

APPEAL OF ZAB DECISION ZP2016-0244 2701 Shattuck, Berkeley, CA 94705
We the undersigned hereby appeal the Zoning and Adjustment Board decision of June 27, 2019 regarding the 2701 Shattuck project and their response to Council's motion to remand. We have no choice but to appeal because there is no current, complete set of plans, which leaves the issues that caused the original remand still unresolved.

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The City's Planning Dept., prior to the June 13 ZAB meeting, noted that the developers had not submitted any plans, only letters, and those letters failed to address all the remand issues. At the continuance hearing June 27, developers presented one partial set of plans, then substituted a second partial plan mid-meeting. ZAB's vote, therefore, came without a full set of plans, no shade studies, landscape, etc which violates due process. ZAB also erred in its vote to approve partial plans because it relied solely on grounds that developers had simply "addressed" the council's points, not that they had actually attempted to mitigate the impacts that caused the original remand. How can Council approve plans that no one has seen?

Subsequent to the June 27 ZAB meeting neighbors met with the architect and LLC manager. In that meeting developers appeared favorable to neighbor's ideas. But, plans have not yet been drawn, and the architect stipulated "no guarantees." Their existing partial, interim plans do not yet comply with the remand, and many pages are irrelevant because they date back to 2013.

The only plan on paper:

- Fails to address the 70 foot tall roof top structures that shade Walker St. neighbors;
- Still encroaches onto two thirds of the sidewalk on Shattuck with private gardens;
- Needlessly keeps a ten-foot parapet wall on the fifth floor above the northern stairs that shades a neighbor's solar panel;
- Shades and invades the privacy of the patio used by handicapped neighbors.

No action should be taken until their plans are visible.

The second appeal issue is that the original "density bonus" for 2701 Shattuck was erroneously inflated because it uses a "base project" that is in breach of city codes and state CEQA laws. Their "base project" proposes a 30-car underground garage to fulfill parking requirements. Since "basement parking" does not count as a floor, the developers could increase the residential square footage of the above ground "base project." This gained them a larger "35% density bonus". But, the developers failed to show that underground parking is feasible at this site, or that they could afford it if it were feasible. Berkeley Public Works' historic maps show Derby Creek crossing this property. The creek's existence triggers CEQA's "special conditions". This special condition mandates geo-technical studies to determine if an underground structure is feasible, does not flood the neighbors or damage city pipes. The Housing Accountability Act used for their "density bonus" states that this law is not meant to "circumvent CEQA" or the city's existing code. Therefore, the project's density bonus must be re-calculated. For these and additional reasons to be submitted to the Berkeley City Council, we appeal this decision.

Linda Jensen Darling

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Ali Sidisalah

see p. 4

Eugenie Candau

see p. 4

We the undersigned support this appeal of Zoning Adjustments Board decision ZP2016-0244 regarding 2701 Shattuck, Berkeley, CA 94705:

NAME: **ADDRESS:** **RENTER or HOME OWNER:**

Louise Rosenkrantz 2124 Derby St. _____

Cyrus [Signature] 2124 Derby St _____

Gail Brown 2124 Derby St. homeowner

[Signature] 2126 DERBY homeowner

We the undersigned support this appeal of Zoning Adjustments Board decision ZP2016-0244 regarding 2701 Shattuck, Berkeley, CA 94705:

NAME:	ADDRESS:	RENTER or HOME OWNER:
HALIMA Busadec	2708 Walker St Apt 6	Renter
ALI SIDISALAH	2708 Walker St Apt 6	Renter
SAMY Bekadi	2708 Walker St Apt 3	Renter
Mohammed Beggar	2708 Walker St Apt 1	Renter
Jan Cook	2133 Ward St	owner
Johanna Amianda	2133 Ward St	owner
Mohamed TOUZARI	2708 Walker St Apt 8	Renter
NORA Barman	2708 Walker St Apt 8	Renter
Amis Sehicai	2708 Walker St Apt 1	Renter
Lisa Pongrace	2707 Walker St	owner
Eugenie Canday	2108 Derby St.	owner
Haider Sajed	2708 Walker St Apt 5	Renter
Haider Hamad	2708 Walker St Apt 5	Renter



Z O N I N G A D J U S T M E N T S B O A R D S T A F F R E P O R T

FOR BOARD ACTION
NOVEMBER 8, 2018

2701 Shattuck Avenue

Use Permit #ZP2016-0244 to construct a 5-story, 62'-tall, mixed-use building with 57 dwelling units (including 5 VLI units), a 600-square-foot ground-floor quick-service restaurant, and 30 parking spaces.

I. Background

A. Land Use Designations:

- General Plan: AC – Avenue Commercial; South Shattuck Strategic Plan
- Zoning: C-SA, South Area Commercial District

B. Zoning Permits Required:

- Administrative Use Permit, to construct rooftop projections, such as mechanical appurtenances or architectural elements, which exceed the maximum district height limit, under BMC Section 23E.04.020.C;
- Use Permit to construct a new mixed-use development of 5,000 square feet or more, under BMC 23E.52.030.A; and
- Use Permit to construct more than 3,000 square feet of new floor area, under BMC 23E.52.050.

C. Waivers/Concessions Pursuant to State Density Bonus Law:

- Waiver to exceed height – to be 62'-4" maximum, where 50' is the limit, and to be 5 stories where 4 stories is the limit;
- Waiver to reduce the front, street side, side, and rear yards:
 - Front setback – 0'-0", where 15' minimum is required;
 - Rear setback – 0'-6", where 15' minimum is required;
 - Left side setback – 4'-0", where 5' minimum is required;
 - Right side (street side) setback – 0'-0", where 6' minimum is required;
- Waiver to exceed the lot coverage limit – to be 86%, where 40% maximum is allowed;
- 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.

D. CEQA Determination: Categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines.

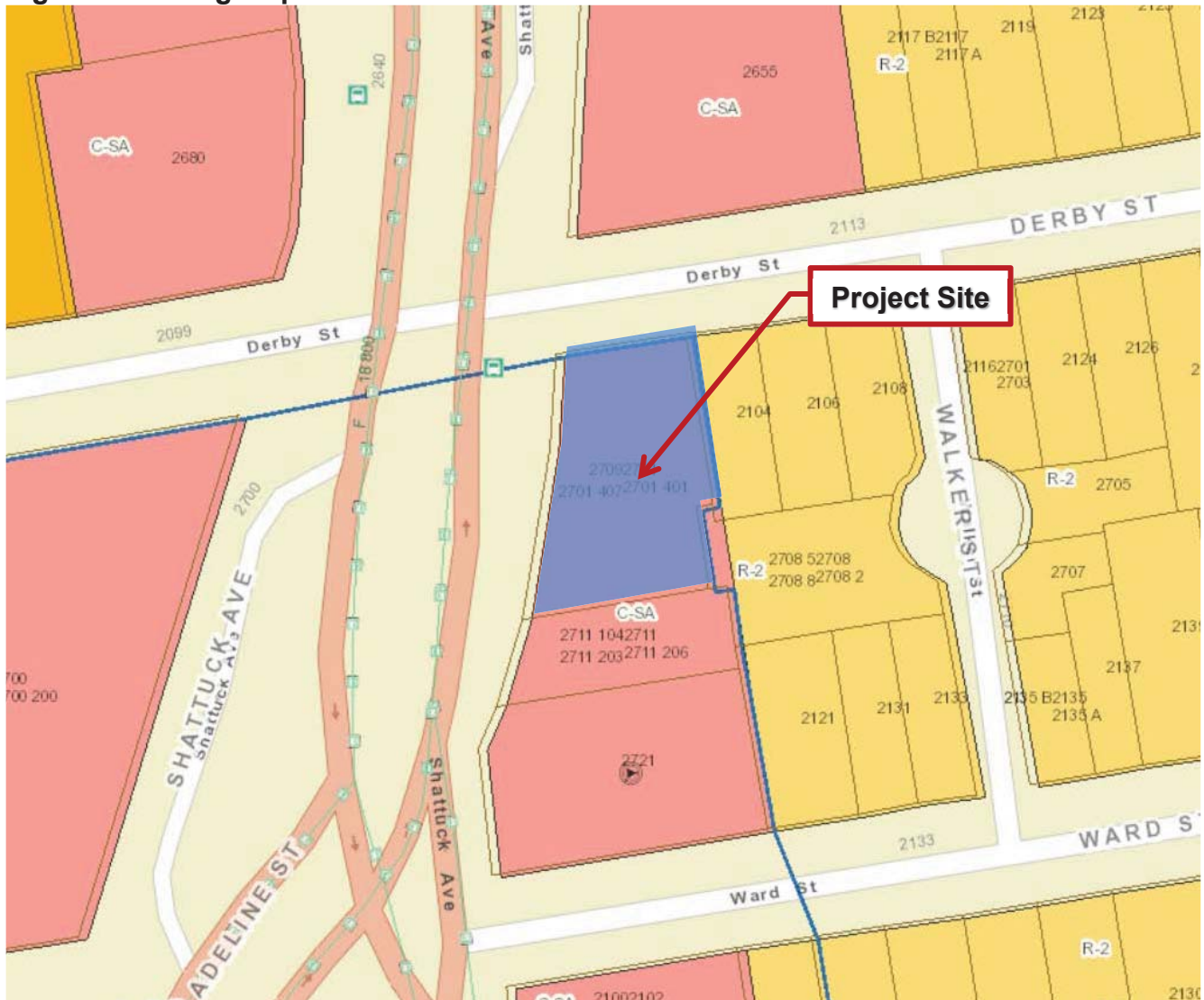
E. Parties Involved:

- Applicant Stuart Gruendl, Bay Rock Multifamily, LLC, 411 Pendleton Way, Suite C, Oakland



- Property Owner 2701 Shattuck Berkeley, LLC, 7917 Festival Court, Cupertino

F. Administrative Record Available: All application materials, staff reports, and correspondence for this project may be found on the Internet at this address: https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/2701_Shattuck_2016.aspx

Figure 1: Zoning Map



Legend

- C-SA: South Area Commercial District
- R-2: Restricted Two-Family Residential District
-  AC Transit Bus Route
-  Adeline-Shattuck Commercial District Area

