



Office of the City Manager

INFORMATION CALENDAR

October 13, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jordan Klein, Director, Planning and Development Department

Subject: Landmark Preservation Ordinance Notice of Decision: 701 University Avenue
/ #LMSAP2026-0007

INTRODUCTION

The attached Landmarks Preservation Commission Notice of Decision (NOD) is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.240.A, which requires that “a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting.”

CURRENT SITUATION AND ITS EFFECTS

The Landmarks Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject Landmark property. This action is subject to a 14-day appeal period, which began after the notice was mailed on September 29, 2026.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to appeal any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. For Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 14 days of the mailing of the Notice of Decision, or by October 13, 2026.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set. The Council must then rule on the SAP within 30 days of closing the hearing, otherwise the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

Landmark designation and discretionary alteration reviews by staff and LPC provide opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Niloufar Karimzadegan, Senior Planner, Planning and Development, 510-981-7430

Attachments:

1: Notice of Decision – #LMSAP2026-0007 / 701 University Avenue



LANDMARKS PRESERVATION COMMISSION

Notice of Decision

DATE OF BOARD DECISION: September 3, 2026
DATE NOTICE MAILED: September 29, 2026
APPEAL PERIOD EXPIRATION: October 13, 2026
EFFECTIVE DATE (Barring Appeal): October 14, 2026¹

701 University Avenue – West Berkeley Shellmound

Structural Alteration Permit #LMSAP2026-0007 to demolish the 99,410 square foot parking lot located above the Landmarked West Berkeley Shellmound, by removing the existing asphalt pavement and miscellaneous site features such as curbs, wheel stops, fencing, and minor concrete elements.

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the Structural Alteration Permit request.

- **Applicant** Shah Noor Broomand
 1552 Lenay Ct.
 Manteca, CA 95337
- **Property Owner** Sogorea Te Land Trust
 2501 Harrison St.
 Oakland, CA 94612

ZONING DISTRICT: West Berkeley Commercial (C-W)

ENVIRONMENTAL REVIEW STATUS: The project is categorically exempt from further environmental review in accordance with CEQA Guidelines Section 15301 for *Existing Facilities* and Section 15332 *In-Fill Development Projects*.

The application materials for this project are available online at:

<https://berkeleyca.gov/construction-development/land-use-development/zoning-projects> or

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<https://permits.cityofberkeley.info/CitizenAccess/Default.aspx>

FINDINGS AND CONDITIONS OF APPROVAL AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 6-0-0-1

YES: FIKE, GORDON, FINACOM, ORBUCH, SCHWARTZ, MONTGOMERY

NO: NONE

ABSTAIN: NONE

ABSENT: GREENE

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):

To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
 - a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least 200 residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
 - a. The basic fee for persons other than the applicant is \$3,000. This fee may be reduced to \$1,000 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.
 - b. The fee for all appeals by Applicants is \$6,000.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the Structural Alteration Permit will be final on the first business day following expiration of the appeal period.

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NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission 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 ninety (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 ninety (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, your appeal of this decision must include the following information:
 - 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.

FURTHER INFORMATION:

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Questions about the project should be directed to the project planner, Niloufar Karimzadegan, at (510) 981-7430 or nkarimzadegan@cityofberkeley.info. All project application materials may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

1. Findings and Conditions
2. Project Plans

ATTEST: 
Allison Riemer, Secretary
Landmarks Preservation Commission

cc: City Clerk
Shah Noor Broomand, 1552 Lenay Ct., Manteca, CA 95337
Sogorea Te Land Trust, 2501 Harrison St., Oakland, CA 94612

Attachment 1, part 2

Findings and Conditions

App #: LMSAP2026-0007**September 3, 2026****Structural Alteration Permit for 701 University Ave (1900 Fourth Street-West Berkeley Shellmound)**

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

CEQA

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

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

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

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

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

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

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

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

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

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

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

Conditions of Approval
September 3, 2026

I. General Administrative Conditions		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1.	Project Approval. This Structural Alteration Permit approval is for 701 University Avenue also known as 1900 Fourth Street- West Berkeley Shellmound, as substantially shown and described on the project plans dated July 15, 2026, except as required to be modified by conditions herein and plans as presented to the Landmarks Preservation Commission on September 3, 2026 (“Approval Date.”). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required bythe conditions herein for approval by the City.	City of Berkeley	On-Going	Land Use Planning
2.	Approval Limited to Proposed Project. This Permit authorizes only the proposed project described in the application. In no way does approval authorize other uses, structures or activities not included in the project description.	City of Berkeley <u>BMC Sections</u> <u>23.404.060</u>	On-Going	Land Use Planning
3.	Compliance Required. All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	City of Berkeley	On-Going	Land Use Planning
4.	Conformance to Approved Plans. All work performed under an approved permit shall be in compliance with the approved plans and any Conditions of Approval.	City of Berkeley <u>BMC Section</u> <u>23.404.060. B.4</u>	On-Going	Land Use Planning

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I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
5.	Permit Revocation. The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Landmarks Preservation Commission (LPC), or City Council referral.	City of Berkeley <u>BMC Section</u> <u>23.404.080</u>	On-Going	Land Use Planning
6.	Exercise and Expiration of Permits A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property. B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun. C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification). D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.	City of Berkeley <u>BMC Section</u> <u>23.404.060 (C)</u> “Time Limits”	On-Going	Land Use Planning
7.	Hold Harmless. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers,	City of Berkeley	On-Going	Land Use Planning

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I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
	employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney’s fees and disbursements (collectively, “Claims”) arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee’s duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.			

