



Office of the City Manager

PUBLIC HEARING  
November 12, 2019

To: Honorable Mayor and Members of the City Council  
 From: Dee Williams-Ridley, City Manager  
 Submitted by: Timothy Burroughs, Director, Planning & Development Department  
 Subject: ZAB Appeal: 2701 Shattuck Avenue, Use Permit #ZP2016-0244

### RECOMMENDATION

Conduct a public hearing and, upon conclusion, adopt a Resolution to approve “Plan B”, as presented to the Council on November 12, 2019 for Use Permit #ZP2016-0244 to construct a 5-story, 60-foot tall, mixed-use building with 57 dwelling units (including five Very Low Income units and three live/work units), and 14 parking spaces, and dismiss the appeal.

### FISCAL IMPACTS OF RECOMMENDATION

None.

### CURRENT SITUATION AND ITS EFFECTS

On December 13, 2016, Bay Rock Multifamily, LLC submitted an application for Use Permit #ZP2016-0244 to construct a 5-story, 62-foot-tall, mixed-use building with 57 dwelling units.

On January 6, 2018, a revised proposal was submitted that included five affordable dwelling units in the building that qualified the project under the State Density Bonus Law (DBL).<sup>1</sup>

On June 29, 2018, after seven rounds of incomplete application comments from staff, the application was deemed complete.

On July 26, 2018, the ZAB held a Preview for the project and provided general comments to the applicant.

On August 16, 2018, the Design Review Committee (DRC) began Preliminary Design Review (PDR) for the project. On September 20, 2018, the DRC completed the PDR and forwarded a favorable recommendation for the project to the ZAB with conditions and recommendations for Final Design Review (FDR).

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<sup>1</sup> Government Code section 65915 *et seq.*

On November 8, 2018, the ZAB conducted a public hearing for the Use Permit application. After hearing public comments and holding discussion, and adding Condition #11<sup>2</sup>, the ZAB approved the Use Permit by a vote of 7-1-0-1 (Yes: Clarke, Kahn, O'Keefe, Olson, Pinkston, Selawsky, Wright; No: Sheahan; Abstain: None; Absent: Kim).

On November 20, 2018, staff issued the notice of the ZAB decision.

On December 3, 2018, Todd Darling and Linda Jensen Darling, the neighbors residing at 2106 Derby Street, filed an appeal of the ZAB decision with the City Clerk.

On March 12, 2019, the City Council conducted a public hearing for the appeal of the ZAB's decision, and remanded the application to the ZAB with direction (discussed in Background section below), by a vote of 5-4-0-0 (Yes: Davila, Bartlett, Harrison, Hahn, Arreguin; No: Kesarwani, Wengraf, Robinson, Droste; Abstain: None; Absent: None).

On June 13, 2019, the ZAB conducted a public hearing for the remand of the Use Permit application to the ZAB. The ZAB approved the request from the applicant to continue the item to the next hearing on June 27, 2019, so that the applicants could continue discussions with the neighbors of the project, which began earlier in the week and continued up to the hearing that day.

On June 27, 2019, the ZAB conducted the continued public hearing for the remand of the Use Permit application to the ZAB (see Background section below for a discussion of the "Plan B" and "Plan C" proposals that were presented). After hearing public comments and holding discussion, revising Conditions #11 and 51, and adding Conditions #12 and 68, the ZAB approved Plan C for the Use Permit by a vote of 6-3-0-0 (Yes: I. Tregub, T. Clarke, C. Kahn, D. Kim, D. Owens, S. Habibi; No: J. Selawsky, P. Sheahan, C. Olson; Abstain: None; Absent: None).

On July 3, 2019, staff issued the notice of the ZAB decision.

On July 18, 2019, Linda Jensen Darling, a neighbor residing at 2106 Derby Street, filed an appeal of the ZAB decision with the City Clerk, who set the appeal hearing date for November 12, 2019.

On October 29, 2019, staff posted the public hearing notice at the site and two nearby locations, and mailed notices to property owners and occupants within 300 feet of the project site, and to all registered neighborhood groups that cover this area. This public hearing is required to resolve the appeal.

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<sup>2</sup> Through Condition #11, the ZAB required design changes to the project to remedy privacy, light, and massing concerns from the neighbors. See Attachment 3, November 8, 2018 Staff Report, Findings and Conditions.

## BACKGROUND

For additional project background, please see Attachments 3, 4, and 5, previous reports to the ZAB and City Council on this project.

The site is in the C-SA, South Area Commercial zoning district, along a commercial thoroughfare on Shattuck Avenue that is developed with a wide range of building types and uses. Bordering the site to the east is a neighborhood in the R-2, Two-Family Residential zoning district, consisting mostly of one-story, single-family residences and two-story, multi-family residences. The project site has been approved for two development proposals since the early 2000's that were never built. In 2013, a project proposal for the site that was very similar to the current project proposal was denied by the ZAB. The current proposal is compliant with the Housing Accountability Act (HAA) and State Density Bonus Law (DBL).

### **November 8, 2018 ZAB Hearing**

At this first ZAB decision hearing, the original application proposal was presented to the ZAB and was approved with changes to the building design to address the concerns of neighbors residing east of the site. The project utilized DBL, and was therefore entitled to a bonus of 15 units, as well as waivers for height, reduced setbacks, and lot coverage to accommodate the inclusion of the bonus units. Concessions necessary for financial feasibility of the project to provide the affordable units were also granted (see Attachment 3, the staff report and project plans submitted for the November 8, 2018 ZAB Hearing). The project was also eligible for approval under the HAA. Pursuant to the HAA, the ZAB could not make the findings of "specific adverse impact" to deny the project or approve it at a reduced density (number of units).<sup>3</sup> Given that the project building envelope and density, including waivers for height, reduced setbacks, and lot coverage were entitled to the project via DBL and the HAA, the ZAB approved the project with a condition of approval that required changes to the building design to address the concerns of the neighbors. These changes were to be presented for approval by the DRC at FDR, which occurs prior to the application for building permits. The ZAB decision was appealed by the neighbors residing east of the site.

### **March 12, 2019 City Council Appeal Hearing**

On March 12, 2019, the City Council held a hearing for the appeal of the November 8, 2018 ZAB decision. After a lengthy discussion, by a vote of 5-4-0-0 (Ayes – Davila, Bartlett, Harrison, Hahn, Arreguin; Noes – Kesarwani, Wengraf, Robinson, Droste), the Council remanded the project to the ZAB for a hearing to consider the following:

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<sup>3</sup> Housing Accountability Act, California Government Code Section 65589.5(j). The HAA requires that findings for "specific adverse impact" to "health and safety" must be made to deny or approve with reduced density a project that is compliant with applicable, objective general plan and zoning standards. The HAA applies to projects that have received modifications to standards that are granted as waivers or concessions under DBL.

1. Ensure that the approved project complies with state density bonus laws and the Housing Accountability Act;
2. Relocate the north exterior stair away from the north side of the building to an enclosed location or otherwise integrate it into the building for better design and for visual privacy of neighbors;
3. Reduce or eliminate parking if possible to lower the height of the (east) wall, increase setbacks, increase light to the neighbor, lower the overall height of the building, and improve the environmental impacts of the project;
4. Increase the setback of the east podium wall as much as possible;
5. Move rooftop elements such as the plantings, shades, and other deck features westward toward Shattuck Avenue as much as possible;
6. Add signage or design elements which clearly identify the Shattuck sidewalk landscaped areas for public use;
7. Create a maintenance agreement between the City and the property owner for the owner to take responsibility for maintenance of the landscaped areas on the Shattuck sidewalk;
8. Add a curb cutout on the Shattuck sidewalk frontage for passenger loading;
9. Analyze the elimination of the ground-floor commercial space and the addition of live-work or affordable units on the ground floor; and
10. Encourage the applicant to include as many affordable units in the project as possible.

### **Hearings for Remand to ZAB**

At the July 13, 2019 ZAB remand hearing, the applicant requested that the item be continued to the July 27, 2019 hearing because discussions between the applicant team and the neighbors residing east of the site (which included the appellants of the November 8 ZAB decision) were ongoing up to the hearing, and both parties wished to keep discussing project revisions that could be mutually acceptable. The ZAB voted to continue the hearing.

At the July 27, 2019 continuation of the ZAB remand hearing, the applicant presented two building schemes to the ZAB – “Plan B” and “Plan C.” Plan B was the applicant’s response to the City Council’s direction from the March 12, 2019 appeal hearing, and Plan C included revisions to Plan B that were the result of further discussions with the neighbors up to and after the June 13 ZAB hearing, which concentrated on moving building massing away from the northeast corner, further from the dwellings of the concerned neighbors. The neighbors opposing the project preferred Plan C over Plan B. The ZAB approved Plan C, along with modifications to the Conditions. This decision was appealed by those neighbors (appeal points are summarized below).

### **Plans Presented to Council**

After the July 27, 2019 ZAB decision was appealed, the applicants decided that they would present Plan B to the Council for consideration, and not the ZAB-approved Plan C, citing financial feasibility reasons. The Plan B proposal has been analyzed by staff,

and will be presented to the Council for consideration. Further discussion of Plan B versus Plan C, and staff's analysis of Plan B, appear under the Rationale for Recommendation section below.

#### ENVIRONMENTAL SUSTAINABILITY

The proposed project is in compliance with all State and local environmental requirements.

#### RATIONALE FOR RECOMMENDATION

The staff analysis that follows is in two parts – staff response to the appeal letter, and analysis of Plan B as a response to Council's March 12, 2019 direction.

**A. Appeal Points and Staff Responses** – The issues raised in the appellant's letter and staff's responses follow. For the sake of brevity, the appeal issues are not re-stated in their entirety. Please refer to the attached appeal letter (Attachment 2, Appeal Letter) for the full text.

Issue 1: Incomplete Plans. The appellants assert that the Plan C project should not have been approved by the ZAB because a full set of plans were not available, and as of the date of appeal, were still not available.

Response 1: The ZAB approved Plan C at the June 27, 2019 hearing, along with Conditions #11 and 51, which directed staff to review a full Plan C set, to the satisfaction of the DRC at FDR before the issuance of building permits. Planning staff would have reviewed the plans thoroughly prior to FDR, and would have ensured that the complete submittal reflected the Plan C project approved at the hearing, incorporated the changes that the ZAB approved in the Conditions, and that the project remained in compliance with all development standards, before being approved by the DRC. Thus, the ZAB conditioned the permit so that a full plan set would be required and only a City code- and State law-compliant Plan C scheme would be approved by the DRC and Planning staff, and be allowed to obtain building permits.

However, because of feasibility concerns discussed in Section C below, the applicant is presenting to the Council the project that was originally presented to the ZAB at the June 27<sup>th</sup> hearing – Plan B, which does not contain the neighbor-negotiated revisions that moved massing away from the northeast corner of the building. Plan B was already partially analyzed as the "Alternate Proposal" in the June 13<sup>th</sup> ZAB hearing staff report, included here as Attachment 5. The applicant submitted a full set of plans to staff for Plan B on August 13, 2019, and a revised, final plan set on September 5,

2019. Staff's analysis of the Plan B project appears below, after the analysis of the appeal points.

Because the applicant no longer requests approval of Plan C, the concerns raised by appellant regarding the availability of plans for that proposal are moot.

Issue 2: Base Project Infeasibility and CEQA Violation. The appellants assert that the historic creek (Derby Creek) on the site would make underground parking in the Base Project (BP) infeasible to build. The underground parking in the BP allows the number of BP units, and consequently the number of density bonus units to be inflated. Further, the creek triggers "special conditions" under CEQA which mandates further studies, which have not been done by the applicant. The HAA should not be used to circumvent CEQA.

Response 2: The appellants contend that putting the parking garage underground allows units on the ground floor that would otherwise not fit into the above-ground building envelope, and that therefore, the calculated maximum allowable density in the BP would be less than 42 units, the allowable density bonus units would be fewer, and Proposed Project (PP) would have less than 57 units.

The City Public Works Department has confirmed that the subject property is not in a flood zone and is not subject to the creek protection requirements under BMC section 17.08 or in a City creek buffer area, because the storm drain on Derby Street intercepts the water from what was historically known as Derby Creek.<sup>4</sup> The applicant submitted a letter prepared by the project geotechnical consultant that also confirms the absence of a creek on the site, and lists several indications that the former Derby Creek waters are entirely contained within the City storm drains. (See Attachment 7, Geotechnical Engineer Letter.)

The consultant also reviewed a 2013 geotechnical report prepared for a previous development proposal on the site that reported results from borings showing a soil profile that is typical for the gently sloping area of much of Berkeley, from San Pablo Avenue to above Telegraph Avenue, including the subject site. Based on their review of this geotechnical report, the consultant confirmed that an

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<sup>4</sup> Derby Creek is shown on a historic City creek map (source date, 1850), but was diverted to a storm drain that was constructed along Derby Street and the creek channel that traversed the site was filled. The appellants raised this appeal point at the March 12, 2019 City Council appeal hearing and staff addressed the point with this response in March 12<sup>th</sup> staff report to the Council.

underground garage could be successfully constructed on the site, and that if any liquefiable soils, buried stream channel, or significant groundwater were found, that these conditions would not be unmanageable. In summary, the consultant stated that “there is no evidence to conclude that the proposed building and basement [Base Project] cannot be built successfully on this property, presuming that appropriately experienced specialty contractors are engaged for the work, and that they are supported by locally experienced geotechnical, civil and structural engineers.”<sup>5</sup> In accordance with standard practice, the Building and Safety Division will require a project-specific geotechnical report (which analyzes the soils on the site and informs site excavation and foundation design) to be submitted for review prior to the issuance of building permits.

The project meets the requirements to qualify for exemption from further review under the California Environmental Quality Act (CEQA) under Categorical Exemption Class 32, found in CEQA Guidelines section 15332 (“In-Fill Development Projects”).<sup>6</sup> As discussed previously, there is no substantial evidence in the record that a creek exists on site and that constitutes an unusual circumstance that results in a significant effect on the environment, under which a categorical exemption cannot be used. The Infill categorical exemption is based on objective factors that weigh against finding that unusual circumstances exist, including, 1) the fact that project is not in a flood zone, 2) the fact that the site is not protected by the Creeks Ordinance, and 3) the absence of any findings, as discussed in the project geotechnical consultant’s letter, to support the existence of unusual circumstances.

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<sup>5</sup> This letter was peer reviewed by the City’s geotechnical consultant, who concurred that “Derby Creek does not currently exist in the vicinity of the site”, and concluded that the “Base and Proposed Projects are geotechnically feasible given that appropriate measures and considerations are implemented prior to, during and after construction”.

<sup>6</sup> Government Code, 15332. In-Fill Development Projects. Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

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

**B. Summary of the Proposal to City Council (Plan B):** The project presented for Council's consideration reflects project revisions made in response to the Council's direction from the March 12, 2019 Appeal hearing, and reflects the following changes (see Attachment 1, Exhibit B, Revised Project Plans):

1. Elimination of the café;
2. Relocation of the north exterior stair to the northwest corner of the building (where café was) and enclosure of stair within the building envelope;
3. Relocation of four dwelling units from the northwest corner on floors 2 through 5 (to accommodate enclosed stair) – three to the northeast corner of the building (one on 2<sup>nd</sup> floor podium, one on 4<sup>th</sup> floor, one on 5<sup>th</sup> floor); and one to the southwest corner on 2<sup>nd</sup> floor podium;
4. Elimination of three parking lifts / nine spaces and utility corridor, in order to move the east podium wall westward (thus providing a larger separation from the neighbors to the east);
5. Reduction of all parking lifts from 3-level stackers to 2-level stackers, eliminating seven spaces and lowering the overall building height by 2 feet; and
6. Replacement of three ground-level townhomes with three live/work units.

**C. Plan B versus Plan C.** The Plan C proposal that the ZAB approved on June 27, 2019 incorporated changes that came from discussions between the applicant and the neighbors prior to the hearing, and differed from Plan B, that is being presented to the Council tonight, in the following ways (see Attachment 6, Plan C):

1. Relocation of three northeast corner units (displaced by the northwest interior stair) to southeast corner of building on floors 3, 4, and 5; and
2. Elimination of the northwest corner stair enclosure on the roof level.

The applicant provided to staff a written explanation of their rationale for proposing Plan B to the Council instead of the ZAB-approved Plan C: 1) locating the units displaced by the stair to the southeast corner of the building would require the units to “float” above the podium level outdoor space, because the podium level southeast corner must be accessible from the interior corridor for egress; and 2) eliminating the northwest stair enclosure at the roof level requires a stair that is separate from the main stair volume to be on the fourth floor and open to the roof level, requiring additional exterior materials and construction.



**D. Staff Analysis of Plan B, Applicant's Response to City Council:** The following is staff's analysis of revisions in the project (Plan B) made in response to each point of City Council's direction from the March 12, 2019 appeal hearing.<sup>7</sup>

1. *Ensure that the approved project complies with state density bonus laws (DBL) and the Housing Accountability Act (HAA).*

Staff Analysis: Staff has reviewed the proposal fully and has found that it is compliant with DBL and the HAA.

2. *Relocate the north exterior stair away from the north side of the building to an enclosed location or otherwise integrate it into the building for better design and for visual privacy of neighbors.*

Staff Analysis: In Plan B, the north exterior stair has been moved to the northwest corner of the building and is enclosed. As a result, the café and the four corner units on floors 2 through 5 have been displaced and relocated. The now-enclosed stair and landings would not be visible from outside of the building, and has windows facing the commercial building across Derby Street and facing Shattuck Avenue. The relocation and enclosure of the stair appears to adequately address the neighbor concerns over privacy infringement from open landings in the previous design upon the east properties, because there would be no direct sightlines from the enclosed stair at the new location to the neighboring properties. Neighbor concerns over the aesthetics of the former exterior stair design are also addressed because the stair has been enclosed within the building shell, and would no longer be visible from the exterior.

The Plan B relocation of the stair to northwest corner of the building resulted in the displacement of four dwelling units from this corner (one from each floor) to make room for the enclosed stair. In order to maintain 57 units in the project (per the density allowed by DBL and HAA), three units have been moved to the northeast corner of building: one on 2<sup>nd</sup> floor podium, one on 4<sup>th</sup> floor, one on 5<sup>th</sup> floor; and one unit has been moved to the southwest corner on 2<sup>nd</sup> floor podium. The addition of units to the northeast corner would increase the building massing at this corner. Roof terrace usable open space has been eliminated from floors 2 through 4, but because of usable open space gains from the movement of the east wall on the ground level, this reduction was offset, and resulted in a net gain of usable open space in the project that already exceeded the district requirement. Revised shadow studies for Plan B show a small *reduction* in shadow impact from the stair

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<sup>7</sup> This is the analysis that would have been confirmed at FDR by the DRC (with staff's full review and recommendation) per Conditions #11 and 51 of the ZAB's approval, had the June 27, 2019 ZAB decision not been appealed.

relocation and a small *increase* in shadows from the unit relocations on neighboring properties, because the stair and unit relocations were minor alterations to the building relative to the overall height and massing of the whole building.

3. *Reduce or eliminate parking if possible to lower the height of the wall, increase setbacks, increase light to the neighbor, lower the overall height of the building, and improve the environmental impacts of the project.*

Staff Analysis: In the Plan B proposal, three parking lifts / nine spaces have been eliminated from the eastern bank of lifts on the ground floor, as has the east ground-floor utility corridor. These changes resulted in the relocation of the east podium wall westward approximately 18 feet at the removed lifts, and 7 feet at the removed utility corridor, which allows for an increase to the landscape area between the building and the residential neighbors to the east. These changes would increase the light, privacy, and air access for the adjacent neighboring properties by increasing their distance from the east podium wall.

In addition to the elimination of three parking lifts and the elimination of the utility corridor, the remaining six lifts have been reduced from three levels to two levels high, eliminating six more parking spaces. The space near the parking lot entry was also removed because of structural changes necessary for the floor plan changes. The 2-level lifts would reduce the overall building height by two feet, from 62'-4" to 60'-4", and reduced the podium wall height from 17'-6" to 15'-6". Revised shadow studies indicate a minor reduction in shadow impact in the few hours before sunset on neighboring properties to the east from the reductions in the overall building height.

The above-listed changes resulted in the elimination of 16 parking spaces from the original proposal of 30 spaces, leaving 14 spaces in the project.<sup>8</sup> This reduction is designed to help alleviate neighbor concerns over increased traffic and safety issues from the project. Condition #68 was approved by the ZAB to mitigate the impact of reduced parking in the project by requiring that transit passes be provided to all residents in the building.

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<sup>8</sup> The change of the ground-floor units from townhomes to live/work resulted in the addition of two (2) commercial parking spaces for a total requirement of 32 spaces, compared to the previous parking requirement of 30 spaces. The project is requesting a waiver to provide 14 spaces in the proposed density bonus project.

4. *Increase the setback of the east podium wall as much as possible.*

Staff Analysis: As discussed above in the staff analysis of Council directive #3, the east podium wall has been relocated westward in the Plan B project. The landscaped area east of the podium wall has been widened by an equal amount that ranges from 7 to 18 feet in width along the entire eastern property line. Access to light, air, and greenery for the residential properties to the east would be increased as a result.

5. *Move rooftop elements such as the plantings, shades, and other deck features westward toward Shattuck Avenue as much as possible.*

Staff Analysis: As discussed in the staff analysis of Council directive #2, the north exterior stair has been relocated to the northwest corner of the building and enclosed. As a result, the volume of the stair that extended above the roof level was moved to the furthest location in the building away from the east neighboring properties. In addition, the trellis and covered walkway that were originally on the southeast corner of the roof deck have been removed. Revised shadow studies show that these changes would result in a minor reduction in the shadows projected by these rooftop elements.

6. *Add signage or design elements which clearly identify the Shattuck sidewalk landscaped areas for public use.*

Staff Analysis: The ZAB added and approved a sub-condition to Condition #11 to require that signage or design elements shall be subject to the review and approval of the DRC to ensure that the use of the right-of-way remains open to the public.

7. *Create a maintenance agreement between the City and the property owner for the owner to take responsibility for maintenance of the landscaped areas on the Shattuck sidewalk.*

Staff Analysis: The ZAB added and approved Condition #12 that requires the applicant to enter into a maintenance agreement with the City for the owner to maintain the landscaped areas on the Shattuck Avenue sidewalk, to be reviewed by Planning Department staff prior to issuance of a building permit.

8. *Add a curb cutout on the Shattuck sidewalk frontage for passenger loading.*

Staff Analysis: The previously proposed car share and commercial loading zone designations on the Shattuck Avenue curb from the project plans have been omitted in Plan B. Staff consulted with Public Works on the proposal. The Department recommended against the addition of a curb cutout at this

site due to safety concerns. Therefore, the ZAB did not require that this change be made in the project.

9. *Analyze the elimination of the ground-floor commercial space and the addition of live-work or affordable units on the ground floor.*

Staff Analysis: In Plan B, the café has been eliminated, and the three ground-floor units along Shattuck Avenue are proposed to be live/work, instead of townhomes, as previously proposed. The live/work units are one level, where previously the townhomes were one level, with a mezzanine. There would be no increase in the amount of affordable units in the Plan B proposal, and the number would remain at five VLI units.

As commercial uses with a secondary residential function, the live/work units would encourage greater engagement between the building and the public sidewalk on Shattuck Avenue than the previous townhome proposal.

10. *Encourage the applicant to include as many affordable units in the project as possible.*

Staff Analysis: The project is providing the minimum amount of affordable units (five VLI, or 11% of the Base Project) in order to achieve the 35% (the maximum possible) density bonus afforded by DBL, and is not required to provide more to remain compliant with DBL.<sup>9</sup> The applicant states that they do not wish to provide more affordable units in the project. Staff confirms that the project will comply with the Affordable Housing Mitigation Fee ordinance, which allows the applicant to pay the fee, provide units in lieu of the fee, or any combination of the two options.<sup>10</sup> Staff notes that the City cannot legally compel the applicant to provide more affordable units in the project. The ZAB approved five VLI units, as proposed.

#### ALTERNATIVE ACTIONS CONSIDERED

Pursuant to BMC Section 23B.32.060.D, the Council may (1) continue the public hearing, (2) reverse, affirm, or modify the ZAB's decision, or (3) remand the matter to the ZAB.

#### Action Deadline:

Pursuant to BMC Section 23B.32.060.G, if the disposition of the appeal has not been determined within 30 days from the date the public hearing was closed by the Council

<sup>9</sup> See Attachment #3, November 8, 2018 ZAB Hearing Staff Report for staff's analysis of the project Density Bonus calculations.

<sup>10</sup> Per BMC Section 22.20.065, the applicant may elect to avoid the Fee by providing, for the life of the project, a number of units equal to 20% of the total units in the project at rental rates affordable to Low-Income and Very Low-Income Households and pay a proportionately reduced Fee as calculated in the following equation:

$[A \times \text{Fee}] - [(B+C)/(A \times 20\%) \times (A \times \text{Fee})]$ , where A=Total # Market Rate Units; B=# of Very-Low Income Units; & C=# of Low-Income Units.

(not including Council recess), then the decision of the Board shall be deemed affirmed and the appeal shall be deemed denied.

CONTACT PERSONS

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Steven Buckley, Land Use Planning Manager, (510) 981-7411  
Sharon Gong, Project Planner, (510) 981-7429

Attachments:

1. Draft Resolution
  - Exhibit A: Findings and Conditions
  - Exhibit B: Revised Project Plans, received September 5, 2019
2. Appeal Letter, dated received July 18, 2018
3. November 8, 2018 ZAB Hearing Staff Report and Project Plans
4. March 12, 2019 City Council Appeal Hearing Staff Report and Project Plans
5. June 13, 2019 ZAB Hearing Staff Report and Project Plans
6. ZAB-approved Plan C, dated June 27, 2019
7. Geotechnical Engineer Letter, dated August 27, 2019
8. Index to Administrative Record
9. Administrative Record
10. Public Hearing Notice

RESOLUTION NO. ##,###-N.S.

MODIFYING THE ZONING ADJUSTMENTS BOARD APPROVAL OF USE PERMIT #ZP2016-0244 TO CONSTRUCT A 5-STORY, 60-FOOT TALL, MIXED-USE BUILDING WITH 57 DWELLING UNITS (INCLUDING FIVE VERY LOW INCOME UNITS AND THREE GROUND-FLOOR LIVE/WORK UNITS), AND 14 PARKING SPACES; AND DISMISSING THE APPEAL

WHEREAS, on December 13, 2016, Bay Rock Multifamily, LLC (“applicant”) filed an application for a Use Permit to construct a 5-story, 62-foot tall, mixed-use building with 57 dwelling units at 2701 Shattuck Avenue (“project”); and

WHEREAS, on June 29, 2018, staff deemed this application complete and determined that the project is categorically exempt from the California Environmental Quality Act (“CEQA”) under Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”); and

WHEREAS, on July 11, 2018, staff mailed and posted a Notice of Public Hearing for the project in accordance with BMC Section 23B.32.020; and

WHEREAS, on July 26, 2018, the ZAB held a Project Preview; and

WHEREAS, on October 11, 2018, the applicant submitted revised plans in response to ZAB and DRC comments, and staff deemed the revised application complete; and

WHEREAS, on October 25, 2018, staff mailed and posted a Notice of Public Hearing for the project in accordance with BMC Section 23B.32.020; and

WHEREAS, on November 8, 2018, the ZAB held a public hearing in accordance with BMC Section 23B.32.030, and approved the project, with added Condition #11; and

WHEREAS, on November 20, 2018, staff issued the notice of the ZAB decision; and

WHEREAS, on December 3, 2018, Todd and Linda Jensen Darling, owners and residents of 2106 Derby Street, filed an appeal of the ZAB decision with the City Clerk; and

WHEREAS, on or before February 26, 2019, staff mailed and posted a Notice of Public Hearing for the project in accordance with BMC Section 23B.32.020; and

WHEREAS, on March 12, 2019, the Council held a public hearing to consider the ZAB’s decision, and remanded the application to the ZAB with direction; and

WHEREAS, on April 11, 2019, the applicant submitted revised plans in response to Council direction; and

WHEREAS, on June 13, 2019, the ZAB conducted a public hearing for the remand of the Use Permit application to the ZAB and by request from the applicant, continued the hearing to June 27, 2019; and

WHEREAS, on June 27, 2019, the ZAB opened a public hearing in accordance with BMC Section 23B.32.030 for the remand of the Use Permit application, and approved the project, with revisions to Conditions #11 and 51, and the addition of Conditions #12 and 68, the ZAB approved "Plan C", which was presented during the hearing; and

WHEREAS, on July 3, 2019, staff issued the notice of the ZAB decision; and

WHEREAS, on July 18, 2019, Linda Jensen Darling ("Appellant"), owner and resident of 2106 Derby Street, filed an appeal of the ZAB decision with the City Clerk; and

WHEREAS, on August 13, 2019, the applicant revised the project to exclude from the ZAB-approved Plan C project, the:

1. Relocation of three northeast corner units (displaced by the northwest interior stair) to southeast corner of building on floors 3, 4, and 5; and
2. Elimination of the northwest corner stair enclosure on the roof level;

and submitted Plan B for Council's consideration (which had been presented to the ZAB on June 27, 2019 for consideration but not approved); and

WHEREAS, on or before October 29, 2019, staff mailed and posted a Notice of Public Hearing for the project in accordance with BMC Section 23B.32.020; and

WHEREAS, on September 5, 2019 the applicant submitted a final Plan B set; and

WHEREAS, on November 12, 2019, the Council held a public hearing to consider the ZAB's decision, and in the opinion of this Council, the facts stated in, or ascertainable from the public record, including the staff report and comments made at the public hearing, warrant approving the project.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Berkeley that the City Council hereby adopts the findings made by the ZAB in Exhibit A to modify the decision of the ZAB to approve Use Permit #ZP2016-0244, adopts the conditions of approval in Exhibit A, and the project plans in Exhibit B, and dismisses the appeal.

#### Exhibits

A: Findings and Conditions

B: Revised Project Plans, received September 5, 2019

## ATTACHMENT 1, EXHIBIT A

## FINDINGS AND CONDITIONS

NOVEMBER 12, 2019

**2701 Shattuck Avenue**

**Use Permit #ZP2016-0244 to construct a 5-story, 60'-tall, 27,980-square-foot, mixed-use building with 57 dwelling units (including 5 VLI and 3 live/work units), 14 automobile parking spaces, and secure storage for 44 bicycles.**

**PERMITS REQUIRED**

- Use Permit to construct a new mixed-use development of 5,000 square feet or more, under BMC Section 23E.52.030.A; and
- Use Permit to construct more than 3,000 square feet of new floor area, under BMC Section 23E.52.050.

**CONCESSIONS/WAIVERS UNDER GOVERNMENT CODE SECTION 65915-65918**

- Waiver for height – not to exceed 60'-4" maximum height, where an average of 50' is the limit, and to be 5 stories where 4 stories is the limit;
- Waiver to construct rooftop projections, such as mechanical appurtenances or architectural elements, which exceed the maximum district height limit;
- Waiver to reduce the front, rear, and street side yards:
  - Front setback – 0'-0", where 15' is the minimum;
  - Rear setback – 0'-6", where 15' is the minimum;
  - Side setback (right, street side) – 0'-0", where 6' is the minimum; and
- Waiver to exceed the lot coverage limit – to be 79%, where 40% is the limit;
- Waiver to provide 14 parking spaces, where 32 is the minimum;
- Concession to increase average unit size from 463 square feet (Base Project) to 495 square feet (Proposed Project); and
- Concession to have ground-level parking in the Proposed Project, when the Base Project parking is underground.

**I. CEQA FINDINGS**

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects").
2. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not affect any historical resource.

**II. FINDINGS FOR APPROVAL**

1. As required by Section 23B.32.040.A of the Zoning Ordinance, the project, under the circumstances of this particular case existing at the time at which the application is granted, would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of



the persons residing or working in the neighborhood of such proposed use or 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:

- A. According to the shadow studies submitted by the applicant, the single-family residences to the east (2104, 2106, and 2108 Derby Street) and the multi-family residence to the southeast of the site (2708 Walker Street), will experience the most increased shadows during the few hours before sunset, year-round. Residences to the northeast, beyond the subject block, will experience new shadows in the few hours before sunset in the winter. Shadow impacts on these residences to the east and northeast are to be expected, because the subject site is located in the C-SA district (commercial), which allows heights of up to 50' and 4 stories (for residential and mixed-use), whereas the eastern residences are in the R-2 district (residential), which allows heights of up to 28' (35' with a use permit) and 3 stories. The proposal will include an additional story beyond the district height limit to accommodate the density bonus units – a waiver that will be granted. The additional height/story gained through the waiver will cast shadows in the eastern direction further than if the project had only four stories. Still, the shadow impacts from the project will be reasonable, given that the duration will be limited to the evening hours and given the height limit differential between the two districts.
  - B. A Preliminary Transportation Assessment, which was reviewed and approved by the City's Traffic Engineer, showed that the proposed project will have a vehicle trip generation of 21 weekday AM peak hour trips, and 16 weekday PM peak hour trips. Thus, the project will not exceed the City's 25 peak-hour trip threshold for requiring a full traffic study. The anticipated increase in traffic due to the project will not conflict with any applicable plans, ordinances or policies establishing measures of effectiveness for the performance of the circulation system, and the impact will be less than significant.
  - C. The Preliminary Transportation Assessment showed that, based on a qualitative review of the site plan, access and circulation for pedestrians, bicyclists, transit riders, and motor vehicles will be sufficiently accommodated by the proposed project. The Assessment was based on the original project proposal of 32 vehicle parking spaces and 56 long-term bicycle parking spaces, while the revised project will provide 14 vehicle parking spaces and 44 long-term bicycle parking spaces. A density bonus waiver for the reduction from the 32 car parking spaces required in the district is granted. The amount of bicycle parking in the project exceeds the district requirement.
  - D. The project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring the project will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or 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.
2. Pursuant to Berkeley Municipal Code Section 23E.52.090.B, pertaining to C-SA district findings for approval, the Zoning Adjustments Board finds that:
    - A. As a mixed-use building with 57 residential units, with three (3) ground-floor live/work units and improvements to the sidewalk outdoor space, the proposed project will encourage and engage pedestrian traffic near the site, and provide a place for the nearby residents to gather and engage with the local community.
    - B. The project will be similar in height, massing, and use to existing, nearby developments, and therefore will be compatible with surrounding uses and buildings within the C-SA district. Also, the project proposal has incorporated design features, such as stepping back from

adjacent residences at each floor, to ease the transition from the project to the residential neighborhood and R-2 district to the east.

3. Pursuant to Government Code Section 65915, pertaining to State Density Bonus law, the Zoning Adjustments Board finds that:

- A. Under the City's methodology for implementing density bonuses per Section 65915, the "base project" consists of 42 units.
- B. The project will provide at least 5 Very Low Income (VLI) qualifying units in the 42-unit "base project", as more fully set forth in Conditions #53 - 58. This commitment entitles the project to a density increase of 35% over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f), plus two concessions or incentives. This equates to a density bonus of 15 units within the 57-unit proposed project.

Waivers:

- C. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers for the C-SA district standards, in order to allow the construction of the requested project with the density bonus: a waiver for height – not to exceed 60'-4" maximum, where 50' is the limit, and to be 5 stories where 4 stories is the limit; a waiver to exceed the lot coverage limit – to be 79%, where 40% maximum is allowed; a waiver to provide 14 parking spaces, where 32 is the minimum; and a waiver to reduce the front, street side, and rear yards:

- o Front setback – 0'-0", where 15' is the minimum;
- o Rear setback – 0'-6", where 15' is the minimum;
- o Side setback (right, street side) – 0'-0", where 6' is the minimum.

These waivers are required because state law requires the City to modify development standards as necessary to accommodate these density bonus units, and because the Zoning Adjustments Board hereby finds that the density bonus units can best be accommodated by granting these waivers.

- D. 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 approval of waivers is required 1) construct the proposed project at the density permitted under State law; 2) approval of requested waivers 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) approval of the requested waivers would not be contrary to State or Federal law.

Concessions:

- E. 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: a concession to increase average unit size from 463 square feet (Base Project) to 495 square feet (Proposed Project); and a concession to have ground-level parking in the Proposed Project, when the Base Project parking is underground.
- F. 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 rents, 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.

### III. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

The following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

**1. Conditions and Shall be Printed on Plans**

The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions.' *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

**2. Applicant Responsible for Compliance with Conditions**

The applicant shall ensure compliance with all of the following conditions, including submittal to the project planner of required approval signatures at the times specified. Failure to comply with any condition may result in construction being stopped, issuance of a citation, and/or modification or revocation of the Use Permit.

**3. Uses Approved Deemed to Exclude Other Uses (Section 23B.56.010)**

- A. This Permit authorizes only those uses and activities actually proposed in the application, and excludes other uses and activities.
- B. Except as expressly specified herein, this Permit terminates all other uses at the location subject to it.

**4. Modification of Permits (Section 23B.56.020)**

No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board, except that the Zoning Officer may approve changes that do not expand, intensify, or substantially change the use or building.

Changes in the plans for the construction of a building or structure, may be modified prior to the completion of construction, in accordance with Section 23B.56.030.D. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.

**5. Plans and Representations Become Conditions (Section 23B.56.030)**

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

**6. Subject to All Applicable Laws and Regulations (Section 23B.56.040)**

The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Building and Safety Division, Public Works Department and other affected City divisions and departments.

**7. Exercised Permit for Use Survives Vacancy of Property (Section 23B.56.080)**

Once a Permit for a use is exercised and the use is established, that use is legally recognized, even if the property becomes vacant, except as set forth in Standard Condition #8, below.



12. Maintenance Agreement. The property owner shall create a maintenance agreement with the City, for the owner to maintain the public landscape and seating areas on the Shattuck Avenue sidewalk that are approved by the ZAB, for the life of the project.
13. Clarifications and Supplemental Geotechnical Considerations. The Project Geotechnical Consultant shall provide a statement in writing confirming that they assume responsibility as the Geotechnical Engineer of Record and either fully accept the results of the referenced Geotechnical Investigations or will complete a separate Geotechnical Investigation for the project.

Assuming that both the currently proposed Base and Proposed Projects shall be addressed as part of the geotechnical investigation, the Project Geotechnical Consultant shall: 1) provide updated seismic design criteria consistent with the currently adopted code, 2) discuss the anticipated hydrostatic uplift forces that will impact the Base and Proposed Project, 3) discuss dewatering that will be necessary for construction of the Base and Proposed Project, 4) provide recommendations for monitoring of potential distress to neighboring roadway improvements and structures due to dewatering and adjacent excavations associated with either the Base Project or Proposed Project. These monitoring recommendations shall include thresholds of horizontal and vertical movement that would result in stoppage of work and commencement of additional shoring, as well as recommendations to evaluate the spatial dewatering impacts to the area including locations for monitoring wells and draw down wells for the Base and Proposed Projects.

The Project Geotechnical Consultant shall discuss whether it is appropriate to contract with a certified hydrogeologist (CHG) registered with the state of California to develop the necessary site investigation required to establish appropriate dewatering and monitoring measures for the Base and Proposed Projects.

Documentation to address the above shall be provided by the Project Geotechnical Consultant to the City for review and approval by the appropriate City staff, or equivalent, prior to issuance of building permits.

14. Geotechnical Plan Review – The Project Geotechnical Consultant shall review and approve all geotechnical aspects of the final project building and grading plans (i.e., site preparation and grading, site surface and subsurface drainage improvements, and design parameters for foundations and basement retaining walls) to ensure that their recommendations have been properly incorporated. The results of the plan review shall be summarized by the Geotechnical Consultant in a letter with appropriate laboratory testing results and evaluations and submitted to the City Engineer for review and approval prior to issuance of building permits.
15. 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 Use Permit. The new address(es) shall be assigned and entered into the City’s database prior to the applicant’s submittal of a building permit application.
16. 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 for construction listed above, as measures needed to ensure that construction complies 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 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 when adjoining construction sites. 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. Noise control blanket barriers can be rented and quickly erected.
- I. Route construction related traffic along major roadways and away from sensitive receptors where feasible.

17. Damage Due to Construction Vibration. The project applicant shall submit screening level analysis prior to, or concurrent with demolition building permit. 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). The assessment shall take into account project specific information such as 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 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 that 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:
- establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and
  - include written descriptions and photographs.

The study shall be reviewed and approved by the Building and Safety Division and the Zoning Officer prior to issuance of a grading permit. Upon completion of the project, the structures (or, in case of large buildings, of the portions of the structures) previously inspected will be resurveyed, and any new cracks or other changes shall be compared to pre-construction conditions and a

determination shall be made as to whether the proposed project caused the damage. The findings shall be submitted to the Building and Safety Division and the Zoning Officer for review. If it is determined that project construction has resulted in damage to the structure, the damage shall be repaired to the pre-existing condition by the project sponsor, provided that the property owner approves of the repair.

18. Building Permit Plans shall clearly show the exhaust from the ground floor parking garage vented to the roof.
19. Project landscaping on the east side of the site, in proximity to residential neighbors, shall consist of low clumping plants to ensure active uses on the project site are set back from the property line.

#### **Prior to Issuance of Any Building Permit:**

20. Public for Art: Consistent with BMC Chapter 23C.23, the applicant shall either pay the required in-lieu fee or provide the equivalent amount in a financial guarantee to be released after installation of the On-Site Publicly Accessible Art.
21. Affordable Housing Mitigation Fee: Consistent with BMC Section 22.20.065, and fee resolution applicable to this project, the applicant provide a schedule, consistent with a schedule approved by the City Manager or her designee, outlining the timeframe for payment of the AHMF, and they shall pay this fee.
22. 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, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name and phone number of the Project Liaison for the project that is responsible for responding to any local complaints, (5) commitment to notify neighbors at least four days in advance of authorized extended work hours and the reason for extended hours, and (6) 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.
23. 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.
24. Construction Phases. The applicant shall provide the Zoning Officer with a schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or his/her designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these conditions. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.