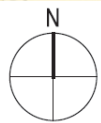


Figure 2: Vicinity Map

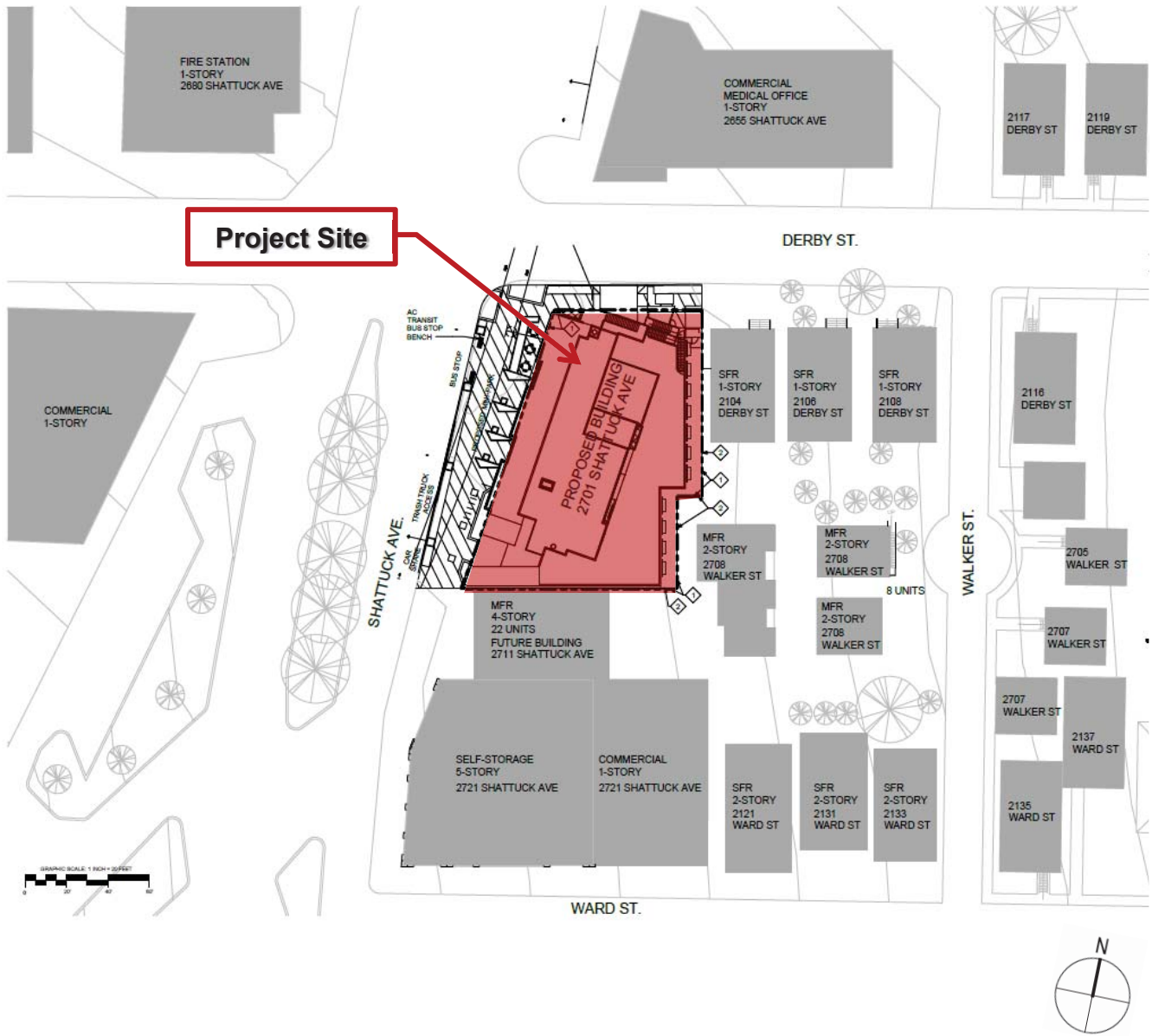


Figure 3: Ground Floor Plan



Figure 4: Shattuck Avenue (West) Elevation



Figure 5: Derby Street (North) Elevation



Figure 6: East Elevation



Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Vacant (former Auto Dealership)	C-SA	Avenue Commercial (AC)
Surrounding Adjacent Properties	North	Medical Office		
	Northwest	Berkeley Fire Station		
	West	Auto Dealership		
	East	Single-Family Residential/ Multi-Family Residential	R-2	Medium Density Residential (MDR)
	South	Multi-Family Residential	C-SA	Avenue Commercial (AC)

Table 2: Special Characteristics

Characteristic	Applies to Project?	Explanation
Affordable Child Care Fee & Affordable Housing Fee for qualifying non-residential projects (Resolutions 66,618-N.S. & 66,617-N.S.)	No	This fee applies to projects with more than 7,500 square feet of new non-residential gross floor area. The project includes only 600 square feet of non-residential gross floor area, and thus these requirements do not apply.
Affordable Housing Mitigations for rental housing projects (BMC Section 22.20.065)	Yes	Because the project would have 5 or more dwellings, the project is subject to the affordable housing provisions of BMC 22.20.065. The project would provide 5 Very Low Income units and applicant intends to pay the remaining Mitigation Fee per the formula calculation. See Section V.D for details.
Creeks (Per BMC Chapter 17.08)	No	No creek or culvert defined by BMC Chapter 17.08 exists on or within 30' the site.
Density Bonus	Yes	The project would provide 5 Very Low Income units, or 12% of the Base Project units, and qualifies for a 35% density bonus (15 units). See Sections V.A and V.B for discussion.
Green Building Score	Yes	The Greenpoint Checklist minimum score is 50, and the maximum is 381. The project achieves a score of 91.
Historic Resources	No	The project site is not designated as a Landmark by the City. Demolition of the auto dealership building was approved with Use Permit #04-1000014 in 2007, and Building Permit #B2016-05314 in 2017. The site is now vacant.
Housing Accountability Act (Govt. Code 65589.5(j))	Yes	The project is a "housing development project" consisting of a mixed-use building, and requests no modifications to development standards beyond waivers and concessions requested under density bonus law. Therefore, the HAA findings apply to this project, and the project cannot be denied at the density proposed unless findings for denial can be made. See Section V.C for discussion.

Table 2: Special Characteristics

Characteristic	Applies to Project?	Explanation
Public Art on Private Projects (BMC Chapter 23C.23)	Yes	The project is subject to the Percentage for Public Art on Private Projects ordinance. The applicant is electing to provide on-site art to comply. A Conceptual Public Art Plan was presented to the DRC for Preliminary Design Review as part of the overall design proposal. A final proposal will be submitted to the Civic Arts Commission for approval prior to building permit issuance.
Residential Preferred Parking	No	The site is not in a RPP zone. Thus, the project would not be eligible for RPP permits. Most of the neighborhoods to the east and northwest, and small portions of the neighborhood to the southwest, participate in the Residential Preferred Parking program, which limits non-permit parking to two hours.
Seismic Hazards (SHMA)	No	The project site is not located in an area susceptible to liquefaction, fault rupture or landslide, as defined by the State Seismic Hazards Mapping Act (SHMA). Thus, the project is not subject to additional review to comply with the Act.
Soil/Groundwater Contamination	Yes	The project site is located within the City's Environmental Management Area. Phase I and II reports have been submitted by applicant, and have been reviewed by the City Toxics Division. The Division concluded that no further studies were required, but the project is subject to the City's Standard Conditions of Approval (SCA) for Toxics that requires preparation of a Soil and Groundwater Management Plan (SGMP). Per §15300.2 of the CEQA Guidelines, a categorical exemption may not be used on sites listed on the Cortese List (an annually updated list of hazardous materials sites). The project site is <u>not</u> listed on the Cortese List, and qualifies for a categorical exemption for "In-Fill Development Projects".
Transit	Yes	The project site is served by AC Transit bus lines 18, 800 and Transbay Line F, along Shattuck Ave. The site is approximately 1/2 mile from both the Downtown Berkeley BART Station to the north, and the Ashby BART Station to the south.

Table 3: Site Permit History/Project Chronology

Date	Site Permit Action
May 2001	ZAB Approved 16-unit project (Use Permit #00-10000083)
October 2002	ZAB Approved 17-unit project (Use Permit #02-70000044)
December 2006	ZAB Approved 24-unit project (Use Permit #04-10000014)
January 2007	Appeal of ZAB decision filed (Use Permit #04-10000014)
July 2007	City Council Approved 24-unit project (Use Permit #04-10000014)
November 14, 2013	ZAB Denied 67-unit project (Use Permit #12-10000039)
Date	Project Action
December 13, 2016	Application submitted for 57-unit project
January 12, 2017	Application deemed incomplete
January 30, 2017	Revised application, 57-unit project submitted as Density Bonus project
February 27, 2017 to June 13, 2018	Application was deemed incomplete six more times during this time period. Incomplete items included missing application submittal requirements and evolving density bonus proposal and calculations
June 20, 2018	Revised application submitted
June 29, 2018	Application deemed complete
July 11, 2018	Public hearing notices mailed/posted
July 26, 2018	ZAB Preview
August 16, 2018	DRC Preliminary Design Review (PDR); continued to September 20 with comments
September 6, 2018	Revised plans submitted
September 20, 2018	DRC PDR; recommendation for approval to ZAB with Conditions
October 25, 2018	Public hearing notices mailed/posted
November 8, 2018	ZAB Hearing

