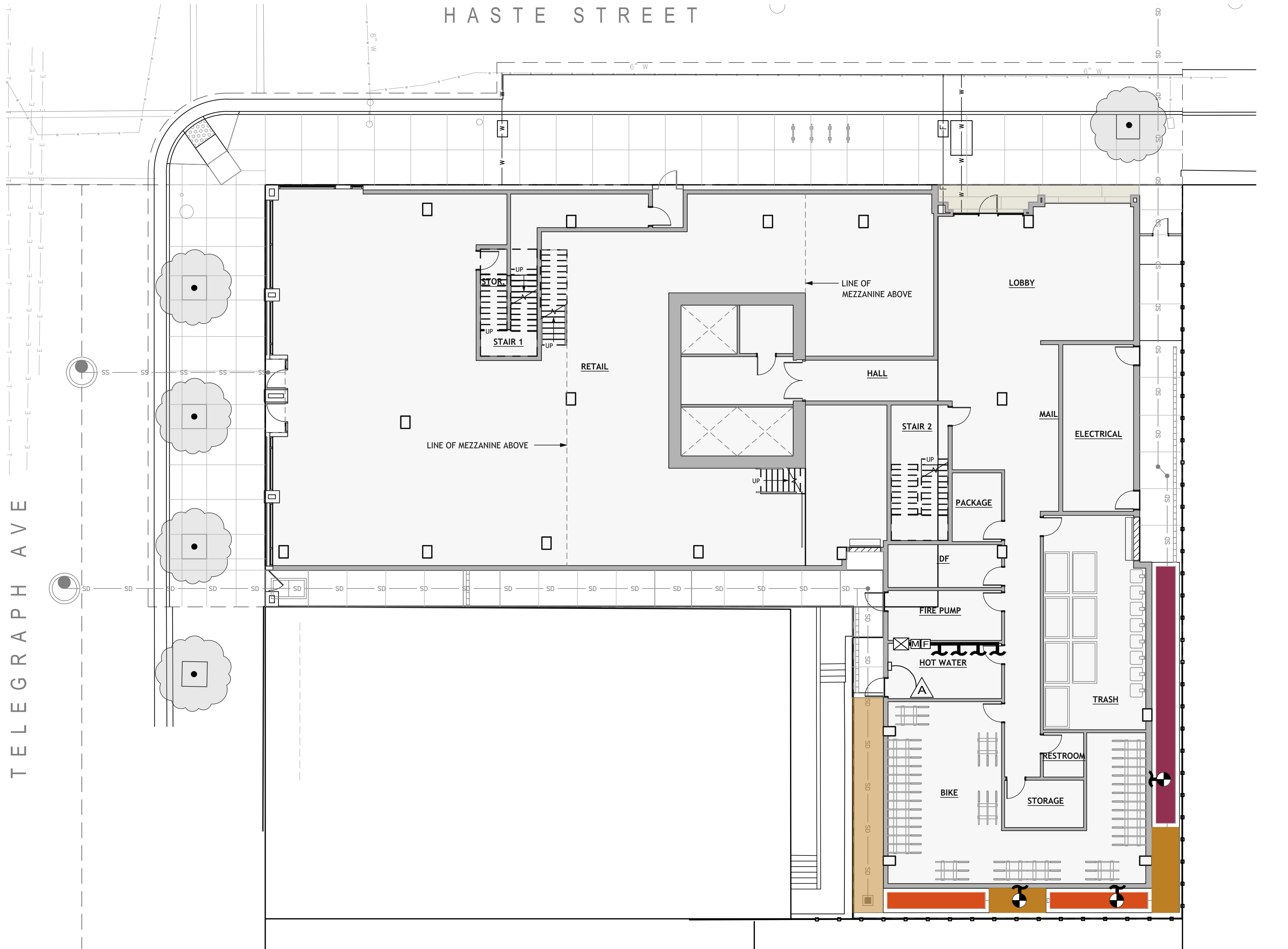
VALVE CALLOUT LEGEND



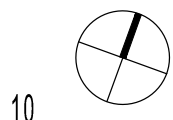
HYDROZONES

SYMBOL	DESCRIPTION	AREA		IRRIGATION EMITTER TYPE
	EAST BIOTREATMENT PLANTERS - LOW	133 SF	1	IN-LINE DRIP, SEE IRRIGATION NOTE 2, SHEET L-4.2
	SOUTH BIOTREATMENT PLANTERS - LOW	86 SF	1	IN-LINE DRIP, SEE IRRIGATION NOTE 2, SHEET L-4.2
	AT-GRADE PLANTING - LOW	276 SF	1	IN-LINE DRIP, SEE IRRIGATION NOTE 2, SHEET L-4.2

PROJECT TOTAL: 556 SF 5



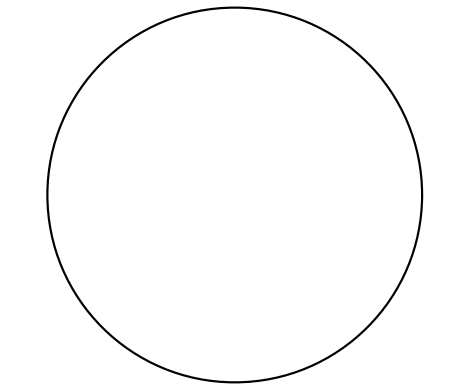
NOTES
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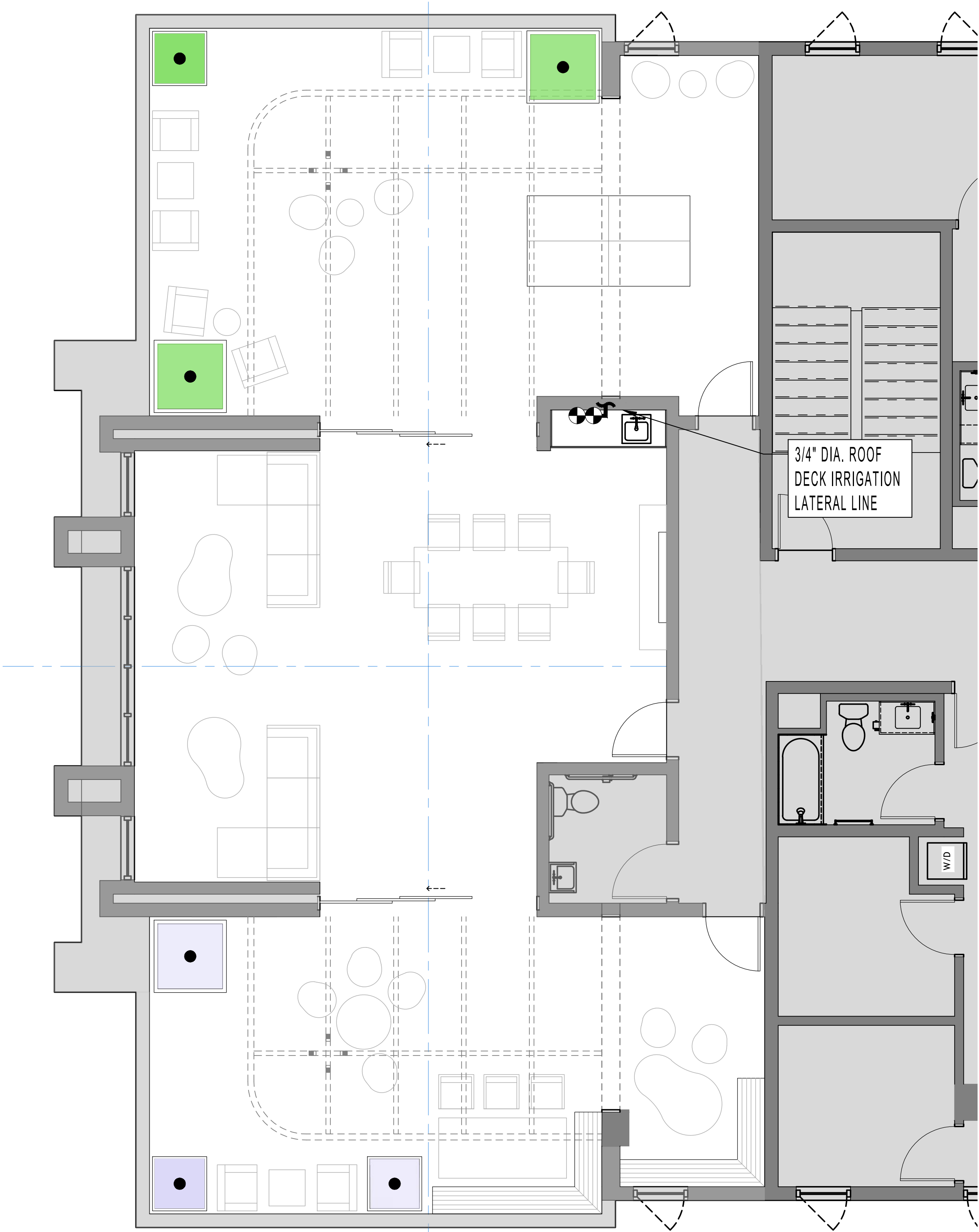
IRRIGATION PLAN
- ROOF DECK