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

Conditions of Approval
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2.	Project Liaison. The applicant shall <u>include in all building permit plans and post onsite</u> the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual’s name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. Please designate the name of this individual below: ☐ Project Liaison _____ Name Phone #	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning
3.	Construction and Demolition Diversion. The applicant shall submit a <u>Construction Waste Management Plan</u> that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.	City of Berkeley <u>BMC Chapter 19.37</u>	At Building Permit Submittal	Building & Safety Division

III. During Construction A. Building & Safety Division		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1	Construction Hours. Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.	City of Berkeley	During Construction	Building & Safety
2.	Construction Hours- Exceptions. It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and	City of Berkeley	During Construction	Building & Safety

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September 3, 2026

	methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.			
3.	Construction / No Parking Permits. Contact the Permit Service Center (PSC) at 1947 Center Street, Third Floor or (510) 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. <u>A current copy of this Plan shall be available at all times at the construction site for review by City Staff.</u>	City of Berkeley	During Construction	Building & Safety

IV. During Construction B. Land Use Planning		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1.	<u>Paleontological Resources (Ongoing throughout demolition, grading, and/or construction)</u> . In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.	City of Berkeley	During Construction	Land Use Planning

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2.	<u>Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction</u> , all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.	City of Berkeley	During Construction	Land Use Planning
3.	<u>Archaeological Resources (Ongoing throughout demolition, grading, and/or construction)</u> . Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore: A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find. B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards. C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.	City of Berkeley	During Construction	Land Use Planning

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	D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out. E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.			
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IV. During Construction C. During Construction: Public Works		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1.	Site Debris. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.	City of Berkeley	During Construction	Public Works
2.	Street & Sidewalk Damages. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.	City of Berkeley	During Construction	Public Works
3.	Underground Utilities. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction	City of Berkeley	During Construction	Public Works
4.	Hauling of Debris. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.	City of Berkeley	During Construction	Public Works

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

DEMOLITION PERMIT

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

DRAWING INDEX

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ELECTRICAL NOTE:

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

PROJECT DATA:

APPLICABLE CODES:

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

PROJECT ADDRESS:

701 UNIVERSITY AVE.
BERKELEY, CA. 94710

PROJECT DESCRIPTION:

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

WORK INCLUDES:

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

PROJECT TEAM:

OWNER:

SOGOREA TE LAND TRUST
2501 HARRISON ST
OAKLAND, CA 94612

DESIGN PROFESSIONAL:

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

GENERAL CONTRACTOR:

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

GENERAL NOTES:

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

GENERAL CONSTRUCTION NOTES:

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

VICINITY MAP:



SUBJECT PROPERTY
701 UNIVERSITY AVE.
BERKELEY, CA

PLANNING INFORMATION:

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

BUILDING INFORMATION:

CONSTRUCTION TYPE: EXISTING: TYPE - VB

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

MINIMUM ROOF CLASS: CLASS B

FIRE SPRINKLER: EXISTING: N/A

GROSS FLOOR AREA:

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

DEPARTMENT STAMPS:

PROJECT NAME

DEMOLITION PERMIT

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

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

PROFESSIONAL STAMP:

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

DEPARTMENT STAMP:

TITLE SHEET

A0.00

-A MINIMUM OF 65% OF WASTE GENERATED BY CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL BE DIVERTED FROM LANDFILL DISPOSAL THROUGH RECYCLING, SALVAGE, REUSE, OR COMPOSTING.

-CITY OF BERKELEY REQUIREMENT: 100% OF ASPHALT, CONCRETE, AND LAND CLEARING DEBRIS SHALL BE DIVERTED AND RECYCLED AND/OR SALVAGED FOR REUSE.

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

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

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

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

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

IT IS THE RESPONSIBILITY OF THE OWNER TO CONTACT PG&E FOR UTILITY DISCONNECT PERMITS AND PROCEDURES.