Table 4: Development Standards

C-SA and R-4 Standards BMC Sections 23E.52.070-080 and 23D.40.070		Proposed	Permitted/Required
Lot Area (sq. ft.)		11,826	n/a
Gross Floor Area (sq. ft.)		27,980	47,304 max.
FAR		2.4	4 max.
Dwelling Units		57	n/a
Building Height	Average	62'-4"	50' max.
	Stories	5	4 max.
Building Setbacks	Front	0'-0"	15' min.
	Rear	0'-6"	15' min. ²
	East Side	4'-0"	5' min. ²
	West Side (Shattuck)	0'-0" (3' overhang in ROW ³)	6' min. ²
Lot Coverage (%)		86	40 max.
Usable Open Space (sq. ft.)		6,212	2,280 min. (40 s.f./d.u.)
Parking	Commercial	2	2 min. (1 spc/300 s.f.)
	Residential	28	27 min. ⁴ (R-4 Dist Std: 1 spc/1,000 s.f.)
	Total	30	29 min.
Bicycle Parking		44	0 (1 spc/2,000 s.f. commercial)
<p>¹ The lot area was listed as 11,932 in the 2013 use permit staff report. The lot area for the current proposal was confirmed with a survey to be 11,826 square feet. Calculations dependent upon lot area are based on the respective lot area amounts.</p> <p>² Setbacks are for ground floor. Minimum setbacks for floors two through five are as follows (per floor: 1st Floor/2nd Floor/3rd Floor etc.): Front, 15/15/15/15'; Rear, 15/15/17/19'; East Side, 5/6/8/10'; and West (street) Side, 8/10/12/14'.</p> <p>³ An encroachment Permit would be required from the Public Works Department.</p> <p>⁴ Per BMC 23E.52.080.C, the first 1,000 square feet of new gross floor area may be exempted from providing Off-street Parking Spaces.</p> <p>= Waiver/Concession requested to depart from the district standard.</p>			

II. Project Setting

A. Neighborhood/Area Description: The subject site is located on the southeast corner of the intersection of Shattuck Avenue and Derby Street. Like the subject site, the adjacent and confronting parcels to the north, west, and south of the site are in the South Area Commercial District (C-SA) and are in the area covered by the South Shattuck Strategic Plan (SSSP). Development along Shattuck Avenue that is south of Dwight Way (south of the Downtown Mixed Use District) consists of 1- and 2-story commercial and mixed-use buildings, with the exception of the 5-story, 60'-4"-tall Parker Apartments 1.5 blocks north, on the west side of Shattuck Avenue; the 4-story, 50'-tall building on the adjacent parcel to the south of the subject site; and the 5-story, 60'-tall UC Storage building two parcels south of the site at the corner of Shattuck

Avenue and Ward Street. A proposal for a 6-story, 65'-tall, mixed-use building on the parcel one block north of the subject site (adjacent to the Parker Apartments) was Previewed by the ZAB on October 11, 2018. Adjacent parcels to east are in the Restricted Two-Family Residential District (R-2), and contain 1-story, single-family residences along Derby Street and 2-story, multi-family residences along Walker Street. (See Figure 1: Zoning Map, and Figure 2: Vicinity Map.)

B. Site Conditions/Background: The subject site was a used car dealership in the past, and in the last 10-15 years, was occasionally used for car storage. Demolition of the commercial building was approved with Use Permit #04-10000014 in 2007. The Building Permit for the demolition was issued in April, 2017, and the site is now vacant.

In May 2001, the City approved Use Permit #00-10000083 for the construction of a 3-story, 50'-tall, 25,000-square-foot, mixed-use building with 16 dwelling units, 3,200 square feet of commercial floor area, and 17 parking spaces. This project was granted use permits to reduce all setbacks, to provide less than the minimum number of off-street parking spaces, and to increase the allowed lot coverage above the maximum. This permit was later modified in October, 2002 (Use Permit #02-70000044), to add one dwelling unit. The project was never built.

In July 2007, the City approved Use Permit #04-10000014 for a 5-story, 55'-tall, 33,598-square-foot, mixed-use building with 24 dwelling units, 3,200 square feet of commercial space and 24 parking spaces. This project was granted use permits to exceed the height/story limit to allow a partial fifth floor, to reduce all setbacks, to provide less than the minimum number of off-street parking spaces and to increase the allowed lot coverage above the maximum. This project was also not built.

In November 2013, the City denied Use Permit #12-10000039, a request to construct a 5-story, 61'-tall, 29,909-square-foot, mixed-use building with 67 dwelling units, 1,969-square-feet of full-service restaurant space and 32 parking spaces. The building design was very similar to the current proposal and requested exceedances for height and lot coverage, and reductions to the front, street side, and rear setbacks. See section V.E for a discussion of the 2013 denial findings and a comparison of the 2013 project with the current, 2018 proposal.

III. Project Description

The project proposes to construct a 5-story, 62'-tall, mixed-use building with the following main components:

- 57 dwelling units – 3 two-level, townhomes on the ground floor; and 46 studios; 6 one-bedroom units; and 2 one-bedroom plus den units on the 2nd through 5th floors;
- 5 Very Low Income (VLI) units;
- 600-square-foot, ground floor, quick-service restaurant (café);
- 6,212 square feet of usable open space – on the 2nd, 4th and 5th floors, and a roof deck above the 5th floor;

- 30 automobile parking spaces (27 in triple lifts and 3 at grade) and 44 bicycle parking spaces;
- Sidewalk public space enhancements and outdoor café seating area;
- 310-square-foot community room for the use of on-site residents; and
- Public art integrated into the building façades.

(See Figure 3: Ground Floor Plan, and Figures 4 through 6: Elevations. See Attachment 1, Plan Set, for the full set of project drawings.)

Table 5: Residential Units

Unit Type	Average Unit Size (sq. ft.)	Unit Count	Percentage (%)	Total Area (sq. ft.)
Studio ("Jr. One-Bedroom")	320	46	81	14,720
One-Bedroom	496	6	11	2,976
One-Bedroom plus Den	668	2	4	1,336
Studio Loft ("Townhouse")	715	3	5	2,145
Totals:	372* (Avg all units)	57	100	21,177

*Average size of interior of all units. Does not include residential amenities or circulation.

IV. Community Discussion

A. Neighbor/Community Concerns: On November 3, 2016, a neighborhood meeting was held to review the project and discuss concerns, and was attended by nine members of the public. Prior to submitting the application to the City on December 13, 2016, a pre-application poster was installed by the applicant at the project site.

On July 11, 2018, the City mailed public hearing notices to property owners and occupants within 300' of the site, to interested neighborhood organizations, and the posted notices within the neighborhood in three locations. On July 26, 2018, a ZAB Preview of the project was held. Salient points included a concern for the ambiguity of public/private space in front of townhomes in public right-of-way, and a suggestions to reduce or eliminate parking to reduce overall building mass.

On October 25, 2018, the City mailed public hearing notices to property owners and occupants within 300' of the site, to interested neighborhood organizations, and the posted notices within the neighborhood in three locations. No further communications regarding the project were received as of the writing of this staff report.

B. Design Review Committee: The Design Review Committee (DRC) conducted Preliminary Design Review (PDR) of the project on August 16, 2018, provided comments to the applicant, and continued the PDR to September 20, 2018. In response to comments, the applicant made revisions to the design, including:

- Added screening to the eastern stair landings; cut back landing/stair away from the eastern residences at the fifth floor and roof level, to provide greater privacy to these neighbors;
- More open and inviting, removable, seating and planting areas on public right-of-way/sidewalk area;
- Added stoops with low planters on sidewalk outside of ground-floor townhouses to provide a semi-private transition from private to public¹;
- Re-designed two-bedroom units into one-bedroom plus den, to provide natural light and air to all habitable spaces in all dwelling units; and
- Widened roof deck, to create a gathering space for residents (also serves to increase total usable open space).

The DRC completed PDR on September 20th and forwarded a ***favorable recommendation*** for the project to the ZAB with conditions and recommendations for Final Design Review (Vote: 5-0-0-2; Passmore, Pink – absent):

Conditions:

- Provide metal sunshades over windows on the 2nd and 5th floor;
- Consider final design for planters at ground floor unit entries;
- Review final window details at Final Design Review, including extent of clear and translucent glazing; and
- Provide alternate building colors at Final Design Review.

Recommendations:

- Recommend ZAB discuss sidewalk seating that is not exclusively for café. (ZAB comments will be forwarded to Public Works for consideration.)

V. Issues and Analysis

A. Density Bonus Units: The project is eligible for a density bonus under Government Code Section 65915, through the inclusion of five VLI units. According to the City's Density Bonus Procedures, the Base Project was calculated to have 43 units as the maximum allowable density for the site². The Base Project includes 42 units (one less than the maximum allowable density) with an average unit size of 463 square feet, in a 4-story building. (See Table 6: Base vs. Proposed Project and Table 7: Density Bonus.) Five VLI units in the Proposed Project qualifies the development for a 35% density bonus, which equates to 15 bonus units, resulting in a 57-unit Proposed Project, with an average unit size of 495 square feet, in a 5-story building. The increase in average unit size in the Proposed Project over the Base Project (a 7% increase)

¹ Public Works has since rejected the proposal and has provided preliminary approval of a design that has no stoops and only ground-level planting areas. See Project Site Plan. Approval of an encroachment permit is pending.

² Per the City's Density Bonus Procedures (DBP), the "Base Project" is the largest project allowed on the site that is fully compliant with district development standards (i.e. height, setbacks, usable open space, parking, etc.), or, the *maximum allowable density* for the site. The City uses the DBP to calculate the maximum allowable density for a site where there is no density standard in the zoning district, and to determine the number of units in the "Proposed Project", which is the number of Base Project units plus the number of density bonus units that can be added according to the percentage of BMR units proposed, per Government Code, section 65915(f).

would be allowed through a concession³. See the next section, V.B, for a discussion of the concessions.

Table 6: Base vs. Proposed Project – Per City’s Density Bonus Procedures

	Base Project		Proposed Project	
	Residential Floor Area (RFA)	Base Units	RFA with DBU	Total Units [Base + Density Bonus Units (DBU)]
Totals:	19,736	42*	28,213	57*
Average Unit Size:**	463 sq. ft.		495 sq. ft. (7% increase)	
* Per Gov’t Code 65915(q), all unit calculations are rounded up to the nearest whole number. ** Per City’s Density Bonus Procedures, the Average Unit Size used to calculate density bonus includes residential amenities and circulation.				

Table 7: Density Bonus – Per CA Gov’t Code 65915

Qualifying Units	Density Bonus Achieved	Base Project Units*	Number of DBU Achieved*	Proposed Project Units
5 VLI	35% (35% max.)	42 (43 maximum allowable density)	15 (35%x42)	57
* Per Gov’t Code 65915(q), all unit calculations are rounded up to the nearest whole number.				