L-4.1

HYDROZONES

SYMBOL	DESCRIPTION	AREA		IRRIGATION EMITTER TYPE
	NORTHERN ROOF DECK - MOD	33 SF	1	IN-LINE DRIP, SEE IRRIGATION NOTE 2, SHEET L-4.2
	SOUTHERN ROOF DECK - MOD	28 SF	1	IN-LINE DRIP, SEE IRRIGATION NOTE 2, SHEET L-4.2

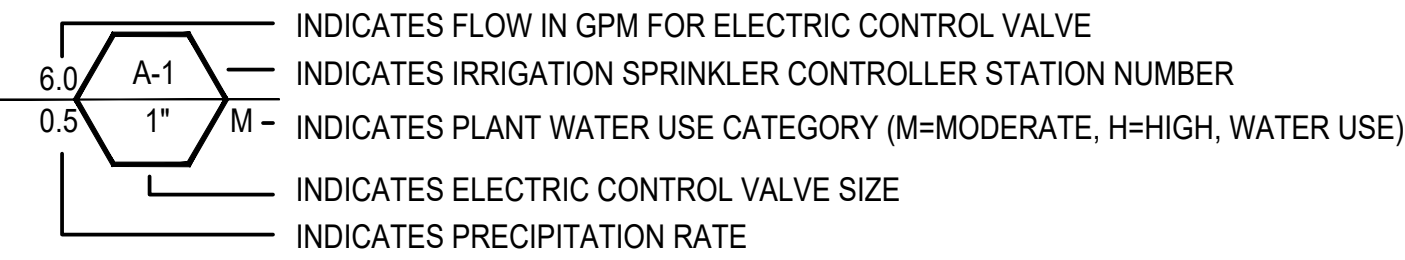
PROJECT TOTAL: 556 SF 5



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FLOW METER		HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY- REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
SOIL MOISTURE SENSOR		SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	SOIL-CLIK
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PIPING SLEEVE UNDER PAVED AREA		SCHEDULE 40 PVC - 4-INCH MINIMUM SIZE, SIZE AS REQUIRED		

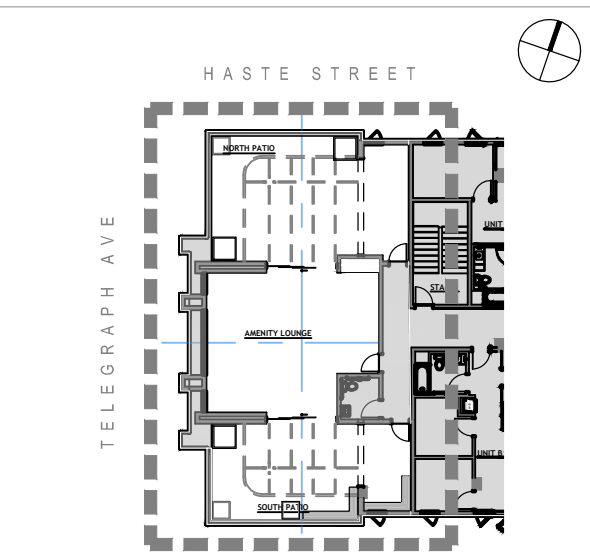
VALVE CALLOUT LEGEND



NOTES

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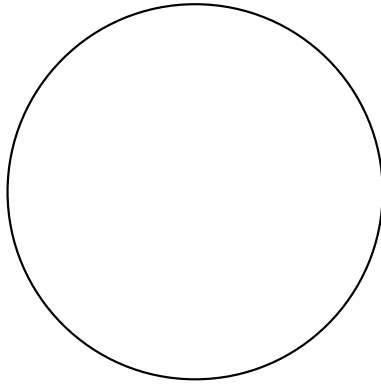
KEY MAP





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IRRIGATION NOTES,
CALCULATIONS & WELO

L-4.2

HYDROZONES

SYMBOL	DESCRIPTION	AREA		IRRIGATION EMITTER TYPE
	EAST BIOTREATMENT PLANTERS - LOW	133 SF	1	IN-LINE DRIP, SEE NOTE 2
	SOUTH BIOTREATMENT PLANTERS - LOW	86 SF	1	IN-LINE DRIP, SEE NOTE 2
	AT-GRADE PLANTING - LOW	276 SF	1	IN-LINE DRIP, SEE NOTE 2
	NORTHERN ROOF DECK - MOD	33 SF	1	IN-LINE DRIP, SEE NOTE 2
	SOUTHERN ROOF DECK - MOD	28 SF	1	IN-LINE DRIP, SEE NOTE 2

PROJECT TOTAL: 556 SF 5

- * **NOTE:** MULTIPLE VALVE QUANTITIES INDICATED WITHIN A SINGLE ZONE INDICATES VALVES FOR BOTH TREES AND SHRUBS / GROUNDCOVER WITHIN THE ZONE.
1. PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE
 2. IRRIGATION SYSTEM SHALL EMPLOY A 'SMART' ET CONTROLLER

IRRIGATION EQUIPMENT

ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
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FLOW SENSOR CABLE		FLOW SENSOR SIGNAL CABLE AND CONDUIT - MULTIPLE WIRE PAIR SHIELDED CABLE INSTALLED WITH 1.25-INCH MINIMUM SIZE SCHEDULE 40 PVC CONDUIT - NO SPLICES PERMITTED	HYDROSCAPE	HSCST150

WELO

Water Budget and Water Use Calculator

INSTRUCTIONS:

1. Enable macros.

2. Enter values in blue cells. Gray cells will automatically fill.

3. For Eto, refer to Appendix A of the ordinance, available here: <https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency>.

4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date: 11/17/2025

Project Name: 2455 Telegraph Ave

Project Contact: Christian Macke

Project Contact Email: macke@122westdesign.com

PRINT

Maximum Applied Water Allowance (MAWA)	Project Type	Eto	ETAP	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)
	Non-residential	41.8	0.45	-	556	6,484

MAWA =(Eto) * (0.62) *(ETAP*LA) + ((1-ETAP) * SLA)

Estimated Total Water Use (ETWU)	Eto	(SF * PF) / IE	SLA	ETWU (gal/yr)
	41.8	221	-	5,727

ETWU =(Eto) * (0.62) *(PF*(SF/IE) + SLA)

Difference between MAWA and ETWU 757

Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	East Biotreatment Planters	Drip	133	0.30	0.81	49
	2	South Biotreatment Planters	Drip	86	0.30	0.81	32
	3	At-Grade Planting	Drip	276	0.30	0.81	102
	4	Northern Roof Deck	Drip	33	0.50	0.81	20
	5	Southern Roof Deck	Drip	28	0.50	0.81	17
Landscape area (not including SLA)				556			221

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

Total Landscape Area (including SLA) from ETWU Calculation	556
--	-----

IRRIGATION NOTES

1. **POINT-SOURCE DRIP** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO 1/4" IN-LINE DRIP TUBING WITH EMITTERS SPACED 6", WRAPPED AROUND INDIVIDUAL PLANTS. MAINLINE TO BE ROUTED SO THAT IT IS AS CLOSE TO EACH INDIVIDUAL PLANT AS POSSIBLE. IF PLANT IS OVER 24" AWAY FROM THE MAINLINE, USE A 1/4" SOLID LATERAL LINE TO CONNECT THE 1/4" IN-LINE DRIP TUBING TO THE 1/2" MAINLINE. WRAP PLANT ONCE WITH IN-LINE DRIP TUBING AROUND ROOTBALL PER THE FOLLOWING:
2. **IN-LINE DRIP** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO 1/4" IN-LINE DRIP TUBING WITH EMITTERS SPACED 6", TO COMPLETELY COVER THE DESIGNATED PLANTING AREA. SPACE DRIP TUBING TO COVER ENTIRE PLANTING AREA AS SHOWN IN THE STANDARD IN-LINE DRIP LAYOUT DETAIL.
3. **MP ROTATORS** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO HIGH-EFFICIENCY POP-UP ROTATING JET STREAM EMITTERS, SPACED TO ENSURE HEAD-TO-HEAD COVERAGE WITHIN DESIGNATED PLANTING AREAS. ALL EMITTERS TO BE 6" AWAY FROM HARDSCAPE EDGE TO AVOID OVER-SPRAY.