- 25. Electric Vehicle (EV) Charging.** At least 10% of the project parking spaces for residential parking and 3% of the parking spaces for non-residential parking shall be pre-wired to allow for future Level 2 (240 Volt/40 amp) plug-in electric vehicle (EV) charging system installation, as specified by the Office of Energy and Sustainable Development. Any Level 2 EV charging systems installed at parking spaces will be counted toward the applicable pre-wiring requirement. Pre-wiring for EV charging and EV charging station installations shall be noted on site plans.
- 26. Recycling and Organics Collection.** Applicant shall provide recycling and organics collection areas for occupants, clearly marked on site plans, which comply with the Alameda County Mandatory Recycling Ordinance (ACWMA Ordinance 2012-01).
- 27. Water Efficient Landscaping.** Applicant shall provide an updated Bay-Friendly Basics Landscape Checklist that includes detailed notes of any measures that will not be fully met at the project. Landscape improvements shall be consistent with the current versions of the State's Water Efficient Landscape Ordinance (WELO) and the East Bay Municipal Utility District's Section 31: Water Efficiency Requirements.
- 28. Construction and Demolition.** Applicant shall submit a Waste Diversion Form and Waste Diversion Plan that meet the diversion requirements of BMC Chapters 19.24 and 19.37.
- 29. 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.
- 30. Parking for Disabled Persons.** Per BMC Section 23E.28.040.D of the Zoning Ordinance, "Notwithstanding any reduction in off-street parking spaces that may be granted for mixed-use projects in non-residential districts listed in Sub-title 23E, the requirement for off-street parking spaces for disabled persons in the project shall be calculated as if there had been no reduction in total parking spaces."
- 31. First Source Agreement.** The applicant and/or end user(s) shall enter into a First Source Agreement with the City of Berkeley. First Source promotes the hiring of local residents on local projects. The agreement requires contractors/employers to engage in good faith efforts to hire locally, including utilizing graduates of local job training programs. Please call (510) 981-4970 for further information, or visit the City's Employment Programs office at 2180 Milvia, 1<sup>st</sup> Floor.
- 32. Toxics.** The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:
- A. Environmental Site Assessments:
- 1) Phase I & Phase II Environmental Site Assessments (latest ASTM 1527-13). A recent Phase I ESA (less than 6 months old\*) shall be submitted to TMD for developments for:
    - All new commercial, industrial and mixed use developments and all large improvement projects.
    - All new residential buildings with 5 or more dwelling units located in the Environmental Management Area (or EMA).
    - EMA is available online at:
    - [http://www.cityofberkeley.info/uploadedFiles/IT/Level\\_3\\_-\\_General/ema.pdf](http://www.cityofberkeley.info/uploadedFiles/IT/Level_3_-_General/ema.pdf)
  - 2) Phase II ESA is required to evaluate Recognized Environmental Conditions (REC) identified in the Phase I or other RECs identified by TMD staff. The TMD may require a third party



toxicologist to review human or ecological health risks that may be identified. The applicant may apply to the appropriate state, regional or county cleanup agency to evaluate the risks.

- 3) If the Phase I is over 6 months old, it will require a new site reconnaissance and interviews. If the facility was subject to regulation under Title 15 of the Berkeley Municipal Code since the last Phase I was conducted, a new records review must be performed.

B. Soil and Groundwater Management Plan:

- 1) A Soil and Groundwater Management Plan (SGMP) shall be submitted to TMD for all non-residential projects, and residential or mixed-use projects with five or more dwelling units, that: (1) are in the Environmental Management Area (EMA) and (2) propose any excavations deeper than 5 feet below grade. The SGMP shall be site specific and identify procedures for soil and groundwater management including identification of pollutants and disposal methods. The SGMP will identify permits required and comply with all applicable local, state and regional requirements.
- 2) The SGMP shall require notification to TMD of any hazardous materials found in soils and groundwater during development. The SGMP will provide guidance on managing odors during excavation. The SGMP will provide the name and phone number of the individual responsible for implementing the SGMP and post the name and phone number for the person responding to community questions and complaints.
- 3) TMD may impose additional conditions as deemed necessary. All requirements of the approved SGMP shall be deemed conditions of approval of this Use Permit.

C. Building Materials Survey:

- 1) Prior to approving any permit for partial or complete demolition and renovation activities involving the removal of 20 square or lineal feet of interior or exterior walls, a building materials survey shall be conducted by a qualified professional. The survey shall include, but not be limited to, identification of any lead-based paint, asbestos, polychlorinated biphenyl (PBC) containing equipment, hydraulic fluids in elevators or lifts, refrigeration systems, treated wood and mercury containing devices (including fluorescent light bulbs and mercury switches). The Survey shall include plans on hazardous waste or hazardous materials removal, reuse or disposal procedures to be implemented that fully comply state hazardous waste generator requirements (22 California Code of Regulations 66260 et seq). The Survey becomes a condition of any building or demolition permit for the project. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center.

D. Hazardous Materials Business Plan:

- 1) A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 shall be submitted electronically at <http://cers.calepa.ca.gov/> within 30 days if on-site hazardous materials exceed BMC Section 15.20.040. HMBP requirement can be found at <http://ci.berkeley.ca.us/hmr/>

**Prior to Demolition or Start of Construction:**

- 33. Construction Meeting.** The applicant shall request of the Zoning Officer an on-site meeting with City staff and key parties involved in the early phases of construction (e.g., applicant, general contractor, foundation subcontractors) to review these conditions and the construction schedule. The general contractor or applicant shall ensure that all subcontractors involved in subsequent phases of construction aware of the conditions of approval.

**During Construction:**

**34. 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.

**35. Construction Hours- Exceptions.** It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.

**36. Transportation Construction Plan.** The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) is required for all phases of construction, particularly for the following activities:

- Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes);
- Storage of building materials, dumpsters, debris anywhere in the public ROW;
- Provision of exclusive contractor parking on-street; or
- Significant truck activity.

The applicant shall secure the City Traffic Engineer's approval of a TCP. Please contact the Office of Transportation at 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 consistent with any other requirements of the construction phase.

Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

**37. 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; and
- 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.

**38. Halt Work/Unanticipated Discovery of Tribal Cultural Resources.** In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the

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

39. Avoid Disturbance of Nesting Birds. Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.
40. Air Quality - Diesel Particulate Matter Controls during Construction. All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with **one** of the following measures:
- 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 BAAQMD and OEHHA. The health risk assessment shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.
  - 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.

In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:

- 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.

- 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.
41. Archaeological Resources (Ongoing throughout demolition, grading, and/or construction). Pursuant to CEQA Guidelines section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:
- A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
  - B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
  - C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.
  - D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.
  - E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.
42. Human Remains (Ongoing throughout demolition, grading, and/or construction). In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.
43. Paleontological Resources (Ongoing throughout demolition, grading, and/or construction). In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make

the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

44. Stormwater Requirements. The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Chapter 17.20. The following conditions apply:
- A. The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.
  - B. Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.
  - C. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.
  - D. Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be conducted prior to the issuance of a Building Permit.
  - E. All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.
  - F. All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.
  - G. All private or public projects that create and/or replace 10,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must 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).
  - H. All on-site storm drain inlets must be labeled "No Dumping – Drains to Bay" or equivalent using methods approved by the City.
  - I. Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary

connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.

- J. All loading areas must be designated to minimize “run-on” or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.
  - K. Restaurants, where deemed appropriate, must be designed with a contained area for cleaning mats, equipment and containers. This contained wash area shall be covered or designed to prevent run-on or run-off from the area. The area shall not discharge to the storm drains; wash waters should drain to the sanitary sewer, or collected for ultimate disposal to the sanitary sewer. Employees shall be instructed and signs posted indicating that all washing activities shall be conducted in this area. Sanitary connections are subject to the review, approval and conditions of the waste water treatment plant receiving the discharge.
  - L. 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.
  - M. 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.
- 45. Public Works - Implement BAAQMD-Recommended Measures during Construction.** For all proposed projects, BAAQMD 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’s specifications. All equipment shall be checked by a certified visible emissions evaluator.
  - H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations.

46. Public Works. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.
47. Public Works. 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.
48. Public Works. The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.
49. Public Works. Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.
50. Public Works. The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.
51. Public Works. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.

**Prior to Final Inspection or Issuance of Occupancy Permit:**

52. Geotechnical Construction Inspections - The Project Geotechnical Consultant shall inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections shall include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations prior to the placement of steel and concrete. Temporary shoring measures shall be reviewed and approved by the Project Geotechnical Consultant. The results of these inspections and the as-built conditions of the project shall be described by the Geotechnical Consultant in a letter and submitted to the City Engineer for review prior to final (granting of occupancy) project approval.
53. Compliance with Conditions. The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit.
54. Compliance with Approved Plan. The project shall conform to the plans and statements in the Use Permit. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated **September 5, 2019**, except as modified by conditions of approval.
55. Construction and Demolition Diversion. A Waste Diversion Report, with receipts or weigh slips documenting debris disposal or recycling during all phases of the project, must be completed and submitted for approval to the City's Building and Safety Division. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement. A copy of the Waste Diversion Plan shall be available at all times at the construction site for review by City Staff.

**BELOW MARKET RATE UNITS**

- 56. Number of Below Market Rate Units.** The project shall provide 5 Very Low Income (VLI) below market rate rental dwelling units ("BMR Units"), which are required to comply with the State Density Bonus Law (Government Code Section 65915). The BMR Units shall be designated in the Regulatory Agreement and shall be reasonably dispersed throughout the project; be of the same size and contain, on average, the same number of bedrooms as the non-BMR units in the project; and be comparable with the design or use of non-BMR units in terms of appearance, materials and finish quality. The designation of BMR Units shall conform to the addresses assigned to the building by the City.
- 57. Regulatory Agreement.** Prior to the issuance of a building permit, the applicant shall enter into a Regulatory Agreement that implements Government Code Section 65915 and this Use Permit. The Regulatory Agreement may include any terms and affordability standards determined by the City to be necessary to ensure such compliance. The maximum qualifying household income for the BMR Units shall be 50 percent of area median income (AMI), and the maximum housing payment shall be 30 percent of 50 percent of AMI, as set forth in the following paragraphs of this condition. If the BMR units are occupied by very low income tenants receiving a rental subsidy through the Section 8 or Shelter Plus Care programs, the rent received by the project sponsor may exceed the restricted rent to the payment standards allowed under those programs so long as the rent allowed under the payment standards is not greater than the market rents charged for comparable units in the development.
- 58.** In addition, the following provisions shall apply:
- A. Maximum rent shall be adjusted for the family size appropriate for the unit pursuant to California Health & Safety Code Section 50052.5(h).
  - B. Rent shall include a reasonable allowance for utilities, as published and updated by the Berkeley Housing Authority, including garbage collection, sewer, water, electricity, gas, and other heating, cooking and refrigeration fuels. Such allowance shall take into account the cost of an adequate level of service. Utilities do not include telephone service. Rent also includes any separately charged fees or service charges assessed by the lessor which are required of all tenants, other than security deposits.
  - C. BMR units will be provided for the life of the project under BMC Section 22.20.065.
- 59. Determination of Area Median Income (AMI).**
- A. The "AMI" (Area Median Income) shall be based on the income standards for the Oakland Primary Metropolitan Statistical Area reported by the United States Department of Housing and Urban Development (HUD). In the event HUD discontinues establishing such income standards, AMI shall be based on income standards determined by the California State Department of Housing and Community Development (HCD). If such income standards are no longer in existence, the City will designate another appropriate source or method for determining the median household income.
  - B. The applicable AMI for the purpose of determining the allowable rent for each unit (but not for the purpose of determining eligibility for occupancy of an inclusionary unit) shall be determined in accordance with the following table:

<b>Unit Size</b>	<b>AMI Standard</b>
Studio unit	AMI for a one person household
One-bedroom unit	AMI for a two person household
Two-bedroom unit	AMI for a three person household



Three-bedroom unit	AMI for a four person household
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60. 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.
61. 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 Chapter 23C.12, which applies to the any of the following:
- Residential housing projects for the construction of five or more Dwelling Units;
  - Residential housing projects for the construction of one to four new Dwelling Units, when such Units are added to an existing one to four unit property, which has been developed after August 14, 1986, and the resulting number of units totals five or more. All Units in such a property are subject to the requirements of this chapter;
  - Residential housing projects proposed on lots whose size and zoning designation is such to allow construction of five or more Dwelling Units.

If a density bonus was granted for the project, the regulatory agreement shall reflect the number of qualifying units set forth in Section 65915(f)(4) that are needed to support the bonus that was granted.

**At All Times:**

62. 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.
63. Rooftop Projections. No additional rooftop or elevator equipment shall be added to exceed the approved maximum roof height without submission of an application for a Use Permit Modification, subject to Board review and approval.
64. Design Review. Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to approval.
65. Drainage Patterns. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.
66. Electrical Meter. Only one electrical meter fixture may be installed per dwelling unit.
67. Loading. All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.
68. Bike Parking. Secure and on-site bike parking *for at least* 44 bicycles shall be provided for the life of the building.
69. Tenant Notification. The developer shall provide tenant notification, via a lease rider or deed covenant, that each dwelling unit is located in a mixed-use area that includes commercial, food service and entertainment uses, and that each occupant shall not seek to impede their lawful operation.

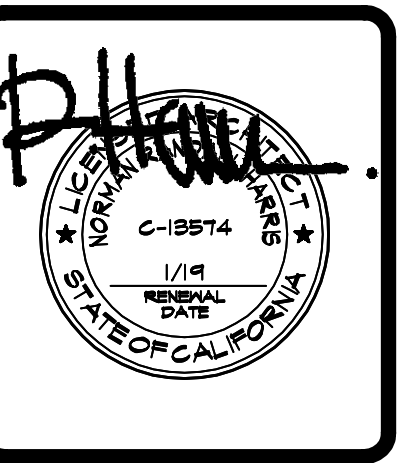
- 70. Transit Subsidy Condition.** The applicant shall reimburse employees the maximum non-taxable cost of commuting to and from work on public transportation (e.g., monthly passes) if they so commute, and a notice informing employees of the availability of such subsidy shall be permanently displayed in the employee area as per BMC Chapter 9.88.
- 71. Transit Subsidy for Residents.** Subject to the review and oversight of the Transportation Division Manager, the property owner shall provide at least one of the following transportation benefits at no cost:
- Two passes per dwelling for unlimited local bus transit service; or
  - 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.
- A notice describing these transportation benefits shall be posted in a location or locations visible to all tenants.
- 72. Residential Permit Parking.** Consistent with BMC Section 14.72.080.C.1, no Residential Permit Parking (RPP) permits shall be issued to project residents. The project planner shall notify the Finance Department, Customer Service Center, to 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, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of an occupancy permit or final inspection.
-

# 2701 SHATTUCK AVENUE



revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/19	-
ZAB SUBMITTAL 4/12/19 & 1/03/19	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 4/20/18	AY
ZAB SUBMITTAL 11/09/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/12/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



2701 SHATTUCK AVENUE  
BERKELEY, CALIFORNIA  
FOR:  
2701 SHATTUCK BERKELEY, LLC

drawing  
**COVER**

drawn  
checked  
RH  
date  
3/07/18  
scale  
NO SCALE  
job no.  
1802  
sheet

**AO.O**

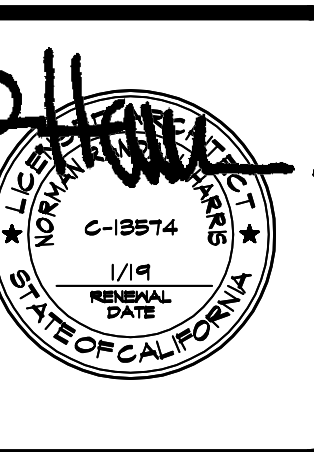
# 2701 SHATTUCK AVENUE

## BERKELEY, CA

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/19	-
ZAB SUBMITTAL 4/12/19 & 1/03/19	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
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ZAB SUBMITTAL 11/09/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
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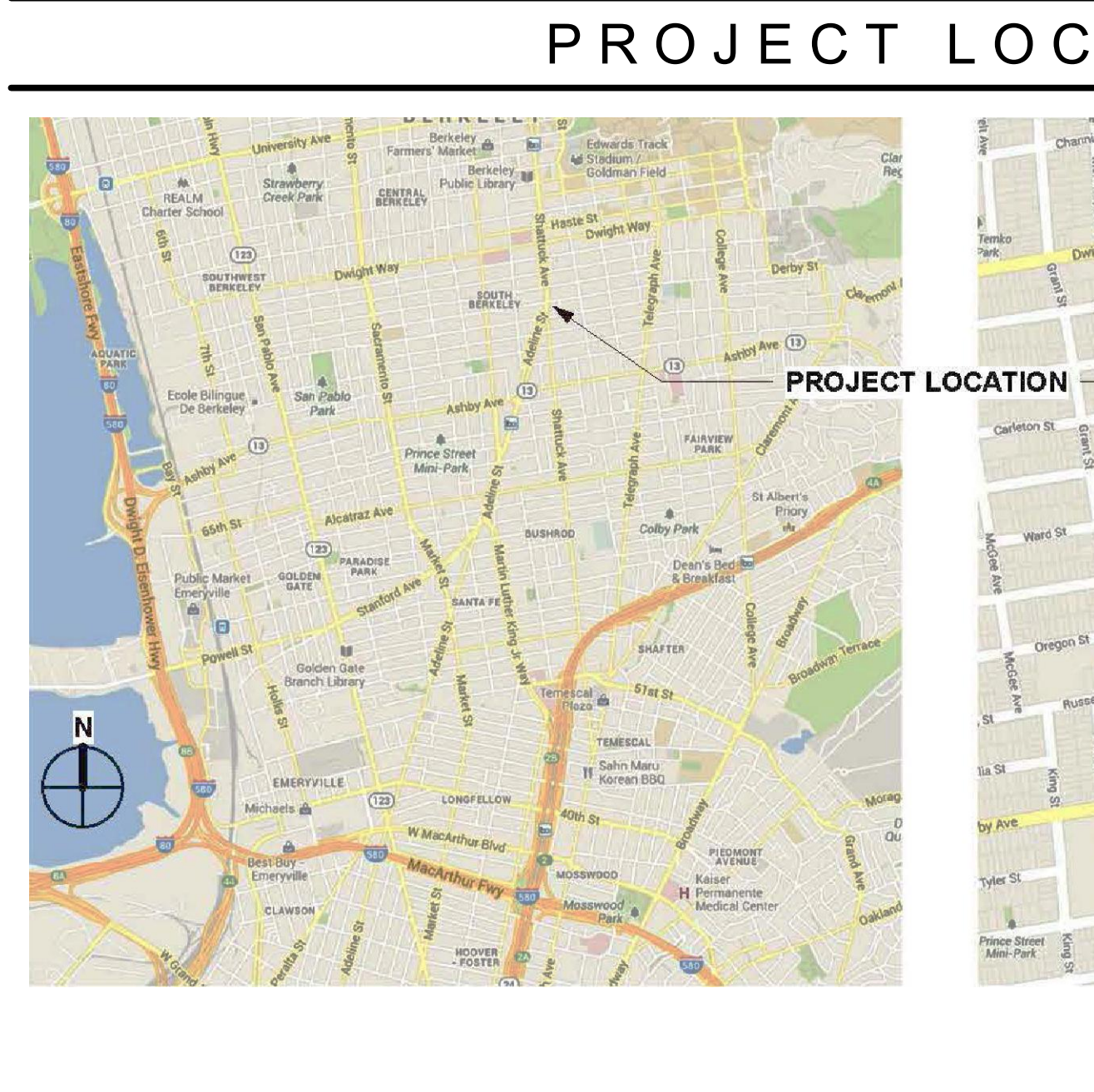
ABBREVIATIONS		
AFF	ABOVE FINISHED FLOOR	(N)
ACOUS	ACOUSTICAL	NEG
ADJ	ADJUSTABLE	NOM
AL	ALIGN	NIC
ALT	ALTERNATE	NOT IN CONTRACT
AB	ANCHOR BOLT	NTS
APROV	APPROVED	NUMBER
ARCH	ARCHITECTURAL	OC
AUTO	AUTOMATIC	OP
BLDG	BUILDING	OPP
BLKG	BLOCKING	ORIG
BM	BEAM	
BD	BOARD	PART
BO	BOTTOM OF	PP
BS	BOTH SIDES	PAF
		PLAM
CAB	CABINET	PL
CI	CAST IRON	PN
CIP	CAST IN PLACE	PLYWD
COL	COLUMN	POINT
CTR	CENTER	LB
CL	CENTER LINE	PRES
CTC	CENTER TO CENTER	
CER	CERAMIC	QUAL
CJ	CONSTRUCTION JOINT	QUAN
CL	CLEAR	
CMU	CONCRETE MASONRY UNIT	PT
CON	CONNECTION	
CONT	CONTINUOUS	PS
CP	COMPLETE PENETRATION	PART
CS	COUNTERSUNK	
CW	COLD WATER	RAD
		RWL
DET	DETAIL	RECPT
DEPT	DEPARTMENT	
DIA	DIAMETER	REF
DIV	DIVISION	REQ
DR	DOOR	RWD
DBL	DOUBLE	RH
DF	DOUGLAS FIR	RHR
DN	DOWN	RM
DS	DIAGONAL SHEATHING	RND
DWG	DRAWING	RO
DRWR	DRAWER	REV
		SS
(E)	EXISTING	SAD
EA	EACH	SCD
EF	EACH FACE	
EW	EACH WAY	SED
EN	EDGE NAILING	SXD
EL	ELEVATION	SXD
ELEV	ELEVATOR	SXD
ELEC	ELECTRICAL	SXD
ENG	ENGINEER	SFMD
EQ	EQUAL	SPD
EQUIP	EQUIPMENT	SJ
EX	EXHAUST	SCHED
EXP	EXPEDITE	SECT
EXT	EXTERIOR	SECT
		SHT
FAB	FABRICATE	SM
FOC	FACE OF CONCRETE	SIM
FOF	FACE OF FINISH	SP
FOS	FACE OF STUD	SPEC
FOV	FACE OF WALL	SQ
FIN	FINISH	SQFT
FF	FINISHED FLOOR	SQ
FE	FIRE EXTINGUISHER	ST
FA	FIRE ALARM	STAG
FLR	FLOOR	SSTL
FLUOR	FLUORESCENT	STAND
FL	FLUSH	STL
FOUND	FOUNDATION	STOR
FTNG	FOOTING	STRUC
FR	FRAMING	SUS
FUR	FURRING	SYM
		SYS
GA	GAUGE	TEMP
GALV	GALVANIZED, GALVANIZING	TH
GL	GLASS, GLAZING	THR
GLULAM	GLUE LAMINATED BEAM	TD
GYP BD	GYPSPUM BOARD	T&B
		T&G
HVAC	HEATING VENTILATION & AIR CONDITIONING	T&G
HSR	HIGH STRENGTH RODS	TOF
HSB	HIGH STRENGTH BOLT	TOP
HT	HEIGHT	TOS
HD	HOLD DOWN	TOS
HORIZ	HORIZONTAL	TOW
HW	HOT WATER	TN
		TYP
		UL
INC	INCLUDING, INCLUDED	UN
INFO	INFORMATION	UTIL
INT	INTERIOR	VERT
		VIF
JH	JOIST HANGER	VER
JT	JOINT	VEST
		WC
LAM	LAMINATE	WH
LH	LEFT HAND	WI
LHR	LEFT HAND REVERSE	WO
LT	LIGHT	WD
LTW	LIGHT WEIGHT	WIT
L	LONG, LENGTH	WOOD
		YD
MB	MACHINE BOLTS	
MAINT	MAINTENANCE	
MAX	MAXIMUM	
MECH	MECHANICAL	
MANF	MANUFACTURER	
MTL	METAL	
MEZZ	MEZZANINE	
MIN	MINIMUM	
MISC	MISCELLANEOUS	
MTD	MOUNTED	
MUL	MULLION	

PROJECT DIRECTORY	
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GRAPHIC SYMBOLS		
<b>DETAIL REFERENCE</b>	DRAWING NUMBER	---#---
	SHEET NUMBER	---#---
<b>DETAIL SECTION REFERENCE</b>	DRAWING NUMBER	---#---
	SHEET NUMBER	---#---
<b>BUILDING SECTION REFERENCE</b>	DRAWING NUMBER	---#---
	SHEET NUMBER	---#---
<b>WALL SECTION REFERENCE</b>	DRAWING NUMBER	---#---
	SHEET NUMBER	---#---
<b>EXTERIOR ELEVATION REFERENCE</b>	DRAWING NUMBER	---1#---
	SHEET NUMBER	---#---
<b>INTERIOR ELEVATION REVERENCE</b>	DRAWING NUMBER	---1#---
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<b>DOOR REFERENCE</b>		---##---
<b>WINDOW REFERENCE</b>		---#---
<b>ELEVATION DATUM</b>		---#---
<b>ROOM NUMBER</b>		---###---
<b>PARTITION TYPE</b>		---#---
<b>FINISH CEILING HEIGHT</b>		---X'-X"---

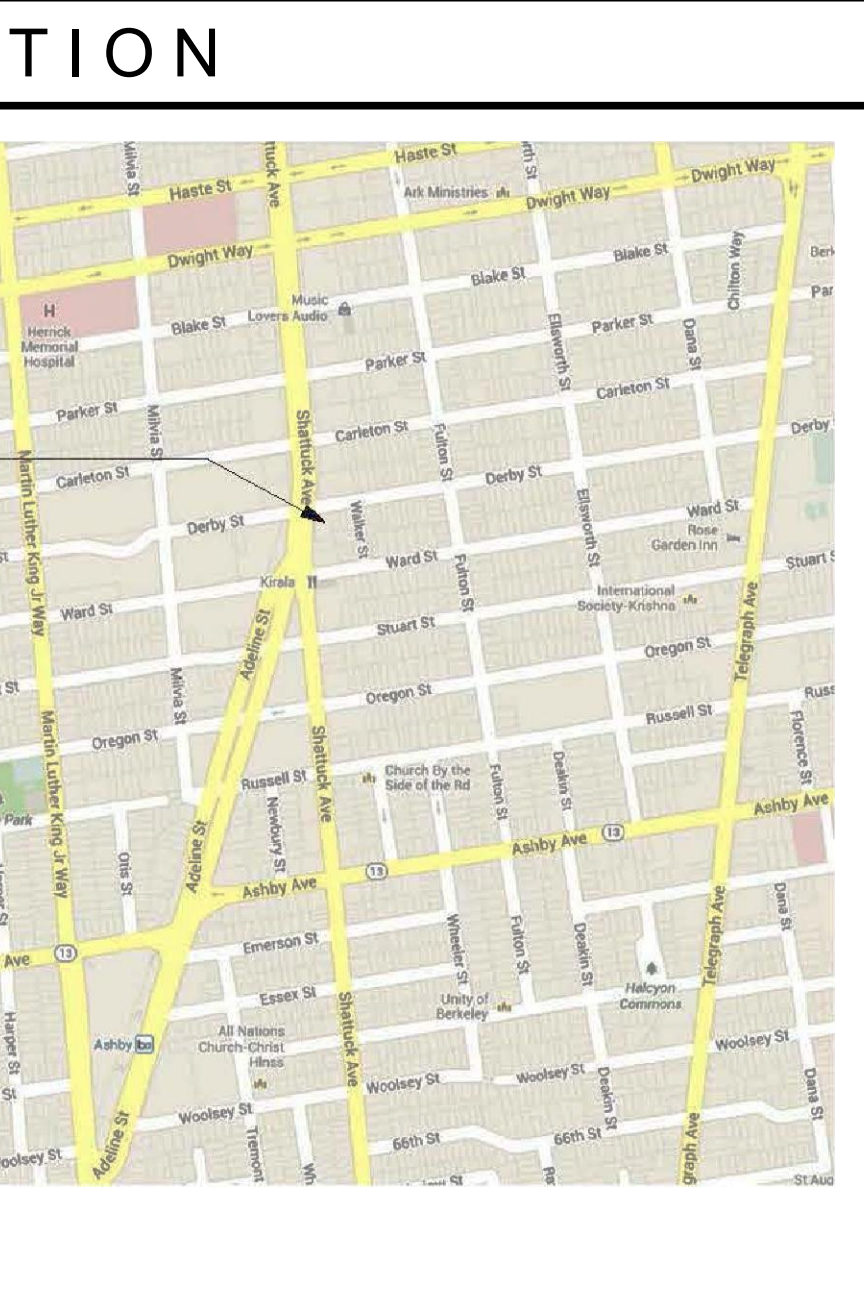
PROJECT DESCRIPTION	
2701 SHATTUCK AVENUE IS A PROPOSED MIXED USE DEVELOPMENT AT THE CORNER OF SHATTUCK AVENUE AND DERBY STREET IN BERKELEY. THE PROJECT IS A MULTI-STORY WOOD CONSTRUCTION OVER A CONCRETE PODIUM THAT INCLUDES 57 RESIDENTIAL UNITS, THREE LIVE/WORK UNITS, 14 PARKING SPACES, AND INCLUDES DENSITY BONUS CONCESSIONS AND WAIVERS.	
THE PROJECT FEATURES OPEN SPACE FOR THE TENANTS ON A ROOF DECK ALONG THE SHATTUCK AVENUE FRONTAGE AND AT THE PODIUM (SECOND) LEVEL.	
THE PROJECT INCLUDES A SECURED BIKE PARKING ROOM, MANAGER'S OFFICE AND RESIDENT COMMUNITY WORKSPACE	

BUILDING CODE DATA	
APN:	54-1719-1
<b>STORMWATER TREATMENT</b>	REQUIRED PERCENTAGE: 4%
	REQUIRED AREA: 477 SF
	PROPOSED TREATMENT AREA: 1,126 SF
<b>PRELIMINARY BUILDING CODE ANALYSIS</b>	OCCUPANCY TYPE: R2
	CONSTRUCTION TYPE: VA, FULLY SPRINKLERED
	ALLOWABLE AREA/FL: APPROX. 36,000 SF
	PROPOSED AREA/FL: APPROX. 10,250 SF
	ALLOWABLE HT: 4 VA STORIES, 60'; OVER UNLIMITED 1A STORIES
	PROPOSED VA HT: 4 VA STORIES, 42'; OVER 1 STORY 1A



DRAWING LIST	
ARCHITECTURAL	LANDSCAPE
A0.0 COVER	L1.1 ILLUSTRATIVE PLAN - GROUND
A0.1 INDEX	L1.2 ILLUSTRATIVE PLAN - PODIUM LEVEL
A0.1A ZONING & SUPPORTING CALCULATIONS	L1.3 ILLUSTRATIVE PLAN - 3RD AND 5TH FLOOR
A0.1B DENSITY BONUS CALCULATIONS	L1.4 ILLUSTRATIVE PLAN - ROOF
A0.2 RESIDENTIAL FLOOR AREAS SUMMARY	L1.5 ILLUSTRATIVE SECTIONS
A0.3 BASE PROJECT	L2.1 PLANTING PLAN - GROUND
A0.4 PROPOSED DENSITY BONUS PROJECT	L2.2 PLANTING PLAN - PODIUM
A1.1 EXISTING CONDITIONS	L2.3 PLANTING PLAN - 3RD AND 5TH
A1.2 SITE PLAN	L2.4 PLANTING PLAN - ROOF
A2.1 GROUND FLOOR PLAN	
A2.2 PODIUM LEVEL FLOOR PLAN	
A2.3 THIRD LEVEL FLOOR PLAN	
A2.4 FOURTH LEVEL FLOOR PLAN	
A2.5 FIFTH LEVEL FLOOR PLAN	
A2.6 ROOF PLAN	
A3.1 EXTERIOR ELEVATIONS	
A3.1A EXTERIOR ELEVATION (VIEWED FROM SIDEWALK)	
A3.2 EXTERIOR ELEVATIONS	
A3.3 BUILDING SECTIONS	
A3.4 BUILDING SECTIONS	
A8.1 UNIT A PLANS	
A8.2 UNIT B PLANS	
A8.3 UNIT C PLANS	
A8.4 UNIT D PLANS	
A9.1 3D VIEW	
A9.2 3D VIEW	
A9.3 3D VIEWS	
A10.1 WINDOW ASSEMBLY	
S1.0 SHADOW STUDY - AFTERNOON	
S1.1 SHADOW STUDY - SEASONAL	
S1.2 SHADOW STUDY - JUNE 21	
S1.3 SHADOW STUDY - MARCH 21 AND SEPTEMBER 21	
S1.4 SHADOW STUDY - DECEMBER 21	

DRAWING LIST (CONT.)	
GRAND TOTAL: 42	



INDEX	
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checked	RH
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job no.	1802
sheet	
<b>AO.1</b>	

# PLAN - B

## BASE PROJECT ZONING REQUIREMENTS

**LOT COVERAGE**  
 40% COVERAGE ALLOWABLE  
 LOT SIZE: 11,826 SF  
 TOTAL SF ALLOWABLE: 4,730 SF  
 ACTUAL COVERAGE: 4,730 SF

**OPEN SPACE**  
 REQUIRED: 40 SF/UNIT USEABLE OPEN SPACE  
 42 UNITS X 40 SF/UNIT = 1,680 SF  
 PROVIDED OPEN SPACE: 1,850 SF

**FAR CALCULATION**  
 ALLOWABLE FAR: 4.0  
 BASE PROJECT FAR: 1.6 (18,947 SF / 11,826 SF = 1.60)

### PARKING CALCULATION

**COMMERCIAL PARKING**  
 COMMERCIAL GFA: 558 SF  
 REQUIRED STALL RATIO: 1:300 SF  
 REQUIRED STALLS: 2  
 STALLS PROVIDED: 2

**RESIDENTIAL PARKING \***  
 RESIDENTIAL FLOOR AREA: 18,736 SF  
 REQUIRED STALL RATIO: 1:1,000 SF GFA  
 REQUIRED STALLS: 19  
 STALLS PROVIDED: 23

**TOTAL AUTO PARKING: 25 SPACES**

**COMMERCIAL BIKE PARKING**  
 COMMERCIAL SPACES REQUIRED: 1 SPACE/2,000 SF COMMERCIAL AREA  
 COMMERCIAL FLOOR AREA: 558 SF  
 $558 / 2,000 = (0.3) = 1$   
 COMMERCIAL SPACES PROVIDED: 1 SPACE

**RESIDENTIAL BIKE PARKING**  
 RES. SPACES REQUIRED: 1 SPACE/2,000 SF RESIDENTIAL AREA  
 RES. FLOOR AREA: 19,736 SF  
 $19,736 / 2,000 = 9.9$   
 RES. BIKE SPACES PROVIDED: 10 SPACES

**TOTAL BIKE PARKING: 11 SPACES**

### ROOFTOP COVERAGE CALCULATION

AVERAGE FLOOR AREA: 18,947 SF / 4 STORIES = 4,737 SF  
 ALLOWABLE ROOF COVERAGE: 15% X 4,737 SF = 711 SF

**ROOFTOP ELEMENTS**  
 STAIR 1: 145 SF  
 STAIR 2: 166 SF  
 ELEVATOR: 157 SF  
 COMMERCIAL EXH. 5 SF  
 MACHINE ROOM 70 SF

**TOTAL COVERAGE: 543 SF**

\* - FIRST 1000 SF EXEMPT OFF-STREET PARKING (BMC SECTION 23E.52.080.C)

## PROPOSED DENSITY BONUS PROJECT ZONING REQUIREMENTS

**LOT COVERAGE**  
 LOT SIZE: 11,826 SF  
 COVERED AREA OF LOT: 9,381 SF  
 $9,381 SF / 11,826 SF \times 100\% = 79.33\%$

**OPEN SPACE**  
 REQUIRED RATIO: 40 SF PER UNIT  
 REQUIRED AREA: 57 UNITS X 40 SF/UNIT = 2,280 SF

PODIUM OPEN SPACE: 2,478 SF  
 3RD FLOOR OPEN SPACE: 314 SF  
 5TH LEVEL OPEN SPACE: 514 SF  
 ROOFTOP OPEN SPACE: 2,001 SF  
**PROVIDED OPEN SPACE: 5,307 SF**

**FAR CALCULATION**  
 ALLOWABLE FAR: 4.0  
 PROPOSED FAR: 2.3 (27,431 SF / 11,826 SF = 2.33)

### PARKING CALCULATION

**COMMERCIAL PARKING**  
 COMMERCIAL AREA: 997 SF  
 REQUIRED STALL RATIO: 1:300 SF  
 REQUIRED STALLS: 4  
 STALLS PROVIDED: 4

**RESIDENTIAL PARKING \***  
 RESIDENTIAL FLOOR AREA: 28,224 SF  
 REQUIRED STALL RATIO: 1:1,000 SF  
 REQUIRED STALLS: 28  
 STALLS PROVIDED: 10

**TOTAL AUTO PARKING: 14 SPACES**

**COMMERCIAL BIKE PARKING**  
 COMMERCIAL SPACES REQUIRED: 1 SPACE / 2,000 SF  
 COMMERCIAL FLOOR AREA: 997 SF  
 $997 / 2,000 = 0.49$   
 COMMERCIAL SPACES PROVIDED: 5 SPACES

**RESIDENTIAL BIKE PARKING**  
 RESIDENTIAL SPACES REQUIRED: 1 SPACE/2000 SF RESIDENTIAL AREA  
 RESIDENTIAL FLOOR AREA: 28,224 SF  
 $28,224 / 2,000 = 15 (14.3)$   
 RESIDENTIAL SPACES PROVIDED: 44 SPACES

**TOTAL BIKE PARKING: 49 SPACES**

### ROOFTOP COVERAGE CALCULATION

AVERAGE FLOOR AREA: 27,431 SF / 5 STORIES = 5,486 SF AVERAGE  
 ALLOWABLE ROOF COVERAGE: 15% X 5,486 SF = 822.93 SF

**ROOFTOP ELEMENTS**  
 MECHANICAL EXH. 5 SF  
 TRASH CHUTE EXH. 32 SF  
 MACHINE ROOM 143 SF  
 STAIR 1 178 SF  
 STAIR 2 280 SF  
 ELEVATOR 78 SF  
 ELEVATOR CANOPY 43 SF

**TOTAL COVERAGE: 759 SF**

### CITY OF BERKELEY ZONING SUMMARY

ZONE	C-SA (SOUTH AREA COMMERCIAL)		
	EXISTING	BASE PROJECT	PROPOSED***
Number of Dwelling Units	0	42	57 DU
RESIDENTIAL PARKING	0	23	10
COMMERCIAL PARKING	0	2	4
RESIDENTIAL BIKE STALLS	0	10	44
COMMERCIAL BIKE STALLS	0	1	5
Front Yard Setback	-	1.5	0 FT
Side Yard Setback (Right Side)	-	4	8 FT
Side Yard Setback (Street Side)	-	6	0 FT
Rear Yard Setback	-	1.5	0.5 FT
Building Height	-	50	60'-4" FT
Building Stories	-	4	5
Lot Area	11,826	11,826	11,826 SF
Lot Area (Acres)	0.27	0.27	0.27
Level 1	-	4,272	2,205 SF
Mezzanine	-	1,274	0 SF
Level 2	-	4,730	7,002 SF
Level 3	-	4,730	6,561 SF
Level 4	-	4,730	6,500 SF
Level 5	-	-	5,956 SF
Roof Level	-	-	SF
RFA (Residential Floor Area per BMC)*		19,736	28,224 SF
Commercial		558	997 SF
Trash		57	579 SF
GFA (Residential GFA + Commercial)**		18,947	27,431 SF
Elevators+ Stairs( 2nd floor to the top residential floor)		1,404	2,369 SF
Building Footprint	0	4,730	9,381 SF
Lot coverage	0	40% (max)	79.33%
FAR (Floor Area Ratio)	0	1.6	2.3
Usable Open Space	0 sf	1,883	5,307 SF

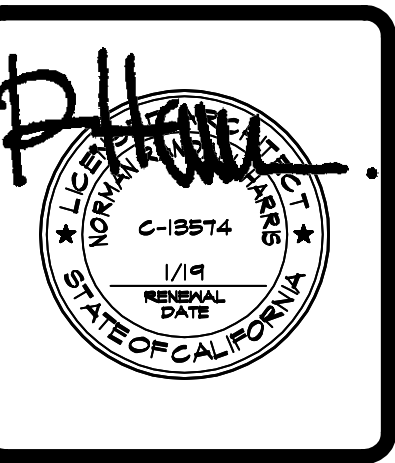
\*RFA PER CITY PLANNER'S GUIDANCE, includes stairs and elevators on all residential floors and EXCLUDES TRASH area

\*\*GFA includes stairs and elevators on the floor of the greatest horizontal extent, commercial space and trash room, Per BMC DEFINITION OF FLOOR AREA, GROSS (23F.04.010)

\*\*\*INCLUDES WAIVERS AND CONCESSIONS

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/17	-
ZAB SUBMITTAL 9/12/17 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 9/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/2/2019	MM

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 architects, planners  
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 walnut creek, ca 94597  
 (925) 256-6042



**2701 SHATTUCK AVENUE**  
 BERKELEY, CALIFORNIA  
 FOR:  
**2701 SHATTUCK BERKELEY, LLC**

drawing  
**ZONING & SUPPORTING CALCULATIONS**

drawn  
 checked  
 RH  
 date  
 3/07/18  
 scale  
**NO SCALE**  
 job no.  
 1802  
 sheet

**AO.IA**

# PLAN - B

## STEP 1: BASE PROJECT

THE BASE PROJECT IS A HYPOTHETICAL PROJECT THAT REPRESENTS THE "MAXIMUM ALLOWABLE RESIDENTIAL DENSITY" FOR A PROPOSED PROJECT AT A PARTICULAR SITE.

**STEP 1.1 CALCULATE MAX. ALLOWABLE RESIDENTIAL FLOOR AREA**  
CALCULATE THE BASE PROJECT'S RESIDENTIAL FLOOR AREA, INCLUDING EACH STORY OF A HYPOTHETICAL BUILDING, ON THE PROPOSED SITE.

### STEP 1.1: BASE PROJECT RESIDENTIAL CALCULATIONS

LEVEL 1 RES.	4,272 sf
LEVEL 1 MEZZANINE RES.	1,274 sf
LEVEL 2 RES.	4,730 sf
LEVEL 3 RES.	4,730 sf
LEVEL 4 RES.	4,730 sf
ROOF LEVEL	-
<b>TOTAL MAX. RESIDENTIAL FLOOR AREA</b>	<b>19,736</b>

### STEP 1.2 CALCULATE AVERAGE UNIT SIZE

USING THE PROPOSED PROJECT'S PLANS, CALCULATE THE TOTAL FLOOR AREA DEDICATED TO RESIDENTIAL USES ON EACH FLOOR.