B. Density Bonus Waivers and Concessions: The project would be entitled to two concessions (or incentives), under Government Code Section 65915(d), and an unlimited number of waivers, under Section 65915(e).

A concession or incentive is a modification of a zoning code requirement that results in identifiable and actual cost reductions, to provide for affordable housing costs. The applicant is requesting two concessions for the project to modify the DBP: 1) to increase the average unit size from 463 square feet in the Base Project to 495 square feet in the Proposed Project⁴, and 2) to have ground-level parking in the Proposed Project, where the Base Project parking would be underground, using an automated

³ Per the City’s 2014 DBP, the calculation of maximum allowable density uses the average unit size of the Proposed Project to calculate the number of allowable units in the Base Project. Typically, the average unit size must remain consistent from the Base Project to the Proposed Project to prevent applicants from creating a Base Project that would be far denser and/or poorer in design quality than the applicant actually desires to build, for the purpose of obtaining a larger density bonus. However, the 2014 DBP allowed a Concession for the increase of average unit size. The applicant is utilizing this provision, which is not included in the current, 2018 DBP. The application was deemed substantially complete prior to the City’s release of the 2018 DBP. Because of this concession, the City’s application of the 2014 DBP was altered to allow the increase in residential area *after* the calculation of the maximum allowable density for the site. This application of the density calculation formula yields the results discussed in the Density Bonus Units analysis.

⁴ Under the standard application of the DBP (both the 2014 or 2018 versions), the Base Project would result in 40 units as the maximum allowable density for the site, with an average unit size of 495 square feet. Five VLI units in the proposed project would have qualified the development for a 35% density bonus which would have yielded 14 bonus units, for maximum of 54 units in the Proposed Project. Had the applicant not requested a concession for the increase of average unit size, the Proposed Project would have been limited to a maximum of 54 units for the site.

parking machine to move the automobiles from grade into the underground storage garage.

The applicant provided a pro forma statement to show the cost reductions associated with increasing the average unit size and with ground-level parking compared to underground parking. The pro forma statement was peer reviewed by the City's consultant, Placeworks. The City's peer review concluded that the pro forma statement adequately documented that the "Proposed Project Costs with Concessions" would result in a cost reduction or "decrease in cost per unit" relative to the Base Project costs; and that the concessions would be necessary to cover the cost of affordable units.

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

A waiver is a modification of a development standard that would otherwise physically preclude the construction of the project with the permitted density bonus and concessions. Waivers for height, setbacks and lot coverage are requested for the project because they are necessary to physically accommodate the full density bonus project on the site. The City may only deny the waivers if it finds that the waivers would have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the waiver would be contrary to State or Federal law. Staff believes such a finding cannot be made.

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

1. The development would have a specific adverse impact⁵ on public health or safety unless disapproved, or approved at a lower density; and
2. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.

⁵ As used in the Act, a "specific, adverse impact" means a "significant, quantifiable, direct and unavoidable impact, based on objective, identified written public health or safety standards, polices, or conditions as they existed on the date the application was complete."

The base project complies with applicable, objective general plan and zoning standards. Therefore, the City may not deny the base project or approve the base project at a reduced density without basing its decision on the written findings under Section 65589.5(j), above. Staff is aware of no specific adverse impacts that could occur with the construction of the base project.

D. Affordable Housing Mitigation Fee: Pursuant to BMC Section 22.20.065, the project is subject to the Affordable Housing Mitigation Fee (AHMF). The AHMF ordinance allows a project to provide Below Market Rate (BMR) units, up to 20% of the total project units, in-lieu of payment of the full fee. The applicant can choose whether to pay the fee, or provide the in-lieu units in the project, or provide a combination of both.⁶ The applicant has indicated that they intend to pay the amount of \$941,868 at building permit issuance, or \$1,024,974 at the time the Certificate of Occupation issuance.

E. Findings for Use Permit in C-SA District: Pursuant to BMC Section 23E.52.090.B, in order to approve any Use Permit in the district, the Board must make the following required findings. The proposed use or structure must:

1. Be compatible with the purposes of the District;

The project is consistent with the following purposes of the South Area Commercial District (C-SA):

- Implement the Master Plan's designations for Community Commercial, and the Commercial/Residential areas, as well as the policies of the South Berkeley Area Plan.

Staff Analysis: See sections V.J and V.K for the project's consistency with the General Plan and the South Berkeley Area Plan.

- Encourage the location of a wide variety of community-oriented retail goods and services in South Berkeley.
- Encourage development and amenities that support pedestrian-oriented uses.
- Encourage appropriate mixed-use development (retail/office/residential) on appropriate sites in the District.
- Encourage residential development for persons who desire both the convenience of location and more open space than is available in the Downtown:

Staff Analysis: As a mixed-use building with 57 residential units and a 600-square-foot, ground-floor café, with improvements to the sidewalk outdoor space, the proposed project would encourage and engage pedestrian traffic near the site, and provide a place for the nearby residents to gather and engage with the local

⁶ The Affordable Housing Mitigation Fee is currently \$34,884 per unit if paid at issuance of a building permit and \$37,962 if paid at the time Certificate of Occupancy is issued. The following equation will be used to calculate the proportional discount to the fee based on the portion of units provided at Low-Income and Very Low-Income rents: $[A \times \text{Fee}] - [(B+C)/(A \times 20\%) \times (A \times \text{Fee})]$, where A=Total # Market Rate Units; B=# of Very-Low Income Units; & C=# of Low-Income Units.

community. The ground-floor café and enhanced public outdoor space would be a desirable service and destination for local residents, and would encourage them to patronize other local businesses within walking distance.

2. Be compatible in design and character with the District and the adjacent residential neighborhoods;

Staff Analysis: As discussed previously in section V.E, the project would be similar in height, massing, and use to existing, nearby developments, and therefore would be compatible with surrounding uses and buildings within the C-SA district. Also, as discussed in section V.E 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-2A district to the east.

3. Not result in the domination of one type of commercial/retail use in any one area of the District;

Staff Analysis: The proposed café would add to the mixture of businesses in the neighborhood, which consists of car dealerships, medical offices, self-storage, retail, a pharmacy, a grocery store, and quick- and full-service restaurants, without a predominance of any one type of business.

F. General Non-Detriment: 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 would 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.

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

1. Policy LU-3–Infill Development: Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and construction, and is compatible with neighboring land uses and architectural design and scale.
2. Policy LU-7–Neighborhood Quality of Life, Action A: Require that new development be consistent with zoning standards and compatible with the scale, historic character, and surrounding uses in the area.
3. Policy LU-23–Transit-Oriented Development: Encourage and maintain zoning that allows greater commercial and residential density and reduced residential parking requirements in areas with above-average transit service such as Downtown Berkeley.
4. Policy LU-5–Affordable Housing Development: Encourage development of affordable housing in the Downtown Plan area, the Southside Plan area, and other transit-oriented locations.

Staff Analysis: As discussed previously in section V.E, the project would be compatible with surrounding uses and buildings within the C-SA district, and would adequately transition to the residential district to the east of the site. The project would bring 57 new residential units, including five Very Low Income units to the area; and with waivers for height, setbacks and lot coverage granted to accommodate the density bonus on the site, would be consistent with district zoning standards. The project site is served by AC Transit bus lines 18, 800 and Transbay Line F along its Shattuck Avenue frontage. The project site is also approximately one-half mile from both the Downtown Berkeley BART station and the Ashby BART station.

5. Policy LU-27–Avenue Commercial Areas: Maintain and improve Avenue Commercial areas, such as University, San Pablo, Telegraph, and South Shattuck, as pedestrian-friendly, visually attractive areas of pedestrian scale and ensure that Avenue areas fully serve neighborhood needs as well as a broader spectrum of needs.
6. Policy T-16–Access by Proximity: Improve access by increasing proximity of residents to services, goods, and employment centers.

Staff Analysis: The project would bring 57 new residential units and a 600-square-foot café, and enhanced public sidewalk space to the neighborhood, thereby contributing to the fast development of the South Shattuck area as a destination for Berkeley residents. Proposed improvements to the sidewalk right-of-way, such as public and café outdoor seating would enhance the pedestrian experience on the site frontage along Shattuck, and would encourage further activation of the Shattuck streetscape in this neighborhood.

7. Policy H-1–Extremely Low, Very Low, Low and Moderate-Income Housing: Increase the number of housing units affordable to Berkeley residents with lower income levels.
8. Policy H-12–Transit-Oriented New Construction: Encourage construction of new medium and high-density housing on major transit corridors and in proximity to transit stations consistent with zoning, applicable area plans, design review guidelines, and the Climate Action Plan.
9. Policy H-33–Regional Housing Needs: Encourage adequate housing production to meet City needs and the City’s share of regional needs.
10. Policy EM-5–“Green” Buildings: Promote and encourage compliance with “green” building standards.
11. Policy UD-16–Context: The design and scale of new or remodeled buildings should respect the built environment in the area, particularly where the character of the built environment is largely defined by an aggregation of historically and architecturally significant buildings.
12. Policy UD-17–Design Elements: In relating a new design to the surrounding area, the factors to consider should include height, massing, materials, color, and detailing or ornament.
13. Policy UD-24–Area Character: Regulate new construction and alterations to ensure that they are truly compatible with and, where feasible, reinforce the desirable design characteristics of the particular area they are in.

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

Staff Analysis: 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 residences abutting the site to the east (2708 Walker Street) would experience the most increased shadows during the few hours before sunset, year-round. Residences to the northeast, beyond the subject block, would experience new shadows in the few hours before sunset in the winter. Shadow impact 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. Shadow impacts from the project would be reasonable, given that the duration would be limited to the evening hours and given the height limit differential between the two districts.

