

2 - DERBY STREET
1/64"=1'-0" @ 11X17 1/32" = 1'-0" @ 24X36
0 8 16 32 64



1 - SHATTUCK AVE.
1/64"=1'-0" @ 11X17 1/32" = 1'-0" @ 24X36
0 8 16 32 64

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SHEET:

STREET STRIP
ELEVATIONS

A3.3



4 - ADELINE LOOKING NORTH - AFTER



2 - DERBY LOOKING WEST - AFTER



3 - ADELINE LOOKING NORTH - BEFORE



1 - DERBY LOOKING WEST- BEFORE

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SHEET:

PHOTO MATCH VIEWS

A3.4



4 - SHATTUCK LOOKING SOUTH - AFTER



2 - WARD LOOKING EAST - AFTER



3 - SHATTUCK LOOKING SOUTH - BEFORE



1 - WARD LOOKING EAST- BEFORE

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SHEET:

PHOTO MATCH VIEWS

A3.5

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1 - PERSPECTIVE VIEW - SHATTUCK AND DERBY

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SHEET:

CONCEPTUAL RENDERING

A3.6

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1 - PERSPECTIVE VIEW - ADELINE LOOKING NORTH WEST
-

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SHEET:

CONCEPTUAL RENDERING

A3.7

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1 - SIDEWALK VIEW - WARD LOOKING NORTHEAST
-

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SHEET:

CONCEPTUAL RENDERING

A3.8



1 - SIDEWALK VIEW - DERBY LOOKING SOUTHEAST

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SHEET:

CONCEPTUAL RENDERING

A3.9

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1
-

PERSPECTIVE VIEW - LOBBY ENTRY

-

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SHEET:

CONCEPTUAL
RENDERING

A3.10

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1 - SIDEWALK VIEW - SHATTUCK AND DERBY
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SHEET:

CONCEPTUAL RENDERING

A3.11



1 - SIDEWALK VIEW - WARD LOOKING NORTHEAST
-

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CONCEPTUAL RENDERING

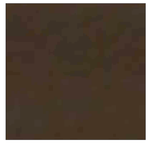
A3.12

PROPOSED EXTERIOR MATERIALS


THIN BRICK


THIN BRICK


INTEGRAL STUCCO


METAL INFILL PANEL


WOOD LOOK SIDING

PROPOSED EXTERIOR LIGHTING FIXTURES


WALL DOWNLIGHT


RECESSED CANOPY DOWNLIGHT


STEP LIGHT

THIN BRICK

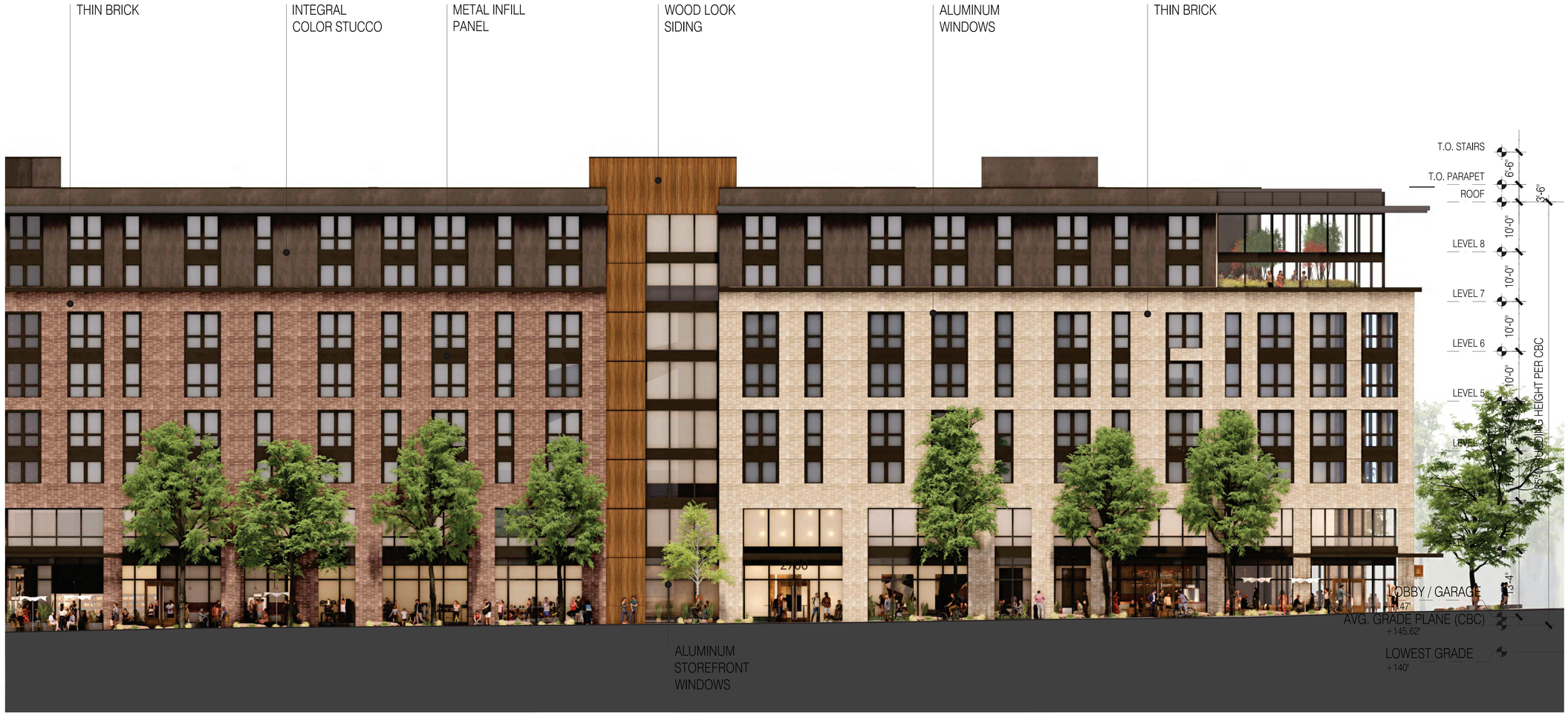
INTEGRAL COLOR STUCCO

METAL INFILL PANEL

WOOD LOOK SIDING

ALUMINUM WINDOWS

THIN BRICK



1 - EAST ELEVATION

3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36

0 4 8 16

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BUILDING MATERIALS

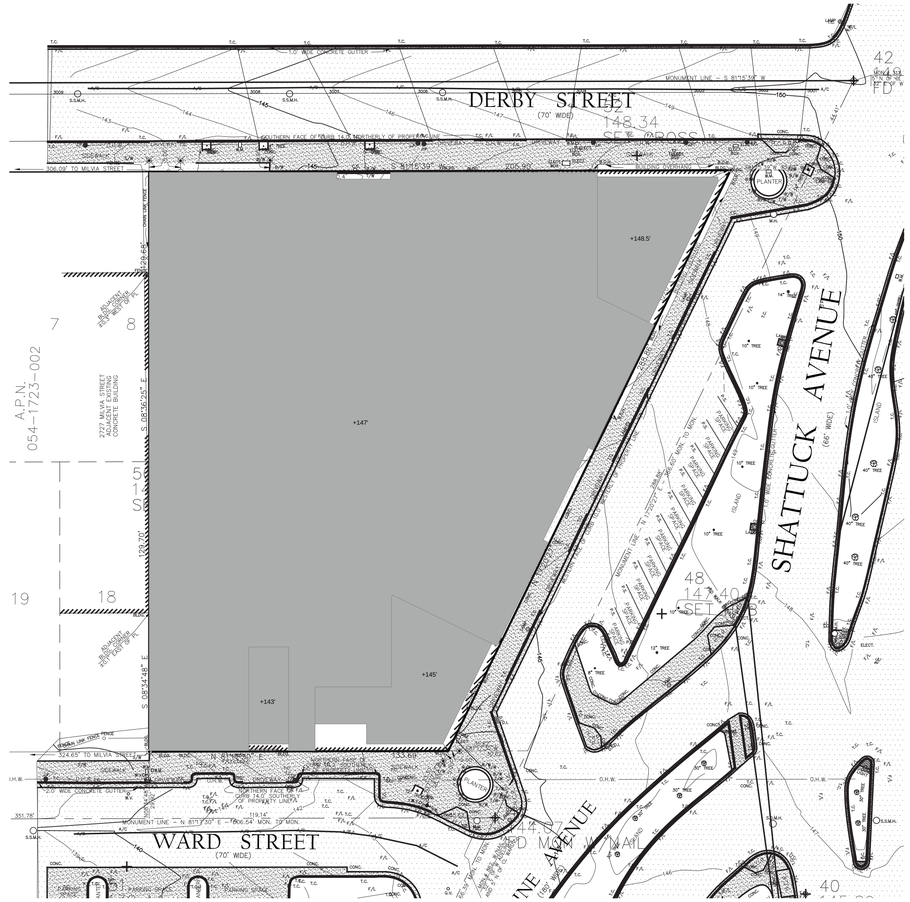
MAT

STORMWATER CALCULATIONS								
C3 APPLICABILITY								
TOTAL SITE AREA	45,877 (1.05 ACRES)							
C3 THRESHOLD	10,000							
C3 REGULATED PROJECT	YES							
REQUIRED FLOW-THROUGH PLANTERS								
LOCATION	**TOTAL GROSS SF**	**PERVIOUS SELF-TREATING AREA**	**IMPERVIOUS TREATMENT AREA**	**%**	**TOTAL REQ'D TREATMENT AREA**	**TOTAL PROVIDED PLANTER AREA**	**PERVIOUS PAVING**	**FILTER VAULT**
MAIN ROOF AREA	37787	0	37787	4%	1511			
LEVEL 8 ROOF DECK	1652	0	1652	4%	66			
LEVEL 2 PODIUM	8700	7337	1363	4%	55	2100		
LEVEL 1			0	4%	0			
TOTAL	**48139**	**7337**	**40802**		**1632**	**2100**		
PROVIDED TREATMENT PLANTERS								
LEVEL						**PLANTER AREA**		
LEVEL 2 PODIUM PLANTER						2100		
TOTAL PLANTERS						**2100**		

ESTIMATED CUT AND FILL CALCULATIONS			
	CUT / FILL AREA	CUT / FILL DEPTH (FT)	TOTAL VOLUME (CY)
PROPOSED BUILDING	49,620	2	3,676
		24" mat slab foundation assumed	



2 - STORMWATER PLAN
1/32" = 1'-0" @ 24X36 1/64" = 1'-0" @ 11X17



1 - GRADING PLAN
1/32" = 1'-0" @ 24X36 1/64" = 1'-0" @ 11X17

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GRADING & STORMWATER PLANS

A4.0



LEGEND

1. PLANTING AREA, TYP
2. EXISTING PLANTER TO BE REFINISHED
3. EXISTING TREE TO REMAIN, TYP
4. PROPOSED STREET TREE, TYP
5. (9) SHORT TERM BIKE RACK PER CITY STANDARDS, TYP. (18 STALLS)
6. CITY STANDARD SIDEWALK
7. 4'X8' TREE WELL, PER CITY STANDARDS, TYP
8. EXISITNG TREE TO BE REMOVED
9. PARALLEL PARKING

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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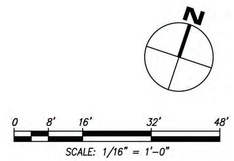
LANDSCAPE PLAN - GROUND FLOOR

L1.01



LEGEND

1. SEATING AREA WITH CIRCULAR BENCH
2. C3 PLANTERS
3. LOW PLANTER WITH A SPECIMEN PLANT(S)
4. PLEACHED TREE CANOPY
5. PREFAB PLANTER BOX WITH TREE AND SHRUBS AT UNIT BALCONIES, TYP



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LANDSCAPE PLAN - LEVEL 2 PODIUM

L1.02



LEGEND

1. PREFAB RAISED PLANTER, TYP
2. LOUNGE FURNITURE
3. SOLARIUM LOUNGE
4. COFFEE TABLE AND CHAIRS

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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LANDSCAPE PLAN - LEVEL 7

L1.03



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LEGEND

1. OUTDOOR KITCHEN
2. PREFAB RAISED PLANTER, TYP
3. LOUNGE FURNITURE
4. CHAISE LOUNGE CHAIRS
5. FAMILY STYLE DINING TABLE

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SHEET:

N

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

LANDSCAPE PLAN - LEVEL 8 ROOF DECK

L1.04













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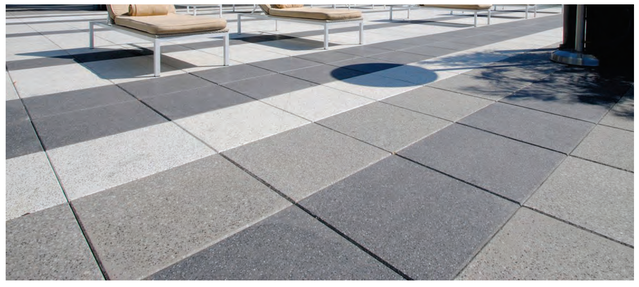
SHEET:

PRECEDENT IMAGES

L2.01













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SHEET:

PRECEDENT IMAGES

L2.02







DENOTES BUTTERFLY POLLINATED SPECIES

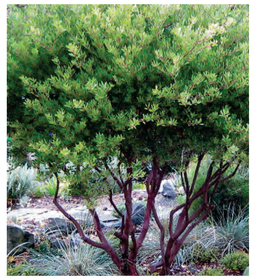
TREES





















SHRUBS




GROUNDCOVER




VINES

GENERAL PLANTING AND IRRIGATION NOTES

1. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

2. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ORDINANCES.

3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC, UN- DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE. COMPOST APPLICATION TO ACHIEVE A MINIMUM OF 6% ORGANIC MATTER IN SOIL COMPOSITION BASED ON MWELO SPECIFIED SOIL ANALYSIS RESULS FOR THE SITE SOIL PER [CGBSC 4.304].

4. 50% OF ALL SHRUBS AND GROUNDCOVER SHALL BE A MINIMUM OF 5-GALLON SIZE OR LARGER.

5. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER SYSTEM.

6. STREET TREES SHALL BE TIED INTO IRRIGATION SYSTEM.

7. 58% OF ALL PLANTS PROPOSED ARE NATIVE AND WILD-LIFE SUPPORTING.

8. PLANT SELECTION AND DESIGN TO COMPLY WITH BAY-AREA FRIENDLY BASICS LANDSCAPE CHECKLIST.

IRRIGATION SYSTEM DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF BERKELEY, AND EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD) WATER DISTRICT.

2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.

3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.

4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.

5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE, RAIN SENSOR AND FLOW SENSING CAPABILITY CONNECTED TO THE IRRIGATION CONTROLLER WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.

6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

7. COLOR CODED HYDROZONE LANDSACPING HYDROZONE MAP WITH GROUPING AND COLLOCATING PLANTING MATERIAS BY WUCOLS WATER USE CATEGORY VL, L, M, OR H, PER [CGBSC 4.304}, TO BE PROVIDED IN PERMIT DRAWINGS.

8. RAIN SENSOR AND CONTROLLER LOCATION TO BE PROVIDED IN PERMIT DRAWINGS.

LANDSCAPE AREA CALCULATION:

	LANDSCAPE AREA
LEVEL 1:	871 SF
LEVEL 2:	6,675 SF
ROOF & 7TH LEVEL:	305 SF
TOTAL:	7,851 SF (60%)

STORMWATER TREATMENT AREA:

REQUIRED STORMWATER TREATMENT AREA=
4% OF THE BUILDING FOOTPRINT (43,500 SF) =1,740 SF

PROPOSED STORMWATER TREATMENT AREA= 2,265 SF

BIKE PARKING CALCULATIONS:

TOTAL SHORT TERM BIKE PARKING STALLS PROVIDED: 18 STALLS (9 BIKE RACKS)

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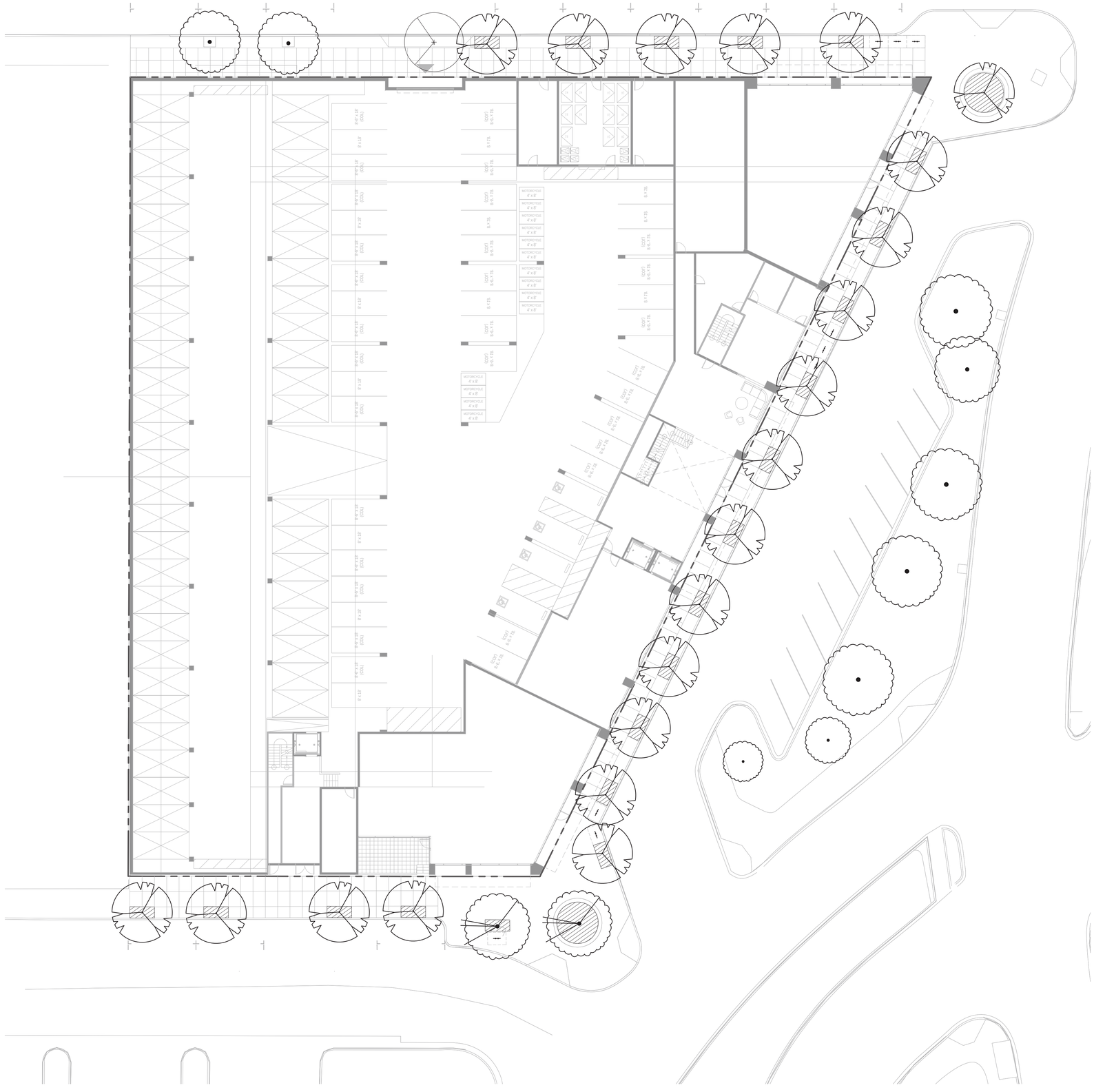
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JOB: 2307

SHEET:

PLANT IMAGES, NOTES AND CALCULATIONS

L3.01



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
STREET TREES						
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	PER PLAN	N	L
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN	N	M
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	N	M
SCREEN & SHADE TREES						
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	N	L
	ACER RUBRUM	RED MAPL	24" BOX	PER PLAN	N	M
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	N	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	N	M
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	24" BOX	PER PLAN	N	M
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	24" BOX	PER PLAN	Y	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	Y	VL
ACCENT TREES						
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	N	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Y	L
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	N	L
SHRUBS, GRASSES & PERENNIALS						
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'–0" OC	Y	L
	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'–0" OC	Y	L
	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'–0" OC	Y	L
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'–0" OC	Y	L
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'–0" OC	Y	L
	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'–0" OC	Y	L
	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'–0" OC	Y	L
GROUNDCOVERS						
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	4'–0" OC	Y	L
	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'–6" OC	Y	L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'–0" OC	N	M
STORMWATER GROUNDCOVER						
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'–0" OC	Y	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'–0" OC	Y	L
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'–0" OC	Y	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'–0" OC	N	L
	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	5 GAL	1'–0" OC	Y	L
STORMWATER GROUNDCOVER						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'–0" OC	N	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'–0" OC	N	L
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'–0" OC	Y	L

* NOTE: 58% OF ALL PLANTS PROPOSED ARE NATIVE AND WILD-LIFE SUPPORTING.

N

0 8' 16' 32' 48'

SCALE: 1/16" = 1'–0"

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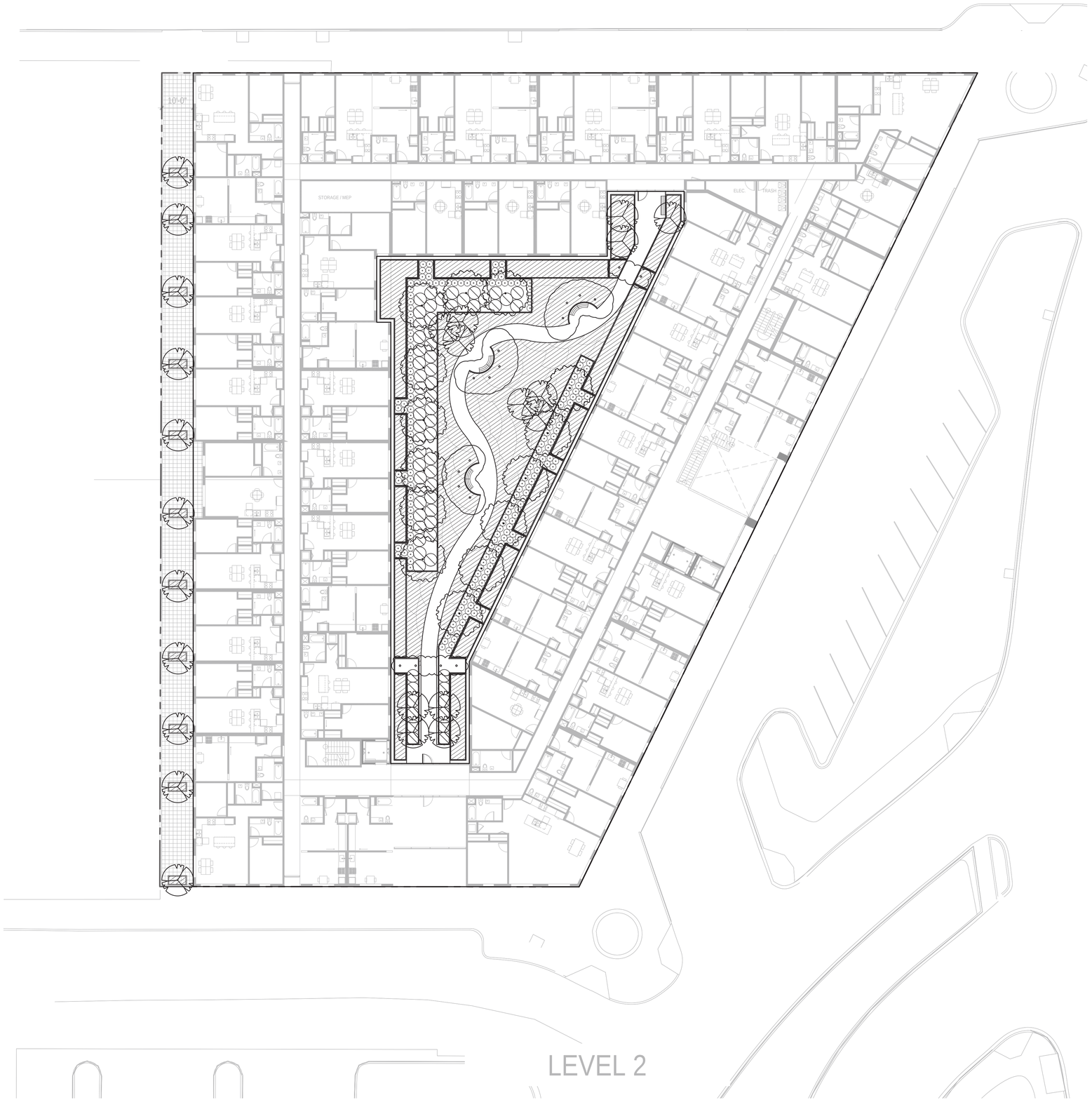
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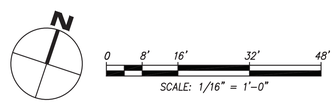
PLANTING PLAN - GROUND FLOOR

L4.01



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
STREET TREES						
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	PER PLAN	N	L
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN	N	M
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	N	M
SCREEN & SHADE TREES						
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	N	L
	ACER RUBRUM	RED MAPL	24" BOX	PER PLAN	N	M
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	N	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	N	M
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	24" BOX	PER PLAN	N	M
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	24" BOX	PER PLAN	Y	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	Y	VL
ACCENT TREES						
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	N	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Y	L
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	N	L
SHRUBS, GRASSES & PERENNIALS						
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'–0" OC	Y	L
	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'–0" OC	Y	L
	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'–0" OC	Y	L
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'–0" OC	Y	L
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'–0" OC	Y	L
	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'–0" OC	Y	L
	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'–0" OC	Y	L
GROUNDCOVERS						
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	4'–0" OC	Y	L
	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'–6" OC	Y	L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'–0" OC	N	M
STORMWATER GROUNDCOVER						
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'–0" OC	Y	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'–0" OC	Y	L
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'–0" OC	Y	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'–0" OC	N	L
	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	5 GAL	1'–0" OC	Y	L
STORMWATER GROUNDCOVER						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'–0" OC	N	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'–0" OC	N	L
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'–0" OC	Y	L



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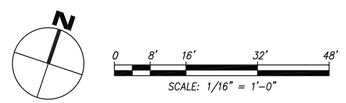
PLANTING PLAN -
LEVEL 2 PODIUM

L4.02



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
STREET TREES						
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	PER PLAN	N	L
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN	N	M
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	N	M
SCREEN & SHADE TREES						
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	N	L
	ACER RUBRUM	RED MAPL	24" BOX	PER PLAN	N	M
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	N	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	N	M
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	24" BOX	PER PLAN	N	M
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	24" BOX	PER PLAN	Y	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	Y	VL
ACCENT TREES						
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	N	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Y	L
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	N	L
SHRUBS, GRASSES & PERENNIALS						
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'-0" OC	Y	L
	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'-0" OC	Y	L
	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'-0" OC	Y	L
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'-0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'-0" OC	Y	L
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'-0" OC	Y	L
	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'-0" OC	Y	L
	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'-0" OC	Y	L
GROUNDCOVERS						
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	4'-0" OC	Y	L
	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'-6" OC	Y	L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'-0" OC	N	M
STORMWATER GROUNDCOVER						
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'-0" OC	Y	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'-0" OC	Y	L
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'-0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'-0" OC	Y	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'-0" OC	N	L
	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	5 GAL	1'-0" OC	Y	L
STORMWATER GROUNDCOVER						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	N	L
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	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'-0" OC	Y	L



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JOB: 2307

SHEET:

PLANTING PLAN - LEVEL 7

L4.03



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
STREET TREES						
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	PER PLAN	N	L
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN	N	M
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	N	M
SCREEN & SHADE TREES						
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	N	L
	ACER RUBRUM	RED MAPL	24" BOX	PER PLAN	N	M
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	N	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	N	M
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	24" BOX	PER PLAN	N	M
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	24" BOX	PER PLAN	Y	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	Y	VL
ACCENT TREES						
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	N	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Y	L
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	N	L
SHRUBS, GRASSES & PERENNIALS						
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'-0" OC	Y	L
	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'-0" OC	Y	L
	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'-0" OC	Y	L
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'-0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'-0" OC	Y	L
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'-0" OC	Y	L
	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'-0" OC	Y	L
	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'-0" OC	Y	L
GROUNDCOVERS						
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	4'-0" OC	Y	L
	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'-6" OC	Y	L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'-0" OC	N	M
STORMWATER GROUNDCOVER						
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'-0" OC	Y	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'-0" OC	Y	L
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'-0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'-0" OC	Y	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'-0" OC	N	L
	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	5 GAL	1'-0" OC	Y	L
STORMWATER GROUNDCOVER						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	N	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-0" OC	N	L
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'-0" OC	Y	L

N

0 8' 16' 32' 48'

SCALE: 1/16" = 1'-0"

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JOB: 2307

SHEET:

PLANTING PLAN - LEVEL 8 ROOF DECK

L4.04



IRRIGATION DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF BERKELEY, AND EAST BAY MUNICIPAL DISTRICT (EBMUD) WATER DISTRICT.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER–BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD–TO–HEAD COVERAGE.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW–GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

HYDROZONE LEGEND

SYMBOL	ZONE	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	AREA (SF)	TOTAL (SF)	% LANDSCAPE
	1	LOW WATER USE	SHRUB & GROUNDCOVER	DRIP	7,376	7,568.0	89%
	2	LOW WATER USE	TREES	BUBBLER	192		
	3	MODERATE WATER USE	SHRUB & GROUNDCOVER	DRIP	820	968	11%
	4	MODERATE WATER USE	TREES	BUBBLER	148		
	5	EDIBLE GARDEN		DRIP	0	0	0%
					TOTAL	8,536.0	100%

HYDROZONE INFORMATION TABLE

REFERENCE ANNUAL ET_0 FOR:	BERKELEY (MWELO REF. ET TABLE)	41.8

ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWELO: 0.80= EXISTING NON–REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON–RESIDENTIAL	SLA ADDITIONAL WATER ALLOWANCE (1.0–ETAF)	0.45

HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	IRR METHOD DRIP & BUBB.: 0.81 SPRAY & ROTOR: 0.75	IRRIGATION EFFICIENCY (IE)	$ETAF_Z$ (PF/IE)	LANDSCAPE AREA (SQ FT)	$ETAF_Z$ x AREA	ESTIMATED TOTAL WATER USE (ETWU)
1	0.3	D	0.81	0.37	7376	2731.85	70798.67
2	0.3	B	0.81	0.37	192	71.11	1842.92
3	0.6	D	0.81	0.74	820	607.41	15741.57
4	0.6	B	0.81	0.74	148	109.63	2841.16
–	0	D	.81	0.00	0	0.00	0.00
–	0	D	.81	0.00	0	0.00	0.00
				TOTAL	8536.00	3520.00	91,224.32
SPECIAL LANDSCAPE AREAS							
5				1	0	0.00	0.00
– –				0	0	0.00	0.00
				TOTAL	0	0.00	0.00
	TOTAL LANDSCAPE AREA (LA + SLA)				8,536.00		

TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)	TOTAL ETWU	91,224.32
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1–ETAF)*SLA)]	MAWA	121,670.44

AVERAGE ETAF	SUM($ETAF_Z$ X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA_S)	0.41
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA_S)	0.41

N

0 8' 16' 32' 48'

SCALE: 1/16" = 1'–0"

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JOB: 2307

SHEET:

IRRIGATION PLAN - GROUND FLOOR

L5.01



SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION

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JOB: 2307

SHEET:

IRRIGATION PLAN - LEVEL 2 PODIUM

L5.02

N

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"



SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION

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JOB: 2307

SHEET:

IRRIGATION PLAN - LEVEL 7

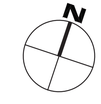
L5.03

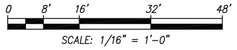
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0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION







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JOB: 2307

SHEET:

IRRIGATION PLAN - LEVEL 8 ROOF DECK

L5.04

ZONING ADJUSTMENTS BOARD

NOTICE OF DECISION

DATE OF BOARD DECISION: July 9, 2026
DATE NOTICE MAILED: July 13, 2026
APPEAL PERIOD EXPIRATION: July 27, 2026
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification)[1]: July 28, 2026

2700 Shattuck Avenue

Use Permit #ZP2024-0058 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 Zoning Adjustments Board of the City of Berkeley, after conducting a public hearing, **APPROVED** the following permits:

1. **Demolition.** Use permit under BMC Section 23.326.070(A) **"Main Non-Residential Building"** to demolish a non-residential building. *
2. **New Use.** Use permit under BMC Section 23.204.020(A) "Allowed Land Uses" to establish a Mixed-Use Residential development in a new building.
3. **New Main Building.** Use permit under BMC Section 23.204.030(A)(1)(a) **"Floor Area Permit Requirements"** to construct a new main building in the C-AC district. *
4. **Mixed Use Building.** Use permit under BMC Section 23.204.150(B)(2)(b) to construct a mixed-use development in the C-AC district.
5. **Building Height.** Administrative Use Permit under BMC Section 23.304.050(A) **"Projections Above Height Limits"** to exceed the allowed height limit with a rooftop projection

*Denotes required findings.

[1] Pursuant to BMC Section 23.410.050(C), the City Council Certifications, the City Council may take an action to review ZAB's decision on a Use Permit or Variance. This action is called certification and has the same effect as an appeal. Any member of the City Council may initiate the certification process of a ZAB decision during the 14-day appeal period after the notice of the ZAB's decision is issued. However, the Council's deadline to certify a project is suspended or tolled when the Council is on recess. Therefore, in all cases where the 14-day appeal period is scheduled to end during a Council recess, the certification deadline is extended to and through the day before the next regularly scheduled City Council meeting following any recess. *Extension of the certification deadline has no effect on the appeal deadline.*

Waivers Requested:

1. **Height.** Waiver of BMC Section 23.204.150(E) to exceed building height limit – to be 90 feet and 4 inches (plus 3-foot 6-inch parapet) and 8 stories, where 65 feet (plus 5-foot parapet by right) and 6 stories is the allowable height with a Use Permit.
2. **Lot Line Setback.** Waiver of BMC Section 23.204.150(E)(5)(a)(i) to reduce the rear setback to 0 feet, where 10 feet is required for any portion of new construction that exceeds height of 45 feet on lots abutting or confronting a residential district.
3. **Floor Area Ratio.** Waiver of BMC Section 23.204.150(E) to exceed the FAR – to be 5.5, where 4 is the maximum allowable.
4. **Lot Coverage.** Waiver of BMC Section 23.204.150(E) to exceed the lot coverage – to be 99%, where 90% is the maximum allowable.
5. **Usable Open Space.** Waiver of BMC Section 23.204.130(E) to reduce the usable open space requirement – to provide 13,049 square feet, where 14,360 square feet is required.
6. **Projections Above Height Limits.** Waiver of BMC Section 23.304.050 to exceed the allowed height limit with a rooftop projection.
7. **Height.** Waiver of BMC Section 23.204.150(E) to exceed building height limit – to be 90 feet and 4 inches (plus 3-foot 6-inch parapet) and 8 stories, where 65 feet (plus 5-foot parapet by right) and 6 stories is the allowable height with a Use Permit.
8. **Lot Line Setback.** Waiver of BMC Section 23.204.150(E)(5)(a)(i) to reduce the rear setback to 0 feet, where 10 feet is required for any portion of new construction that exceeds height of 45 feet on lots abutting or confronting a residential district.
9. **Floor Area Ratio.** Waiver of BMC Section 23.204.150(E) to exceed the FAR – to be 5.5, where 4 is the maximum allowable.
10. **Lot Coverage.** Waiver of BMC Section 23.204.150(E) to exceed the lot coverage – to be 99%, where 90% is the maximum allowable.
11. **Usable Open Space.** Waiver of BMC Section 23.204.130(E) to reduce the usable open space requirement – to provide 13,049 square feet, where 14,360 square feet is required.
12. **Projections Above Height Limits.** Waiver of BMC Section 23.304.050 to exceed the allowed height limit with a rooftop projection.

Concessions Requested:

1. **Concession.** Exemption from the requirement of BMC Section 23.304.150 **"Bird Safe Building."**
2. **Concession:** Exemption from the requirement of BMC Chapter 23.316.060 "**Percentage for Public Art on Private Projects**."

ZONING: C-AC, Adeline Corridor Commercial District

APPLICANT: Isiah Stackhouse, Trachtenberg Architects, 2421 Fourth Street, Berkeley, CA 94710

PROPERTY OWNER: 2700 Shattuck, LLC, 1600 Shattuck Avenue, Suite 218, Berkeley, CA 94709

ENVIRONMENTAL REVIEW STATUS: Statutorily exempt from CEQA pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130).

FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

	Yes	No	Abstain	Absent	Recused
DUFFY				x	
GAFFNEY	x				
THOMPSON	x				
CRAMER	x				
ALLEN	x				
CHOI	x				
YUNG				x	
SANDERSON	x				
VACANT	**6**	**0**	**0**	**2**	



ATTEST:

Sarah Price, Zoning Adjustments Board
Secretary

PUBLICATION OF NOTICE:

Pursuant to BMC Section 23.404.050, this notice shall be mailed to the applicant at the mailing address stated in the application and to any person who requests such notification by filing a written request with the Zoning Officer on or before the date of the Board action. This notice shall also be filed with the City Clerk. In addition, the notice shall be forwarded to the Zoning Adjustments Board and to the Main Library. The notice shall also be posted at a bulletin board at the Zoning Counter. The City Clerk shall make the notice available to interested members of the Council and the public.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Singeh Saliki, at (510) 981-7412 or ssaliki@berkeleyca.gov. All project application materials, including full-size plans, may be viewed online at: https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx. or in the Permit Service Center at the Zoning Counter at 1947 Center Street, Third Floor, during normal office hours.

TO APPEAL THIS DECISION (see Section 23.410 of the Berkeley Municipal Code):

To appeal a decision of the Zoning Adjustments Board 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.
2. Submit the required appeal fee (checks and money orders payable to "City of Berkeley"):
   A. The 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.
   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 on page 1 (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 permit will be issued on the first business day following expiration of the appeal period, and the project may proceed at that time.

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 Zoning Adjustments Board at, or prior to, the public hearing.
2. You must appeal to the City Council within fourteen (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 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.

LAND USE PLANNING

Zoning Adjustments Board Findings

App #ZP2024-0058

July 9, 2026

Use Permit for a Project at 2700 Shattuck Avenue

Project Facts	Project Description:
Applicant: Isaiah Stackhouse, SDT Architects **Property Owner:** 2700 Shattuck LLC **Project Address:** 2700 Shattuck Avenue **Site Size:** 1.17 acres (51,066 sf) **GP Land Use:** Adeline Corridor Mixed Use (ACMU) **Zoning:** Adeline Corridor Commercial District (C-AC) **CEQA:** Statutorily exempt pursuant to Public Resources Code Section 21080.66 (AB 130) **Vesting Date:** December 21, 2023 **Date Submitted:** May 14, 2024 **Date Deemed Complete:** October 10, 2024 **Project Planner:** Singeh Saliki	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. **Zoning Permits Requested:** A Use Permit Public Hearing is required for the following permits: 1. **Demolition.** Use permit under BMC Section 23.326.070(A) **"Main Non-Residential Building"** to demolish a non-residential building. * 2. **New Use.** Use permit under BMC Section 23.204.020(A) "Allowed Land Uses" to establish a Mixed-Use Residential development in a new building. 3. **New Main Building.** Use permit under BMC Section 23.204.030(A)(1)(a) **"Floor Area Permit Requirements"** to construct a new main building in the C-AC district. * 4. **Mixed Use Building.** Use permit under BMC Section 23.204.150(B)(2)(b) to construct a mixed-use development in the C-AC district. 5. **Building Height.** Administrative Use Permit under BMC Section 23.304.050(A) **"Projections Above Height Limits"** to exceed the allowed height limit with a rooftop projection *Denotes required findings.

Density Bonus:

Waivers Requested:

1. **Height.** Waiver of BMC Section 23.204.150(E) to exceed building height limit – to be 90 feet and 4 inches (plus 3-foot 6-inch parapet) and 8 stories, where 65 feet (plus 5-foot parapet by right) and 6 stories is the allowable height with a Use Permit.
2. **Lot Line Setback.** Waiver of BMC Section 23.204.150(E)(5)(a)(i) to reduce the rear setback to 0 feet, where 10 feet is required for any portion of new construction that exceeds height of 45 feet on lots abutting or confronting a residential district.
3. **Floor Area Ratio.** Waiver of BMC Section 23.204.150(E) to exceed the FAR – to be 5.5, where 4 is the maximum allowable.
4. **Lot Coverage.** Waiver of BMC Section 23.204.150(E) to exceed the lot coverage – to be 99%, where 90% is the maximum allowable.
5. **Usable Open Space.** Waiver of BMC Section 23.204.130(E) to reduce the usable open space requirement – to provide 13,049 square feet, where 14,360 square feet is required.
6. **Projections Above Height Limits.** Waiver of BMC Section 23.304.050 to exceed the allowed height limit with a rooftop projection.