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

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

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

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

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

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

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

STEP:



DEMOLITION PERMIT

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

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

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

DEPARTMENT STAMP:

GENERAL NOTES

A0.01

 BAY AREA AIR QUALITY MANAGEMENT DISTRICT		ASBESTOS JOB NOTIFICATION	
ACKNOWLEDGEMENT OF NOTIFICATION & PAYMENT OF FEES		 APPROVAL DATE March 19, 2026	
Anaba Construction, Inc 1552 Lenay Court MANTECA, CA 95337		J# (JOB NUMBER) ASB147207	
Invoice No.: T203011		 Regulation 11 Rule 2	
The Bay Area Air Quality Management District (BAAQMD) acknowledges receipt of your payment and your Asbestos Removal or Demolition Plan described as: 701 University Avenue (Demolition)			
Location Information: Site 701 UNIVERSITY AVE BERKELEY, CA 94710-1932			
Job Start Date: April 13, 2026 Job Completion Date: May 4, 2026			
 ASBESTOS JOB NOTIFICATION REVISIONS If there are any changes to any aspect of the submitted Job Notification, including the starting or completion dates, changes in Contractor or waste disposal site, you must inform the District per Section 401.5 of Regulation 11-2.			
 REVISIONS TO ONLINE JOB NOTIFICATIONS For online submitted Job Notifications, revisions to Job information must be made online using the following steps: 1. Log into your BAAQMD account at myaironline.baaqmd.gov/account/login 2. Go to the My Job Notification list. 3. Click on the specific Job Notification to view the summary. 4. Click on the "Change Job Details" button If you have trouble accessing your account online, or have questions regarding changes on Job Details, contact 415-749-4762.			
NOTE: This form is not intended as verification of either the completeness of your original notification or of its compliance with BAAQMD Regulation 11-2. If you have any questions regarding this matter please contact an Air Quality Technician (415-749-4762, asbestosjobs@baaqmd.gov). Please include your Asbestos Application Number and Invoice Number for any correspondence with the District.			
March 19, 2026 375 Beale Street, Suite 600 - San Francisco, CA 94105 - (415) 771.6000 - WWW.BAAQMD.GOV			



STRUCTURE TO BE DEMOLISHED - EAST ELEVATION



STRUCTURE TO BE DEMOLISHED - SOUTH ELEVATION



STRUCTURE TO BE DEMOLISHED - NORTH ELEVATION



STRUCTURE TO BE DEMOLISHED - WEST ELEVATION



VIEW ALONG UNIVERSITY AVE. TOWARDS WEST



VIEW ALONG UNIVERSITY AVE. TOWARDS WEST



VIEW ALONG 3RD AVE. TOWARDS NORTH



VIEW OF TRAIN TRACKS ALONG 3RD STREET



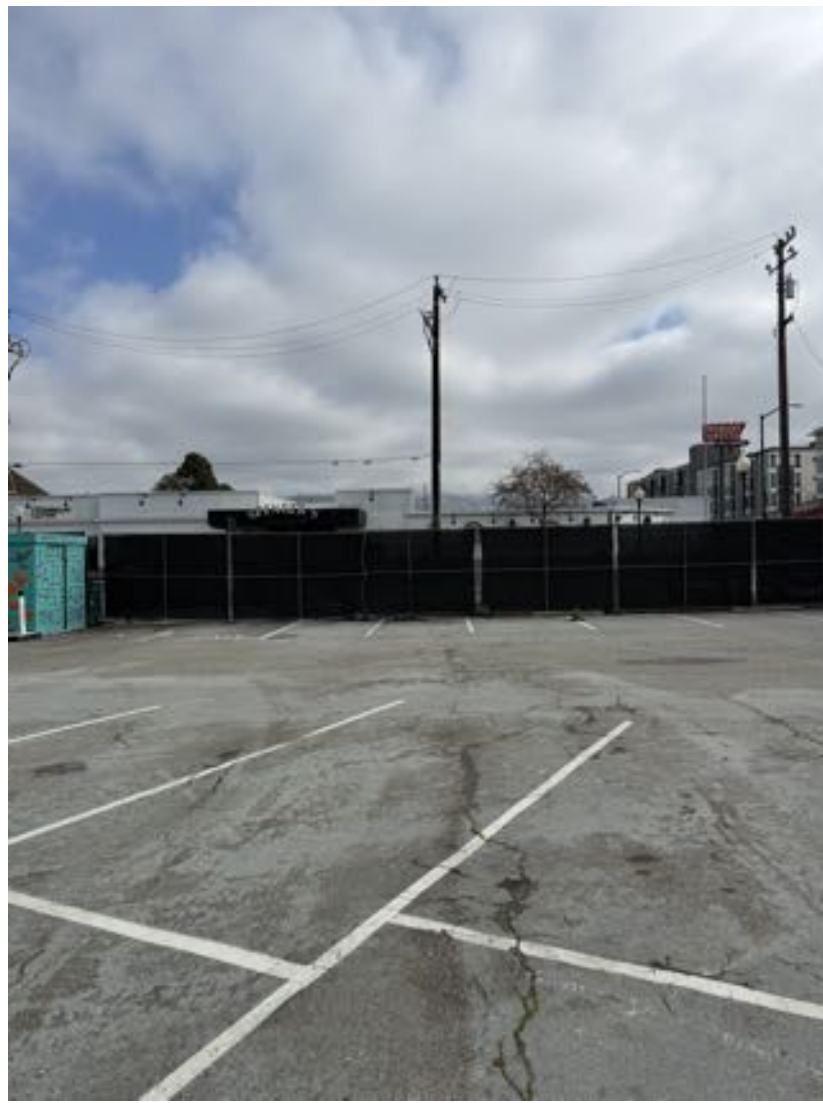
VIEW ALONG 4TH ST. TOWARDS NORTH



EXISTING PARKING LOT IN SUBJET PROPERTY



EXISTING PARKING LOT IN SUBJET PROPERTY



EXISTING PARKING LOT IN SUBJET PROPERTY



EXISTING PARKING LOT IN SUBJET PROPERTY



EXISTING PARKING LOT IN SUBJET PROPERTY

PROJECT NAME

DEMOLITION PERMIT

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

DATE:

02/23/2026
06/04/2026
07/15/2026

ISSUES / REVISIONS:

PERMIT SUBMISSION
LANDMARK & USE PERMIT SUBMISSION
LANDMARK & USE PERMIT REV 2

BY:

AA
AA
AA

PROFESSIONAL STAMP:

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

Shah Noor Broomand

DEPARTMENT STAMP:

SITE PHOTOS

A0.02

4TH STREET

APPROX. LOCATION OF (E)
CURBCUT

PROPERTY LINE (TYP.)

SUBJECT PROPERTY
1900 4TH ST.
APN: 57-2101-1-3APPROX. 100,000 SQ. FT.
OF (E) ASPHALT PAVEMENT
TO BE REMOVED
(UNDER SEPARATE PERMIT)

SETBACK 5'-0"

405'-0"

SETBACK 5'-0"

PER CBC §3307.1, PROVIDE AND MAINTAIN TEMPORARY FENCING AROUND THE
CONSTRUCTION AREA TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FOR
THE DURATION OF WORK.CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT LEAST
TWO WORKING DAYS PRIOR TO ANY DEMOLITION OR EXCAVATION ACTIVITIES
TO LOCATE AND MARK ALL EXISTING UTILITIES.DEMOLITION SCOPE IS LIMITED TO THE REMOVAL OF EXISTING SURFACE
MATERIALS DOWN TO THE EXISTING AGGREGATE BASE. NO DISTURBANCE OF
SUBGRADE OR UTILITIES IS PERMITTED UNLESS OTHERWISE APPROVED.SUBJECT PROPERTY
701 UNIVERSITY AVE.
APN: 57-2101-5

PROJECTION OF (E) WALL BELOW (TYP.)

REMOVE (E) ROOF, STRUCTURE, WALLS,
EQUIPMENT, FIXTURES AND FINISHES AS
SHOWN(E) APPROX. LOW POINT OF ROOF:
8'-4" FROM F.F.E.

(E) LIGHT POST

(E) APPROX. HIGH POINT OF ROOF:
12'-8" FROM F.F.E.

EROSION CONTROL - STRAW WATTLES:

INSTALL STRAW WATTLES ALONG DOWNHILL PERIMETER OF
DISTURBED AREAS PRIOR TO WORK. SECURE AND MAINTAIN
THROUGHOUT CONSTRUCTION. INSPECT AND REPAIR AS NEEDED
TO PREVENT EROSION AND SEDIMENT RUNOFF.

SETBACK 5'-0"

405'-0"

ADJACENT PROPERTY
3RD ST. / APN: 57-2101-1-3

(E) PLATING AREA (TYP.)

CURRENT LOCATION OF (E) GAS AND
ELECTRICAL METER TO BE REMOVED

(E) TRAIN TRACKS (TYP.)

3RD STREET

UNIVERSITY AVENUE

HEARST AVENUE

1 SITE PLAN - EXISTING / DEMO

A0.03 Scale: 1/16" = 1'-0"

0 20 28 ft

A Z O R I
ARCHITECTURE & REALTY

PROJECT NAME

DEMOLITION PERMIT

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

DATE:

02/23/2026

ISSUES / REVISIONS:

PERMIT SUBMISSION

AA

06/04/2026

LANDMARK & USE PERMIT SUBMISSION

AA

07/15/2026

LANDMARK & USE PERMIT REV 2

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PROFESSIONAL STAMP:

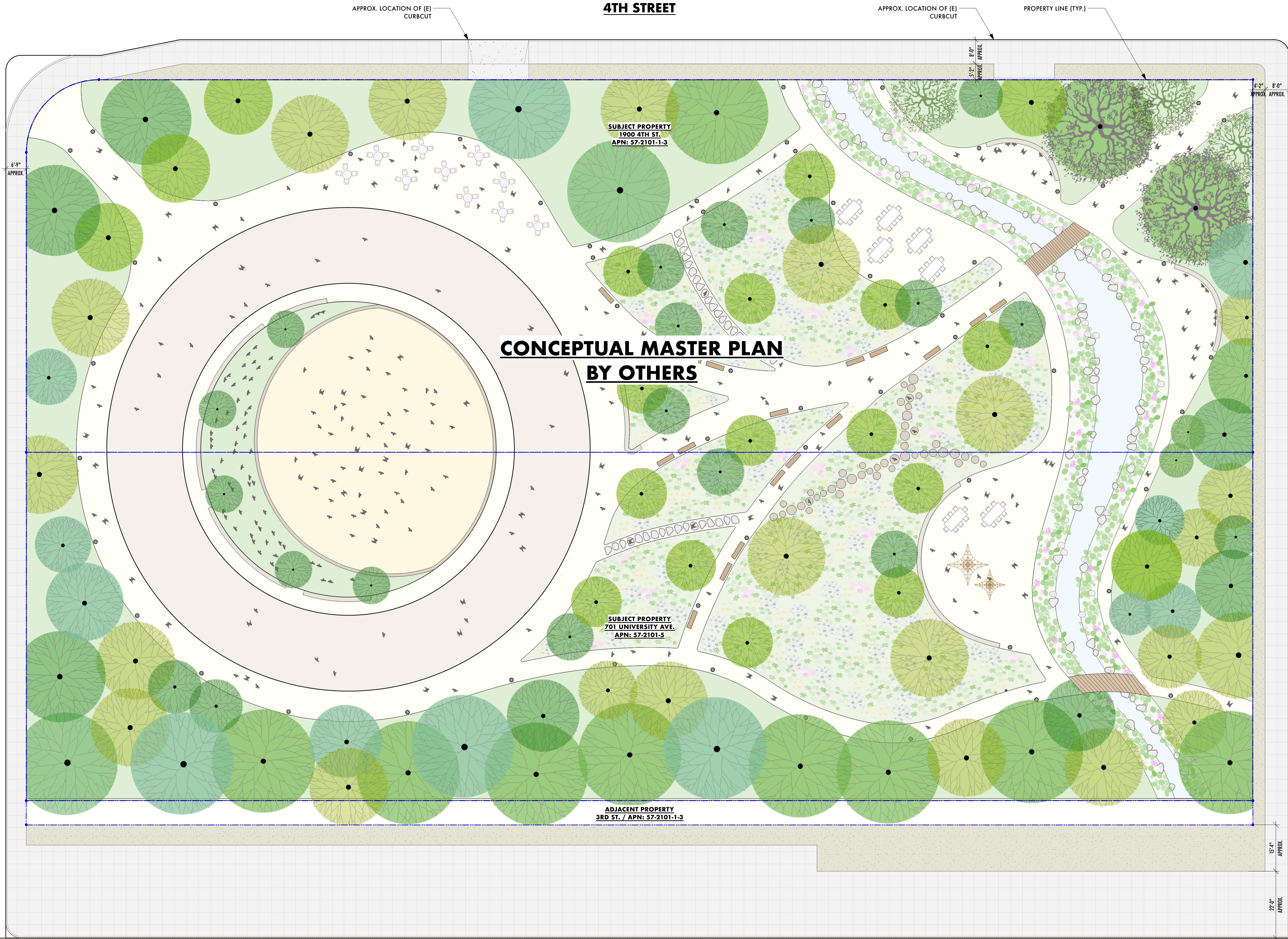
Shah Noor Broomand, PMP
Anaba Construction, Inc
License # 1084569 - A & C21

Shah N Broomand

DEPARTMENT STAMP:

SITE PLAN (E)

A0.03



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

A Z O R I
ARCHITECTURE & REALTY

PROJECT NAME
DEMOLITION PERMIT
701 UNIVERSITY AVE.
BERKELEY, CA
APN: 57-210-5

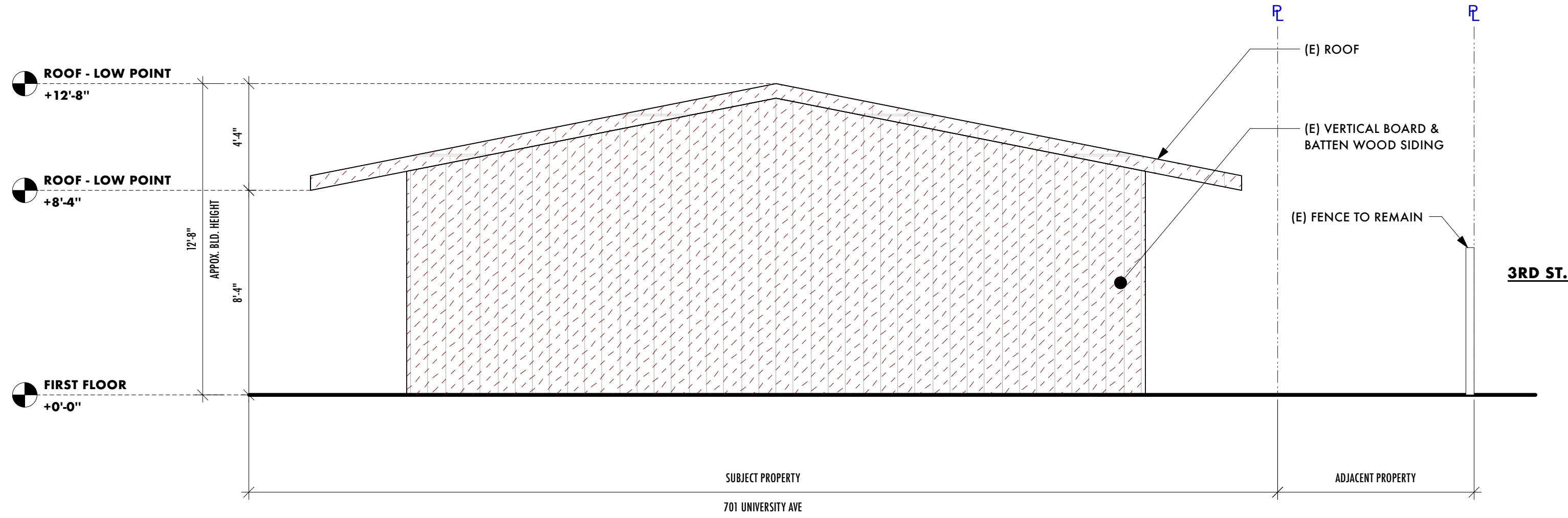
DATE:	ISSUES / REVISIONS:	BY:
02/23/2026	PERMIT SUBMISSION	AA
06/04/2026	LANDMARK & USE PERMIT SUBMISSION	AA
07/15/2026	LANDMARK & USE PERMIT REV 2	AA