15. Policy UD-33–Sustainable Design: Promote environmentally sensitive and sustainable design in new buildings.

Staff Analysis: To help the City meet its regional housing needs, the project would add 57 new residential units, including five Very Low Income units, and 600 square feet of new commercial space to a site that is served by or in close proximity to multiple transit lines, in a building that is consistent with City zoning standards and State density bonus law, and would be compatible with the surrounding neighborhood. The project design would have a reasonable level of shadow impact, and has been reviewed in terms of height, massing, materials, color and detailing by the DRC, which has recommended approval of the design to the ZAB. In addition, the project meets green building and sustainable design standards, by achieving a score of 91 on the GreenPoint Rated Checklist, where the minimum is 50, out of a maximum score of 381.

H. South Shattuck Strategic Plan Consistency: The South Shattuck Strategic Plan (adopted in June, 1998) contains strategies applicable to the project, including the following:

1. Economic Development Strategy 1: Encourage a development model of a variety of pedestrian-oriented neighborhood serving businesses supported by anchor commercial sites. Ensure the compatibility of commercial uses and adjacent residential neighborhoods through project design requirements that reduce negative impacts.
2. Economic Development Strategy 2: Encourage the reuse of vacant and underdeveloped Shattuck sites as mixed-use buildings with commercial frontage and residential above, concentrating particularly on opportunity sites that could significantly revitalize the area.
3. Urban Design Strategy 1: Enhance the pedestrian orientation of the commercial corridor through upgraded and expanded streetscape improvements and the reduction of automobile impacts.

4. Urban Design Strategy 2: Enhance the sense of place and district identity through careful building design and improved relationships between buildings, activities, residents, and shoppers in the South Shattuck corridor.
5. Urban Design Strategy 3: Enhance the visual quality of the corridor by creating an overall district identity, using features appropriate to each of the target areas.
6. Transportation Strategy 1: Make capital improvements in the public right-of-way which increase pedestrian access and safety on commercial streets.
7. Transportation Strategy 4: Support alternatives to the automobile (transit, shuttles, bicycling, and walking) by developing and implementing policies which encourage non-automobile travel, including a plan for targeted street improvements.

Staff Analysis: The project would develop a vacant site to bring 57 new residential units and a 600-square-foot quick-service restaurant (café) to the South Shattuck area on a site that is adjacent to transit, adding to a fast-developing neighborhood destination that has undergone recent increases in residential units, mixed-use developments, and pedestrian-oriented goods and services. The project would also provide improvements to the Shattuck frontage sidewalk, such as outdoor café seating and publicly-accessible sidewalk seating areas that would enhance the pedestrian experience along Shattuck Avenue, and further activate the streetscape in this neighborhood.

A Preliminary Transportation Assessment prepared by the project transportation consultant concluded that the anticipated increase in traffic due to the project would be less than significant, and that the off-street parking in the surrounding neighborhood would not be adversely impacted by the project. Thus, the project would not contribute to traffic and parking issues which result of a significant increase automobile use. Rather, by being adjacent to multiple transit lines, the project encourages non-automobile travel.

VI. Recommendation

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Zoning Adjustments Board APPROVE Use Permit #ZP2016-0244, pursuant to BMC Section 23B.32.050 and subject to the attached Findings and Conditions (see Attachment 1).

Attachments:

1. Findings and Conditions
2. Project Plans, received October 11, 2018
3. Notice of Public Hearing

Staff Planner: Sharon Gong, sgong@cityofberkeley.info, (510) 981-7429

FINDINGS AND CONDITIONS

ADOPTED NOVEMBER 8, 2018

2701 Shattuck Avenue

Use Permit #ZP2016-0244 to construct a 5-story, 62'-tall, mixed-use building with 57 dwelling units (including 5 VLI units), a 600-square-foot ground-floor quick-service restaurant, and 30 parking spaces.

PERMITS REQUIRED

- Administrative Use Permit to construct rooftop projections, such as mechanical appurtenances or architectural elements, which exceed the maximum district height limit; under BMC Section 23E.04.020.C;
- Use Permit to construct a new mixed-use development of 5,000 square feet or more, under BMC 23E.52.030.A; and
- Use Permit to construct more than 3,000 square feet of new floor area, under BMC 23E.52.050.

CONCESSIONS/WAIVERS UNDER GOVERNMENT CODE SECTION 65915-65918

- Waiver to exceed height – to be 62'-4" maximum, where 50' is the limit, and to be 5 stories where 4 stories is the limit;
- Waiver to reduce the front, street side, side, and rear yards:
 - Front setback – 0'-0", where 15' minimum is required;
 - Rear setback – 0'-6", where 15' minimum is required;
 - Left side setback – 4'-0", where 5' minimum is required;
 - Right side (street side) setback – 0'-0", where 6' minimum is required;
 - Lot coverage – 86%, where 40% maximum allowed;
- Waiver to exceed the lot coverage limit – to be 86%, where 40% maximum is allowed;
- 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:

- 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, may experience new shadows in the few hours before sunset in the winter. Shadow impact 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.
 - 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.
 - The Preliminary Transportation Assessment also 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 proposed project will provide 30 vehicle parking spaces and 49 long-term bicycle parking spaces, a slight reduction from the numbers in the original proposal of 32 vehicle parking spaces and 56 long-term bicycle parking spaces, on which the study is based. However, the proposed number vehicle parking satisfies and exceeds district parking requirement by one, and the proposed number bicycle parking well exceeds district parking requirement. Thus, the off-street parking in the surrounding neighborhood will not be adversely impacted by the project.
 - 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:

- As a mixed-use building with 57 residential units and a 600-square-foot, ground-floor café, with 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. The ground-floor café and enhanced public outdoor space are a desirable service and destination for local residents, and will encourage them to patronize other local businesses within walking distance.
 - 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-2A district to the east.
 - The proposed quick-service restaurant (café) will add to the mixture of businesses in the neighborhood, which consists of car dealerships, medical offices, self-storage, retail, a pharmacy, a grocery store, and quick- and full-service restaurants, without a predominance of any one type of business.
3. Pursuant to Government Code Section 65915, pertaining to State Density Bonus law, the Zoning Adjustments Board finds that:
- Under the City's methodology for implementing density bonuses per Section 65915, the "base project" consists of 42 units.
 - 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 #51 - 56. 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:

- 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 to exceed height – to be 62'-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 86%, where 40% maximum is allowed; and a waiver to reduce the front, street side, side, and rear yards:
 - Front setback – 0'-0", where 15' minimum is required;
 - Rear setback – 0'-6", where 15' minimum is required;
 - Left side setback – 4'-0", where 5' minimum is required;
 - Right side (street side) setback – 0'-0", where 6' minimum is required;
 - Lot coverage – 86%, where 40% maximum allowed.

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.

- 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:

- 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.
 - 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.
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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.

18'-wide setback from the east property line; provide at grade planting in the expanded setback area to the satisfaction of the DRC. (Sheet A2.1)

- B. Move podium railing/parapet to the inside (west) edge of the planting beds so that the planting beds are east of it, to soften the wall edge; detail to be worked out at FDR. (Sheet A2.2)

In addition, the applicant shall consider revising the project to address the following design changes for presentation to the DRC at FDR:

- Better screening on the north stairs and the eastern open space decks to increase privacy;
- Utilize robust plants that grow quickly to provide immediate privacy to east of the site;
- Find a solution for greater privacy on east windows for both residents and neighbors; and
- Explore ways to reduce the apparent massing of the north stair as experienced from the street; consider pulling the stair mass closer into the building.

12. 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.

13. 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:

- C. Construction equipment should be well maintained and used judiciously to be as quiet as practical.
- D. Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.
- E. 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.
- F. 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.
- G. Prohibit unnecessary idling of internal combustion engines.
- H. If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.
- I. 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.
- J. 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.
- K. Route construction related traffic along major roadways and away from sensitive receptors where feasible.

- 14. 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.

Prior to Issuance of Any Building Permit:

- 15. Public for Art:** Consistent with BMC §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.
- 16. Affordable Housing Mitigation Fee:** Consistent with BMC §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.
- 17. 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.

18. 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.
19. 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.
20. Demolition. Demolition of the existing building cannot commence until a complete application is submitted for the replacement building. In addition, all plans presented to the City to obtain a permit to allow the demolition are subject to these conditions.
21. 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.
22. 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).
23. 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.
24. 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.
25. 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.
26. 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.”

27. 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, 1st Floor.
28. 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
 - 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 15.20.040. HMBP requirement can be found at <http://ci.berkeley.ca.us/hmr/>

Prior to Demolition or Start of Construction:

29. 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:

30. 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.
31. 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.
32. 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.

- 33. Project Construction Website.** The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant:
- Contact information (i.e. "hotline" phone number, and email address) for the project construction manager
 - Calendar and schedule of daily/weekly/monthly construction activities
 - The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.
- 34. 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.
- 35. 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.

- 36. 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:
- A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from 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.
 - B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.

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.

- 37. 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.
38. 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.
39. 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.
40. 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 Section 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.

- 41. 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.
- 42. 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.
- 43. 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.
- 44. 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.
- 45. 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.
- 46. 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.
- 47. 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:

- 48. 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.
- 49. 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 **October 11, 2018**, except as modified by conditions of approval.
- 50. 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

- 51. 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.
- 52. 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.
- 53. 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 Section 22.20.065.

54. Determination of Area Median Income (AMI).

- 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.
- 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:

Unit Size	AMI Standard
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

- 55.** 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.
- 56.** 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 23C.12, which applies to the any of the following:
- A. Residential housing projects for the construction of five or more Dwelling Units;
 - B. 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;
 - C. 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:

- 57. 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.
- 58. 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.
- 59. Design Review.** Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to approval.