CONTAINER SIZE IN-LINE DRIP TUBING PLACEMENT (FROM CENTER OF PLANT)

#1 3"
#5 4"
#15 5"
24" BOX 5" AND 10" (2 LOOPS)

IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION NOTE

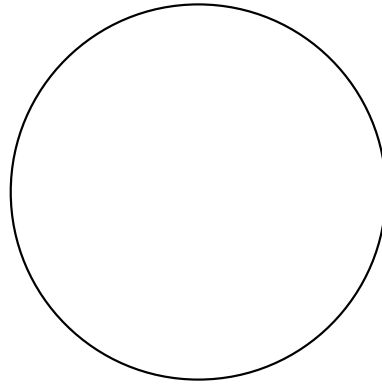
IRRIGATION POINT-OF-CONNECTION - CONNECT NEW COPPER PIPING TO NEW 1-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD).

PEAK IRRIGATION DEMAND: TBD G.P.M.
SYSTEM DESIGN PRESSURE: 40 P.S.I.
EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
IRRIGATED AREA OF COVERAGE: 556 SF



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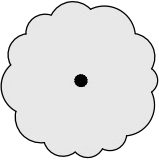
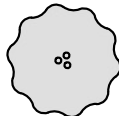
REVISIONS

No.	Description	Date

PLANTING
SCHEDULES

L-5.0A

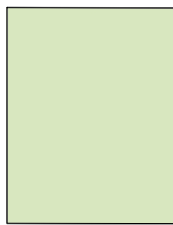
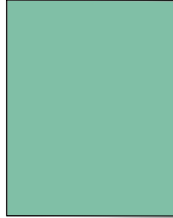
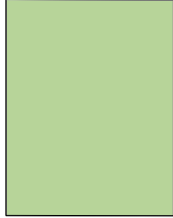
PLANT SCHEDULE

Symbol	Common Name	Botanical Name	Quantity	Size	Wucols	Notes
	City-Approved Street Tree					
	Status of Existing Species to be coordinated with City of Berkeley Planning Department					
	Roof Deck Specimen Accent / Fruit Tree					
	Black Elderberry	Sambucus nigra		24" Box	M / L	
	Pineapple Guava	Feijoa sellowiana var.		Min.		
	California Lilac	Ceanothus var.				
	Orchard Fruit Tree	Apple, Peach, Pear, Apricot, Plum Hybrids				
	Fig	Ficus spp.				
	Persimmon	Diospyros spp.				
	Pomegranate	Punica granatum				

PLANTING NOTES

1. PLANT SYMBOLS WITH MULTIPLE SPECIES LISTED MAY BE ANY OF THE SPECIES, AS AVAILABLE AT TIME OF INSTALLATION.
2. ALL PLANTING AREAS TO RECEIVE 3" LAYER COMPOSTED BARK MULCH (50% 'GARDEN MULCH' + 50% 'FOREST FLOOR BARK' BY: AMERICAN SOIL & STONE) CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL.
3. ALL PLANTING AREAS TO RECEIVE 1" COMPOST TO TOP 6" - 12" OF SOIL WITH SOIL TESTING.
4. ALL PROPOSED PLANT SPECIES ARE CLIMATE-ADAPTED TO BERKELEY AND ARE INTENDED TO BE LOW-MAINTENANCE.
5. APPROXIMATELY 75% OF THE PROPOSED PLANTS OFFER SOURCES OF FOOD / NECTAR FOR AN ARRAY OF NATIVE POLLINATOR AND WILDLIFE SPECIES (BEES, HUMMINGBIRDS, BUTTERFLIES, INSECTS, ETC.)
6. APPROXIMATELY 50% OF THE PROPOSED PLANTS ARE CALIFORNIA NATIVE SPECIES WITH ENHANCED BENEFICIAL QUALITIES FOR NATIVE ANIMAL SPECIES HABITAT, FOOD AND OVERALL ADAPTABILITY.

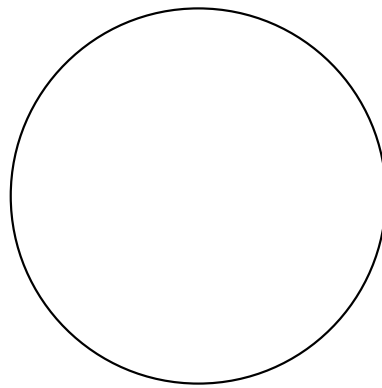
PLANT SCHEDULE (cont.)

Symbol	Common Name	Botanical Name	Quantity	Size	Wucols	Notes
Mixed Shrubs, Perennials, Grasses & Groundcover by Zone (All species to be size #1 minimum.)						
Ground Level Planters						
	Dwarf Yeddo Hawthorn	Raphiolepis umbellata 'Minor'		#1	L	Pollinator
	Cleveland sage	Salvia clevelandii*				Native Pollinator
	Wall Germander	Teucrium chamaedrys				Pollinator
	Pine Muhly	Muhlenbergia dubia*				Native
	Deer Grass	Muhlenbergia rigens*				Native
	Groundcover Rosemary	Rosmarinus p. 'Huntington Carpet'				Pollinator
	Magenta Rockrose	Cistus 'Sunset'				Pollinator
	Upright Rosemary	Rosmarinus o. 'Tuscan Blue'				Pollinator
	Groundcover Manzanita	Arctostaphylos 'Emerald Carpet**				Native Pollinator
Bio Treatment Planters						
	Pacific Wax Myrtle	Myrica californica*		#1	L	Native Pollinator
	Red Flowering Currant	Ribes sanguineum*				Native Pollinator
	Berkeley Sedge	Carex tumulicola*				Native
	California Gray Rush	Juncus patens*				Native
	Large Cape Rush	Chondropetalum elephantinum				
Roof Deck Planters						
	Dwarf Yeddo Hawthorn	Raphiolepis umbellata 'Minor'		#1	L	Pollinator
	Cleveland sage	Salvia clevelandii*				Native Pollinator
	Wall Germander	Teucrium chamaedrys				Pollinator
	Pine Muhly	Muhlenbergia dubia*				Native
	Deer Grass	Muhlenbergia rigens*				Native
	Groundcover Rosemary	Rosmarinus p. 'Huntington Carpet'				Pollinator
	Magenta Rockrose	Cistus 'Sunset'				Pollinator
	Upright Rosemary	Rosmarinus o. 'Tuscan Blue'				Pollinator
	Groundcover Manzanita	Arctostaphylos 'Emerald Carpet**				Native Pollinator
	California Fescue	Festuca californica*				Native
	'Terracotta' Yarrow	Achillea millefolium 'Terracotta'				Native
	Whales Tongue Agave	Agave ovatifolia				Native
	California Grey Rush	Juncus patens				
	Sticky Monkey Flower	Mimulus auranticus 'Cherry'				Native
	Berkeley Sedge	Carex divulsa				
	'Platinum Beauty'	Lomandra 'Platinum Beauty'				Native
	Lomandra					