Concessions Requested:

1. **Concession.** Exemption from the requirement of BMC Section 23.304.150 **"Bird Safe Building."**
2. **Concession:** Exemption from the Percentage for Public Art in-lieu fee per BMC Chapter 23.316.

Staff Recommendation:

Staff recommends that the Zoning Adjustments Board (ZAB) approve Use Permit #ZP2024-0058 pursuant to BMC Section 23.406.040 (E) "**Findings for Approval**" and subject to the attached Findings and Conditions of Approval.

I. CEQA

A. 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 Muwekma Ohlone Tribe Incorporated and has included Conditions of Approval pursuant to Public Resources Code Section 21080.66(b).

II. 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 persons residing or visiting in the area or neighborhood because the project is consistent with all applicable C-AC District standards and qualifies for concessions and waivers for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915. The project will be subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements.

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 to the general welfare of the City because the proposed eight-story mixed-use residential building is appropriately scaled for the neighborhood, which includes one- to six-story buildings. The project provides ground floor commercial spaces and housing, including affordable units, which would complement existing land uses in the surrounding area. In addition, the findings for required discretionary permits are satisfied per the Evidence in 2 and 3 below.

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

Demolition

Pursuant to BMC Section 23.326.070(D) "Demolitions of Non-Residential Buildings," a Use Permit for demolition of a main building used for non-residential purposes on any lot in a non-residential district may be approved only if the ZAB finds that:

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

Evidence: The proposed project includes the demolition of two existing single-story commercial buildings to construct a 281,960 square-foot mixed-use residential development. The demolition will not be materially detrimental to the commercial needs and public interest because the new building will provide commercial uses and housing which will be compatible with adjacent and nearby commercial and residential uses in the C-AC District. The site is underutilized and the existing buildings cannot accommodate the proposed program, making demolition necessary.

New Floor Area

Pursuant to BMC 23.204.030(A)(4), "C-AC Findings," to approve a Use Permit for new floor area in the C-AC district, the review authority must find that the proposed use or structure will:

a) Be compatible with the purposes of the District;
b) Be compatible with the design and character within the District and the adjacent residential neighborhoods;
c) Encourage utilization of public transit and off-street parking facilities in the area of the proposed building; and
d) If a new residential development, that the proposed use or structure facilitates construction of affordable housing as defined by the US Department of Housing and Urban Development (HUD) Guidelines.

Evidence: The project would be compatible with the purpose of the District because it implements key Adeline Corridor Specific Plan policies, including providing ground-floor commercial uses along Shattuck Avenue, meeting Tier 2 development standards, locating the driveway more than 75 feet from the corner, and maintaining pedestrian orientation through an enclosed garage and dedicated bicycle facilities.

The project would be compatible with the design and character of the District and nearby residential areas because it introduces a mixed-use residential building along Shattuck Avenue, consistent with similar buildings located across the street and farther north. The project would support transit use by providing only 141 parking spaces and secure interior parking for 158 bicycles. The site is well served by AC Transit routes on Shattuck Avenue and Martin Luther King Jr. Way, and is located within half a mile of the Ashby BART station and less than a mile from the Downtown Berkeley BART station. The project would also facilitate the production of affordable housing by providing 38 Very Low-Income units, as required for a Tier 2 project in the South Shattuck Subarea of the C-AC District.

Use Permit in C-AC District

Pursuant to BMC 23.204.150(G), "Permit Findings," to approve any AUP or Use Permit for a project in the C-AC district, the review authority must make the findings in Section 23.406.040--Use Permits and find that the proposed use or structure:

a) Is consistent with the purpose of the district;
b) Is compatible in design and character with the district and the adjacent residential neighborhoods;
c) Encourages utilization of public transit and off-street parking facilities in the area of the proposed building; and
d) Complies with the Adeline Corridor Specific Plan's adopted Mitigation Monitoring and Reporting Program (MMRP).

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

Density Bonus

A. 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 247 units;

2. The project will provide at least 38 Very Low-Income qualifying units in the 247-unit base project, as more fully set forth in Condition "Below Market Rate Units";
3. The project is entitled to a density increase of 50 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 three concessions or incentives. This equates to a density bonus of up to 124 units above the base project, for a total of up to 371 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. Exemption from the requirement of BMC Section 23.304.150 "Bird Safe Building."; and
2. Exemption from the Percentage for Public Art in-lieu fee per BMC Chapter 23.316

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 of BMC Section 23.204.150(E) to exceed building height limit – to be 90 feet and 4 inches (plus 3-foot 6-inch parapet) and 8 stories, where 65 feet (plus 5-foot parapet by right) and 6 stories is the allowable height with a Use Permit;
b. Waiver of BMC Section 23.204.150(E)(5)(a)(i) to reduce the rear setback to 0 feet, where 10 feet is required for any portion of new construction that exceeds height of 45 feet on lots abutting or confronting a residential district;
c. Waiver of BMC Section 23.204.150(E) to exceed the FAR – to be 5.5, where 4 is the maximum allowable;
d. Waiver of BMC Section 23.204.150(E) to exceed the lot coverage – to be 99%, where 90% is the maximum allowable;

e. Waiver of BMC Section 23.204.130(E) to reduce the usable open space requirement – to provide 13,049 square feet, where 14,360 square feet is required; and
f. Waiver of BMC Section 23.304.050 to exceed the allowed height limit with a rooftop projection

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 is a "housing development project" with at least two-thirds of the floor area in residential use. Because the project complies with applicable objective general plan and zoning standards, as modified by density bonus, concessions, and waivers under State Density Bonus Law, Section 65589.5(j) does apply to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified.

3. As required by BMC Section 23.406.040(E)(3) "Findings for Approval", when taking action on a Use Permit, the ZAB shall consider in its findings:

a) The proposed land use; and

Evidence: The proposed mixed-use residential development meets the findings for approval because it is an allowed land use in the C-AC district and will provide housing and commercial uses desired by the community.

b) The structure or addition that accommodates the use.

Evidence: The proposed 8-story design complies with the C-AC district standards and fits well within the surrounding neighborhood of one- to six-story buildings with the inclusion of applicable waivers and concessions allowed under the State Density Bonus. The building places ground-floor commercial and residential amenity spaces along Shattuck Avenue, supporting the district's goal of encouraging pedestrian-oriented development and uses.

4. As required by BMC Section 23.406.040(E)(4) "Findings for Approval", required findings shall be made based on the circumstances existing at the time a decision is made on the application.

Evidence: The required findings are satisfied because the project has been determined to be fully compliant with all applicable regulations based on the project plans submitted on June 30, 2026, included as analysis in this report, and evaluated based on the existing conditions of the subject site and surrounding neighborhood at the time of decision.

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

LAND USE PLANNING

Site Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058
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 2700 Shattuck 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)	-	-	-	-	**-**
Very-Low Income (31%-50% AMI)	-	38	-	-	**38**
Low-Income (51%-80% AMI)	-	-	-	-	**-**
Moderate-Income (81%-100% AMI)	-	-	-	-	**-**
Total BMRs in Project					**38**

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.

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

I. Administrative Conditions A. General Project Conditions		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Project Approval**. This Project approval is for 2700 Shattuck Avenue, as substantially shown and described on the Project plans dated June 30, 2026, except as required to be modified by Conditions of Approval herein and plans as presented to the Zoning Adjustments Board on July 9, 2026 ("Approval Date."). This Project vested on December 21, 2023 through PLN2023-0081. For any Condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the Project applicant shall submit final plan(s) in substantial conformance with the conceptual plan and incorporate any required modifications.	City of Berkeley	On-Going	Land Use Planning
2.	**Approval Limited to Proposed Project and Replacement of Existing Uses.** This Use Permit authorizes only the Proposed Project described in the application. This project approval does not authorize other uses, structures or activities not included in the Project Description. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To reestablish the previously existing use, an applicant shall obtain all permits required by the Zoning Ordinance for the use. (BMC Sections 23.404.060.B.1 and 2)	City of Berkeley BMC Sections 23.404.060	On-Going	Land Use Planning
3.	**Compliance Required.** All land uses and structures in the City of Berkeley shall comply with the Zoning Ordinance and all applicable City ordinances and regulations.	City of Berkeley BMC Section 23.102.050(B)	On-Going	Land Use Planning
4.	**Other Regulations.** Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	City of Berkeley BMC Section 23.102.050 (E)	On-Going	Land Use Planning
5.	**Conformance with Approved Plans.** All work performed under an approved Use Permit shall follow the approved plans as presented to ZAB on July 9, 2026 and pursuant to the Conditions of Approval.	City of Berkeley BMC Section 23.404.060 (B)(4)	On-Going	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

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

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

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

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

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

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

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

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: • **Native Landscaping.** The applicant shall provide 80% native plants in the final landscape plan presented to the Design Review Committee as part of final Design Review. The landscape plan shall be evaluated for viability by the Landscape Architect on the Design Review Committee.	City of Berkeley BMC Section 23.040.050 (H)	Final Design Review Committee/Prior to Building Permit Submittal	Land Use Planning
I. Administrative Conditions C. Final Approval Conditions		**Regulation Source**	**Timing/Implementation**	**Enforcement/ Monitoring**
1.	**Final Design Review at the Design Review Committee (DRC).** The Project requires approval of a Final Design Review application by the Design Review Committee.	City of Berkeley BMC Section 23.406.070 (C)(1) (d)	Prior to Building Permit Submittal	Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

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

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

II. Prior to Issuance of Demolition Permit		Regulation Source	Timing/Implementation	Enforcement/ Monitoring
1.	**Conditions of Approval Included in Building Permit Plan Submittal** **A. Use Permit.** The Conditions of Approval for this Permit shall be printed on the second sheet of each plan set submitted for a building permit pursuant to this Permit, under the title 'Use Permit Conditions.' Additional sheets may also be used if the second sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; (8-1/2" by 11" sheets are not acceptable)	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning
2.	**Project Liaison.** The applicant shall include in all building permit plans and post onsite the name, e-mail address, and telephone number of an individual empowered to manage construction-related complaints generated from the Project. The individual's name, telephone number, and responsibility for the Project shall be posted at the project site for the duration of the Project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response and submit written reports of such complaints and actions to the project planner on a weekly basis. **Please designate the name of this individual below:** ☐ **Project Liaison** _____ Name Phone #	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety/Land Use Planning

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
Application Number: ZP2024-0058

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

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
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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. City staff shall obtain a scope and cost from a pre-approved consultant to conduct required monitoring compliance. If compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses prior to the initiation of monitoring compliance. The City shall not issue a notice-to-proceed until all funds are deposited. 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

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
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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

LAND USE PLANNING

CONDITIONS OF APPROVAL

Property Address: 2700 Shattuck Avenue
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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: o Establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and o include written descriptions and photographs.	City of Berkeley	Prior to Demolition Permit Issuance	Building & Safety Division/Zoning Officer

LAND USE PLANNING

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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

LAND USE PLANNING

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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
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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4.	**Pay Transparency Acknowledgement.** Prior to the issuance of a building permit for any Project subject to this Chapter: **1.** 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. **2.** 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	Health, Housing & 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

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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. **E.** All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. **F.** Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. **G.** All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator. **H.** Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Bay Area Air District's phone number shall also be visible to ensure compliance with applicable regulations.	City of Berkeley/ Bay Area Air District	During Construction	Public Works

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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
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

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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
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

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	City of Berkeley	Prior to Certificate of Occupancy	Building & Safety/Land Use Planning

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	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.			
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
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	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



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	(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.			
5.	**Transportation Demand Management: Residential Projects that include 100 dwelling units or more**. One monthly pass for unlimited local bus transit service for every bedroom in each dwelling unit.	City of Berkeley BMC 23.334.030 (B) (2)	Prior to Certificate of Occupancy	Land Use Planning
6.	**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

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 $2,029,109.35, 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

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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 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: Unanticipated 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 50 feet shall cease until a representative from the Confederated Villages of Lisjan Nation is consulted by the government agency. If the lead agency in consultation with the consulting Tribe(s), determines that the resource is a tribal cultural	State of California Public Resources Code Section 21080.66	Prior to Issuance of Building Permit	Land Use Planning

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	resource and thus significant under CEQA and/or the Tribe, the lead agency shall retain a Tribal monitor and, if applicable, a qualified archeologist, at the project proponent's expense, to prepare a mitigation plan, which shall be implemented by the lead agency in accordance with state guidelines and in consultation with the consulting Tribe. The mitigation plan shall include avoidance of the resource if at all feasible. 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, and/or protecting the confidentiality of the resources. (III) TCR-3: Halt Work/Coroner's Evaluation/Impact to Previously Undiscovered Human Remains. If human remains are encountered during construction and/or other ground disturbing activities, all work within 50 feet of the remains should be 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 remains, shall be treated as potential human remains and the appropriate protocols followed. The archeologist 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 recommendations regarding the treatment of the human remains and any associated archeological materials. The report should be submitted to the lead 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			

LAND USE PLANNING

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	location agreed upon between the Tribe and the project proponent, which 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. (ii) Agreement reached with the Muwekma Ohlone Tribe Incorporated (I) The Tribal monitor shall have authority to temporarily halt or redirect work in the immediate vicinity of a discovery pending evaluation and consultation. (II) Tribal Cultural Resources, site locations, photographs, GPS data, and other culturally sensitive Tribal information shall remain confidential and shall not be publicly disclosed without prior Tribal consent except where required by law. (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; Muwekma Ohlone Tribe Incorporated shall designate a monitor (II) Both tribal monitors shall comply with applicant's site access and workplace safety requirements. (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.			

LAND USE PLANNING

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	(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 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.	State of California Public Resources Code Section 21080.66	Prior to Issuance of Building Permit	Land Use Planning



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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

PLANS APPROVED BY ZONING ADJUSTMENTS BOARD

SIGNATURE

July 9, 2026
DATE

*Approve Findings and Conditions attached



STACKHOUSE
DE LA PEÑA
TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.sdtarch.com

2700 SHATTUCK

2700 Shattuck Ave
Berkeley, CA

10.18.2023 SB-330 SUBMITTAL PLANS
05.10.2024 ZONING APPLICATION
09.10.2024 ZONING RESUBMITTAL
01.06.2025 ZONING RESUBMITTAL
12.22.2025 ZONING RESUBMITTAL
03.18.2026 ZONING RESUBMITTAL
03.18.2026 DRC HEARING SET
07.09.2026 ZAB SUBMITTAL

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2307

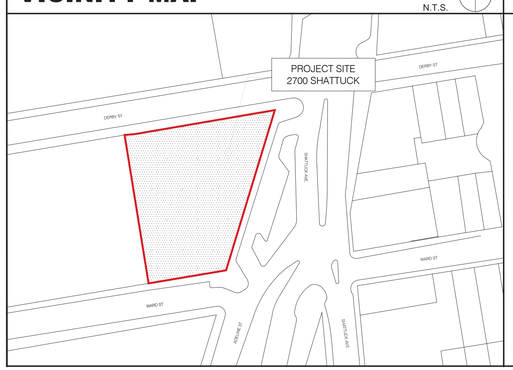
SHEET:

GENERAL INFORMATION

A0.0

VICINITY MAP

N
N.T.S.



PROJECT DIRECTORY

OWNER/APPLICANT:
2700 Shattuck LLC
1600 Shattuck Ave.
Berkeley, CA 94709

ARCHITECT:
Isaiah Stackhouse, Principal
SDT ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
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LANDSCAPE ARCHITECT:
Jesse Markman
JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Square, Suite 218
Orinda, CA 94563
925.254.5422
www.jett.land

PROJECT DESCRIPTION

PROJECT ADDRESS: 2700 Shattuck Ave.
Berkeley, CA 94705 (APN: 54-1723-1) (APN: 54-1723-3)

SCOPE OF WORK:
REMOVAL OF EXISTING COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 8-STORY MIXED-USE RESIDENTIAL DEVELOPMENT WITH 359 DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL SPACE, AND PARKING WITH STATE OF CALIFORNIA DENSITY BONUS.

PROJECT TO COMPLY WITH BERKELEY ENERGY CODE (BMC Chapter 19.36) AND BERKELEY GREEN CODE (BMC Chapter 19.37).

DRAWING LIST

SHEET NO. & TITLE

ARCHITECTURAL					
A0.0	GENERAL INFORMATION	A2.4	FLOOR PLANS	A4.0	GRADING & STORMWATER PLANS
A0.1A	ZONING INFORMATION	A2.5	FLOOR PLANS		
A0.1B	ZONING DIAGRAMS	A2.6	FLOOR PLANS	LANDSCAPE	
A0.1C	FACADE DIAGRAMS	A2.7	FLOOR PLANS	L1.01	LANDSCAPE PLANS
A0.1D	CBC HEIGHT DIAGRAMS	A2.8	UNIT PLANS	L1.02	LANDSCAPE PLANS
A0.3	SITE PHOTOS	A3.0	BUILDING SECTIONS	L1.03	LANDSCAPE PLANS
A0.4A	SHADOW STUDIES	A3.1	BUILDING ELEVATIONS	L1.04	LANDSCAPE PLANS
A0.4B	SHADOW STUDIES	A3.2	BUILDING ELEVATIONS	L2.01	PRECEDENT IMAGES
A0.4C	SHADOW STUDIES	A3.3	STREET STRIP ELEVATIONS	L2.02	PRECEDENT IMAGES
A0.6	VICINITY MAP	A3.4	PHOTO MATCH VIEWS	L3.01	PLANT IMAGES, NOTES & CALCS.
A0.7A	AFFORDABLE HOUSING PLAN	A3.5	PHOTO MATCH VIEWS	L4.01	PLANTING PLANS
A0.7B	AFFORDABLE HOUSING PLAN	A3.6	CONCEPTUAL RENDERING	L4.02	PLANTING PLANS
A1.0	SURVEY	A3.7	CONCEPTUAL RENDERING	L4.03	PLANTING PLANS
A2.0A	EXISTING SITE PLAN	A3.8	CONCEPTUAL RENDERING	L4.04	PLANTING PLANS
A2.0B	PROPOSED SITE PLAN	A3.9	CONCEPTUAL RENDERING	L5.01	IRRIGATION PLANS
A2.1	FLOOR PLANS	A3.10	CONCEPTUAL RENDERING	L5.02	IRRIGATION PLANS
A2.2	FLOOR PLANS	A3.11	CONCEPTUAL RENDERING	L5.03	IRRIGATION PLANS
A2.3	FLOOR PLANS	A3.12	CONCEPTUAL RENDERING	L5.04	IRRIGATION PLANS
		MAT	BUILDING MATERIALS		

SB330 20% CONSISTENCY COMPLIANCE

SB330 20% CONSISTANCY CALCULATIONS

UNIT COUNT CALCULATIONS

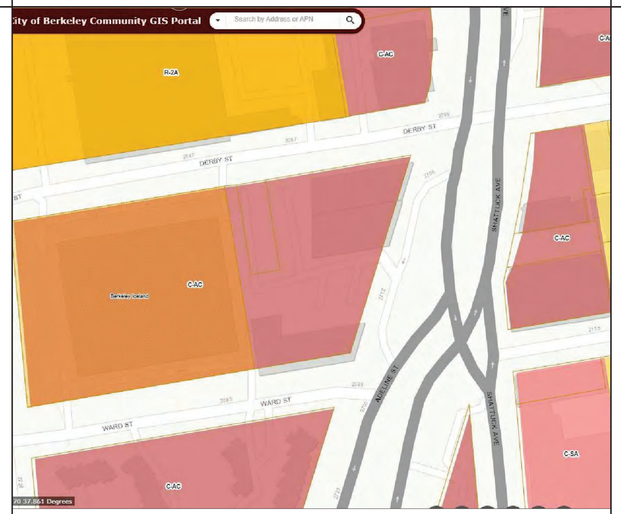
	BONUS UNITS IN SB330	BONUS UNITS IN PROPOSED	TOTAL UNITS	% CHANGE FROM SB330
SB330 UNITS			293	NA
TOTAL PROPOSED PROJECT UNITS			359	NA
UNIT COUNT CHANGE INCLUDING DENSITY BONUS CHANGES			66	NA
MINUS UNIT COUNT CHANGE AS A RESULT OF A CHANGE IN THE BONUS*	98	112	-14	NA
UNIT COUNT CHANGE EXCLUSIVE OF THE RESULT OF A DENSITY BONUS*			**52**	**18%**

*The housing development project is revised following submittal of a preliminary application pursuant to Section 65941.1 such that the number of residential units or square footage of construction changes by 20 percent or more, ***exclusive of any increase resulting from the receipt of a density bonus***, incentive, concession, waiver, or similar provision. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

CONSTRUCTION AREA CALCULATIONS

	RESIDENTIAL AREA	COMMERCIAL AREA	GARAGE AREA	TOTAL CONSTRUCTION AREA	% CHANGE FROM SB330
SB-330 (10.18.2023)	271,049	3,935	26,574	301,558	NA
PROPOSED PROJECT	276,824	5,136	36,470	318,430	NA
CONSTRUCTION AREA CHANGE FROM SB330				**16,872**	**6%**

ZONING MAP



REFUSE

Waste and Recycling Calculation

# of Bedrooms	Factor	Occupants		Total cuft required (.25cy or 50 gallons / 3 occ)	Waste (40%)		Recycling - Container (10%)	Recycling - Paper (30%)	Organics (20%)
410	1.00	410		34.17 cy	6,833 gal	13.67 cuft	2,733 gal	683 gal	2,050 gal	1,367 gal

Space Calculation	Container Quanities				Space Required		Additional Increase for Operation		
	Waste	Recycling - Container	Recycling - Paper	Organics	Factor/container	Space/ Container	20% Excess	35% Excess	Provided
3 cy bin (606 gal)	5	1	3	2	28 sf	308 sf			
96 gallon cart		1	3	2	7 sf	42 sf			
64 gallon cart					6 sf	sf			
Total capacity	3030 gal	702 gal	2106 gal	1404 gal		350 sf	420 sf	473 sf	631 sf



C-AC ZONING COMPLIANCE TABLE

DENSITY BONUS CALCULATIONS

ZONING: C-AC SOUTH SHATTUCK SUBAREA, TIER 2

SITE AREA (SF)	51,066	
SITE AREA (ACRES)	1.1723	
ALLOWABLE DENSITY (DU/AC)	210	
BASE PROJECT UNITS	246.186	
BASE PROJECT UNITS (ROUNDS UP)	247	
% TOTAL BMR UNITS (VLI)	15%	3 CONCESSIONS
# TOTAL BMR UNITS (VLI)	37.05	
# TOTAL BMR UNITS (VLI)(ROUNDS UP)	38	
% BONUS EARNED	50%	
BONUS UNITS EARNED	123.50	
BONUS UNITS EARNED (ROUNDS UP)	124	
ALLOWABLE DENSITY BONUS PROJECT	371	
PROPOSED DENSITY BONUS PROJECT	**359**	

SEE DENSITY BONUS STATEMENT FOR SUMMARY OF CONCESSIONS AND WAIVERS

	BASE ZONING * ALLOWABLE/REQUIRED	PROPOSED W/ DENSITY BONUS	COMPLIANCE
NUMBER OF DWELLING UNITS	SEE TABLE	359	COMPLIES
COMMERCIAL AREA	N/A	5,136	COMPLIES
PARKING	SEE TABLE	141	COMPLIES
BIKE PARKING	SEE TABLE	158	COMPLIES
FRONT YARD SETBACK (WARD)	0'	0'	COMPLIES
STREET SIDE YARD SETBACK (SHATTUCK)	0'	0'	COMPLIES
SIDE YARD SETBACK	0'	0' to 5'	COMPLIES
REAR YARD SETBACK (DERBY)	0', 10' ABOVE 45'	0'	COMPLIES W/WAIVER
BUILDING HEIGHT (PER ZONING)	65'	90'-4"	COMPLIES W/WAIVER
BUILDING HEIGHT (PER CBC)	N/A	85'-0	COMPLIES
BUILDING STORIES	6	8	COMPLIES W/WAIVER
LOT AREA (ACRES)	1.1723	1.1723	COMPLIES
LOT AREA	51,066	51,066	COMPLIES
PROJECT FAR	4.0	5.5	COMPLIES W/WAIVER
GFA BASED ON FAR	204,264	281,960	COMPLIES W/WAIVER
LOT COVERAGE	90%	99%	COMPLIES W/WAIVER
USABLE OPEN SPACE (SEE TABLE)	14,360	13,049	COMPLIES W/WAIVER
PERMITTED GROUND FLOOR USES (TABLE 23.204-42)	N/A FOR THIS SITE	N/A FOR THIS SITE	COMPLIES
MIN. GROUND LEVEL FLOOR TO FLOOR HEIGHT	12'	VARIES, 13'-6" TO 17'	COMPLIES
GROUND LEVEL CEILING HEIGHT FOR USES PER TABLE 23.204-42	N/A FOR THIS SITE	N/A FOR THIS SITE	COMPLIES

UNIT COUNTS

UNIT TYPE	STUDIOS	1-BR	2-BR	TOTAL
LEVEL 8	16	27	5	48
LEVEL 7	18	26	6	50
LEVEL 6	18	27	8	53
LEVEL 5	18	26	8	52
LEVEL 4	18	27	8	53
LEVEL 3	18	26	8	52
LEVEL 2	18	25	8	51
GROUND LEVEL				
TOTAL	**124**	**184**	**51**	**359**
PERCENT OF TOTAL	35%	51%	14%	100%
TOTAL BEDROOM COUNT	124	184	102	410
BMR UNITS				
#VLI UNITS	14	19	5	38
PRECENT OF TOTAL LVI UNITS	37%	50%	13%	100%

PROPOSED FLOOR AREA WITH DENSITY BONUS

	COMMERCIAL	RESIDENTIAL	TOTAL	REF. GARAGE AREA (EXCLUDED FROM GFA)
LEVEL 8		35,240	35,240	
LEVEL 7		39,064	39,064	
LEVEL 6		39,064	39,064	
LEVEL 5		39,064	39,064	
LEVEL 4		39,064	39,064	
LEVEL 3		39,064	39,064	
LEVEL 2		38,200	38,200	
GROUND LEVEL (EXCLUDES PARKING)	5,136	8,064	13,200	36,470
TOTAL FLOOR AREA W/ DENSITY BONUS	5,136	276,824	281,960	36,470
FAR (FLOOR AREA RATIO)			5.5	

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	40% LANDSCAPING
TOTAL UNITS	359	40	14,360	
TOTAL REQUIRED			14,360	
TOTAL AREA PROVIDED			13,049	5,220
ROOFDECK OPEN SPACE			1,652	
PODIUM LEVEL COURTYARD			8,700	
PODIUM LEVEL PRIVATE PATIOS			2,697	

BICYCLE PARKING CALCULATIONS

	BEDROOMS/SF	SPACES	PER	TOTAL REQ	PROVIDED
NEW COMMERCIAL (SHORT TERM)	5,136	1	2000	3	4
RESIDENTIAL (SHORT TERM)	410	0.025	1	10	10
RESIDENTIAL (LONG TERM)	410	1	3	137	144
TOTAL PARKING				**150**	**158**

PARKING TABLE

	UNITS/SF	SPACES	PER	TOTAL
RESIDENTIAL (MIN.)	359	-	-	0
COMMERCIAL (1ST 1,000 SF EXEMPT)	4,136	-	-	0
RESIDENTIAL (MAX)	359	0.5	1	180
TOTAL REQUIRED / MAX ALLOWED				0 REQ. / 180 ALLOWED
	STANDARD SPACES	**OPTIONAL STACKER SPACES**	**ADA SPACES**	**TOTAL (UP TO)**
PROVIDED (UP TO W/OPT. STACKERS)	45	92	4	141

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA OF FLOORS	39,804
TOTAL AREA OF ROOFTOP ELEMENTS	605
% AREA OF ROOFTOP ARCH. FEATURES	1.5%
ALLOWABLE % (PER 23E.04.020C)	15.0%

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07.09.2026 ZAB SUBMITTAL

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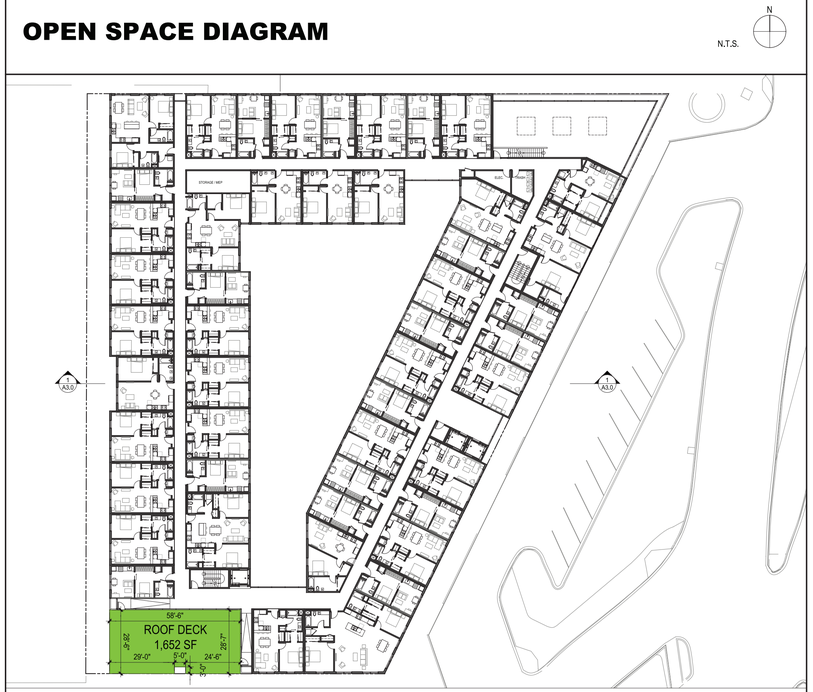
JOB: 2307

SHEET:

ZONING INFORMATION

A0.1A

OPEN SPACE DIAGRAM

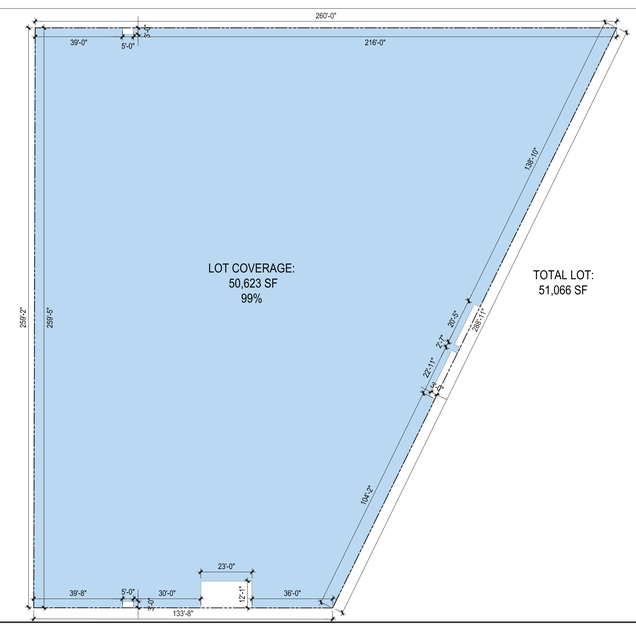


LEVEL 8



PODIUM LEVEL

LOT COVERAGE DIAGRAM



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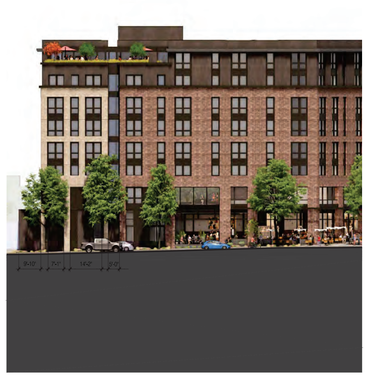
JOB: 2307

SHEET:

ZONING
DIAGRAMS

A0.1B

FACADE BLANK WALLS DIAGRAM



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

NO BLANK WALL EXCEEDS 30' MAX LENGTH ALLOWABLE = COMPLIES

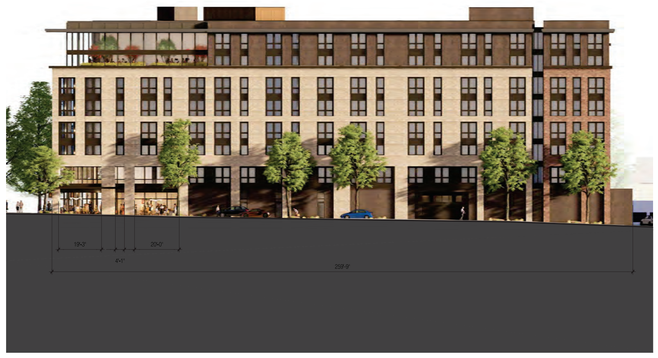
FACADE TRANSPARENCY DIAGRAM N.T.S.



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

TOTAL LENGTH OF FACADES ALONG SIDEWALKS:	681'-3"
TOTAL LENGTH OF FACADES FULLY TRANSPARENT BETWEEN 3' - 10' ABOVE GRADE:	278'-11"
PERCENTAGE OF FACADE TRANSPARENCY:	41% (>30% MINIMUM REQUIRED, COMPLIES)

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FACADE DIAGRAMS

A0.1C

CBC GRADE PLAN CALCULATIONS				
SEGMENT	**EL 1**	**EL 2**	**LENGTH**	**AVG EL x L**
A	149.5	143.5	259.75	38053.375
B	143.5	145.77	179.5	25961.983
C	145.77	141	79.17	11351.79
D	141	145	133.17	19043.31
E	145	149.5	288	42408
TOTAL PERIMETER			939.59	136818.46
GRADE PLANE ELEVATION				**145.62**

4 - CALIFORNIA BUILDING CODE - GRADE PLAN CALCULATIONS

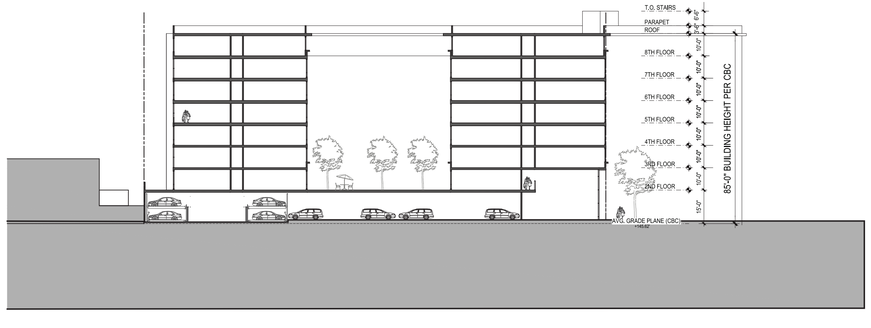
1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36

HEIGHT, BUILDING. The vertical distance from grade plane to the average height of the highest roof surface.

[BG] GRADE PLANE. A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

3 - CALIFORNIA BUILDING CODE - HEIGHT DEFINITIONS

1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36



2 - CALIFORNIA BUILDING CODE - HEIGHT DIAGRAM

1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36



1 - CALIFORNIA BUILDING CODE - GRADE PLAN DIAGRAM

1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36

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CALIFORNIA BUILDING CODE HEIGHT DIAGRAMS

A0.1D



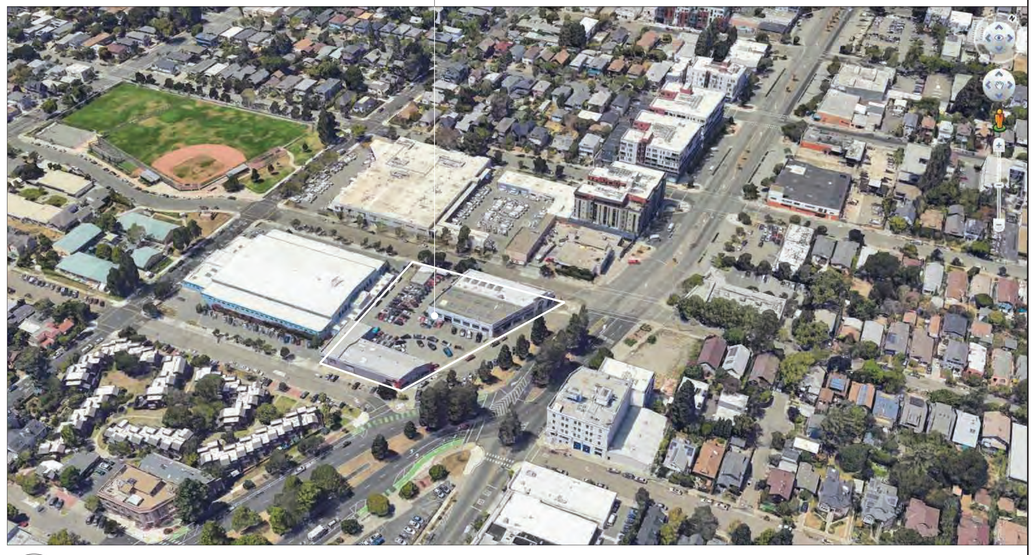
4 - VIEW FROM SHATTUCK LOOKING SOUTH



2 - VIEW FROM SHATTUCK LOOKING NORTH



3 - VIEW FROM WARD LOOKING WEST



1 - GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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SHEET:

SITE
PHOTOS

A0.3

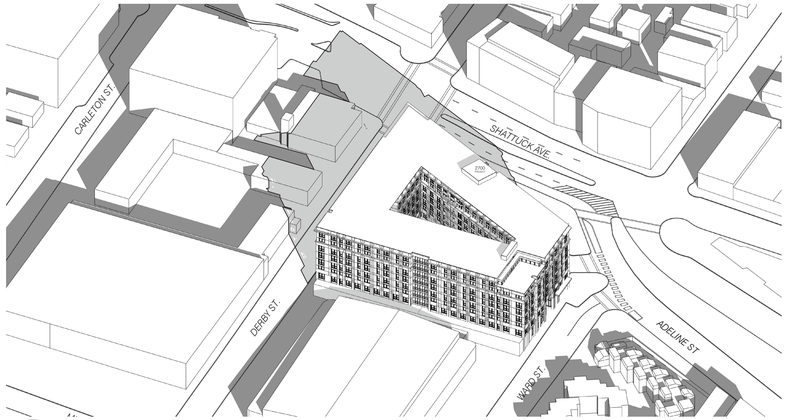
WINTER SOLSTICE
DEC 21ST:
2-HRS BEFORE SUNSET (PM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.



5 SHADOW STUDY - PM
1:240 @ 11X17 1:120 @ 24X36

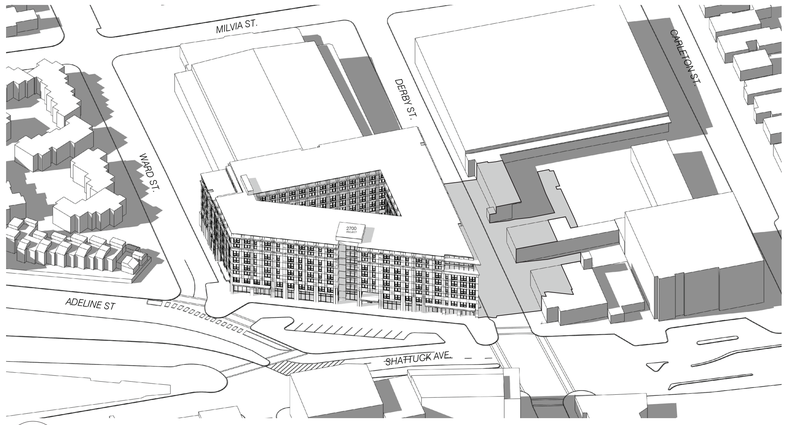
WINTER SOLSTICE
DEC 21ST:
NOON

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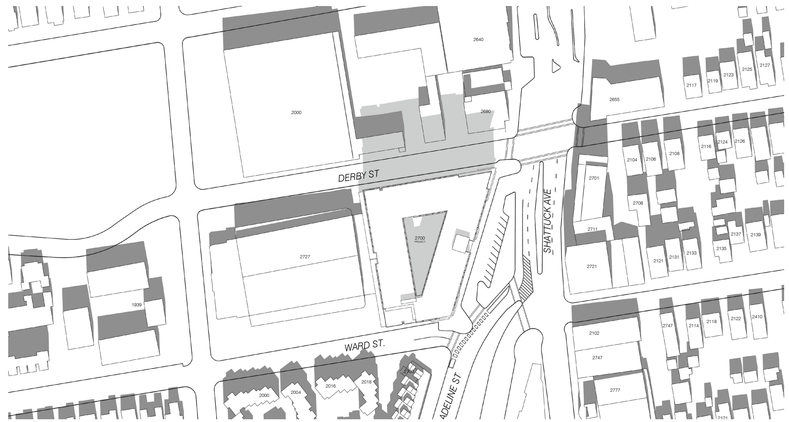
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4 SHADOW STUDY AXONOMETRIC - NOON
NT.S.