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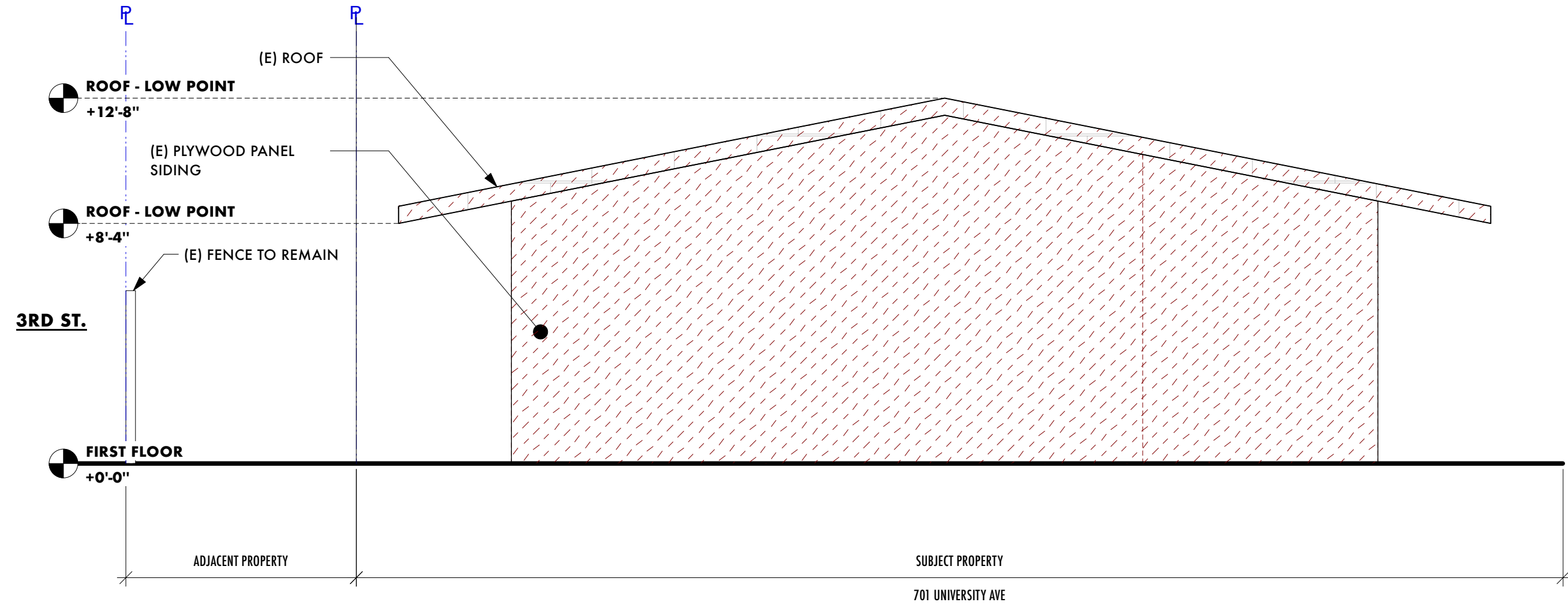
Shah Noor Broomand, PMP
Anaba Construction, Inc
License # 1084569 - A & C21
Shah N Broomand

DEPARTMENT STAMP:

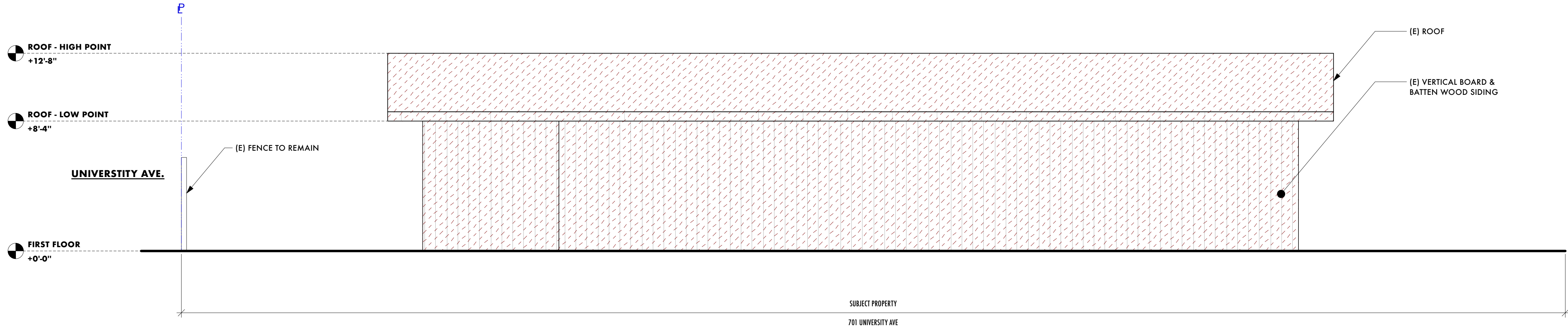
SITE PLAN (P)
A0.04



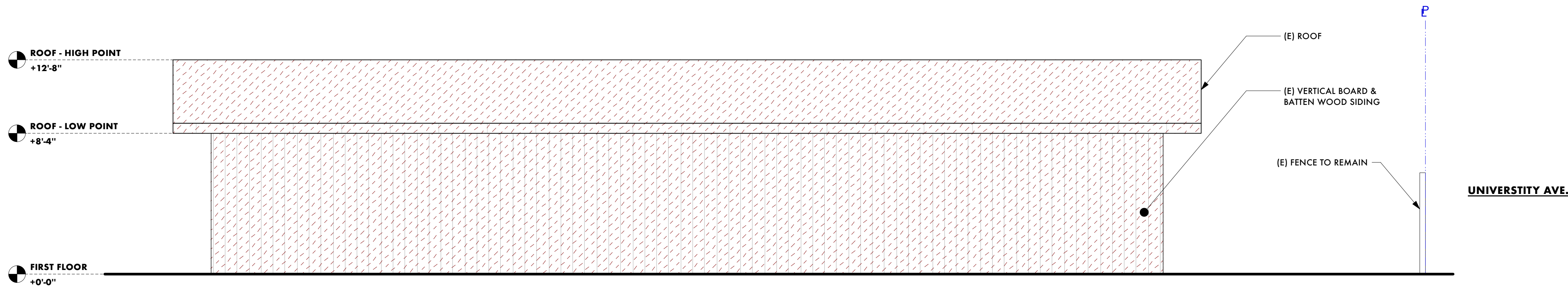
1 EXTERIOR ELEVATION: NORTH - EXISTING / DEMO
A0.05 Scale: 1/4" = 1'-0"



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



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



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

PROJECT NAME

DEMOLITION PERMIT

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

DATE:

02/23/2026
06/04/2026
07/15/2026

ISSUES / REVISIONS:

PERMIT SUBMISSION
LANDMARK & USE PERMIT SUBMISSION
LANDMARK & USE PERMIT REV 2

BY:

AA
AA
AA

PROFESSIONAL STAMP:

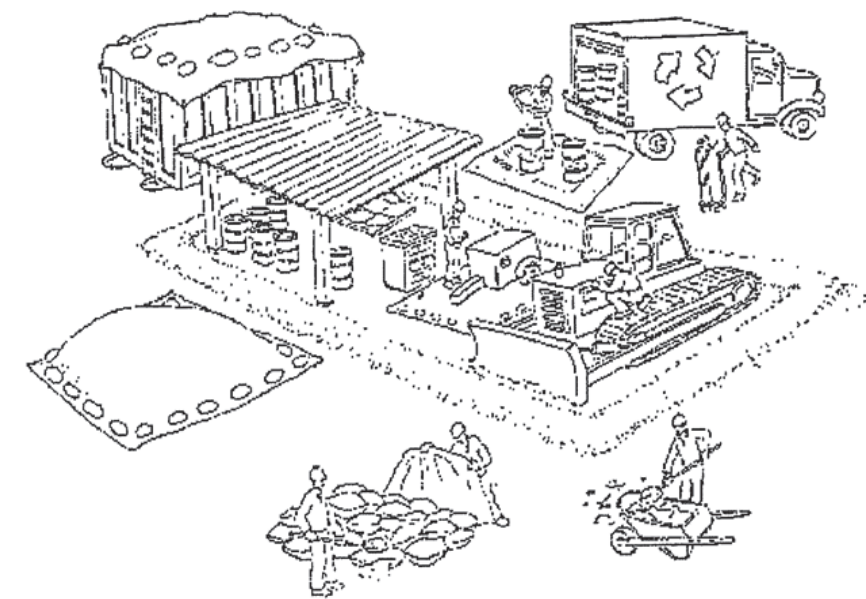
Shah Noor Broomand, PMP
Anaba Construction, Inc
License # 1084569 - A & C21

Shah Noor Broomand

DEPARTMENT STAMP:

ELEVATIONS

A0.05



- 
- A circular sign with a diagonal slash over a cigarette, indicating no smoking.

-
- A circular prohibition sign with a diagonal slash over a black silhouette of a heavy truck, indicating that heavy trucks are prohibited.