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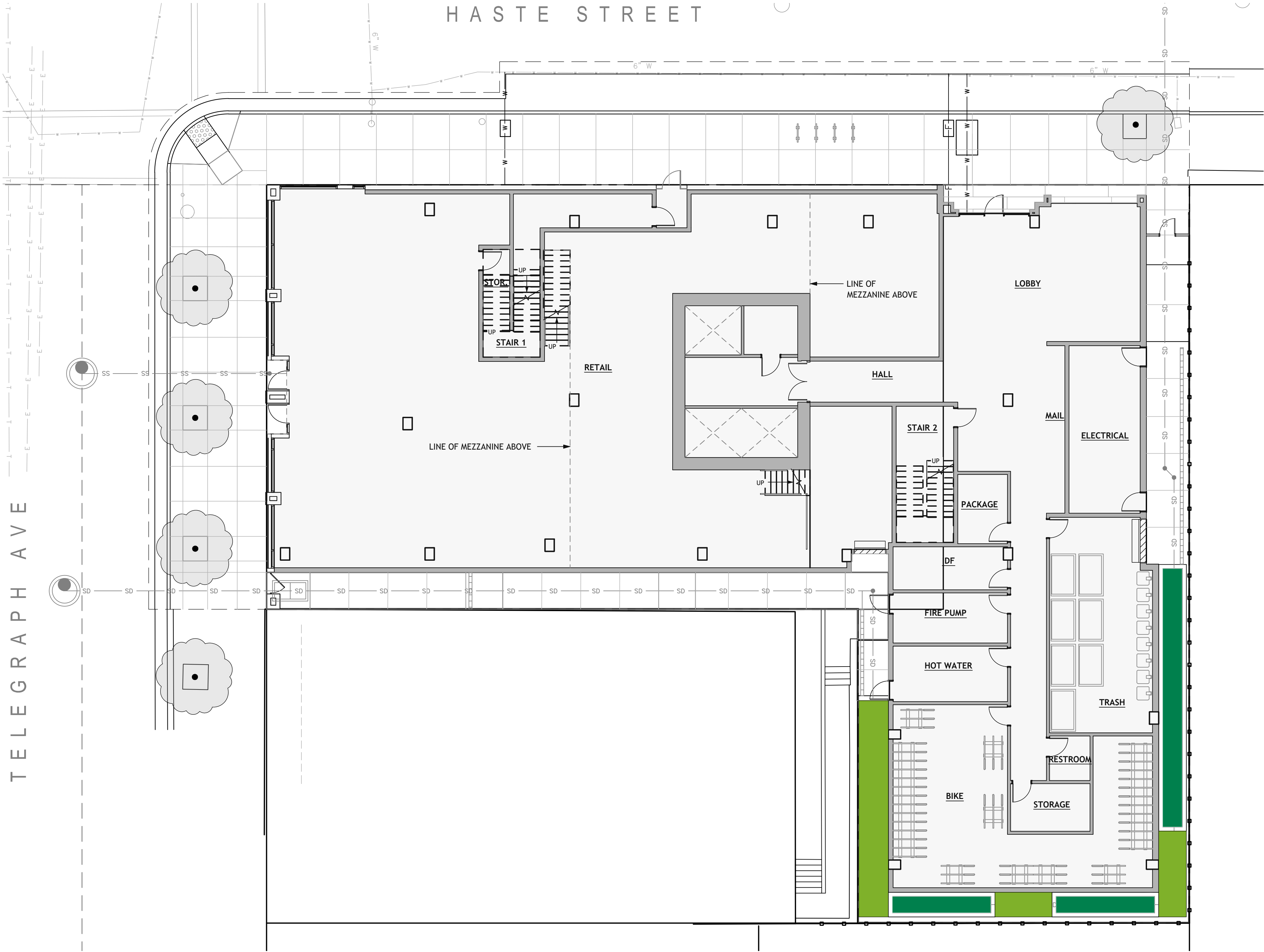
PLANTING PLAN -
GROUND FLOOR

L-5.0

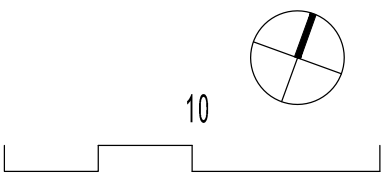
PLANTING REFERENCE NOTE
SEE SHEET L-5.0A FOR PLANTING SCHEDULE

PLANTING NOTES

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4. ALL PROPOSED PLANT SPECIES ARE CLIMATE-ADAPTED TO BERKELEY AND ARE INTENDED TO BE LOW-MAINTENANCE.
5. PLANT CITY STREET TREES ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 6)-2012.
6. SEE CITY OF BERKELEY 'TREE PRESERVATION DURING CONSTRUCTION' RECOMMENDATIONS FOR TREE PROTECTION GUIDELINES.
5. APPROXIMATELY 75% OF THE PROPOSED PLANTS OFFER SOURCES OF FOOD / NECTAR FOR AN ARRAY OF NATIVE POLLINATOR AND WILDLIFE SPECIES (BEES, HUMMINGBIRDS, BUTTERFLIES, INSECTS, ETC.)
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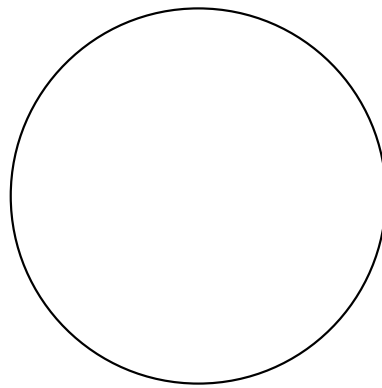
NOTES
1. SITE PLAN INFORMATION DERIVED FROM
ARCHITECTURAL PLANS DATED 11/17/2025.





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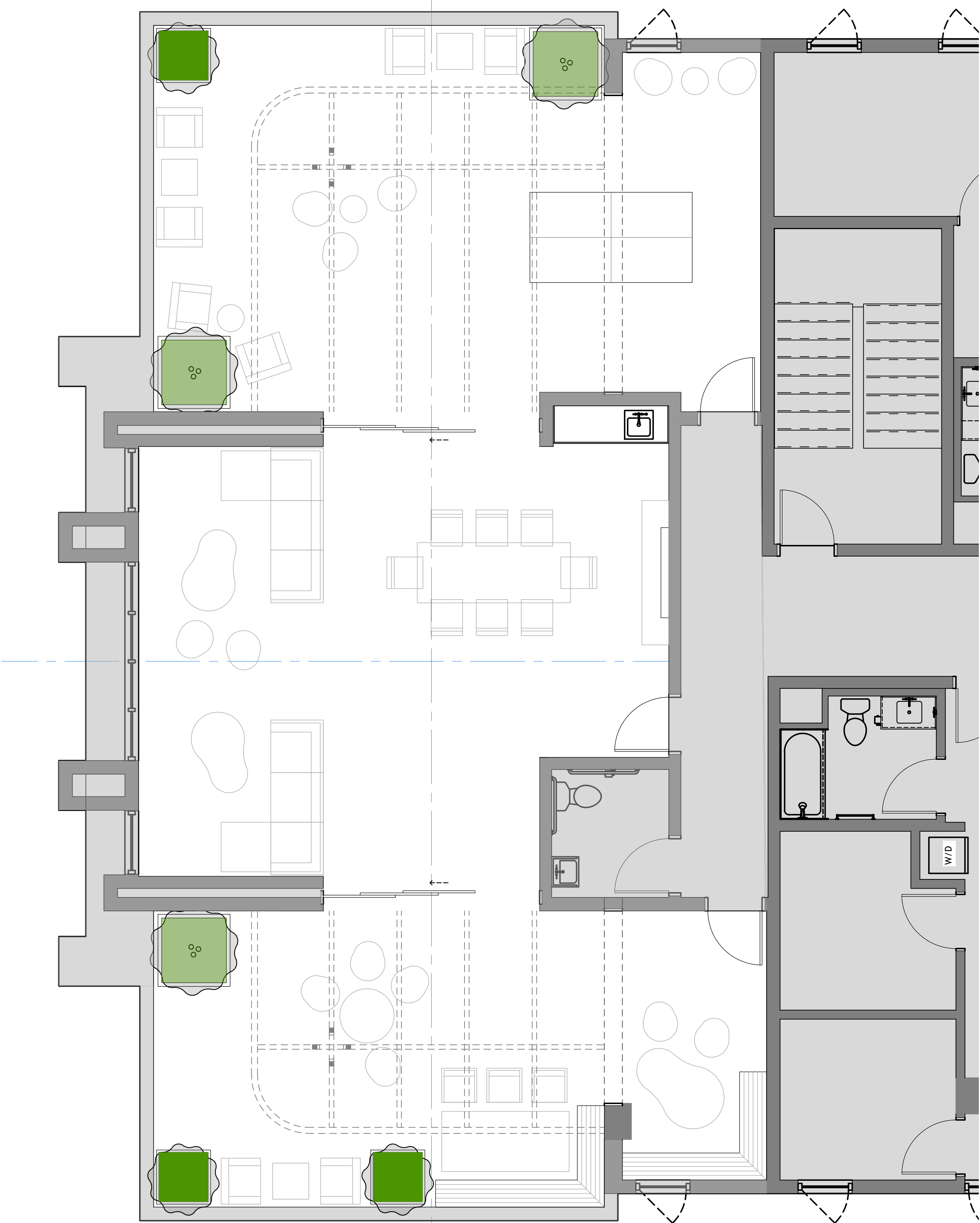
PHASE ENTITLEMENT		
DATE 11/17/25		
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PLANTING PLAN -
ROOF DECK

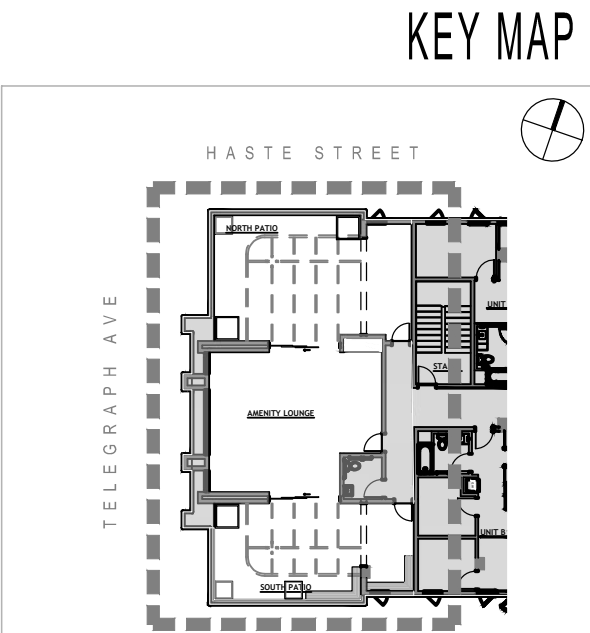
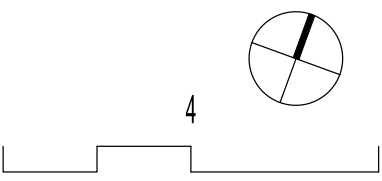
L-5.1