60. 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.
 61. Electrical Meter. Only one electrical meter fixture may be installed per dwelling unit.
 62. 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.
 63. Bike Parking. Secure and on-site bike parking *for at least* 49 bicycles shall be provided for the life of the building.
 64. 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.
 65. 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.
 66. 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.
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2701 SHATTUCK AVENUE



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H2O
 architects, planners
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 San Francisco, CA
 94118
 (415) 398-0100



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

drawing
COVER

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2701 SHATTUCK AVENUE BERKELEY, CA

DRAWING LIST

ARCHITECTURAL	CIVIL
A0.0 COVER SHEET	C1.0 CIVIL CONCRETE SHEET
A0.1 COVER SHEET	C1.0 PRELIMINARY SITE AND UTILITY PLAN
A0.1A ZONING & SUPPORTING CALCULATIONS	C2.0 PRELIMINARY GRADING AND DRAINAGE PLAN
A0.2 RESIDENTIAL FLOOR AREAS SUMMARY	C3.0 PRELIMINARY STORM WATER QUALITY CONTROL PLAN
A0.3 BASE PROJECT	
A0.4 EXISTING CONDITIONS	
A1.1 EXISTING CONDITIONS	
A1.2 EXISTING CONDITIONS	
A2.1 GROUND FLOOR PLAN	
A2.2 MEZZANINE PLAN	
A2.3 SECOND FLOOR PLAN	
A2.4 FOURTH LEVEL FLOOR PLAN	
A2.5 FIFTH LEVEL FLOOR PLAN	
A2.6 ROOF PLAN	
A3.1 EXTERIOR ELEVATIONS	
A3.2 EXTERIOR ELEVATIONS (ADDITIONAL)	
A3.3 BUILDING SECTIONS	
A8.1 UNIFORM PLANS	
A8.2 UNIFORM PLANS	
A8.3 UNIFORM PLANS	
A8.4 UNIFORM PLANS	
A8.5 ENLARGED LOBBY PLANS	
A8.6 TOWNHOUSE PLANS	
A8.7 3D VIEWS	
A8.8 3D VIEWS	
A8.9 3D VIEWS	
A8.10 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	

PROJECT DESCRIPTION

2701 SHATTUCK AVENUE IS A PROPOSED MIXED USE DEVELOPMENT OVER A CONCRETE PODIUM THAT INCLUDES 57 RESIDENTIAL UNITS, COMMERCIAL SPACE, COMMUNITY GYMNASIUM, AND COMMUNITY SPACES, AND INCLUDES DENSITY BONUS CONCESSIONS AND WAIVERS.

THE PROJECT FEATURES OPEN SPACE FOR THE TENANTS ON A PODIUM (SECOND) LEVEL.

THE PROJECT INCLUDES A SECURED BIKE PARKING ROOM, MANAGER'S OFFICE AND RESIDENT COMMUNITY WORKSPACE.

PROJECT DIRECTORY

DEVELOPER:
2701 SHATTUCK BERKELEY, LLC
7917 FESTIVAL COURT
CUPERTINO, CA 95014
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408.761.3598

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RHARRIS@HDOARCHITECTS.COM
CONTACT: RANDY HARRIS
CONTRACT: RANDY HARRIS
2701 SHATTUCK AVENUE, BERKELEY, CA
AYANGUEZ@HDOARCHITECTS.COM
562.256.6042 EXT. 19

CIVIL ENGINEER:
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SAN DIEGO, CALIFORNIA 92124
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RECO@CALICHI.COM
916.236.7677

LANDSCAPE ARCHITECT:
BRUCE JETT ASSOCIATES
1000 UNIVERSITY AVENUE, SUITE 201
ORLANDO, CA 94163
CONTACT: BRUCE JETT
BRUCE@BRUCEJETT.COM
925.254.5422

ABBREVIATIONS

ACE	ACCESS FLOOR	AC	ACRO	ACRYLIC	AD	ADJUSTABLE	AE	ANCHOR	AF	ANCHOR BOLT	AG	ARCHITECTURAL	AI	AUTOMATIC	AL	ALUMINUM	AM	AMERICAN	AN	ANCHOR BOLT	AO	ANCHOR	AP	ANCHOR PLATE	AR	ANCHOR ROD	AS	ANCHOR STUD	AT	ANCHOR TIE	AV	ANCHOR VEE	AW	ANCHOR WELD	AX	ANCHOR X	AY	ANCHOR Y	AZ	ANCHOR Z											
BA	BALANCE	BB	BALANCE	BC	BALANCE	BD	BALANCE	BE	BALANCE	BF	BALANCE	BG	BALANCE	BH	BALANCE	BI	BALANCE	BJ	BALANCE	BK	BALANCE	BL	BALANCE	BM	BALANCE	BN	BALANCE	BO	BALANCE	BP	BALANCE	BQ	BALANCE	BR	BALANCE	BS	BALANCE	BT	BALANCE	BU	BALANCE	BV	BALANCE	BW	BALANCE	BX	BALANCE	BY	BALANCE	BZ	BALANCE

GRAPHIC SYMBOLS



BUILDING CODE DATA

APN: 54-1719-1

STORMWATER TREATMENT: 477 SF

REQUIRED TREATMENT AREA: 477 SF

PROPOSED TREATMENT AREA: 1,126 SF

PRELIMINARY BUILDING CODE ANALYSIS: FULLY SPRINKLERED

CONSTRUCTION TYPE: APPROX. 38,000 SF

ALLOWABLE AREA/FLOOR: APPROX. 40,260 SF

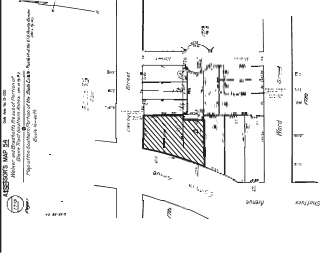
PROPOSED AREA/FLOOR: APPROX. 40,260 SF

PROPOSED VA HT: 4 VA STORIES, 42' OVER 1 STORY 1A

PROJECT LOCATION



PARCEL MAP



DATE	BY	DESCRIPTION
2/21/18	AK	2018 SUBMITTAL
2/27/18	AK	2018 SUBMITTAL
2/27/18	AK	2018 SUBMITTAL
2/27/18	AK	2018 SUBMITTAL
2/27/18	AK	2018 SUBMITTAL

HDO architects, planners
2880 Camino Diablo
Suite 110
Redwood City, CA 94061
(415) 254-4042



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

DENSITY
BONUS
CALCULATIONS

DATE	BY	DESCRIPTION
2/27/18	AK	2018 SUBMITTAL
NO SCALE		
DATE	BY	DESCRIPTION
2/27/18	AK	2018 SUBMITTAL

AO.IB

STEP 1: BASE PROJECT

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

STEP 1.1 CALCULATE MAX ALLOWABLE RESIDENTIAL FLOOR AREA. SHALL BE BASED ON MAXIMUM PERMITTED FLOOR AREA, INCLUDING EACH STORY OF A HYPOTHETICAL BUILDING, ON THE PROPOSED SITE.

STEP 1.1: BASE PROJECT RESIDENTIAL CALCULATIONS

LEVEL 1 RES.	4,318 SF
LEVEL 2 RES.	4,730 SF
LEVEL 3 RES.	4,730 SF
LEVEL 4 RES.	4,730 SF
ROOF LEVEL	-
TOTAL MAX. RESIDENTIAL FLOOR AREA	18,738

STEP 1.2 CALCULATE AVERAGE UNIT SIZE USING THE PROPOSED PROJECT 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.	2,897 SF
LEVEL 2 RES.	7,817 SF
LEVEL 3 RES.	7,817 SF
LEVEL 4 RES.	7,817 SF
ROOF LEVEL	-
TOTAL PROPOSED DENSITY BONUS	26,358 SF

* Calculated per City Density Bonus procedure

STEP 1.2B IDENTIFY THE TOTAL NUMBER OF PROPOSED RESIDENTIAL UNITS

26,358 SF / 57 UNITS = 463 SF/UNIT

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

18,738 SF / 463 SF = 40.47 UNITS

STEP 2: PROPOSED DENSITY BONUS PROJECT

DENSITY BONUS UNITS ARE MARKET-RATE UNITS THAT EXCEED AFFORDABLE UNITS AND THEIR AFFORDABILITY.

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

INCOME LEVEL UNITS:
VERY-LOW-INCOME UNITS: 15% X 42 = (4.62)
LOW-INCOME UNITS: 42
AFFORDABLE UNITS: 9

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)
BONUS UNITS: 15 BONUS UNITS
UNITS PROPOSED WITH DENSITY BONUS: 57 UNITS

WAIVERS:
NO LIMIT PER CALIFORNIA STATE LAW SECTION 65915

- HEIGHT - BMG 23E.02.07.01.2 TO EXCEED THE HEIGHT AND STORY HEIGHTS OF THE DISTRICTS (3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 AND 51 STORES ARE REQUIRED). BMS 23E.04.02.0 TO HAVE ARCHITECTURAL ELEMENTS WHICH EXCEED A DISTRICT'S HEIGHT LIMIT.
- SETBACKS - BMG 23E.02.07.01.5 TO REDUCE THE FRONT, STREET SIDE, AND REAR YARDS, AND TO EXCEED THE LOT COVERAGE LIMIT FOR THE DISTRICT.
- REDUCED FRONT SETBACK - BMS 23E.02.07.01.5 TO REDUCE THE FRONT, STREET SIDE, AND REAR YARDS, AND TO EXCEED THE LOT COVERAGE LIMIT FOR THE DISTRICT.
- REDUCED STREET SIDE SETBACK - BMS 23E.02.07.01.5 TO REDUCE THE FRONT, STREET SIDE, AND REAR YARDS, AND TO EXCEED THE LOT COVERAGE LIMIT FOR THE DISTRICT.
- EXCEED LOT COVERAGE - TO ALLOW 66% COVERAGE.
- THE USABLE OPEN SPACE PER UNIT.

STEP 3: PROPOSED DENSITY BONUS PROJECT WITH WAIVERS AND CONCESSIONS

STEP 3: ZAB ACTS ON THE PROPOSED DENSITY BONUS PROJECT

LIST OF CONCESSIONS (ALLOW 2) AND WAIVERS:
CONCESSION 1) MOVE PARKING FROM UNDERGROUND TO GROUND LEVEL PARKING
CONCESSION 2) INCREASED UNIT SIZE - TO INCREASE AVERAGE UNIT SIZE FROM 463 SF. (BASE PROJECT) TO 493 SF. (PROPOSED PROJECT)

WAIVERS SEE ALSO PROPOSED DENSITY BONUS PROJECT LIST

STEP 3.1: PROPOSED PLUS CONCESSIONS RESIDENTIAL CALCULATIONS

LEVEL 1 RES.	2,440
LEVEL 2 RES.	775
LEVEL 3 RES.	6,059
LEVEL 4 RES.	5,966
ROOF LEVEL	5,078
TOTAL PROPOSED RES. FLOOR AREA	24,318

NOTES:
1. DENSITY BONUS FLOOR AREA AND GROSS FLOOR AREA (SHEET A02) ARE CALCULATED PER STATE LAW AND LOCAL ORDINANCE.