#### STEP 1.2A: PROPOSED DENSITY BONUS PROJECT RESIDENTIAL CALCULATIONS

LEVEL 1 RES.	2,997 sf
LEVEL 1 MEZZANINE RES.	550 sf
LEVEL 2 RES.	7,617 sf
LEVEL 3 RES.	7,617 sf
LEVEL 4 RES.	7,617 sf
ROOF LEVEL	- sf
<b>TOTAL PROPOSED DENSITY BONUS</b>	<b>26,398 sf</b>

\*Calculated per City Density Bonus procedure

### STEP 1.2B IDENTIFY THE TOTAL NUMBER OF PROPOSED RESIDENTIAL UNITS

57 UNITS PROPOSED

### STEP 1.2C DIVIDE TOTAL PROPOSED DENSITY PROJECT FLOOR AREA BY NUMBER OF UNITS

26,398 SF / 57 UNITS = 463 SF/UNIT

### STEP 1.2D CALCULATED AVERAGE UNIT SIZE: 463 SF

(PROPOSED PROJECT REQUESTS A CONCESSION - SEE STEP 3)

**STEP 1.3 CALCULATE NUMBER OF BASE PROJECT UNITS**  
CALCULATE THE BASE PROJECT'S MAXIMUM NUMBER OF RESIDENTIAL UNITS BY DIVIDING THE SQUARE FOOTAGE OF THE BASE PROJECT (STEP 1.1) BY THE AVERAGE UNIT SIZE (STEP 1.2).

STEP 1.1: BASE PROJECT RES. FLOOR AREA: **19,736 SF**  
STEP 1.2: AVERAGE UNIT SIZE: **463 SF**  
STEP 1.3: BASE UNITS: **19,736 SF / 463 SF = 42.63 UNITS \***

\* - ALLOWED 43 UNITS, BUT, DESIGNED TO 42 UNITS

## STEP 2: PROPOSED DENSITY BONUS PROJECT

DENSITY BONUS UNITS ARE MARKET-RATE UNITS THAT EXCEED THE "MAXIMUM ALLOWED RESIDENTIAL DENSITY." THE AMOUNT OF AFFORDABLE UNITS AND THEIR AFFORDABILITY.

### STEP 2.1 DETERMINE PROPOSED NUMBER AND INCOME LEVEL OF BELOW MARKET RATE (BMR) UNITS.

INCOME LEVEL: VERY-LOW-INCOME UNITS  
% AFFORDABLE UNITS: 11%  
# BASE PROJECT UNITS: 42  
# AFFORDABLE UNITS: 11% X 42 = (4.62)  
= **5 AFFORDABLE UNITS**

### STEP 2.2 CALCULATE DENSITY INCREASE (%) BASED ON THE DENSITY BONUS LAW AND INFORMATION FROM STEP 2.1.

% GRANTED FOR DENSITY BONUS: 35%  
# BASE PROJECT UNITS: 42

### STEP 2.3 CALCULATE NUMBER OF BONUS UNITS BY APPLYING THE PERCENTAGE FROM STEP 2.2 TO BASE PROJECT.

# BONUS UNITS ALLOWED: 35% X 42 = (14.7)  
= 15 BONUS UNITS  
BASE PROJECT UNITS + BONUS UNITS: 42 + 15 = 57

# UNITS PROPOSED WITH DENSITY BONUS: **57 UNITS**

### WAIVERS:

NO LIMIT PER CALIFORNIA STATE LAW SECTION 65915

- HEIGHT - BMC 23E.52.070.B.2 TO EXCEED THE HEIGHT AND STORY LIMITS FOR THE DISTRICT (TO HAVE 60'-4" AND 5 STORIES, WHERE 50' AND 4 STORIES ARE REQUIRED).  
- BMCS 23E.04.020 TO HAVE ROOFTOP PROJECTIONS, SUCH AS MECHANICAL APPURTENANCES OR ARCHITECTURAL ELEMENTS WHICH EXCEED A DISTRICT'S HEIGHT LIMIT.
- SETBACKS - BMC 23E.52.070.D.5 TO REDUCE THE FRONT, STREET SIDE, AND REAR YARDS; AND TO EXCEED THE LOT COVERAGE LIMIT FOR THE DISTRICT.
  - REDUCED FRONT SETBACK**  
SETBACK OF 0 FEET ON ALL FLOORS.
  - REDUCED STREET SIDE SETBACK**  
BUILDING SETBACK OF 0 FEET ON ALL FLOORS.
  - REDUCED REAR SETBACK**  
OF 6 INCHES ON ALL FLOORS.
  - EXCEED LOT COVERAGE**  
TO ALLOW 79.33% COVERAGE.
  - (NO WAIVERS ARE REQUIRED FOR THE EAST SIDE SETBACK NOR THE USEABLE OPEN SPACE PER UNIT)
- PARKING - REDUCE TOTAL PARKING TO 14 SPACES.

## STEP 3: PROPOSED DENSITY BONUS PROJECT WITH WAIVERS AND CONCESSIONS

### STEP 3: ZAB ACTS ON THE PROPOSED DENSITY BONUS PROJECT

- 3.1 **LIST OF CONCESSIONS (ALLOW 2) AND WAIVERS:**  
**CONCESSION 1)** MOVE PARKING FROM UNDERGROUND TO GROUND LEVEL PARKING  
**CONCESSION 2)** INCREASED UNIT SIZE - FROM 463 S.F. (BASE PROJECT) TO 495 S.F. (PROPOSED PROJECT)

WAIVERS SEE ALSO PROPOSED DENSITY BONUS PROJECT LIST

### STEP 3.1: PROPOSED PLUS CONCESSIONS RESIDENTIAL CALCULATIONS

LEVEL 1 RES.	2,205
LEVEL 1 MEZZANINE RES.	0
LEVEL 2 RES.	7,002
LEVEL 3 RES.	6,561
LEVEL 4 RES.	6,500
LEVEL 5 RES.	5,956
ROOF LEVEL	-
<b>TOTAL PROPOSED RES. FLOOR AREA</b>	<b>28,224</b>

### NOTES:

- DENSITY BONUS FLOOR AREA AND GROSS FLOOR AREA (SHEET A0.2) ARE CALCULATED PER STATE LAW AND LOCAL ORDINANCE.

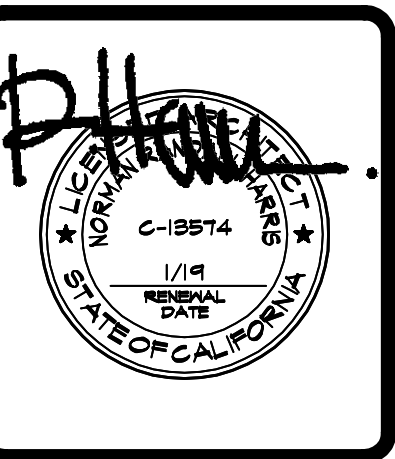
### AVERAGE UNIT SIZE WITH CONCESSIONS AND WAIVERS:

28,224 SF / 57 UNITS = 495 SF/UNIT

AVERAGE UNIT SIZE TO BE LARGER THAN BASE PROJECT/PROPOSED PROJECT [(495.16 - 463.12) AVG SF] / 463.12 AVG SF = APPROXIMATELY 0.0692 (6.92%)

revisions	by
DRC SUBMITTAL 12/15/16 & 1/27/17	-
ZAB SUBMITTAL 4/12/17 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 4/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/2/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



**2701 SHATTUCK AVENUE**  
**BERKELEY, CALIFORNIA**  
**FOR:**  
**2701 SHATTUCK BERKELEY, LLC**

drawing  
**DENSITY BONUS CALCULATIONS**

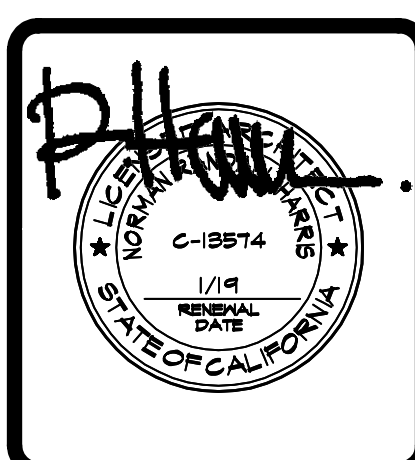
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# PLAN - B

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ZAB SUBMITTAL 4/12/17 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 9/20/18	AY
ZAB SUBMITTAL 11/09/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 1/12/2019	MM

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**2701 SHATTUCK AVENUE**  
 BERKELEY, CALIFORNIA  
 FOR:  
**2701 SHATTUCK BERKELEY, LLC**

drawing  
**RESIDENTIAL FLOOR AREAS SUMMARY**

drawn  
AY  
checked  
RH  
date  
3/07/18  
scale  
AS SHOWN  
job no.  
1802  
sheet

**A0.2**

PROPOSED RESIDENTIAL FLOOR AREAS		
LEVEL	RFA *	GFA **
1	2,205 SF	2,205 SF
M	0 SF	0 SF
2/PODIUM	7,002 SF	6,306 SF
3	6,561 SF	5,979 SF
4	6,500 SF	5,957 SF
5	5,956 SF	5,408 SF
TOTALS	28,224 SF	26,434 SF

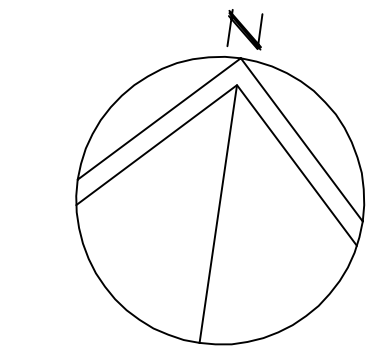
\* - AREA OF TRASH ROOM FROM 2ND LEVEL TO 5TH LEVEL = 579 SF  
\*\* - AREA OF ELEVATOR AND STAIRS FROM 2ND LEVEL TO 5TH LEVEL = 2,369 SF

**LEGEND**

- LIVE/WORK UNITS
- PARKING
- RESIDENTIAL
- TRASH
- OPEN SPACE
- LANDSCAPING
- CIRCULATION
- ROOFTOP ELEMENTS
- WALL
- PROPERTY LINE

UNIT DATA					
UNIT TYPE	#	JUNIOR 1 BR	BR	BA	+ DEN
L/W	3			1	
A1	1	1		1	
A2	6	1		1	
A3	3	1		1	
A4	2	1		1	
A5	1	1		1	
A6	4	1		1	
A7	1	1		1	
B1	17	1		1	
B2	9	1		1	
C	1		1	1	
C1	4		1	1	
C2	1		1	1	
D	2		1	1	+ DEN
D2	1		2	1	
D3	1		2	1	

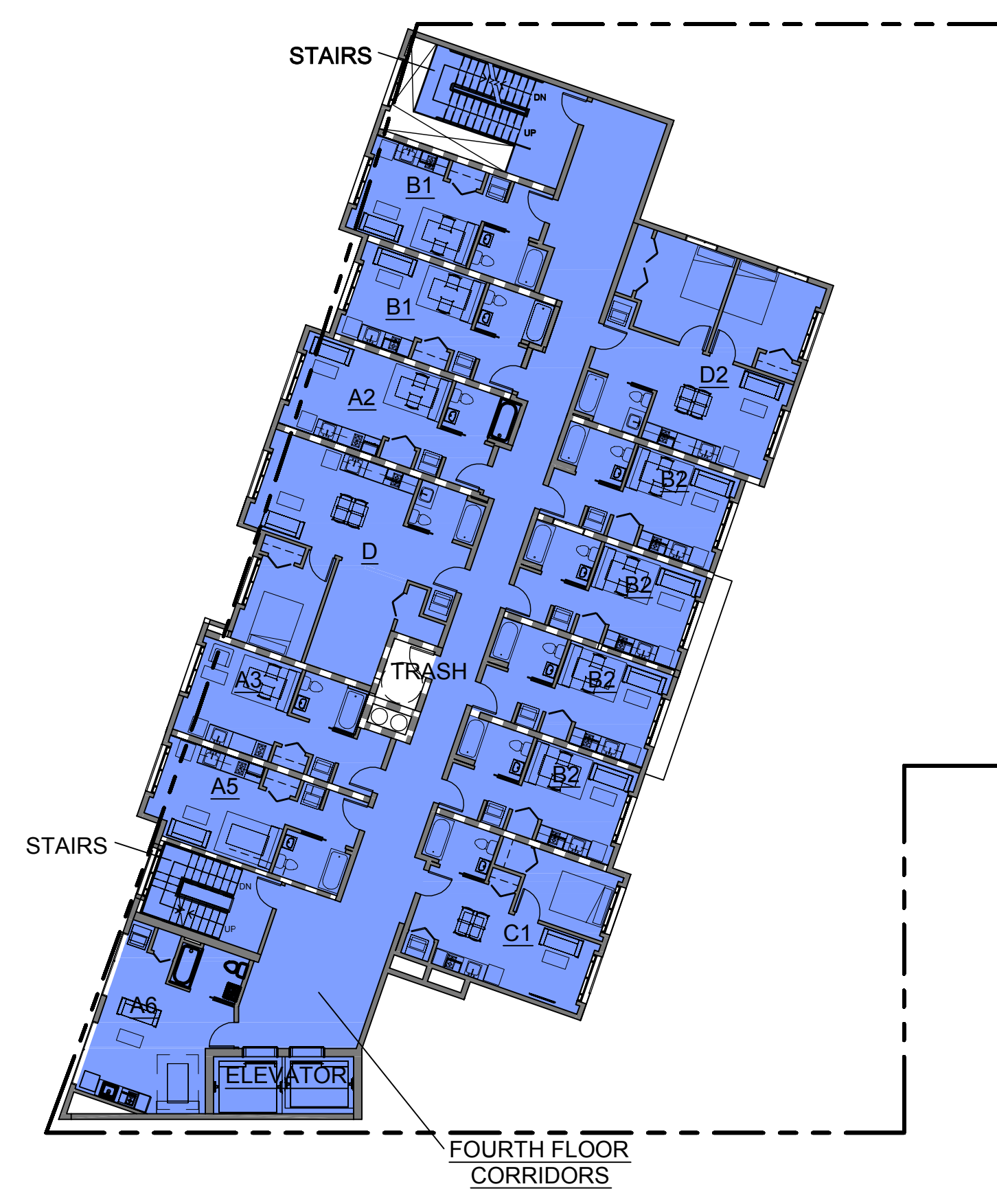
UNIT DATA:  
 LIVE/WORK UNITS: 3  
 JUNIOR 1 BR UNITS: 44  
 1 BEDROOM UNITS: 8  
 2 BEDROOM UNITS: 2  
 TOTAL UNITS 57



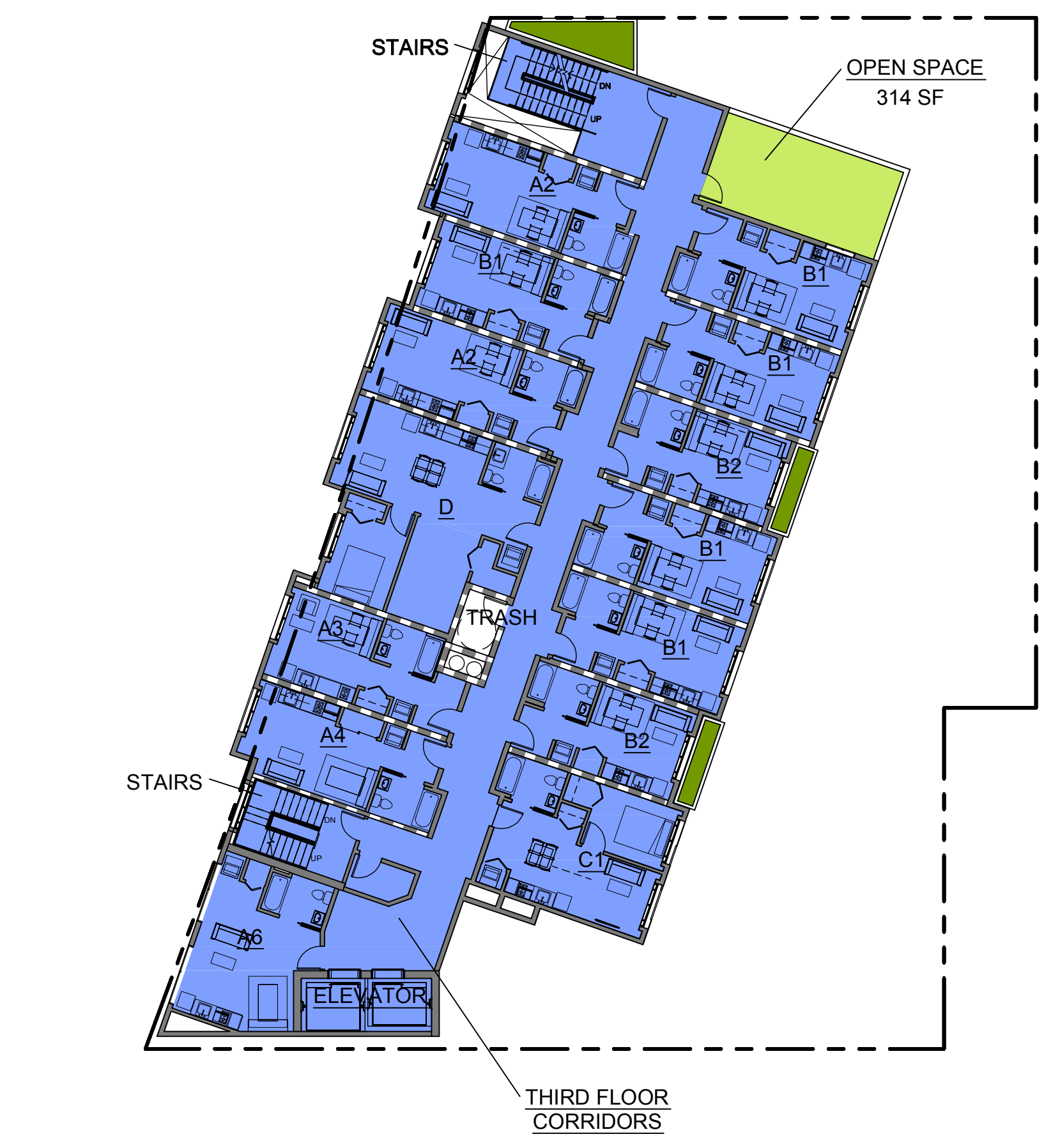
⑥ ROOF LEVEL  
1/16" = 1'-0"



⑤ FIFTH FLOOR  
1/16" = 1'-0"



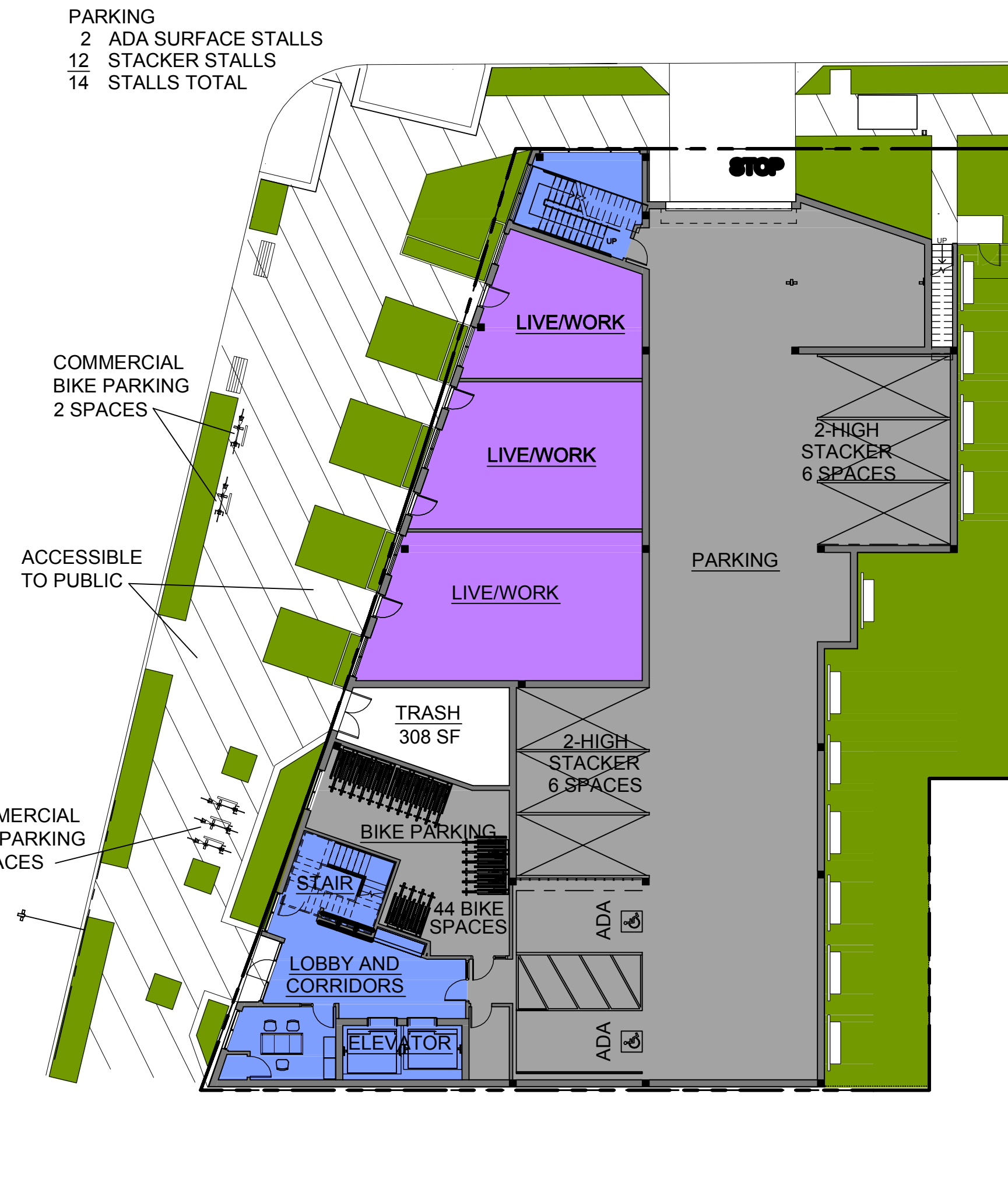
④ FOURTH FLOOR  
1/16" = 1'-0"



③ THIRD FLOOR  
1/16" = 1'-0"



② PODIUM LEVEL  
1/16" = 1'-0"

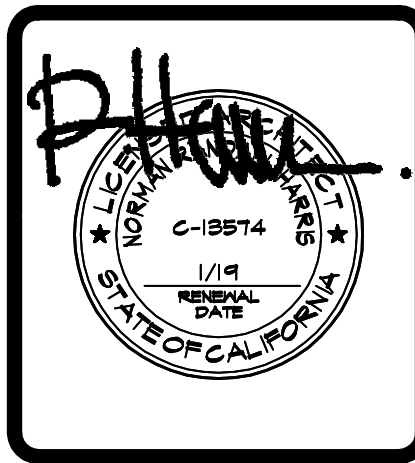


① RESIDENTIAL LOBBY  
1/16" = 1'-0"

# PLAN - B

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/17	-
ZAB SUBMITTAL 4/12/17 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 4/20/18	AY
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ZAB REMAND 6/13/19 & 6/27/19	MM
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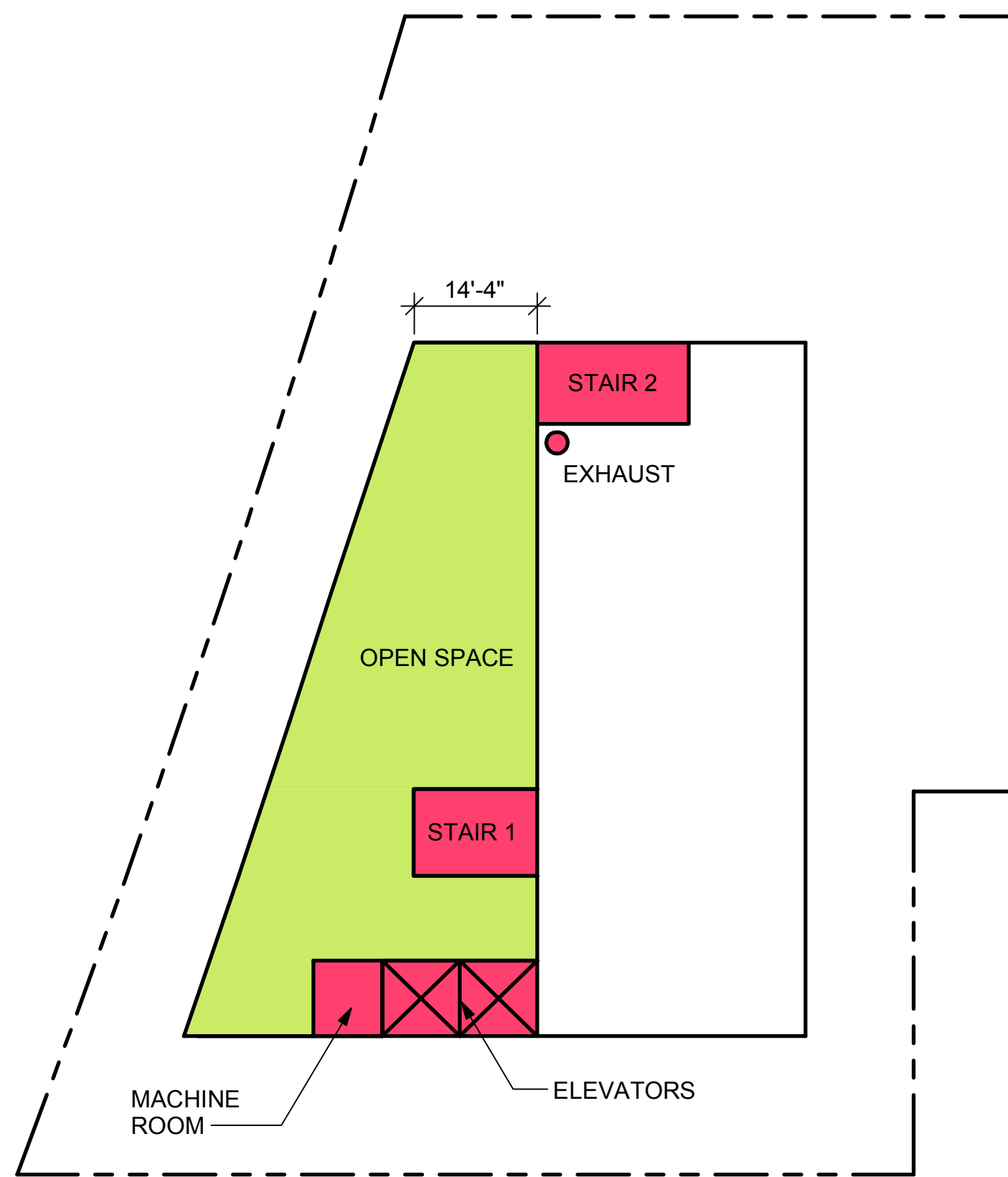


**2701 SHATTUCK AVENUE**  
BERKELEY, CALIFORNIA  
FOR:  
**2701 SHATTUCK BERKELEY, LLC**

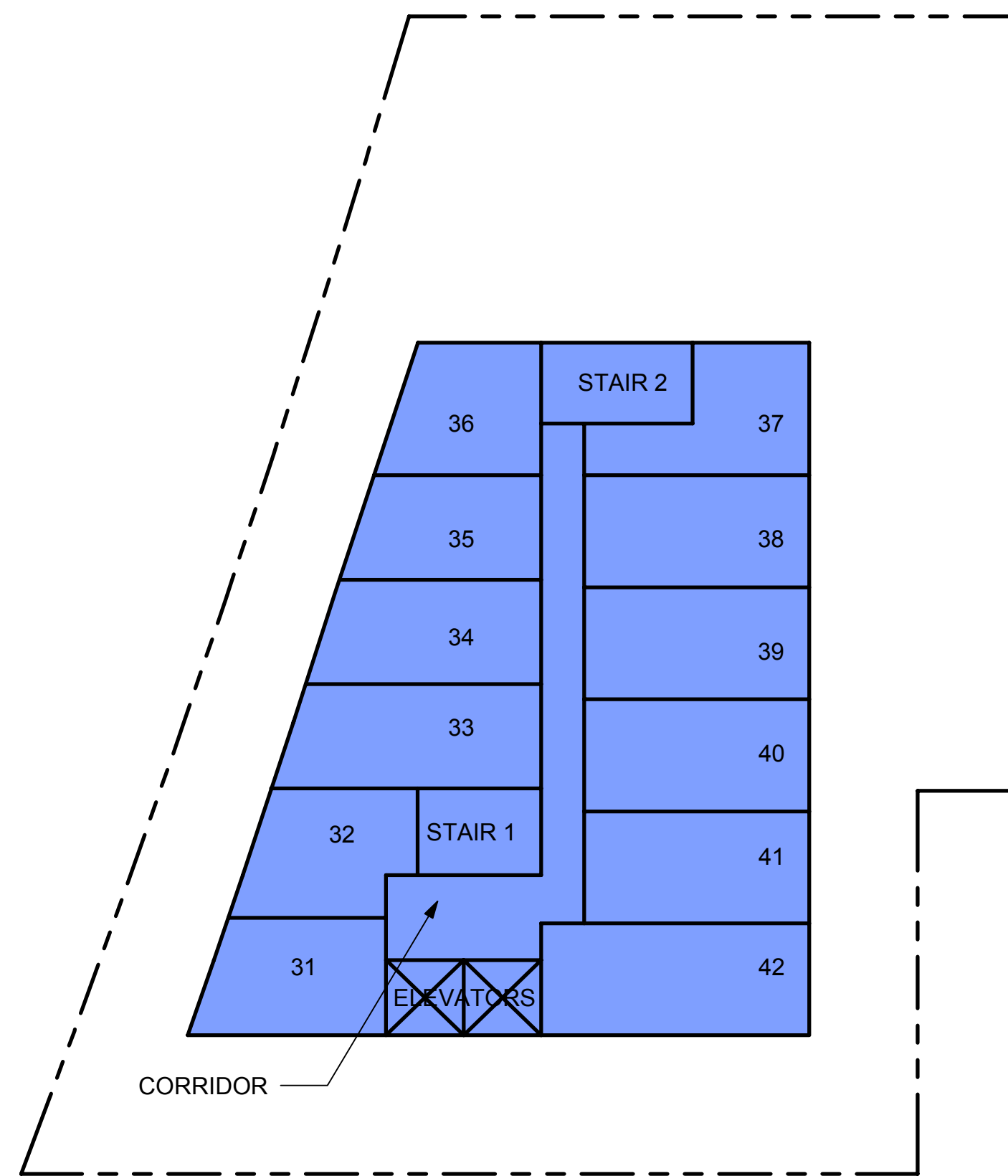
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**BASE PROJECT**

drawn AY	checked RH
date 3/07/18	
scale AS SHOWN	
job no. 1802	
sheet	

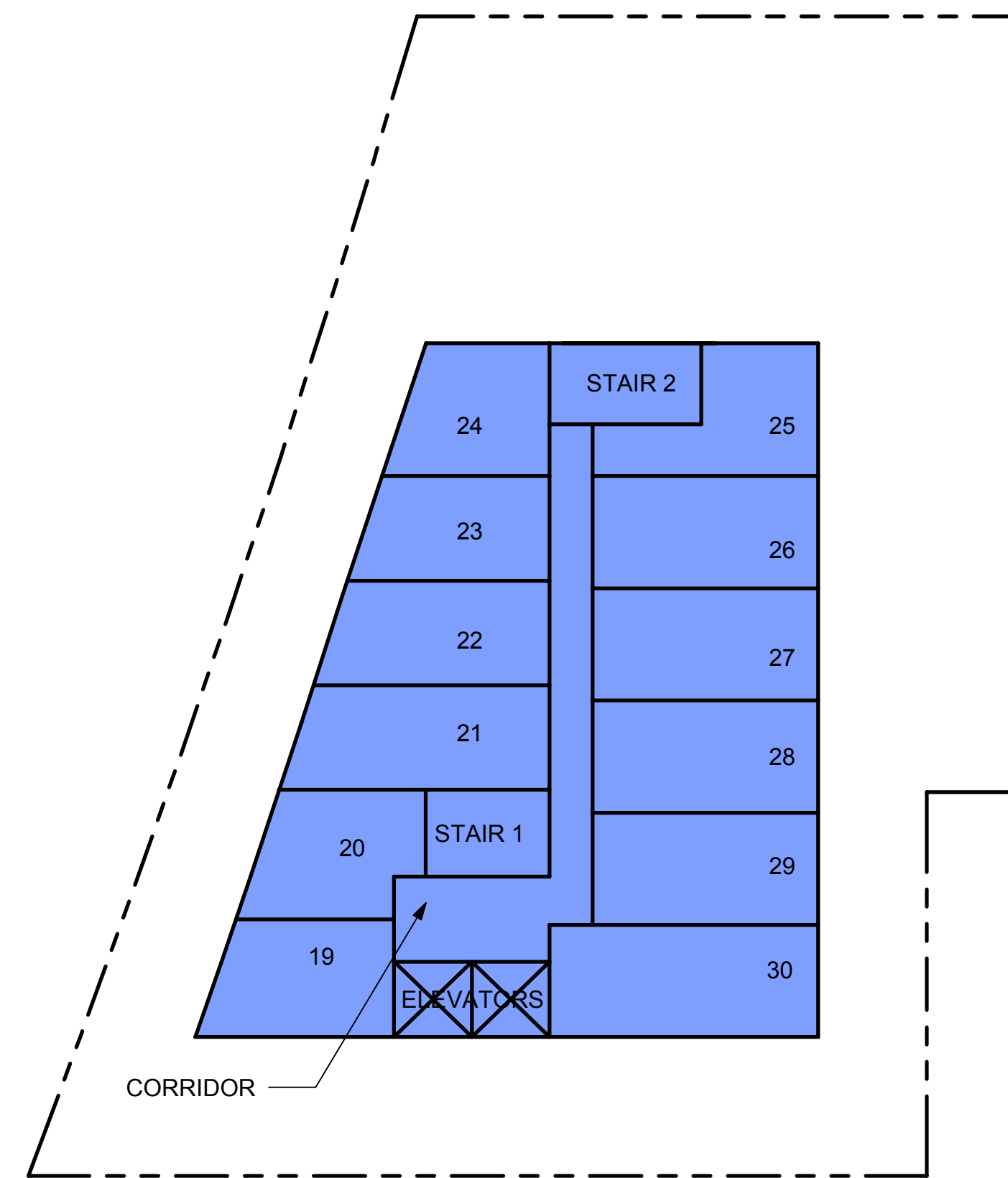
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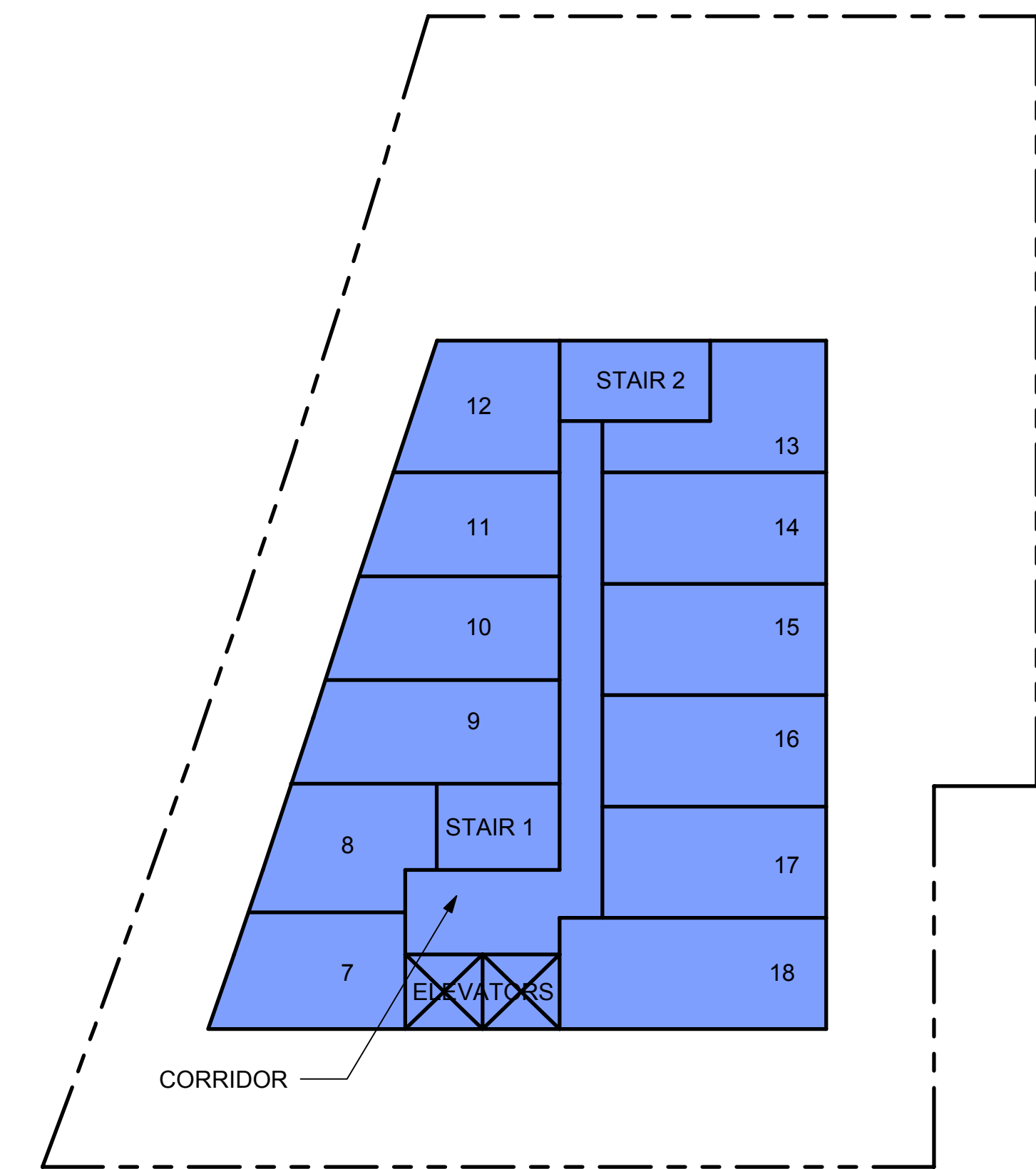
7 BASE PROJECT - ROOF LEVEL  
1/16" = 1'-0"



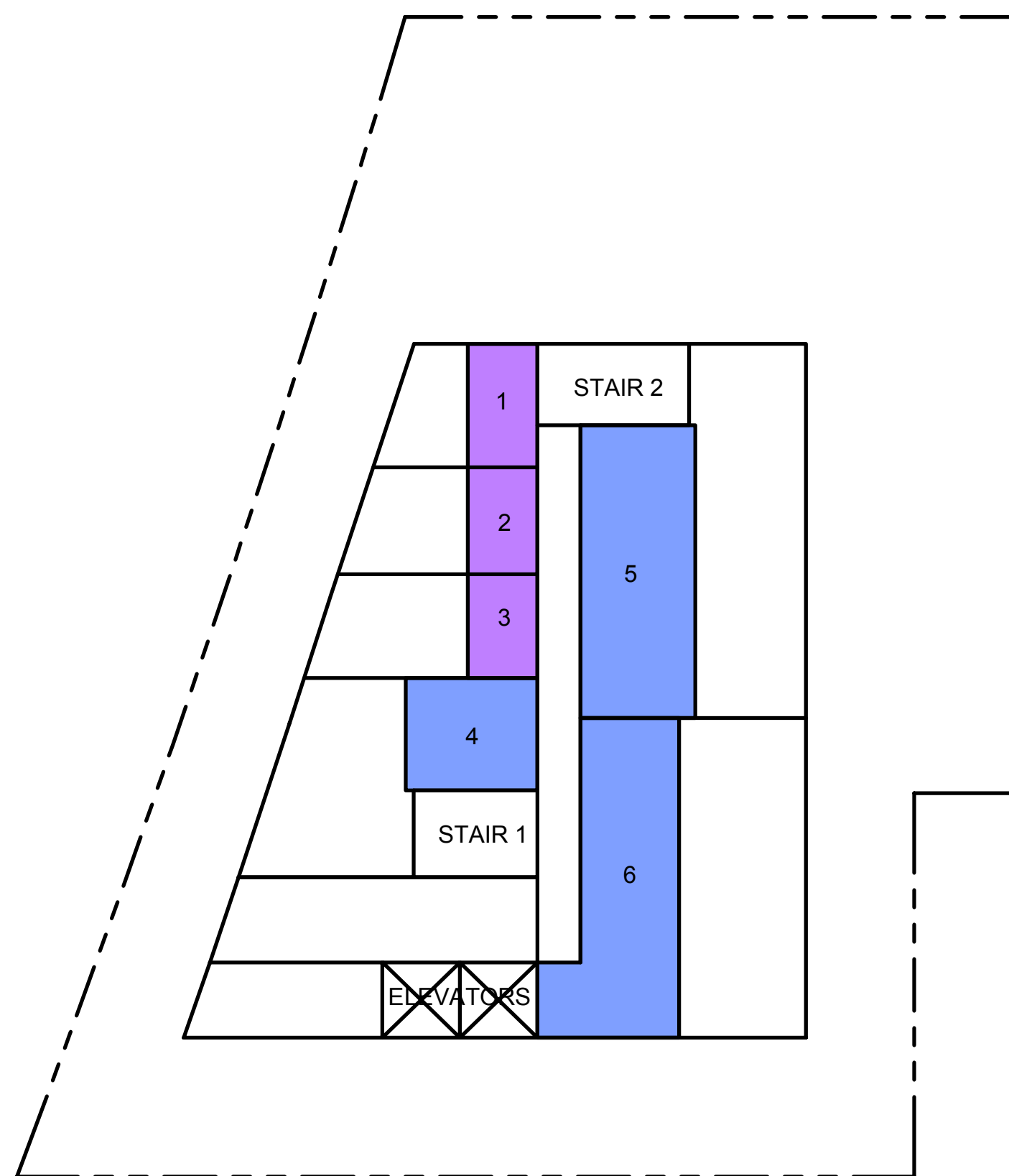
6 BASE PROJECT - FOURTH LEVEL  
1/16" = 1'-0"