PLANTING REFERENCE NOTE
SEE SHEET L-5.0A FOR PLANTING SCHEDULE

- PLANTING NOTES
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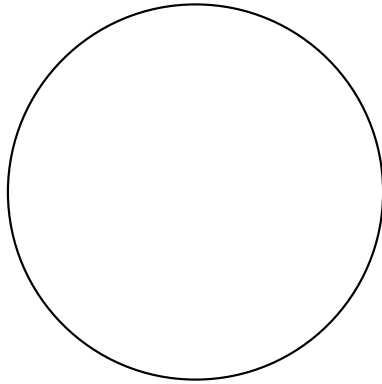
NOTES
1. SITE PLAN INFORMATION DERIVED FROM ARCHITECTURE PLANS, DATED 11-17-25. EXACT LOCATIONS OF ALL ELEMENTS TO BE CONFIRMED IN FIELD.





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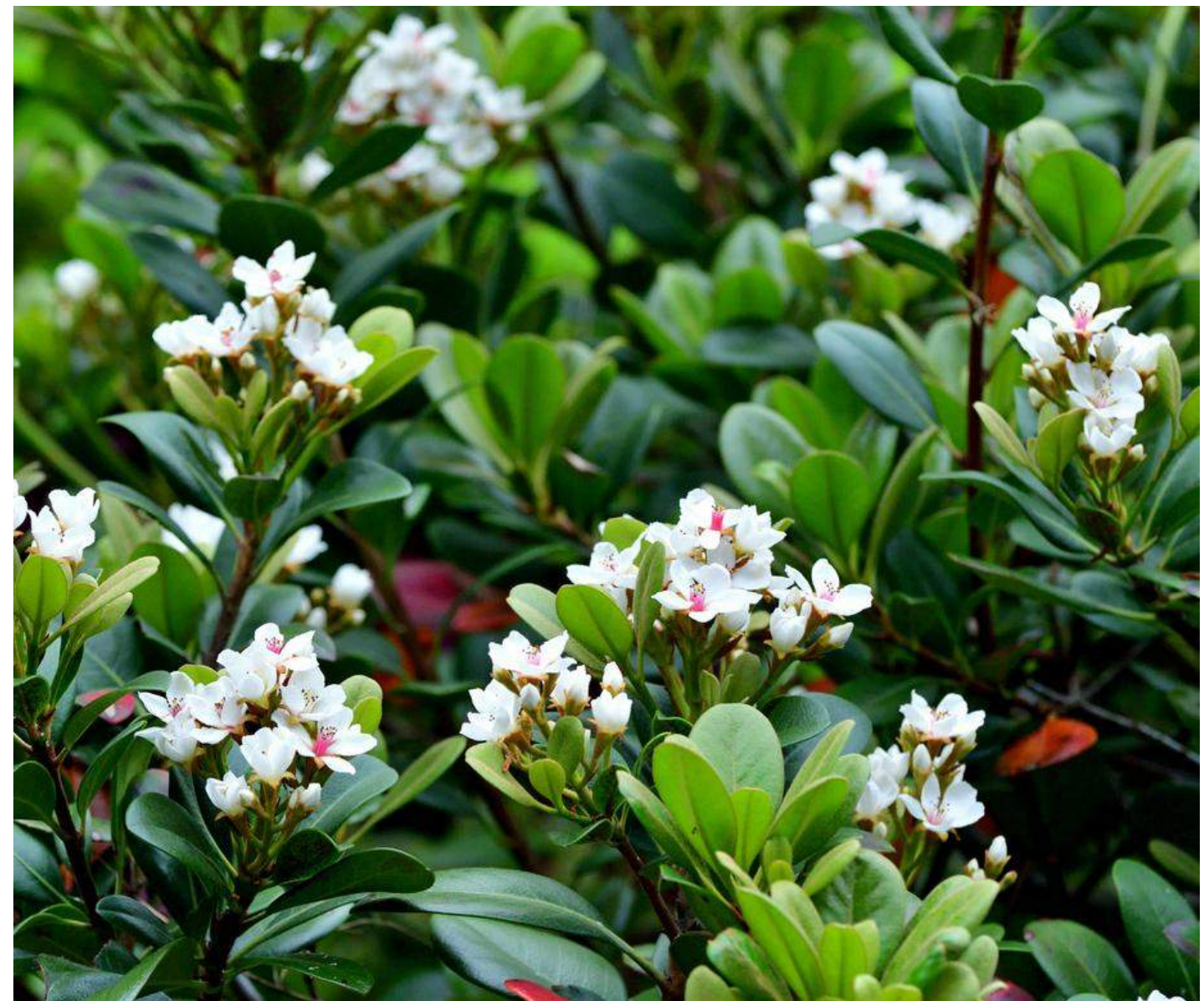
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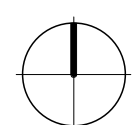


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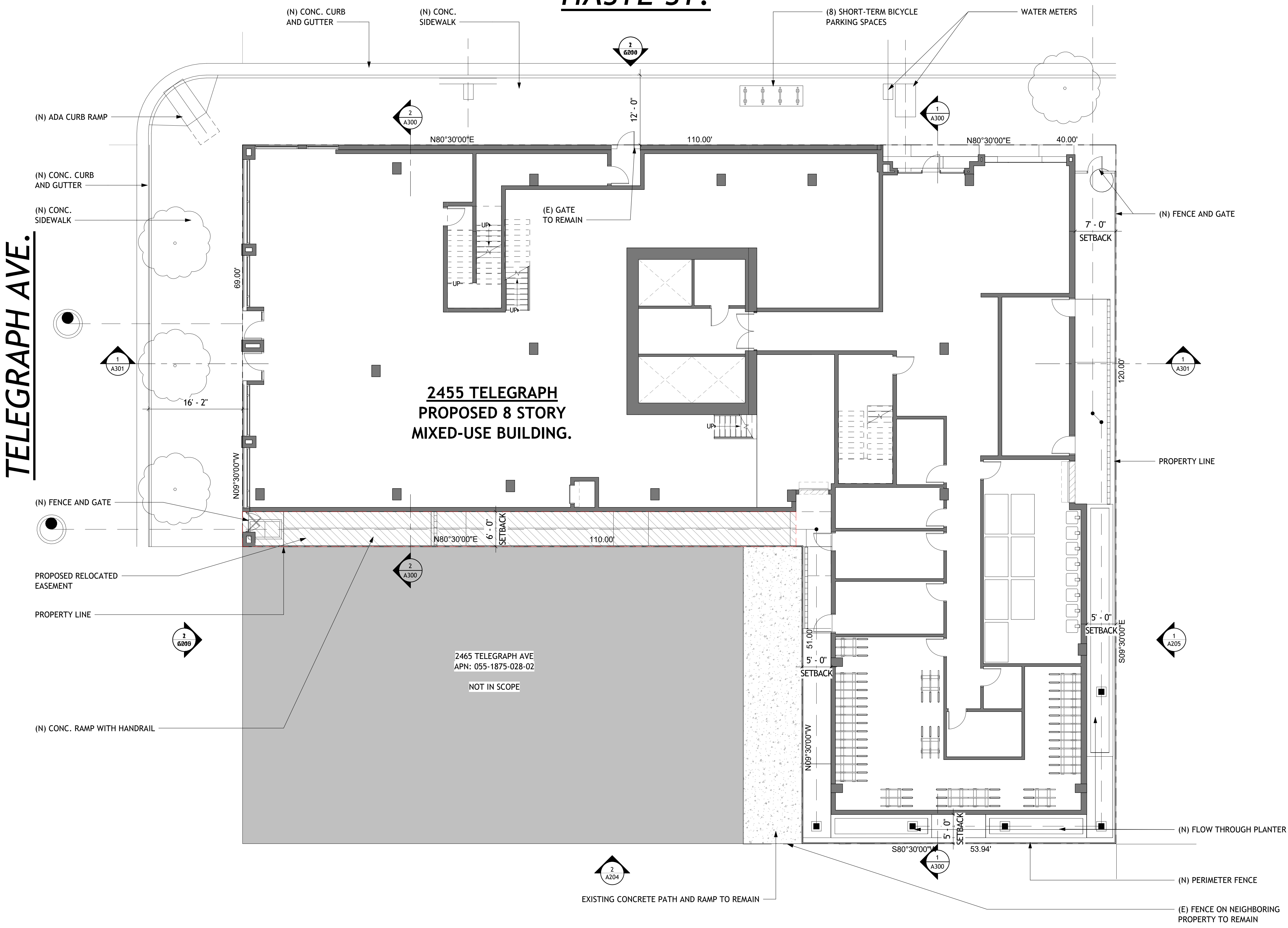
PLANTING
CONCEPT IMAGERY





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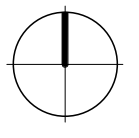
TELEGRAPH AVE.