3 SHADOW STUDY - NOON
1:240 @ 11X17 1:120 @ 24X36

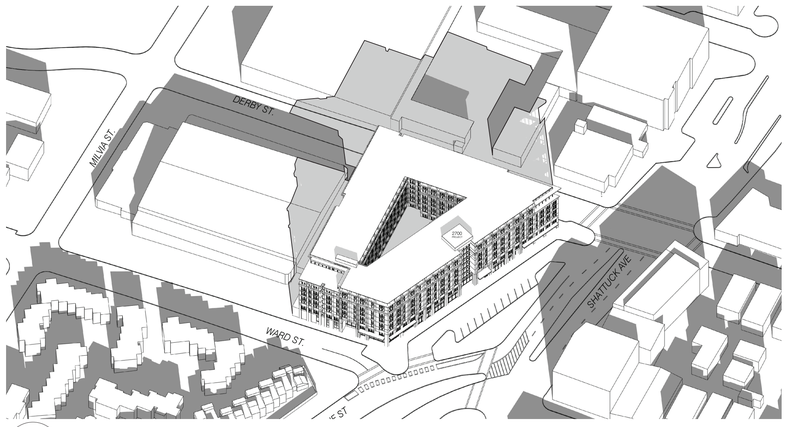
WINTER SOLSTICE
DEC 21ST:
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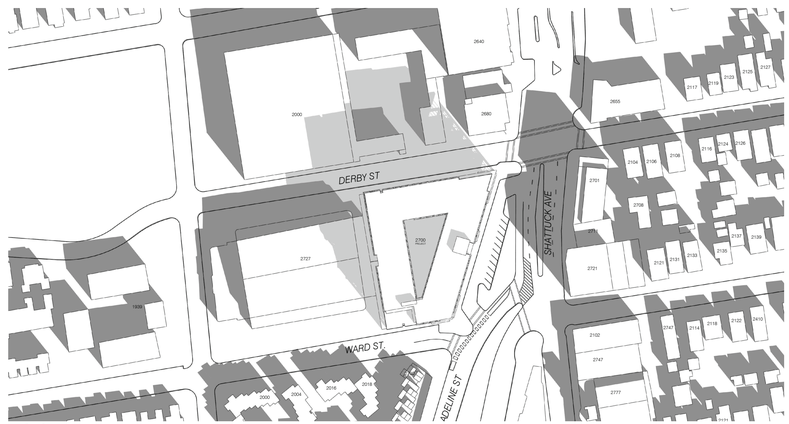
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1 SHADOW STUDY - AM
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SHADOW STUDIES
DECEMBER 21ST

A0.4A

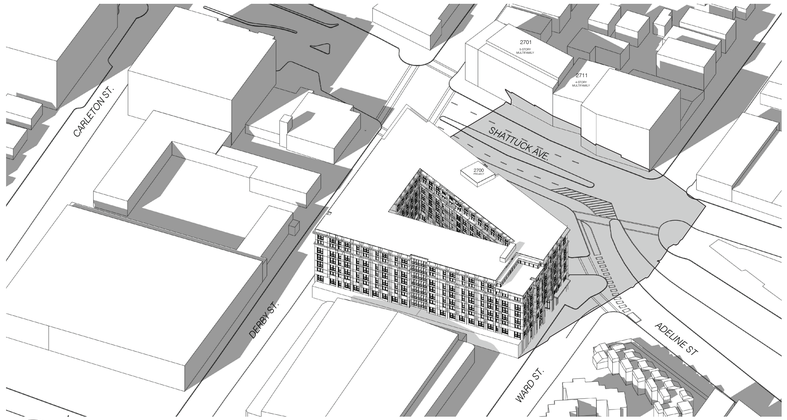
SUMMER SOLSTICE
JUN 21ST:
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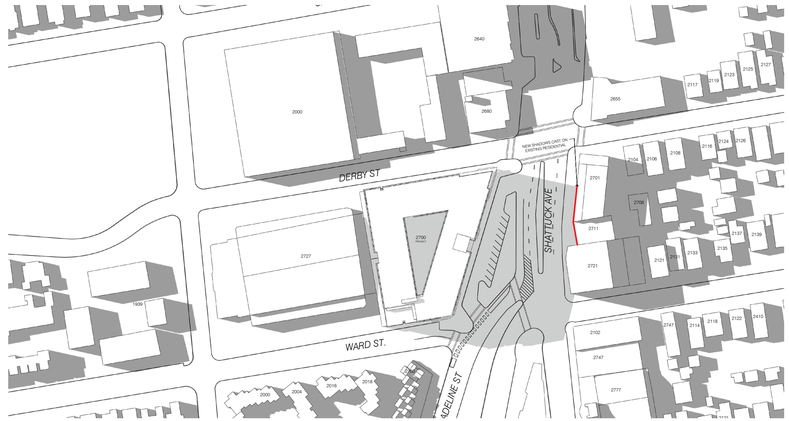
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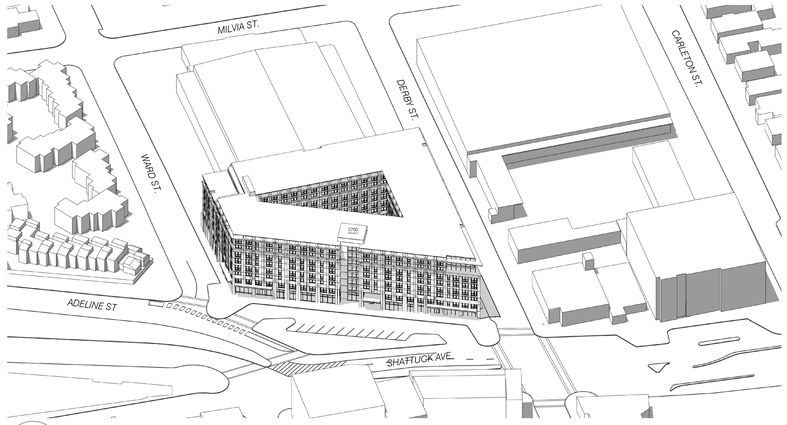
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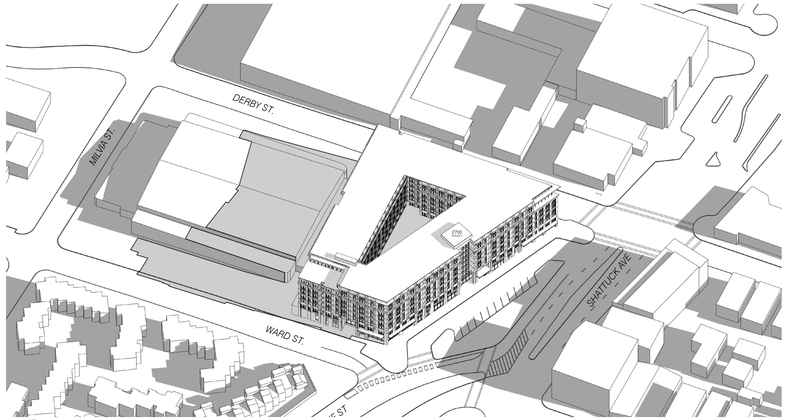
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JUNE 21ST

A0.4B

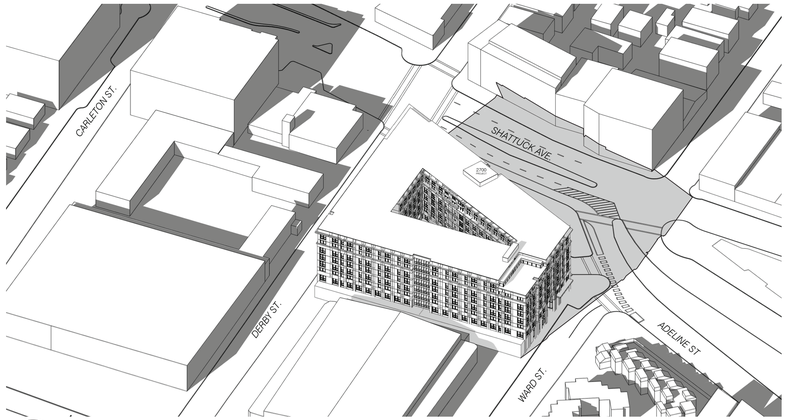
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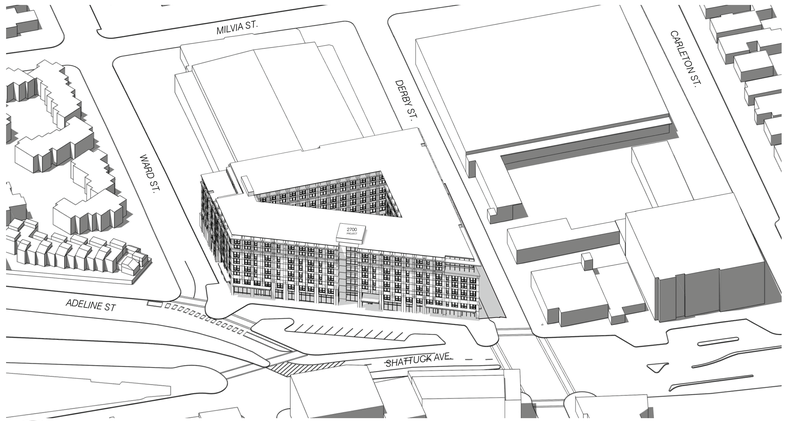
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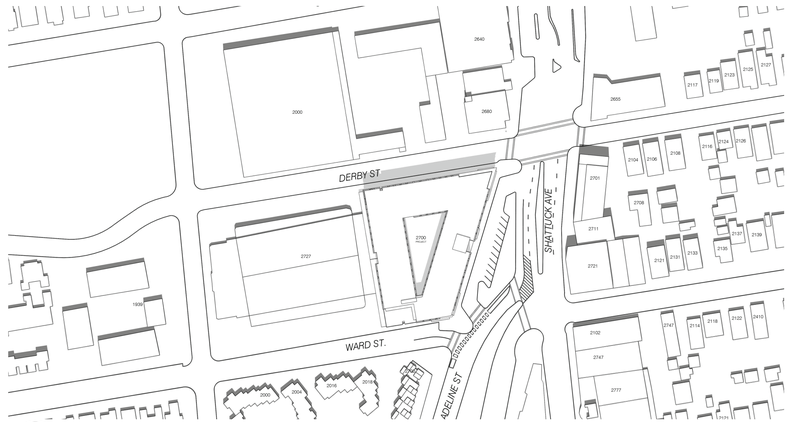
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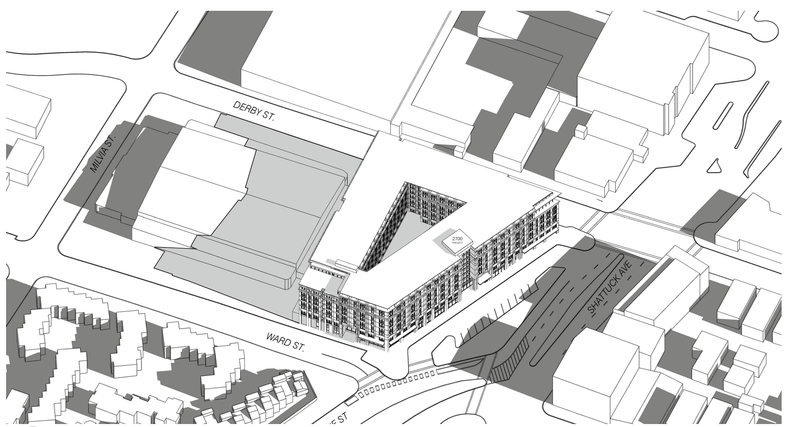
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MAY 12TH

A0.4C



1 - VICINITY MAP
NTS

N

VICINITY MAP

A0.6

Xref Y:\CURRENT PROJECTS\2341 - Panoramic 2109 Virginia\2341 - DRAWINGS & DOCUMENTS\2341 - CURRENT\2109 Virginia - Titleblock 24 x36.dwg



LEVELS 3 & 5



LEVEL 2



FIRST FLOOR

LEVELS 3 & 5

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	18	392	7,056
1BR	20	616	12,320
1BR	3	516	1,548
2BR	2	910	1,820
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	0	584	-
1BR	1	666	666
2BR	1	864	864
2BR	2	924	1,848
2BR	1	1,000	1,000
2BR	1	1,128	1,128
2BR	1	1,251	1,251
TOTAL:			30,659

LEVEL 2

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	18	392	7,056
1 BR	18	616	11,088
1BR	3	516	1,548
2BR	2	910	1,820
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	1	584	584
1BR	1	666	666
2BR	1	864	864
2BR	2	924	1,848
2BR	1	1,000	1,000
2BR	1	1,128	1,128
2BR	1	1,251	1,251
TOTAL:			30,011

FIRST FLOOR

KEY

- RESIDENTIAL UNIT FLOOR AREA
- DWELLING UNITS
- COMMERCIAL
- RESIDENTIAL AMENITY
- MEP / MISC.
- USABLE OPEN SPACE
- PARKING

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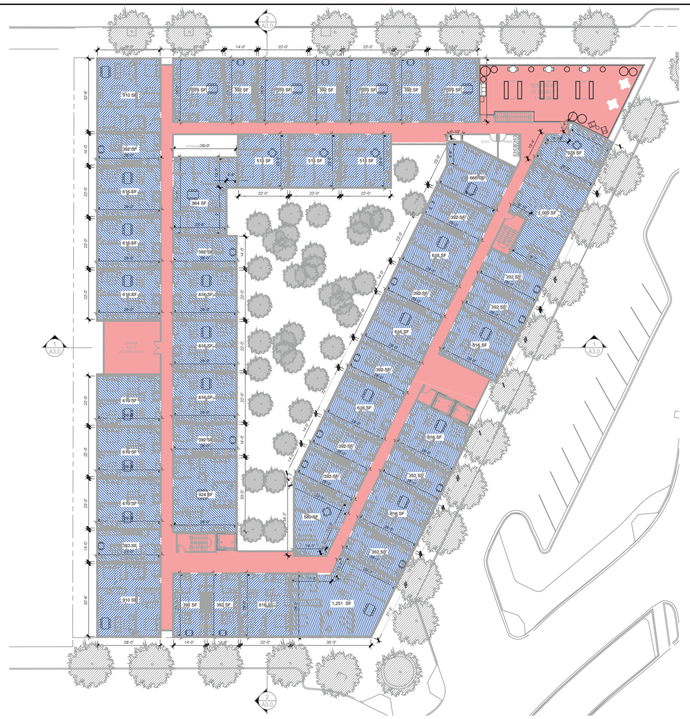
AFFORDABLE HOUSING PLAN

A0.7A



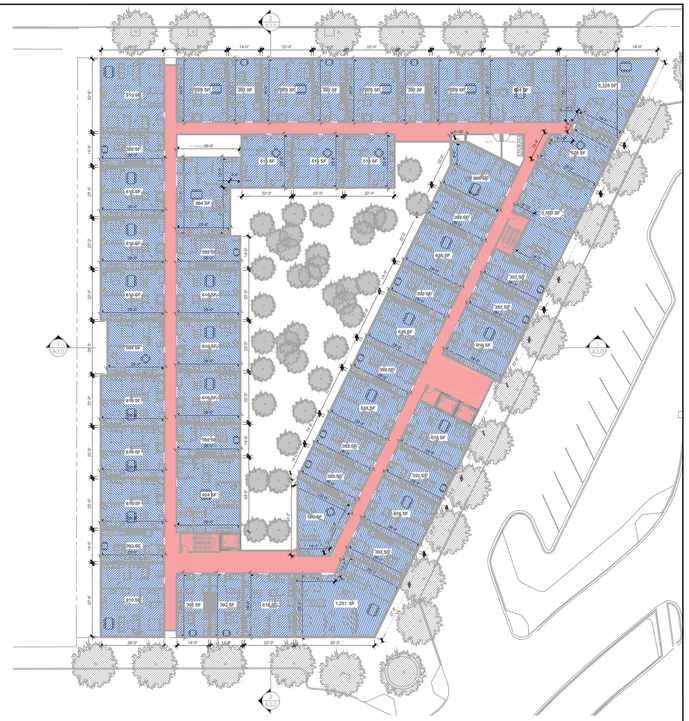
LEVEL 8

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	16	392	6,272
1BR	20	616	12,320
1BR	3	516	1,548
2BR	1	910	910
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	1	584	584
1BR	1	666	666
2BR	1	864	864
2BR	1	924	924
2BR	1	1,000	1,000
2BR	0	1,128	-
2BR	1	1,251	1,251
TOTAL:			**27,497**



LEVEL 7

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	18	392	7,056
1BR	20	616	12,320
1BR	3	516	1,548
2BR	2	910	1,820
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	0	584	-
1BR	1	666	666
2BR	1	864	864
2BR	1	924	924
2BR	1	1,000	1,000
2BR	0	1,128	-
2BR	1	1,251	1,251
TOTAL:			**28,607**



LEVELS 4 & 6

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	18	392	7,056
1BR	20	616	12,320
1BR	3	516	1,548
2BR	2	910	1,820
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	1	584	584
1BR	1	666	666
2BR	1	864	864
2BR	2	924	1,848
2BR	1	1,000	1,000
2BR	1	1,128	1,128
2BR	1	1,251	1,251
TOTAL:			**31,243**

KEY

- RESIDENTIAL UNIT FLOOR AREA
- DWELLING UNITS
- COMMERCIAL
- RESIDENTIAL AMENITY
- MEP / MISC.
- USABLE OPEN SPACE
- PARKING

Calculation of the Final Proposed Residential Unit Floor Area:

Floor	Proposed Project Res. Unit Area	Proposed Project Residential Units
LEVEL 8	27,497	48
LEVEL 7	28,607	50
LEVEL 6	31,243	53
LEVEL 5	30,659	52
LEVEL 4	31,243	53
LEVEL 3	30,659	52
LEVEL 2	30,011	51
LEVEL 1	-	
Final Proposed Residential Unit Floor Area	**209,919**	**359**

Calculation of Base Project Residential Floor Area:

	Final Proposed DB Residential Unit Floor Area	209,919	
		/	Ref. Bonus Area
	1 + 50% Density Bonus percentage taken	1.5000	69,973
		=	
	Base Project Residential Unit Floor Area	139,946	

Calculation of the Affordable Housing Fee:

A	Total Base Project Residential Unit Floor Area	139,946	
B	Total Base Project Units	247	
C	Total VLI and LI Requirements (20% of Base)	49.40	
D	Total VLI and LI Units Proposed	38	
	Fee per Square Foot	$62.83	
		X	
	Total Base Project Residential Unit Floor Area	139,946	
		X	
	In Lieu Fee Percentage Calculation (C-D)/C)	23.0769231%	
		=	
	Total Fee Due	**$2,029,109.35**	

THE PROJECT IS REQUESTING A CONCESSION FOR THE REMAINDER IN-LIEU FEE. SEE DENSITY BONUS STATEMENT.

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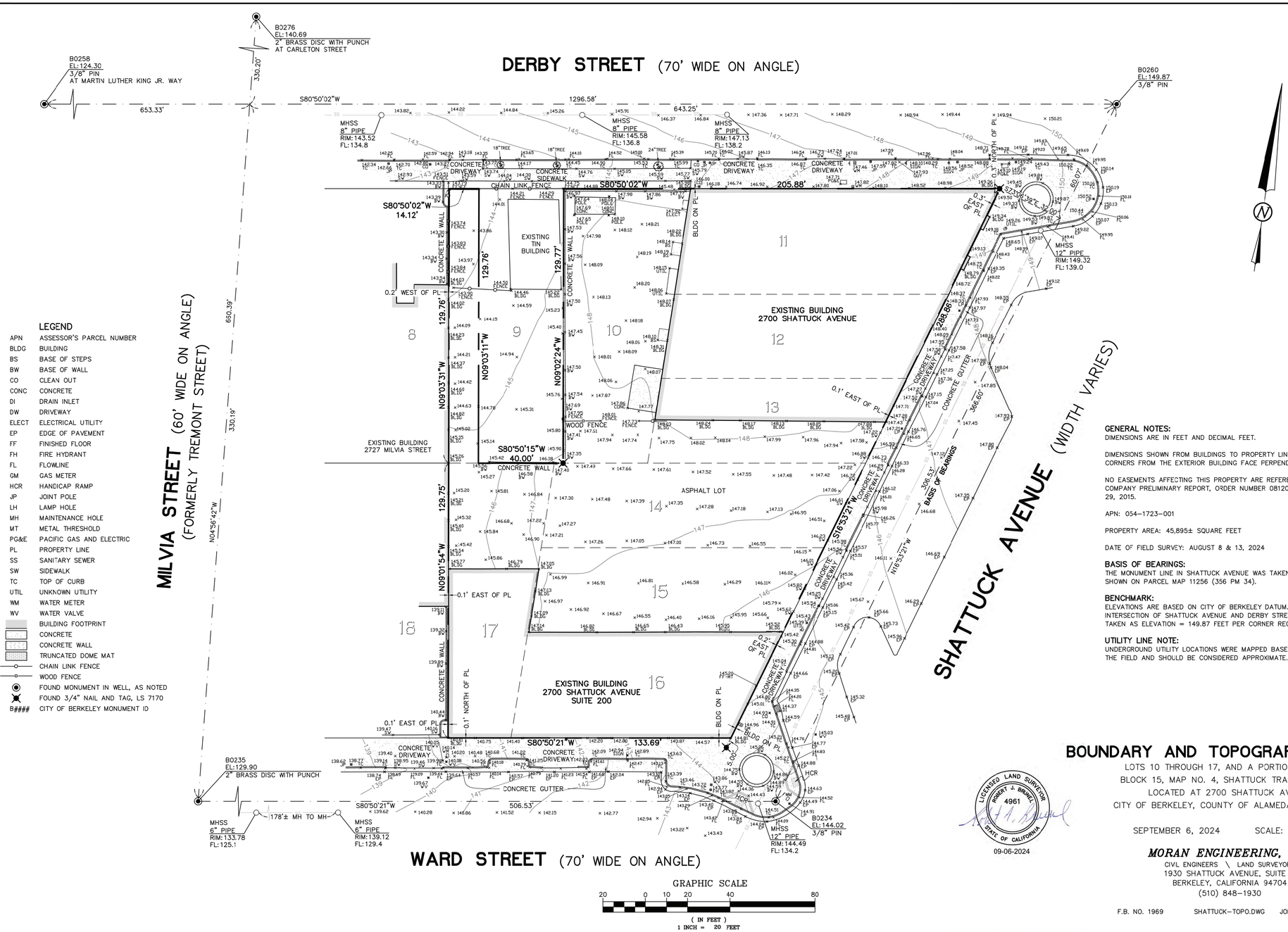
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JOB: 2307

SHEET:

AFFORDABLE HOUSING PLAN

A0.7B



LEGEND

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
BS	BASE OF STEPS
BW	BASE OF WALL
CO	CLEAN OUT
CONC	CONCRETE
DI	DRAIN INLET
DW	DRIVEWAY
ELECT	ELECTRICAL UTILITY
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
GM	GAS METER
HCR	HANDICAP RAMP
JP	JOINT POLE
LH	LAMP HOLE
MH	MAINTENANCE HOLE
MT	METAL THRESHOLD
PG&E	PACIFIC GAS AND ELECTRIC
PL	PROPERTY LINE
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
UTIL	UNKNOWN UTILITY
WM	WATER METER
WV	WATER VALVE
	BUILDING FOOTPRINT
CONC	CONCRETE
CONC	CONCRETE WALL
	TRUNCATED DOME MAT
	CHAIN LINK FENCE
	WOOD FENCE
	FOUND MONUMENT IN WELL, AS NOTED
	FOUND 3/4" NAIL AND TAG, LS 7170
B####	CITY OF BERKELEY MONUMENT ID

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET

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.

NO EASEMENTS AFFECTING THIS PROPERTY ARE REFERENCED IN OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT, ORDER NUMBER 0812012135-CB, DATED SEPTEMBER 29, 2015.

APN: 054-1723-001

PROPERTY AREA: 45,895± SQUARE FEET

DATE OF FIELD SURVEY: AUGUST 8 & 13, 2024

BASIS OF BEARINGS:
THE MONUMENT LINE IN SHATTUCK AVENUE WAS TAKEN AS NORTH 16°53'21" EAST AS SHOWN ON PARCEL MAP 11256 (356 PM 34).

BENCHMARK:
ELEVATIONS ARE BASED ON CITY OF BERKELEY DATUM. THE PIN MONUMENT AT THE INTERSECTION OF SHATTUCK AVENUE AND DERBY STREET, DESIGNATED "BC260" WAS TAKEN AS ELEVATION = 149.87 FEET PER CORNER RECORD 9266 (89 CR 37).

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

LICENSED LAND SURVEYOR
ROBERT J. BRUNEL
4961
STATE OF CALIFORNIA
09-06-2024

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 10 THROUGH 17, AND A PORTION OF LOT 8,
BLOCK 15, MAP NO. 4, SHATTUCK TRACT (15 M 10)
LOCATED AT 2700 SHATTUCK AVENUE
CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

SEPTEMBER 6, 2024 SCALE: 1" = 20'

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

F.B. NO. 1969 SHATTUCK-TOPO.DWG JOB NO. 24-11302

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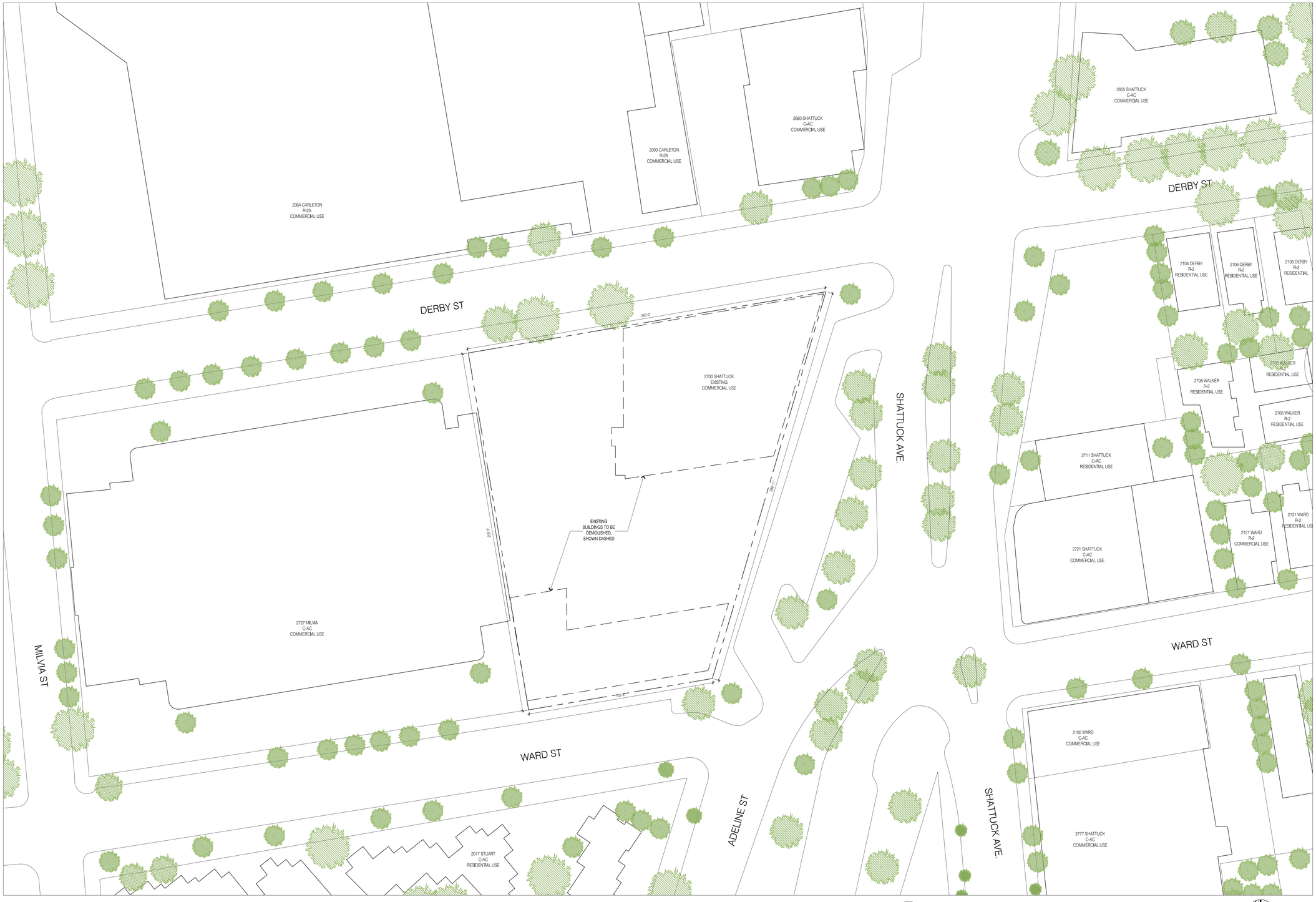
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JOB: 2307

SHEET:

SURVEY

A1.0



1 EXISTING SITE PLAN
1/64"=1'-0" @ 11x17 1/32"=1'-0" @ 24x36

0 8 16 32 64

N

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JOB: 2307

SHEET:

EXISTING
SITE PLAN

A2.0A



1 / - PROPOSED SITE PLAN
1/64"=1'-0" @ 11x17 1/32"=1'-0" @ 24x36

0 8 16 32 64

N

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JOB: 2307

SHEET:

PROPOSED
SITE PLAN

A2.0B



1 - PLAN AT GROUND LEVEL

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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JOB: 2307

SHEET:

PLAN AT
GROUND LEVEL

A2.1



1 / - PLAN AT LEVEL 2

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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JOB: 2307

SHEET:

PLAN AT
LEVEL 2

A2.2



1 / - PLAN AT LEVELS 3 & 5

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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JOB: 2307

SHEET:

PLAN AT
LEVELS 3 & 5

A2.3



1 - PLAN AT LEVELS 4 & 6

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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JOB: 2307

SHEET:

PLAN AT
LEVELS 4 & 6

A2.4



1 / - PLAN AT LEVEL 7

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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JOB: 2307

SHEET:

PLAN AT
LEVEL 7

A2.5



1 / - PLAN AT LEVEL 8

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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JOB: 2307

SHEET:

PLAN AT
LEVEL 8

A2.6



1
-

PLAN AT ROOF

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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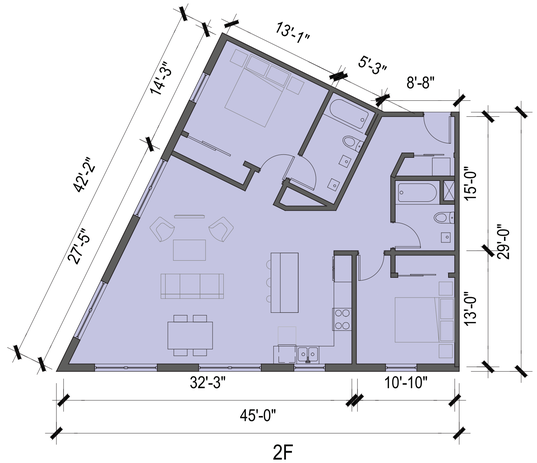
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JOB: 2307

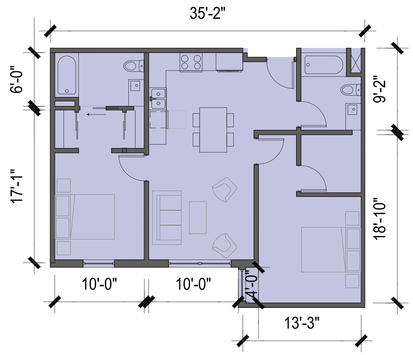
SHEET:

ROOF
PLAN

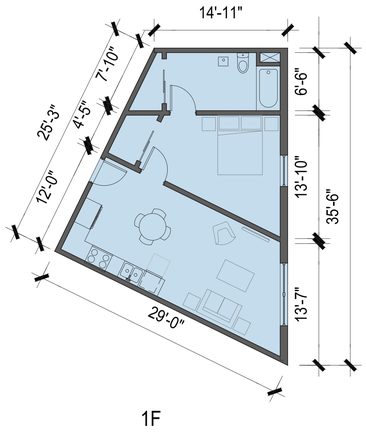
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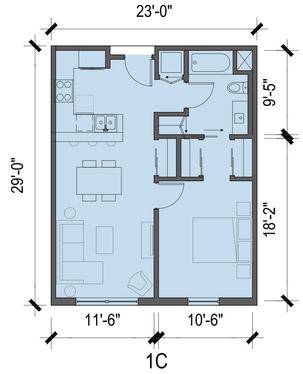
2F



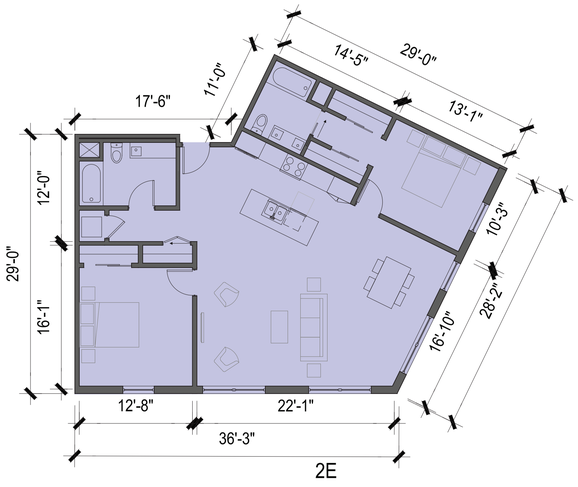
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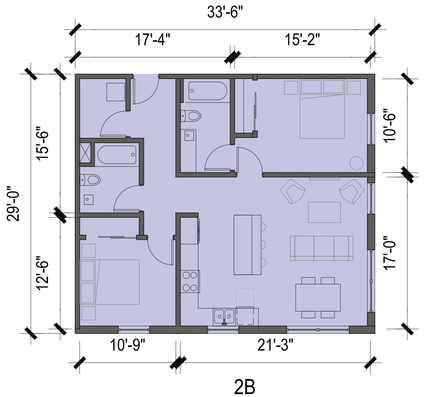
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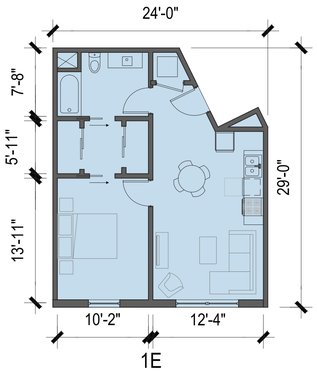
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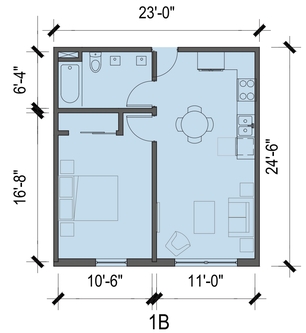
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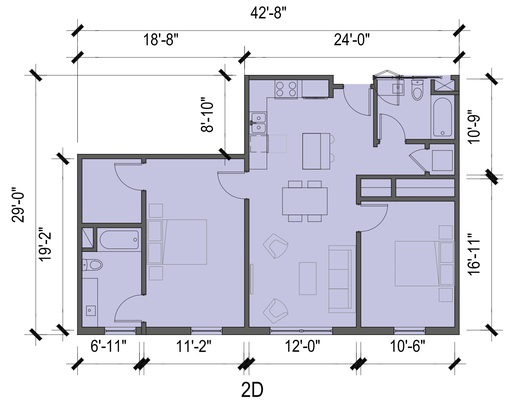
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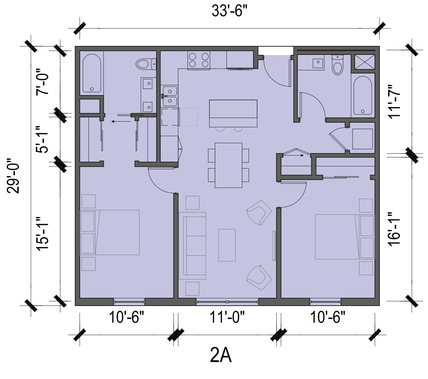
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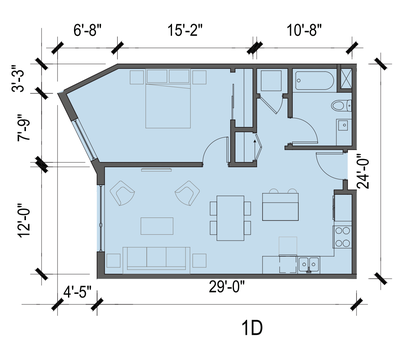
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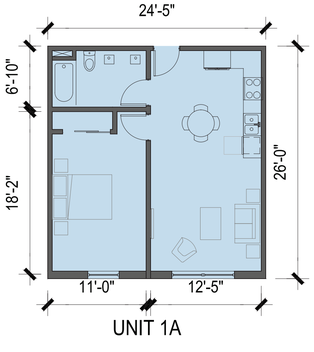
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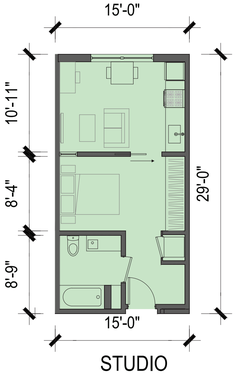
2A



1D



UNIT 1A



STUDIO

1
-

TYPICAL UNIT PLANS

1/16" = 1' @ 11 X 17 1/8" = 1' @ 24 X 36

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07.09.2026 ZAB SUBMITTAL

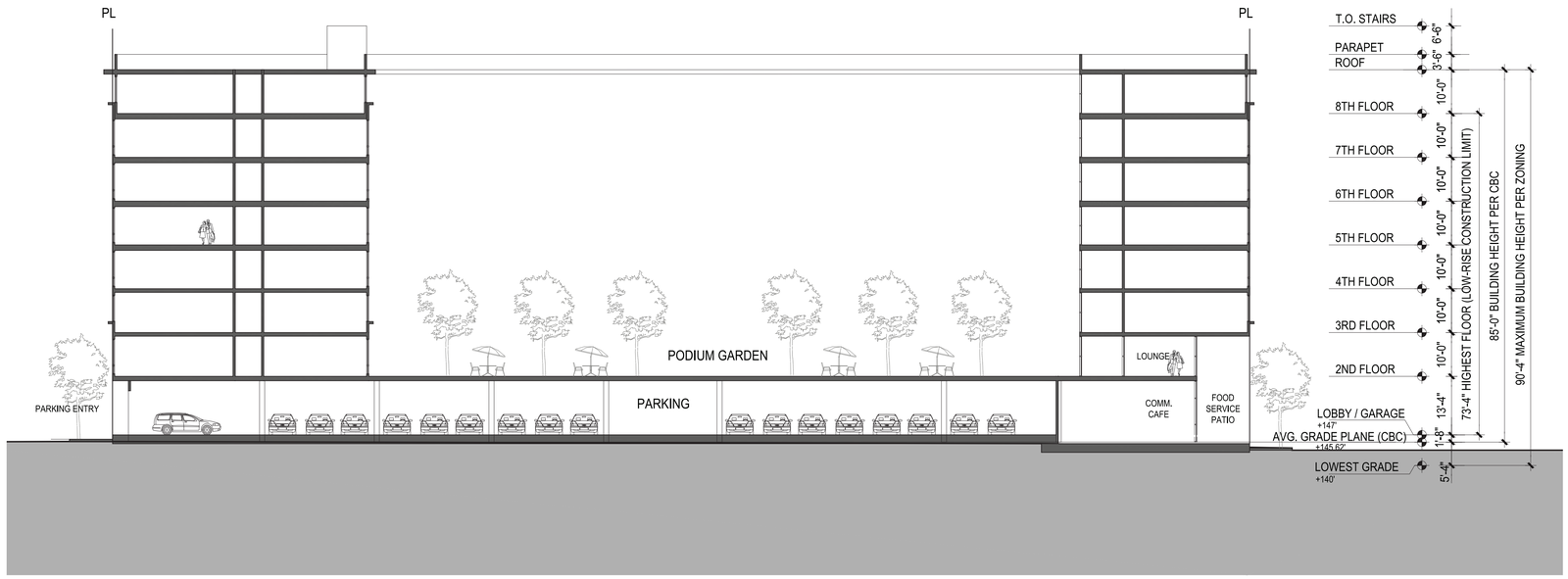
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TYPICAL UNIT PLANS