AVERAGE UNIT SIZE WITH CONCESSIONS AND WAIVERS:
24,318 SF / 57 UNITS = 485 SF/UNIT

AVERAGE UNIT SIZE TO BE LARGER THAN BASE PROJECT PROPOSED PROJECT (463 - 483.12) (AVG SF) / 483.12 (AVG SF) = APPROXIMATELY 0.069 (7.0%)

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

210 SUBMITTAL	2/21/18	1/27/17	-
210 SUBMITTAL	2/21/18	1/27/17	-
210 SUBMITTAL	2/21/18	1/27/17	-
210 SUBMITTAL	2/21/18	1/27/17	-
210 SUBMITTAL	2/21/18	1/27/17	-
210 SUBMITTAL	2/21/18	1/27/17	-
210 SUBMITTAL	2/21/18	1/27/17	-



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

RESIDENTIAL FLOOR AREAS SUMMARY

DATE	3/27/18
DESIGNED BY	AS SHOWN
CHECKED BY	AS SHOWN
SCALE	AS SHOWN
PROJECT NO.	602

AO.2

PROPOSED RESIDENTIAL FLOOR AREAS		
LEVEL	RFA *	GFA **
1	2,440 SF	2,748 SF
M	775 SF	775 SF
2/PODIUM	6,069 SF	6,391 SF
3	6,055 SF	6,377 SF
4	5,965 SF	5,689 SF
5	5,678 SF	5,400 SF
TOTALS	28,213 SF	27,380 SF

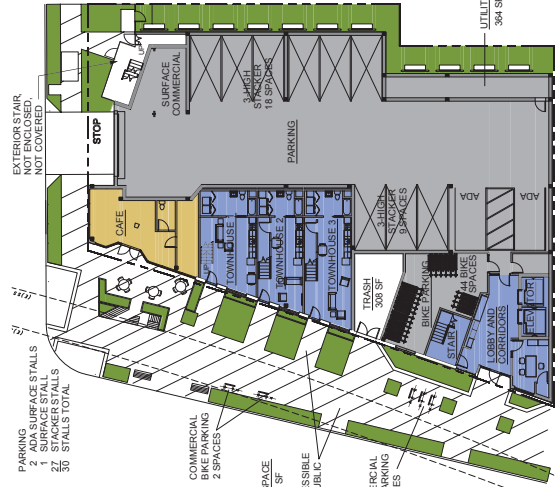
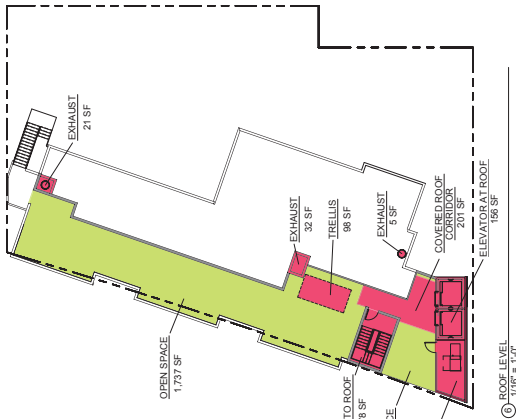
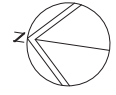
* AREA OF TOWNHOUSE/FLOOR LEVEL TO FIN FLOOR - 146 SF
** AREA OF ELEVATORS STAIRS FROM LEVEL TO FIN LEVEL = 130 SF

LEGEND

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

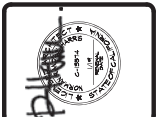
UNIT DATA				
UNIT TYPE	#	JUNIOR	BR	+ DEN /LOFT
TH	3	1	1	+LOFT
A1	1	1	1	
A2	6	1	1	
A3	7	1	1	
A4	2	1	1	
A5	1	1	1	
A6	4	1	1	
B1	16	1	1	
B2	9	1	1	
C	1	1	1	
C1	4	1	1	
C2	1	1	1	
D	2	1	1	+DEN

UNIT DATA:
TOWNHOUSE UNITS: 3
JUNIOR 1 BR UNITS: 46
1 BEDROOM UNITS: 8
TOTAL UNITS: 57



NO.	DESCRIPTION	DATE	BY	CHK'D BY
1	PAC SUBMITTAL	2/18/18	1/27/PT	
2	PAC SUBMITTAL	2/22/18		
3	PAC SUBMITTAL	2/27/18		
4	PAC SUBMITTAL	2/28/18		
5	PAC SUBMITTAL	2/28/18		
6	PAC SUBMITTAL	2/28/18		

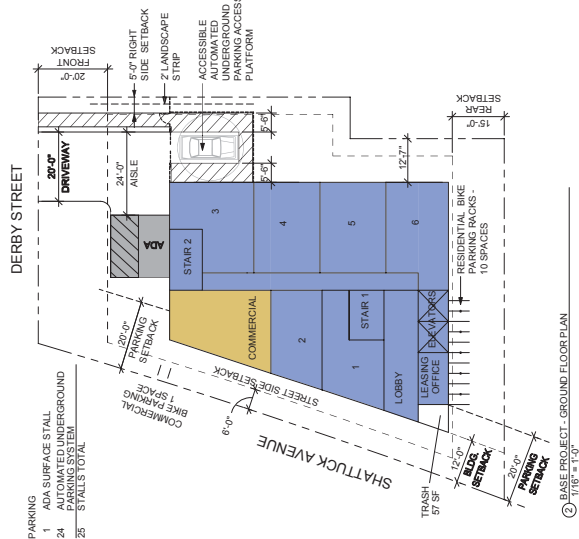
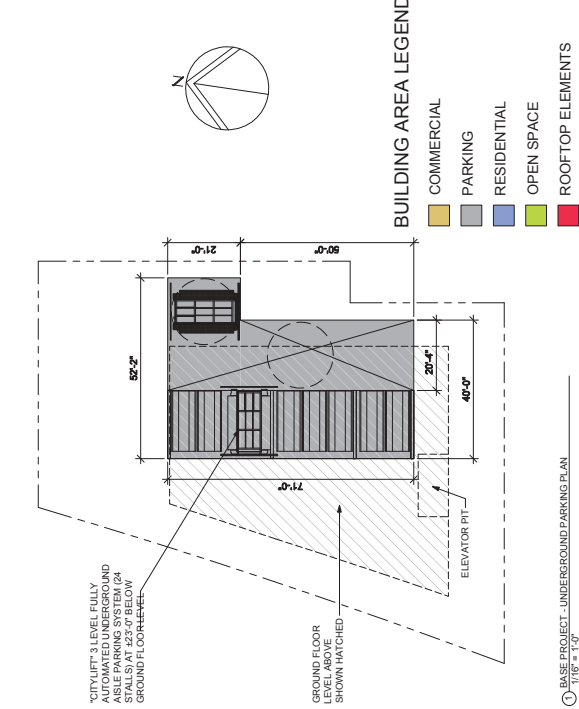
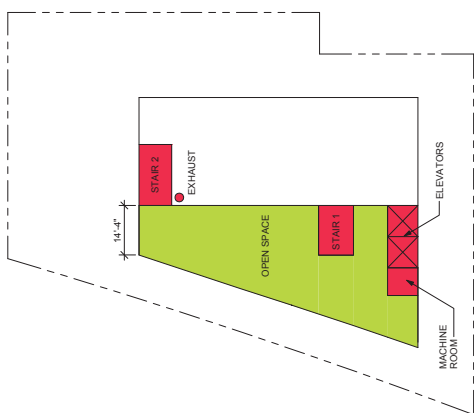
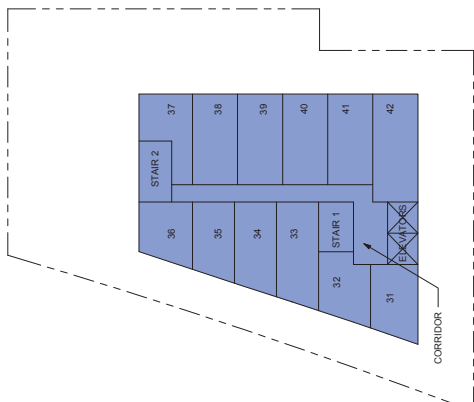
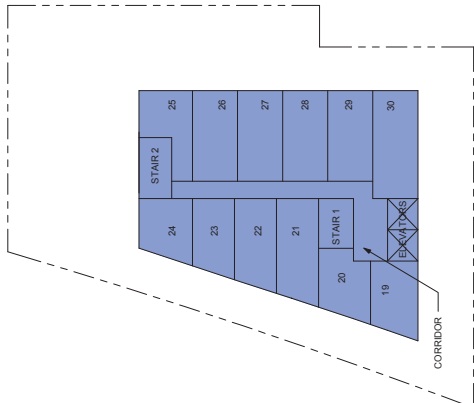
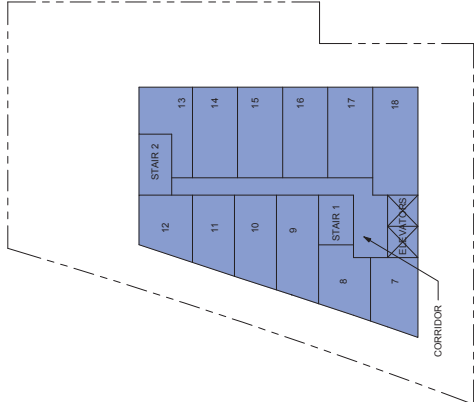
HDO
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(415) 254-6042



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

drawing
BASE PROJECT

sheet
number
of sheets
1 of 1
DATE
5/27/18
AS SHOWN
JOB NO.
602
A0.3



BUILDING AREA LEGEND

- COMMERCIAL
- PARKING
- RESIDENTIAL
- OPEN SPACE
- ROOFTOP ELEMENTS

⑥ BASE PROJECT - UNDERGROUND PARKING PLAN
1/16" = 1'-0"