1 PROPOSED SITE PLAN
1/8" = 1'-0"

[illegible]

A101

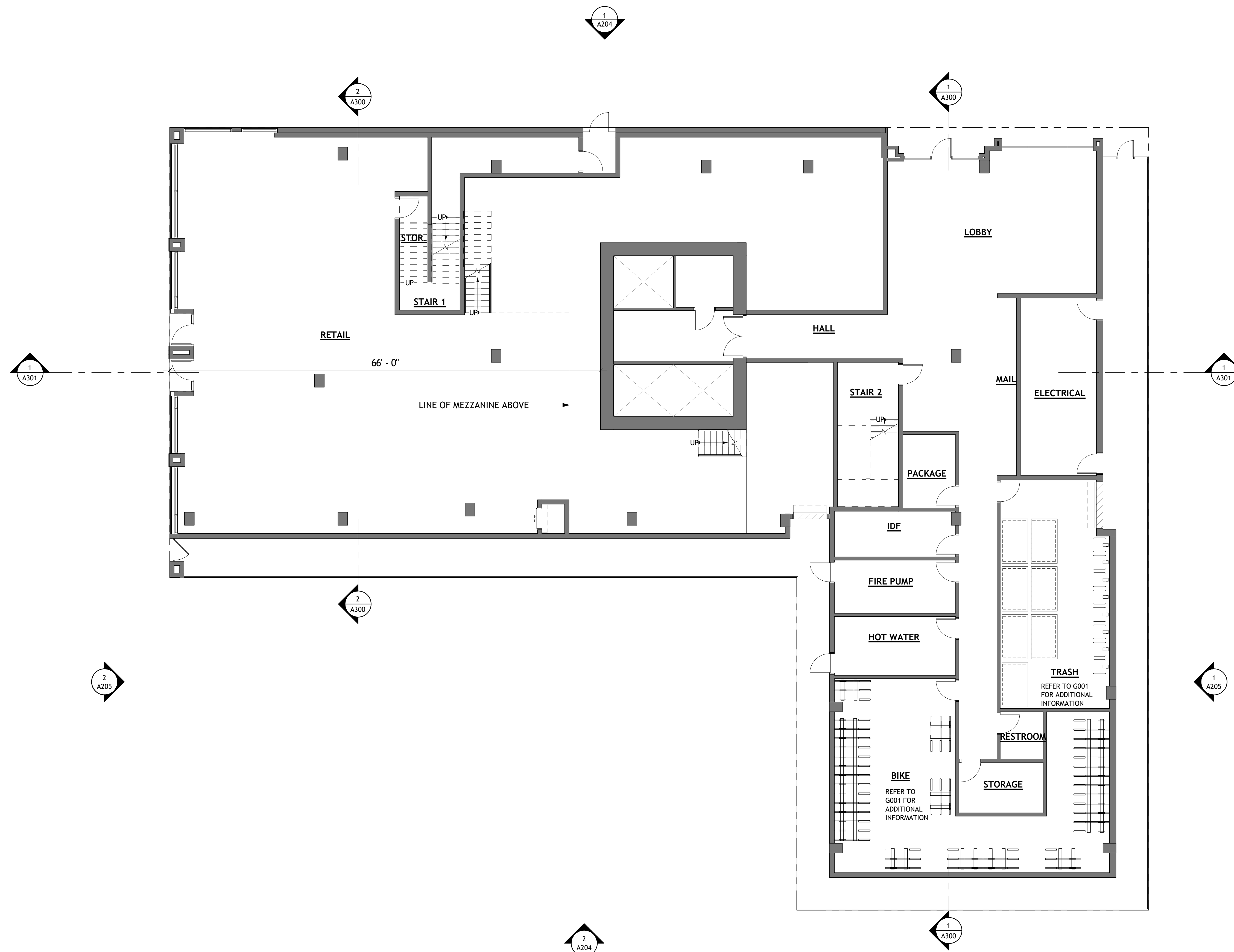




PRI02

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APPLICATION

1 GROUND FLOOR PLAN
1/8" = 1'-0"

[illegible]

PROJECT NO:

ISSUE DATE: 7/23/26

**PROPOSED GROUND
FLOOR PLAN**

A102



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1 RETAIL MEZZANINE FLOOR PLAN
1/8" = 1'-0"

[illegible]

PROJECT NO:

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**PROPOSED RETAIL
MEZZANINE FLOOR PLAN**

A103



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APPLICATION[illegible]

PROJECT NO:

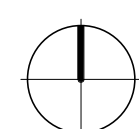
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**PROPOSED LEVEL 2
FLOOR PLAN**

A104



1 PROPOSED LEVEL 2 FLOOR PLAN
1/8" = 1'-0"



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PROPOSED LEVEL 3
FLOOR PLAN

A105



1 PROPOSED LEVEL 3 PLAN
1/8" = 1'-0"

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PROPOSED LEVEL 4-7
FLOOR PLAN

A106

- Proposed Residential
- 3 BEDROOM
 - 4 BEDROOM
 - 5 BEDROOM



1 PROPOSED LEVEL 4-7 PLAN
1/8" = 1'-0"

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PROPOSED LEVEL 8
FLOOR PLAN

A107



1 PROPOSED LEVEL 8 FLOOR PLAN
1/8" = 1'-0"



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PROJECT NO:
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PROPOSED ROOF PLAN

A109

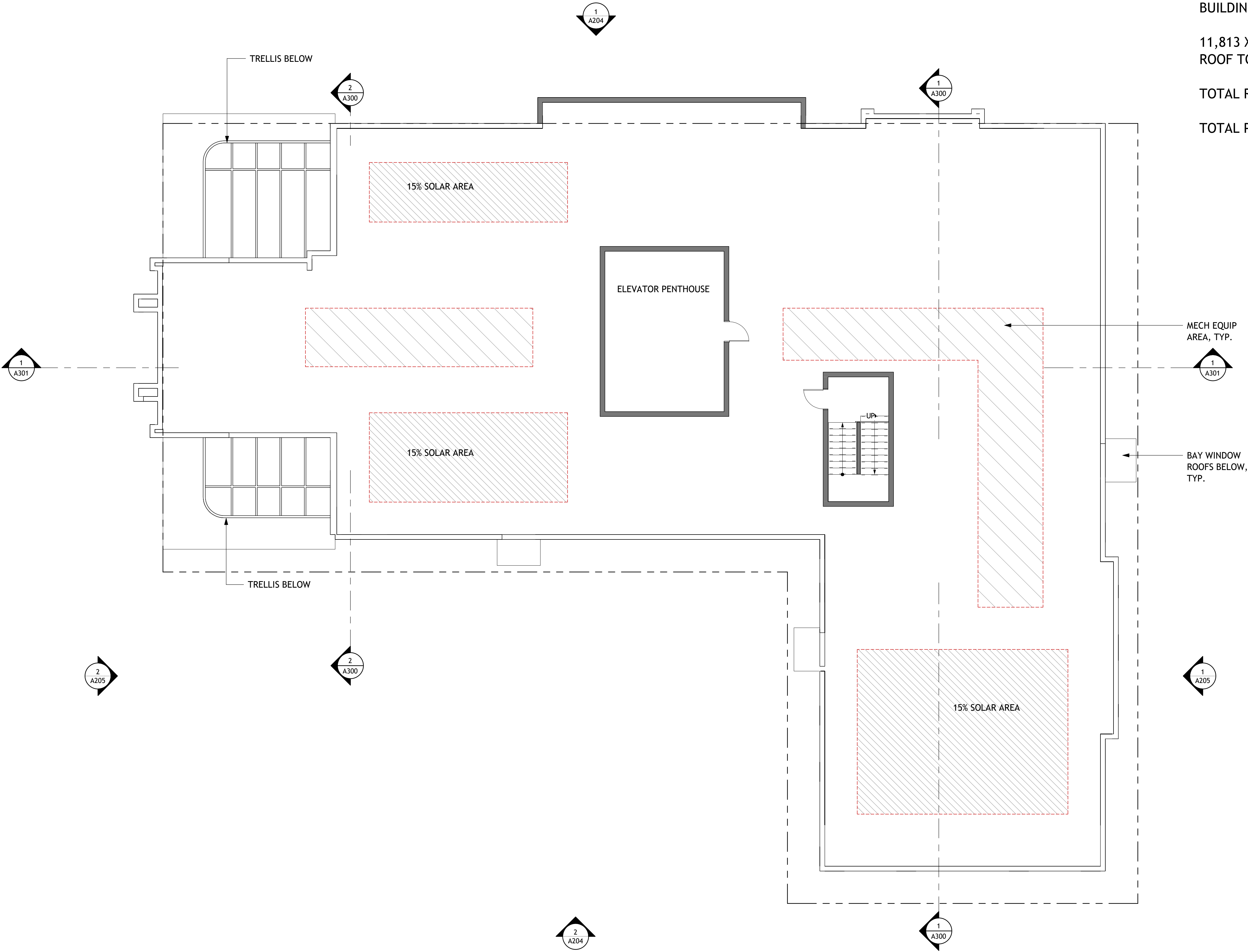
ROOFTOP ELEMENTS CALCULATION:

BUILDING AVERAGE FLOOR PLATE:11,813
BUILDING ROOF AREA: 10,071 SF

11,813 X 15% = 1,771 SF PERMITTED AREA OF
ROOF TOP ELEMENT

TOTAL ROOFTOP ELEMENTS AREA:1,758 SF (15%)

TOTAL PV READY AREA PROVIDED: 1,511 SF

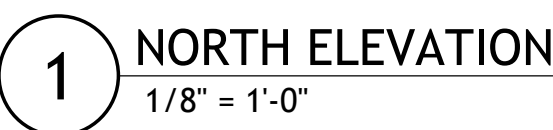


1 PROPOSED ROOF PLAN
1/8" = 1'-0"

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[illegible]

A200



EXISTING MURAL TO REMAIN



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[illegible]

PROJECT NO:

ISSUE DATE: 7/23/26

PROPOSED EAST
EXTERIOR ELEVATION

A201

MATERIAL LEGEND

Keynote	Description
A	2455 TELEGRAPH AVE. PROPERTY IS A DESIGNATED HISTORIC RESOURCE DUE TO THE PEOPLE'S BICENTENNIAL MURAL. THIS MURAL IS PROPOSED TO BE PRESERVED AND RESTORED.
C1	CEMENT PANEL AFC SKY RAINSCREEN FACADE COLOR: GRAPHITE
C2	CEMENT PANEL AFC SKY RAINSCREEN FACADE COLOR: AMBER
C3	CEMENT PANEL AFC SKY RAINSCREEN FACADE COLOR: PARCHMENT
C4	GFRC PANEL CLARK PACIFIC COLOR: MEDICI IVORY
C5	CONCRETE CONCRETE CURB, SMOOTH FINISH COLOR: NATURAL
M1	METAL TRELLIS CUSTOM FABRICATOR MUSTARD COLOR CURVED BAND WITH BLACK INFILL AND COLUMNS
M2	ALUMINUM STOREFRONT KAWNEER STOREFRONT COLOR: BLACK ANODIZED
M3	PERFORATED MTL BOK MODERN CUSTOM PERFORATED PANEL WITH LED BACKLIGHT
W1	WINDOW VPI ENDURANCE VINYL WINDOW 3-7/8" DEEP BACKSET COLOR: BLACK SUPERCAP
W2	TAN TIMBER THERMOWOOD ASH CLADDING ARYA COLOR: NATURAL



1 EAST ELEVATION
1/8" = 1'-0"

ENTITLEMENT APPLICATION

[illegible]

PROJECT NO:

ISSUE DATE: 7/23/26

**PROPOSED SOUTH
EXTERIOR ELEVATION**

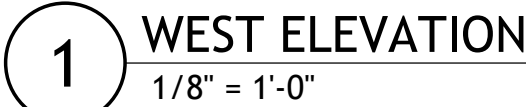
A202

Keynote	Description
A	2455 TELEGRAPH AVE. PROPERTY IS A DESIGNATED HISTORIC RESOURCE DUE TO THE PEOPLE'S BICENTENNIAL MURAL. THIS MURAL IS PROPOSED TO BE PRESERVED AND RESTORED.
C1	CEMENT PANEL AFC SKY RAINSCREEN FACADE COLOR: GRAPHITE
C2	CEMENT PANEL AFC SKY RAINSCREEN FACADE COLOR: AMBER
C3	CEMENT PANEL AFC SKY RAINSCREEN FACADE COLOR: PARCHMENT
C4	GFRC PANEL CLARK PACIFIC COLOR: MEDICI IVORY
C5	CONCRETE CONCRETE CURB, SMOOTH FINISH COLOR: NATURAL
M1	METAL TRELLIS CUSTOM FABRICATOR MUSTARD COLOR CURVED BAND WITH BLACK INFILL AND COLUMNS
M2	ALUMINUM STOREFRONT KAWNEER STOREFRONT COLOR: BLACK ANODIZED
M3	PERFORATED MTL BOK MODERN CUSTOM PERFORATED PANEL WITH LED BACKLIGHT
W1	WINDOW VPI ENDURANCE VINYL WINDOW 3-7/8" DEEP BACKSET COLOR: BLACK SUPERCAP
W2	TAN TIMBER THERMOWOOD ASH CLADDING ARYA COLOR: NATURAL



A203

Keynote	Description
A	2455 TELEGRAPH AVE. PROPERTY IS A DESIGNATED HISTORIC RESOURCE DUE TO THE PEOPLE'S BICENTENNIAL MURAL. THIS MURAL IS PROPOSED TO BE PRESERVED AND RESTORED.
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C2	CEMENT PANEL AFC SKY RAINSCREEN FACADE COLOR: AMBER
C3	CEMENT PANEL AFC SKY RAINSCREEN FACADE COLOR: PARCHMENT
C4	GFRC PANEL CLARK PACIFIC COLOR: MEDICI IVORY
C5	CONCRETE CONCRETE CURB, SMOOTH FINISH COLOR: NATURAL
M1	METAL TRELLIS CUSTOM FABRICATOR MUSTARD COLOR CURVED BAND WITH BLACK INFILL AND COLUMNS
M2	ALUMINUM STOREFRONT KAWNEER STOREFRONT COLOR: BLACK ANODIZED
M3	PERFORATED MTL BOK MODERN CUSTOM PERFORATED PANEL WITH LED BACKLIGHT
W1	WINDOW VPI ENDURANCE VINYL WINDOW 3-7/8" DEEP BACKSET COLOR: BLACK SUPERCAP
W2	TAN TIMBER THERMOWOOD ASH CLADDING ARYA COLOR: NATURAL

[illegible]

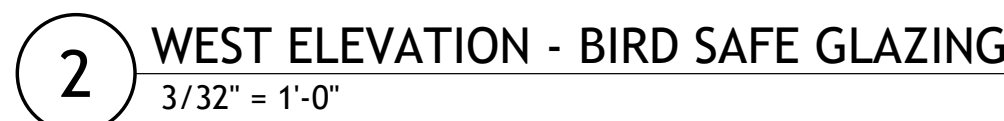
**PROPOSED WEST
EXTERIOR ELEVATION**



BIRD SAFE GLAZING

A204

ENTITLEMENT APPLICATION



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

BIRD SAFE GLAZING AREA

NEW FACADE AREA

**BUILDING HEIGHT OVER 75'-0"
NO BIRD SAFE GLAZING REQUIRED**

**EXISTING FACADE AREA - EXEMPT FROM BIRD
SAFE GLAZING REQUIREMENTS DUE TO LOW
HAZARD FACADE. SEE SHEET G008**

[illegible]

**EXTERIOR ELEVATIONS -
BIRD SAFE GLAZING**

A205

2506 HASTE ST. & 2455
TELEGRAPH AVE.
Berkeley, CA 94704

ENTITLEMENT APPLICATION

[illegible]

PROJECT NO:

ISSUE DATE: 7/23/26

**NORTH-SOUTH BUILDING
SECTION**

A300

2506 HASTE ST. & 2455
TELEGRAPH AVE.
Berkeley, CA 94704

ENTITLEMENT
APPLICATION[illegible]

PROJECT NO:

ISSUE DATE: 7/23/26

**EAST - WEST BUILDING
SECTION**

A301



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RI02

506 HASTE ST. & 2455
TELEGRAPH AVE.
Berkeley, CA 94704

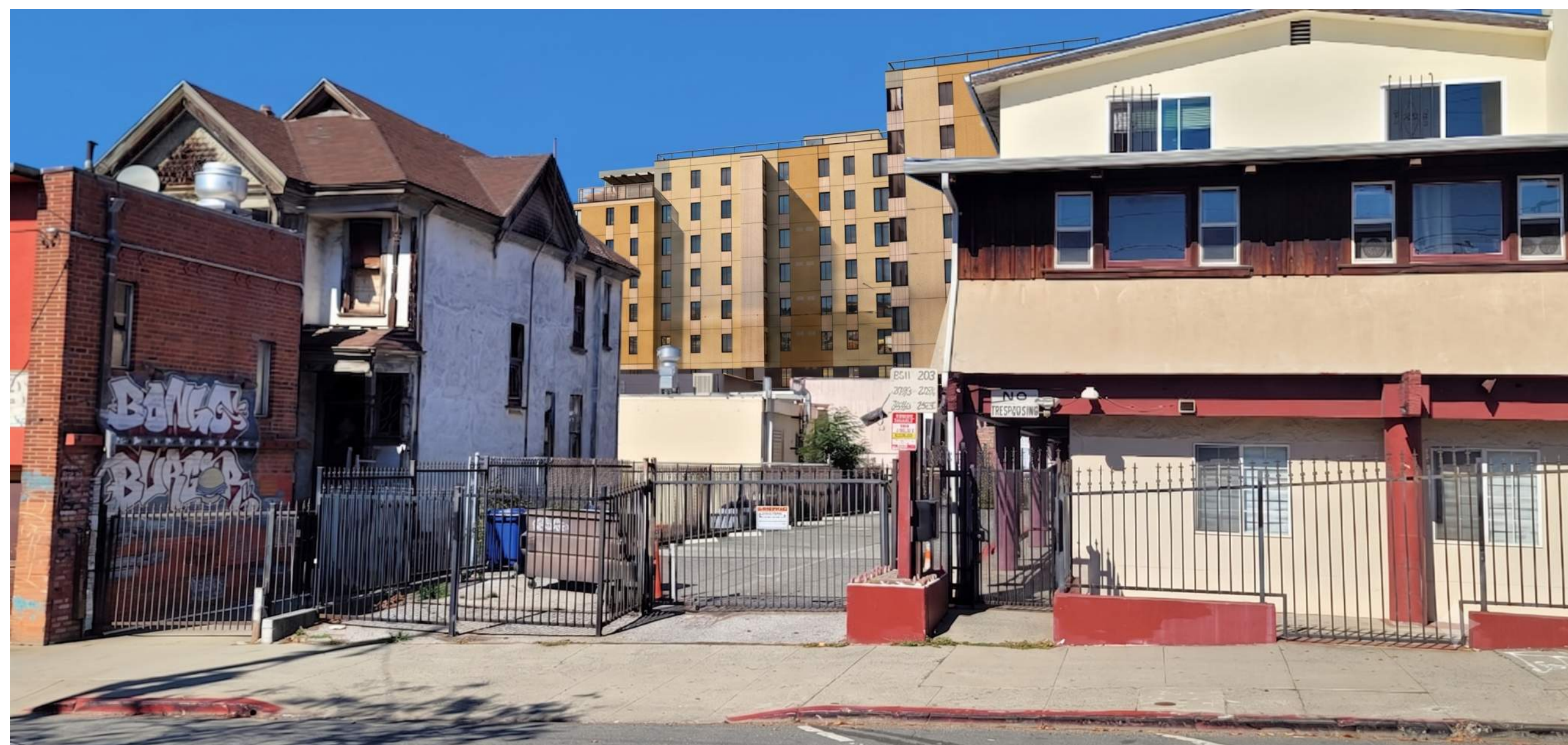
ENTITLEMENT APPLICATION



4 PERSPECTIVE RENDERING LOOKING SOUTHWEST



2 PERSPECTIVE RENDERING LOOKING NORTHEAST



3 PERSPECTIVE RENDERING LOOKING NORTHWEST



1 PERSPECTIVE RENDERING LOOKING SOUTHEAST

[illegible]

PROJECT NO: _____

SUE DATE: 7/23/26

PERSPECTIVE CONTEXT RENDERING

A401



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PRI02

2506 HASTE ST. & 2455
TELEGRAPH AVE.
Berkeley, CA 94704

NOT FOR CONSTRUCTION

ENTITLEMENT
APPLICATION

△	DATE	ISSUE RECORD

PROJECT NO:

ISSUE DATE: 7/23/26

PEDESTRIAN ENTRY
RENDERING

A402

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PRI02

2506 HASTE ST. & 2455
TELEGRAPH AVE.
Berkeley, CA 94704

NOT FOR CONSTRUCTION

ENTITLEMENT
APPLICATION



1 NIGHT-TIME RENDERING

Δ	DATE	ISSUE RECORD

PROJECT NO:
ISSUE DATE: 7/23/26

NIGHT-TIME RENDERING

A403

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PRI02

2506 HASTE ST. & 2455
TELEGRAPH AVE.
Berkeley, CA 94704

NOT FOR CONSTRUCTION

ENTITLEMENT
APPLICATION

△	DATE	ISSUE RECORD

PROJECT NO:
ISSUE DATE: 7/23/26

RENDERING FROM
TELEGRAPH



1 RENDERING FROM TELEGRAPH LOOKING NORTH

A404



Z O N I N G
A D J U S T M E N T S
B O A R D
NOTICE OF PUBLIC HEARING

2455 Telegraph Avenue & 2506 Haste Street

Use Permit ZP2026-0015 to renovate the non-residential building at 2455 Telegraph Avenue and demolish the non-residential building at 2506 Haste Street and construct an 85,000 square-foot, 8-story mixed-use building, including ground-floor record store and 68 units (7 VLI units), while maintaining the historic mural and public-facing façades of 2455 Telegraph.

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

When: Thursday, September 10, 2026, 7:00 pm

Where: Berkeley Unified School District meeting room, 1231 Addison Street, (wheelchair accessible) with remote/hybrid option (via Zoom).

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

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

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

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

2455 Telegraph Ave & 2506 Haste St
Page 2 of 4

NOTICE OF PUBLIC HEARING
Posted August 27, 2026

A. Land Use Designations:

- General Plan: AC – Avenue Commercial; Southside Plan Area
- Zoning: C-T – Telegraph Avenue Commercial District

B. Zoning Permits Required:

1. **Demolition.** BMC Section 23.326.070(A) “Main Non-Residential Building” to demolish a non-residential building. (UPPH)*
2. **New Construction.** BMC Section 23.204.020(A) “Allowed Land Uses” to construct a new mixed-use development. (UPPH)*
3. **New Floor Area.** BMC Section 23.204.030(A)(1) “Floor Area Permit Requirements” to create new floor area of 1,500 square feet or more. (UPPH)
4. **Height Projection** “BMC Section 23.304.050 (A) Projections Above Height Limits” exceed height limit with a rooftop projection. (AUP)

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

- Concession from BMC 13.108.030 to eliminate the prevailing wage requirement for qualifying projects in the Southside Plan Area.
- Concession from BMC 13.107.050 to eliminate the healthcare expenditures requirement for projects qualifying for HARD HATS
- Waiver of BMC 23.204.110(D)(1) to reduce the required minimum Usable Open Space for projects in the C-T District.
- Waiver of BMC 23.304.090(B)(7) to reduce the required landscaped usable open space for projects in the C-T District
- Waiver of BMC 23.322.090(A)(2) to reduce the required long-term residential bicycle parking for a project involving more than 5 dwelling units.

D. CEQA Determination: Statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130).

E. Project Recommendation: Approve Use Permit #ZP2026-0015 pursuant to BMC Section 23.406.040(D)

F. Parties Involved:

- Applicant David Prinz, Point Reyes Station, CA.
- Property Owner Same as above

2455 Telegraph Ave & 2506 Haste St
Page 3 of 4

NOTICE OF PUBLIC HEARING
Posted August 27, 2026

Further Information:

All application materials are available online at: <https://aca-prod.accela.com/BERKELEY/Default.aspx>.

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

Questions about the project should be directed to the project planner, Joshua Muller, at (510) 981-7488 or jmuller@berkeleyca.gov.

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

Communication Disclaimer:

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

Written Comments, Communications, and Reports:

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

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

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

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

2455 Telegraph Ave & 2506 Haste St
Page 4 of 4

NOTICE OF PUBLIC HEARING
Posted August 27, 2026



Accessibility Information / ADA Disclaimer:

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

SB 343 Disclaimer:

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

Notice Concerning Your Legal Rights:

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

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