A2.8

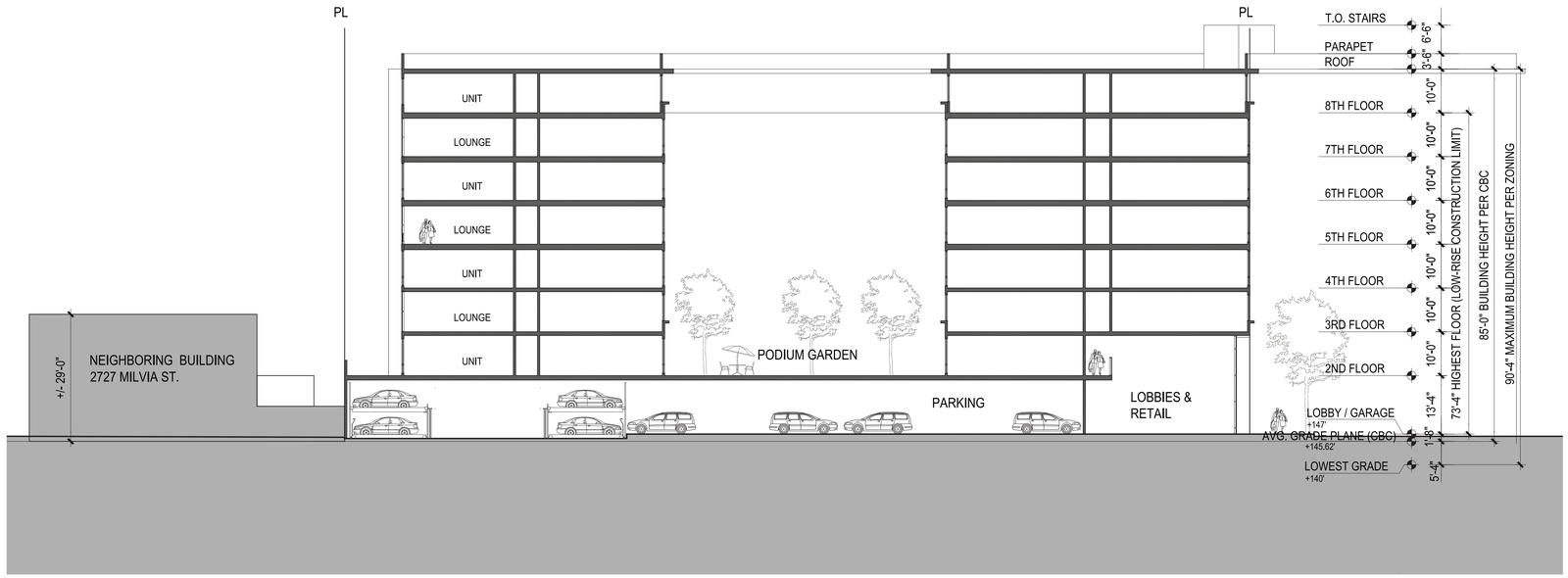


2
-

NORTH-SOUTH BUILDING SECTION

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16



1
-

EAST-WEST BUILDING SECTION

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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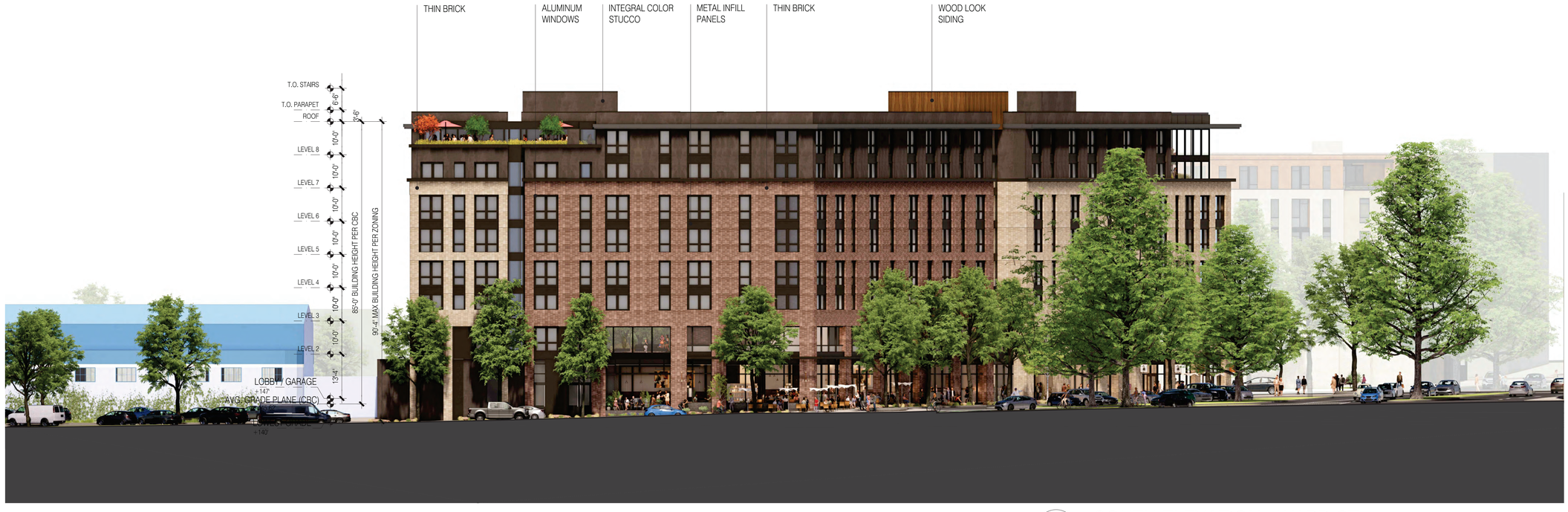
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BUILDING SECTIONS

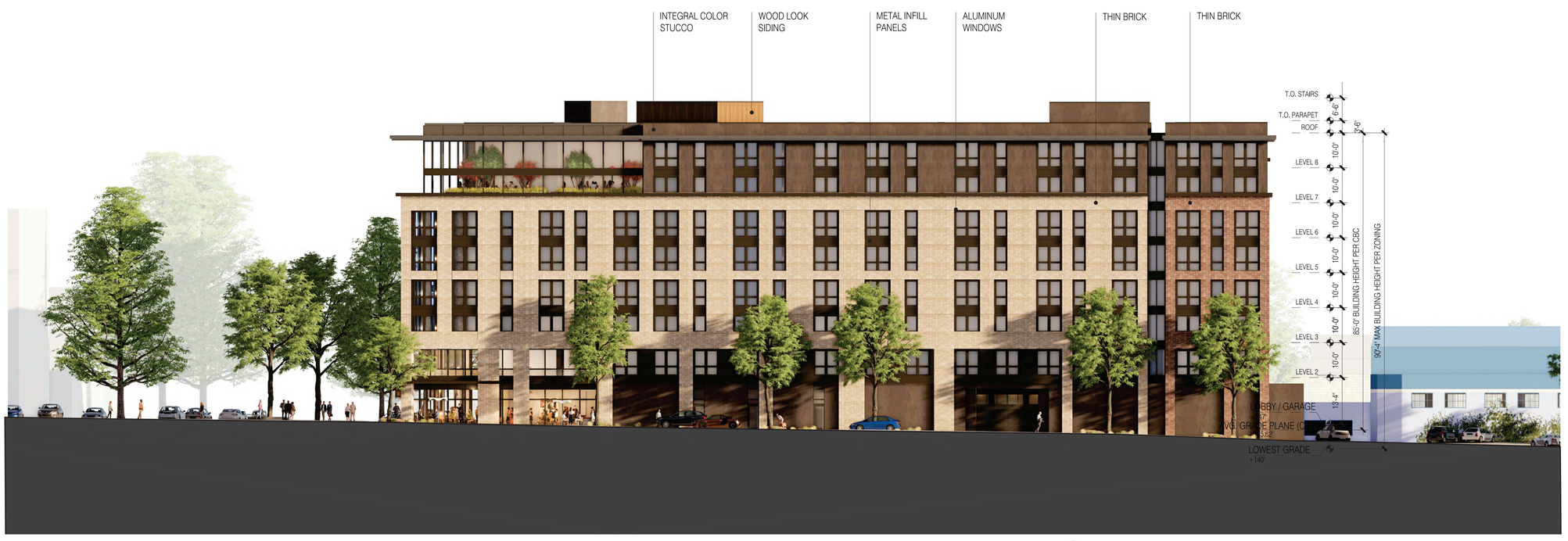
A3.0



2 - SOUTH ELEVATION - WARD ST.

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32



1 - NORTH ELEVATION - DERBY ST.

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32

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BUILDING ELEVATIONS

A3.1



2 - WEST ELEVATION

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32



1 - EAST ELEVATION - SHATTUCK AVE

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32

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SHEET:

BUILDING ELEVATIONS

A3.2



2 - DERBY STREET
1/64"=1'-0" @ 11X17 1/32" = 1'-0" @ 24X36
0 8 16 32 64



1 - SHATTUCK AVE.
1/64"=1'-0" @ 11X17 1/32" = 1'-0" @ 24X36
0 8 16 32 64

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STREET STRIP
ELEVATIONS

A3.3



4 - ADELINE LOOKING NORTH - AFTER



2 - DERBY LOOKING WEST - AFTER



3 - ADELINE LOOKING NORTH - BEFORE



1 - DERBY LOOKING WEST- BEFORE

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SHEET:

PHOTO MATCH VIEWS

A3.4



4 - SHATTUCK LOOKING SOUTH - AFTER



2 - WARD LOOKING EAST - AFTER



3 - SHATTUCK LOOKING SOUTH - BEFORE



1 - WARD LOOKING EAST- BEFORE

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SHEET:

PHOTO MATCH VIEWS

A3.5

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1 - PERSPECTIVE VIEW - SHATTUCK AND DERBY

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SHEET:

CONCEPTUAL RENDERING

A3.6

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1 - PERSPECTIVE VIEW - ADELINE LOOKING NORTH WEST

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SHEET:

CONCEPTUAL RENDERING

A3.7



1 - SIDEWALK VIEW - WARD LOOKING NORTHEAST
-

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SHEET:

CONCEPTUAL RENDERING

A3.8



1 - SIDEWALK VIEW - DERBY LOOKING SOUTHEAST

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SHEET:

CONCEPTUAL RENDERING

A3.9

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1
-

PERSPECTIVE VIEW - LOBBY ENTRY

-

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SHEET:

CONCEPTUAL
RENDERING

A3.10

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1 - SIDEWALK VIEW - SHATTUCK AND DERBY
-

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CONCEPTUAL RENDERING

A3.11



1 - SIDEWALK VIEW - WARD LOOKING NORTHEAST
-

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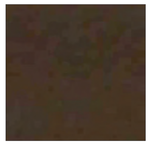
A3.12

PROPOSED EXTERIOR MATERIALS


THIN BRICK


THIN BRICK


INTEGRAL STUCCO


METAL INFILL PANEL

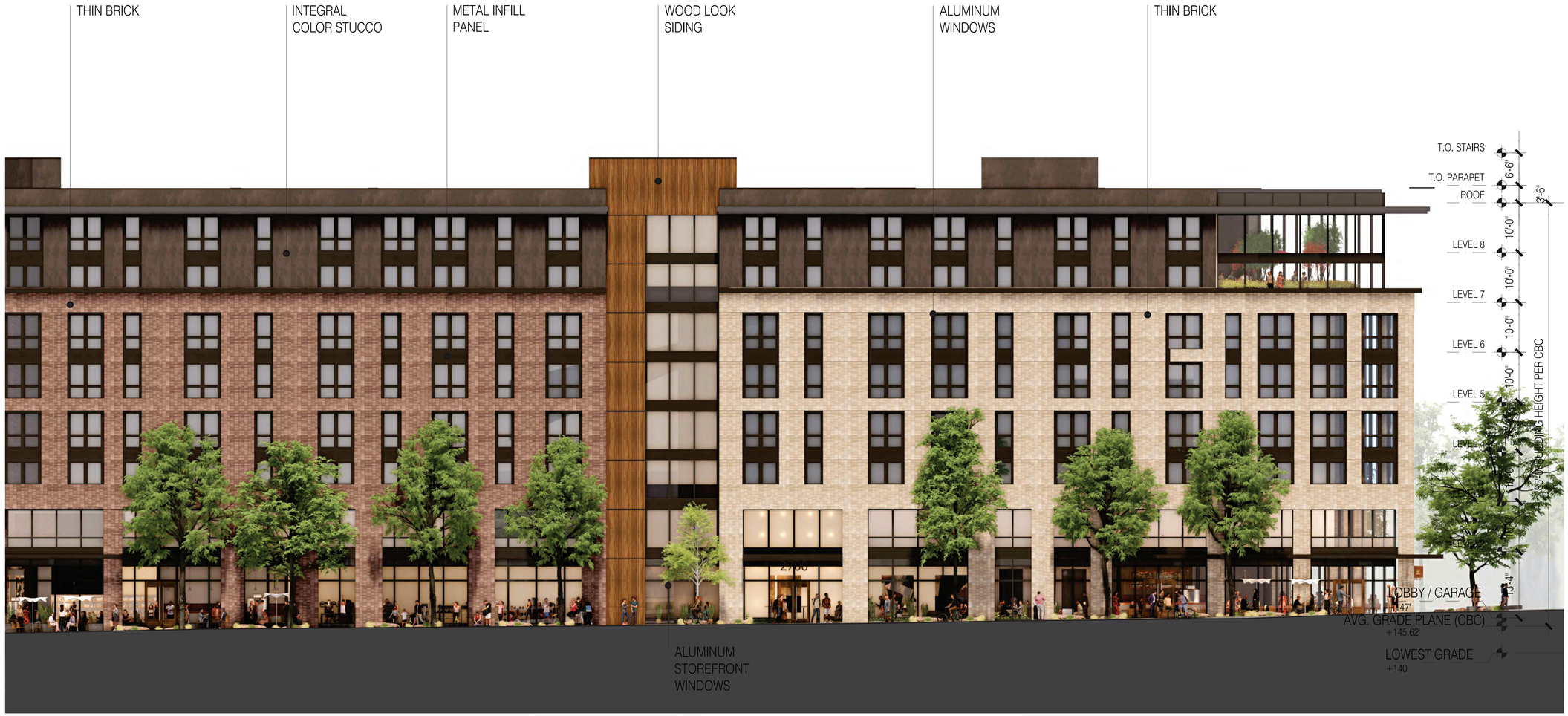

WOOD LOOK SIDING

PROPOSED EXTERIOR LIGHTING FIXTURES


WALL DOWNLIGHT


RECESSED CANOPY DOWNLIGHT


STEP LIGHT



1 - EAST ELEVATION

3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36

0 4 8 16

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BUILDING MATERIALS

MAT

STORMWATER CALCULATIONS

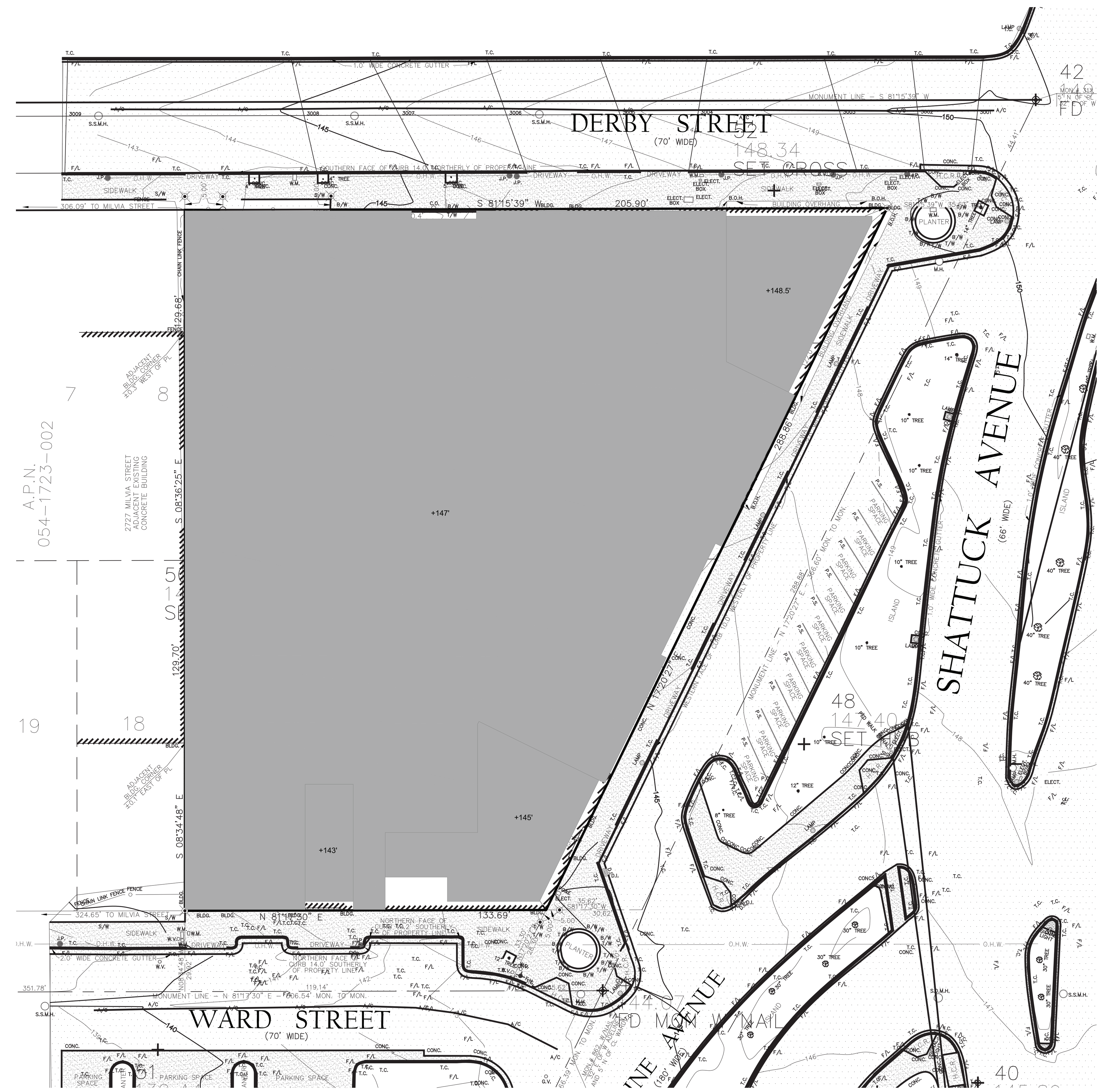
C3 APPLICABILITY								
TOTAL SITE AREA	45,877 (1.05 ACRES)							
C3 THRESHOLD	10,000							
C3 REGULATED PROJECT	YES							
REQUIRED FLOW-THROUGH PLANTERS								
LOCATION	**TOTAL GROSS SF**	**PERVIOUS SELF-TREATING AREA**	**IMPERVIOUS TREATMENT AREA**	**%**	**TOTAL REQ'D TREATMENT AREA**	**TOTAL PROVIDED PLANTER AREA**	**PERVIOUS PAVING**	**FILTER VAULT**
MAIN ROOF AREA	37787	0	37787	4%	1511			
LEVEL 8 ROOF DECK	1652	0	1652	4%	66			
LEVEL 2 PODIUM	8700	7337	1363	4%	55	2100		
LEVEL 1			0	4%	0			
TOTAL	**48139**	**7337**	**40802**		**1632**	**2100**		
PROVIDED TREATMENT PLANTERS								
LEVEL						**PLANTER AREA**		
LEVEL 2 PODIUM PLANTER						2100		
TOTAL PLANTERS						**2100**		

ESTIMATED CUT AND FILL CALCULATIONS

	CUT / FILL AREA	CUT / FILL DEPTH (FT)	TOTAL VOLUME (CY)
PROPOSED BUILDING	49,620	2	3,676
	24" mat slab foundation assumed		



2
-
STORMWATER PLAN
1/32" = 1'-0" @ 24X36 1/64" = 1'-0" @ 11X17



1
-
GRADING PLAN
1/32" = 1'-0" @ 24X36 1/64" = 1'-0" @ 11X17

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GRADING & STORMWATER PLANS

A4.0



LEGEND

1. PLANTING AREA, TYP
2. EXISTING PLANTER TO BE REFINISHED
3. EXISTING TREE TO REMAIN, TYP
4. PROPOSED STREET TREE, TYP
5. (9) SHORT TERM BIKE RACK PER CITY STANDARDS, TYP. (18 STALLS)
6. CITY STANDARD SIDEWALK
7. 4'X8' TREE WELL, PER CITY STANDARDS, TYP
8. EXISITNG TREE TO BE REMOVED
9. PARALLEL PARKING

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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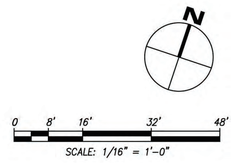
LANDSCAPE PLAN - GROUND FLOOR

L1.01



LEGEND

1. SEATING AREA WITH CIRCULAR BENCH
2. C3 PLANTERS
3. LOW PLANTER WITH A SPECIMEN PLANT(S)
4. PLEACHED TREE CANOPY
5. PREFAB PLANTER BOX WITH TREE AND SHRUBS AT UNIT BALCONIES, TYP



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LANDSCAPE PLAN - LEVEL 2 PODIUM

L1.02



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LEGEND

1. PREFAB RAISED PLANTER, TYP
2. LOUNGE FURNITURE
3. SOLARIUM LOUNGE
4. COFFEE TABLE AND CHAIRS

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SHEET:

N

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

LANDSCAPE PLAN - LEVEL 7

L1.03



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03.18.2026 DRC HEARING SET
07.09.2026 ZAB SUBMITTAL

LEGEND

1. OUTDOOR KITCHEN
2. PREFAB RAISED PLANTER, TYP
3. LOUNGE FURNITURE
4. CHAISE LOUNGE CHAIRS
5. FAMILY STYLE DINING TABLE

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SCALE: 1/16" = 1'-0"

LANDSCAPE PLAN - LEVEL 8 ROOF DECK

L1.04













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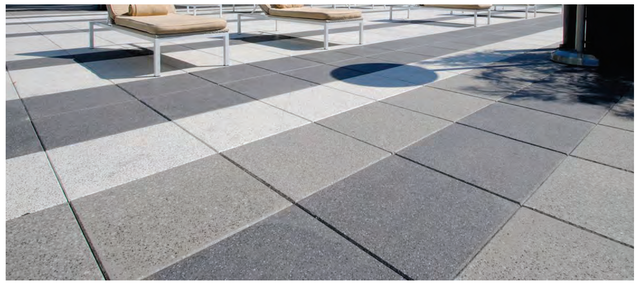
SHEET:

PRECEDENT IMAGES

L2.01













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PRECEDENT IMAGES

L2.02







DENOTES BUTTERFLY POLLINATED SPECIES

TREES





















SHRUBS




GROUNDCOVER




VINES

GENERAL PLANTING AND IRRIGATION NOTES

1. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

2. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ORDINANCES.

3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC, UN- DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE. COMPOST APPLICATION TO ACHIEVE A MINIMUM OF 6% ORGANIC MATTER IN SOIL COMPOSITION BASED ON MWELO SPECIFIED SOIL ANALYSIS RESULS FOR THE SITE SOIL PER [CGBSC 4.304].

4. 50% OF ALL SHRUBS AND GROUNDCOVER SHALL BE A MINIMUM OF 5-GALLON SIZE OR LARGER.

5. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER SYSTEM.

6. STREET TREES SHALL BE TIED INTO IRRIGATION SYSTEM.

7. 58% OF ALL PLANTS PROPOSED ARE NATIVE AND WILD-LIFE SUPPORTING.

8. PLANT SELECTION AND DESIGN TO COMPLY WITH BAY-AREA FRIENDLY BASICS LANDSCAPE CHECKLIST.

IRRIGATION SYSTEM DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF BERKELEY, AND EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD) WATER DISTRICT.

2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.

3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.

4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.

5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE, RAIN SENSOR AND FLOW SENSING CAPABILITY CONNECTED TO THE IRRIGATION CONTROLLER WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.

6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

7. COLOR CODED HYDROZONE LANDSACPING HYDROZONE MAP WITH GROUPING AND COLLOCATING PLANTING MATERIAS BY WUCOLS WATER USE CATEGORY VL, L, M, OR H, PER [CGBSC 4.304}, TO BE PROVIDED IN PERMIT DRAWINGS.

8. RAIN SENSOR AND CONTROLLER LOCATION TO BE PROVIDED IN PERMIT DRAWINGS.

LANDSCAPE AREA CALCULATION:

	LANDSCAPE AREA
LEVEL 1:	871 SF
LEVEL 2:	6,675 SF
ROOF & 7TH LEVEL:	305 SF
TOTAL:	7,851 SF (60%)

STORMWATER TREATMENT AREA:

REQUIRED STORMWATER TREATMENT AREA=
4% OF THE BUILDING FOOTPRINT (43,500 SF) =1,740 SF

PROPOSED STORMWATER TREATMENT AREA= 2,265 SF

BIKE PARKING CALCULATIONS:

TOTAL SHORT TERM BIKE PARKING STALLS PROVIDED: 18 STALLS (9 BIKE RACKS)

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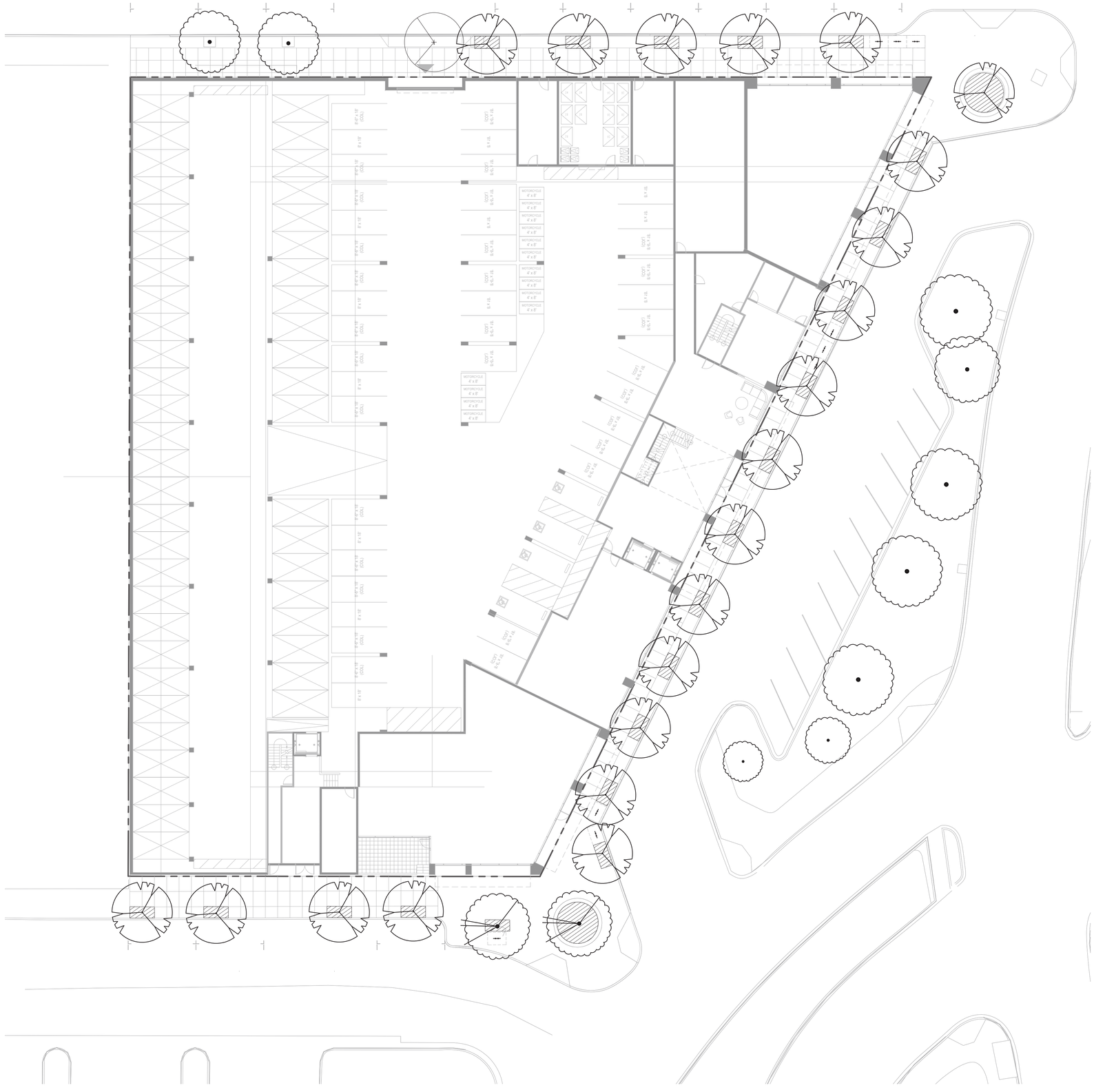
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PLANT IMAGES, NOTES AND CALCULATIONS

L3.01



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
STREET TREES						
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	PER PLAN	N	L
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN	N	M
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	N	M
SCREEN & SHADE TREES						
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	N	L
	ACER RUBRUM	RED MAPL	24" BOX	PER PLAN	N	M
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	N	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	N	M
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	24" BOX	PER PLAN	N	M
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	24" BOX	PER PLAN	Y	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	Y	VL
ACCENT TREES						
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	N	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Y	L
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	N	L
SHRUBS, GRASSES & PERENNIALS						
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'–0" OC	Y	L
	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'–0" OC	Y	L
	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'–0" OC	Y	L
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'–0" OC	Y	L
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'–0" OC	Y	L
	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'–0" OC	Y	L
	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'–0" OC	Y	L
GROUNDCOVERS						
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	4'–0" OC	Y	L
	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'–6" OC	Y	L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'–0" OC	N	M
STORMWATER GROUNDCOVER						
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'–0" OC	Y	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'–0" OC	Y	L
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'–0" OC	Y	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'–0" OC	N	L
	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	5 GAL	1'–0" OC	Y	L
STORMWATER GROUNDCOVER						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'–0" OC	N	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'–0" OC	N	L
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'–0" OC	Y	L

* NOTE: 58% OF ALL PLANTS PROPOSED ARE NATIVE AND WILD-LIFE SUPPORTING.

N

0 8' 16' 32' 48'

SCALE: 1/16" = 1'–0"

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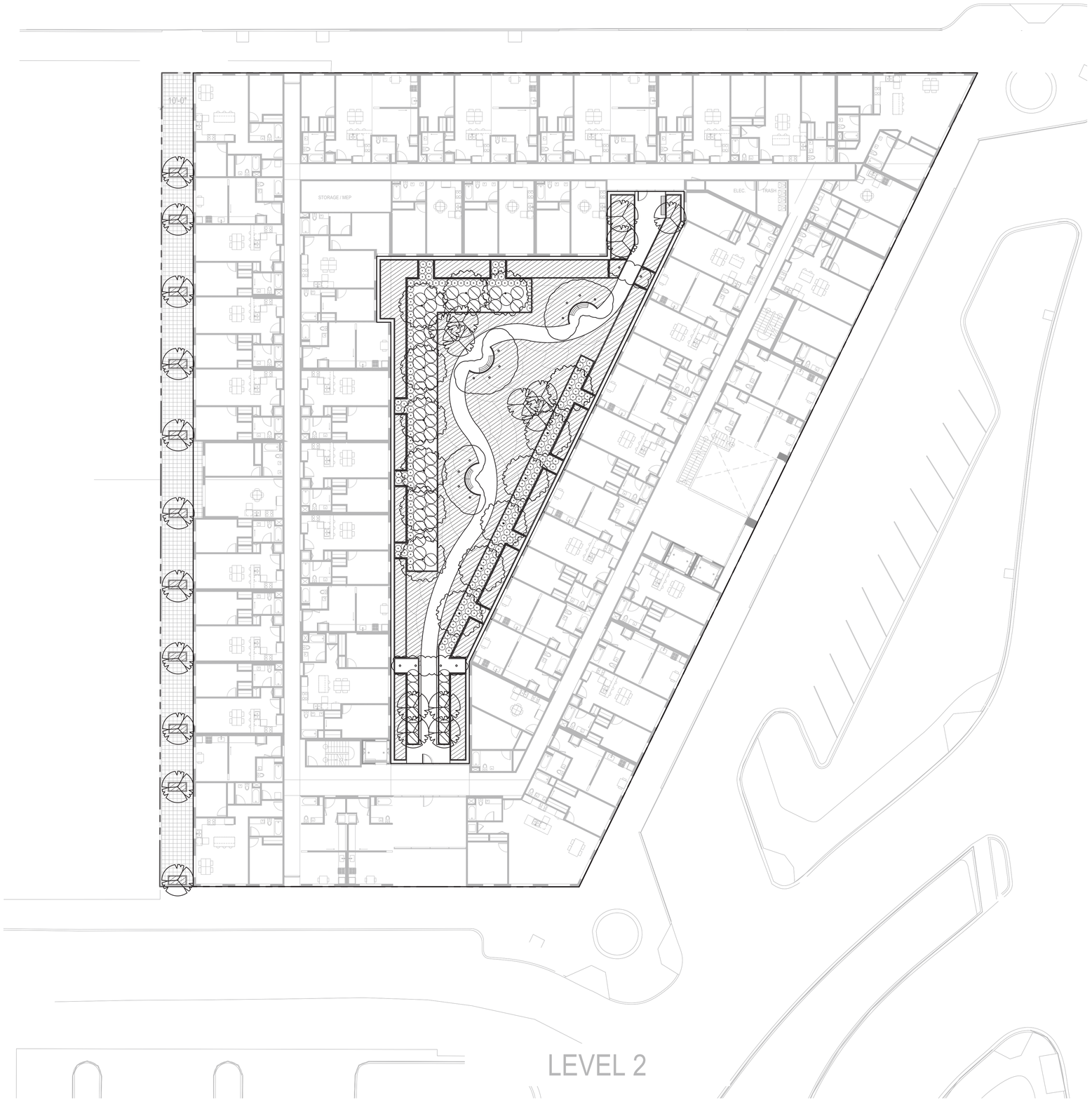
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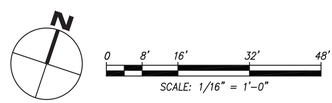
PLANTING PLAN - GROUND FLOOR

L4.01



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
STREET TREES						
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	PER PLAN	N	L
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN	N	M
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	N	M
SCREEN & SHADE TREES						
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	N	L
	ACER RUBRUM	RED MAPL	24" BOX	PER PLAN	N	M
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	N	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	N	M
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	24" BOX	PER PLAN	N	M
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	24" BOX	PER PLAN	Y	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	Y	VL
ACCENT TREES						
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	N	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Y	L
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	N	L
SHRUBS, GRASSES & PERENNIALS						
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'-0" OC	Y	L
	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'-0" OC	Y	L
	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'-0" OC	Y	L
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'-0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'-0" OC	Y	L
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'-0" OC	Y	L
	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'-0" OC	Y	L
	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'-0" OC	Y	L
GROUNDCOVERS						
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	4'-0" OC	Y	L
	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'-6" OC	Y	L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'-0" OC	N	M
STORMWATER GROUNDCOVER						
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'-0" OC	Y	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'-0" OC	Y	L
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'-0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'-0" OC	Y	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'-0" OC	N	L
	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	5 GAL	1'-0" OC	Y	L
STORMWATER GROUNDCOVER						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	N	L
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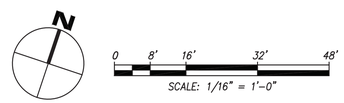
PLANTING PLAN -
LEVEL 2 PODIUM

L4.02



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
STREET TREES						
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	PER PLAN	N	L
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN	N	M
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	N	M
SCREEN & SHADE TREES						
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	N	L
	ACER RUBRUM	RED MAPL	24" BOX	PER PLAN	N	M
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	N	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	N	M
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	24" BOX	PER PLAN	N	M
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	24" BOX	PER PLAN	Y	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	Y	VL
ACCENT TREES						
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	N	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Y	L
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	N	L
SHRUBS, GRASSES & PERENNIALS						
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'-0" OC	Y	L
	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'-0" OC	Y	L
	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'-0" OC	Y	L
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'-0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'-0" OC	Y	L
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'-0" OC	Y	L
	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'-0" OC	Y	L
	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'-0" OC	Y	L
GROUNDCOVERS						
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	4'-0" OC	Y	L
	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'-6" OC	Y	L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'-0" OC	N	M
STORMWATER GROUNDCOVER						
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'-0" OC	Y	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'-0" OC	Y	L
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'-0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'-0" OC	Y	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'-0" OC	N	L
	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	5 GAL	1'-0" OC	Y	L
STORMWATER GROUNDCOVER						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	N	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-0" OC	N	L
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'-0" OC	Y	L



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JOB: 2307

SHEET:

PLANTING PLAN - LEVEL 7

L4.03



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
STREET TREES						
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	PER PLAN	N	L
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN	N	M
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	N	M
SCREEN & SHADE TREES						
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	N	L
	ACER RUBRUM	RED MAPL	24" BOX	PER PLAN	N	M
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	N	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	N	M
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	24" BOX	PER PLAN	N	M
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	24" BOX	PER PLAN	Y	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	Y	VL
ACCENT TREES						
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	N	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Y	L
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	N	L
SHRUBS, GRASSES & PERENNIALS						
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'-0" OC	Y	L
	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'-0" OC	Y	L
	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'-0" OC	Y	L
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'-0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'-0" OC	Y	L
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'-0" OC	Y	L
	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'-0" OC	Y	L
	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'-0" OC	Y	L
GROUNDCOVERS						
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	4'-0" OC	Y	L
	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'-6" OC	Y	L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'-0" OC	N	M
STORMWATER GROUNDCOVER						
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'-0" OC	Y	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'-0" OC	Y	L
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'-0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'-0" OC	Y	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'-0" OC	N	L
	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	5 GAL	1'-0" OC	Y	L
STORMWATER GROUNDCOVER						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	N	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-0" OC	N	L
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'-0" OC	Y	L

N

0 8' 16' 32' 48'

SCALE: 1/16" = 1'-0"

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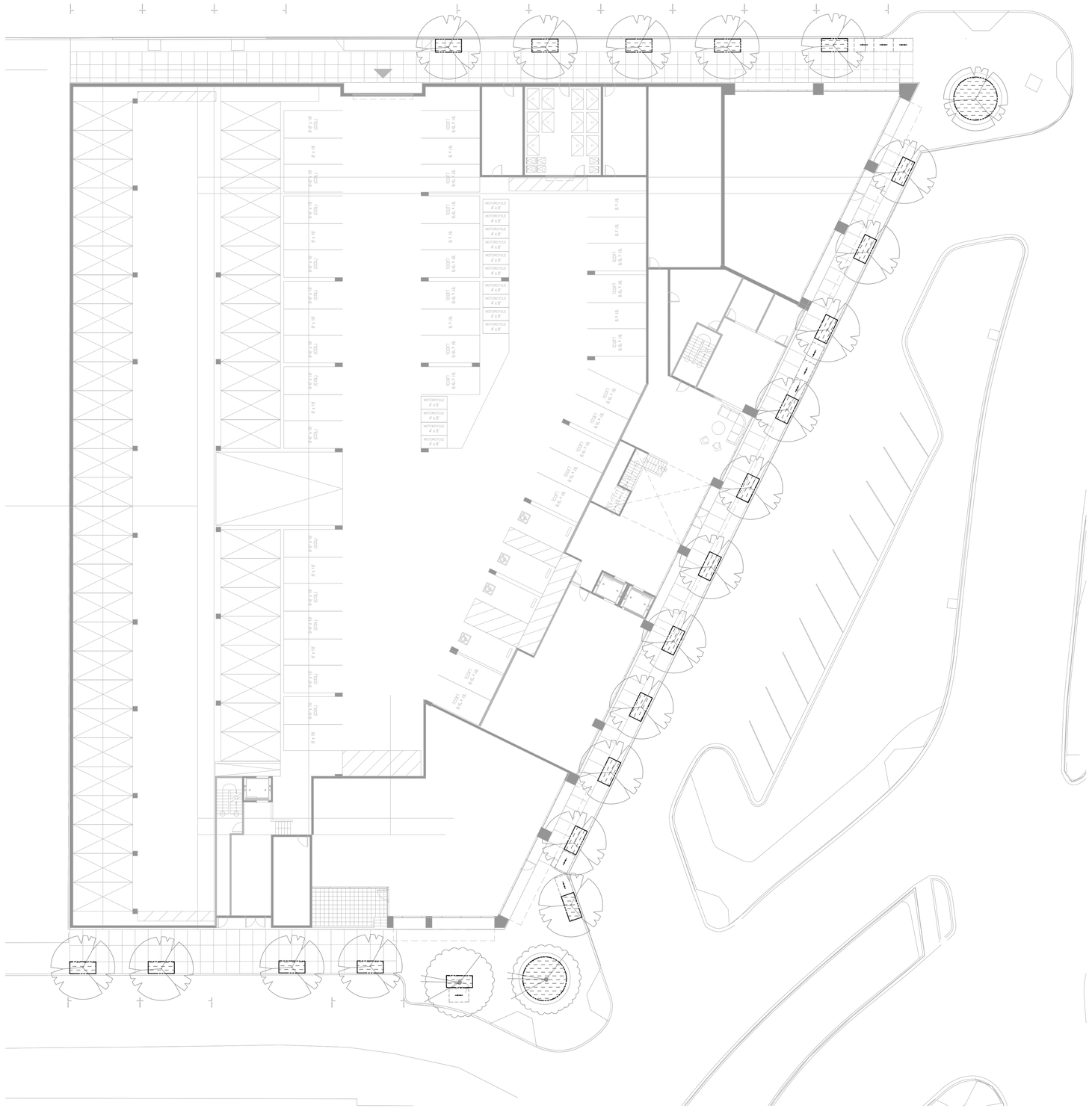
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JOB: 2307

SHEET:

PLANTING PLAN - LEVEL 8 ROOF DECK

L4.04



IRRIGATION DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF BERKELEY, AND EAST BAY MUNICIPAL DISTRICT (EBMUD) WATER DISTRICT.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

HYDROZONE LEGEND

SYMBOL	ZONE	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	AREA (SF)	TOTAL (SF)	% LANDSCAPE
	1	LOW WATER USE	SHRUB & GROUNDCOVER	DRIP	7,376	7,568.0	89%
	2	LOW WATER USE	TREES	BUBBLER	192		
	3	MODERATE WATER USE	SHRUB & GROUNDCOVER	DRIP	820	968	11%
	4	MODERATE WATER USE	TREES	BUBBLER	148		
	5	EDIBLE GARDEN		DRIP	0	0	0%
					TOTAL	8,536.0	100%

HYDROZONE INFORMATION TABLE

REFERENCE ANNUAL ET_0 FOR: BERKELEY (MWELO REF. ET TABLE)	41.8

ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWELO: 0.80= EXISTING NON-REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON-RESIDENTIAL	SLA ADDITIONAL WATER ALLOWANCE (1.0-ETAF)	0.45

HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	IRR METHOD DRIP & BUBB.: 0.81 SPRAY & ROTOR: 0.75	IRRIGATION EFFICIENCY (IE)	$ETAF_Z$ (PF/IE)	LANDSCAPE AREA (SQ FT)	$ETAF_Z$ x AREA	ESTIMATED TOTAL WATER USE (ETWU)
1	0.3	D	0.81	0.37	7376	2731.85	70798.67
2	0.3	B	0.81	0.37	192	71.11	1842.92
3	0.6	D	0.81	0.74	820	607.41	15741.57
4	0.6	B	0.81	0.74	148	109.63	2841.16
–	0	D	.81	0.00	0	0.00	0.00
–	0	D	.81	0.00	0	0.00	0.00
				TOTAL	8536.00	3520.00	91,224.32
SPECIAL LANDSCAPE AREAS							
5				1	0	0.00	0.00
--				0	0	0.00	0.00
				TOTAL	0	0.00	0.00
	TOTAL LANDSCAPE AREA (LA + SLA)				8,536.00		

TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)	TOTAL ETWU	91,224.32
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) {(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1-ETAF)*SLA)}	MAWA	121,670.44

AVERAGE ETAF	SUM($ETAF_Z$ X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA_S)	0.41
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA_S)	0.41

N

0 8' 16' 32' 48'

SCALE: 1/16" = 1'-0"

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JOB: 2307

SHEET:

IRRIGATION PLAN - GROUND FLOOR

L5.01



SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION

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JOB: 2307

SHEET:

IRRIGATION PLAN - LEVEL 2 PODIUM

L5.02

N

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION







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JOB: 2307

SHEET:

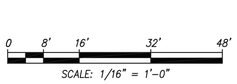
IRRIGATION PLAN - LEVEL 7

L5.03

SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION







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JOB: 2307

SHEET:

IRRIGATION PLAN - LEVEL 8 ROOF DECK

L5.04

Planning and Development Department
Land Use Planning Division

PROOF OF SERVICE

DATE: July 13, 2026

TO: Whom It May Concern

FROM: Melinda Jacob, OSII

SUBJECT: **USE PERMIT #ZP2024-0027 – 2614 TELEGRAPH AVE & 2417 CARLETON STREET**

I, the undersigned, certify that I am employed in the City of Berkeley, County of Alameda, California; that I am over eighteen years of age; that I am not a party to the within action; and that my business address is 1947 Center Street, Berkeley, California 94704. On this date, I served the following documents:

ZONING ADJUSTMENTS BOARD NOTICE OF DECISION

On the parties stated below by placing true copies thereof in sealed envelope(s) addressed as shown below by the following means of service:

Isaiah Stackhouse Trachtenberg Architects 2421 Fourth Street Berkeley, CA 94710	2700 Shattuck, LLC 1600 Shattuck Avenue, Suite 218 Berkeley, CA 94709

☒ By First Class Mail - I am readily familiar with the City's practice for collecting and processing of correspondence for mailing. Under the practice, the correspondence is deposited with the U.S. Postal Service on the same day as collected, with First Class postage thereon fully prepaid, in Berkeley, California, for mailing to the addressee following ordinary business practices.