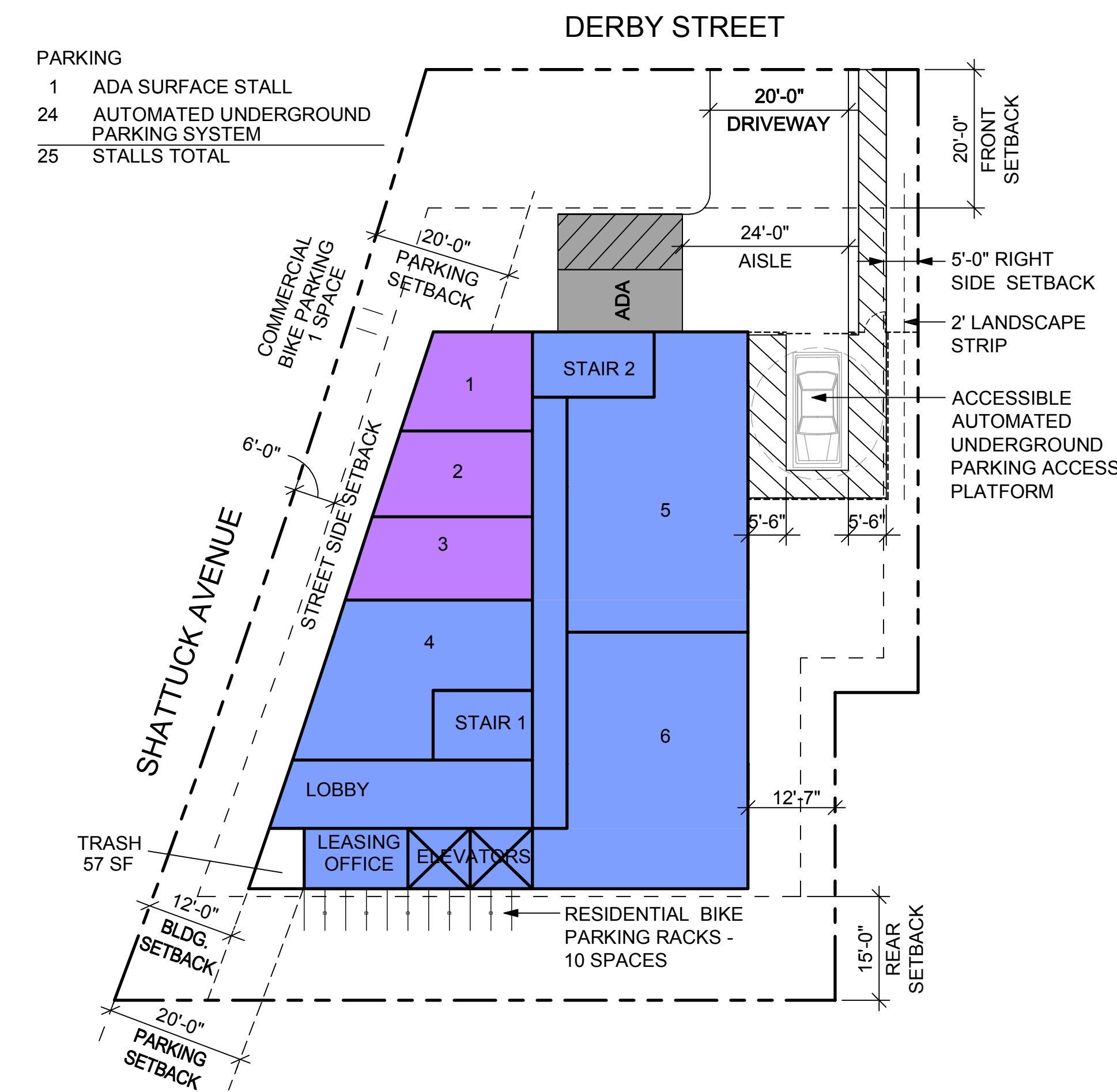
5 BASE PROJECT - THIRD LEVEL  
1/16" = 1'-0"



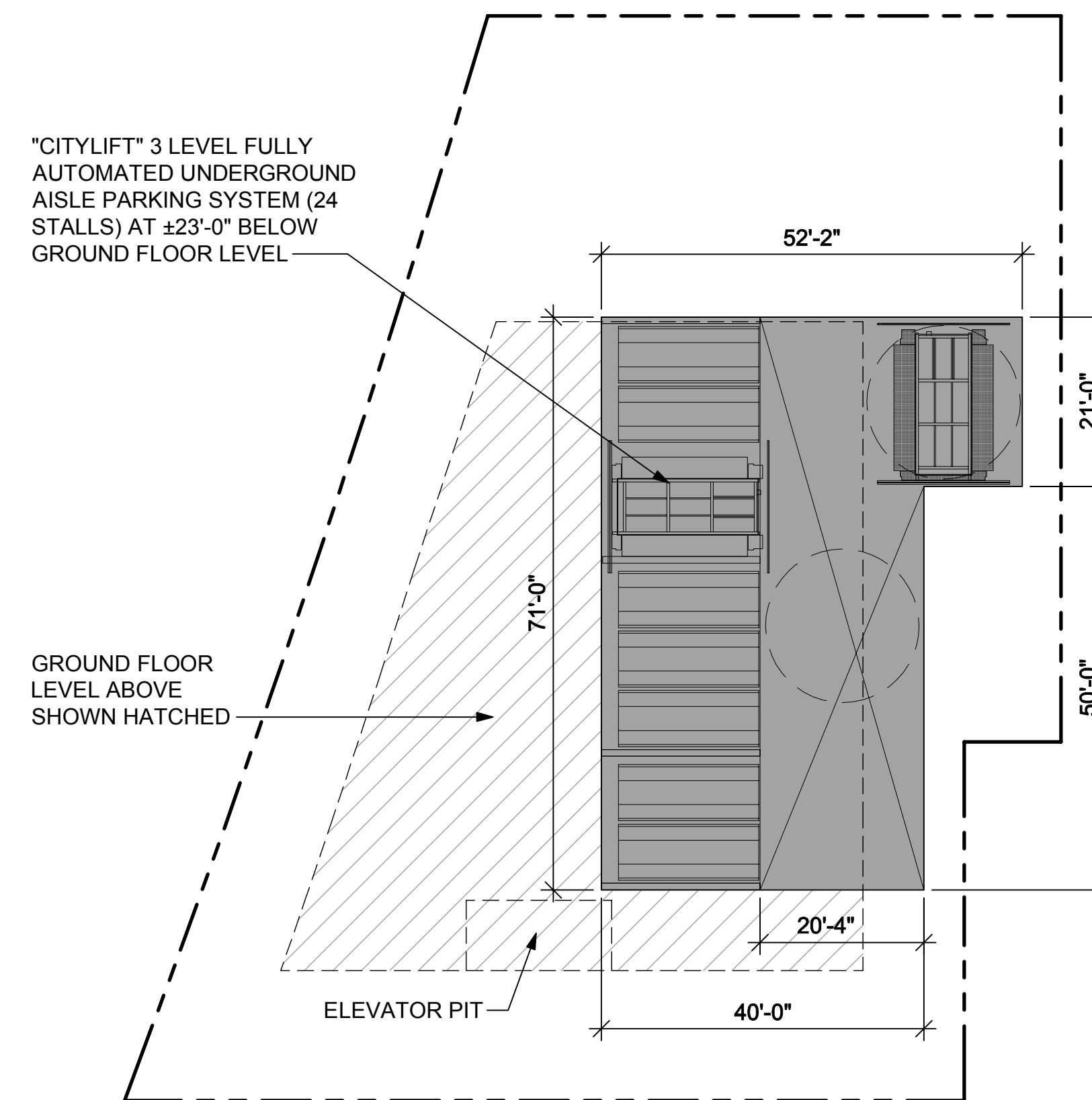
4 BASE PROJECT - SECOND LEVEL  
1/16" = 1'-0"



3 BASE PROJECT - MEZZANINE LEVEL PLAN  
1/16" = 1'-0"



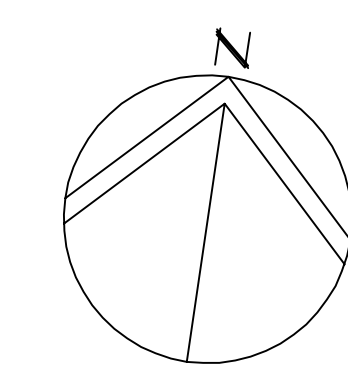
2 BASE PROJECT - GROUND FLOOR PLAN  
1/16" = 1'-0"



1 BASE PROJECT - UNDERGROUND PARKING PLAN  
1/16" = 1'-0"

**BUILDING AREA LEGEND**

- LIVE/WORK UNITS
- PARKING
- RESIDENTIAL
- OPEN SPACE
- ROOFTOP ELEMENTS

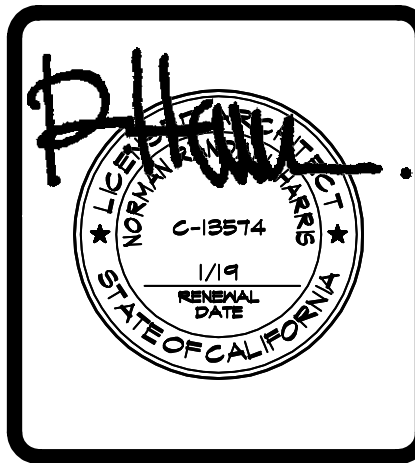




# PLAN - B

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/17	-
ZAB SUBMITTAL 4/12/17 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 4/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/2/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042

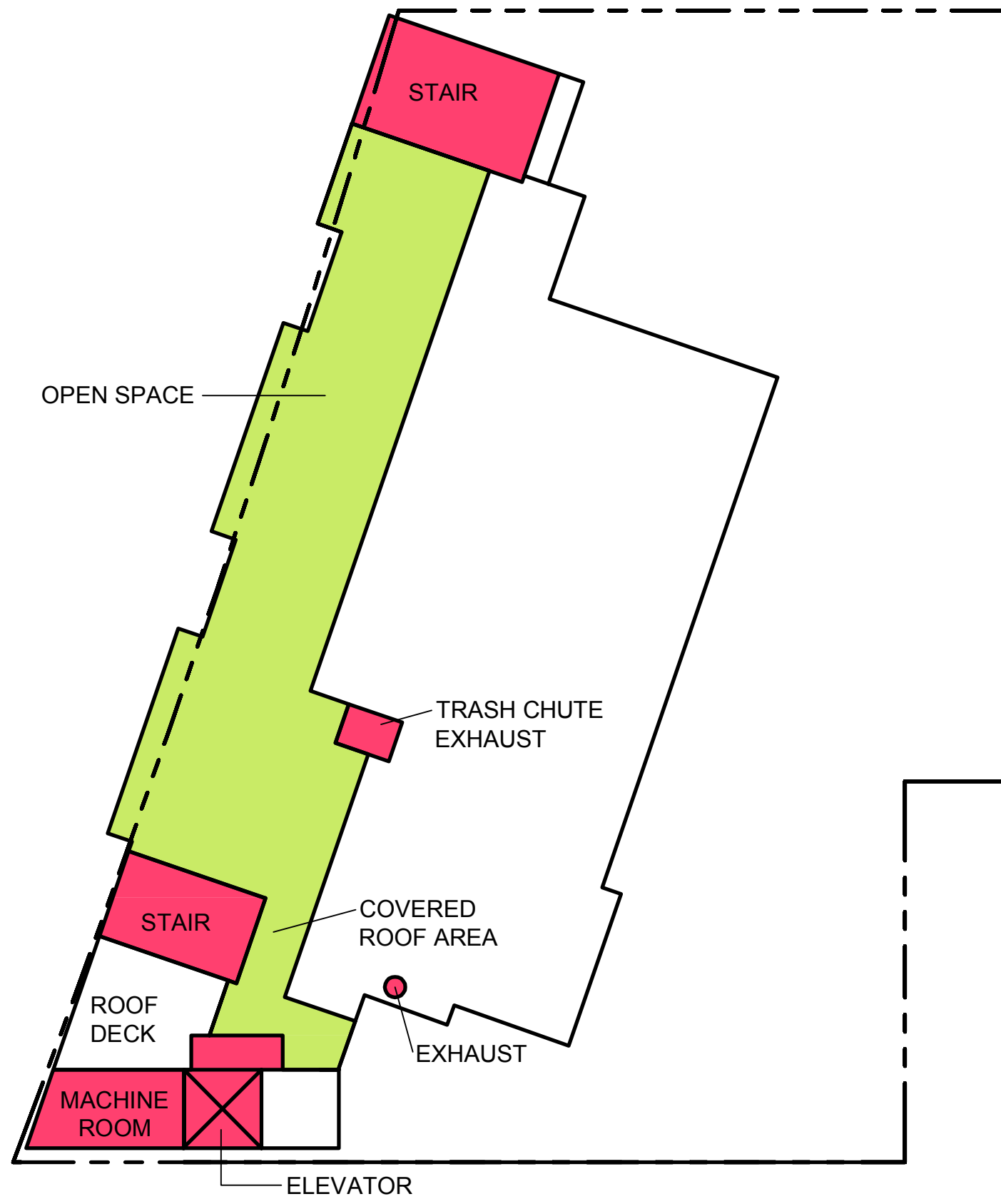


**2701 SHATTUCK AVENUE**  
BERKELEY, CALIFORNIA  
FOR:  
**2701 SHATTUCK BERKELEY, LLC**

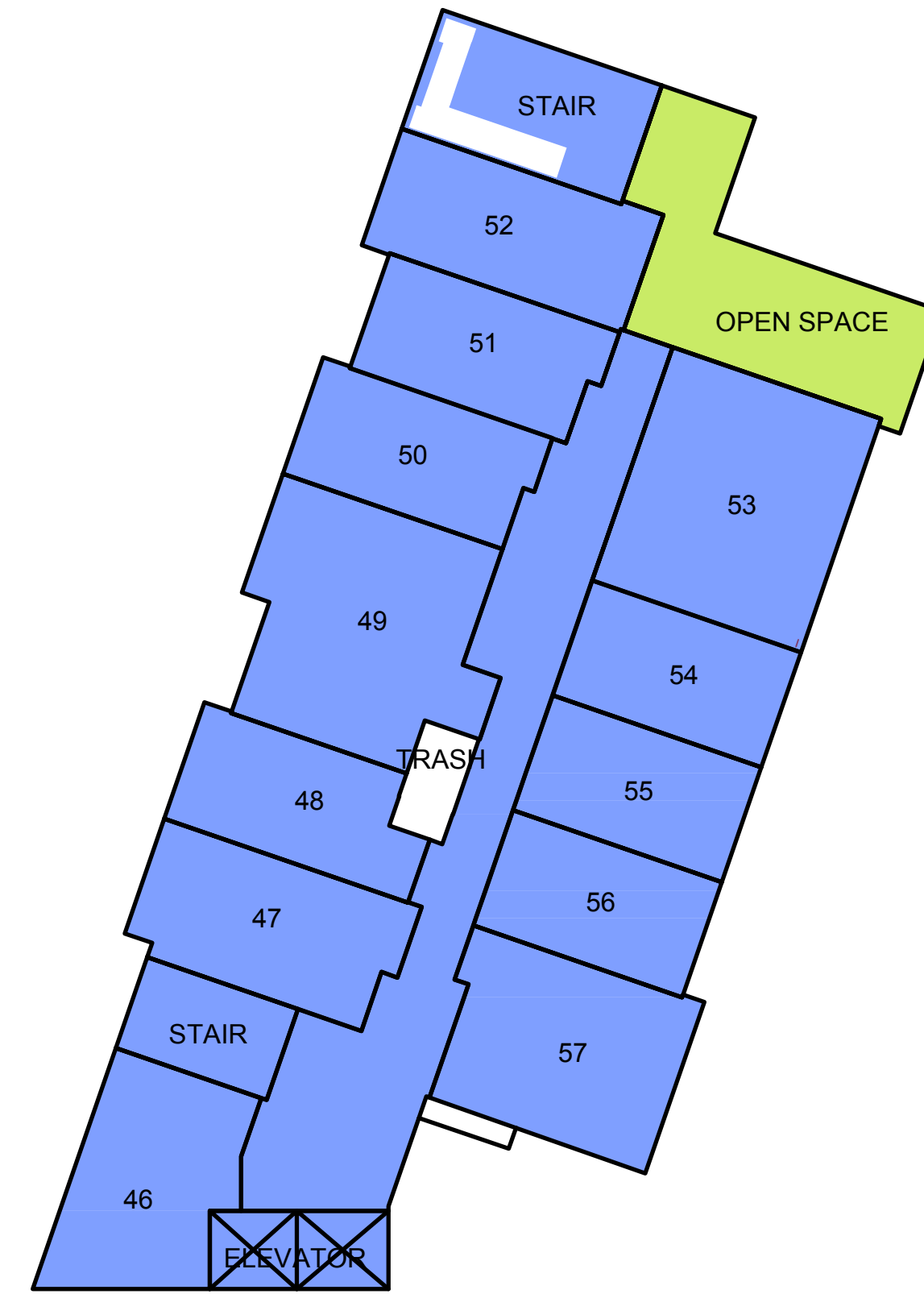
drawing  
**PROPOSED DENSITY BONUS PROJECT**

drawn  
checked  
RH  
date  
3/07/18  
scale  
1/16" = 1'-0"  
job no.  
1802  
sheet

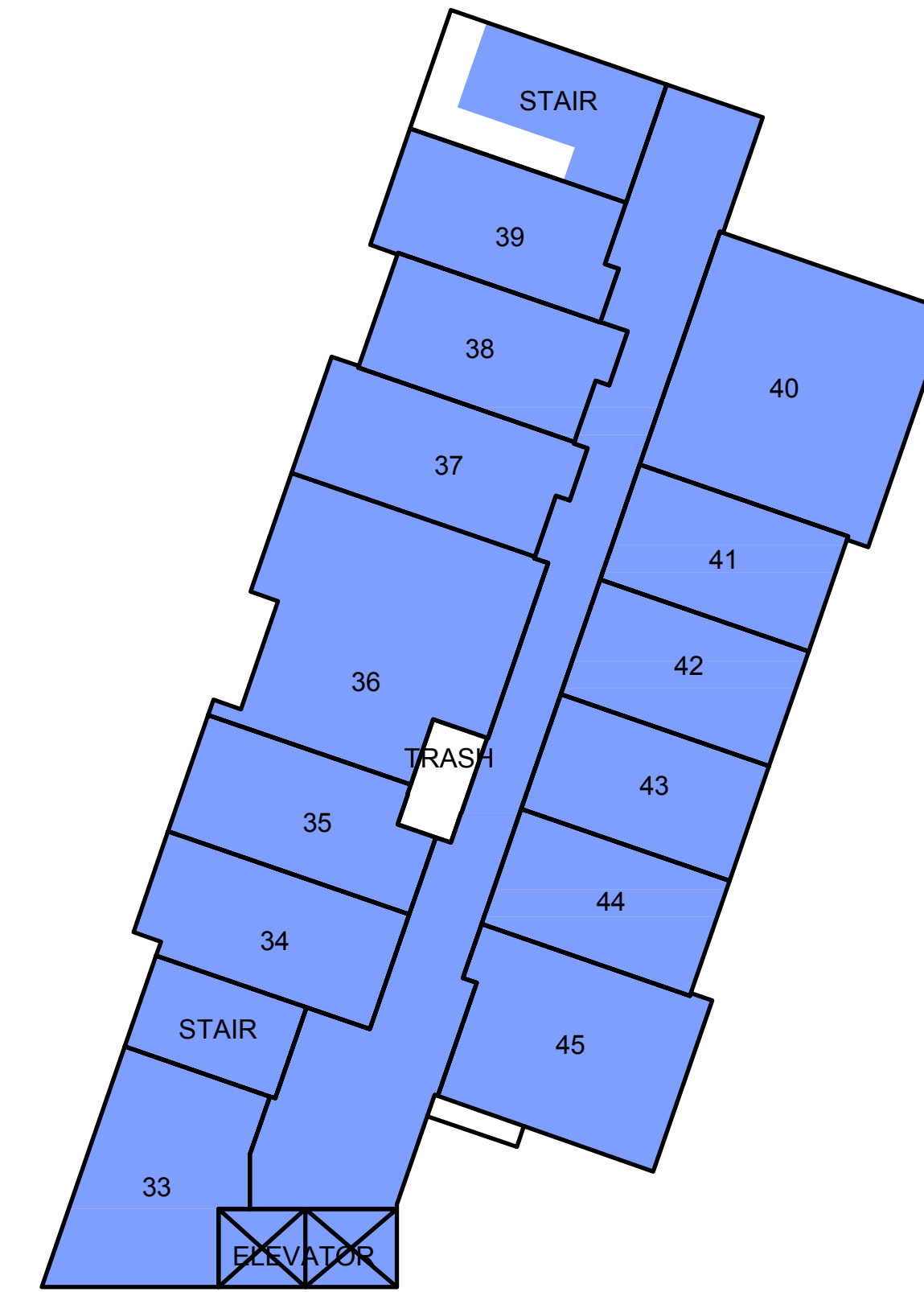
**A0.4**



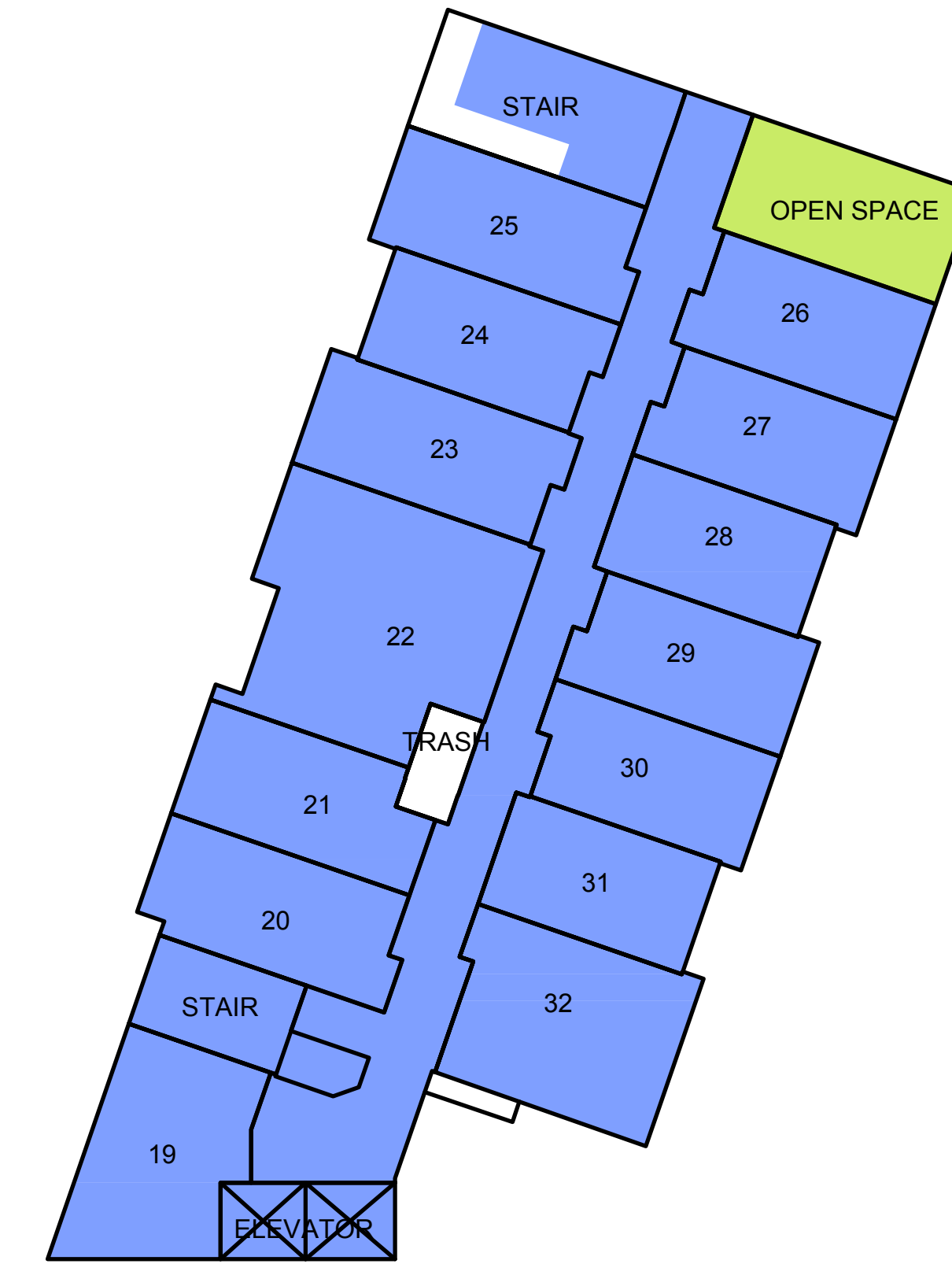
⑥ PROPOSED - ROOF LEVEL  
1/16" = 1'-0"



⑤ PROPOSED - FIFTH LEVEL  
1/16" = 1'-0"



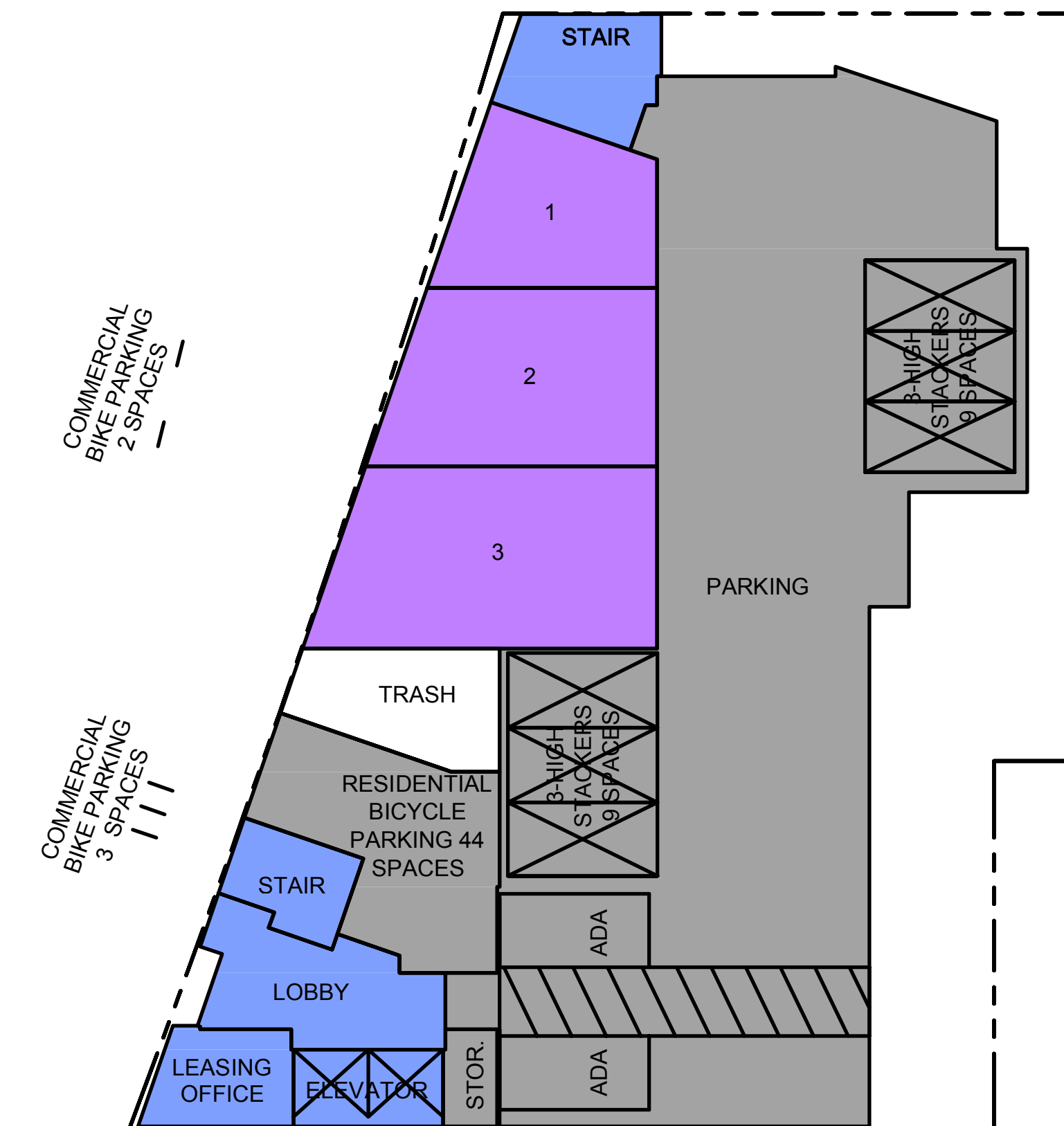
④ PROPOSED - FOURTH LEVEL  
1/16" = 1'-0"



③ PROPOSED - THIRD LEVEL  
1/16" = 1'-0"



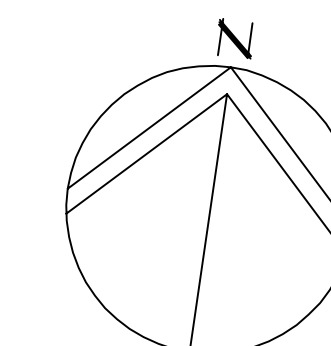
② PROPOSED - PODIUM LEVEL  
1/16" = 1'-0"



① PROPOSED - RESIDENTIAL LOBBY  
1/16" = 1'-0"

### BUILDING AREA LEGEND

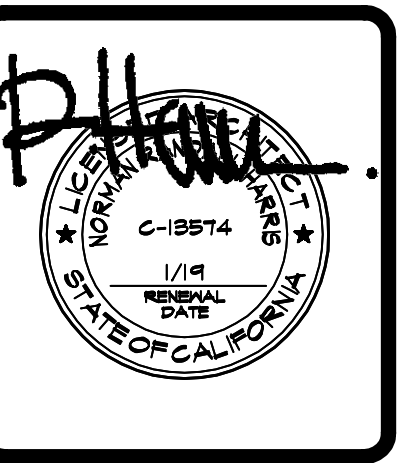
- LIVE/WORK UNITS
- PARKING
- RESIDENTIAL
- OPEN SPACE
- ROOFTOP ELEMENTS



# PLAN - B

revisions	by
DRC SUBMITTAL 12/15/16 & 1/27/17	-
ZAB SUBMITTAL 4/12/17 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 9/20/18	AY
ZAB SUBMITTAL 11/09/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/2/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



**2701 SHATTUCK AVENUE  
BERKELEY, CALIFORNIA  
FOR:  
2701 SHATTUCK BERKELEY, LLC**

drawing  
**EXISTING  
CONDITIONS**

drawn  
checked  
RH  
date  
3/07/18  
scale  
12" = 1'-0"  
job no.  
1802  
sheet

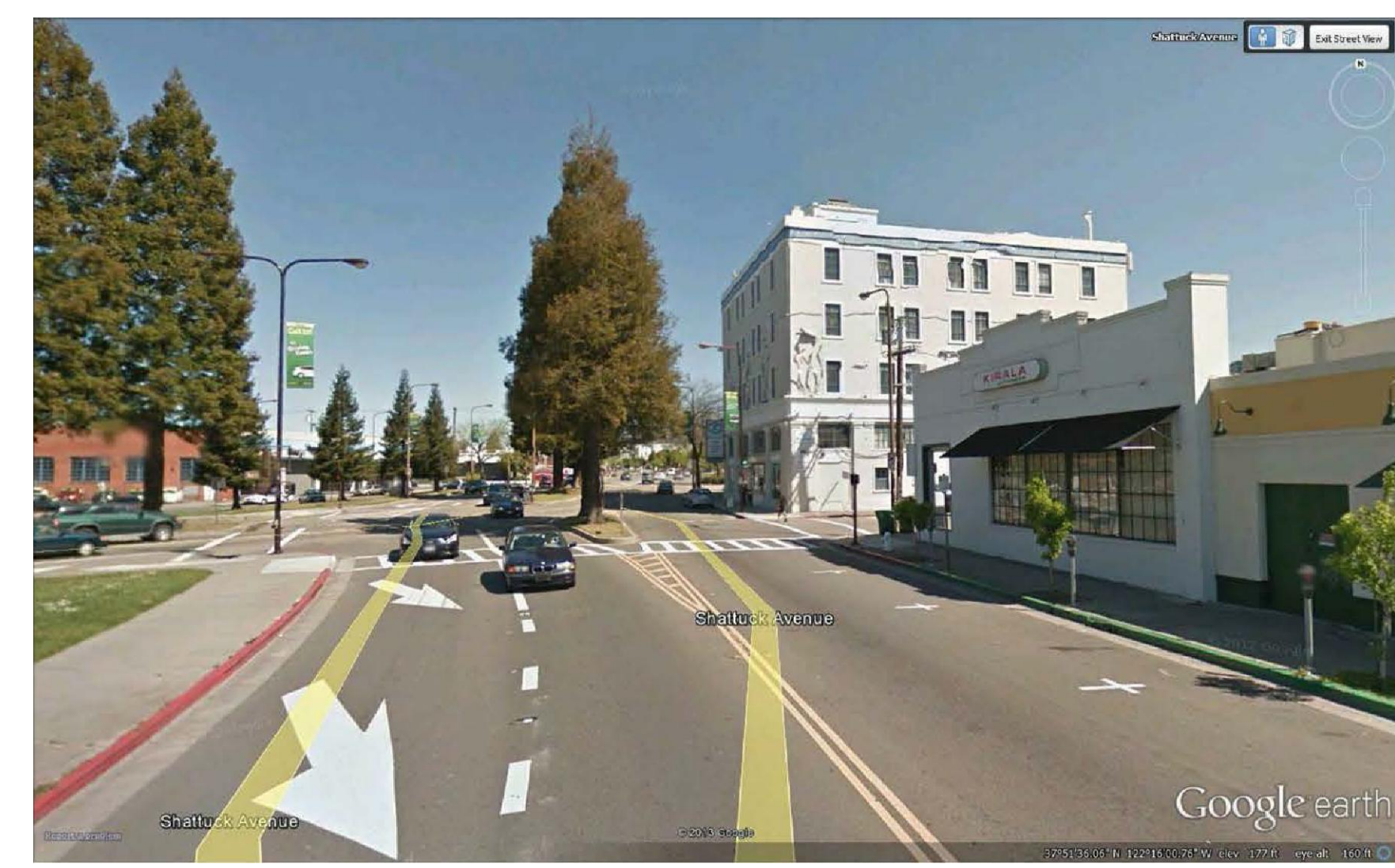
**A.I.**



8 VIEW EAST ON DERBY  
12" = 1'-0"



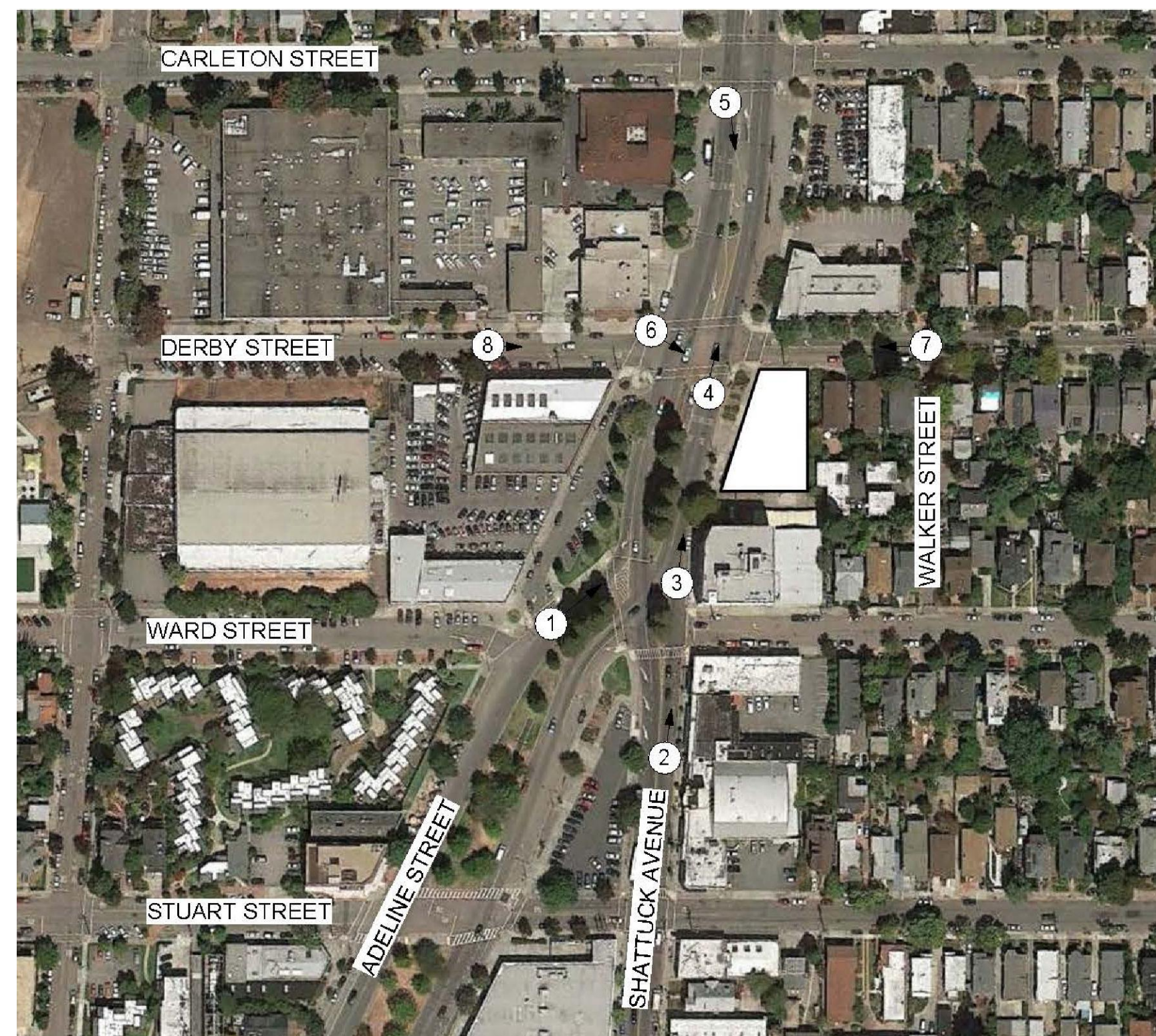
1 VIEW FROM ADELINE AND SHATTUCK  
12" = 1'-0"



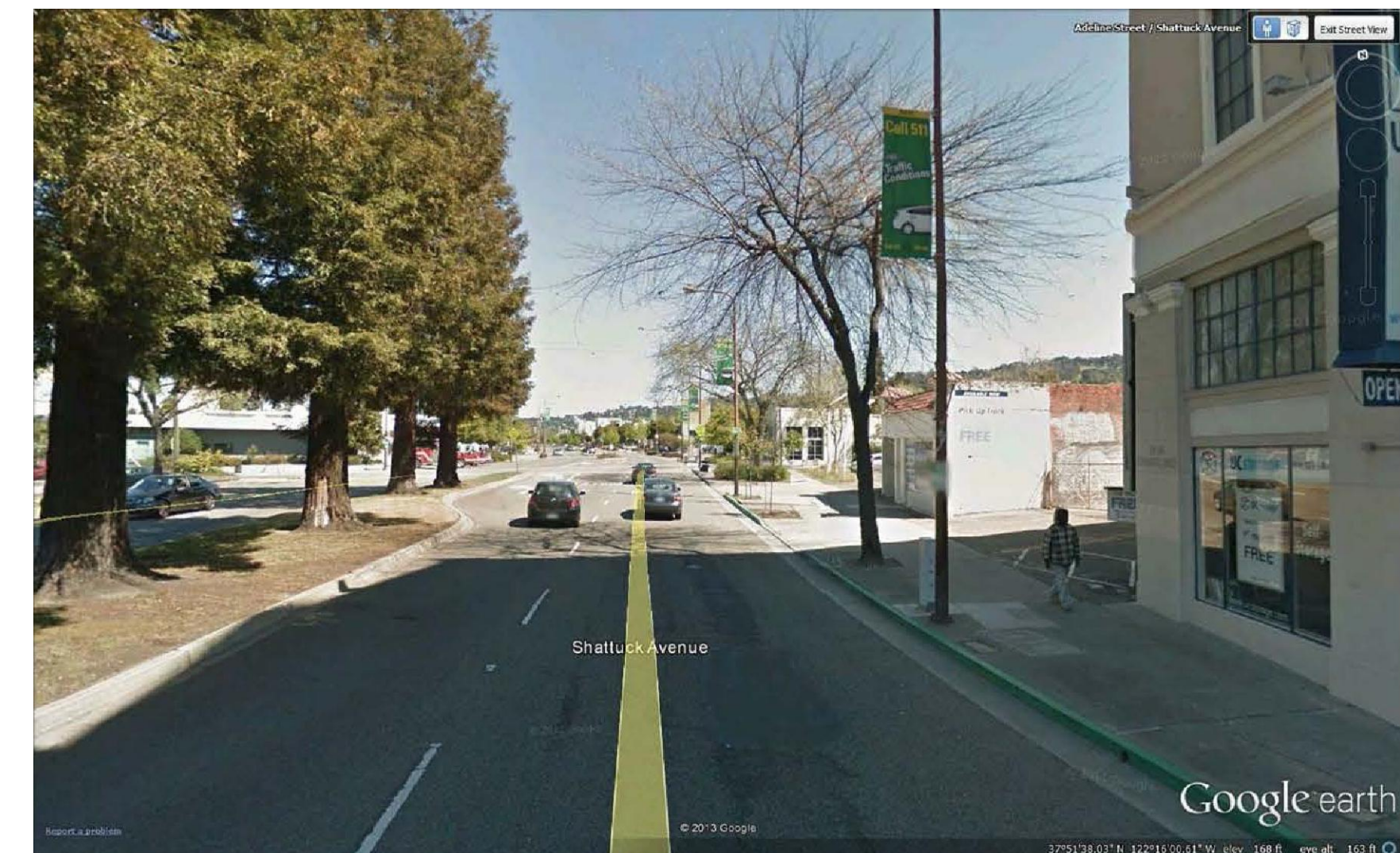
2 VIEW NORTH ON SHATTUCK AT KIRALA  
12" = 1'-0"