-

- 

CITY OF BERKELEY PUBLIC WORKS AGENCY		APPROVED		REVISIONS	
POLLUTION PREVENTION				A	
				A	
				A	
				A	
				A	
		DATE			
		DESCRIPTION			
		BY			
		DATE			
		NO.			

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

PCBs Screening Assessment Form

For Municipality Use Only

Date Received	
File #	

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

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

All Applicants must complete Part 1 and Part 2.

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

1

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

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

Part 3. Report concentrations of PCBs in priority building materials	
Option 1. Applicants conducted representative sampling and analysis of the priority building materials per the Protocol for Evaluating Priority PCBs-Containing Materials before Building Demolition (2018) (Attachment C).	
Option 2. Applicants possess existing sample results that are that are consistent with the Protocol for Evaluating Priority PCBs-Containing Materials before Building Demolition (2018) (Attachment C).	
3.a Select option and report PCBs concentrations in the priority building materials and the source of data for each of the priority building materials. Provide the required supporting information	
☐ Option 1 Conduct Representative Sampling - Summarize results on Part 3 Tables; and - Provide the following supporting information: ☐ Contractor's report documenting the assessment results; ☐ QA/QC checklist (see Attachment C, section 3.2.4); and ☐ Copies of the analytical data reports.	☐ Option 2 Use Existing Sampling Records - Summarize results on Part 3 Tables; and - Provide the following supporting information: ☐ Contractor's report/statement that the results are consistent with the Protocol for Evaluating Priority PCBs-Containing Materials before Building Demolition. ☐ Copies of the analytical data reports.

All Applicants must complete Part 4.

Part 4. Certification	
I certify that the information provided in this form is, to the best of my knowledge and belief, true, accurate, and complete. I further certify that I understand my responsibility for knowing and complying with all relevant laws and regulations related to reporting, abating, and handling and disposing of PCBs materials and wastes. I understand there are significant penalties for submitting false information. I will retain a copy of this form and the supporting documentation for at least 5 years.	
Signature: _____	Date: _____
(Property Owner/Agent/Legal Representative)	
Print/Type: _____	
(Property Owner/Agent/Legal Representative Name)	
Signature: Kenneth Rodriguez-Praeger	Date: 4/7/2026
Digitally signed by Kenneth Rodriguez-Praeger Date: 2026.04.07 16:57:06 -07'00'	
(Consultant Completing Application Form)	
Print/Type: Kenneth Rodriguez-Praeger	
(Consultant Completing Application Form)	

2

Notices to Applicants Regarding Federal and State PCBs Regulations

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

Note 1 - Federal and State Regulations

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

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

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

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

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

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

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

3

Part 3 Caulk Applications Table			
Column 1. Report all PCBs concentrations for each homogenous area of caulking area (see Attachment C, Section 3.2.2). Use sample designators/descriptions from laboratory report.		Column 2. Complete for each concentration ≥ 50 ppm	
Caulk Application Sample Description	Concentration (mg/kg)	Estimate Amount of Material	Units
Example: Caulk Sample 1	320	48	Linear Feet
1. _____	_____	_____	Linear Feet
2. _____	_____	_____	Linear Feet
3. _____	_____	_____	Linear Feet
4. _____	_____	_____	Linear Feet
5. _____	_____	_____	Linear Feet
6. _____	_____	_____	Linear Feet
7. _____	_____	_____	Linear Feet
8. _____	_____	_____	Linear Feet
9. _____	_____	_____	Linear Feet
10. _____	_____	_____	Linear Feet

Duplicate page if additional space is needed.

4

Part 3 Fiberglass Insulation Applications Table			
Column 1. Report all PCBs concentrations for each homogenous area of fiberglass insulation (see Attachment C, Section 3.2.2). Use sample designators/descriptions from laboratory report.		Column 2. Complete for each concentration ≥ 50 mg/kg	
Fiberglass Insulation Application Sample Description	Concentration (mg/kg)	Estimate Amount of Material	Units
Example: Fiberglass Insulation Sample 1	78	86	Square Feet
1. _____	_____	_____	Square Feet
2. _____	_____	_____	Square Feet
3. _____	_____	_____	Square Feet
4. _____	_____	_____	Square Feet
5. _____	_____	_____	Square Feet
6. _____	_____	_____	Square Feet
7. _____	_____	_____	Square Feet
8. _____	_____	_____	Square Feet
9. _____	_____	_____	Square Feet
10. _____	_____	_____	Square Feet

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

Duplicate page if additional space is needed.

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A Z O R I
ARCHITECTURE & REALTY

PROJECT NAME

DEMOLITION PERMIT

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

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

PROFESSIONAL STAMP:

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

DEPARTMENT STAMP:

PCBs

A0.07

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

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

Duplicate page if additional space is needed.

6

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

Duplicate page if additional space is needed.

7

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

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8

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

Duplicate page if additional space is needed.

9

Protocol for Evaluating Priority PCBs-Containing Materials before Building Demolition

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

3.2.4 Quality Assurance and Quality Control

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

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

3.3 Reporting and Notifications

The following considerations are applicable to reporting and notification:

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

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PROFESSIONAL STAMP:

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PCBs

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