☐ By Personal Service - I caused each such envelope to be given to the City of Berkeley mail service person to personally deliver to the office of the addressee.

I declare under penalty of perjury that the foregoing is true and correct. Executed on July 13, 2026 at Berkeley, California.

Melinda A. Jacob

Melinda Jacob, OSII

ROBIN R. BARAL
PARTNER
DIRECT DIAL (415) 995-6331
E-MAIL rbaral@hansonbridgett.com

HansonBridgett

CITY OF BERKELEY - CITY CLERK
2026 JUL 24 AM 10:05

July 24, 2026

City Clerk Department
City of Berkeley
2180 Milvia Street, 1st floor
Berkeley, CA 94704

Re: Notice of Appeal - 2700 Shattuck Avenue Use Permit #ZP2024-00589

Dear City Clerk:

Hanson Bridgett LLP represents 2700 Shattuck LLC, project sponsor for the above referenced project. The Zoning Adjustments Board ("ZAB") took action purportedly to approve the project on July 9, 2026. The ZAB action on this project, however, violated State Density Bonus Law[1] on two grounds. First, the project was approved by operation of law under the Permit Streamlining Act[2] on July 2, 2026; the approval by operation of law included three concessions requested by the applicant under State Density Bonus Law; the ZAB's approval of only two concessions therefore constituted an unlawful denial of the third concession. Second, even if the ZAB were found to have lawfully reviewed and approved the project at the July 9, 2026 hearing, the ZAB approved only the two concessions presented in the agenda report, and unlawfully denied the third concession requested by the applicant, in violation of State Density Bonus Law.

The ZAB's purported denial of the third concession was unlawful on several grounds under State Density Bonus Law. First, the denial is based on the legally erroneous conclusion in the agenda report for the project, which concluded without any valid or binding legal authority that "the City's Inclusionary Housing requirements are not an eligible concession under the density bonus law." Second, in erroneously concluding that the applicant's concession request was invalid, the City failed to provide any substantial evidence to support its denial of the third concession, as required by State Density Bonus Law. Third, the City relied on inapposite Technical Assistance letters from the California Department of Housing and Community Development ("HCD") in connection with the City's unlawful denial of the third concession. HCD's prior guidance in fact supports the opposite, that a local agency's inclusionary housing ordinance is subject to waivers and concessions under State Density Bonus law. In any event, HCD guidance is not valid or binding to the extent that it supports the City's erroneous statutory interpretation of State Density Bonus Law.

To be clear, the applicant requested the following, third concession as part of the project application: Waiver of the City's local inclusionary requirements that exceed the project's reservation of 38 units onsite for very-low income households pursuant to state density bonus

[1] Gov. Code § 65915
[2] Gov. Code § 65920 *et seq.*

law. This concession effectively waives the City's local requirement to reserve units onsite for low-income households, along with any associated inclusionary in-lieu fees.

The project sponsor requests that the City Council approve this appeal by approving the use permit with all three concessions requested by the project sponsor and applicant, including the above-referenced third concession.

The applicant team submitted correspondence documenting the basis of its third concession during the City's processing of the project application and that correspondence is part of the administrative record in this appeal. The applicant team will provide additional materials in support of the project's third concession request prior to the City Council's de novo review in considering this appeal.

This letter is submitted concurrently with the appellant's payment of the $6,000 appeal fee.

Please do not hesitate to reach out to me or the project sponsor as soon as this appeal hearing is calendared for City Council deliberation and review.

Sincerely,

Hanson Bridgett LLP



Robin R. Baral
Partner

RRB

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A PROFESSIONAL CORPORATION
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AIDAN P. MARSHALL
ALAURA R. McGUIRE

Of Counsel
DANIEL L. CARDOZO
MARC D. JOSEPH

CITY OF BERKELEY - CITY CLERK
2026 JUL 27 PM2:27

July 27, 2026

Via Email and Hand Delivery
Berkeley City Council
Mark Numainville, City Clerk
City of Berkeley
2180 Milvia Street, 1st Floor
Berkeley, CA 94704
Emails: council@berkeleyca.gov

Via Email Only
Jordan Klein, Director
Singeh Saliki, Senior Planner
Planning and Development Dept.
Emails: SSaliki@berkeleyca.gov
planning@berkeleyca.gov

Re: Appeal to City Council of 2700 Shattuck Avenue Project (Use Permit ZP2024-0058)

Dear Mayor and City Councilmembers, Mr. Numainville, Mr. Klein, and Ms. Saliki:

Pursuant to Berkeley Municipal Code Section 23.410.020 et seq., East Bay Residents for Responsible Development ("East Bay Residents" or "EBRRD") hereby appeals the City of Berkeley ("City") Zoning Adjustments Board's ("ZAB") July 9, 2026 decision to approve the 2700 Shattuck Project (Use Permit ZP2024-0058) ("Project") proposed by Applicant Isaiah Stackhouse of Trachtenberg Architects ("Applicant").[1] The ZAB's Notice of Decision ("NOD") was mailed on July 13, 2026.[2] This appeal is timely filed within 14 days of the mailing of the NOD, pursuant to Berkeley Municipal Code ("BMC" or "Municipal Code") Section 23.410.020, Table 23.410-1.

The Project proposes to demolish two single-story commercial structures (22,273 square feet) and construct an 8-story (90 feet and 4 inches, plus 3-foot 6-inch parapet) 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

[1] City of Berkeley, Land Use Planning, Zoning Adjustments Board Staff Report, APP #ZP2024-0058 Use Permit for a Project at 2700 Shattuck Avenue (July 9, 2026), ("Staff Report") available at: https://berkeleyca.gov/sites/default/files/2026-07/2026-07-09_ZAB_Item%207A_2700%20Shattuck_Staff%20Report%20and%20Attachments.pdf.

[2] City of Berkeley, Zoning Adjustments Board, Notice of Decision, 2700 Shattuck Use Permit #ZP2024-0058 (Date of Board Decision: July 9, 2026, Date Notice Mailed: July 13, 2026, Appeal Period Expiration: July 27, 2026), available at https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:e67c736f-ecd5-426d-826c-411617f1f2c9 ("NOD").

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parking spaces, utilizing a Tier 2 local density bonus.[3] The ZAB approved the Project pursuant to a statutory exemption from the California Environmental Quality Act[4] ("CEQA") under Public Resources Code Section 21080.66 ("AB 130").

East Bay Residents appeals all final actions taken by the ZAB with regard to the Project, including but not limited to the ZAB's approval of the Use Permit, written findings, conditions of approval, and CEQA exemption in reliance on written findings that the Project does not meet the height threshold for AB 130 workforce standards required by Public Resources Code Sections 21080.66(d)(2) and (d)(4).[5] For the reasons discussed herein, East Bay Residents respectfully requests that the City Council uphold this appeal, find that the Project is "over 85 feet in height above grade" as defined in Public Resources Code Section 21080.66,[6] and vacate or modify the ZAB Project approvals to require the Project to comply with the labor standards set forth in Public Resources Code Section 21080.66.

The appeal is accompanied by the required appeal fee of $3,000, pursuant to BMC Section 23.410.030(C). This letter states the pertinent facts and the basis for the appeal, as required by BMC Section 23.410.030(D). We reserve the right to supplement these comments at a later date and at any future proceedings related to this Project.[7]

I. NAME AND CONTACT INFORMATION OF APPELLANT

East Bay Residents for Responsible Development
c/o Kelilah Federman
Adams Broadwell Joseph & Cardozo
601 Gateway Blvd., Suite 1000
South San Francisco, CA 94080
Tel: (650) 589-1660
Fax: (650) 589-5062
Email: kfederman@adamsbroadwell.com

---

[3] See NOD, p. 1; ZAB Staff Report, p. 1, p. 2 ("Height. Waiver of BMC Section 23.204.150(E) to exceed building height limit – **to be 90 feet and 4 inches (plus 3-foot 6-inch parapet) and 8 stories**, where 65 feet (plus 5-foot parapet by right) and 6 stories is the allowable height with a Use Permit.").

[4] Pub. Res. Code ("PRC") §§ 21000 et seq.; 14 Cal. Code Regs. ("CCR" or "CEQA Guidelines") §§ 15000 et seq.

[5] ZAB Staff Report, p. 7, Condition of Approval No. 3.

[6] PRC § 21080.66(d)(2).

[7] Gov. Code § 65009(b); PRC § 21177(a); *Bakersfield Citizens for Local Control v. Bakersfield* ("*Bakersfield*") (2004) 124 Cal. App. 4th 1184, 1199-1203; see *Galante Vineyards v. Monterey Water Dist.* (1997) 60 Cal. App. 4th 1109, 1121.

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East Bay Residents is an unincorporated association of individuals and labor organizations that may be adversely affected by the potential impacts associated with Project development. The association includes the UA Plumbers and Pipefitters Local 342, International Brotherhood of Electrical Workers Local 595, Sheet Metal Workers Local 104, Sprinkler Fitters Local 483, and their members and families who live and/or work in the City of Berkeley and Alameda County.

EBRRD supports sustainable development that complies with applicable laws and which supports the local workforce. East Bay Residents' members are concerned about projects that are built without providing opportunities to improve local recruitment, apprenticeship training, and retention of skilled workforces, and without providing lifesaving healthcare expenditures for the construction workforce.

II. BASIS FOR APPEAL

The ZAB abused its discretion and failed to proceed in the manner required by law by approving the Project's Use Permit, conditions of approval, and issuing written findings and a CEQA exemption pursuant to AB 130 without incorporating workforce standards required by AB 130.[8]

AB 130 provides an exemption from environmental review under CEQA for certain infill housing development projects.[9] AB 130 mandates that labor standards, such as prevailing wage or skilled and trained workforce requirements, apply to "buildings over 85 feet in height above grade" that are eligible for this exemption.[10] The City found that the Project met the requirements for a CEQA exemption under AB 130, but failed to require the Applicant to comply with the law's mandatory workforce standards.

As applied to the Project, AB 130 requires that "buildings over 85 feet in height above grade in any housing development project exempt from [CEQA] pursuant to this section" implement the labor standards of Government Code Section 65913.4(a)(8).[11] The Project's stated height is 90 feet, 4 inches (plus 3-foot 6-inch parapet).[12] There is substantial evidence in the record that the Project's height above grade exceeds 85 feet pursuant to both the BMC and the California

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[8] Staff Report, p. 19 – 67 of 479.
[9] Pub. Res. Code § 21080.66.
[10] Pub. Res. Code § 21080.66(d)(2); AB 130 requires that "Notwithstanding any other law, the labor standards of paragraph (8) of subdivision (a) of Section 65913.4 of the Government Code shall apply to buildings over 85 feet in height above grade in any housing development project exempt from this division pursuant to this section."
[11] Pub. Res. Code § 21080.66(d)(2).
[12] NOD, p. 1, 2; ZAB Staff Report, p. 1; Project plans.

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Building Code. However, the ZAB Staff Report, written findings, and conditions of approval (Condition 3) incorrectly concluded that compliance with AB 130's workforce standards was not required because the Project's buildings do not exceed 85 feet. The ZAB's decision to approve the Project without requiring compliance with AB 130 labor standards therefore violated State law, to the detriment of the City's residents and local workforce.

The ZAB's oral and written findings on this issue were also inconsistent and contradictory. During the July 9, 2026 hearing, ZAB members stated, in reliance on City Staff, that AB 130 workforce standards apply to the Project because the Project's building height is 90 feet and 4 inches to the roof, thus exceeding the 85 foot threshold for AB 130 workforce standards.[13] Staff's statements during the hearing confirmed the ZAB's conclusion.[14] However, the ZAB Staff report stated the opposite, concluding that "The proposed project is 85 feet in height as defined by the California Building Code. Therefore, the project does not meet the threshold...and PRC Sections 21080.66(d)(2) and (d)(4) do not apply."[15] The ZAB's written approvals included Condition of Approval 3, which stated that "if the Project is modified at a future date such that the building is over 85 feet tall, the provisions of [Section 21080.66(d)(2)] shall apply."[16]

The Staff Report and Condition of Approval 3 appear to rely on an August 5, 2025 letter from the Applicant's counsel which asserted that the "project is below 85 feet in height as defined by the California Building Code and does not trigger any prevailing wage requirements or labor standards."[17] However, the building and above grade measurements relied upon by the Applicant failed to account for reasonable roof sloping and above grade measurements by the City's surveyor which demonstrate that the Project site's existing above grade conditions are lower than the average calculated by the Applicant, resulting in a higher building above grade. When properly calculated according to existing conditions, the Project's total height above grade would exceed 85 feet, triggering AB 130's requirement to implement labor standards for the Project. The ZAB's written findings that the Project's building height does not exceed 85 feet in height above grade were therefore unsupported and contradictory to ZAB's oral findings at the July 9 hearing.

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[13] Staff Report, p. 122 of 479; City of Berkeley, Zoning Adjustments Board, Thursday July 9, 2026 - 7:00 PM, Video https://berkeley.granicus.com/player/clip/5675?publish_id=a7a885fb-8076-11f1-98fd-005056a89546&redirect=true (July 9, 2026, ZAB Video Recording).
[14] ZAB Video Recording.
[15] ZAB Staff Report, p. 7.
[16] ZAB Staff Report, Condition of Approval 3.
[17] Staff Report, ATT6 – AB 130 Letter, Letter from HansonBridgett to City of Berkeley, Re: 2700 Shattuck Avenue (#ZP2024-0058) – Statutory Infill Exemption (AB 130) and Exemption Notice (AB 1633) (August 5, 2025), p. 4, pdf p. 128 of 479, ("AB 130 Letter").

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The ZAB abused its discretion and failed to proceed in the manner required by law by approving the Project in reliance on written findings which state that AB 130 workforce standards are not required for the Project.

In order to approve the Use Permit, the ZAB was also required to find that the Project "will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use."[18] The ZAB's failure to incorporate AB 130 workforce standards into the Project's written approvals, findings, and conditions of approval violated State law and the Municipal Code requirement that the ZAB protect the public interest. The ZAB's determination that AB 130 workforce standards do not apply to the Project therefore resulted in significant detriment to City residents and its local workforce.

There are significant numbers of people living in poverty within the regional labor market. Middle-wage, family-supporting jobs are continuing to shrink in the East Bay. One of the highest-growth industries with potential to produce jobs that can lift Berkeley and Alameda County residents out of poverty is high road construction, which ensures that projects are built safely using skilled and trained workers and provide livable wages to construction workers. The Municipal Code prohibits the City from approving a use permit if a project is "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.....or to the general welfare of the City."[19] New development projects in the City which do not provide a livable wage for their construction workforce and which do not use construction workers who possess the specialized skills and qualifications required to effectively reduce safety risks puts City residents and the public at risk and brings middle class workers down. Allowing development proponents to avoid compliance with State labor requirements is both contrary to law and detrimental to the public interest.

East Bay Residents respectfully requests that the City Council uphold this appeal, find that the Project is "over 85 feet in height above grade" as defined in Public Resources Code Section 21080.66,[20] and vacate or modify the ZAB Project approvals as necessary to require the Project to comply with the labor standards set forth in Public Resources Code Section 21080.66.

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[18] Berkeley Municipal Code § 23.406.040(E)(1).
[19] BMC § 23.406.040(E)(1)(a), (b).
[20] PRC § 21080.66(d)(2).

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I. AB 130 LABOR STANDARDS APPLY TO THE PROJECT

AB 130 requires labor standards for three categories of projects: projects that are 100% affordable, projects with buildings over 85 feet in height above grade, and projects of 50 or more units in San Francisco County.[21] As applies to the Project, AB 130 requires that "Notwithstanding any other law, the labor standards of paragraph (8) of subdivision (a) of Section 65913.4 of the Government Code shall apply to buildings over 85 feet in height above grade in any housing development project exempt from this division pursuant to this section."[22] The City determined that the Project met the requirements to be eligible for an AB 130 CEQA exemption. Based on the Project's height, the following workforce standards therefore apply to the Project:

- Buildings over 85 feet in height above grade apply Government Code Section 65913.4 (SB 423/SB 35) labor standards:
  - Prevailing wage (unless otherwise provided in a collective bargaining agreement) and prevailing wage enforcement by Labor Commissioner, underpaid worker or labor-management committee (unless there is a project labor agreement requiring prevailing wage and enforcement through arbitration).
  - Use skilled and trained workforce unless, for a particular scope of work, the prime contractor fails to receive at least three bids from subcontractors that satisfy skilled and trained workforce requirements; however, the three-bid minimum does not apply if all contractors are signed to a project labor agreement that requires prevailing wage or if the project is 100% affordable.[23]

Rules of statutory interpretation require the City to interpret AB 130 based on the plain meaning of the statute. The courts have held that "While in exercising our independent judgment regarding the construction of a statute we may give deference to an agency's interpretation . . ., no such deference is required [] given the plain language of the statute."[24] Where a statute's language is clear, and requires no room for agency interpretation, the courts will defer to the plain language of the statute. AB 130's plain language is clear that Government Code

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[21] Pub. Res. Code § 21080.66(d).
[22] *Id.*
[23] Pub. Res. Code § 21080.66(d)(2), (d)(4); Gov. Code § 65913.4(a)(8).
[24] *Sustainability, Parks, Recycling & Wildlife Defense Fund v. Department of Resources Recycling & Recovery* (2019) 34 Cal.App.5th 676, 701.

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Section 65913.4(a)(8) workforce standards apply to "buildings over 85 feet in height above grade in any housing development project."[25]

Here, ZAB members stated at the July 9, 2026 hearing that AB 130 workforce standards apply to the Project based on a plain reading of AB 130 and the fact-based determination that the Project's height is 90 feet and 4 inches.[26] The ZAB Staff Report repeatedly states that the Project is 90 feet and 4 inches (plus 3-foot 6-inch parapet),[27] and the majority of the Applicant's plan set presents how the Project complies with the City's Municipal and Zoning Code.[28] The Municipal Code's definition of maximum building height is "The vertical distance of a building at any point, within a given plane, from finished grade to the top of the roof or parapet walls."[29] The Project received a waiver of Berkeley Municipal Code Section 23.204.150(E) to exceed the 65 foot height limit to be 90 feet and 4 inches to the roof (plus 3-foot 6-inch parapet).[30] On this basis, ZAB concluded in oral statements at the approval hearing that the Project's height exceeded AB 130's plain language height requirement that "buildings over 85 feet in height above grade in any housing development project" must include workforce standards.

The ZAB Staff Report and Condition 3 interpret AB 130's "85 feet in height above grade" requirement to be defined by California Building Code Section 202.[31] This interpretation is not set forth in the statute (Public Resources Code Section 21080.66) or its legislative history. However, as discussed below, even if measured by this standard, the Project's building height exceeds 85 feet above grade pursuant to the California Building Code, triggering AB 130's mandatory workforce standards.

A. The ZAB Concluded that AB 130 Workforce Standards Apply to the Project Based on the Project's 90 Foot, 4 Inch Building Height

The ZAB approved the Project on the basis that the Project exceeds 85 feet and that AB 130 workforce standards apply.[32] At the July 9, 2026 hearing, Chair Gaffney asked Staff to confirm that AB 130 workforce standards apply to the

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[25] Pub. Res. Code § 21080.66(d)(2).
[26] July 9, 2026, ZAB Video Recording.
[27] Staff Report, p. 1, 2, 5, 19, 20, 24, 28, 121, 122 of 479; NOD, pp. 1-2, findings p. 6.
[28] See NOD, pdf pp. 55-107.
[29] BMC § 23.106.090.B (Height).
[30] Staff Report, p. 2, 20, 24, 122 of 479.
[31] ZAB Staff Report, p. 7.
[32] July 9, 2026, ZAB Video Recording.

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Project.[33] Following public comment by a representative of East Bay Residents, Chair Gaffney asked Staff, "Can you confirm if the AB 130 work safe standards apply?" Staff responded, "Yes. The AB 130 does have that provision for any building that's over 85 feet in height." Chair Gaffney said, "Okay, so it does apply to this?" Staff said, "Yes. State law would trump our local laws, so we will follow state law."

Based on Staff's representation, the plain language of AB 130, and the Municipal Code's definition of building height, the ZAB was satisfied that AB 130 workforce standards would apply to the Project and voted to approve the Project. However, the ZAB Staff Report, written findings, and Condition of Approval 3 do not reflect the ZAB's final determination.

1. The ZAB Staff Report and Written Findings Are Inconsistent with ZAB Statements Made at the Hearing

During oral deliberations at the July 9, 2026 ZAB hearing, Staff confirmed to the ZAB that AB 130 workforce standards apply.[34] But the ZAB Staff Report, written findings, and final conditions of approval do not reflect this determination, resulting in inconsistencies between the ZAB's oral and written findings. The Staff Report states that "The proposed project is 85 feet in height as defined by the California Building Code. Therefore, the project does not meet the threshold for these provisions, and PRC Sections 21080.66(d)(2) and (d)(4) do not apply."[35] Further, Condition of Approval XI(3) states that "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."[36] This Condition does not state that, because this Project is over 85 feet tall, workforce standards apply.[37] Rather, Condition 3 presumes that the Project does not exceed 85 feet and states that, if the Project is subsequently modified at a future date to exceed 85 feet, then workforce standards would apply. The Condition therefore does not reflect the decision made by the ZAB at the Project approval hearing that AB 130 workforce standards apply to the Project at the height currently proposed.

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[33] *Id.* at 53:31. [Chair Gaffney asked Staff "Can you confirm if the AB 130 work safe standards apply?" Staff said, "Yes. The AB 130 does have that provision for any building that's over 85 feet in height." Chair Gaffney said, "Okay, so it does apply to this." Staff said "Yes. State law would trump our local laws, so we will follow state law." Chair Gaffney said. "Okay wonderful, thank you for asking that question. Always good to know that. So thank you, Sarah."] Sarah Callahann of East Bay Residents asked that ZAB confirm that workforce standards apply to the Project.

[34] July 9, 2026, ZAB Video Recording.

[35] Staff Report, p. 7.

[36] Staff Report, Conditions of Approval, p. 44, pdf. p. 67 of 479.

[37] *Id.*

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Staff also confirmed orally to the ZAB that the Project is subject to workforce standards under AB 130. When asked directly by Chair Gaffney whether workforce standards apply, Staff said "Yes."[38] However, this conclusion was not incorporated into the ZAB's final written findings or conditions of approval, resulting in conflicting oral and written findings. Staff's representations to ZAB during the July 9, 2026 ZAB hearing provided substantive advice, which the ZAB meaningfully relied upon in making their determination to approve the Project. ZAB may not have approved the Project, or may have requested a revised condition of approval confirming that AB 130 workforce standards apply to the Project, had Staff not led the ZAB to believe that workforce standards apply to the Project.

Staff's duty pursuant to Municipal Code Section 23.404.030(D)(1) is to "review all applications to determine if they comply with the Zoning Ordinance, the General Plan, and other applicable City policies and regulations and state laws."[39] Staff is required by Code to accurately interpret local and state laws in order to prepare "a staff report describing the proposed project and including, where appropriate, a recommendation to approve, approve with conditions, or deny the application."[40] Staff was therefore required to ensure that the recommendations presented to the ZAB complied with City policies and regulations and State Law. But Staff failed to do so or did so inconsistently. The ZAB Staff Report, written findings, and conditions of approval contain conflicting findings about applicability of AB 130 workforce standards that differ from the oral conclusions stated at the hearing. As a result, the Project's written approvals do not reflect the ZAB's intent that AB 130 workforce standards apply to this Project.

The City Council should uphold the appeal and issue findings clarifying that AB 130 workforce standards apply to the Project, and modify or vacate the ZAB's written approvals to include this requirement.

B. The Project's Building Height Exceeds 85 Feet Above Grade Pursuant to the California Building Code

The California Building Code provides that building height means "The vertical distance from grade plane to the average height of the highest roof surface."[41] The California Building Code provides that Grade Plane means "A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the

[38] July 9, 2026, ZAB Video Recording.
[39] BMC § 23.404.030(D)(1).
[40] BMC § 23.404.030(D)(2).
[41] 2022 California Building Code, Title 24, Part 2, Chapter 2.

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exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line..."[42] Based on the Project's architectural plans, the record before the ZAB contains substantial evidence showing that the Project exceeds 85 feet in height above grade, as defined by the California Building Code.

The Applicant relied on an assumption that the Project's height is exactly (and no more than) 85 feet in height above grade based on average ground and roof levels.[43] However, the Applicant's determination of the average ground level and the roof level are unsupported.

First, the Applicant's drawings show two different heights for the building. They show 90'-4" as measured from lowest grade to top of roof in accordance with the Municipal Code.[44] But the Applicant also provided a height measurement of 85'-0", allegedly in compliance with the current California Building Code.[45] This measurement is calculated as the distance between the average finished ground level measured up to the average height of the roof, which is shown as flat. However, the roof will require a minimum slope for drainage. At this stage of design, this could be represented by a larger depth roof assembly to account for slope and structure. But the drawings currently illustrate a roof assembly that looks comparable to all other floor/ceiling assemblies, thus not reflecting the full height of the sloped roof.

Additionally, at the ground level, the Applicant presented Diagram 1 on Drawing A0.1D to calculate the average grade plane.[46] They did this by averaging the grades marked by the City surveyor at each of the property line corners. However, some of the elevations used by the Applicant in the average grade calculation were slightly higher than the elevations marked by the City surveyor (e.g. 144.81 vs 145.62).[47] The average grade using the City surveyor's elevations from the provided topographic survey on sheet A1.0 would be less than the average grade presented by the Applicant's calculation on sheet A0.1D and in building sections on sheet A3.0, yet the Applicant's drawing set does not show any proposed improvements outside of the Project site's property boundaries that would justify using elevations in a grade calculation that are different than the City surveyor's documentation of existing surrounding ground level surfaces.

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[42] 2022 California Building Code, Title 24, Part 2, Chapter 2.
[43] ZAB Staff Report, Item 7A, ATT6 – Applicant's August 5, 2025 AB 130 Letter ("AB 130 Letter"), p. 4 and Attachment 3.
[44] See NOD, Project building plans; Applicant AB 130 Letter, Attachment 3.
[45] *Id.*
[46] ZAB Staff Report, pdf p. 72.
[47] *Id.*

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The Applicant's variation in dimensions from the City surveyor's results either underestimate the actual height of the building, or the Applicant may have to reduced floor-to-floor elevations in order to keep the building under the 85 foot height limit. Either way, when grade is measured according the City surveyor results, the Project's building height exceeds 85 feet in height above grade, as defined by the California Building Code.

C. The Applicant's Interpretation of Public Resources Code Section 21080.66(d)(2) is Contrary to the Plain Language of AB 130 and is Not Supported by the Legislative History

The Staff Report includes an August 5, 2025 letter from the Applicant's counsel (the "AB 130 Letter") which concludes that "proposed project is below 85 feet in height as defined by the California Building Code and does not trigger any prevailing wage requirements or labor standards."[48] The Applicant's conclusion is based on the unsupported assumption discussed above that the "proposed project is below 85 feet in height..."[49] Nothing in the Project documents demonstrates that the Project is below 85 feet in height. Rather, the ZAB Staff Report, NOD, and Project plans demonstrate that the Project is clearly above 85 feet in height above grade according to both Municipal Code and California Building Code standards.[50] Further, the ZAB determined that the Project is 90 feet and 4 inches above grade, such that AB 130 workforce standards apply.

AB 130 does not include any plain language requiring "85 feet in height above grade" to be interpreted pursuant to the California Building Code's definition of building height, as the Applicant asserted in their AB 130 Letter. California Building Code provides that building height means "The vertical distance from grade plane to the average height of the highest roof surface."[51] The California Building Code provides that Grade Plane means "A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane

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[48] Letter from HansonBridgett to City of Berkeley, Re: 2700 Shattuck Avenue (#ZP2024-0058) – Statutory Infill Exemption (AB 130) and Exemption Notice (AB 1633) (August 5, 2025), Staff Report, ATT6 – AB 130 Letter, p. 4, pdf p. 128 of 479, available at: https://berkeleyca.gov/sites/default/files/2026-07/2026-07-09_ZAB_Item%207A_2700%20Shattuck_Staff%20Report%20and%20Attachments.pdf ("AB 130 Letter").

[49] *Id.*

[50] Staff Report, p. 1, 2, 5, 19, 20, 24, 28, 72, 121, 122 of 479; NOD, pp. 1-2, see plans at pdf pp. 55-107.

[51] 2022 California Building Code, Title 24, Part 2, Chapter 2.

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shall be established by the lowest points within the area between the building and the lot line..."[52]

In contrast, the Applicant's AB 130 Letter acknowledges that Berkeley Municipal Code Section 23.106.090(B) provides that "building height" is defined as "the vertical distance of a building at any point, within a given plane, from finished grade to the top of the roof or parapet walls."[53] Pursuant to Municipal Code, the City measured the Project from the lowest grade to the top of the roof, and identified that the Project is 90 feet and 4 inches. to determine the Project's height.[54] The Project is subject to City building height requirements. Therefore, the City's 90-foot. 4-inch height determination complies with plain language of the Municipal Code, which the City must follow to measure the Project's building height, and AB 130.

Even if the plain language of AB 130 were ambiguous, which has not been shown, the legislative history of AB 130 does not demonstrate that the Legislature intended the California Building Code to be the metric for measuring whether a building is over "85 feet in height above grade" such that workforce standards apply. The Applicant's assertion that this was the legislative intent of AB 130 is unsupported by the legislative record.

The AB 130 Letter asserts that "The California legislature's rationale for establishing an 85- foot height threshold was based on the maximum building height under the California Building Code for most wood frame multifamily construction."[55] The Letter further states, as purported authority, that:

> Assemblymember Wicks, the sponsor of AB 609 and key proponent of the statutory exemption in AB 130, was quoted in the media for her rationale in setting a prevailing wage requirement only for projects over 85 feet. Most multifamily residential projects under 85 feet are built with wood frame construction (i.e., Types III-A, III-B, IV-C and IV-HT). Projects larger than 85 feet (i.e., Types I-A, I-B, and IV-A) rely on concrete and steel frame construction and generally require a higher skilled labor force. The 85-foot threshold, tied to wood-frame construction, was therefore a critical component that facilitated the legislature's enactment of AB 130, as all other

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[52] 2022 California Building Code, Title 24, Part 2, Chapter 2.
[53] Berkeley Municipal Code § 23.106.090(B); AB 130 Letter, p. 4.
[54] Staff Report, pdf p. 91 of 479.
[55] AB 130 Letter, p. 4, pdf p. 128 of 479.

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trades other than the California Carpenters Union would have opposed AB 130 if it did not include labor measures for larger projects.[56]

However, the AB 130 Letter does not cite to any legislative hearings or legislative committee reports for this assertion. Rather, the Applicant cites to a news article for this assertion. The Applicant also relies on the news article's statement that "Most developments over 85 feet use concrete and steel frame construction, which require a higher skilled labor force that is often unionized anyway, and most entirely income-restricted housing projects make use of public subsidies that require union-level wages. These were relatively modest concessions that Wicks said 'we were happy to make.' "[57] Reference to a news article does not reflect any citable legislative intent.

The AB 130 Letter does not cite to any legislative history of AB 130 for reliance on the California Building Code's definition of building height or the wood framed building rationale. Rather, a review of AB 130's legislative history demonstrates that legislative hearings and committee reports make no mention of a requirement that building height be determined by the California Building Code's definition of building height or building materials.[58] AB 609, which was a precursor to AB 130, also does not include legislative history to support reliance on the California Building Code's definition of building height, or establish a limitation that AB 130 only applies to steel and concrete framed buildings.[59]

The Senate Committee on Budget and Fiscal Review Summary provides that AB 130 "Establishes labor standards for all projects that utilize the CEQA exemption provided by this bill, as follows... Requires that construction workers be paid the prevailing wage, as specified, instead of the minimum wage rate in (a), for projects that are 100 percent affordable housing, for buildings that are over 85 feet

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[56] AB 130 Letter, p. 4, pdf p. 128 of 479.
[57] Jeanne Kuang and Ben Christopher, CalMatters, Why one union became one of the most pro-housing voices in California (July 10, 2025), available at: https://calmatters.org/politics/2025/07/california-construction-unions-housing/.
[58] California Legislative Information, AB-130 Housing (2025-2026), available at: https://leginfo.legislature.ca.gov/faces/billAnalysisClient.xhtml?bill_id=202520260AB130.
[59] California Legislative Information, AB-609 California Environmental Quality Act: exemption: housing development projects (2025-2026), Bill Analysis, available at: https://leginfo.legislature.ca.gov/faces/billAnalysisClient.xhtml?bill_id=202520260AB609.

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in height..."[60] None of the Committee reports for AB 130 cite to or require reliance on the California Building Code's definition of building height.[61]

The ZAB's oral determination at the July 9, 2026 hearing that the Project's building height meets the threshold to require AB 130 workforce standards is supported by substantial evidence in the record and a reasonable interpretation of AB 130. The City Council should incorporate AB 130 labor standards into the Project, as the ZAB intended.

II. THE PROJECT IS DETRIMENTAL TO THE GENERAL WELFARE AND INCONSISTENT WITH THE ZONING ORDINANCE

In order to approve a Use Permit, the ZAB was required to find that the Project "Will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or visiting in the area or neighborhood of the proposed use."[62] The Municipal Code requires that "The ZAB shall deny a Use Permit application if it determines that it is unable to make any of the required findings."[63] The ZAB's failure to incorporate AB 130 workforce standards into the Project's written findings and approvals violated state law and the Municipal Code requirement that the ZAB protect the public interest.

New development projects in the City which do not provide a livable wage for their construction workforce and which do not use construction workers who possess the specialized skills and qualifications required to effectively reduce safety risks puts City residents and the public at risk, and has adverse effects on the local construction workforce. Allowing development proponents to avoid compliance with State labor requirements is contrary to law and detrimental to the public interest.

The ZAB's written decision to approve the Project without requiring compliance with AB 130 labor standards violated State law, to the detriment of the City's residents and the local workforce. The Project's failure to incorporate workforce standards therefore contravenes the Municipal Code requirement that

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[60] State of California, Senate Committee on Budget and Fiscal Review, AB 130 (June 25, 2025), available at: https://leginfo.legislature.ca.gov/faces/billAnalysisClient.xhtml?bill_id=202520260AB130#.
[61] State of California, Senate Floor Analyses AB 130 (June 30, 2025), available at: https://leginfo.legislature.ca.gov/faces/billAnalysisClient.xhtml?bill_id=202520260AB130# The Senate Floor Analyses provides only that the bill "Requires the use of a skilled and trained construction workforce for buildings that are over 85 feet in height."
[62] Berkeley Municipal Code § 23.406.040(E)(1).
[63] *Id.* at § 23.406.040(E)(5).

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projects should not be detrimental to the health, safety, and general welfare of the City.

The City Council should clarify that AB 130 workforce standards apply to the Project to protect worker and community safety and the general welfare.

III. CONCLUSION

For the foregoing reasons, the ZAB abused its discretion and failed to proceed in the manner required by law by approving the Use Permit and Conditions of Approval, issuing written findings, and authorizing a CEQA exemption under AB 130 without requiring that the Applicant comply with mandatory AB 130 workforce standards.

East Bay Residents respectfully requests that the City Council uphold this appeal, find that the Project is "over 85 feet in height above grade" as defined in Public Resources Code Section 21080.66,[64] and vacate or modify the ZAB Project approvals to require the Project to comply with the labor standards set forth in Public Resources Code Section 21080.66. These actions are critical to ensure that the Project complies with all applicable laws, and to ensure that the health and safety of City residents and workers is protected.

Thank you for your attention to these comments. Please include them in the record of proceedings for this Project.

Sincerely,

Kelilah Federman
Christina Caro

KDF:acp

[64] PRC § 21080.66(d)(2).

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APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

planning@berkeleyca.gov • Phone (510) 981-7410, TDD (510) 981-7450

Planning and Development
1947 Center St, 2nd Floor
Berkeley, CA 94704

Affordable Housing Requirements

BERKELEY MUNICIPAL CODE CHAPTER 23.328

Berkeley Municipal Code (BMC) Chapter 23.328, Inclusionary Housing, requires Housing Development Projects[1] to include at least 20 percent of the Residential Units[2] as permanently affordable units. All affordable units provided in the project will be established and monitored within the City's Below Market Rate (BMR) housing program, and are referred to as BMR Units. The housing development project must provide one of the following to comply with the City's Inclusionary Housing regulations:

A. Construct BMR units on-site

B. Pay an In-Lieu Fee

C. Combination of on-site BMR units and In-Lieu Fee

D. Other options allowed by the Chapter

Each option is described in more detail below.

A. CONSTRUCT ON-SITE AFFORDABLE UNITS

Projects must provide 20 percent of the total residential units as on-site BMR units. BMR units must have the same proportion of bedroom counts (except no affordable unit can have more than three bedrooms) and average unit size as the market rate units. BMR units must be reasonably dispersed throughout the project, be comparable to market-rate units in quality, and have access to the same amenities and common areas as market-rate units. BMR Units shall be affordable to lower income households (up to 80% AMI). At least 50 percent of the required Affordable Units in the Housing Development Project shall be affordable to Very Low-Income Households, and the remaining units shall be affordable to households earning no more than 80 percent, consistent with affordable housing costs in the CA Health and Safety Code. Further, 80 percent of Very Low-Income units shall be first offered to tenants receiving assistance under the Section 8 Program, or the Shelter Plus Care Voucher Program (40 percent each), prior to being offered to other potential tenants.[3]

B. OPTION TO PAY AN IN-LIEU FEE

Applicants have the option to pay an In-Lieu Fee instead of providing the required BMR units.