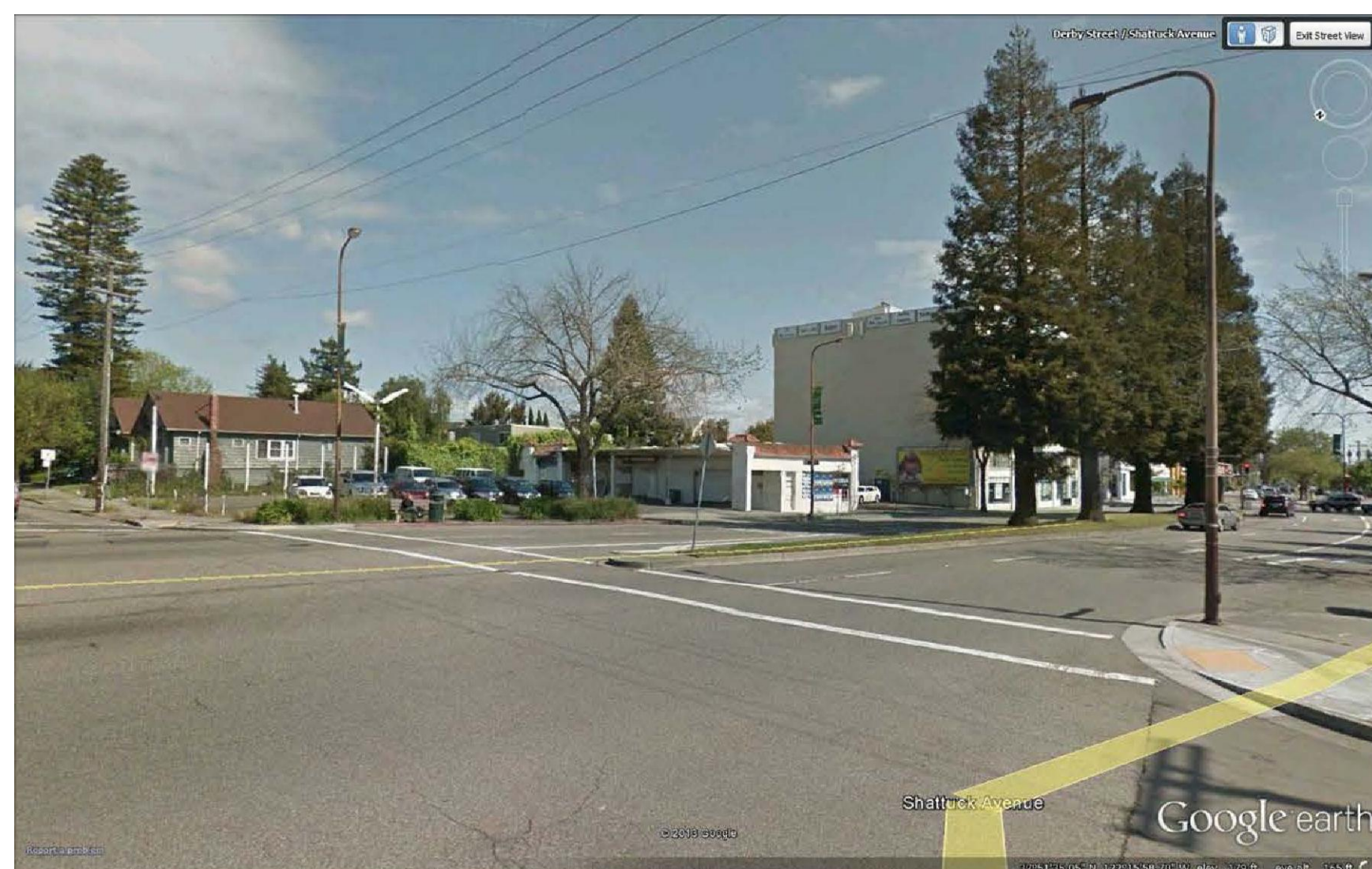
7 VIEW WEST ON DERBY  
12" = 1'-0"



0 CONTEXT MAP  
12" = 1'-0"



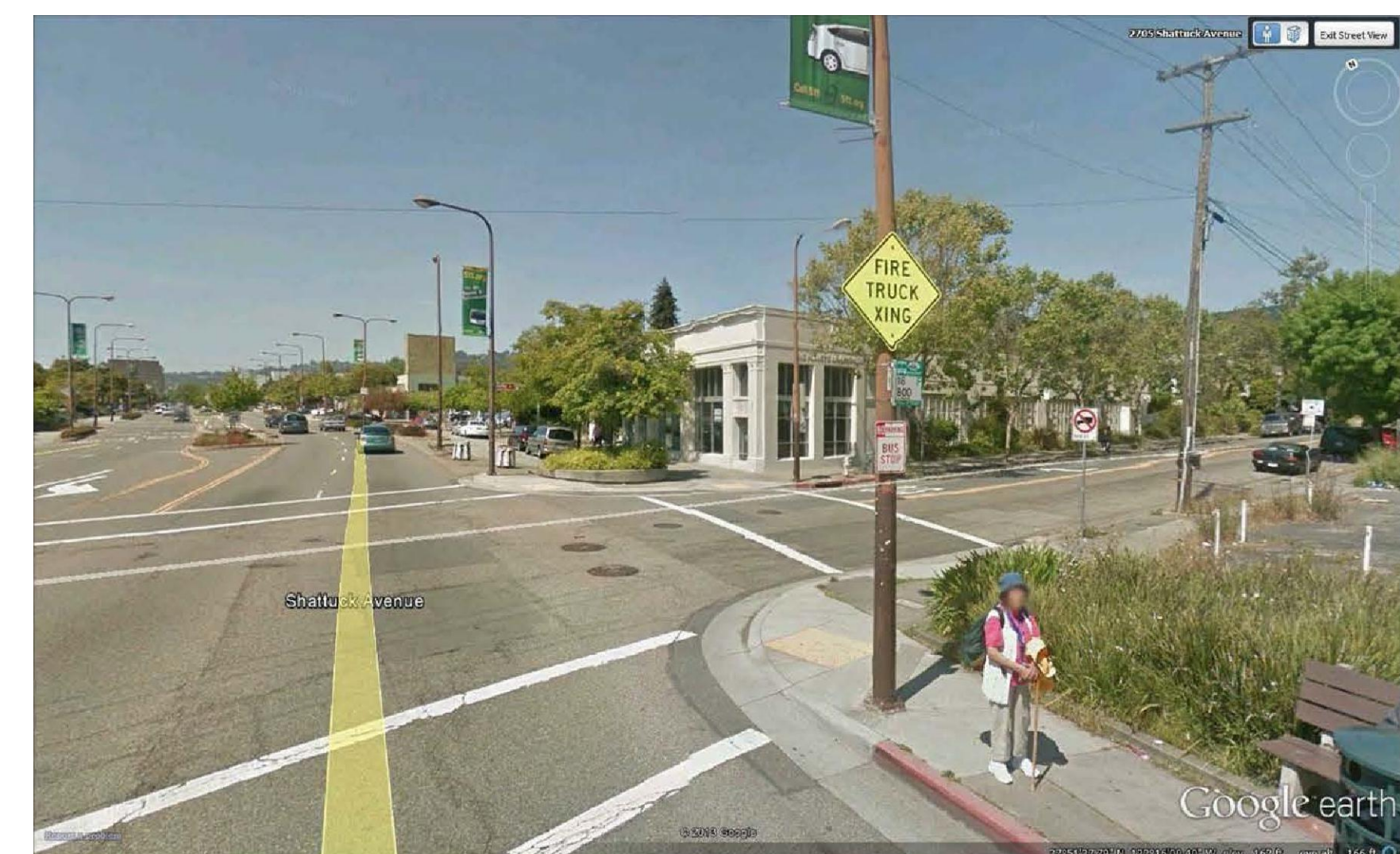
3 VIEW NORTH ON SHATTUCK AT REDWOODS  
12" = 1'-0"



6 VIEW OF SITE FROM SHATTUCK AND DERBY  
12" = 1'-0"

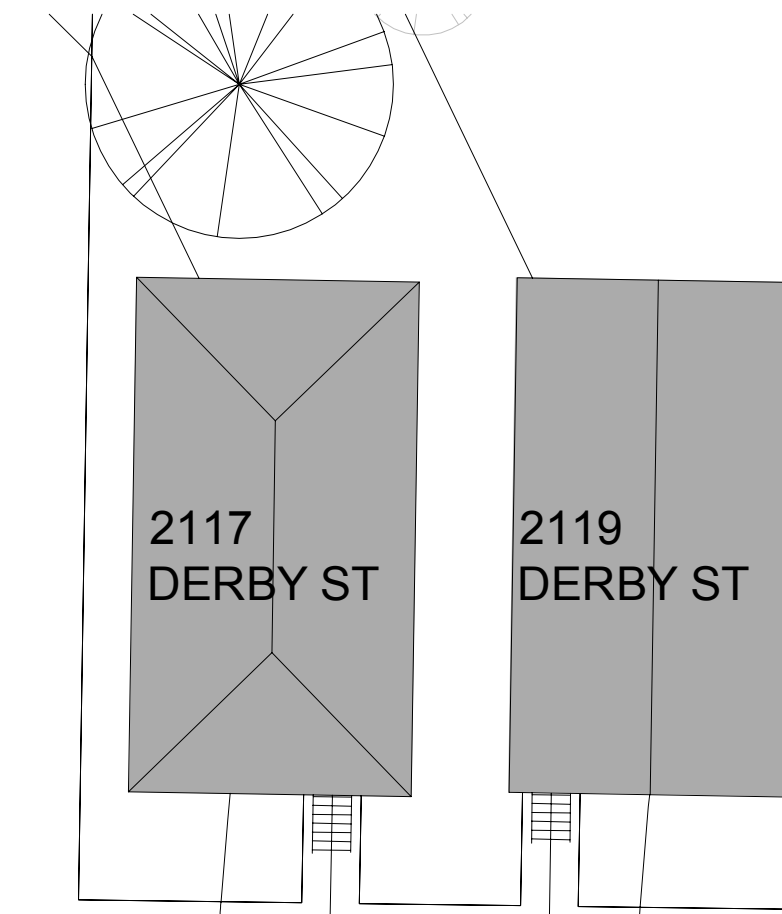
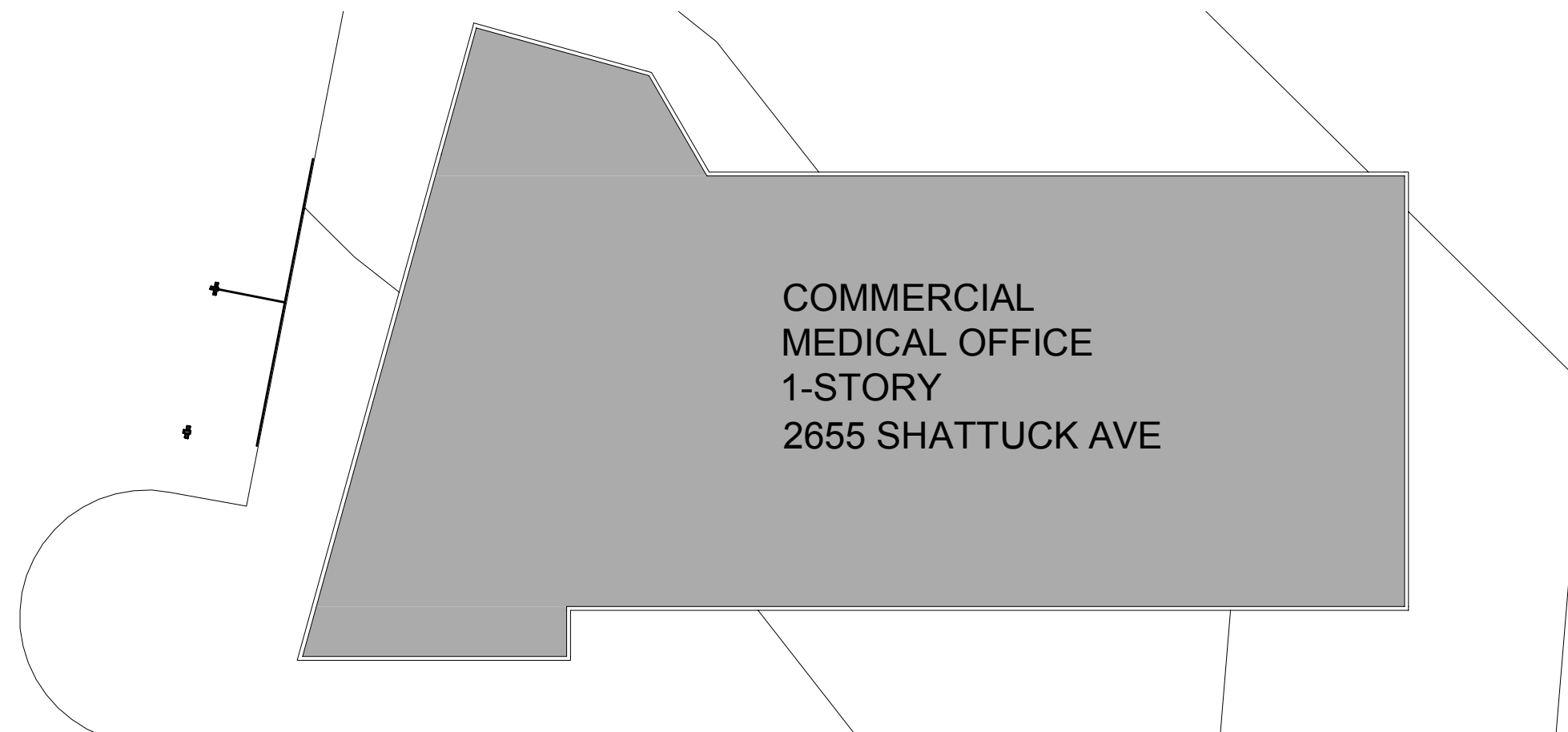
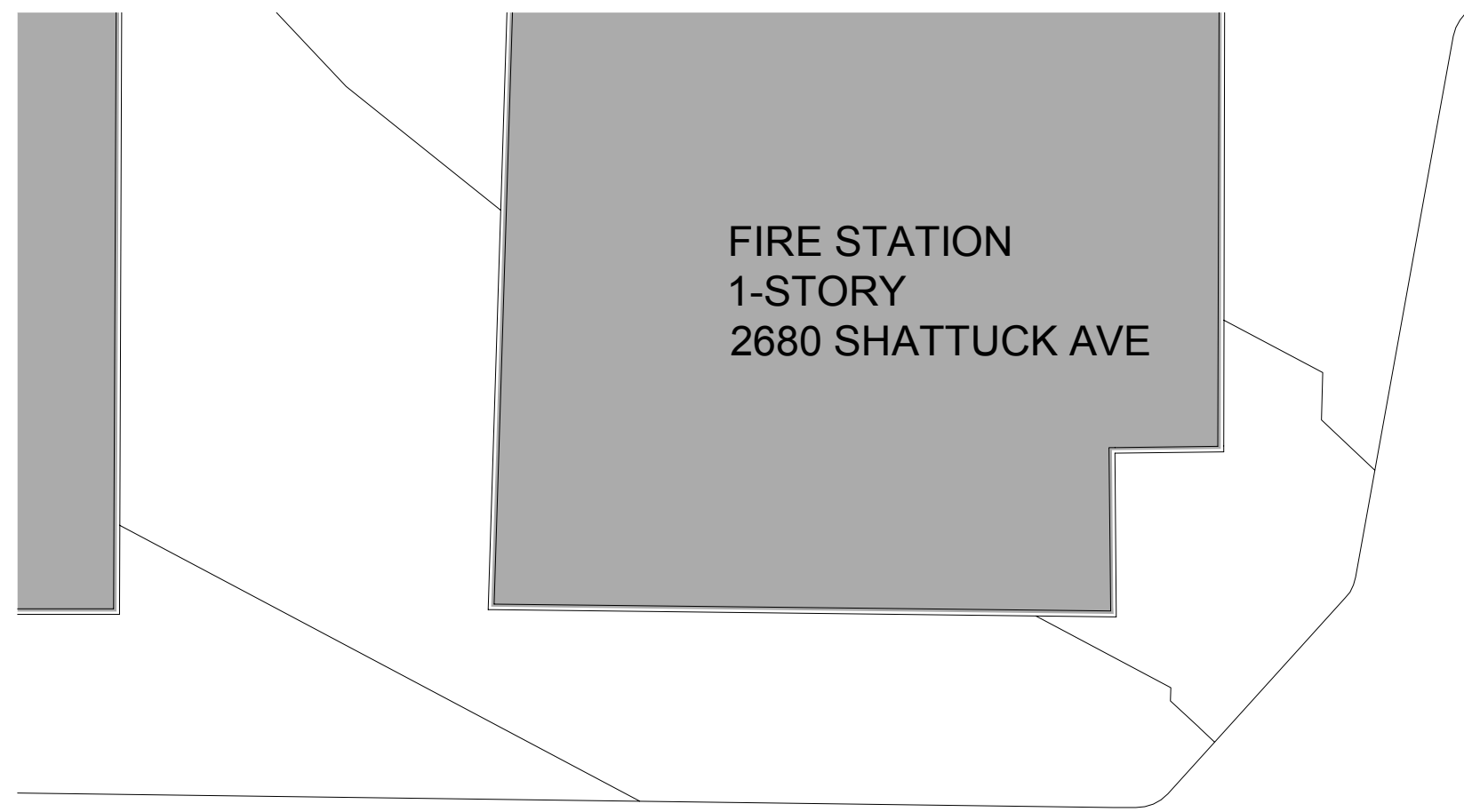


5 VIEW SOUTH ON SHATTUCK  
12" = 1'-0"



4 VIEW NORTH AT DERBY AND SHATTUCK  
12" = 1'-0"

# PLAN - B



revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/19	-
ZAB SUBMITTAL 4/12/19 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 4/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/2/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042

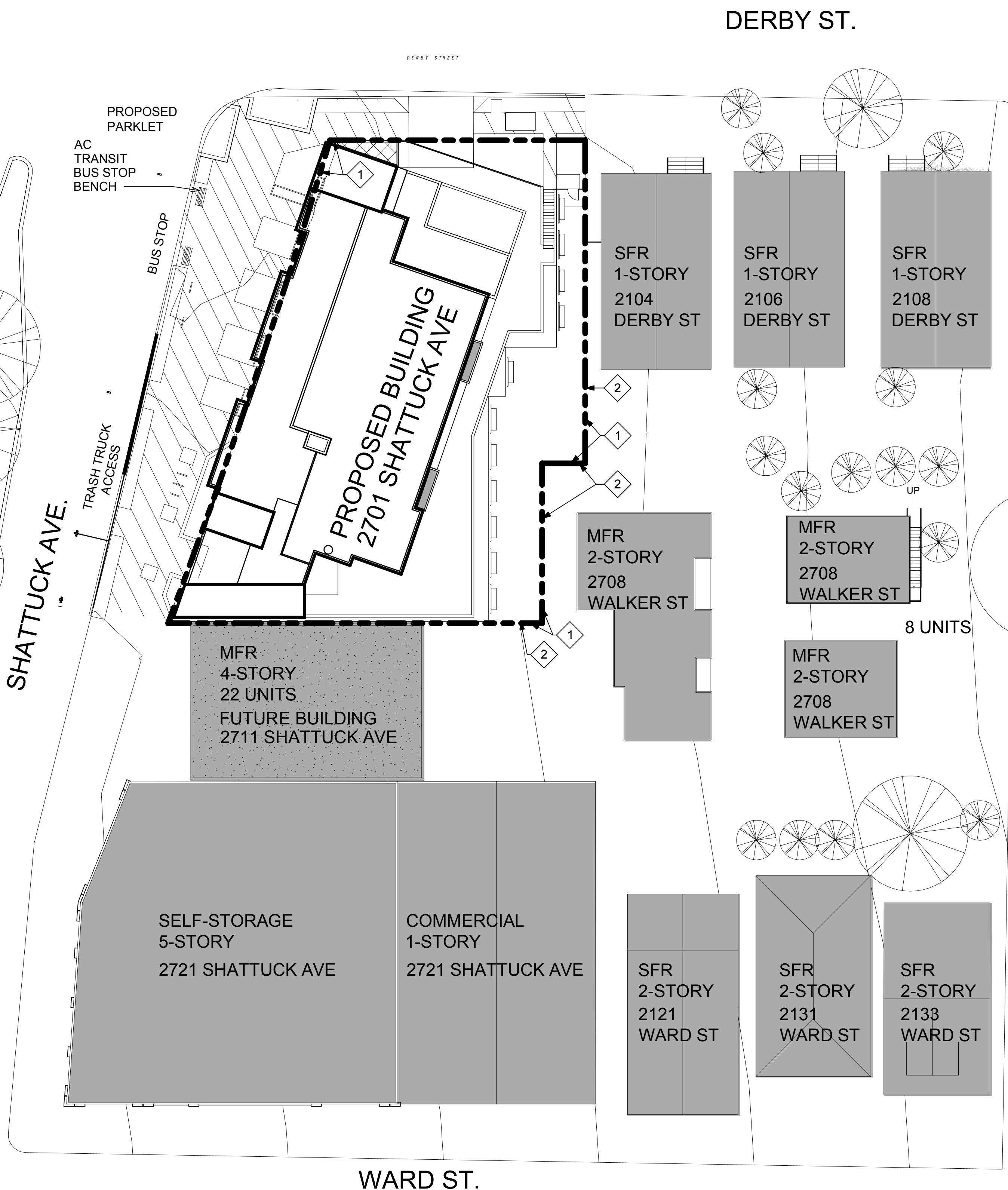
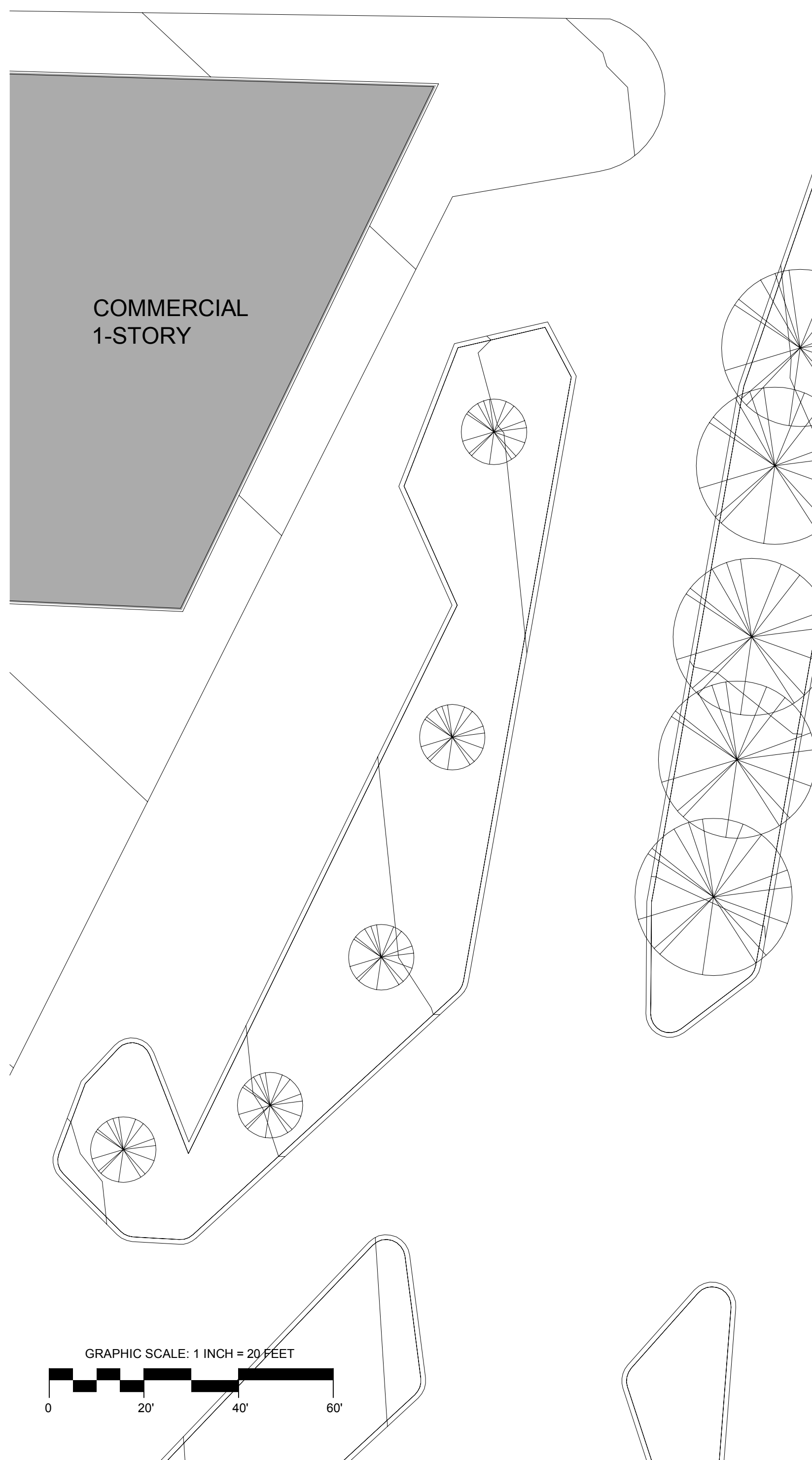
**PL**  
C-18514  
1/19  
DATE  
STATE OF CALIFORNIA

**2701 SHATTUCK AVENUE  
BERKELEY, CALIFORNIA  
FOR:  
2701 SHATTUCK BERKELEY, LLC**

drawing  
**SITE PLAN**

drawn  
checked  
RH  
date  
3/07/18  
scale  
1" = 3'-0"  
job no.  
1802  
sheet

**A1.2**

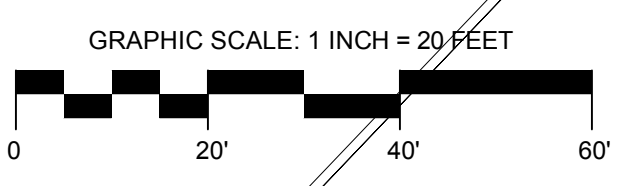
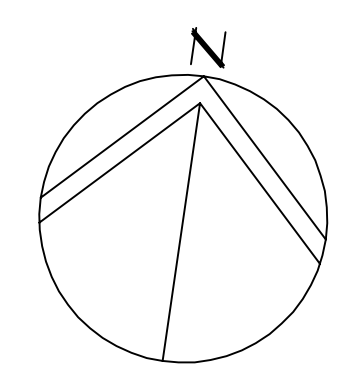


## KEY NOTES

- 1 PROPERTY LINE
- 2 6'-0" HIGH ORNAMENTAL METAL FENCE

## LEGEND

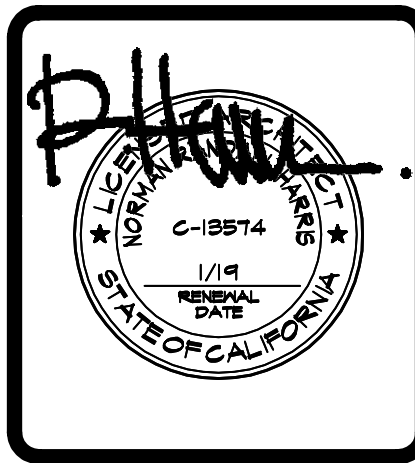
- EXISTING BUILDINGS
- PROPERTY LINE
- EXISTING TREE
- MFR MULTI-FAMILY RESIDENTIAL
- SFR SINGLE-FAMILY RESIDENTIAL



# PLAN - B

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/17	-
ZAB SUBMITTAL 4/12/17 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 4/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/2/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



**2701 SHATTUCK AVENUE**  
 BERKELEY, CALIFORNIA  
 FOR:  
**2701 SHATTUCK BERKELEY, LLC**

drawing  
**GROUND/ 1ST  
RESIDENTIAL  
FLOOR PLAN**

drawn	checked RH
date 3/07/18	date
scale 1/8" = 1'-0"	scale
job no. 1802	job no.
sheet	sheet

**A2.1**

## SHEET NOTES

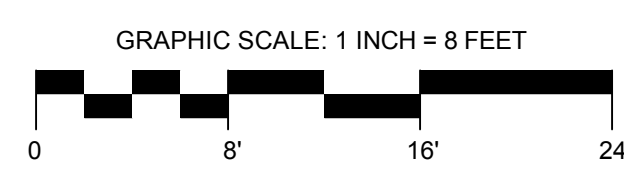
1 CITY OF BERKELEY PUBLIC WORKS TRANSPORTATION DIVISION STAFF ARE TO BE CONTACTED TO REVIEW THE LOCATIONS OF THE BIKE RACKS, ON-STREET PARKING SPACES AND PARKING METER HEAD LOCATIONS BEFORE INSTALLATION. LOCATION MUST BE TENTATIVELY MARKED IN THE FIELD AND APPROVED BY PW TRANSPORTATION SERVICES DIVISION.

## KEY NOTES

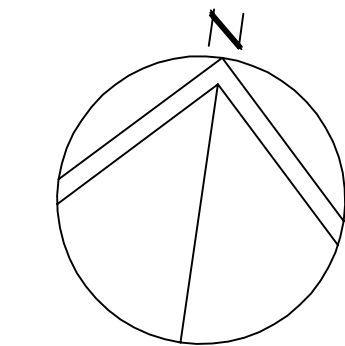
- 1 DOUBLE LIFT PARKING SPACE
- 2 ELEVATOR
- 3 STAIR
- 4 6'-0" HIGH ORNAMENTAL METAL FENCE
- 4.1 NOT USED
- 5 RESIDENTIAL ENTRY
- 6 NOT USED
- 7 GARAGE DOOR WITH VISUAL AND AUDIBLE ALERT SYSTEM MOUNTED ABOVE DOOR. SOUND AND LIGHT CONTROLS IN GARAGE.
- 8 NEW TREE, SEE LANDSCAPE DRAWINGS
- 9 PLANTER, SEE LANDSCAPE DRAWINGS
- 10 HEAVY DUTY DERO HOOP BICYCLE RACKS
- 11 (E) AC TRANSIT BUS STOP WITH BENCH
- 12 OUTDOOR SEATING AREA, SEE LANDSCAPE DRAWINGS
- 13 NOT USED
- 14 PARAPET/RAILING
- 15 MECHANICAL CHASE
- 16 BARBEQUE
- 17 NOT USED
- 18 FIRE ACCESS STAIR
- 19 METAL ROOF / MATCH SIDING SEE ELEVATIONS
- 20 TRASH CHUTE

## LEGEND

- PARKING
- LIVE/WORK UNITS
- TRASH
- OPEN SPACE
- LANDSCAPING
- CIRCULATION
- ROOFTOP ELEMENTS
- WALL
- PROPERTY LINE



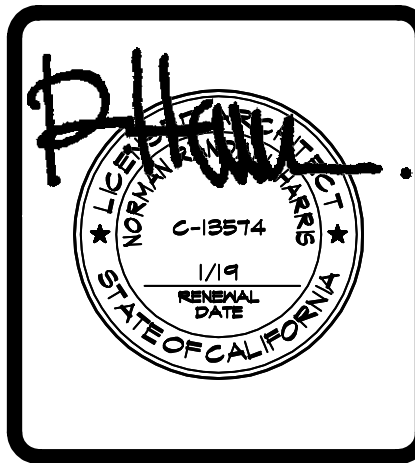
1 GROUND FLOOR PLAN  
1/8" = 1'-0"



# PLAN - B

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/19	-
ZAB SUBMITTAL 4/12/19 & 1/03/19	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 9/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/2/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042

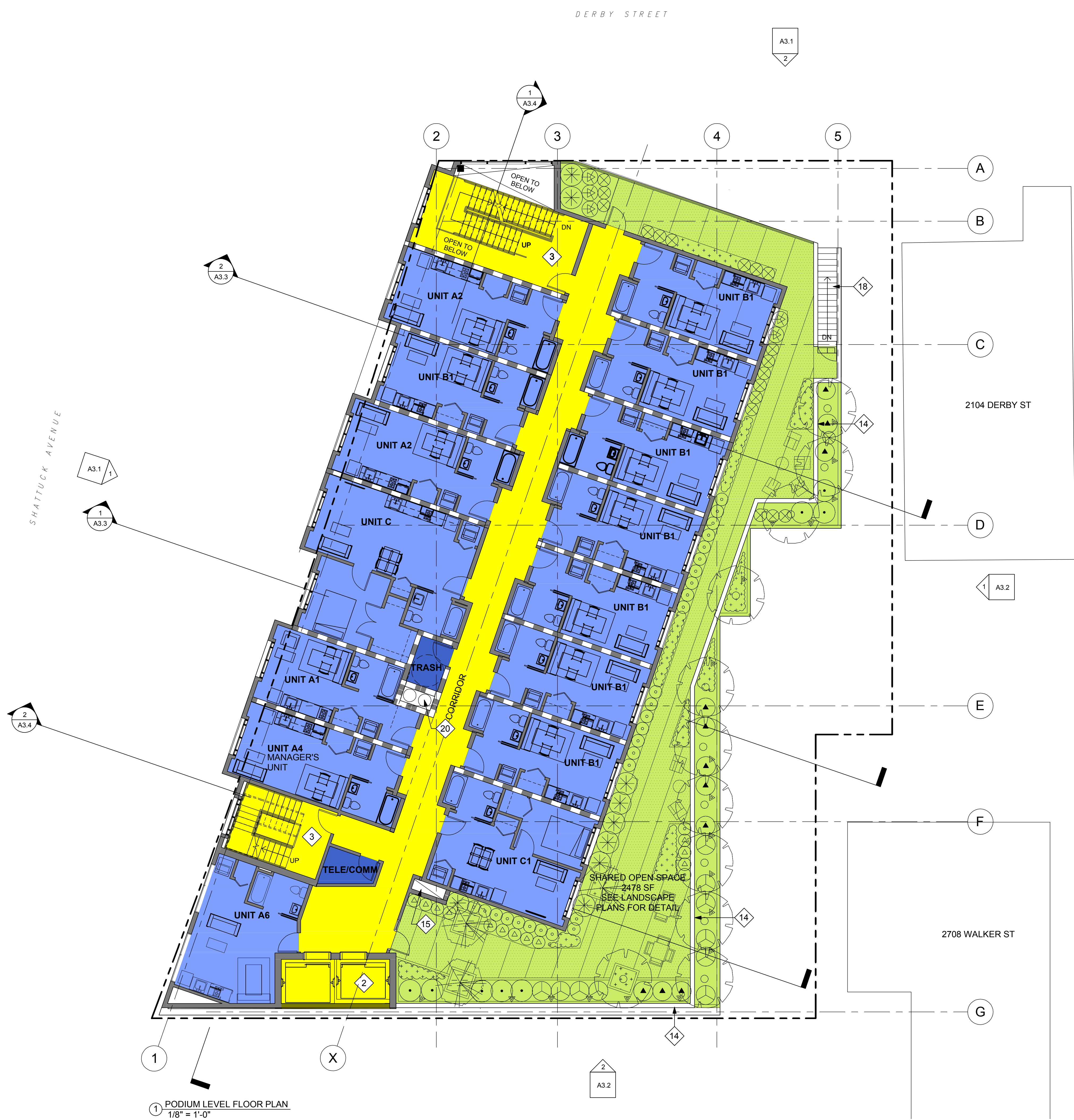


**2701 SHATTUCK AVENUE**  
 BERKELEY, CALIFORNIA  
 FOR:  
**2701 SHATTUCK BERKELEY, LLC**

drawing  
**PODIUM/ 2ND  
RESIDENTIAL  
FLOOR PLAN**

drawn	
checked	RH
date	3/07/18
scale	1/8" = 1'-0"
job no.	1802
sheet	

## A2.2

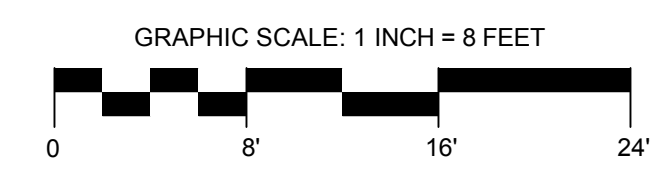


### KEY NOTES

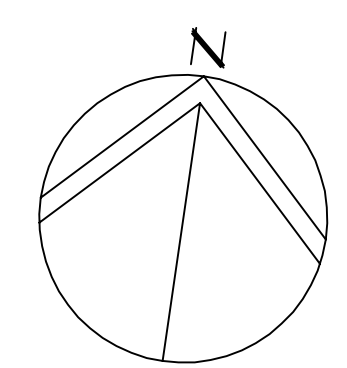
- 1 DOUBLE LIFT PARKING SPACE
- 2 ELEVATOR
- 3 STAIR
- 4 6'-0" HIGH ORNAMENTAL METAL FENCE
- 4.1 NOT USED
- 5 RESIDENTIAL ENTRY
- 6 NOT USED
- 7 GARAGE DOOR WITH VISUAL AND AND AUDIBLE ALERT SYSTEM MOUNTED ABOVE DOOR. SOUND AND LIGHT CONTROLS IN GARAGE.
- 8 NEW TREE, SEE LANDSCAPE DRAWINGS
- 9 PLANTER, SEE LANDSCAPE DRAWINGS
- 10 HEAVY DUTY DERO HOOP BICYCLE RACKS
- 11 (E) AC TRANSIT BUS STOP WITH BENCH
- 12 OUTDOOR SEATING AREA, SEE LANDSCAPE DRAWINGS
- 13 NOT USED
- 14 PARAPET/RAILING
- 15 MECHANICAL CHASE
- 16 BARBEQUE
- 17 NOT USED
- 18 FIRE ACCESS STAIR
- 19 METAL ROOF / MATCH SIDING SEE ELEVATIONS
- 20 TRASH CHUTE

### LEGEND

- PARKING
- RESIDENTIAL
- UTILITY
- OPEN SPACE
- LANDSCAPING
- CIRCULATION
- ROOFTOP ELEMENTS
- WALL
- PROPERTY LINE



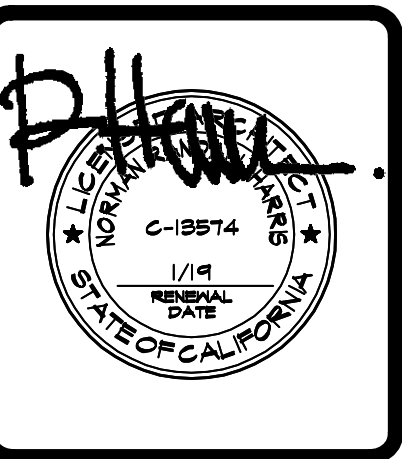
1 PODIUM LEVEL FLOOR PLAN  
1/8" = 1'-0"



# PLAN - B

revisions	by
DRC SUBMITTAL 12/15/16 & 1/27/17	-
ZAB SUBMITTAL 4/12/17 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 9/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/2/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042

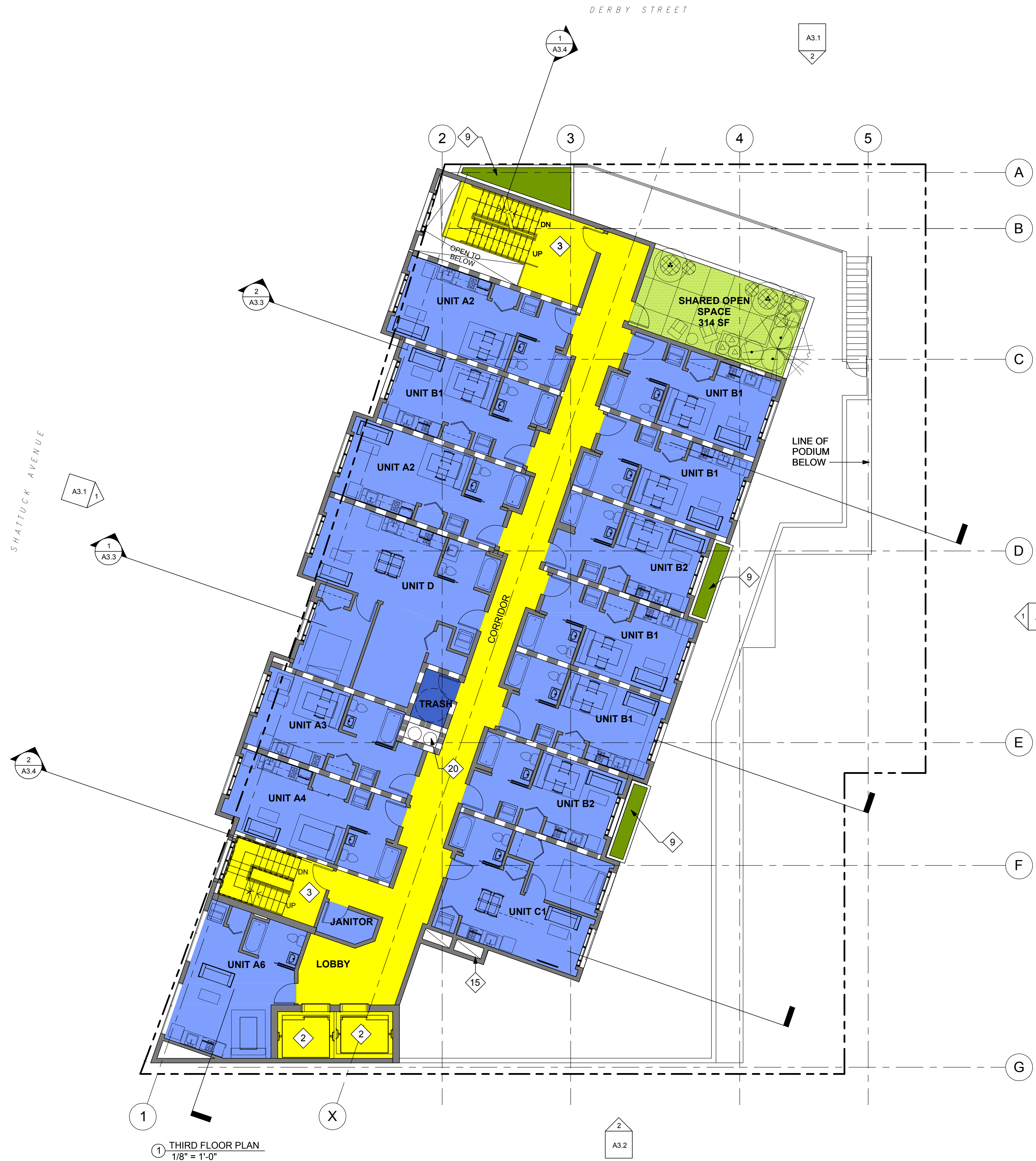


**2701 SHATTUCK AVENUE**  
 BERKELEY, CALIFORNIA  
 FOR:  
**2701 SHATTUCK BERKELEY, LLC**

drawing  
**THIRD  
RESIDENTIAL  
FLOOR PLAN**

drawn	
checked	RH
date	3/07/18
scale	1/8" = 1'-0"
job no.	1802
sheet	

**A2.3**

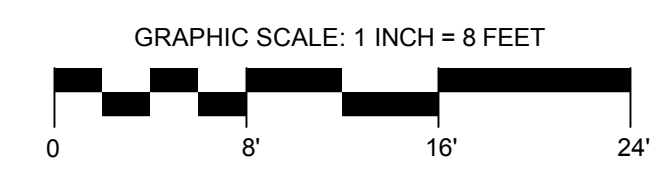


## KEY NOTES

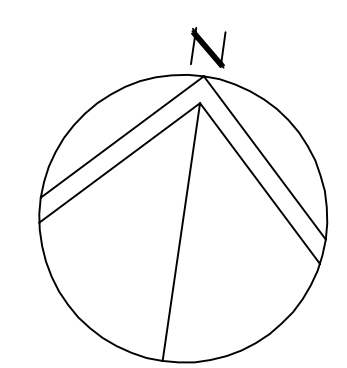
- 1 DOUBLE LIFT PARKING SPACE
- 2 ELEVATOR
- 3 STAIR
- 4 6'-0" HIGH ORNAMENTAL METAL FENCE
- 4.1 NOT USED
- 5 RESIDENTIAL ENTRY
- 6 NOT USED
- 7 GARAGE DOOR WITH VISUAL AND AUDIBLE ALERT SYSTEM MOUNTED ABOVE DOOR. SOUND AND LIGHT CONTROLS IN GARAGE.
- 8 NEW TREE. SEE LANDSCAPE DRAWINGS
- 9 PLANTER. SEE LANDSCAPE DRAWINGS
- 10 HEAVY DUTY DERO HOOP BICYCLE RACKS
- 11 (E) AC TRANSIT BUS STOP WITH BENCH
- 12 OUTDOOR SEATING AREA. SEE LANDSCAPE DRAWINGS
- 13 NOT USED
- 14 PARAPET/RAILING
- 15 MECHANICAL CHASE
- 16 BARBEQUE
- 17 NOT USED
- 18 FIRE ACCESS STAIR
- 19 METAL ROOF / MATCH SIDING SEE ELEVATIONS
- 20 TRASH CHUTE