The in-lieu fee is $62.83 per square feet of the Residential Unit Floor Area (RUFA) for all housing development projects

The In-Lieu Fee applies to all housing development projects. The full fee must be paid prior to obtaining the Certificate of Occupancy, or, if a Certificate of Occupancy is not required, prior to the final building permit inspection. The fee is automatically adjusted every two years, beginning July 1, 2025 based on changes to the California Construction Cost Index.[3]

Applicants who pay the full in-lieu fee can qualify for a 5,000 square foot exemption. 5,000 square feet will be deducted from the RUFA calculation.

NOTES

[1] **HOUSING DEVELOPMENT PROJECT** means a development project, including a Mixed-Use Residential project **(as defined in 23.502.020(M)(13)**, 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 **(BMC 23.328.020(E))**.

[2] **RESIDENTIAL UNIT** means any Dwelling Unit, any Live/Work Unit, or any bedroom of a Group Living Accommodation (GLA) except a GLA in a University-recognized fraternity, sorority or co-op; provided, however, that for purposes of this Chapter, "Residential Unit" shall not include any Accessory Dwelling Unit or Junior Accessory Dwelling Unit **(BMC 23.328.020(I))**.

[3] In the case of a State Density Bonus Project, only the base project is used to calculate the in-lieu fee. Formula to determine the Base RUFA can be found on Page 4.

[4] See **BMC 23.328.020 Definitions**

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

Planning and Development
1947 Center St, 2nd Floor
Berkeley, CA 94704

planning@berkeleyca.gov • Phone **(510) 981-7410,** TDD **(510) 981-7450**

C. COMBINATION OF ON-SITE BMR UNITS AND IN-LIEU FEE

Projects may provide less than the required 20 percent total residential units as on-site BMR units by paying a pro-rated In-Lieu Fee.

Formula to calculate the pro-rated in-lieu fee:

The In-Lieu Fee Per Square Foot *multiplied by* the **Total Residential Unit Floor Area** of a Housing Development Project, *multiplied by* the **Percentage of the Applicable Requirement Remaining** after accounting for any on-site Affordable Units provided.[3]

D. OTHER OPTIONS ALLOWED BY BMC CHAPTER 23.328 – APPROVED AT THE CITY'S DISCRETION

Applicants may elect to fulfill the requirement to construct affordable housing via one of the options below. Unlike options A through C above, these options are approved at the City's discretion. See **BMC 23.328.030** for more information.

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

Affordable Housing Compliance Plan Form

You are required to submit an Affordable Housing Compliance Plan (AHCP) for Housing Development Projects[1] that are subject to the affordable housing requirements of BMC Chapter 23.328, Inclusionary Housing. The AHCP is an enforceable commitment that identifies the number and type of affordable, or Below Market rate (BMR) units, the amount of In-Lieu Fees, and/or the parcels of land (or portions thereof) that will be provided and/or paid by the applicant to comply with those requirements. BMR units may include the required Inclusionary Housing (IH) units, Demolition Ordinance replacement units, Density Bonus units, SB 35 units and any other affordable units the project is applying under local and State law.

The Department of Planning and Development's Land Use Division and the Department of Health, Housing, and Community Services use the information from this form and the related sheets to confirm which provisions of the City's affordable housing requirements apply to your project, and if the project complies.

Please complete the entire form. If a section doesn't apply, enter "n/a." If selecting the option to provide an alternative unit size mix or option to dedicate land, please complete the entire AHCP form and staff will contact you to discuss approval for these discretionary options.

You may be asked to revise this form to reflect the approved project during the permit review process and/or required plan sheets.

The Preliminary AHCP is required with a Zoning Permit or Zoning Certificate application. It is intended to provide estimates to the Applicant and City, and inform conditions of approval on discretionary zoning permits. See the **applicable zoning submittal requirements** to determine if a Preliminary AHCP is needed for your project.

The Final AHCP is required with the first building permit application for construction, and will include the total fee amount due for projects electing to pay an In-Lieu Fee. The In-Lieu Fee can be paid any time prior to the issuance of the project's Certificate of Occupancy or Temporary Certificate of Occupancy (as applicable).

INDICATE AFFORDABLE HOUSING COMPLIANCE PLAN (AHCP) TYPE (CHECK ONE)

☑ Preliminary Affordable Housing Requirements (Land Use Entitlement)

☐ Final Affordable Housing Requirements (Building Permit)

1. PROJECT AND APPLICANT INFORMATION

Project Name:

Project Address:
2700 Shattuck Ave

Indicate Project Type (Check One) ☐ **Ownership** ☑ **Rental**

Zoning Project Number:
#ZP2024-0058

Building Permit Number (Final AHCP only):

Applicant Name:
IS

Applicant Email:
isaiah@trachtenbergarch.com

Property Owner Name:

Property Owner Address:

Property Owner Email:
54-1723-1

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

2. PROJECT SUMMARY INFORMATION –

THIS INFORMATION IS USED TO ESTIMATE THE TOTAL NUMBER OF REQUIRED BMR UNITS

A **Number of Residential Units**
(Complete total units if not using Density Bonus)

Base Units:	205
Density Bonus Units:	112
Total Units:	359

B **Total Residential Unit Floor Area[4] (square feet)**
(Density bonus projects only, see page 5)

Base Units:	143,534
Density Bonus Units:	~~66,385~~ 69,973
Total Units:	209,919

C **Total BMR Units required (20% of Base Units)**
(Total Inclusionary Housing (IH) units required)

41

D **Total BMR Units Proposed by Income**

30% AMI (Extremely Low- Income)	
50% AMI (Very-Low Income)	23
80% AMI (Lower Income)	
120% AMI (Moderate)	23
TOTAL BMR Units	38

Does the project use Density Bonus?

☑ **YES** ☐ **NO**

Total Affordable Qualifying Units for Density Bonus

~~71~~ 38

Are there existing units that will be demolished? If yes, the Demolition Ordinance (BMC 23.326) will apply to the project.

☐ **YES** ☑ **NO**

Total units to be demolished

Total affordable replacement units required

(separate calculation required, Gov. Code §65589.5)

Total units replaced (affordable and market-rate)

182,478

3. PLEASE INDICATE HOW THE PROJECT WILL FULFILL ALL OF THE AFFORDABLE HOUSING REQUIREMENTS

3.A. PROVISION OF ON-SITE

The following provisions apply:

- Inclusionary Housing units cannot exceed three bedrooms
- At least 50 percent of the required Inclusionary Housing Units in the Housing Development Project must be designated as affordable to Very-Low Income Households (round up for fractional numbers).

Please complete the table by noting the number of units in each category.

PROJECT UNIT TYPES AND AFFORDABILITY LEVELS

Unit Type	Market Rate	Extremely Low-Income (30% AMI)	Very Low-Income Affordable (50% AMI)	Low-Income Affordable (80% AMI)	Moderate Income (120 %AMI)	TOTAL
Studio	70	7		77		124
One Bedroom	115	10		125		184
Two Bedroom	68	6		74		51
Three Bedroom						
Four Bedroom						
Five Bedroom						
TOTAL	253	23		276		359

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

3.B. OPTION TO PAY AN IN-LIEU FEE

Housing Development Projects may choose not to include BMR units and pay the full in-lieu fee, calculated as follows:

The Fee Per Square Foot
multiplied by
the **Total Residential Unit Floor Area**
of a Housing Development Project,
minus
5,000 square feet

Projects opting to pay the full in lieu fee may deduct 5,000 square feet from their RUFA calculation

---

The Base Project Residential Unit Floor Area (BP RUFA)
is equal to:
The Final Project Residential Unit Floor Area (FP RUFA)
divided by
One plus the Density Bonus percentage taken (DB %)

BP RUFA = FP RUFA / (1+DB%)

AFFORDABLE HOUSING FEE DUE

$62.83 Per Square Foot Fee
(Base Project only for density bonus projects)

$56.25

X

Total Residential Unit Floor Area (square feet)
(Base Project [BP RUFA] only for density bonus projects. Projects that pay the full in-lieu fee deduct 5,000 square feet)

135,169 SF

X

In Lieu Fee percentage calculation*:
(Affordable Units required – affordable units provided) / Affordable Units required)

(*projects that provide no on-site Affordable Units have a multiplier of 1)

44%

TOTAL FEE DUE

$3,345,432.75

PROJECT IS REQUESTING A CONCESSION FOR THE REMAINDER IN-LIEU FEE, SEE DENSITY BONUS STATEMENT

EXAMPLE CALCULATIONS:
50,000 square foot 100-unit project providing 15 Affordable Units

A **Total Residential Unit Floor Area[4] (square feet)**
RUFA (Base Project RUFA only for density projects)

50,000 square feet

B **Total Residential Units**
(Base Project only for density bonus projects)

100

C **Total BMR Units required (20% of B)**

20

D **Total BMR Units Proposed**

50% AMI (Very-Low Income)	8
80% AMI (Lower Income)	7
TOTAL BMR Units	15

Per Square Foot Fee
(Base Project only for density bonus projects)

$62.83

X

Total Residential Unit Floor Area (square feet)
(Base Project only for density bonus projects. Projects that pay the full in-lieu fee deduct 5,000 square feet)

50,000 square feet

X

In Lieu Fee percentage calculation*:
(Affordable Units required – affordable units provided) / Affordable Units required)

(*projects that provide no on-site Affordable Units have a multiplier of 1)

25%
((20-15)/20 = 0.25)

TOTAL FEE DUE

$785,375

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

SECTION 4 REQUIRED PLAN SHEETS (LAND USE ENTITLEMENT PLANS AND BUILDING PERMIT PLANS)

REQUIRED AHCP PLAN SHEETS

In addition to completing this form, the land use entitlement and building permit plans for your housing development project must demonstrate compliance with the applicable affordable housing provisions. If your project includes a discretionary zoning permit, the entitlement plans must include a Preliminary AHCP plan sheet(s), and all building permits for construction must include a Final AHCP plan sheet(s).

What needs to be in the plans to demonstrate compliance with the City's affordable housing regulations?

The applicable AHCP plan sheets with the applicable information (listed below) must be in sequential pages near the beginning of your plan set and labeled as "Preliminary or Final Affordable Housing Compliance Plan Sheet." Having this information together in the plans will make locating the information easier during project and plan review, and provide transparency to the public. A sample plan set page is attached for reference (see Exhibit A). You will receive corrections from your zoning reviewer if information is not displayed properly in the plan set.

ALL PROJECTS: APPLICABILITY AND REQUIREMENTS OF BMC CHAPTER 23.328 INCLUSIONARY HOUSING

- Residential unit floor area diagrams showing the floor area that is included and excluded from calculation. Diagrams for density bonus projects must reflect the full project (base and bonus)*. Diagrams must be consistent with and separate from the architectural floor plans and include:
  - Schematic diagrams of each floor or level, including mezzanines
  - Indicate floor area by use with shading, color, and/or callouts
  - Dimension all areas of the project that qualify as residential unit floor area, and provide the square footage of each area
  - Tabulation of the total residential unit floor area according to the diagrams
- Calculation of the number of required and proposed BMR units (Base Project only for density bonus)
- Calculation of 100% In-Lieu fee (provide even if on-site units are proposed)

* The Base Project RUFA is used to determine the in-lieu fee for density bonus projects, and is calculated based on the RUFA total from the diagrams. *(See page 5)*

ON-SITE BELOW MARKET RATE (BMR) UNITS (ALL OR COMBINATION)

Any on-site BMR units
(BMC 23.328.030(A) Requirement to Construct Affordable Units

- Unit summary table by floor of BMR and market-rate units, with bedroom counts
- Alternate mix of unit types, if applicable
  - Calculations for 20 percent of residential unit floor area (must be a mix of affordable units that are either two- or three-bedrooms)

IN-LIEU FEE (ALL OR COMBINATION)

Payment in-lieu of providing some or all required affordable units on-site (BMC Section 23.328.030(B) Option to Pay In-Lieu)

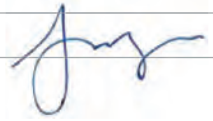
In-Lieu Fee per Resolution No. 7,954-N.S. calculated as follows: the fee per square foot multiplied by the total Residential Unit Floor Area of a Housing Development Project, multiplied by the percentage of the applicable requirement remaining after accounting for any on-site Affordable Units provided. Projects that do not provide any Affordable Units on-site will have an applicable requirement multiplier of one. *(See page 5)*

The In-Lieu Fee per square foot is based on the residential unit floor area of the project (base project only if utilizing State Density Bonus provisions). *(See page 5)*

STAFF ADMINISTRATION USE ONLY

This Affordable Housing Compliance Plan (AHCP) is certified in compliance with BMC Chapter 23.328, Inclusionary Housing.

Name, Title: Singeh Saliki, Senior Planner

Signature: 

Date: 8/18/2026

HHCS

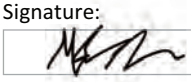
Regulatory Agreement executed (due prior to issuance of first building permit for construction:

☐ Yes ☐ No ☐ Not Applicable

In Lieu Fee payment complete (due prior to first occupancy):

☐ Yes ☐ No ☐ Not Applicable

Name, Title:

Signature: 

Date:

APPLICATION CITY OF BERKELEY **LAND USE PLANNING**

AFFORDABLE HOUSING COMPLIANCE PLAN

Residential Unit Floor Area (RUFA)
Group Living Accomedation (GLA)
Dwelling Units (DU)
Commercial
Live/Work (Live Areas)
Live/Work (Work Areas)
Accessory Dwelling Unit (ADU)
Parking
Residential Amenities
Misc.
Usable Open Space
6' TYP.

Affordable Housing requirements:

Total number of residential units in the example project: 17 (DU +L/W +GLA)
Total RUFA in the project: 15,375 sq.ft.

Option I: Providing the required number of BMR units (No in-lieu fee)
Total number of affordable units (VLI or LI): 4 units (20% X 17 = 3.4 rounded up to 4)

Option II: Providing the full in-lieu payment
15,375 sq. ft. (RUFA) - 5,000 sq. ft. (deduction) X 56.25 = $583,593.75

Option III: Providing a combination of BMR units and in-lieu fee
((Required BMRs - Number of BMRs provided) / Total number of BMRs required) = Required BMR%
Required BMR% X (Total RUFA sq.ft.) = Required RUFA sq.ft.
Required RUFA sq.ft. X 56.25 = Total In-Lieu Fee required

Total RUFA:
Ground Floor : 500 sq. ft.
Second Floor: 9,625 sq. ft.
Third Floor: 5,250 sq. ft.
Total : 15,375 sq. ft.

Option III (combination BMR units and in-lieu fee) examples for a project that require 4 BMR units:

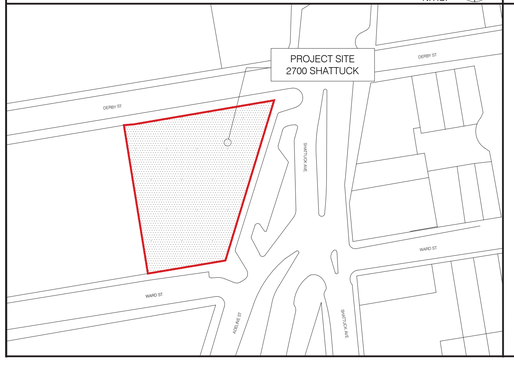
Example 1: Number of BMRs provided: 1
4-1 = 3
3/4 = 75% (Required BMR%)
75% X 15,375 sq.ft. total RUFA = 11,531.25 sq.ft
11,531 sq. ft. X 56.25 = $684,632.81 in-lieu amount due

Example 2: Number of BMRs provided: 2
4-2 = 2
3/4 = 50% (Required BMR%)
50% X 15,375 sq.ft. total RUFA = 7,687.5 sq.ft
7,687.5 sq. ft. X 56.25 = $432,421.88 in-lieu amount due

Example 3: Number of BMRs provided: 3
4-3 = 1
3/4 = 25% (Required BMR%)
25% X 15,375 sq.ft. total RUFA = 3,843.75 sq.ft
3,843.75 sq. ft. X 56.25 = $216,210.94 in-lieu amount due



VICINITY MAP



PROJECT DIRECTORY

OWNER/APPLICANT:
2700 Shattuck LLC
1600 Shattuck Ave.
Berkeley, CA 94709

ARCHITECT:
Isaiah Stackhouse, Principal
SDT ARCHITECTS
2421 Fourth Street
Berkeley, CA 94710
510.649.1414
www.TrachtenbergArch.com

LANDSCAPE ARCHITECT:
Jesse Markman
JETT LANDSCAPE ARCHITECTURE + DESIGN
2 Theatre Square, Suite 218
Orinda, CA 94563
925.254.5422
www.jett.land

PROJECT DESCRIPTION

PROJECT ADDRESS: 2700 Shattuck Ave.
Berkeley, CA 94705 (APN: 54-1723-1) (APN: 54-1723-3)

SCOPE OF WORK:
REMOVAL OF EXISTING COMMERCIAL STRUCTURES & CONSTRUCTION OF A NEW 8-STORY MIXED-USE RESIDENTIAL DEVELOPMENT WITH 359 DWELLING UNITS, GROUND LEVEL LOBBIES, COMMERCIAL SPACE, AND PARKING WITH STATE OF CALIFORNIA DENSITY BONUS.

PROJECT TO COMPLY WITH BERKELEY ENERGY CODE (BMC Chapter 19.36) AND BERKELEY GREEN CODE (BMC Chapter 19.37).

DRAWING LIST

SHEET NO. & TITLE

ARCHITECTURAL					
A0.0	GENERAL INFORMATION	A2.4	FLOOR PLANS	A4.0	GRADING & STORMWATER PLANS
A0.1A	ZONING INFORMATION	A2.5	FLOOR PLANS		
A0.1B	ZONING DIAGRAMS	A2.6	FLOOR PLANS	LANDSCAPE	
A0.1C	FACADE DIAGRAMS	A2.7	FLOOR PLANS	L1.01	LANDSCAPE PLANS
A0.1D	CBC HEIGHT DIAGRAMS	A2.8	UNIT PLANS	L1.02	LANDSCAPE PLANS
A0.3	SITE PHOTOS	A3.0	BUILDING SECTIONS	L1.03	LANDSCAPE PLANS
A0.4A	SHADOW STUDIES	A3.1	BUILDING ELEVATIONS	L1.04	LANDSCAPE PLANS
A0.4B	SHADOW STUDIES	A3.2	BUILDING ELEVATIONS	L2.01	PRECEDENT IMAGES
A0.4C	SHADOW STUDIES	A3.3	STREET STRIP ELEVATIONS	L2.02	PRECEDENT IMAGES
A0.6	VICINITY MAP	A3.4	PHOTO MATCH VIEWS	L3.01	PLANT IMAGES, NOTES & CALCS.
A0.7A	AFFORDABLE HOUSING PLAN	A3.5	PHOTO MATCH VIEWS	L4.01	PLANTING PLANS
A0.7B	AFFORDABLE HOUSING PLAN	A3.6	CONCEPTUAL RENDERING	L4.02	PLANTING PLANS
A1.0	SURVEY	A3.7	CONCEPTUAL RENDERING	L4.03	PLANTING PLANS
A2.0A	EXISTING SITE PLAN	A3.8	CONCEPTUAL RENDERING	L4.04	PLANTING PLANS
A2.0B	PROPOSED SITE PLAN	A3.9	CONCEPTUAL RENDERING	L5.01	IRRIGATION PLANS
A2.1	FLOOR PLANS	A3.10	CONCEPTUAL RENDERING	L5.02	IRRIGATION PLANS
A2.2	FLOOR PLANS	A3.11	CONCEPTUAL RENDERING	L5.03	IRRIGATION PLANS
A2.3	FLOOR PLANS	A3.12	CONCEPTUAL RENDERING	L5.04	IRRIGATION PLANS
		MAT	BUILDING MATERIALS		

STACKHOUSE
DE LA PEÑA
TRACHTENBERG
ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
510.649.1414
www.sdtarch.com

2700 SHATTUCK

2700 Shattuck Ave
Berkeley, CA

10.18.2023 SB-330 SUBMITTAL PLANS
05.10.2024 ZONING APPLICATION
09.10.2024 ZONING RESUBMITTAL
01.06.2025 ZONING RESUBMITTAL
12.22.2025 ZONING RESUBMITTAL
03.18.2026 ZONING RESUBMITTAL
03.18.2026 DRC HEARING SET
07.09.2026 ZAB SUBMITTAL
08.19.2026 REVISED AHMF CALCULATIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2307

SHEET:

GENERAL
INFORMATION

A0.0

SB330 20% CONSISTENCY COMPLIANCE

SB330 20% CONSISTANCY CALCULATIONS

UNIT COUNT CALCULATIONS

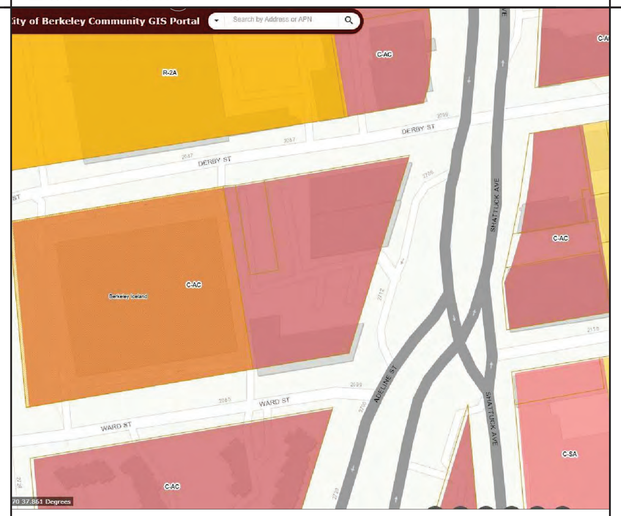
	BONUS UNITS IN SB330	BONUS UNITS IN PROPOSED	TOTAL UNITS	% CHANGE FROM SB330
SB330 UNITS			293	NA
TOTAL PROPOSED PROJECT UNITS			359	NA
UNIT COUNT CHANGE INCLUDING DENSITY BONUS CHANGES			66	NA
MINUS UNIT COUNT CHANGE AS A RESULT OF A CHANGE IN THE BONUS*	98	112	-14	NA
UNIT COUNT CHANGE EXCLUSIVE OF THE RESULT OF A DENSITY BONUS*			**52**	**18%**

*The housing development project is revised following submittal of a preliminary application pursuant to Section 65941.1 such that the number of residential units or square footage of construction changes by 20 percent or more, ***exclusive of any increase resulting from the receipt of a density bonus*** , incentive, concession, waiver, or similar provision. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

CONSTRUCTION AREA CALCULATIONS

	RESIDENTIAL AREA	COMMERCIAL AREA	GARAGE AREA	TOTAL CONSTRUCTION AREA*	% CHANGE FROM SB330
SB-330 (10.18.2023)	271,049	3,935	26,574	301,558	NA
PROPOSED PROJECT	276,824	5,136	36,470	318,430	NA
CONSTRUCTION AREA CHANGE FROM SB330				**16,872**	**6%**

ZONING MAP

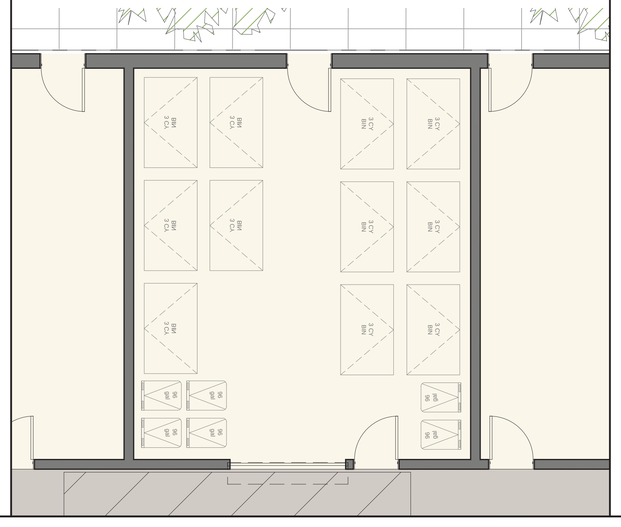


REFUSE

Waste and Recycling Calculation

# of Bedrooms	Factor	Occupants		Total cuft required (.25cy or 50 gallons / 3 occ)	Waste (40%)		Recycling - Container (10%)	Recycling - Paper (30%)	Organics (20%)
410	1.00	410		34.17 cy	6,833 gal	13.67 cuft	2,733 gal	683 gal	2,050 gal	1,367 gal

Space Calculation	Container Quanities				Space Required		Additional Increase for Operation		
	Waste	Recycling - Container	Recycling - Paper	Organics	Factor/container	Space/ Container	20% Excess	35% Excess	Provided
3 cy bin (606 gal)	5	1	3	2	28 sf	308 sf			
96 gallon cart		1	3	2	7 sf	42 sf			
64 gallon cart					6 sf	sf			
Total capacity	3030 gal	702 gal	2106 gal	1404 gal		350 sf	420 sf	473 sf	631 sf



C-AC ZONING COMPLIANCE TABLE

DENSITY BONUS CALCULATIONS

ZONING: C-AC SOUTH SHATTUCK SUBAREA, TIER 2

SITE AREA (SF)	51,066	
SITE AREA (ACRES)	1.1723	
ALLOWABLE DENSITY (DU/AC)	210	
BASE PROJECT UNITS	246.186	
BASE PROJECT UNITS (ROUNDS UP)	247	
% TOTAL BMR UNITS (VLI)	15%	3 CONCESSIONS
# TOTAL BMR UNITS (VLI)	37.05	
# TOTAL BMR UNITS (VLI)(ROUNDS UP)	38	
% BONUS EARNED	50%	
BONUS UNITS EARNED	123.50	
BONUS UNITS EARNED (ROUNDS UP)	124	
ALLOWABLE DENSITY BONUS PROJECT	371	
PROPOSED DENSITY BONUS PROJECT	**359**	

SEE DENSITY BONUS STATEMENT FOR SUMMARY OF CONCESSIONS AND WAIVERS

	BASE ZONING * ALLOWABLE/REQUIRED	PROPOSED W/ DENSITY BONUS	COMPLIANCE
NUMBER OF DWELLING UNITS	SEE TABLE	359	COMPLIES
COMMERCIAL AREA	N/A	5,136	COMPLIES
PARKING	SEE TABLE	141	COMPLIES
BIKE PARKING	SEE TABLE	158	COMPLIES
FRONT YARD SETBACK (WARD)	0'	0'	COMPLIES
STREET SIDE YARD SETBACK (SHATTUCK)	0'	0'	COMPLIES
SIDE YARD SETBACK	0'	0' to 5'	COMPLIES
REAR YARD SETBACK (DERBY)	0', 10' ABOVE 45'	0'	COMPLIES W/WAIVER
BUILDING HEIGHT (PER ZONING)	65'	90'-4"	COMPLIES W/WAIVER
BUILDING HEIGHT (PER CBC)	N/A	85'-0	COMPLIES
BUILDING STORIES	6	8	COMPLIES W/WAIVER
LOT AREA (ACRES)	1.1723	1.1723	COMPLIES
LOT AREA	51,066	51,066	COMPLIES
PROJECT FAR	4.0	5.5	COMPLIES W/WAIVER
GFA BASED ON FAR	204,264	281,960	COMPLIES W/WAIVER
LOT COVERAGE	90%	99%	COMPLIES W/WAIVER
USABLE OPEN SPACE (SEE TABLE)	14,360	13,049	COMPLIES W/WAIVER
PERMITTED GROUND FLOOR USES (TABLE 23.204-42)	N/A FOR THIS SITE	N/A FOR THIS SITE	COMPLIES
MIN. GROUND LEVEL FLOOR TO FLOOR HEIGHT	12'	VARIES, 13'-6" TO 17'	COMPLIES
GROUND LEVEL CEILING HEIGHT FOR USES PER TABLE 23.204-42	N/A FOR THIS SITE	N/A FOR THIS SITE	COMPLIES

UNIT COUNTS

UNIT TYPE	STUDIOS	1-BR	2-BR	TOTAL
LEVEL 8	16	27	5	48
LEVEL 7	18	26	6	50
LEVEL 6	18	27	8	53
LEVEL 5	18	26	8	52
LEVEL 4	18	27	8	53
LEVEL 3	18	26	8	52
LEVEL 2	18	25	8	51
GROUND LEVEL				
TOTAL	**124**	**184**	**51**	**359**
PERCENT OF TOTAL	35%	51%	14%	100%
TOTAL BEDROOM COUNT	124	184	102	410
BMR UNITS				
#VLI UNITS	14	19	5	38
PRECENT OF TOTAL LVI UNITS	37%	50%	13%	100%

PROPOSED FLOOR AREA WITH DENSITY BONUS

	COMMERCIAL	RESIDENTIAL	TOTAL	REF. GARAGE AREA (EXCLUDED FROM GFA)
LEVEL 8		35,240	35,240	
LEVEL 7		39,064	39,064	
LEVEL 6		39,064	39,064	
LEVEL 5		39,064	39,064	
LEVEL 4		39,064	39,064	
LEVEL 3		39,064	39,064	
LEVEL 2		38,200	38,200	
GROUND LEVEL (EXCLUDES PARKING)	5,136	8,064	13,200	36,470
TOTAL FLOOR AREA W/ DENSITY BONUS	5,136	276,824	281,960	36,470
FAR (FLOOR AREA RATIO)			5.5	

OPEN SPACE TABLE

	UNITS	RATIO	TOTAL	40% LANDSCAPING
TOTAL UNITS	359	40	14,360	
TOTAL REQUIRED			14,360	
TOTAL AREA PROVIDED			13,049	5,220
ROOFDECK OPEN SPACE			1,652	
PODIUM LEVEL COURTYARD			8,700	
PODIUM LEVEL PRIVATE PATIOS			2,697	

BICYCLE PARKING CALCULATIONS

	BEDROOMS/SF	SPACES	PER	TOTAL REQ	PROVIDED
NEW COMMERCIAL (SHORT TERM)	5,136	1	2000	3	4
RESIDENTIAL (SHORT TERM)	410	0.025	1	10	10
RESIDENTIAL (LONG TERM)	410	1	3	137	144
TOTAL PARKING				**150**	**158**

PARKING TABLE

	UNITS/SF	SPACES	PER	TOTAL
RESIDENTIAL (MIN.)	359	-	-	0
COMMERCIAL (1ST 1,000 SF EXEMPT)	4,136	-	-	0
RESIDENTIAL (MAX)	359	0.5	1	180
TOTAL REQUIRED / MAX ALLOWED				0 REQ. / 180 ALLOWED
	STANDARD SPACES	OPTIONAL STACKER SPACES	ADA SPACES	TOTAL (UP TO)
PROVIDED (UP TO W/OPT. STACKKERS)	45	92	4	141

ROOFTOP ARCHITECTURAL ELEMENTS CALCS

AVERAGE AREA OF FLOORS	39,804
TOTAL AREA OF ROOFTOP ELEMENTS	605
% AREA OF ROOFTOP ARCH. FEATURES	1.5%
ALLOWABLE % (PER 23E.04.020C)	15.0%

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JOB: 2307

SHEET:

ZONING INFORMATION

A0.1A

OPEN SPACE DIAGRAM

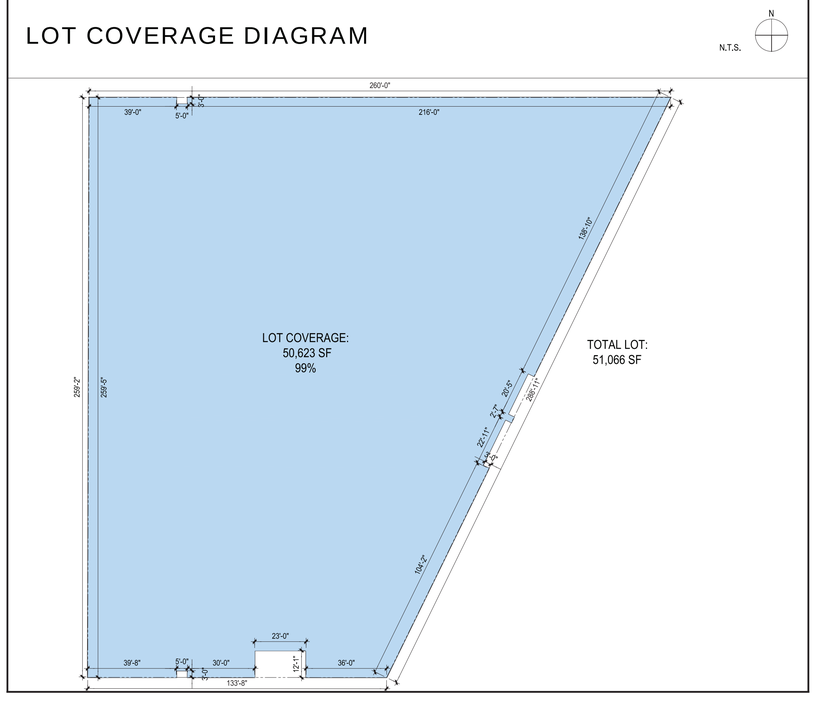


LEVEL 8



PODIUM LEVEL

LOT COVERAGE DIAGRAM



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DIAGRAMS

A0.1B

FACADE BLANK WALLS DIAGRAM



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

NO BLANK WALL EXCEEDS 30' MAX LENGTH ALLOWABLE = COMPLIES

FACADE TRANSPARENCY DIAGRAM N.T.S.



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

TOTAL LENGTH OF FACADES ALONG SIDEWALKS:	681'-3"
TOTAL LENGTH OF FACADES FULLY TRANSPARENT BETWEEN 3' - 10' ABOVE GRADE:	278'-11"
PERCENTAGE OF FACADE TRANSPARENCY:	41% (>30% MINIMUM REQUIRED, COMPLIES)

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FACADE DIAGRAMS

A0.1C

CBC GRADE PLAN CALCULATIONS				
SEGMENT	EL 1	EL 2	LENGTH	AVG EL x L
A	149.5	143.5	259.75	38053.375
B	143.5	145.77	179.5	25961.983
C	145.77	141	79.17	11351.79
D	141	145	133.17	19043.31
E	145	149.5	288	42408
TOTAL PERIMETER			939.59	136818.46
GRADE PLANE ELEVATION				145.62

4 / -

CALIFORNIA BUILDING CODE - GRADE PLAN CALCULATIONS

1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36

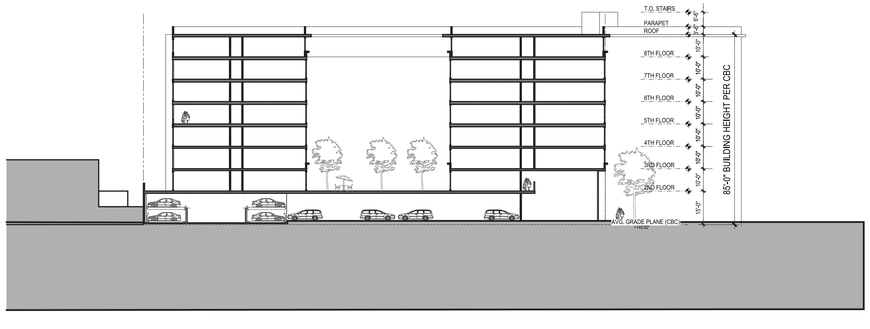
HEIGHT, BUILDING. The vertical distance from grade plane to the average height of the highest roof surface.

[BG] GRADE PLANE. A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

3 / -

CALIFORNIA BUILDING CODE - HEIGHT DEFINITIONS

1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36



2 / -

CALIFORNIA BUILDING CODE - HEIGHT DIAGRAM

1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36



1 / -

CALIFORNIA BUILDING CODE - GRADE PLAN DIAGRAM

1/64" = 1'-0" @ 11x17 1/32" = 1'-0" @ 24x36

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CALIFORNIA BUILDING CODE HEIGHT DIAGRAMS

A0.1D



4 - VIEW FROM SHATTUCK LOOKING SOUTH



2 - VIEW FROM SHATTUCK LOOKING NORTH



3 - VIEW FROM WARD LOOKING WEST



1 - GOOGLE EARTH BIRD'S EYE CONTEXT VIEW

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SITE
PHOTOS

A0.3

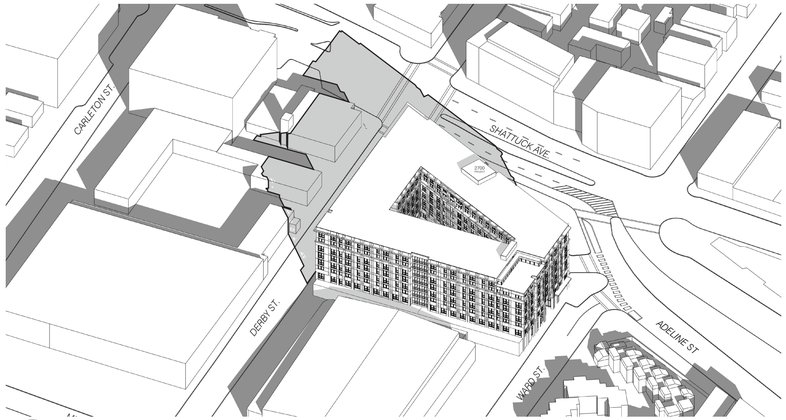
WINTER SOLSTICE
DEC 21ST:
2-HRS BEFORE SUNSET (PM)

DARK TONE GREY INDICATES SHADOWS FROM EXISTING BUILDINGS

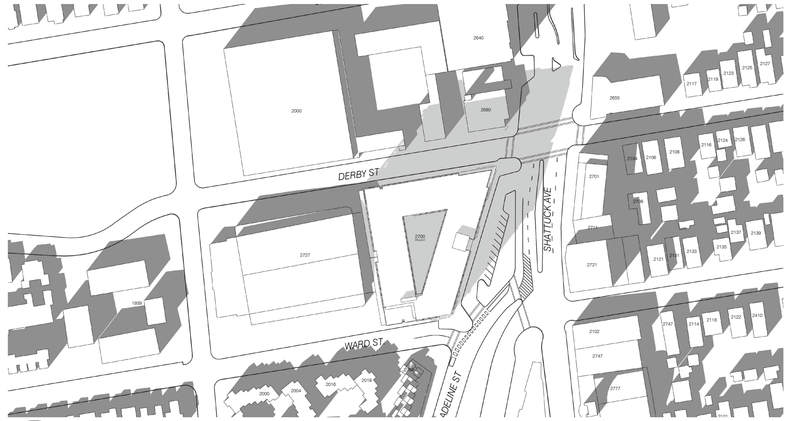
LIGHTER TONE GREY INDICATES SHADOWS FROM PROPOSED BUILDING

NEW SHADOW AT RESIDENTIAL BUILDING

ALL RESIDENTIAL BUILDINGS BEING SHADOWED SHOWN IN THESE DIAGRAMS



6 SHADOW STUDY AXONOMETRIC - PM
N.T.S.



5 SHADOW STUDY - PM
1:240 @ 11X17 1:120 @ 24X36

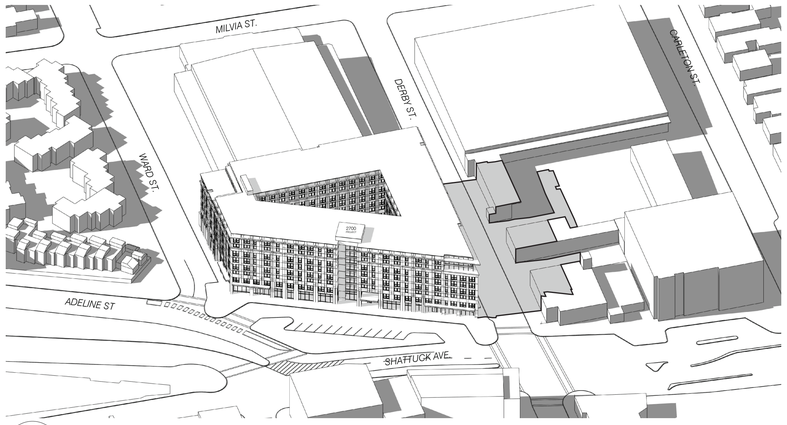
WINTER SOLSTICE
DEC 21ST:
NOON

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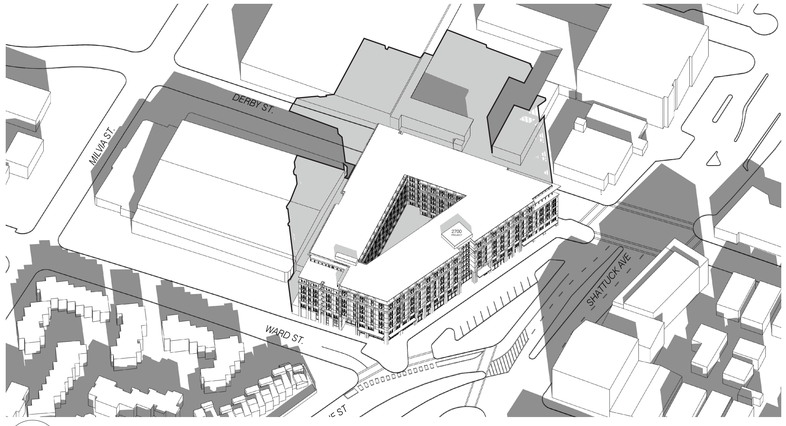
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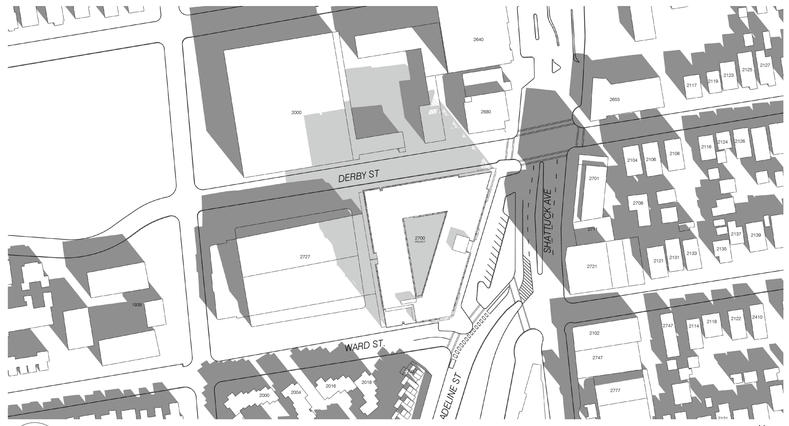
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SHADOW STUDIES
DECEMBER 21ST

A0.4A

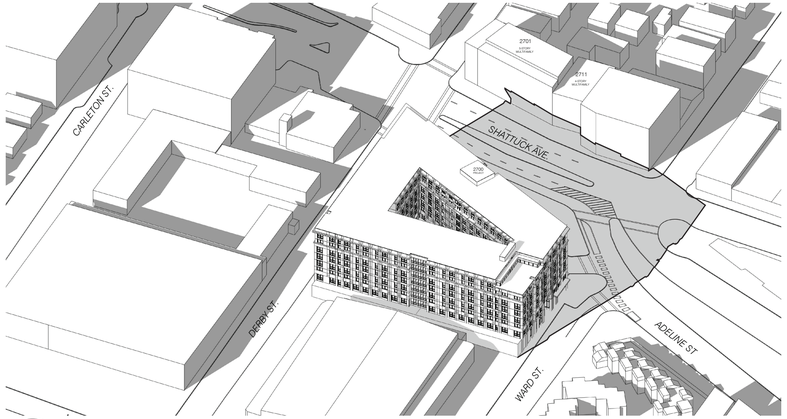
SUMMER SOLSTICE
JUN 21ST:
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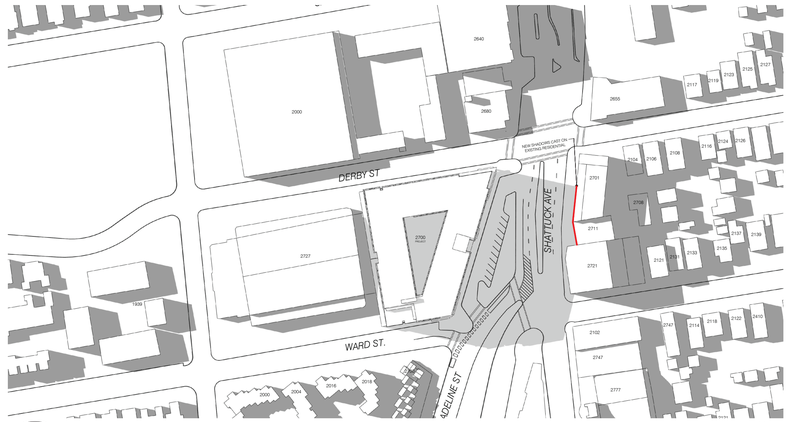
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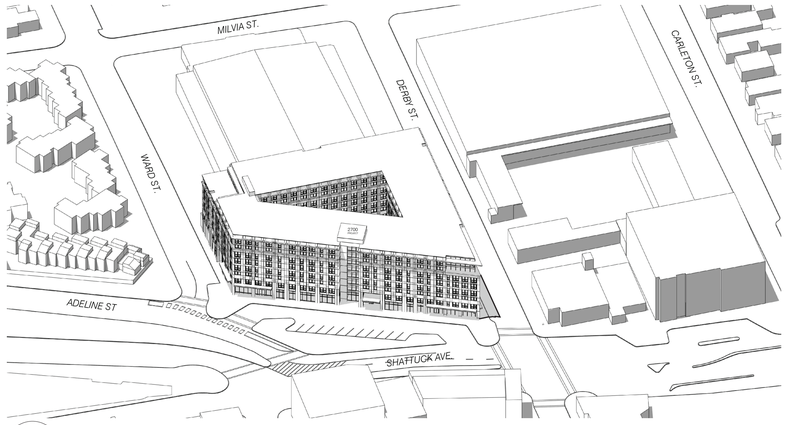
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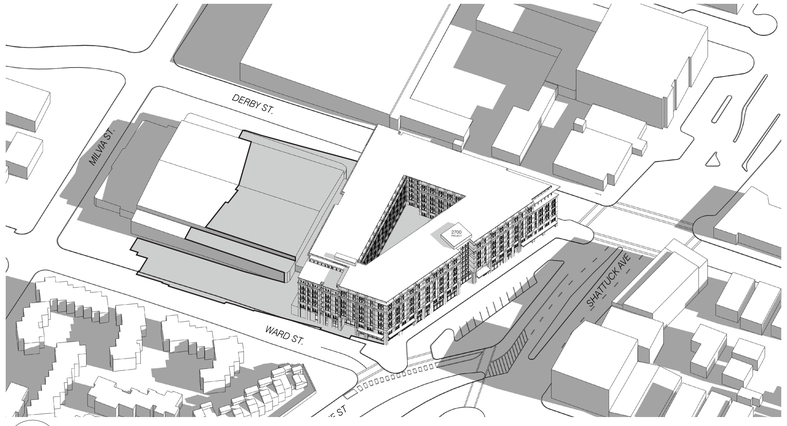
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SHADOW STUDIES
JUNE 21ST

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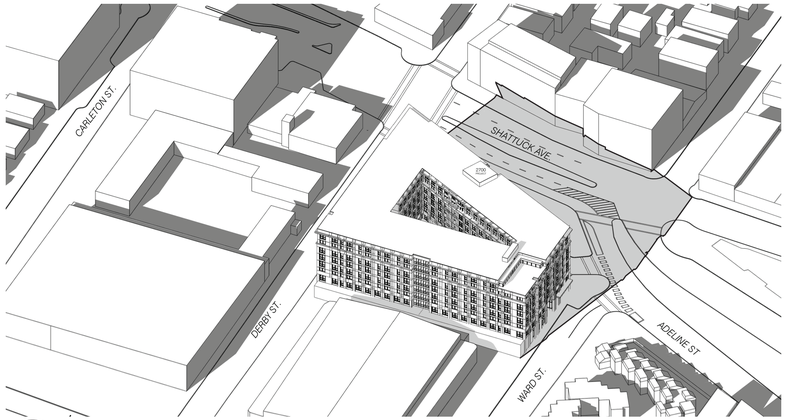
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MAY 12TH
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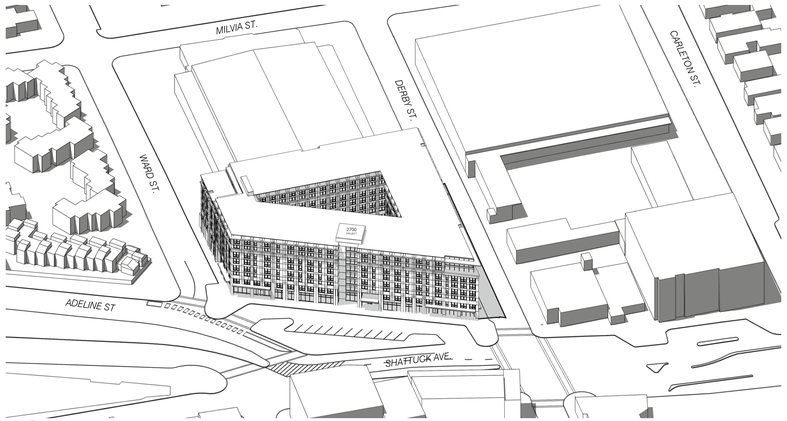
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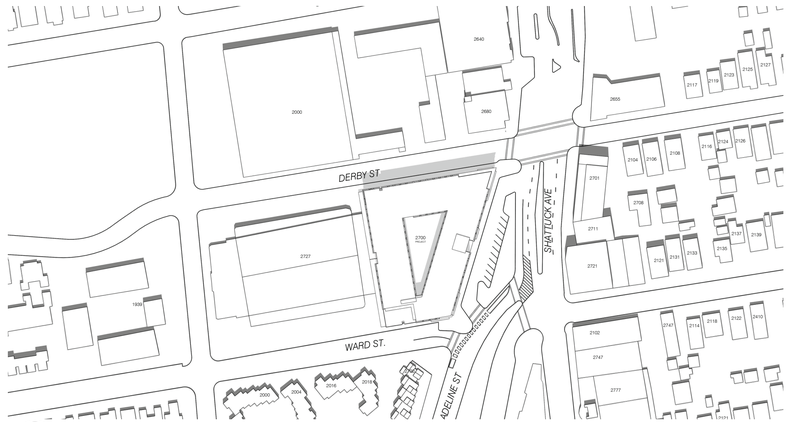
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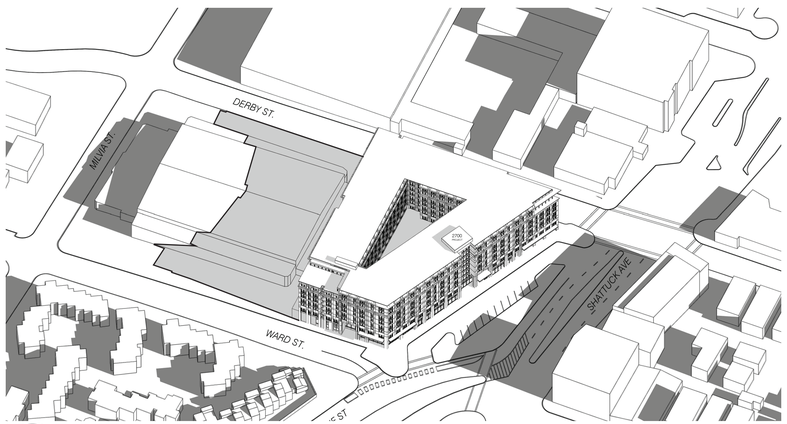
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SHADOW STUDIES
MAY 12TH

A0.4C



1 - VICINITY MAP
NTS

N

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POULET UP MOD 1685 SHATTUCK/ 2109 VIRGINIA

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05.13.2026 DRAFT UP MOD OPTIONS

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JOB: 2612

SHEET:

VICINITY MAP

A0.6



LEVELS 3 & 5

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	18	392	7,056
1BR	20	616	12,320
1BR	3	516	1,548
2BR	2	910	1,820
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	0	584	-
1BR	1	666	666
2BR	1	864	864
2BR	2	924	1,848
2BR	1	1,000	1,000
2BR	1	1,128	1,128
2BR	1	1,251	1,251
TOTAL:			**30,659**



LEVEL 2

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	18	392	7,056
1 BR	18	616	11,088
1BR	3	516	1,548
2BR	2	910	1,820
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	1	584	584
1BR	1	666	666
2BR	1	864	864
2BR	2	924	1,848
2BR	1	1,000	1,000
2BR	1	1,128	1,128
2BR	1	1,251	1,251
TOTAL:			**30,011**



FIRST FLOOR

KEY

- RESIDENTIAL UNIT FLOOR AREA
- DWELLING UNITS
- COMMERCIAL
- RESIDENTIAL AMENITY
- MEP / MISC.
- USABLE OPEN SPACE
- PARKING

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JOB: 2307

SHEET:

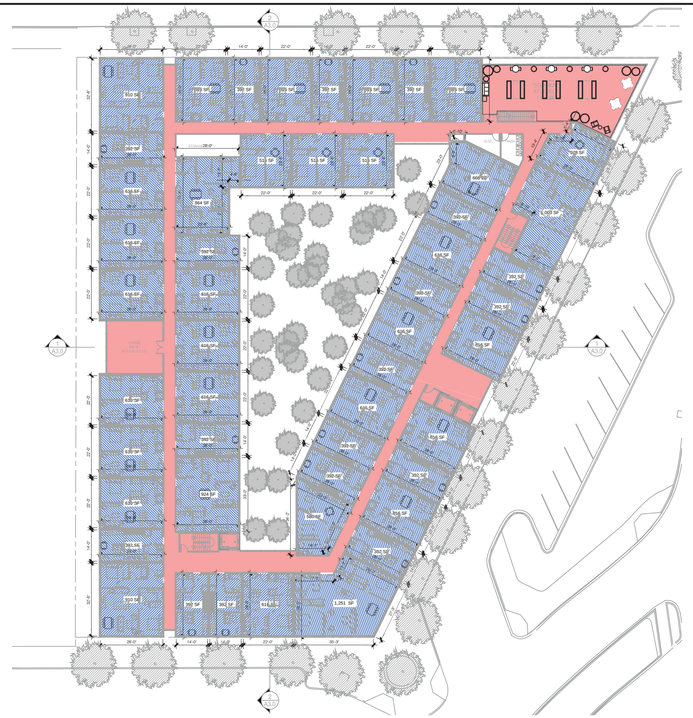
AFFORDABLE HOUSING PLAN

A0.7A



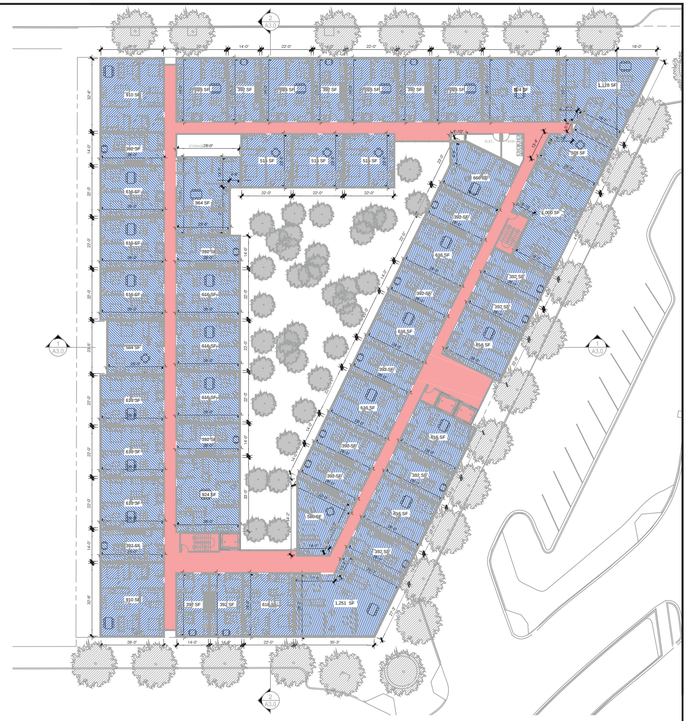
LEVEL 8

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	16	392	6,272
1BR	20	616	12,320
1BR	3	516	1,548
2BR	1	910	910
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	1	584	584
1BR	1	666	666
2BR	1	864	864
2BR	1	924	924
2BR	1	1,000	1,000
2BR	0	1,128	-
2BR	1	1,251	1,251
TOTAL:			**27,497**



LEVEL 7

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	18	392	7,056
1BR	20	616	12,320
1BR	3	516	1,548
2BR	2	910	1,820
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	0	584	-
1BR	1	666	666
2BR	1	864	864
2BR	1	924	924
2BR	1	1,000	1,000
2BR	0	1,128	-
2BR	1	1,251	1,251
TOTAL:			**28,607**



LEVELS 4 & 6

UNIT TYPE	QTY	AREA (SF)	TOTAL (SF)
STUDIO	18	392	7,056
1BR	20	616	12,320
1BR	3	516	1,548
2BR	2	910	1,820
UNIQUE UNITS:			
1BR	1	578	578
1BR	1	580	580
1BR	1	584	584
1BR	1	666	666
2BR	1	864	864
2BR	2	924	1,848
2BR	1	1,000	1,000
2BR	1	1,128	1,128
2BR	1	1,251	1,251
TOTAL:			**31,243**

KEY

- RESIDENTIAL UNIT FLOOR AREA
- DWELLING UNITS
- COMMERCIAL
- RESIDENTIAL AMENITY
- MEP / MISC.
- USABLE OPEN SPACE
- PARKING

Calculation of the Final Proposed Residential Unit Floor Area:

Floor	Proposed Project Res. Unit Area	Proposed Project Residential Units
LEVEL 8	27,497	48
LEVEL 7	28,607	50
LEVEL 6	31,243	53
LEVEL 5	30,659	52
LEVEL 4	31,243	53
LEVEL 3	30,659	52
LEVEL 2	30,011	51
LEVEL 1	-	
Final Proposed Residential Unit Floor Area	**209,919**	**359**

Calculation of Base Project Residential Floor Area:

	Final Proposed DB Residential Unit Floor Area	209,919	
		/	Ref. Bonus Area
	1 + 50% Density Bonus percentage taken	1.5000	69,973
		=	
	Base Project Residential Unit Floor Area	139,946	

Calculation of the Affordable Housing Fee:

A	Total Base Project Residential Unit Floor Area	139,946	
B	Total Base Project Units	247	
C	Total VLI and LI Requirements (20% of Base, rounded up)	50	
D	Total VLI and LI Units Proposed	38	
	Fee per Square Foot	$62.83	
		X	
	Total Base Project Residential Unit Floor Area	139,946	
		X	
	In Lieu Fee Percentage Calculation (C-D)/C)	24.0%	
		=	
	Total Fee Due	**$2,110,274**	

THE PROJECT IS REQUESTING A CONCESSION FOR THE REMAINDER IN-LIEU FEE. SEE DENSITY BONUS STATEMENT.

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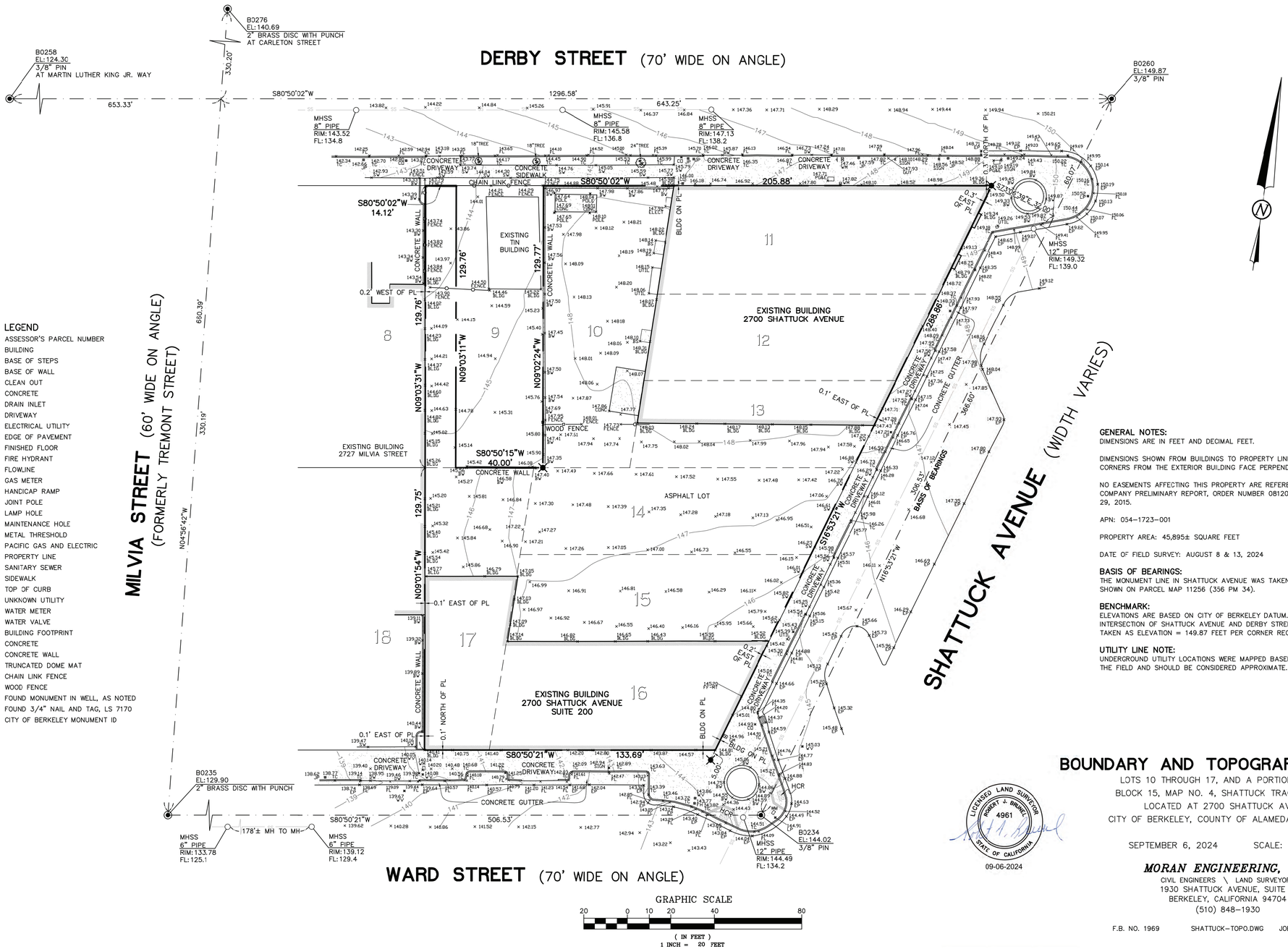
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AFFORDABLE HOUSING PLAN

A0.7B



WARD STREET (70' WIDE ON ANGLE)

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
BS	BASE OF STEPS
BW	BASE OF WALL
CO	CLEAN OUT
CONC	CONCRETE
DI	DRAIN INLET
DW	DRIVEWAY
ELECT	ELECTRICAL UTILITY
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
GM	GAS METER
HCR	HANDICAP RAMP
JP	JOINT POLE
LH	LAMP HOLE
MH	MAINTENANCE HOLE
MT	METAL THRESHOLD
PG&E	PACIFIC GAS AND ELECTRIC
PL	PROPERTY LINE
SS	SANITARY SEWER
SW	SIDEWALK
TC	TOP OF CURB
UTIL	UNKNOWN UTILITY
WM	WATER METER
WV	WATER VALVE

BUILDING FOOTPRINT
CONCRETE
CONCRETE WALL
TRUNCATED DOME MAT
CHAIN LINK FENCE
WOOD FENCE
FOUND MONUMENT IN WELL, AS NOTED
FOUND 3/4" NAIL AND TAG, LS 7170
B#### 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.

NO EASEMENTS AFFECTING THIS PROPERTY ARE REFERENCED IN OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT, ORDER NUMBER 0812012135-CB, DATED SEPTEMBER 29, 2015.

APN: 054-1723-001

PROPERTY AREA: 45,895± SQUARE FEET

DATE OF FIELD SURVEY: AUGUST 8 & 13, 2024

BASIS OF BEARINGS:
THE MONUMENT LINE IN SHATTUCK AVENUE WAS TAKEN AS NORTH 16°53'21" EAST AS SHOWN ON PARCEL MAP 11256 (356 PM 34).

BENCHMARK:
ELEVATIONS ARE BASED ON CITY OF BERKELEY DATUM. THE PIN MONUMENT AT THE INTERSECTION OF SHATTUCK AVENUE AND DERBY STREET, DESIGNATED "BC260" WAS TAKEN AS ELEVATION = 149.87 FEET PER CORNER RECORD 9266 (89 CR 37).

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

LICENSED LAND SURVEYOR
ROBERT J. BRUNEL
4961
STATE OF CALIFORNIA
09-06-2024

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 10 THROUGH 17, AND A PORTION OF LOT 8,
BLOCK 15, MAP NO. 4, SHATTUCK TRACT (15 M 10)
LOCATED AT 2700 SHATTUCK AVENUE
CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

SEPTEMBER 6, 2024 SCALE: 1" = 20'

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

F.B. NO. 1969 SHATTUCK-TOPO.DWG JOB NO. 24-11302

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JOB: 2307

SHEET:

SURVEY

A1.0



1 - EXISTING SITE PLAN

1/64"=1'-0" @ 11x17 1/32"=1'-0" @ 24x36

0 8 16 32 64

N

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JOB: 2307

SHEET:

EXISTING
SITE PLAN

A2.0A



1 - PROPOSED SITE PLAN
1/64"=1'-0" @ 11x17 1/32"=1'-0" @ 24x36

0 8 16 32 64

N

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JOB: 2307

SHEET:

PROPOSED
SITE PLAN

A2.0B



1 - PLAN AT GROUND LEVEL

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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JOB: 2307

SHEET:

PLAN AT
GROUND LEVEL

A2.1



1 / - PLAN AT LEVEL 2

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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JOB: 2307

SHEET:

PLAN AT
LEVEL 2

A2.2



1
-

PLAN AT LEVELS 3 & 5

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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JOB: 2307

SHEET:

PLAN AT
LEVELS 3 & 5

A2.3



1 / - PLAN AT LEVELS 4 & 6

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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JOB: 2307

SHEET:

PLAN AT
LEVELS 4 & 6

A2.4



1 / - PLAN AT LEVEL 7

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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JOB: 2307

SHEET:

PLAN AT
LEVEL 7

A2.5



1
-

PLAN AT LEVEL 8

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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SHEET:

PLAN AT
LEVEL 8

A2.6



1
-

PLAN AT ROOF

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

N

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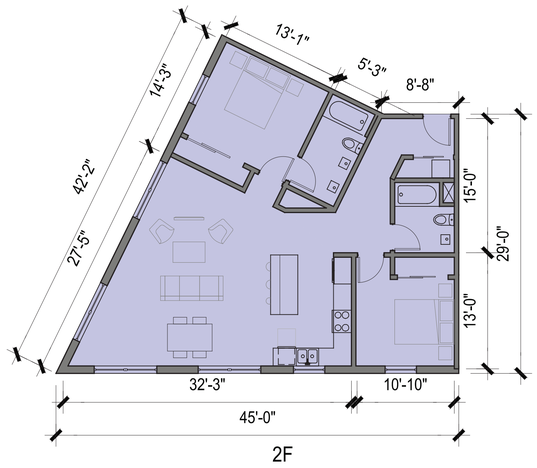
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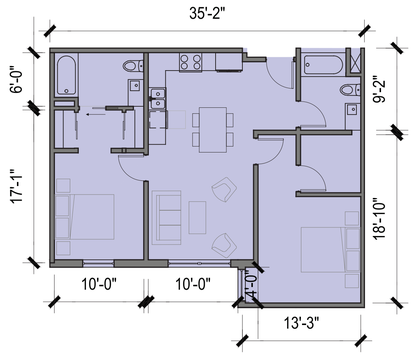
SHEET:

ROOF
PLAN

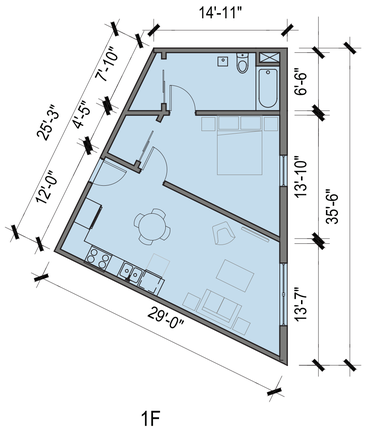
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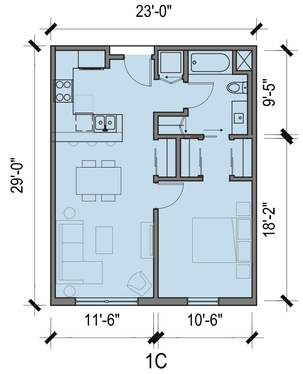
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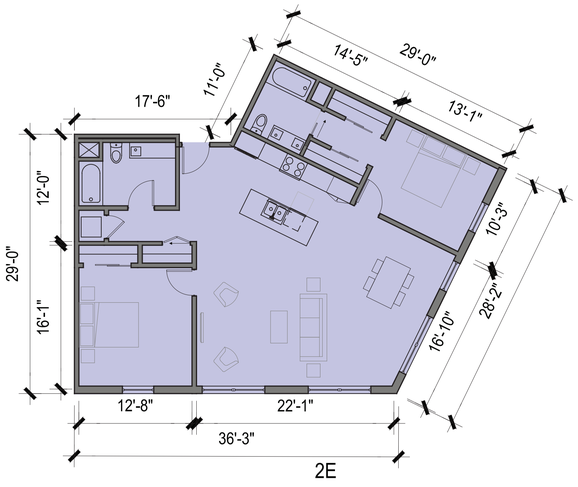
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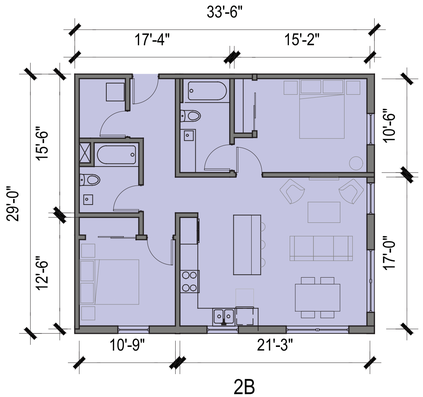
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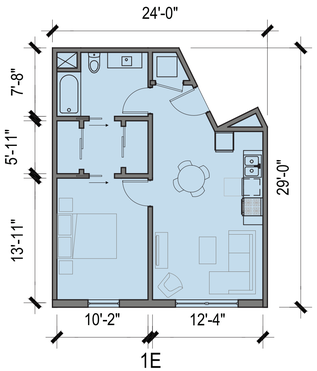
1C



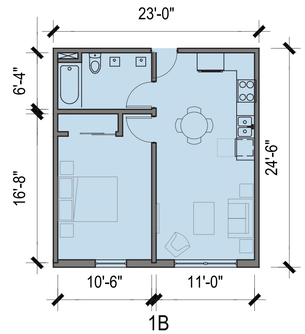
2E



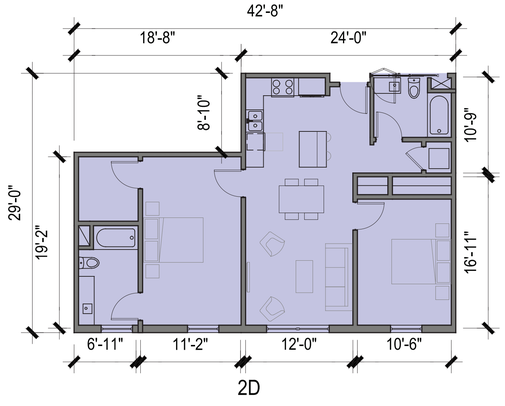
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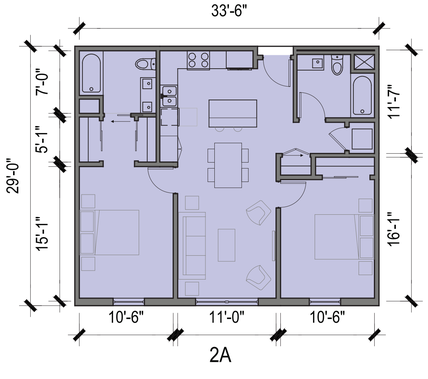
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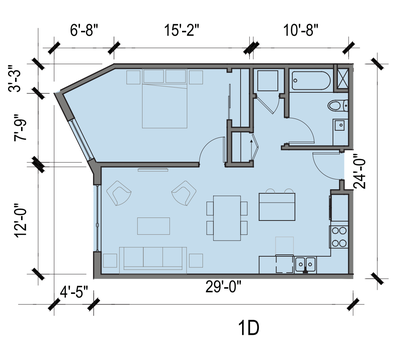
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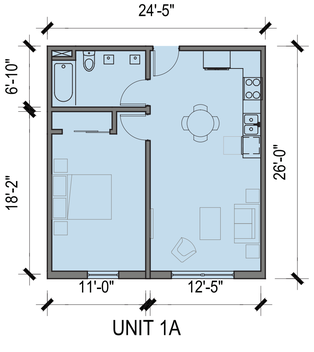
2D



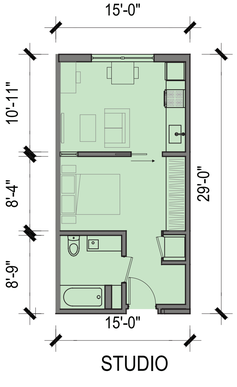
2A



1D



UNIT 1A



STUDIO

1
-

TYPICAL UNIT PLANS

1/16" = 1' @ 11 X 17 1/8" = 1' @ 24 X 36

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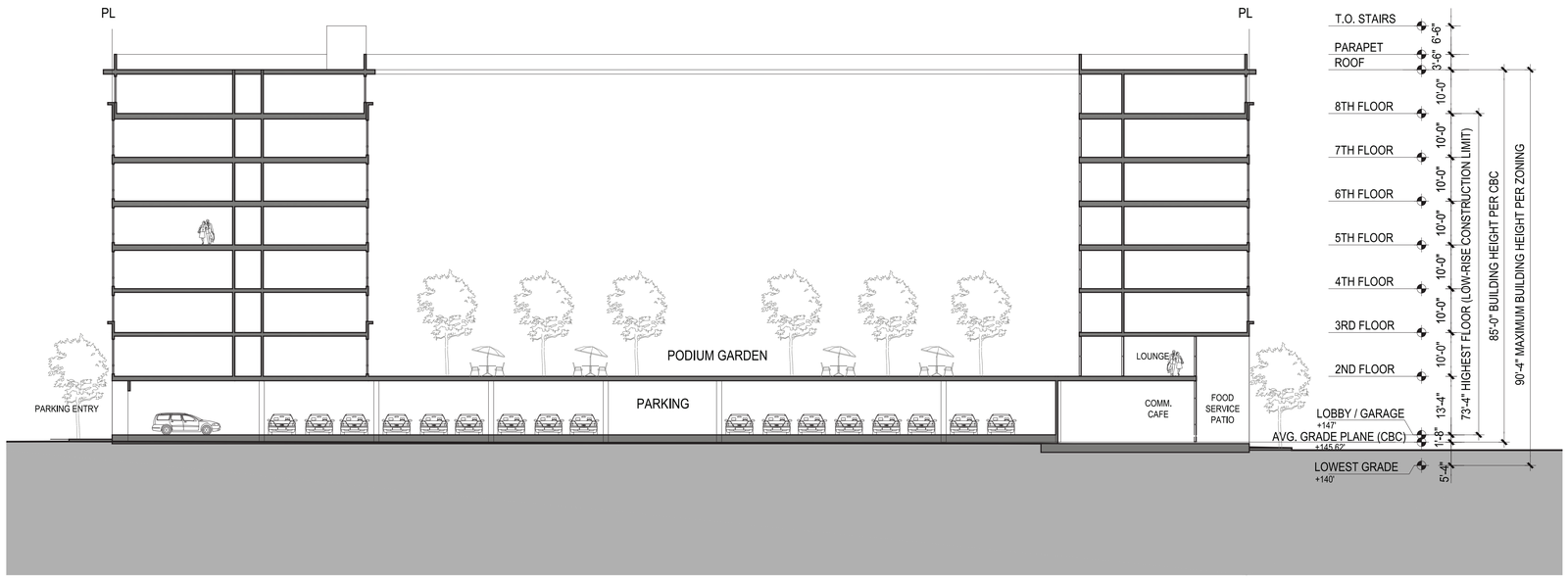
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TYPICAL UNIT PLANS

A2.8

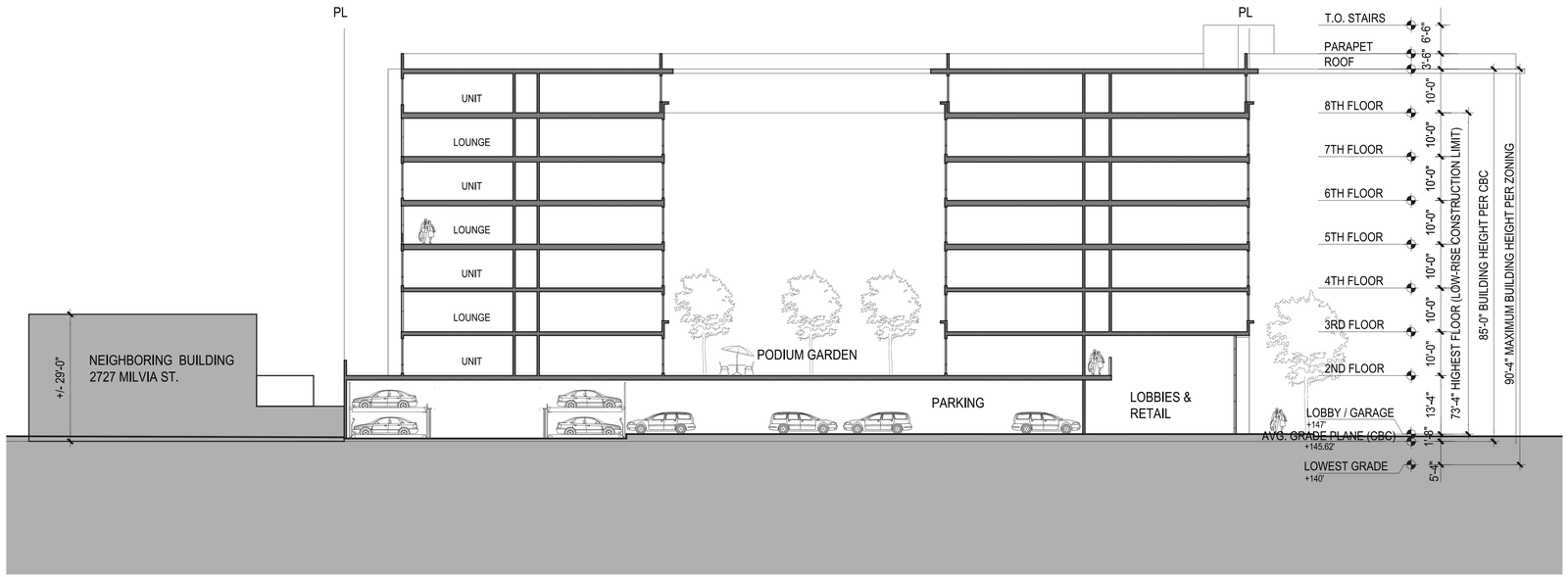


2
-

NORTH-SOUTH BUILDING SECTION

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16



1
-

EAST-WEST BUILDING SECTION

1/32" = 1' @ 11 X 17 1/16" = 1' @ 24 X 36

0 4 8 16

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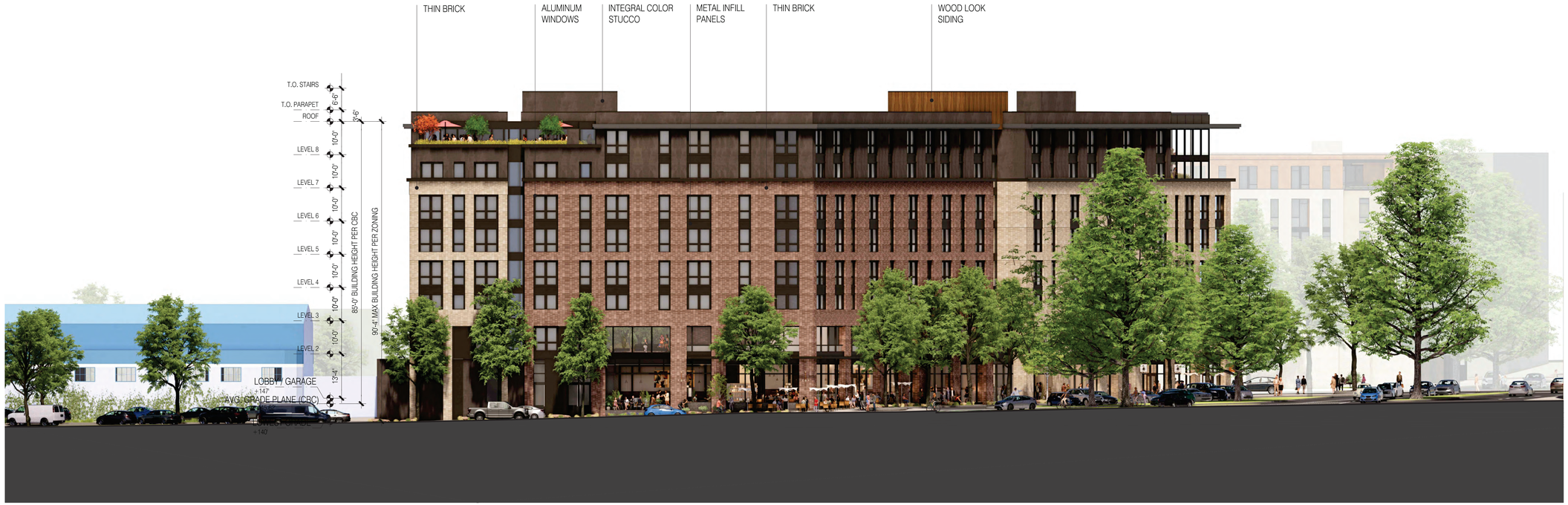
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BUILDING SECTIONS

A3.0



2 - SOUTH ELEVATION - WARD ST.