## LEGEND

- PARKING
- RESIDENTIAL
- UTILITY
- OPEN SPACE
- LANDSCAPING
- CIRCULATION
- ROOFTOP ELEMENTS
- WALL
- PROPERTY LINE



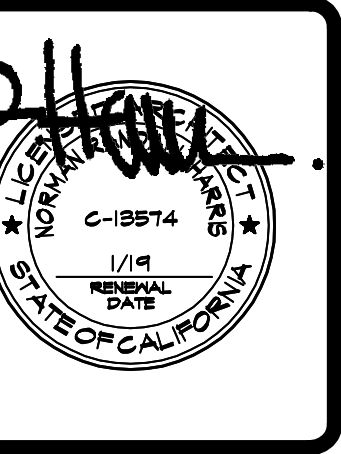
1 THIRD FLOOR PLAN  
1/8" = 1'-0"



# PLAN - B

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/19	-
ZAB SUBMITTAL 4/12/19 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 9/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/2/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



2701 SHATTUCK AVENUE  
BERKELEY, CALIFORNIA  
FOR:  
2701 SHATTUCK BERKELEY, LLC

drawn  
FOURTH  
RESIDENTIAL  
FLOOR PLAN

drawn  
checked  
RH  
date  
3/07/18  
scale  
1/8" = 1'-0"  
job no.  
1802  
sheet

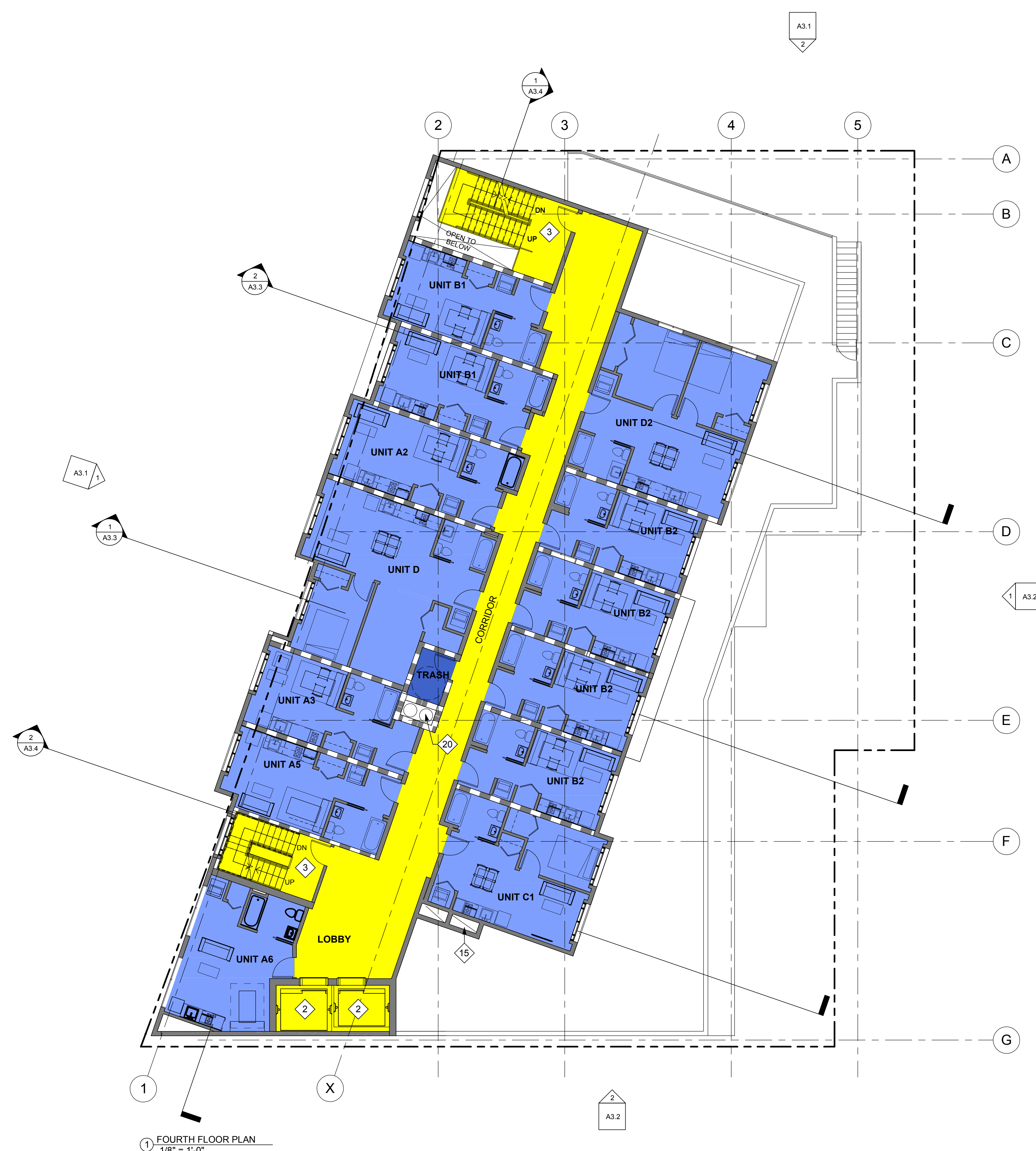
**A2.4**

## KEY NOTES

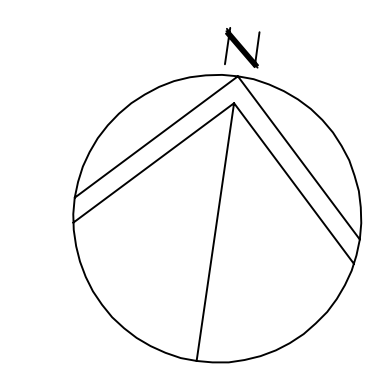
- 1 DOUBLE LIFT PARKING SPACE
- 2 ELEVATOR
- 3 STAIR
- 4 6'-0" HIGH ORNAMENTAL METAL FENCE
- 4.1 NOT USED
- 5 RESIDENTIAL ENTRY
- 6 NOT USED
- 7 GARAGE DOOR WITH VISUAL AND AND AUDIBLE ALERT SYSTEM MOUNTED ABOVE DOOR. SOUND AND LIGHT CONTROLS IN GARAGE.
- 8 NEW TREE. SEE LANDSCAPE DRAWINGS
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- 17 NOT USED
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- 20 TRASH CHUTE

## LEGEND

- PARKING
- RESIDENTIAL
- UTILITY
- OPEN SPACE
- LANDSCAPING
- CIRCULATION
- ROOFTOP ELEMENTS
- WALL
- PROPERTY LINE



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

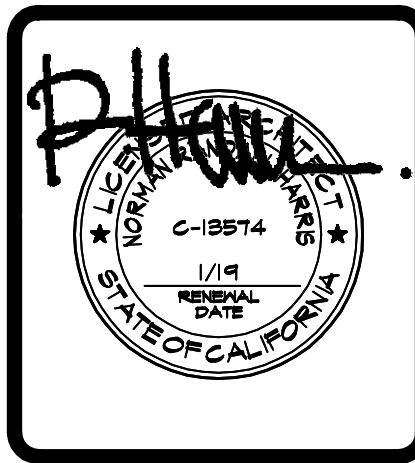


DERBY STREET

# PLAN - B

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/17	-
ZAB SUBMITTAL 9/12/17 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 9/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 1/12/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



**2701 SHATTUCK AVENUE**  
BERKELEY, CALIFORNIA  
FOR:  
**2701 SHATTUCK BERKELEY, LLC**

drawing  
**FIFTH  
RESIDENTIAL  
FLOOR PLAN**

drawn  
checked  
RH  
date  
3/07/18  
scale  
1/8" = 1'-0"  
job no.  
1802  
sheet

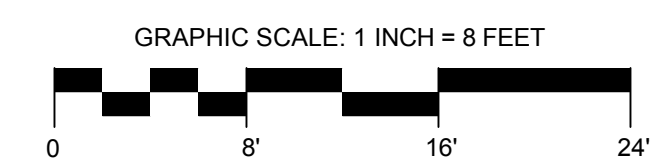
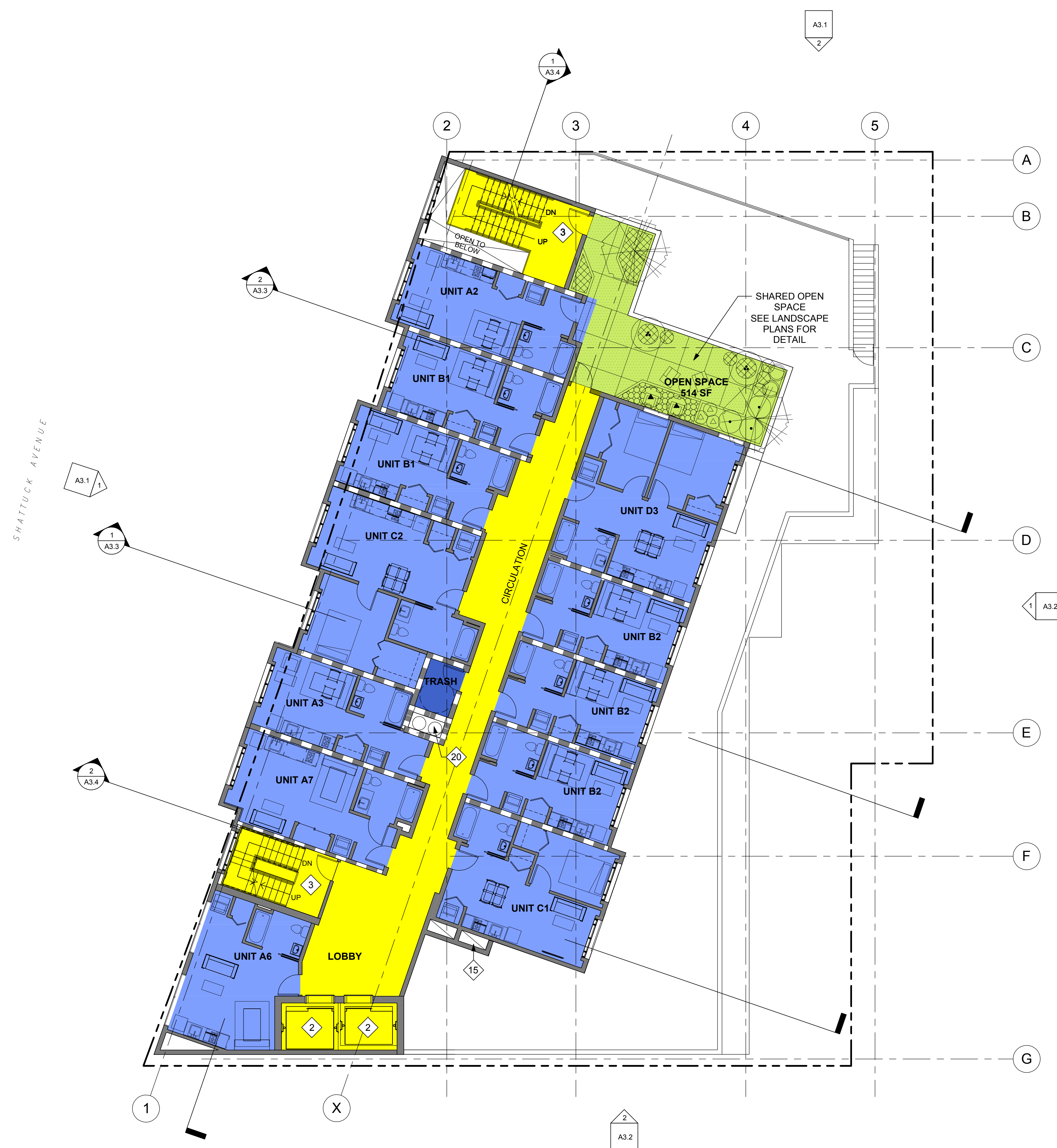
**A2.5**

## KEY NOTES

- 1 DOUBLE LIFT PARKING SPACE
- 2 ELEVATOR
- 3 STAIR
- 4 6'-0" HIGH ORNAMENTAL METAL FENCE
- 4.1 NOT USED
- 5 RESIDENTIAL ENTRY
- 6 NOT USED
- 7 GARAGE DOOR WITH VISUAL AND AND AUDIBLE ALERT SYSTEM MOUNTED ABOVE DOOR. SOUND AND LIGHT CONTROLS IN GARAGE.
- 8 NEW TREE. SEE LANDSCAPE DRAWINGS
- 9 PLANTER. SEE LANDSCAPE DRAWINGS
- 10 HEAVY DUTY DERO HOOP BICYCLE RACKS
- 11 (E) AC TRANSIT BUS STOP WITH BENCH
- 12 OUTDOOR SEATING AREA. SEE LANDSCAPE DRAWINGS
- 13 NOT USED
- 14 PARAPET/RAILING
- 15 MECHANICAL CHASE
- 16 BARBEQUE
- 17 NOT USED
- 18 FIRE ACCESS STAIR
- 19 METAL ROOF / MATCH SIDING SEE ELEVATIONS
- 20 TRASH CHUTE

## LEGEND

- PARKING
- RESIDENTIAL
- UTILITY
- OPEN SPACE
- LANDSCAPING
- CIRCULATION
- ROOFTOP ELEMENTS
- WALL
- PROPERTY LINE



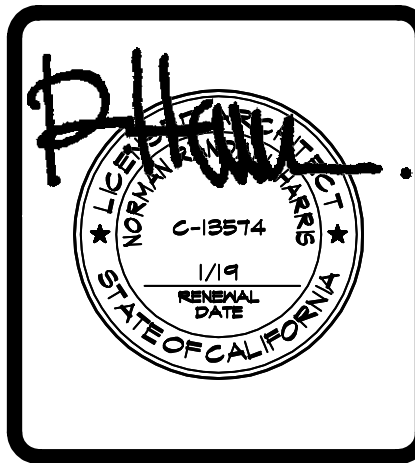
1 FIFTH FLOOR PLAN  
1/8" = 1'-0"



# PLAN - B

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/19	-
ZAB SUBMITTAL 4/12/19 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 4/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/2/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



**2701 SHATTUCK AVENUE**  
BERKELEY, CALIFORNIA  
FOR:  
**2701 SHATTUCK BERKELEY, LLC**

drawing  
**ROOF PLAN**

drawn	
checked	RH
date	3/07/18
scale	1/8" = 1'-0"
job no.	1802
sheet	

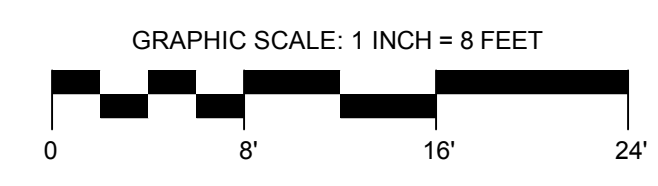
**A2.6**

## KEY NOTES

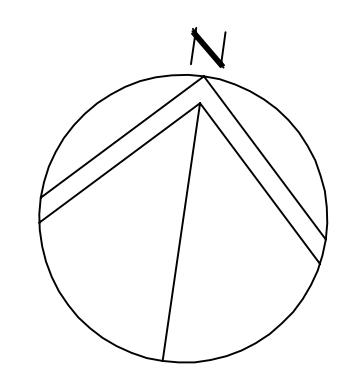
- 1 DOUBLE LIFT PARKING SPACE
- 2 ELEVATOR
- 3 STAIR
- 4 6'-0" HIGH ORNAMENTAL METAL FENCE
- 4.1 NOT USED
- 5 RESIDENTIAL ENTRY
- 6 NOT USED
- 7 GARAGE DOOR WITH VISUAL AND AND AUDIBLE ALERT SYSTEM MOUNTED ABOVE DOOR. SOUND AND LIGHT CONTROLS IN GARAGE.
- 8 NEW TREE, SEE LANDSCAPE DRAWINGS
- 9 PLANTER, SEE LANDSCAPE DRAWINGS
- 10 HEAVY DUTY DERO HOOP BICYCLE RACKS
- 11 (E) AC TRANSIT BUS STOP WITH BENCH
- 12 OUTDOOR SEATING AREA, SEE LANDSCAPE DRAWINGS
- 13 NOT USED
- 14 PARAPET/RAILING
- 15 MECHANICAL CHASE
- 16 BARBEQUE
- 17 NOT USED
- 18 FIRE ACCESS STAIR
- 19 METAL ROOF / MATCH SIDING SEE ELEVATIONS

## LEGEND

- PARKING
- RESIDENTIAL
- UTILITY
- OPEN SPACE
- LANDSCAPING
- CIRCULATION
- ROOFTOP ELEMENTS
- WALL
- PROPERTY LINE



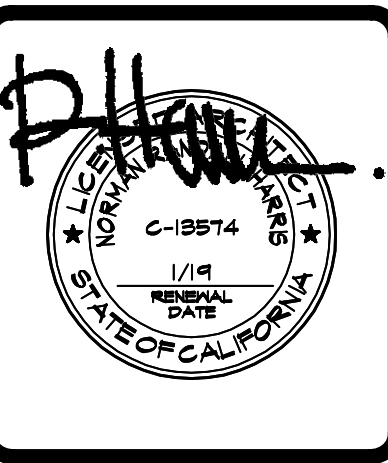
1 ROOF PLAN  
1/8" = 1'-0"



# PLAN - B

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/17	-
ZAB SUBMITTAL 9/12/17 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 9/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/2/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



**2701 SHATTUCK AVENUE**  
 BERKELEY, CALIFORNIA  
 FOR:  
**2701 SHATTUCK BERKELEY, LLC**

drawing  
**EXTERIOR ELEVATIONS**

drawn	checked	date	scale	job no.	sheet
	RH	3/07/18	1/8" = 1'-0"	1802	

**A3.1**



1 EXTERIOR ELEVATION - WEST  
1/8" = 1'-0"

## KEY NOTES

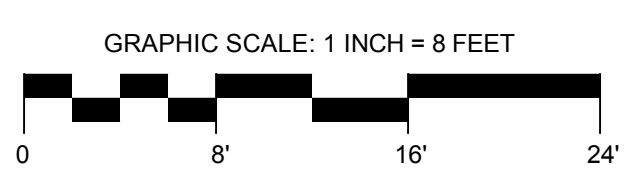
- 1 RESIDENTIAL ENTRY
- 2 LIVE/WORK UNIT ENTRY
- 3 PARKING GARAGE DOOR
- 4 NOT USED
- 5 NOT USED
- 6 RAILING / PARAPET
- 7 ELEVATOR OVERRUN
- 8 PLANTER, SEE LANDSCAPE PLANS
- 9 TREE, SEE LANDSCAPE PLANS
- 10 AWNING
- 11 NOT USED
- 12 NOT USED
- 13 NOT USED
- 14 ROOFTOP MECHANICAL ENCLOSURE
- 15 NOT USED

NOTE:  
SEE A3.1A FOR MATERIALS LEGEND



2 EXTERIOR ELEVATION - NORTH  
1/8" = 1'-0"

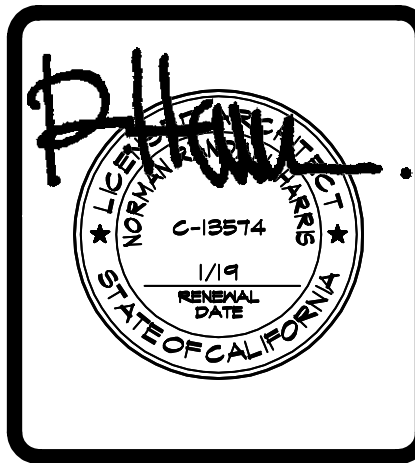
NOTE: NORMAL TO RESIDENTIAL PORTION OF BUILDING



# PLAN - B

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/19	-
ZAB SUBMITTAL 4/12/19 & 1/03/19	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 9/20/18	AY
ZAB SUBMITTAL 11/09/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/2/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



**2701 SHATTUCK AVENUE**  
 BERKELEY, CALIFORNIA  
 FOR:  
**2701 SHATTUCK BERKELEY, LLC**

drawing  
**EXTERIOR ELEVATIONS (VIEWED FROM SIDEWALK)**

drawn  
checked  
RH  
date  
3/07/18  
scale  
1/8" = 1'-0"  
job no.  
1802  
sheet

**A3.1A**



① EXTERIOR ELEVATION - WEST  
1/8" = 1'-0"

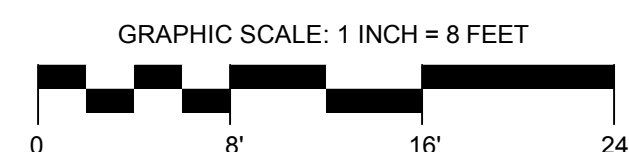
## LEGEND

- ① PAINTED STUCCO  
BODY COLOR 1
- ② PAINTED STUCCO  
BODY COLOR 2
- ③ METAL FLUSH PANELS  
COLOR: "DARK BRONZE"
- ④ CAST-IN-PLACE CONCRETE
- ⑤ COMPOSITE WOOD PANEL  
COLOR: PARKLEX "AMBER" & "RUBI"
- ⑥ ARCHITECTURAL METAL DETAILS
- ⑦ STOREFRONT GLAZING WINDOW
- ⑧ PERFORATED METAL
- ⑨ METAL LOUVERS
- ⑩ DARK ANODIZED METAL WINDOWS
- ⑪ PUBLIC ART LOCATION



② EXTERIOR ELEVATION - NORTH  
1/8" = 1'-0"

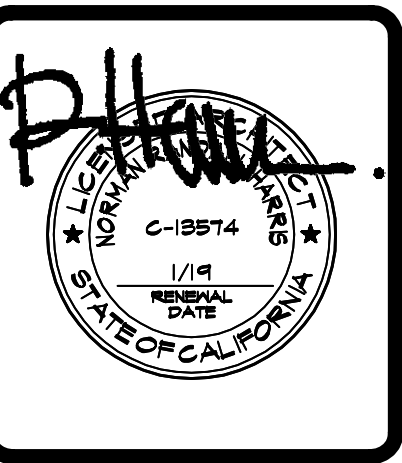
NOTE: NORMAL TO RESIDENTIAL PORTION OF BUILDING



# PLAN - B

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/17	-
ZAB SUBMITTAL 4/12/17 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 4/20/18	AY
ZAB SUBMITTAL 11/09/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/2/2019	MM

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architects, planners  
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walnut creek, ca  
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(925) 256-6042



**2701 SHATTUCK AVENUE**  
 BERKELEY, CALIFORNIA  
 FOR:  
**2701 SHATTUCK BERKELEY, LLC**

drawing  
**EXTERIOR ELEVATIONS**

drawn	
checked	RH
date	3/07/18
scale	1/8" = 1'-0"
job no.	1802
sheet	

**A3.2**



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



2 EXTERIOR ELEVATION SOUTH  
1/8" = 1'-0"

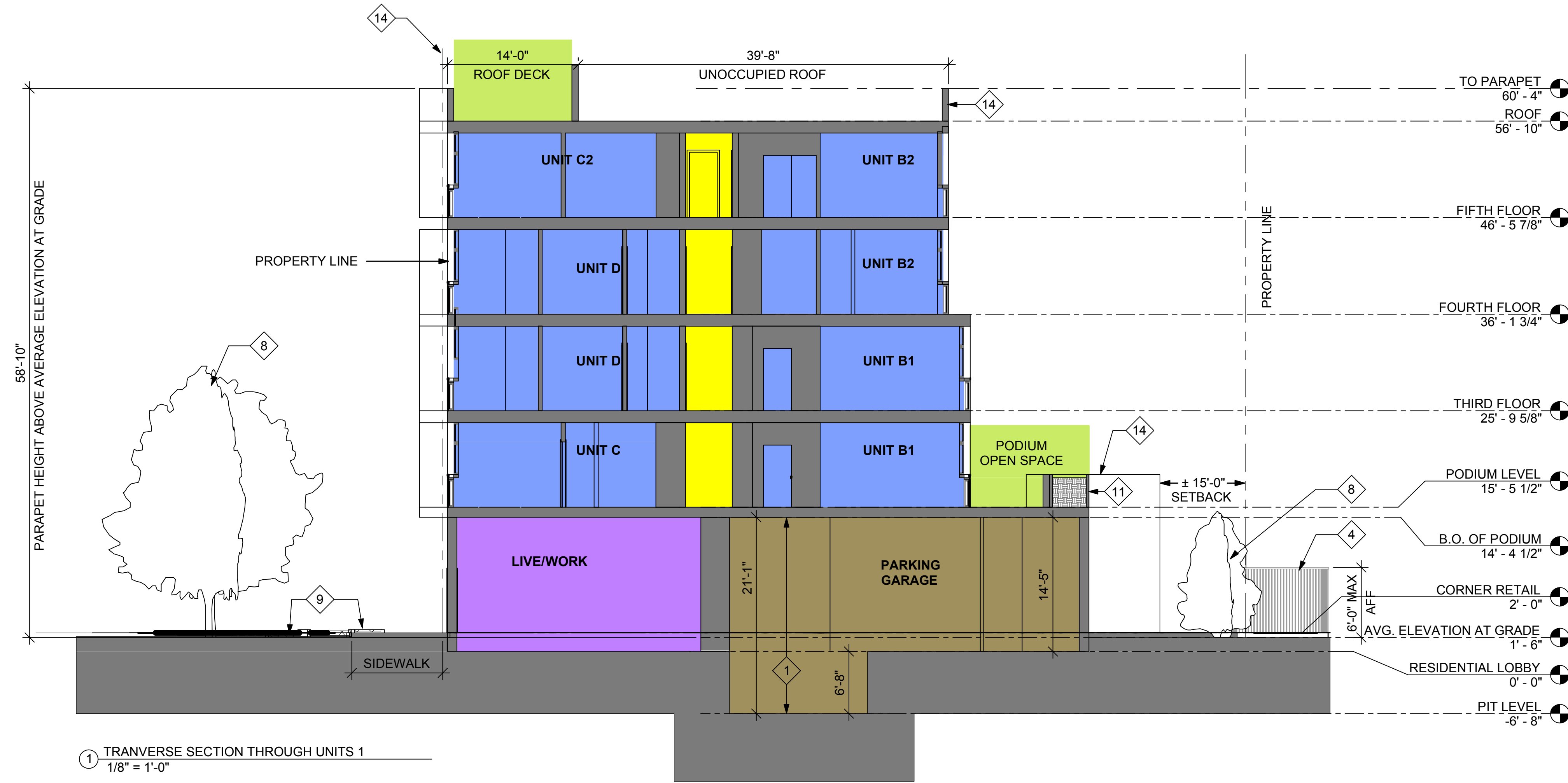
## KEY NOTES

- 1 RESIDENTIAL ENTRY
- 2 LIVE/WORK UNIT ENTRY
- 3 PARKING GARAGE DOOR
- 4 NOT USED
- 5 NOT USED
- 6 RAILING / PARAPET
- 7 ELEVATOR OVERRUN
- 8 PLANTER, SEE LANDSCAPE PLANS
- 9 TREE, SEE LANDSCAPE PLANS
- 10 AWNING
- 11 NOT USED
- 12 NOT USED
- 13 NOT USED
- 14 ROOFTOP MECHANICAL ENCLOSURE
- 15 NOT USED

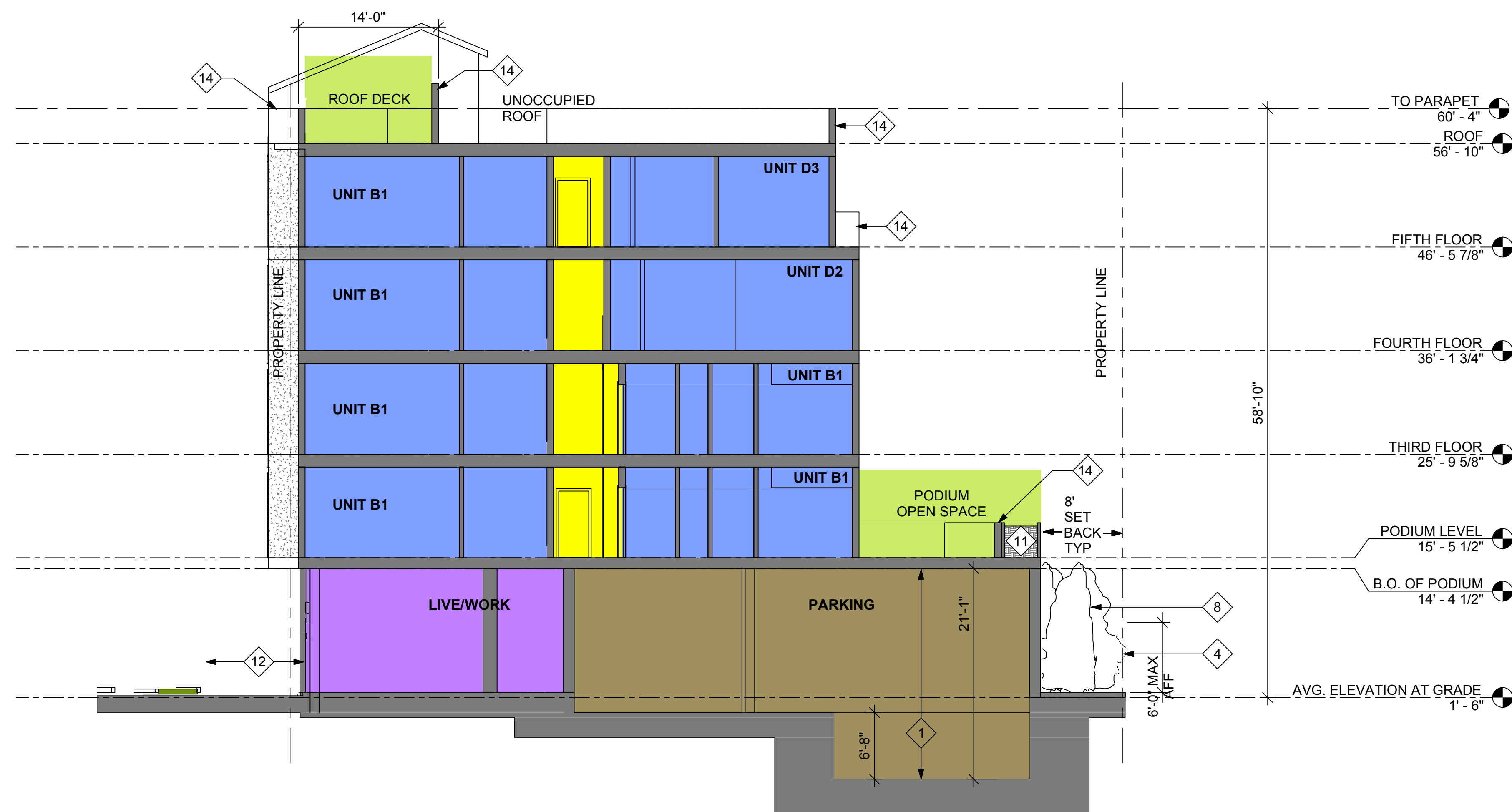
## LEGEND

- 1 PAINTED STUCCO  
BODY COLOR 1
- 2 PAINTED STUCCO  
BODY COLOR 2
- 3 METAL FLUSH PANELS  
COLOR: "DARK BRONZE"
- 4 CAST-IN-PLACE CONCRETE
- 5 COMPOSITE WOOD PANEL  
COLOR: PARKLEX "AMBER" & "RUBI"
- 6 ARCHITECTURAL METAL DETAILS
- 7 STOREFRONT GLAZING WINDOW
- 8 PERFORATED METAL
- 9 METAL LOUVERS
- 10 DARK ANODIZED METAL WINDOWS

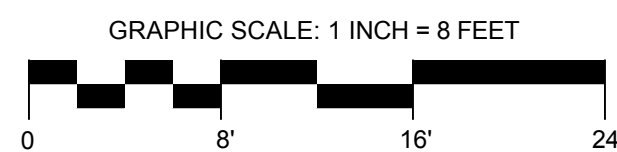
# PLAN - B



① TRANVERSE SECTION THROUGH UNITS 1  
1/8" = 1'-0"



② BUILDING SECTION  
1/8" = 1'-0"



## KEY NOTES

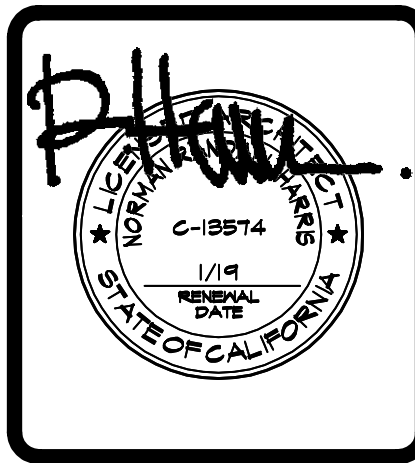
- ① DOUBLE LIFT PARKING SPACE
- ② NOT USED
- ③ STAIR
- ④ FENCE
- ⑤ RESIDENTIAL ENTRY
- ⑥ NOT USED
- ⑦ NOT USED
- ⑧ NEW TREE, SEE LANDSCAPE DRAWINGS
- ⑨ PLANTER, SEE LANDSCAPE DRAWINGS
- ⑩ BICYCLE PARKING
- ⑪ PODIUM PLANTER
- ⑫ OUTDOOR SEATING AREA, SEE LANDSCAPE DRAWINGS
- ⑬ STAIR ENCLOSURE
- ⑭ PARAPET/RAILING

## LEGEND

- LIVE/WORK UNIT
- PARKING
- RESIDENTIAL
- UTILITY
- OPEN SPACE
- LANDSCAPING
- CIRCULATION
- WALL
- PROPERTY LINE

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/19	-
ZAB SUBMITTAL 4/12/19 & 1/03/19	-
ZAB SUBMITTAL 3/07/19 & 6/28/18	AY
DRC SUBMITTAL 9/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/2/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



**2701 SHATTUCK AVENUE**  
 BERKELEY, CALIFORNIA  
 FOR:  
**2701 SHATTUCK BERKELEY, LLC**

drawing  
**BUILDING SECTIONS**

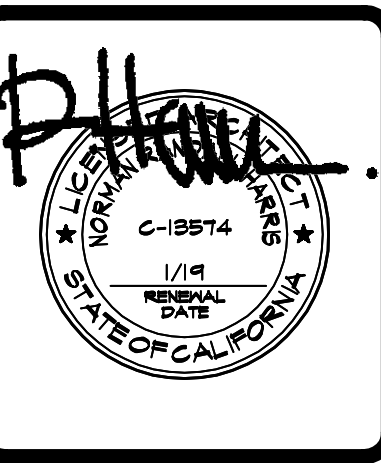
drawn  
checked  
RH  
date  
3/07/18  
scale  
1/8" = 1'-0"  
job no.  
1802  
sheet

**A3.3**

# PLAN - B

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/19	-
ZAB SUBMITTAL 4/12/19 & 1/03/19	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 9/20/18	AY
ZAB SUBMITTAL 11/09/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 1/12/2019	MM

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2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



**2701 SHATTUCK AVENUE**  
BERKELEY, CALIFORNIA  
FOR:  
**2701 SHATTUCK BERKELEY, LLC**

drawing  
**BUILDING SECTIONS**

drawn  
checked  
RH  
date  
3/07/18  
scale  
1/8" = 1'-0"  
job no.  
1802  
sheet

**A3.4**



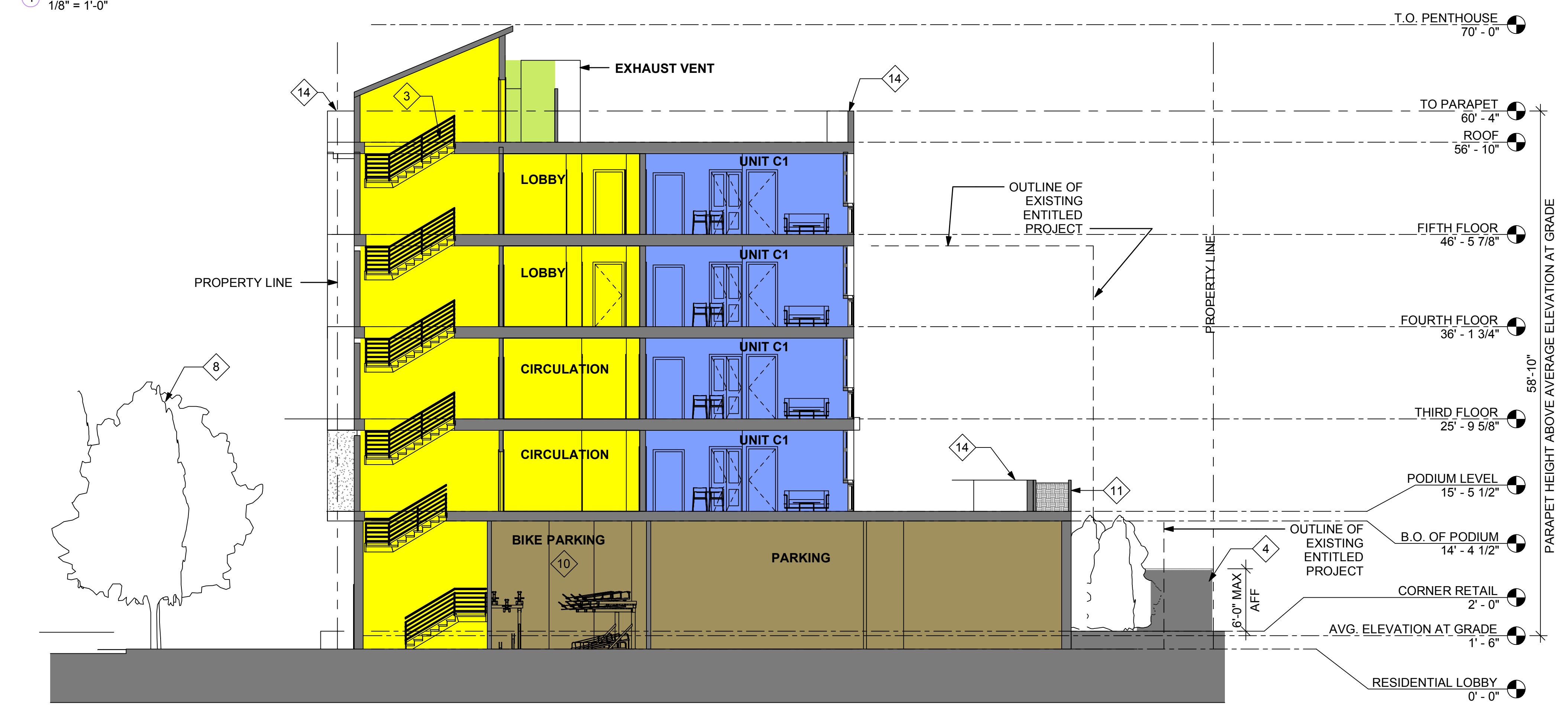
1 LONGITUDINAL SECTION THROUGH UNITS  
1/8" = 1'-0"

## KEY NOTES

- 1 DOUBLE LIFT PARKING SPACE
- 2 NOT USED
- 3 STAIR
- 4 FENCE
- 5 RESIDENTIAL ENTRY
- 6 NOT USED
- 7 NOT USED
- 8 NEW TREE, SEE LANDSCAPE DRAWINGS
- 9 PLANTER, SEE LANDSCAPE DRAWINGS
- 10 BICYCLE PARKING
- 11 PODIUM PLANTER
- 12 OUTDOOR SEATING AREA, SEE LANDSCAPE DRAWINGS
- 13 STAIR ENCLOSURE
- 14 PARAPET/RAILING

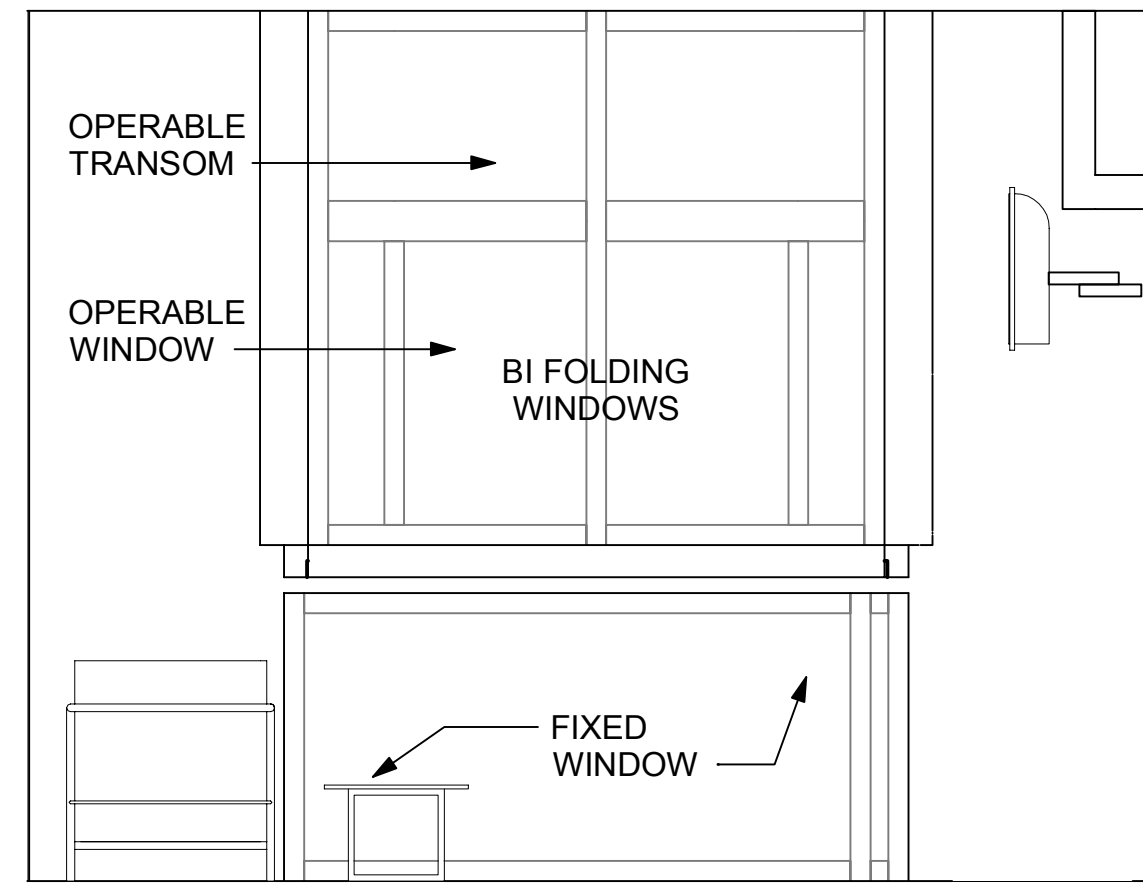
## LEGEND

- LIVE/WORK UNIT
- PARKING
- RESIDENTIAL
- UTILITY
- OPEN SPACE
- LANDSCAPING
- CIRCULATION
- WALL
- PROPERTY LINE



2 TRANSVERSE SECTION THROUGH VERTICAL CIRCULATION  
1/8" = 1'-0"

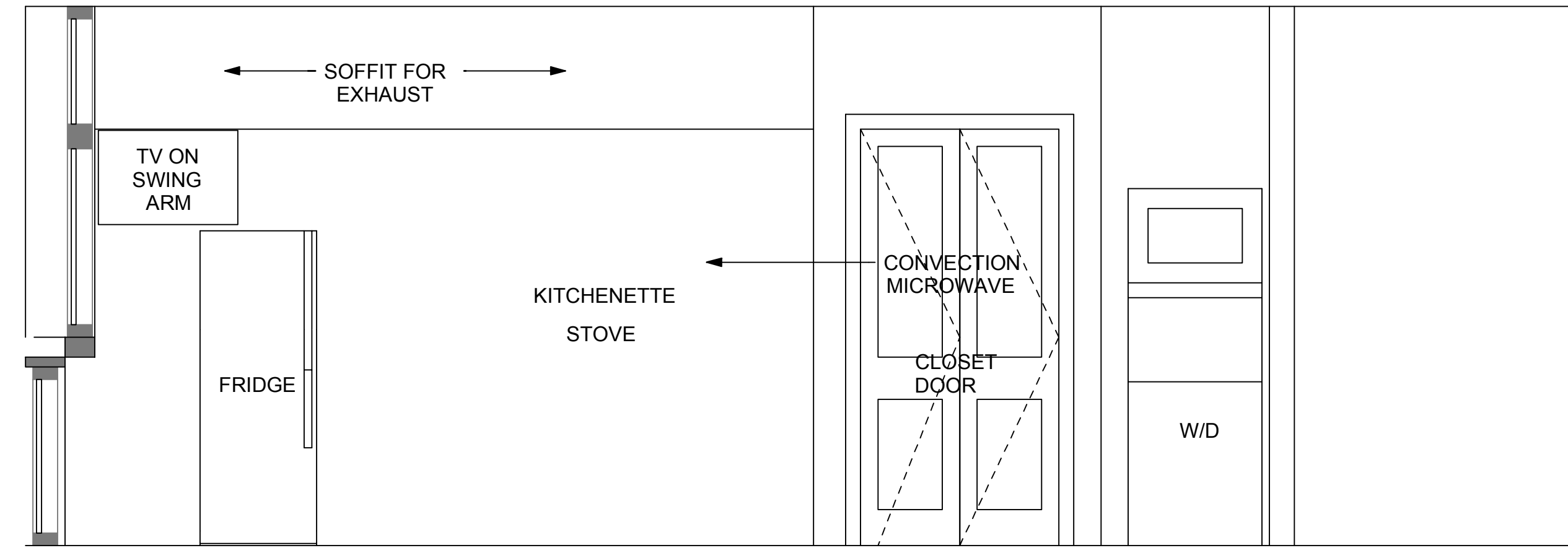
# PLAN - B



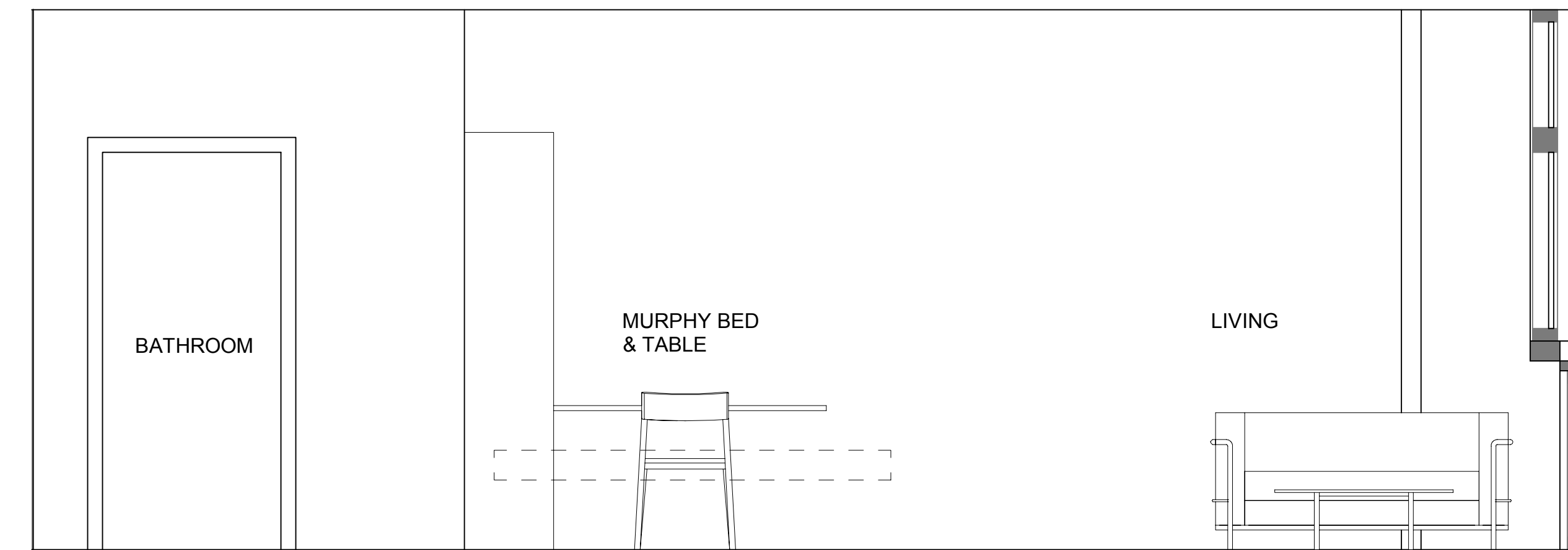
6 WEST ELEVATION OF UNIT A2  
1/2" = 1'-0"



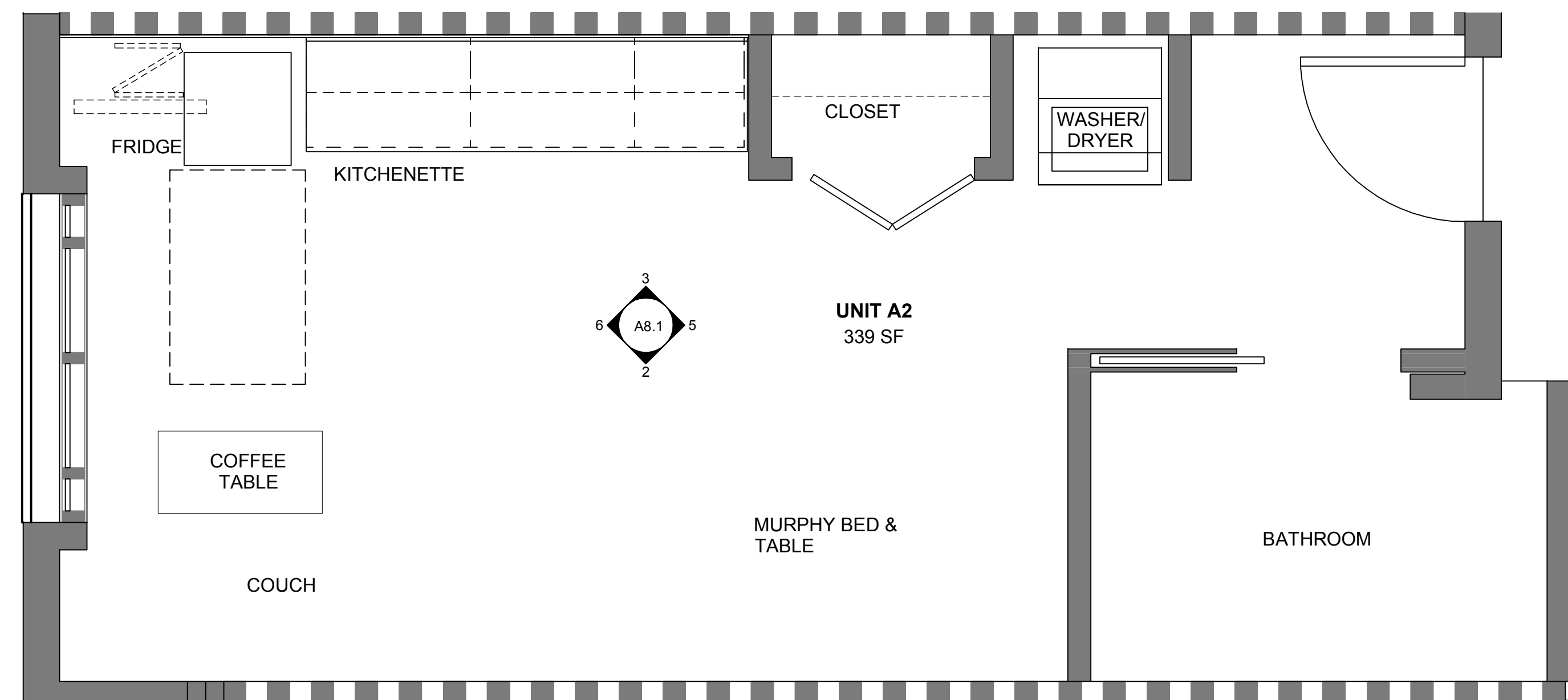
5 EAST ELEVATION OF UNIT A2  
1/2" = 1'-0"



3 NORTH ELEVATION OF UNIT A2  
1/2" = 1'-0"



2 SOUTH ELEVATION OF UNIT A2  
1/2" = 1'-0"

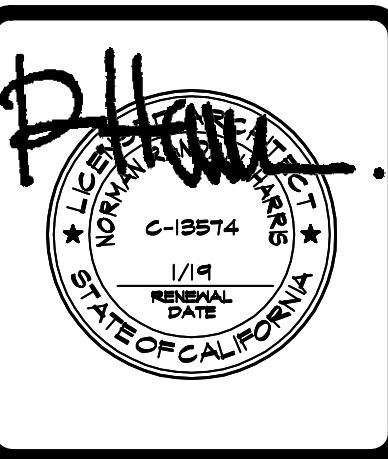


1 UNIT A2 PLAN  
1/2" = 1'-0"

4 SECTION PERSPECTIVE OF UNIT A2

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/19	-
ZAB SUBMITTAL 4/12/19 & 1/03/19	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 4/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/12/2019	MM

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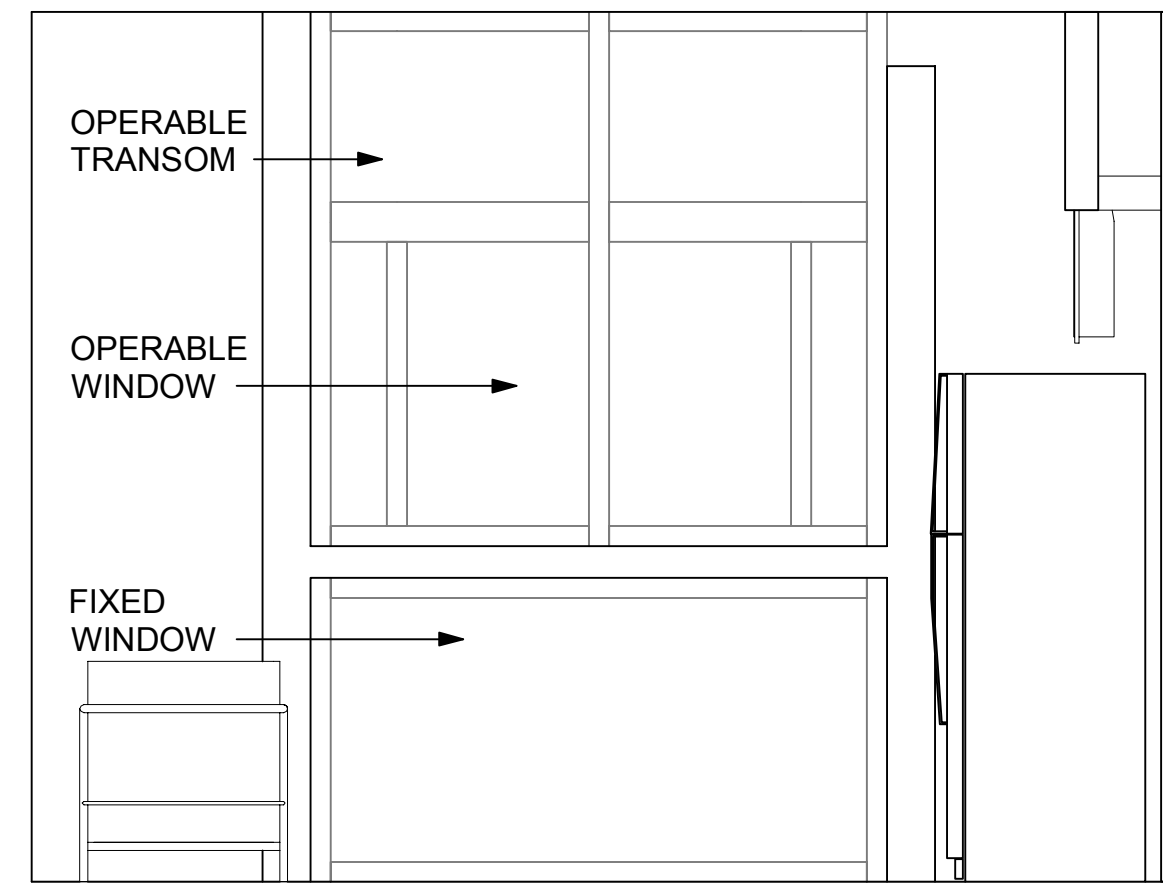
2701 SHATTUCK AVENUE  
BERKELEY, CALIFORNIA  
FOR:  
2701 SHATTUCK BERKELEY, LLC

drawing  
UNIT A PLANS

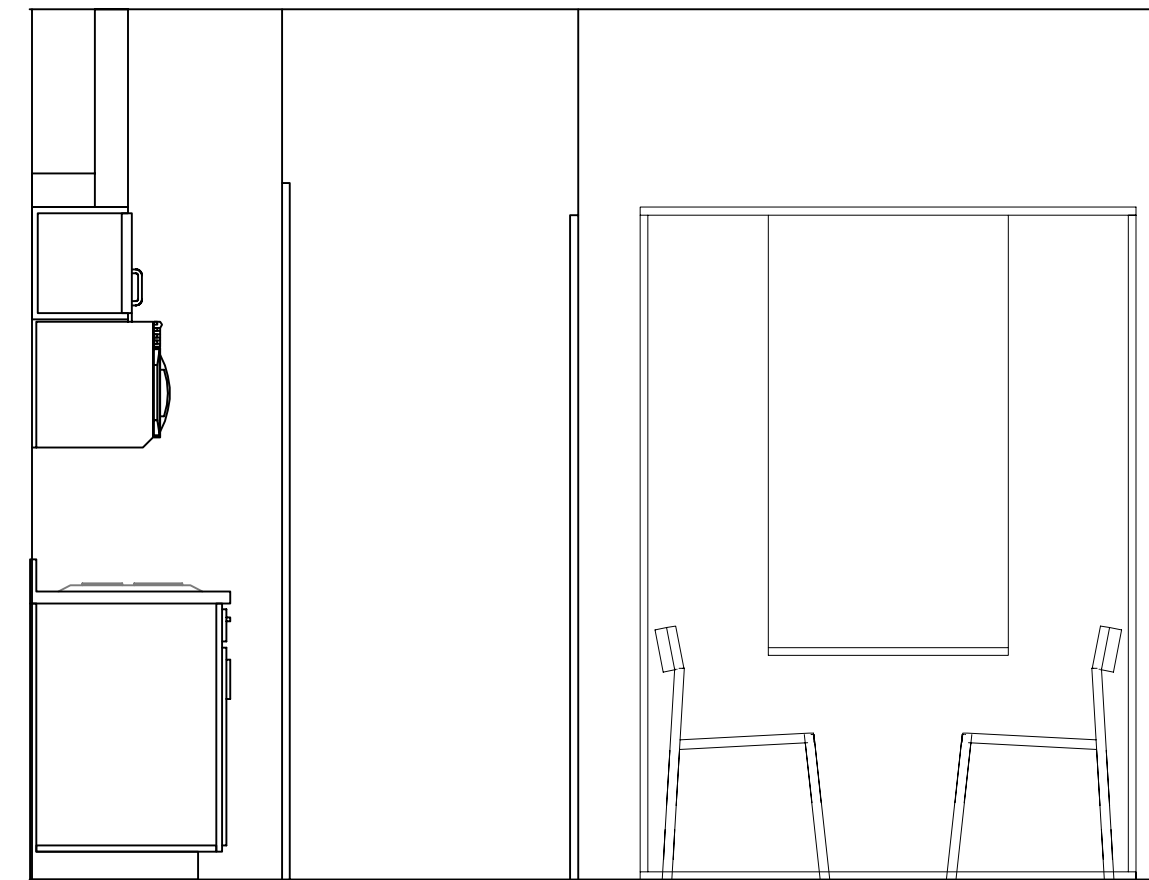
drawn
checked RH
date 3/07/18
scale 1/2" = 1'-0"
job no. 1802
sheet

**A8.1**

# PLAN - B



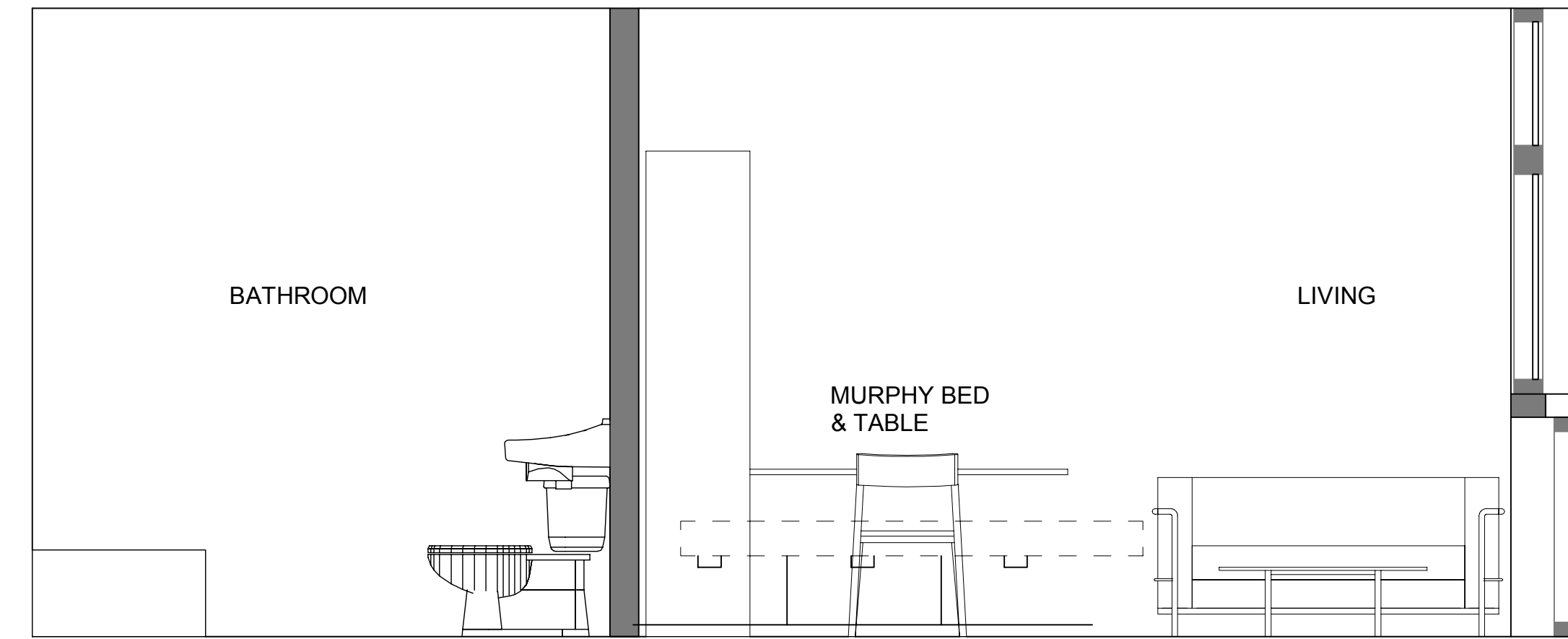
6 EAST ELEVATION OF UNIT B2  
1/2" = 1'-0"



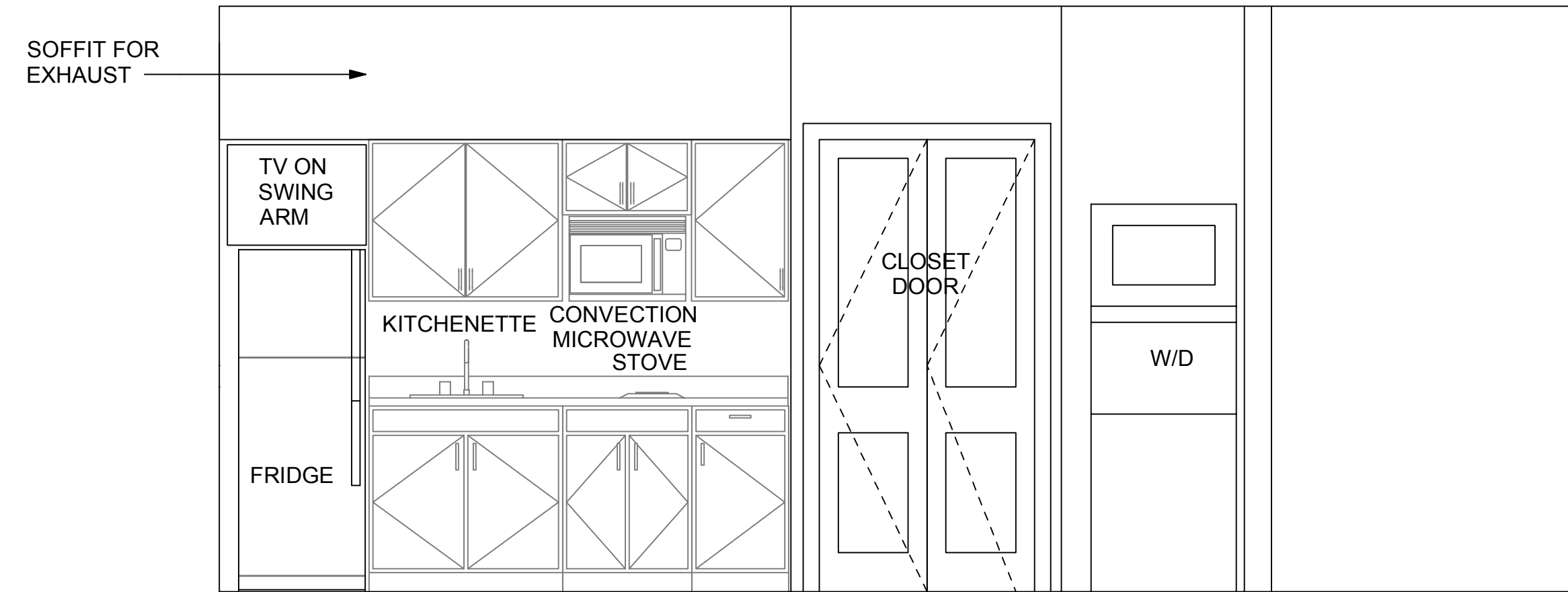
5 WEST ELEVATION OF UNIT B2  
1/2" = 1'-0"



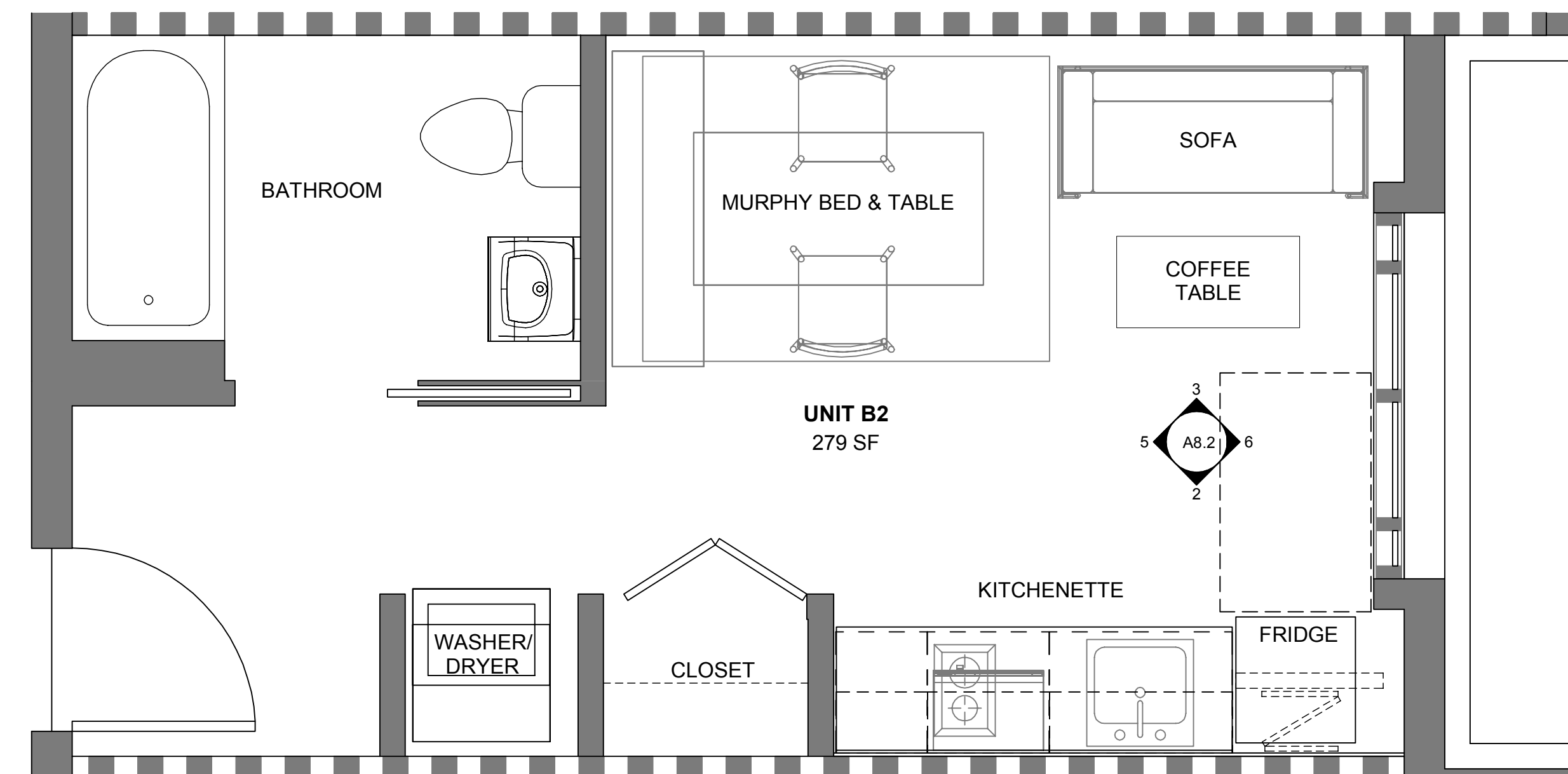
4 SECTION PERSPECTIVE OF UNIT B2  
1/2" = 1'-0"



3 NORTH ELEVATION OF UNIT B2  
1/2" = 1'-0"



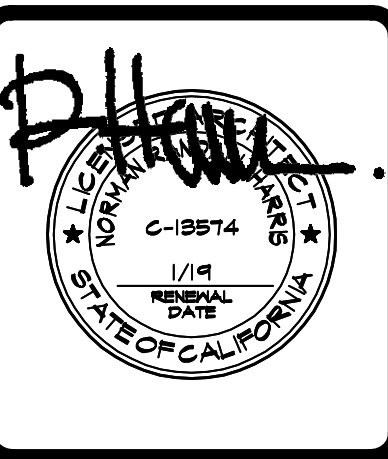
2 SOUTH ELEVATION OF UNIT B2  
1/2" = 1'-0"



1 UNIT B2 PLAN  
1/2" = 1'-0"

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/19	-
ZAB SUBMITTAL 4/12/19 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 4/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/2/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



2701 SHATTUCK AVENUE  
BERKELEY, CALIFORNIA  
FOR:  
2701 SHATTUCK BERKELEY, LLC

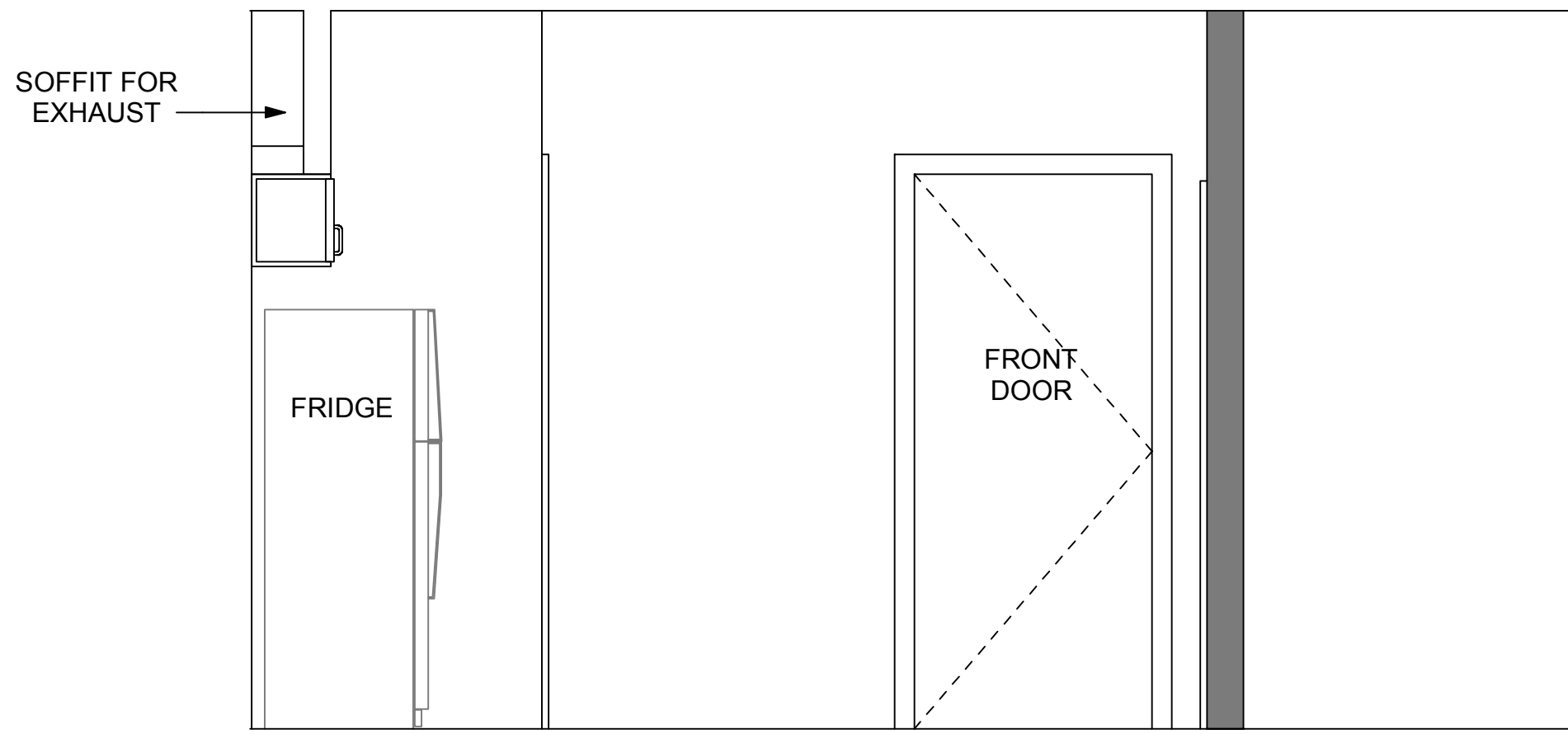
drawing  
UNIT B PLANS

drawn	
checked	RH
date	3/07/18
scale	1/2" = 1'-0"
job no.	1802
sheet	

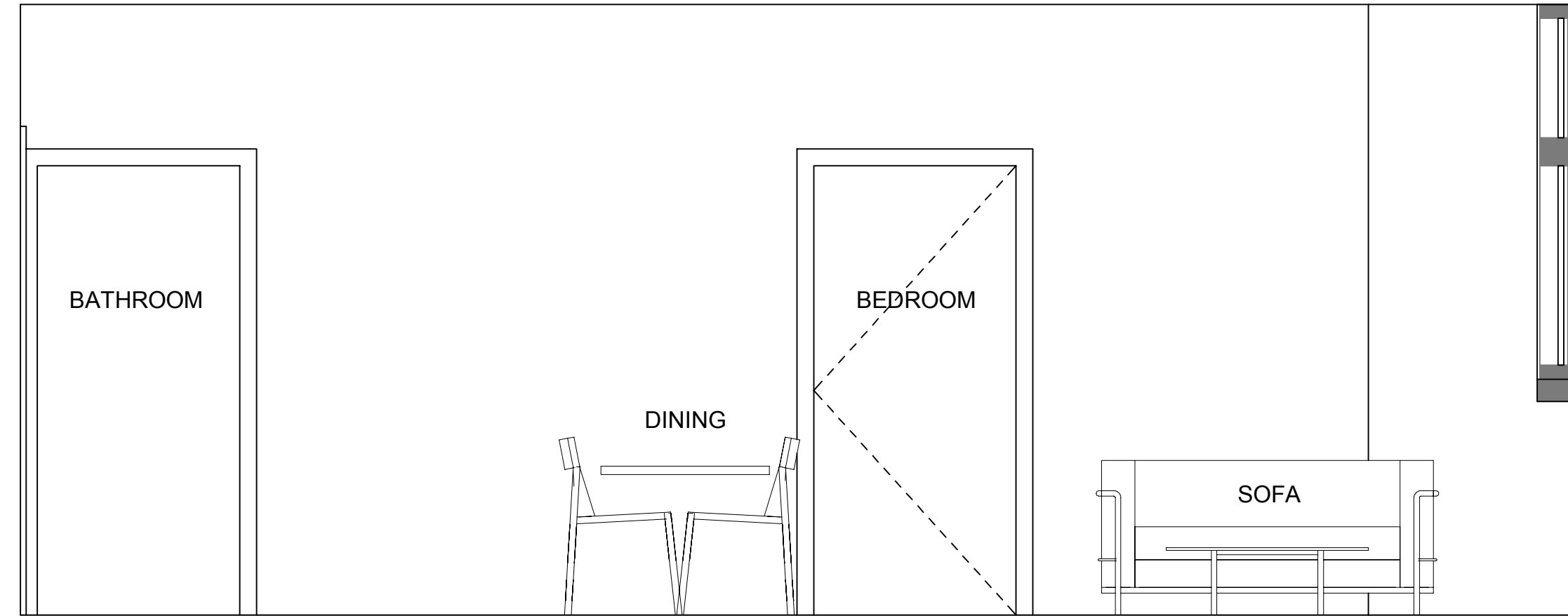
**A8.2**



# PLAN - B



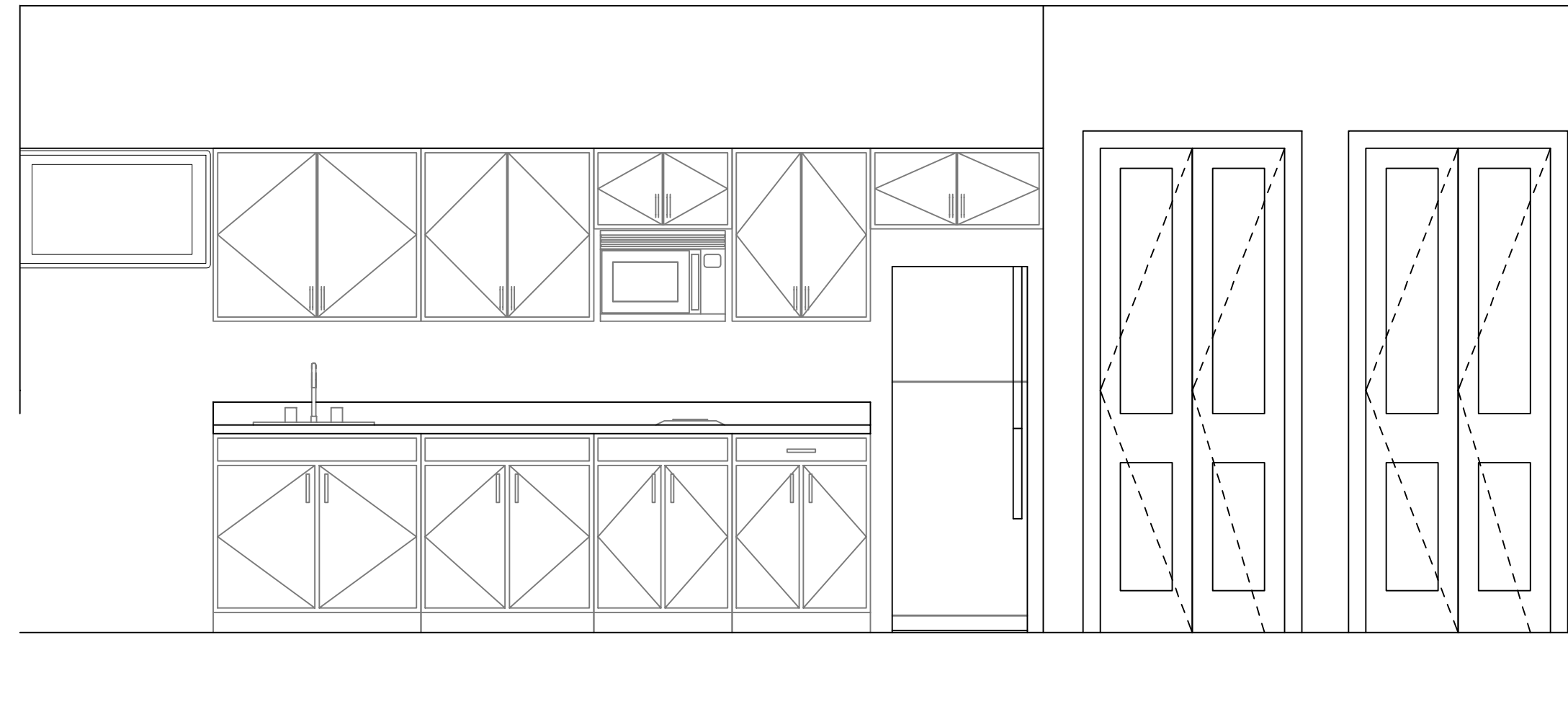
6 EAST ELEVATION OF UNIT C  
1/2" = 1'-0"



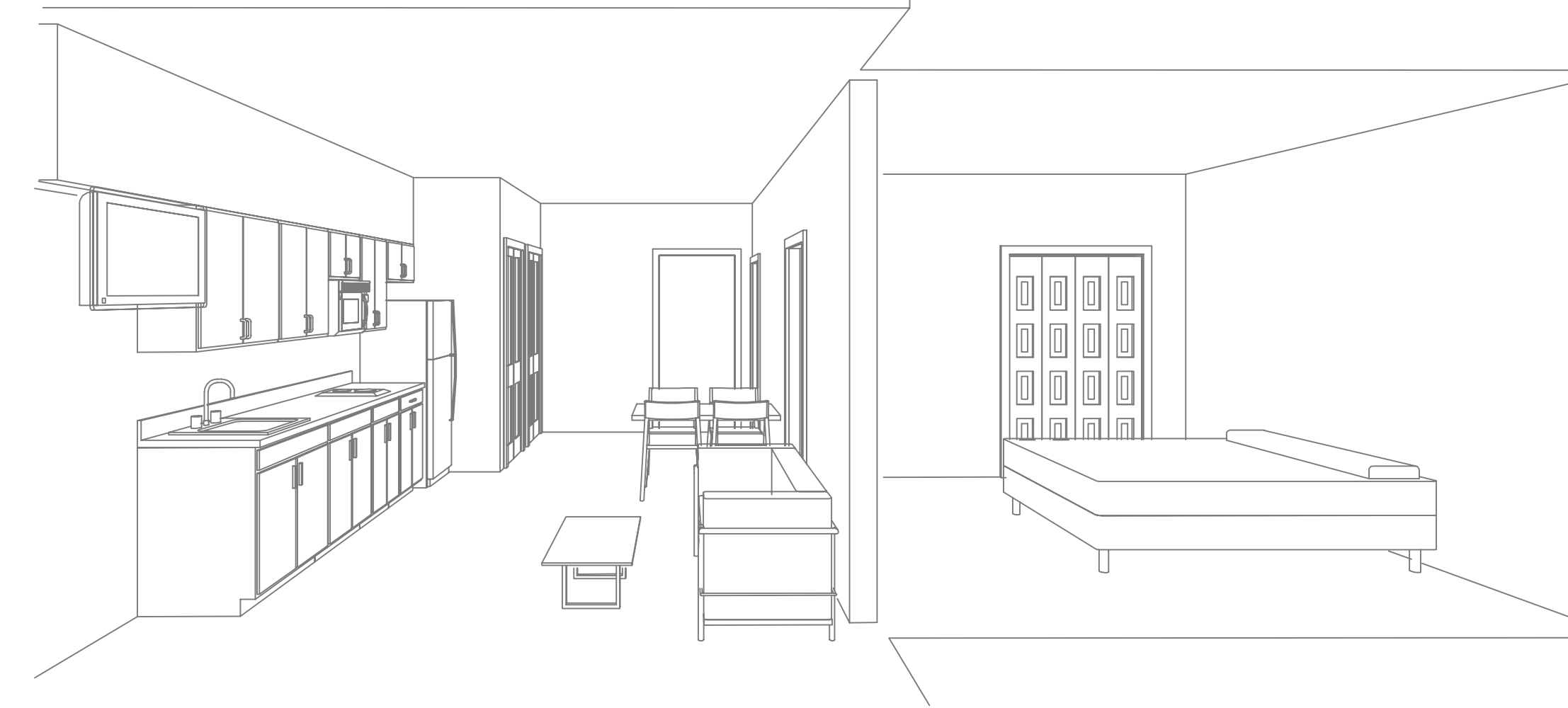
5 SOUTH ELEVATION OF UNIT C  
1/2" = 1'-0"