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32



1 - NORTH ELEVATION - DERBY ST.

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32

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BUILDING ELEVATIONS

A3.1



2 - WEST ELEVATION

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32



1 - EAST ELEVATION - SHATTUCK AVE

1/32"=1'-0" @ 11X17 1/16" = 1'-0" @ 24X36

0 4 8 16 32

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BUILDING ELEVATIONS

A3.2



2 - DERBY STREET
1/64"=1'-0" @ 11X17 1/32" = 1'-0" @ 24X36
0 8 16 32 64



1 - SHATTUCK AVE.
1/64"=1'-0" @ 11X17 1/32" = 1'-0" @ 24X36
0 8 16 32 64

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STREET STRIP ELEVATIONS

A3.3



4 - ADELINE LOOKING NORTH - AFTER



2 - DERBY LOOKING WEST - AFTER



3 - ADELINE LOOKING NORTH - BEFORE



1 - DERBY LOOKING WEST- BEFORE

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SHEET:

PHOTO MATCH VIEWS

A3.4



4 - SHATTUCK LOOKING SOUTH - AFTER



2 - WARD LOOKING EAST - AFTER



3 - SHATTUCK LOOKING SOUTH - BEFORE



1 - WARD LOOKING EAST- BEFORE

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SHEET:

PHOTO MATCH VIEWS

A3.5



1 - PERSPECTIVE VIEW - SHATTUCK AND DERBY
-

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SHEET:

CONCEPTUAL RENDERING

A3.6

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1
-
PERSPECTIVE VIEW - ADELINE LOOKING NORTH WEST
-

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SHEET:

CONCEPTUAL
RENDERING

A3.7

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1 - SIDEWALK VIEW - WARD LOOKING NORTHEAST
-

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SHEET:

CONCEPTUAL RENDERING

A3.8



1 - SIDEWALK VIEW - DERBY LOOKING SOUTHEAST

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SHEET:

CONCEPTUAL RENDERING

A3.9

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1
-

PERSPECTIVE VIEW - LOBBY ENTRY

-

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SHEET:

CONCEPTUAL
RENDERING

A3.10

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1 - SIDEWALK VIEW - SHATTUCK AND DERBY
-

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CONCEPTUAL RENDERING

A3.11



1 - SIDEWALK VIEW - WARD LOOKING NORTHEAST
-

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CONCEPTUAL RENDERING

A3.12

PROPOSED EXTERIOR MATERIALS


THIN BRICK


THIN BRICK


INTEGRAL STUCCO


METAL INFILL PANEL

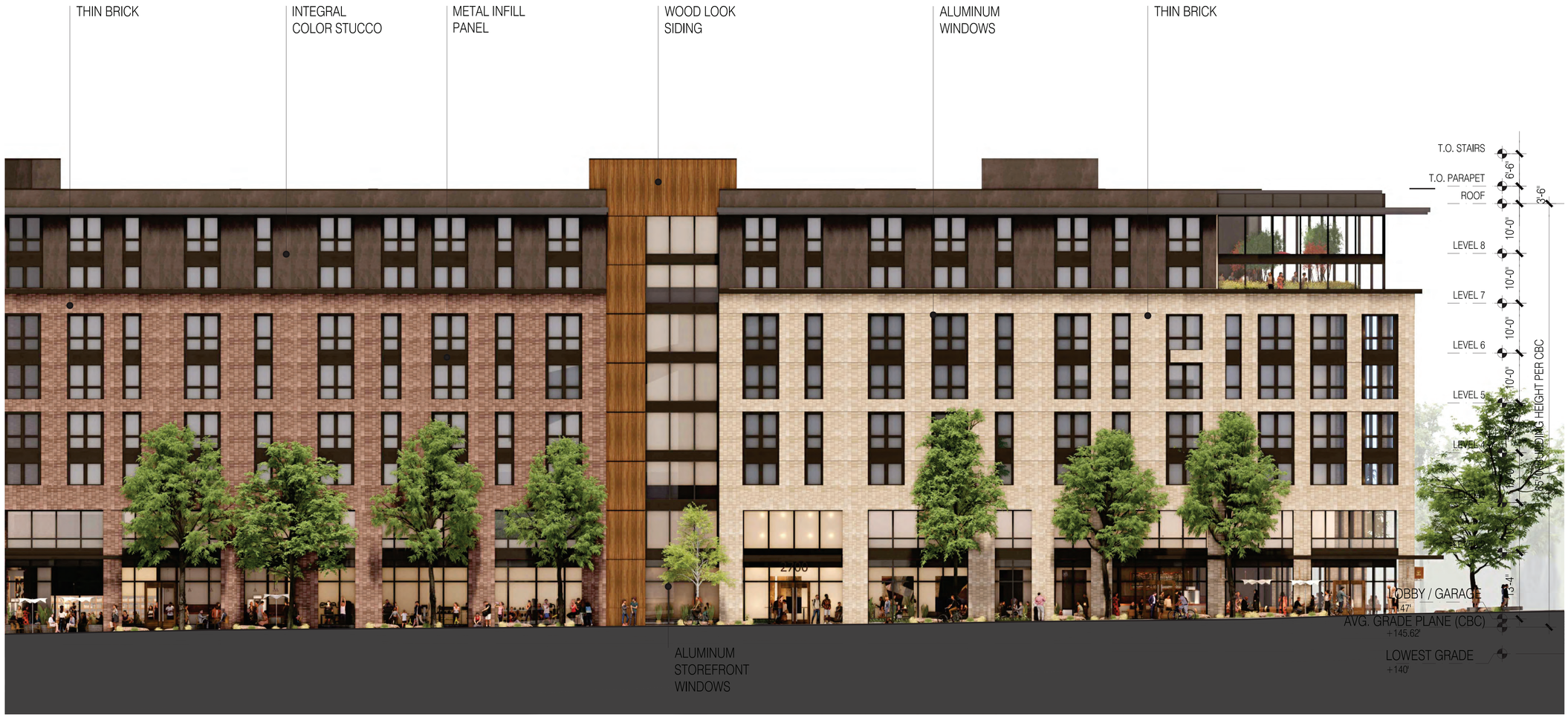

WOOD LOOK SIDING

PROPOSED EXTERIOR LIGHTING FIXTURES


WALL DOWNLIGHT


RECESSED CANOPY DOWNLIGHT


STEP LIGHT



1 - EAST ELEVATION

3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36

0 4 8 16

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BUILDING MATERIALS

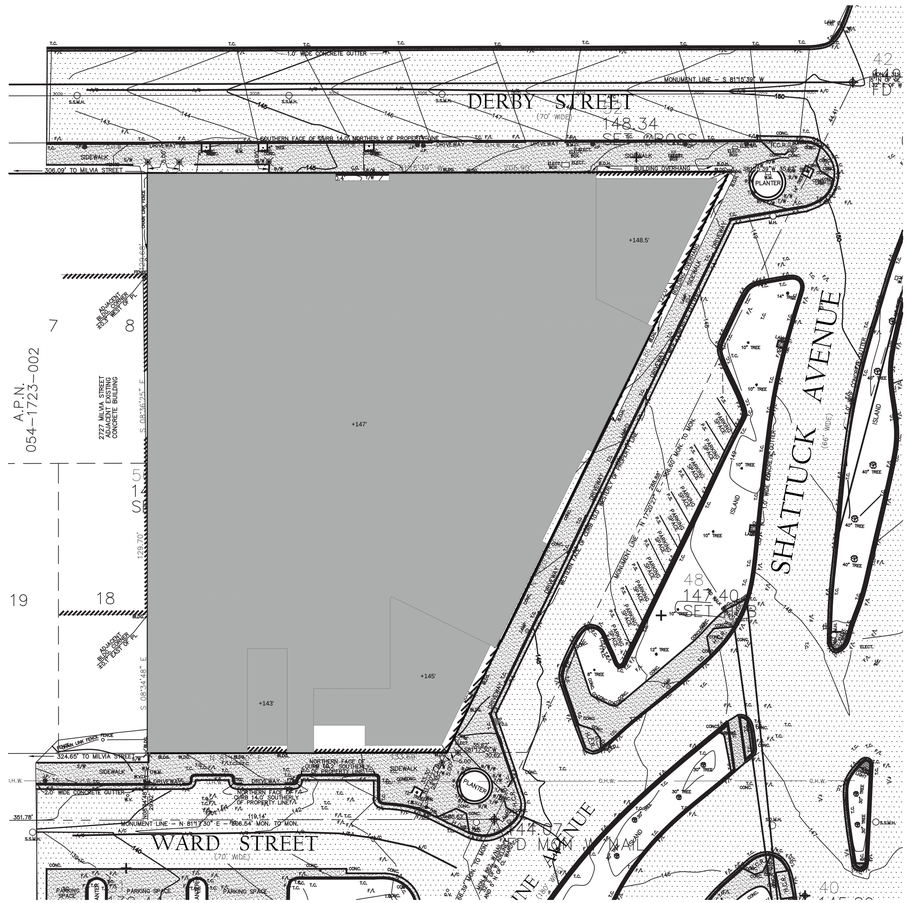
MAT

STORMWATER CALCULATIONS								
C3 APPLICABILITY								
TOTAL SITE AREA	45,877 (1.05 ACRES)							
C3 THRESHOLD	10,000							
C3 REGULATED PROJECT	YES							
REQUIRED FLOW-THROUGH PLANTERS								
LOCATION	**TOTAL GROSS SF**	**PERVIOUS SELF-TREATING AREA**	**IMPERVIOUS TREATMENT AREA**	**%**	**TOTAL REQ'D TREATMENT AREA**	**TOTAL PROVIDED PLANTER AREA**	**PERVIOUS PAVING**	**FILTER VAULT**
MAIN ROOF AREA	37787	0	37787	4%	1511			
LEVEL 8 ROOF DECK	1652	0	1652	4%	66			
LEVEL 2 PODIUM	8700	7337	1363	4%	55	2100		
LEVEL 1			0	4%	0			
TOTAL	**48139**	**7337**	**40802**		**1632**	**2100**		
PROVIDED TREATMENT PLANTERS								
LEVEL						**PLANTER AREA**		
LEVEL 2 PODIUM PLANTER						2100		
TOTAL PLANTERS						**2100**		

ESTIMATED CUT AND FILL CALCULATIONS			
	CUT / FILL AREA	CUT / FILL DEPTH (FT)	TOTAL VOLUME (CY)
PROPOSED BUILDING	49,620	2	3,676
		24" mat slab foundation assumed	



2 STORMWATER PLAN
1/32" = 1'-0" @ 24X36 1/64" = 1'-0" @ 11X17



1 GRADING PLAN
1/32" = 1'-0" @ 24X36 1/64" = 1'-0" @ 11X17

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GRADING & STORMWATER PLANS

A4.0



LEGEND

1. PLANTING AREA, TYP
2. EXISTING PLANTER TO BE REFINISHED
3. EXISTING TREE TO REMAIN, TYP
4. PROPOSED STREET TREE, TYP
5. (9) SHORT TERM BIKE RACK PER CITY STANDARDS, TYP. (18 STALLS)
6. CITY STANDARD SIDEWALK
7. 4'X8' TREE WELL, PER CITY STANDARDS, TYP
8. EXISITNG TREE TO BE REMOVED
9. PARALLEL PARKING

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

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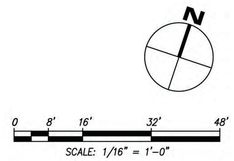
LANDSCAPE PLAN - GROUND FLOOR

L1.01



LEGEND

1. SEATING AREA WITH CIRCULAR BENCH
2. C3 PLANTERS
3. LOW PLANTER WITH A SPECIMEN PLANT(S)
4. PLEACHED TREE CANOPY
5. PREFAB PLANTER BOX WITH TREE AND SHRUBS AT UNIT BALCONIES, TYP



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03.18.2026 DRC HEARING SET
07.09.2026 ZAB SUBMITTAL

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JOB: 2307

SHEET:

LANDSCAPE PLAN - LEVEL 2 PODIUM

L1.02



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LEGEND

1. PREFAB RAISED PLANTER, TYP
2. LOUNGE FURNITURE
3. SOLARIUM LOUNGE
4. COFFEE TABLE AND CHAIRS

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JOB: 2307

SHEET:

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

LANDSCAPE PLAN - LEVEL 7

L1.03



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LEGEND

1. OUTDOOR KITCHEN
2. PREFAB RAISED PLANTER, TYP
3. LOUNGE FURNITURE
4. CHAISE LOUNGE CHAIRS
5. FAMILY STYLE DINING TABLE

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JOB: 2307

SHEET:

N

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

LANDSCAPE PLAN - LEVEL 8 ROOF DECK

L1.04













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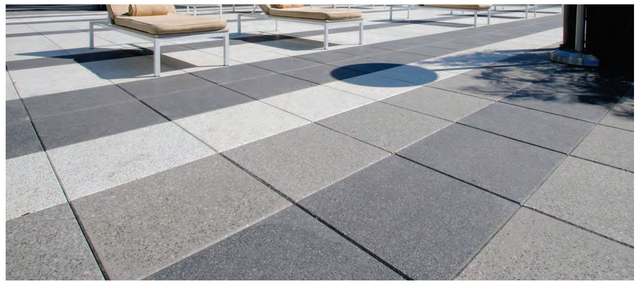
SHEET:

PRECEDENT IMAGES

L2.01













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SHEET:

PRECEDENT IMAGES

L2.02







DENOTES BUTTERFLY POLLINATED SPECIES

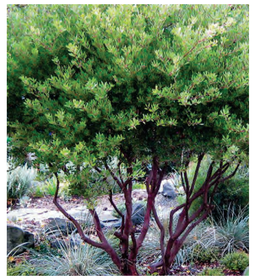
TREES





















SHRUBS




GROUNDCOVER




VINES

GENERAL PLANTING AND IRRIGATION NOTES

1. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENCY ORDINANCE AND APPLY THOSE CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

2. LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH ALL APPLICABLE CITY CODES AND ORDINANCES.

3. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A 3" LAYER OF ORGANIC, UN- DYED MULCH RECYCLED FROM LOCAL ORGANIC MATERIALS SUCH AS TREE TRIMMINGS, PLANT, OR CLEAN WOOD WASTE. COMPOST APPLICATION TO ACHIEVE A MINIMUM OF 6% ORGANIC MATTER IN SOIL COMPOSITION BASED ON MWELO SPECIFIED SOIL ANALYSIS RESULS FOR THE SITE SOIL PER [CGBSC 4.304].

4. 50% OF ALL SHRUBS AND GROUNDCOVER SHALL BE A MINIMUM OF 5-GALLON SIZE OR LARGER.

5. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER SYSTEM.

6. STREET TREES SHALL BE TIED INTO IRRIGATION SYSTEM.

7. 58% OF ALL PLANTS PROPOSED ARE NATIVE AND WILD-LIFE SUPPORTING.

8. PLANT SELECTION AND DESIGN TO COMPLY WITH BAY-AREA FRIENDLY BASICS LANDSCAPE CHECKLIST.

IRRIGATION SYSTEM DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF BERKELEY, AND EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD) WATER DISTRICT.

2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.

3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD-TO-HEAD COVERAGE.

4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.

5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE, RAIN SENSOR AND FLOW SENSING CAPABILITY CONNECTED TO THE IRRIGATION CONTROLLER WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.

6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

7. COLOR CODED HYDROZONE LANDSACPING HYDROZONE MAP WITH GROUPING AND COLLOCATING PLANTING MATERIAS BY WUCOLS WATER USE CATEGORY VL, L, M, OR H, PER [CGBSC 4.304}, TO BE PROVIDED IN PERMIT DRAWINGS.

8. RAIN SENSOR AND CONTROLLER LOCATION TO BE PROVIDED IN PERMIT DRAWINGS.

LANDSCAPE AREA CALCULATION:

	LANDSCAPE AREA
LEVEL 1:	871 SF
LEVEL 2:	6,675 SF
ROOF & 7TH LEVEL:	305 SF
TOTAL:	7,851 SF (60%)

STORMWATER TREATMENT AREA:

REQUIRED STORMWATER TREATMENT AREA=
4% OF THE BUILDING FOOTPRINT (43,500 SF) =1,740 SF

PROPOSED STORMWATER TREATMENT AREA= 2,265 SF

BIKE PARKING CALCULATIONS:

TOTAL SHORT TERM BIKE PARKING STALLS PROVIDED: 18 STALLS (9 BIKE RACKS)

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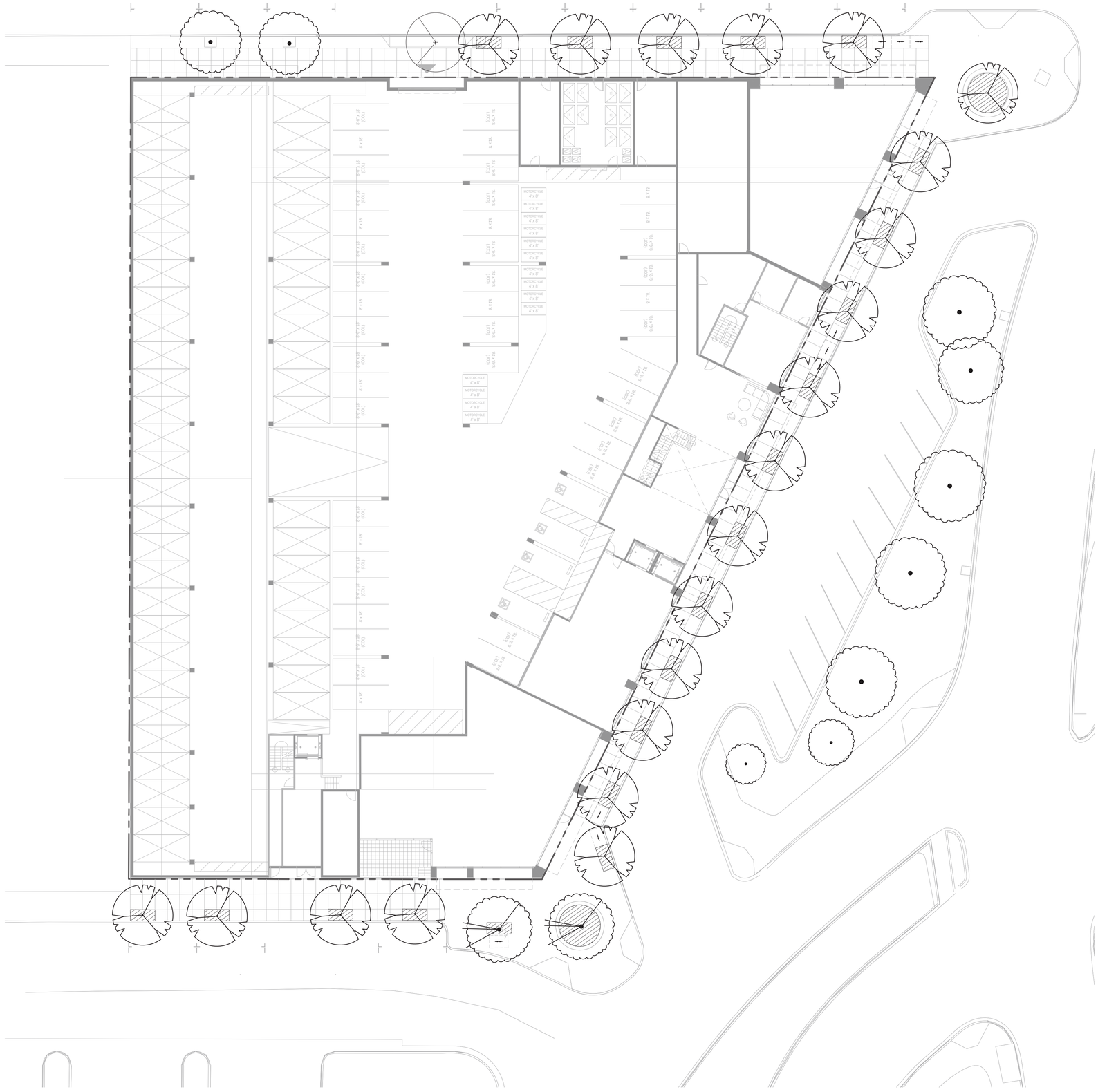
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JOB: 2307

SHEET:

PLANT IMAGES, NOTES AND CALCULATIONS

L3.01



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
STREET TREES						
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	PER PLAN	N	L
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN	N	M
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	N	M
SCREEN & SHADE TREES						
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	N	L
	ACER RUBRUM	RED MAPL	24" BOX	PER PLAN	N	M
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	N	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	N	M
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	24" BOX	PER PLAN	N	M
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	24" BOX	PER PLAN	Y	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	Y	VL
ACCENT TREES						
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	N	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Y	L
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	N	L
SHRUBS, GRASSES & PERENNIALS						
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'–0" OC	Y	L
	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'–0" OC	Y	L
	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'–0" OC	Y	L
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'–0" OC	Y	L
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'–0" OC	Y	L
	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'–0" OC	Y	L
	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'–0" OC	Y	L
GROUNDCOVERS						
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	4'–0" OC	Y	L
	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'–6" OC	Y	L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'–0" OC	N	M
STORMWATER GROUNDCOVER						
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'–0" OC	Y	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'–0" OC	Y	L
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'–0" OC	Y	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'–0" OC	N	L
	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	5 GAL	1'–0" OC	Y	L
STORMWATER GROUNDCOVER						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'–0" OC	N	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'–0" OC	N	L
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'–0" OC	Y	L

* NOTE: 58% OF ALL PLANTS PROPOSED ARE NATIVE AND WILD-LIFE SUPPORTING.

N

0 8' 16' 32' 48'

SCALE: 1/16" = 1'–0"

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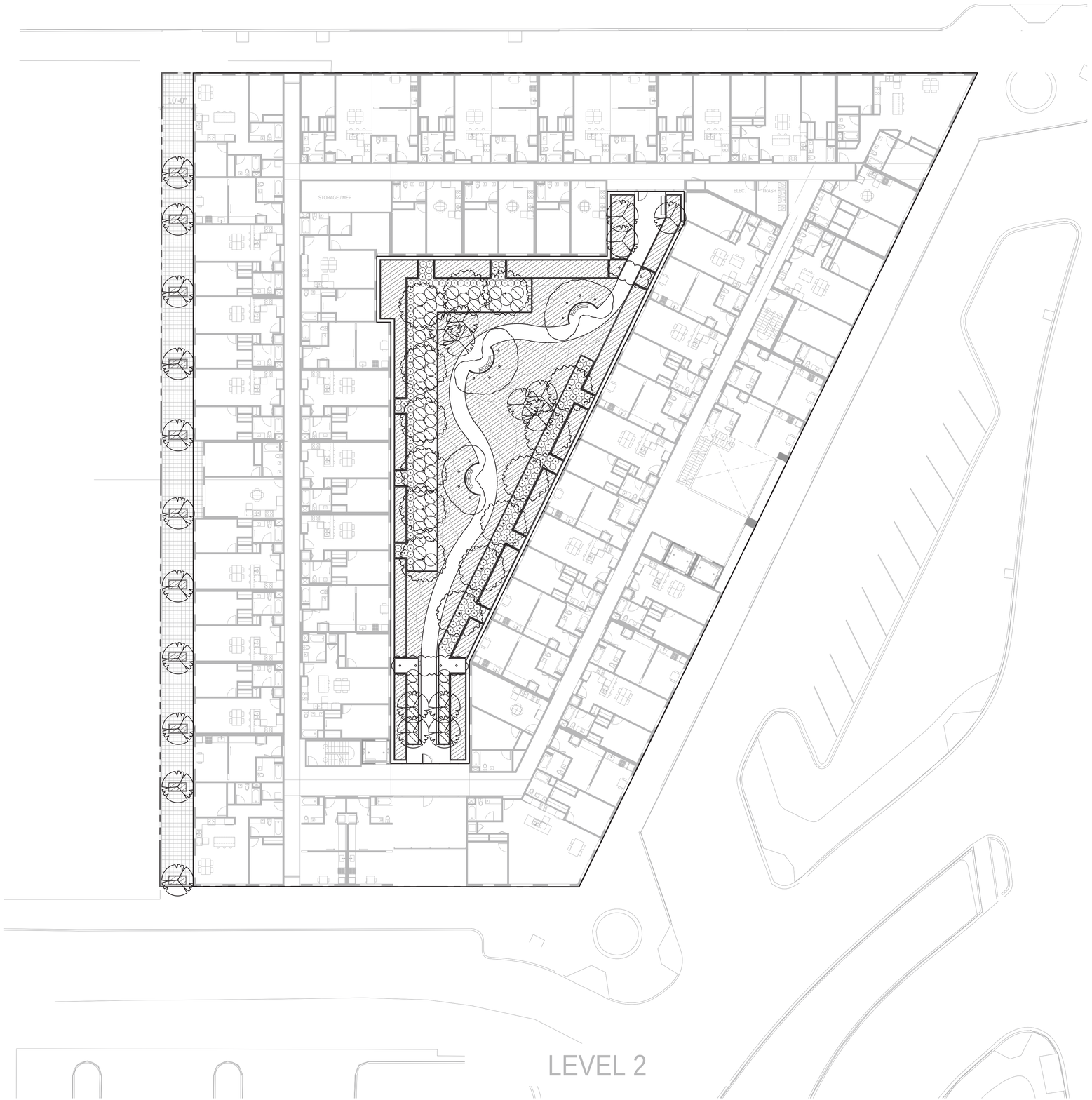
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JOB: 2307

SHEET:

PLANTING PLAN - GROUND FLOOR

L4.01



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
STREET TREES						
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	PER PLAN	N	L
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN	N	M
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	N	M
SCREEN & SHADE TREES						
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	N	L
	ACER RUBRUM	RED MAPL	24" BOX	PER PLAN	N	M
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	N	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	N	M
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	24" BOX	PER PLAN	N	M
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	24" BOX	PER PLAN	Y	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	Y	VL
ACCENT TREES						
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	N	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Y	L
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	N	L
SHRUBS, GRASSES & PERENNIALS						
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'–0" OC	Y	L
	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'–0" OC	Y	L
	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'–0" OC	Y	L
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'–0" OC	Y	L
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'–0" OC	Y	L
	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'–0" OC	Y	L
	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'–0" OC	Y	L
GROUNDCOVERS						
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	4'–0" OC	Y	L
	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'–6" OC	Y	L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'–0" OC	N	M
STORMWATER GROUNDCOVER						
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'–0" OC	Y	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'–0" OC	Y	L
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'–0" OC	Y	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'–0" OC	N	L
	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	5 GAL	1'–0" OC	Y	L
STORMWATER GROUNDCOVER						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'–0" OC	N	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'–0" OC	N	L
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'–0" OC	Y	L

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JOB: 2307

SHEET:

PLANTING PLAN -
LEVEL 2 PODIUM

L4.02



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
STREET TREES						
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	PER PLAN	N	L
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN	N	M
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	N	M
SCREEN & SHADE TREES						
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	N	L
	ACER RUBRUM	RED MAPL	24" BOX	PER PLAN	N	M
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	N	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	N	M
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	24" BOX	PER PLAN	N	M
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	24" BOX	PER PLAN	Y	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	Y	VL
ACCENT TREES						
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	N	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Y	L
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	N	L
SHRUBS, GRASSES & PERENNIALS						
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'–0" OC	Y	L
	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'–0" OC	Y	L
	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'–0" OC	Y	L
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'–0" OC	Y	L
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'–0" OC	Y	L
	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'–0" OC	Y	L
	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'–0" OC	Y	L
GROUNDCOVERS						
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	4'–0" OC	Y	L
	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'–6" OC	Y	L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'–0" OC	N	M
STORMWATER GROUNDCOVER						
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'–0" OC	Y	L
	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	2'–0" OC	Y	L
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'–0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'–0" OC	Y	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'–0" OC	N	L
	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE–EYED GRASS	5 GAL	1'–0" OC	Y	L
STORMWATER GROUNDCOVER						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'–0" OC	N	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'–0" OC	N	L
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'–0" OC	Y	L

N

0 8' 16' 32' 48'

SCALE: 1/16" = 1'–0"

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JOB: 2307

SHEET:

PLANTING PLAN - LEVEL 7

L4.03



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	WUCOLS
STREET TREES						
	ALBIZIA JULIBRISSIN	MIMOSA TREE	24" BOX	PER PLAN	N	L
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN	N	M
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	N	M
SCREEN & SHADE TREES						
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	N	L
	ACER RUBRUM	RED MAPL	24" BOX	PER PLAN	N	M
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	N	M
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	N	M
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	24" BOX	PER PLAN	N	M
	UMBELLULARIA CALIFORNICA	CALIFORNIA LAUREL	24" BOX	PER PLAN	Y	L
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN	Y	VL
ACCENT TREES						
	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	N	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	Y	L
	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	PER PLAN	N	L
SHRUBS, GRASSES & PERENNIALS						
	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YELLOW YARROW	1 GAL	2'-0" OC	Y	L
	ARCTOSTAPHYLOS DENSIFLORA 'MCMINN'	MANZANITA	5 GAL	5'-0" OC	Y	L
	CEANOTHUS 'CONCHA'	CALIFORNIA LILAC	5 GAL	8'-0" OC	Y	L
	ERIGONIUM RUBRA	RED BUCKWHEAT	1 GAL	3'-0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'-0" OC	Y	L
	MIMULUS ARANTIACUS	STICKY MONKEYFLOWER	1 GAL	3'-0" OC	Y	L
	RIBES SANGUINIUM	RED FLOWERING CURRANT	1 GAL	4'-0" OC	Y	L
	SISYRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	1 GAL	SCATTER	Y	L
	ZAUSCHNERIA	CA FUCHSIA	1 GAL	3'-0" OC	Y	L
GROUNDCOVERS						
	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL	4'-0" OC	Y	L
	LEYMUS TRITICOIDES 'LAGUNITA'	CREEPING WILD RYE	1 GAL	2'-6" OC	Y	L
VINES						
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	8'-0" OC	N	M
STORMWATER GROUNDCOVER						
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'-0" OC	Y	L
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	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	2'-0" OC	Y	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'-0" OC	Y	L
	SALVIA ULIGINOSA	BLUE SPIKE SAGE	5 GAL	2'-0" OC	N	L
	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	5 GAL	1'-0" OC	Y	L
STORMWATER GROUNDCOVER						
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2'-0" OC	N	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-0" OC	N	L
	JUNCUS PATENS	CALIF. GRAY RUSH	1 GAL	2'-0" OC	Y	L

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0 8' 16' 32' 48'

SCALE: 1/16" = 1'-0"

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JOB: 2307

SHEET:

PLANTING PLAN - LEVEL 8 ROOF DECK

L4.04



IRRIGATION DESIGN INTENT

1. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF BERKELEY, AND EAST BAY MUNICIPAL DISTRICT (EBMUD) WATER DISTRICT.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER–BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD–TO–HEAD COVERAGE.
4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW–GRADE, AND DESIGNED FOR 100% COVERAGE.
5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

HYDROZONE LEGEND

SYMBOL	ZONE	HYDROZONE	PLANT TYPE	IRRIGATION TYPE	AREA (SF)	TOTAL (SF)	% LANDSCAPE
	1	LOW WATER USE	SHRUB & GROUNDCOVER	DRIP	7,376	7,568.0	89%
	2	LOW WATER USE	TREES	BUBBLER	192		
	3	MODERATE WATER USE	SHRUB & GROUNDCOVER	DRIP	820	968	11%
	4	MODERATE WATER USE	TREES	BUBBLER	148		
	5	EDIBLE GARDEN		DRIP	0	0	0%
					TOTAL	8,536.0	100%

HYDROZONE INFORMATION TABLE

REFERENCE ANNUAL ET_0 FOR:	BERKELEY (MWELO REF. ET TABLE)	41.8

ET ADJUSTMENT FACTOR	0.55	ET ADJ FACTOR PER MWELO: 0.80= EXISTING NON–REHABILITATED LANDSCAPE, 0.65= SCHOOL 0.55= RESIDENTIAL, 0.45= NON–RESIDENTIAL	SLA ADDITIONAL WATER ALLOWANCE (1.0–ETAF)	0.45

HYDROZONE	WUCOLS IV PLANT FACTOR (PF)	IRR METHOD DRIP & BUBB.: 0.81 SPRAY & ROTOR: 0.75	IRRIGATION EFFICIENCY (IE)	$ETAF_Z$ (PF/IE)	LANDSCAPE AREA (SQ FT)	$ETAF_Z$ x AREA	ESTIMATED TOTAL WATER USE (ETWU)
1	0.3	D	0.81	0.37	7376	2731.85	70798.67
2	0.3	B	0.81	0.37	192	71.11	1842.92
3	0.6	D	0.81	0.74	820	607.41	15741.57
4	0.6	B	0.81	0.74	148	109.63	2841.16
–	0	D	.81	0.00	0	0.00	0.00
–	0	D	.81	0.00	0	0.00	0.00
				TOTAL	8536.00	3520.00	91,224.32
SPECIAL LANDSCAPE AREAS							
5				1	0	0.00	0.00
– –				0	0	0.00	0.00
				TOTAL	0	0.00	0.00
	TOTAL LANDSCAPE AREA (LA + SLA)				8,536.00		

TOTAL ETWU	TOTAL ETWU ALL AREAS (SLA AND REGULAR LA)	TOTAL ETWU	91,224.32
MAWA	(ANNUAL ETO)(0.62 CONVERSION FACTOR) [(ET ADJUSTMENT FACTOR)(TOTAL LANDSCAPE AREA) + (1–ETAF)*SLA)]	MAWA	121,670.44

AVERAGE ETAF	SUM($ETAF_Z$ X AREA) / TOTAL AREA (AVERAGE ETAF AS DESIGNED, EXCLUSIVE OF SLA_S)	0.41
SITEWIDE ETAF	TOTAL ETAF X AREA / TOTAL LANDSCAPE AREA (INCLUDES SLA_S)	0.41

N

0 8' 16' 32' 48'

SCALE: 1/16" = 1'–0"

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JOB: 2307

SHEET:

IRRIGATION PLAN - GROUND FLOOR

L5.01



SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION

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JOB: 2307

SHEET:

IRRIGATION PLAN - LEVEL 2 PODIUM

L5.02

N

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"



SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION

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JOB: 2307

SHEET:

IRRIGATION PLAN - LEVEL 7

L5.03

N

0 8' 16' 32' 48'
SCALE: 1/16" = 1'-0"

SEE SHEET L5.01 FOR IRRIGATION NOTES AND CALCULATION



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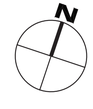
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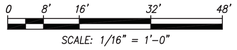
JOB: 2307

SHEET:

IRRIGATION PLAN - LEVEL 8 ROOF DECK

L5.04





SCALE: 1/16" = 1'-0"

City Clerk Department

October 1, 2026

Evan McDonald
1600 Shattuck Ave, Ste 218
Berkeley, CA 94709

East Bay Residents for Responsible Development
c/o Kelilah Federman
Adams Broadwell Joseph & Cardozo
601 Gateway Blvd., Suite 1000
South San Francisco, CA 94080

RE: 2700 Shattuck Avenue – Appeal ZAB Decision Use Permit #ZP2024-0058

Dear Appellants:

This will acknowledge receipt of your appeals of the Zoning Adjustments Board decision of July 9, 2026, approving the following permits:

1. Demolition. Use permit under BMC Section 23.326.070(A) "Main Non-Residential Building" to demolish a nonresidential building.*
2. New Use. Use permit under BMC Section 23.204.020(A) "Allowed Land Uses" to establish a Mixed-Use Residential development in a new building.
3. New Main Building. Use permit under BMC Section 23.204.030(A)(1)(a) "Floor Area Permit Requirements" to construct a new main building in the C-AC district.*
4. Mixed Use Building. Use permit under BMC Section 23.204.150(B)(2)(b) to construct a mixed-use development in the C-AC district.
5. Building Height. Administrative Use Permit under BMC Section 23.304.050(A) "Projections Above Height Limits" to exceed the allowed height limit with a rooftop projection

*Denotes required findings.

Your appeals have been referred to the Planning Department.

The Planning Department will transmit to Council a statement setting forth the reasons for the Zoning Adjustments Board decision. This report, as well as a copy of the appeal, will appear on the Council agenda of **November 12, 2026**.

This meeting of the Council will commence at 6:00 p.m. and will be held in the School District Board Room located at 1231 Addison Street. The meeting will be conducted in a hybrid model with both in-person attendance and virtual participation. Once posted, the agenda for this meeting will include a link for public participation using Zoom video technology, as well as any health and safety requirements for in-person attendance.

Pursuant to the City Council Rules of Procedure, this matter will appear on the City Council's agenda as a public hearing. Time shall be provided for five-minute presentations each by the appellant and applicant. Where the appellant is not the applicant, the appellants collectively shall have five minutes to comment. Where the appellant is the applicant, the applicant/appellant shall have five minutes to comment.

After the conclusion of the five-minute comment periods, members of the public may comment on the appeal pursuant to the Rules of Procedure in effect for the Council meeting. Appellants/applicants who spoke during the five-minute blocks of time may not speak again at public comment. Appellants/applicants who did not speak during the five-minute blocks may speak at public comment.

The Council will then deliberate and determine to do one of three things: 1) continue the public hearing; 2) based on the record of the Council's consideration and hearing, reverse or affirm, wholly or partly, or modify any decision, determination, condition or requirement of the Board's original action; or 3) remand the matter to the Board to reconsider the application, or any revisions thereto submitted after the Board's action.

Communications to the City Council that are received by the City Clerk pursuant to the following deadlines will be accepted and distributed as follows:

Submission Deadline	Distributed	Packet
November 3, 2026, by 5:00 p.m. (Tuesday)	Seven days before the meeting (Thursday)	Agenda Packet
November 12, 2026, 12:00 p.m. (Thursday)	By 5:00 pm the day of the meeting (Thursday)	Supplemental 2

Communications should be submitted directly to the City Clerk to ensure receipt by all Councilmembers. Electronic communications may be submitted to council@berkeleyca.gov for immediate distribution to the Mayor, each City Councilmember, and the City Clerk for inclusion in the official record. Please note that for communications submitted in hardcopy, if the communication includes maps or photos or any other material not reproducible on a copy machine, fifteen copies should be provided to the City Clerk.

During the five-minute presentations each by the appellant and applicant, electronic presentations are permissible by the appellant, applicant, or their respective designees. To present materials electronically (such as a PowerPoint or PDF presentation), the presenter must join the Zoom meeting using the public link on the meeting agenda. Public Wi-Fi is available at the meeting location. All meeting audio is processed through the audio-visual system in the meeting room (the microphone and speakers on the presentation device must be muted). At the designated time, City staff will promote the presenter to a Panelist, which will allow them to share their screen within Zoom to show the presentation. Please note that due to the technological demands of running the Council meeting, City staff are unable to facilitate electronic presentations on behalf of individuals.

Please note that Berkeley's Lobbyist Registration Act (Berkeley Municipal Code Chapter 2.09) is effective beginning on January 1, 2020. Information and resources regarding the Lobbyist Registration Act are available from the City's website at: https://berkeleyca.gov/your-government/lobbyist-registration

If you have any additional questions regarding this matter, please do not hesitate to contact me at (510) 981-6908.

A copy of the staff report and a City Council agenda will be available from this office upon request after 4:00 p.m. on Thursday, November 5, 2026 or can be viewed on our website at: berkeleyca.gov/council-agendas.

Sincerely,

Mark Numainville
City Clerk

cc: Jordan Klein, Director of Planning
Anne Hersch, Land Use Planning Manager
Singeh Saliki, Staff Planner
Farimah Brown, City Attorney
Isiah Stackhouse, Trachtenberg Architects (Applicant)
2700 Shattuck, LLC (Owner)

NOTICE CONCERNING YOUR LEGAL RIGHTS: If you object to a decision by the City Council to approve or deny an appeal, the following requirements and restrictions apply: 1) Pursuant to Code of Civil Procedure Section 1094.6 and Government Code Section 65009(c)(1)(E), no lawsuit challenging a City decision to deny or approve a Zoning Adjustments Board decision may be filed and served on the City more than 90 days after the date the Notice of Decision of the action of the City Council is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) Pursuant to Government Code Section 66020(d)(1), 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. 3) In any lawsuit that may be filed against a City Council decision to approve or deny a Zoning Adjustments Board decision, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.