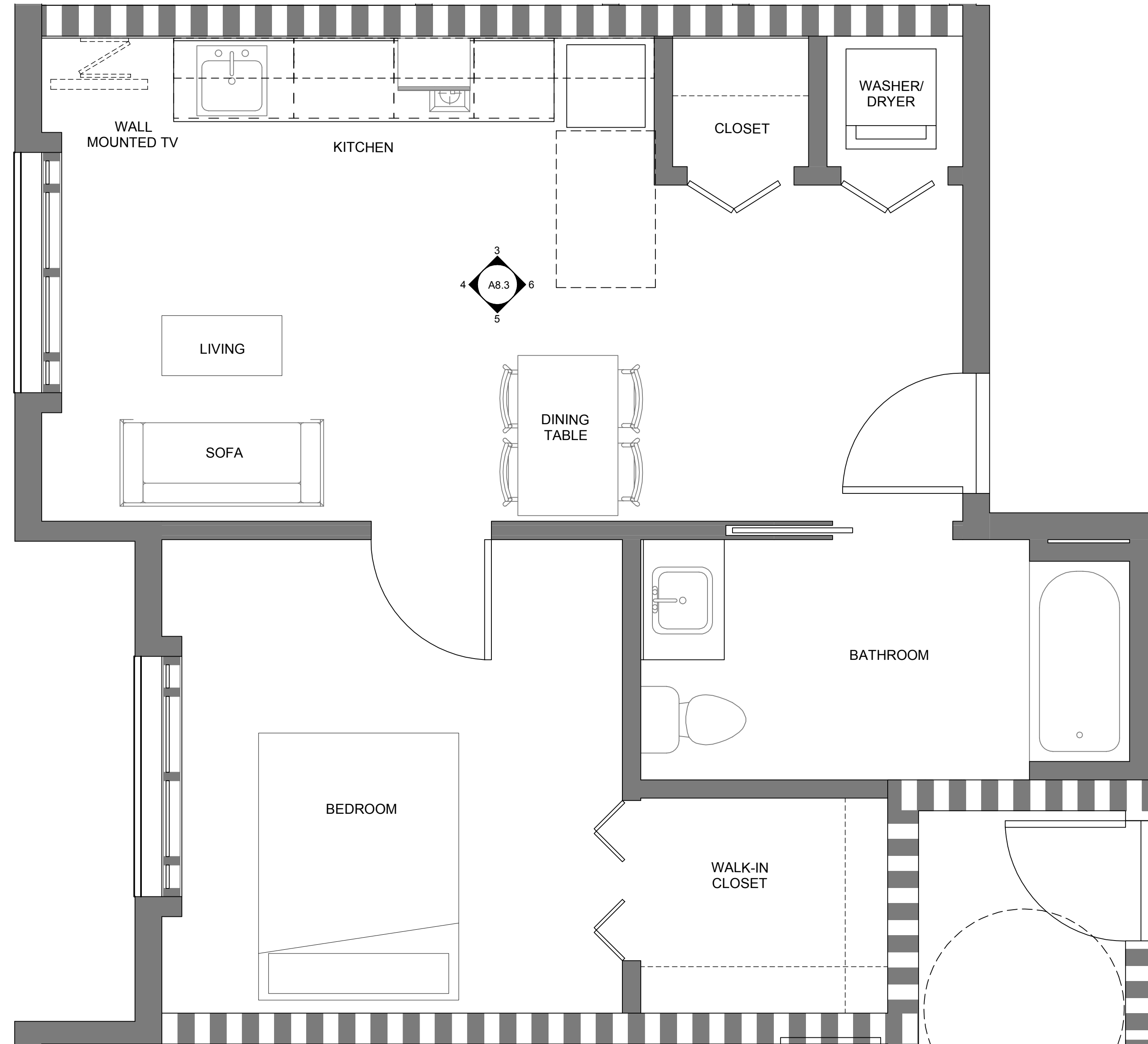
4 WEST ELEVATION OF UNIT C  
1/2" = 1'-0"



3 NORTH ELEVATION OF UNIT C  
1/2" = 1'-0"



2 SECTIONAL PERSPECTIVE OF UNIT C



1 UNIT C PLAN  
1/2" = 1'-0"

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/17	-
ZAB SUBMITTAL 4/12/17 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 4/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/12/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042

*D. H. H. H.*  
C-18574  
1/19  
EXPIRES  
DATE  
STATE OF CALIFORNIA

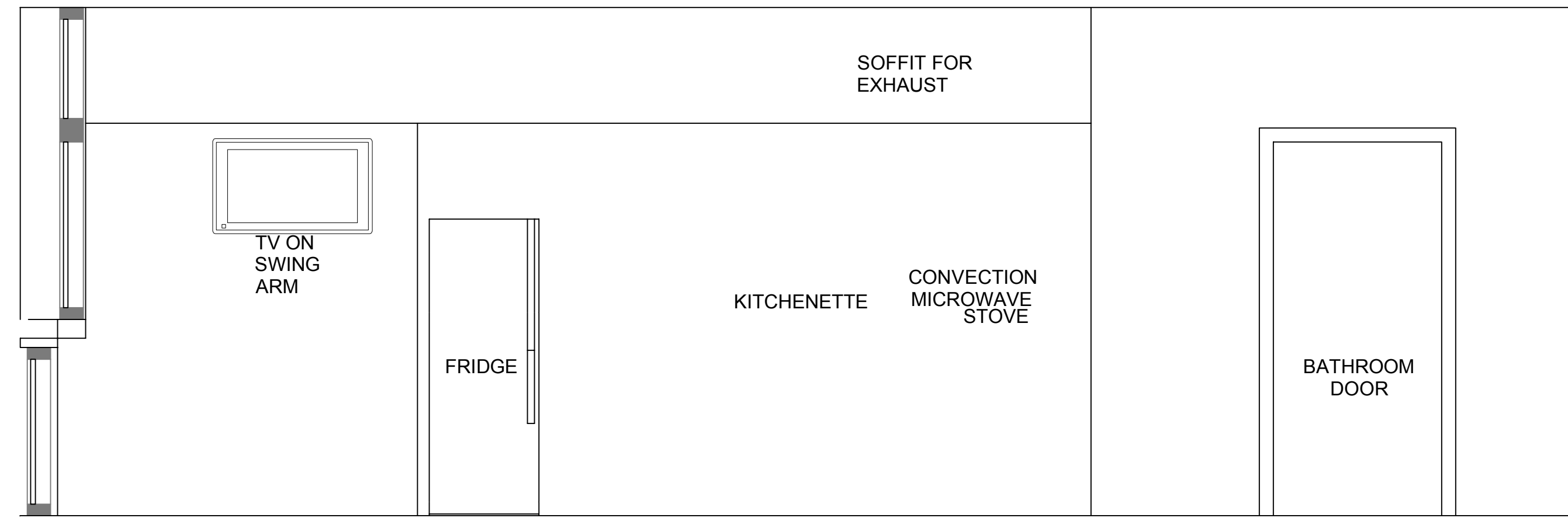
2701 SHATTUCK AVENUE  
BERKELEY, CALIFORNIA  
FOR:  
2701 SHATTUCK BERKELEY, LLC

drawing  
UNIT C PLANS

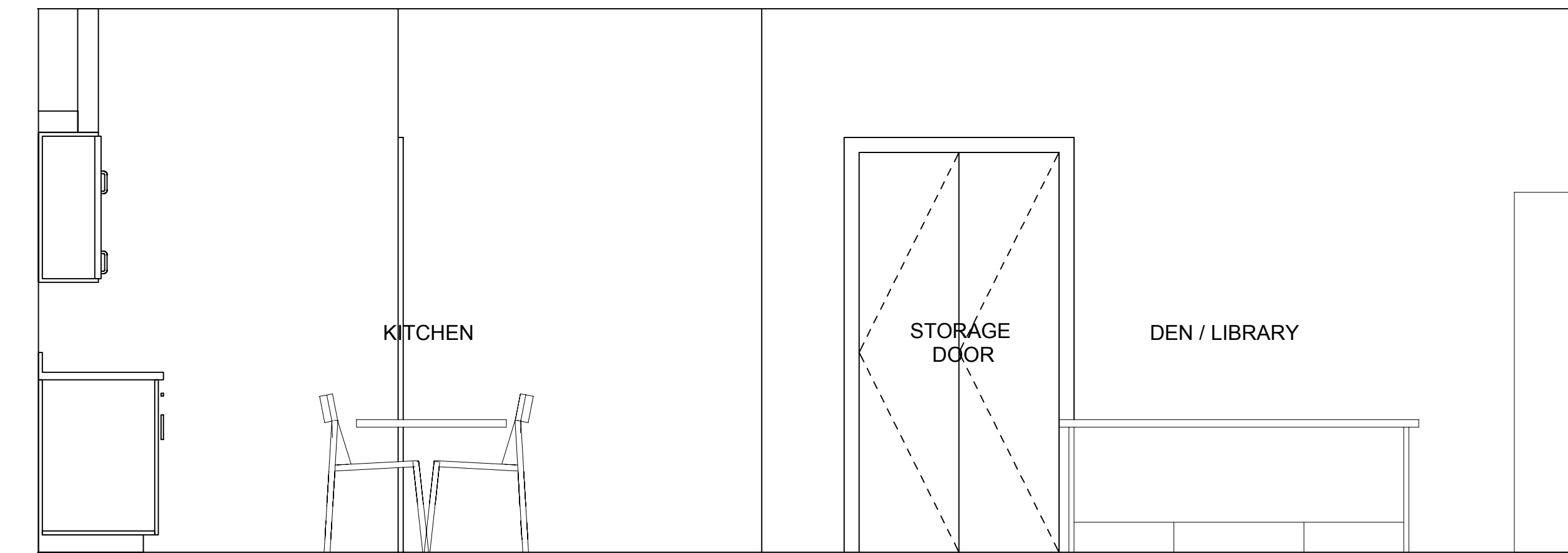
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checked  
RH  
date  
3/07/18  
scale  
1/2" = 1'-0"  
job no.  
1802  
sheet

**A8.3**

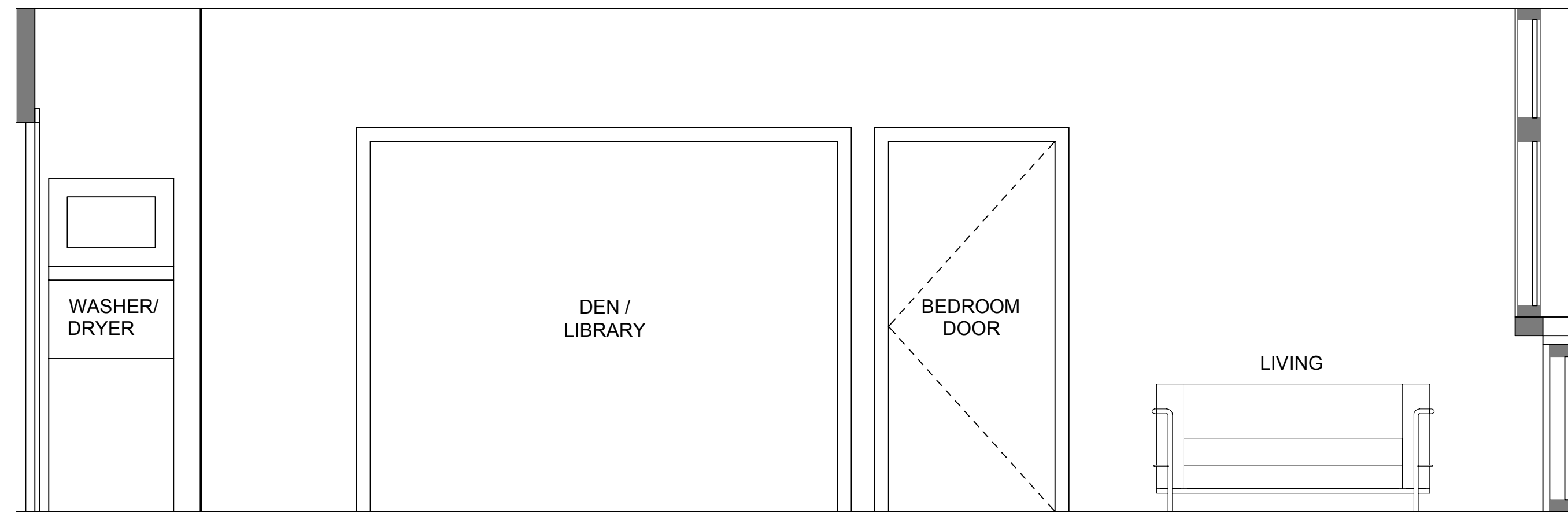
# PLAN - B



6 NORTH ELEVATION OF UNIT D  
1/2" = 1'-0"



5 EAST ELEVATION OF UNIT D  
1/2" = 1'-0"



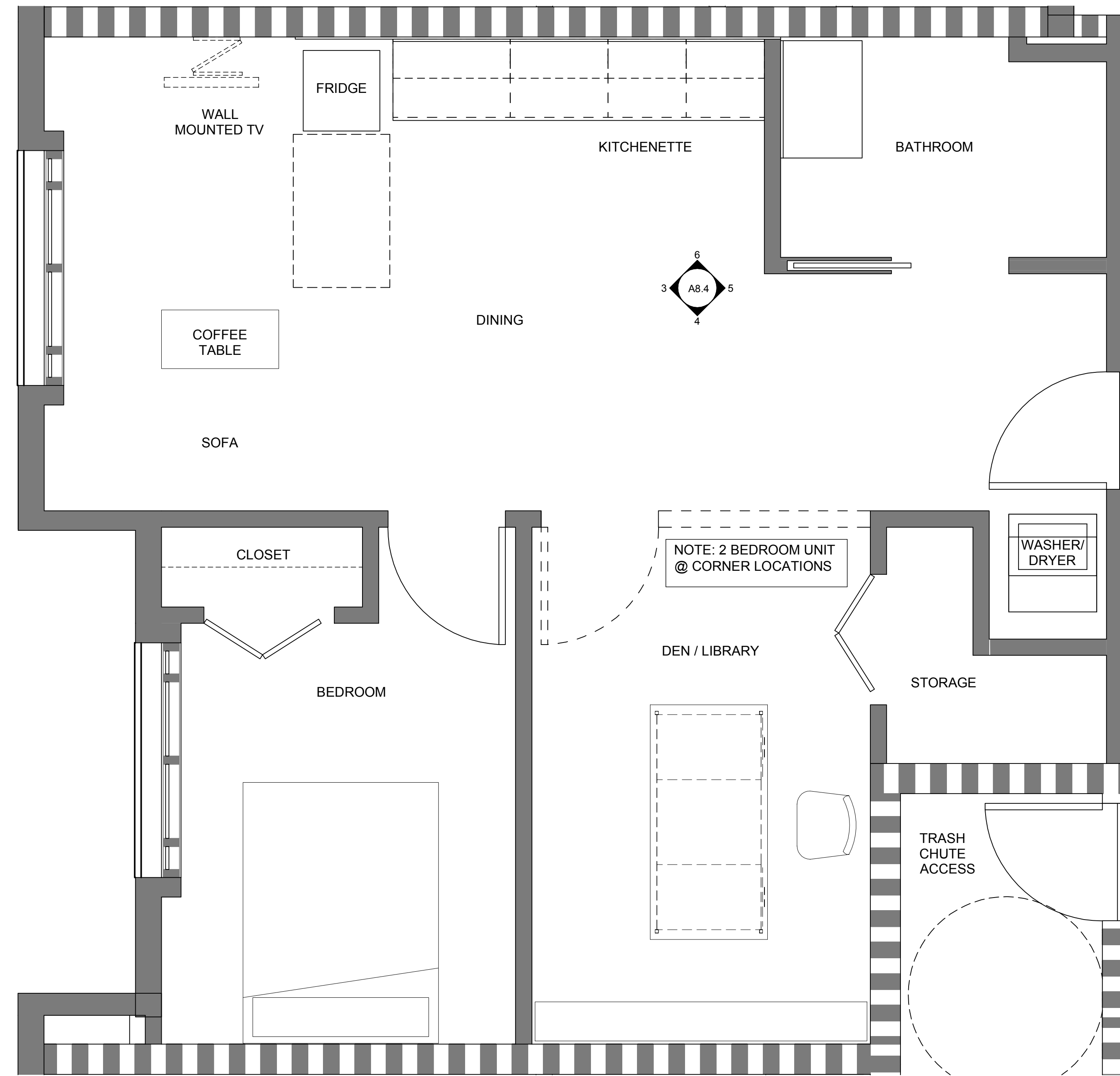
4 SOUTH ELEVATION OF UNIT D  
1/2" = 1'-0"



3 WEST ELEVATION OF UNIT D  
1/2" = 1'-0"



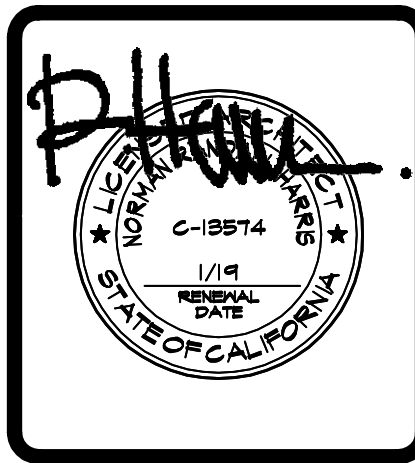
2 SECTIONAL PERSPECTIVE OF UNIT D



1 UNIT D PLAN  
1/2" = 1'-0"

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/17	-
ZAB SUBMITTAL 4/12/17 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 4/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 1/12/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



2701 SHATTUCK AVENUE  
BERKELEY, CALIFORNIA  
FOR:  
2701 SHATTUCK BERKELEY, LLC

drawing  
UNIT D PLANS

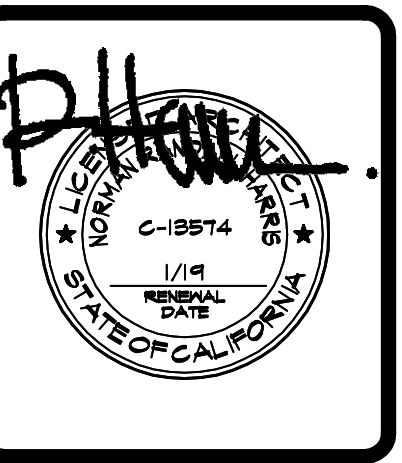
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RH	
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sheet	

**A8.4**

# PLAN - B

revisions	by
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ZAB SUBMITTAL 4/12/19 & 1/03/19	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 4/20/18	AY
ZAB SUBMITTAL 11/09/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/12/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



**2701 SHATTUCK AVENUE**  
BERKELEY, CALIFORNIA  
FOR:  
**2701 SHATTUCK BERKELEY, LLC**



3D VIEW OF 2701 SHATTUCK



3D VIEW LOOKING NORTH FROM STORAGE BUILDING

drawing  
**3D VIEW**

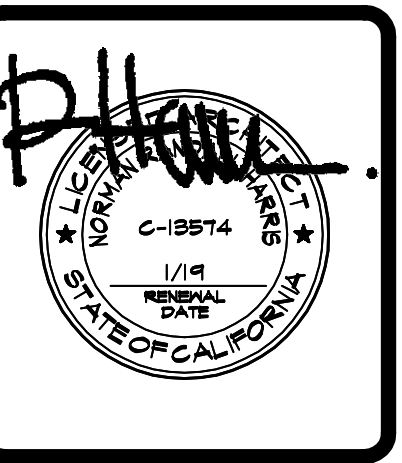
drawn  
checked  
RH  
date  
3/07/18  
scale  
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job no.  
1802  
sheet

**AP.1**

# PLAN - B

revisions	by
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ZAB SUBMITTAL 4/12/19 & 1/03/19	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 4/20/18	AY
ZAB SUBMITTAL 11/09/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 1/12/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
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(925) 256-6042



3D VIEW OF DERBY FACADE

2701 SHATTUCK AVENUE  
BERKELEY, CALIFORNIA  
FOR:  
2701 SHATTUCK BERKELEY, LLC

drawing  
3D VIEW

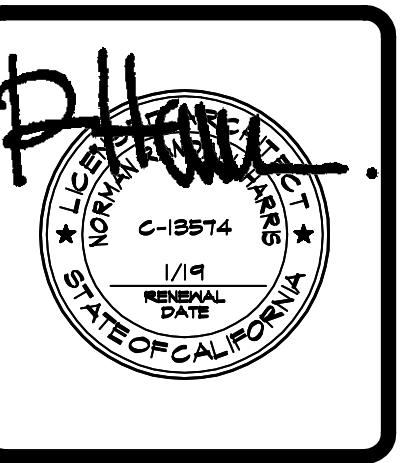
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date  
3/07/18  
scale  
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# A9.2

# PLAN - B

revisions	by
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ZAB SUBMITTAL 4/12/19 & 1/03/19	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 9/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/12/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042



**2701 SHATTUCK AVENUE  
BERKELEY, CALIFORNIA  
FOR:  
2701 SHATTUCK BERKELEY, LLC**

drawing  
**3D VIEWS**

drawn  
checked  
RH  
date  
3/07/18  
scale  
**NO SCALE**  
job no.  
1802  
sheet

**A9.3**



3D VIEW OF FOURTH FLOOR OPEN SPACE



3D VIEW OF PODIUM OPEN SPACE

# PLAN - B

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/17	-
ZAB SUBMITTAL 9/12/17 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 9/20/18	AY
ZAB SUBMITTAL 11/09/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/2/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
suite 110  
walnut creek, ca  
94597  
(925) 256-6042

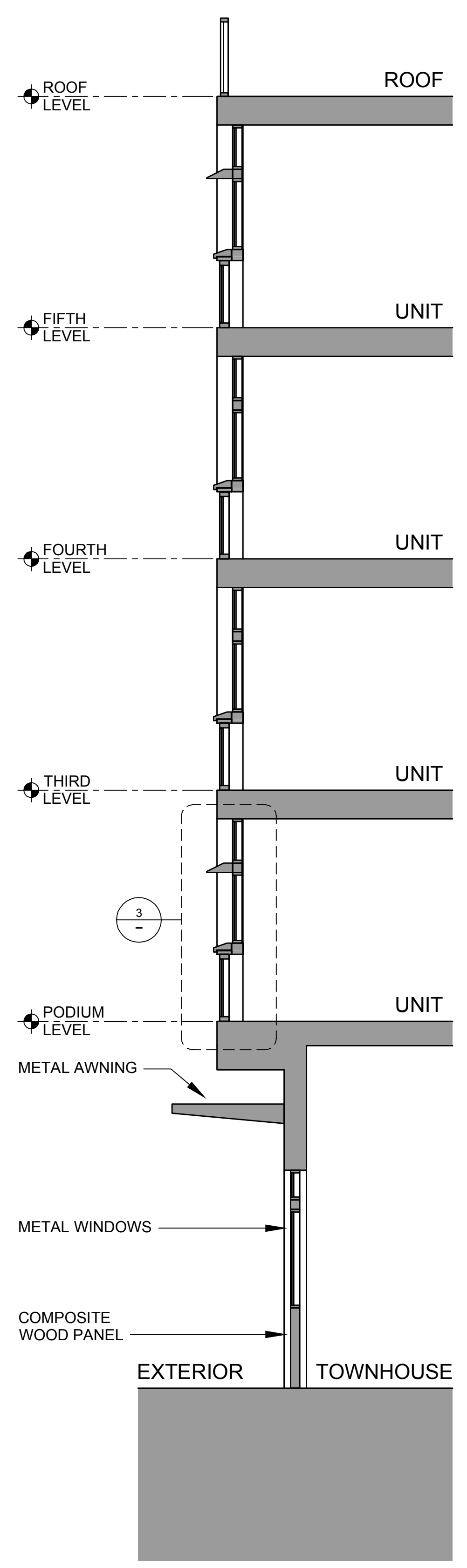
**Professional Seal**  
C-18574  
1/19  
FEBRUARY  
DATE  
STATE OF CALIFORNIA

**2701 SHATTUCK AVENUE  
BERKELEY, CALIFORNIA  
FOR:  
2701 SHATTUCK BERKELEY, LLC**

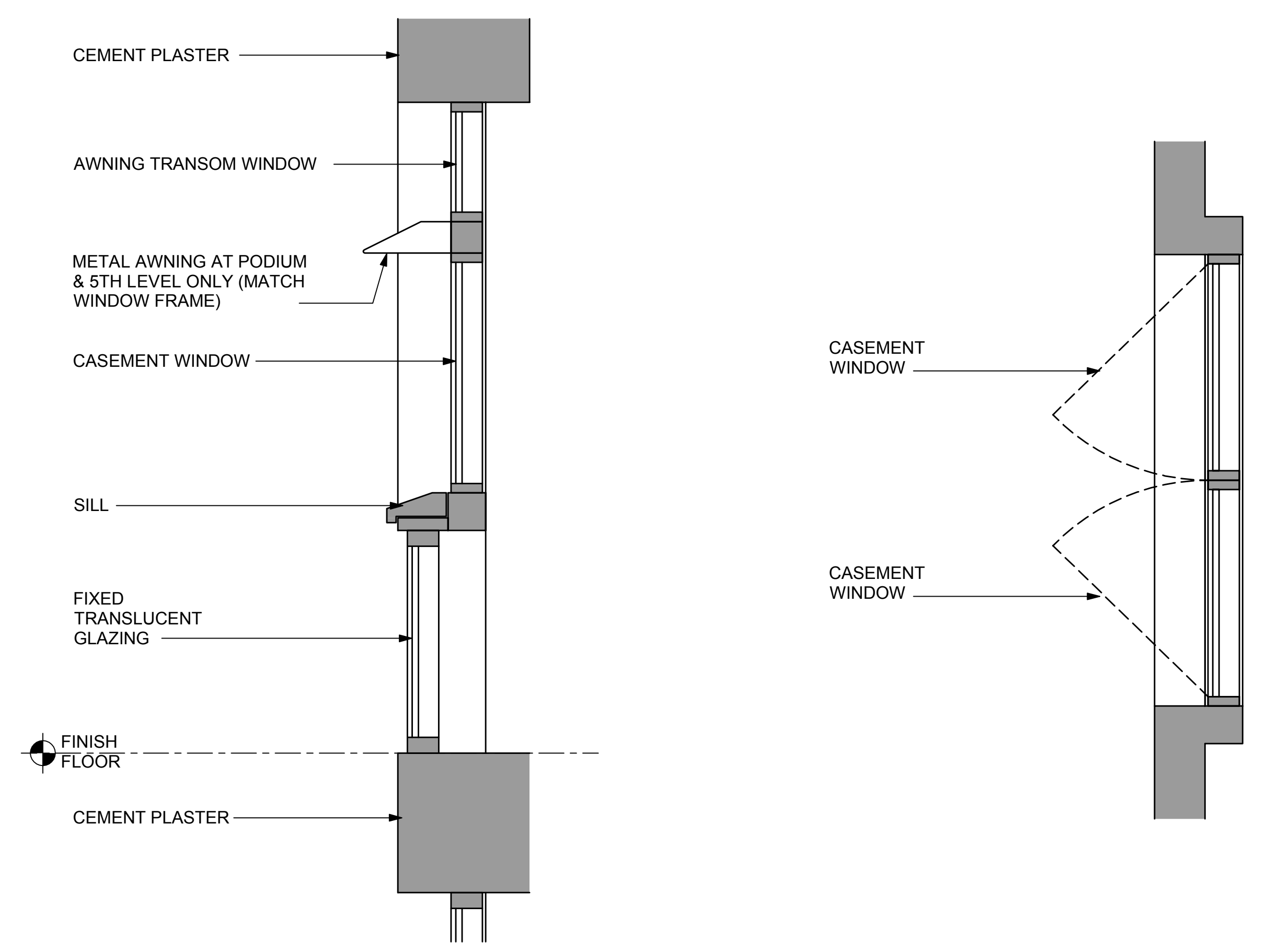
drawing  
**WINDOW  
ASSEMBLY**

drawn  
MM/AY  
checked  
RH  
date  
3/07/18  
scale  
AS SHOWN  
job no.  
1802  
sheet

**AIO.I**



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

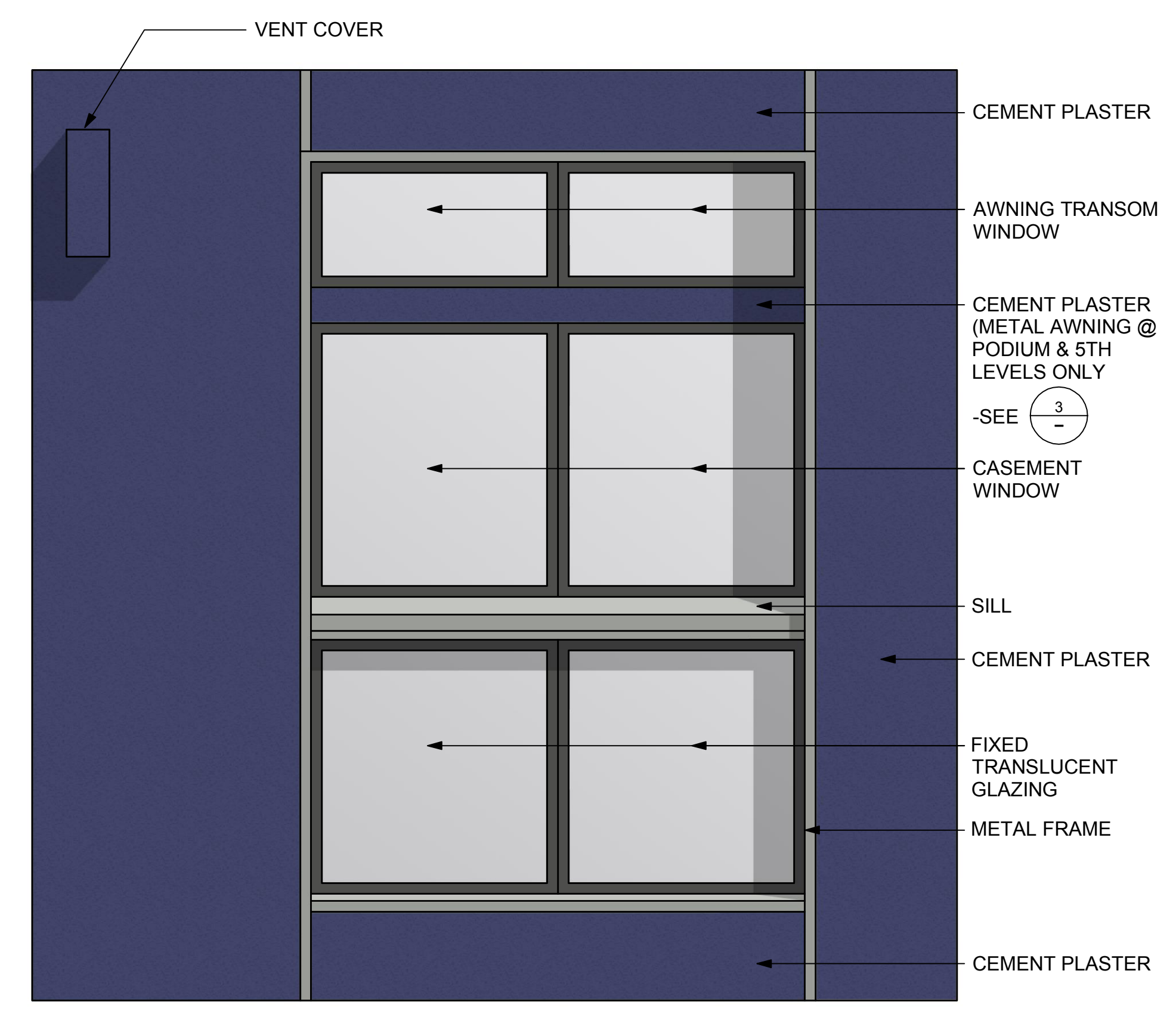


3 TYPICAL SECTION AT WINDOW SYSTEM  
3/4" = 1'-0"

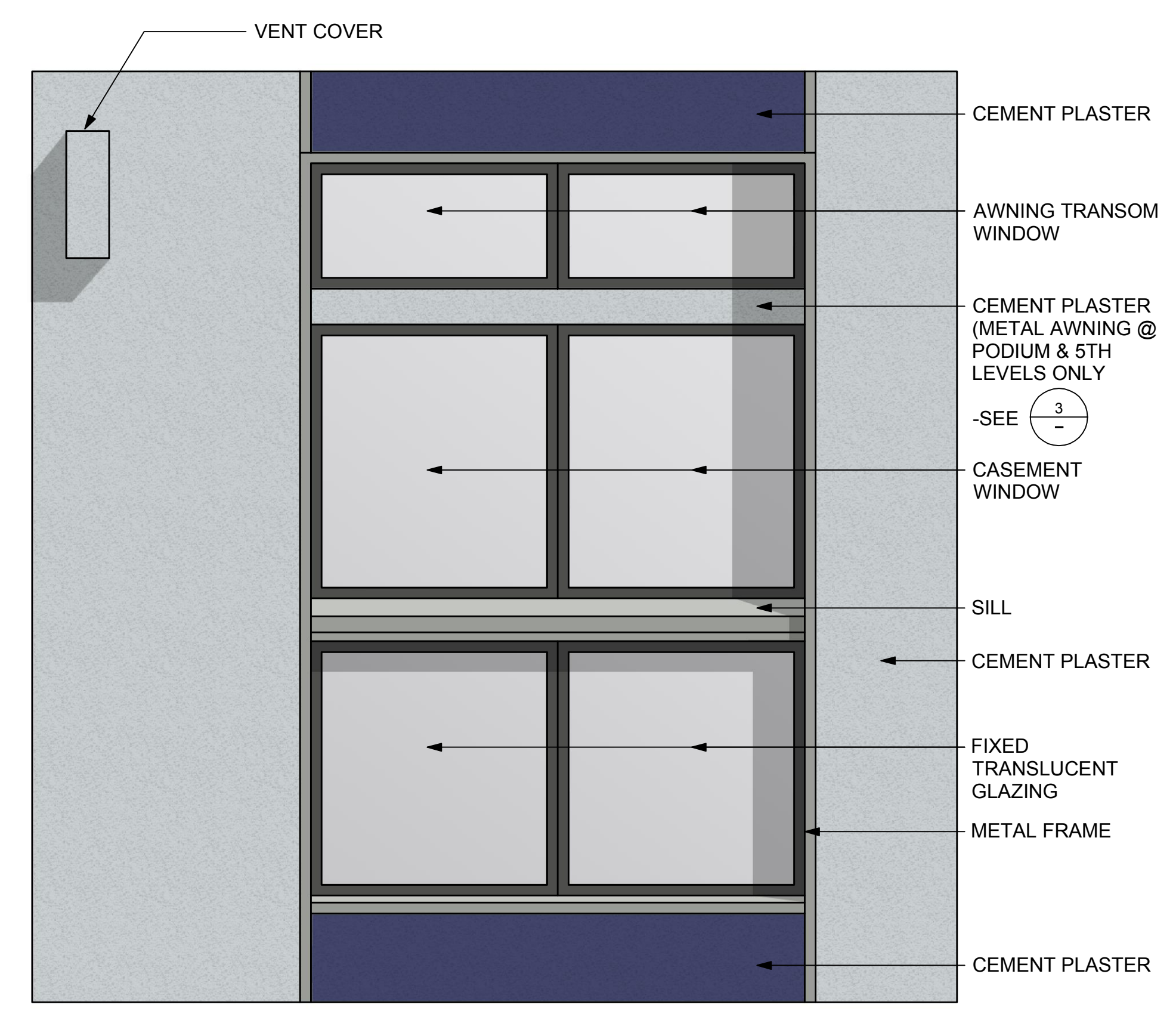
1 WINDOW SYSTEM PLAN  
3/4" = 1'-0"



2 DETAIL ELEVATION OF UNIT WINDOW  
3/4" = 1'-0"

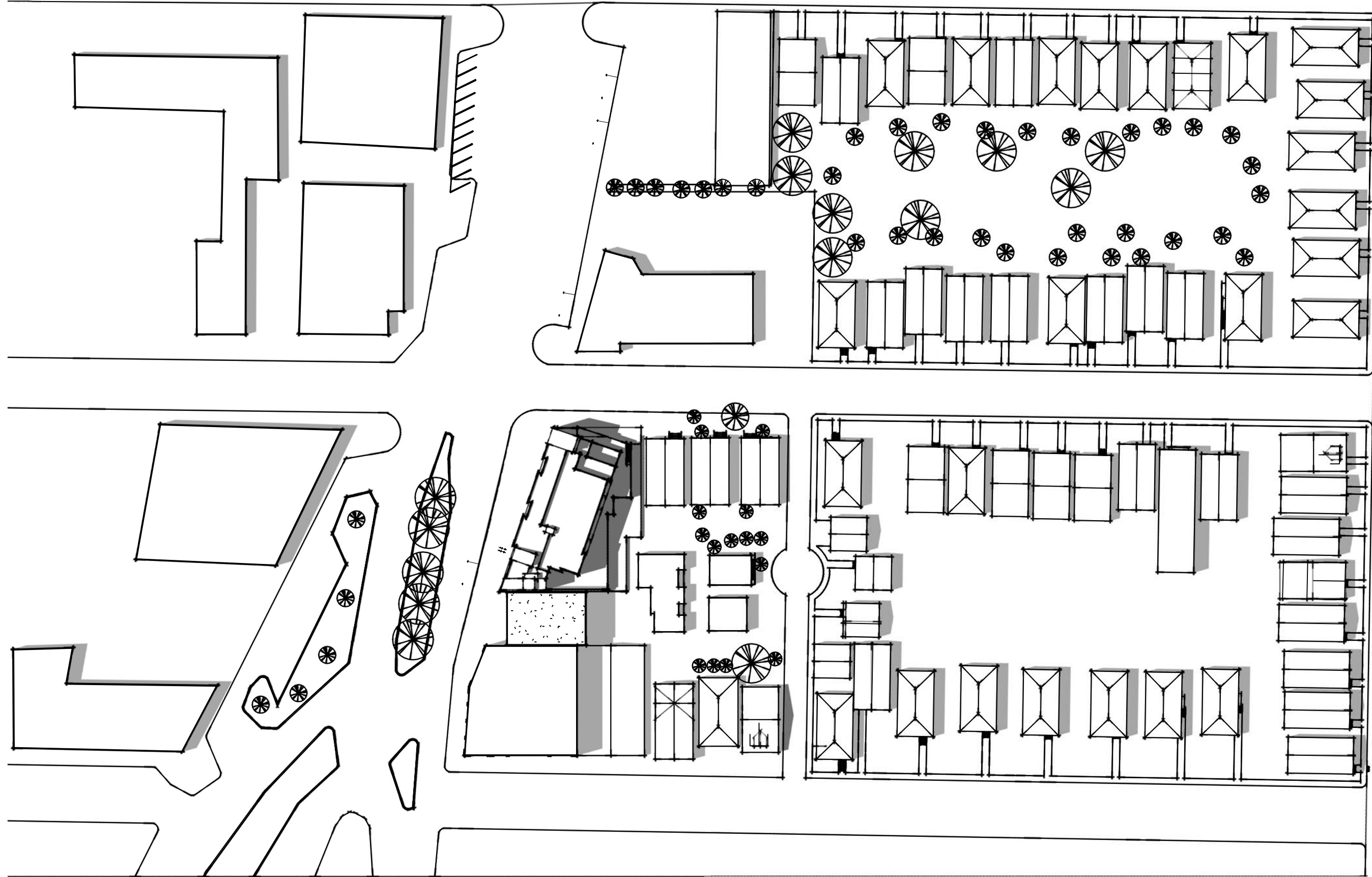


A



B

# PLAN - B



JUNE 21, 2 PM



SEPTEMBER 21, 2 PM



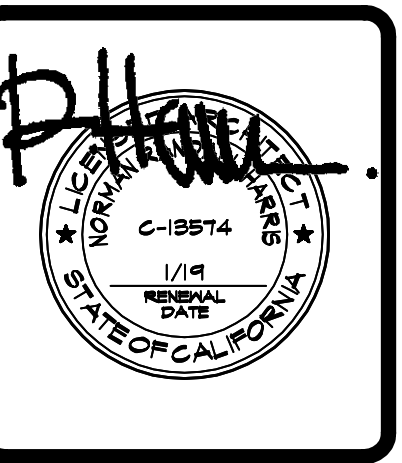
MARCH 21, 2 PM



DECEMBER 21, 2 PM

revisions	by
DRC SUBMITTAL 12/15/18 & 1/27/17	-
ZAB SUBMITTAL 4/12/17 & 1/03/18	-
ZAB SUBMITTAL 3/07/18 & 6/28/18	AY
DRC SUBMITTAL 4/20/18	AY
ZAB SUBMITTAL 11/08/18	AY
ZAB REMAND 6/13/19 & 6/27/19	MM
CITY COUNCIL MEETING 11/2/2019	MM

**HDO**  
architects, planners  
2950 camino diablo  
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walnut creek, ca  
94597  
(925) 256-6042



**2701 SHATTUCK AVENUE  
BERKELEY, CALIFORNIA  
FOR:  
2701 SHATTUCK BERKELEY, LLC**

drawing  
**SHADOW STUDY  
-AFTERNOON**

drawn  
checked  
RH  
date  
3/07/18  
scale  
**NO SCALE**  
job no.  
1802  
sheet