⑦ BASE PROJECT - GROUND FLOOR PLAN
1/16" = 1'-0"

⑧ BASE PROJECT - MEZZANINE LEVEL PLAN
1/16" = 1'-0"

DATE	BY	DESCRIPTION
2/21/18	AK	2/21/18 1/27/17
2/21/18	AK	2/21/18 1/27/17
2/21/18	AK	2/21/18 1/27/17
2/21/18	AK	2/21/18 1/27/17
2/21/18	AK	2/21/18 1/27/17
2/21/18	AK	2/21/18 1/27/17
2/21/18	AK	2/21/18 1/27/17

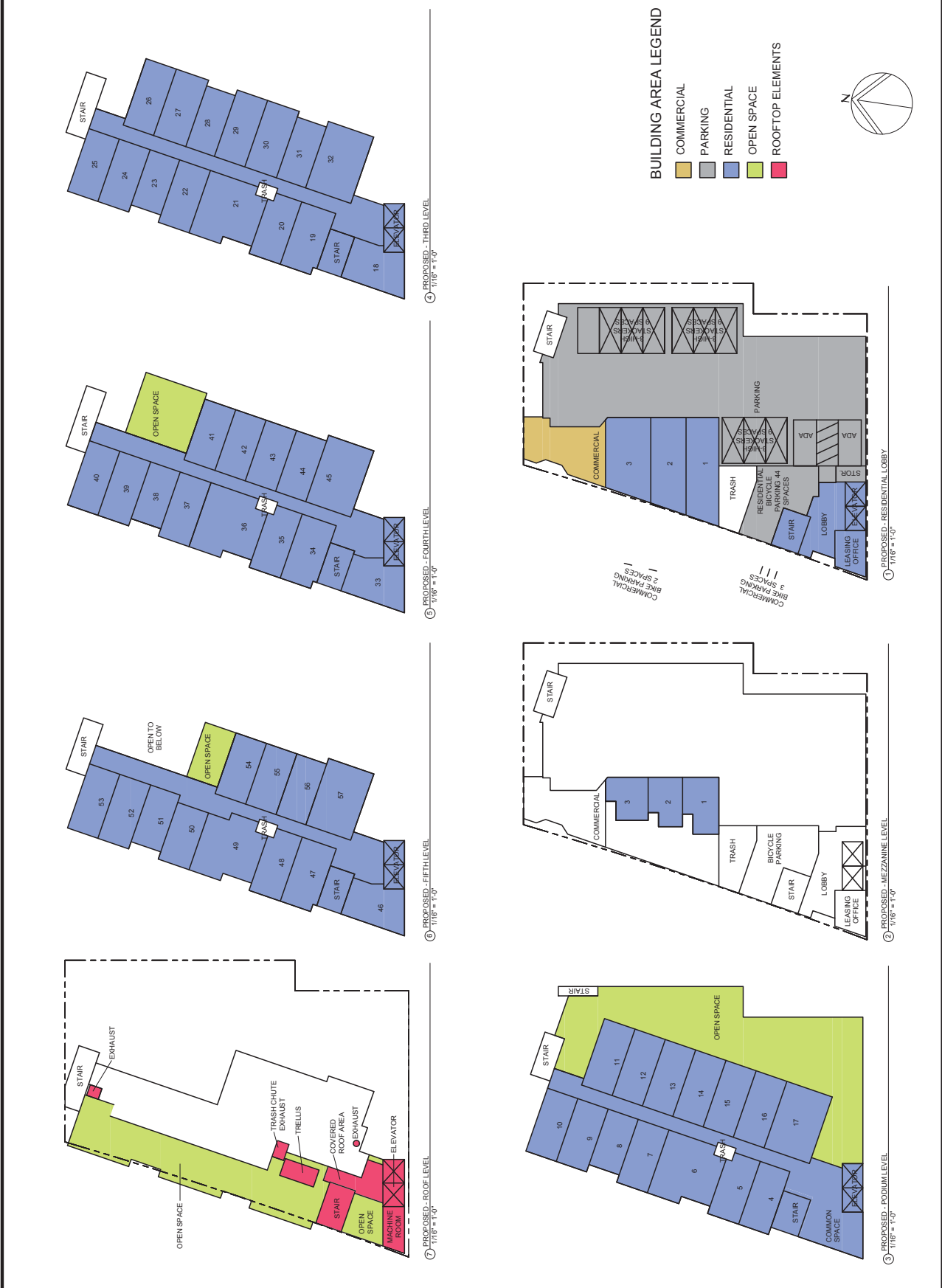


2701 SHATTUCK AVENUE
BERKELEY, CALIFORNIA
FOR:
2701 SHATTUCK BERKELEY, LLC

PROPOSED
DENSITY BONUS
PROJECT

DATE	BY	DESCRIPTION
5/27/18	AK	5/27/18
1/16/18	AK	1/16/18
1/16/18	AK	1/16/18
1/16/18	AK	1/16/18

AO.4



NO.	DATE	BY	DESCRIPTION
1	2/18/16	AK	PRELIMINARY
2	5/27/16	AK	REVISIONS
3	8/27/16	AK	REVISIONS
4	12/1/16	AK	REVISIONS
5	2/28/17	AK	REVISIONS
6	5/2/17	AK	REVISIONS
7	8/2/17	AK	REVISIONS
8	10/2/17	AK	REVISIONS

HDO
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Suite 110
Redwood City, CA
94061
(415) 236-4042



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

EXISTING
CONDITIONS

drawn	
checked	
scale	AS SHOWN
date	5/27/16
sheet no.	1-0
total sheets	1-0
date	5/27/16
project	2701

A.I.I.



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



3 VIEW NORTH ON SHATTUCK AT REDWOODS
1/2" = 1'-0"



4 VIEW NORTH AT DERBY AND SHATTUCK
1/2" = 1'-0"



1 VIEW FROM ADELINE AND SHATTUCK
1/2" = 1'-0"



0 CONTEXT MAP
1/2" = 1'-0"



5 VIEW SOUTH ON SHATTUCK
1/2" = 1'-0"



8 VIEW EAST ON DERBY
1/2" = 1'-0"



7 VIEW WEST ON DERBY
1/2" = 1'-0"



6 VIEW OF SITE FROM SHATTUCK AND DERBY
1/2" = 1'-0"

REV	DATE	DESCRIPTION
1	11/27/17	2119 DERBY ST
2	11/27/17	2117 DERBY ST
3	11/27/17	2116 DERBY ST
4	11/27/17	2115 DERBY ST
5	11/27/17	2114 DERBY ST
6	11/27/17	2113 DERBY ST
7	11/27/17	2112 DERBY ST
8	11/27/17	2111 DERBY ST
9	11/27/17	2110 DERBY ST
10	11/27/17	2109 DERBY ST
11	11/27/17	2108 DERBY ST
12	11/27/17	2107 DERBY ST
13	11/27/17	2106 DERBY ST
14	11/27/17	2105 DERBY ST
15	11/27/17	2104 DERBY ST
16	11/27/17	2103 DERBY ST
17	11/27/17	2102 DERBY ST
18	11/27/17	2101 DERBY ST
19	11/27/17	2100 DERBY ST
20	11/27/17	2099 DERBY ST
21	11/27/17	2098 DERBY ST
22	11/27/17	2097 DERBY ST
23	11/27/17	2096 DERBY ST
24	11/27/17	2095 DERBY ST
25	11/27/17	2094 DERBY ST
26	11/27/17	2093 DERBY ST
27	11/27/17	2092 DERBY ST
28	11/27/17	2091 DERBY ST
29	11/27/17	2090 DERBY ST
30	11/27/17	2089 DERBY ST
31	11/27/17	2088 DERBY ST
32	11/27/17	2087 DERBY ST
33	11/27/17	2086 DERBY ST
34	11/27/17	2085 DERBY ST
35	11/27/17	2084 DERBY ST
36	11/27/17	2083 DERBY ST
37	11/27/17	2082 DERBY ST
38	11/27/17	2081 DERBY ST
39	11/27/17	2080 DERBY ST
40	11/27/17	2079 DERBY ST
41	11/27/17	2078 DERBY ST
42	11/27/17	2077 DERBY ST
43	11/27/17	2076 DERBY ST
44	11/27/17	2075 DERBY ST
45	11/27/17	2074 DERBY ST
46	11/27/17	2073 DERBY ST
47	11/27/17	2072 DERBY ST
48	11/27/17	2071 DERBY ST
49	11/27/17	2070 DERBY ST
50	11/27/17	2069 DERBY ST
51	11/27/17	2068 DERBY ST
52	11/27/17	2067 DERBY ST
53	11/27/17	2066 DERBY ST
54	11/27/17	2065 DERBY ST
55	11/27/17	2064 DERBY ST
56	11/27/17	2063 DERBY ST
57	11/27/17	2062 DERBY ST
58	11/27/17	2061 DERBY ST
59	11/27/17	2060 DERBY ST
60	11/27/17	2059 DERBY ST
61	11/27/17	2058 DERBY ST
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66	11/27/17	2053 DERBY ST
67	11/27/17	2052 DERBY ST
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69	11/27/17	2050 DERBY ST
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75	11/27/17	2044 DERBY ST
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81	11/27/17	2038 DERBY ST
82	11/27/17	2037 DERBY ST
83	11/27/17	2036 DERBY ST
84	11/27/17	2035 DERBY ST
85	11/27/17	2034 DERBY ST
86	11/27/17	2033 DERBY ST
87	11/27/17	2032 DERBY ST
88	11/27/17	2031 DERBY ST
89	11/27/17	2030 DERBY ST
90	11/27/17	2029 DERBY ST
91	11/27/17	2028 DERBY ST
92	11/27/17	2027 DERBY ST
93	11/27/17	2026 DERBY ST
94	11/27/17	2025 DERBY ST
95	11/27/17	2024 DERBY ST
96	11/27/17	2023 DERBY ST
97	11/27/17	2022 DERBY ST
98	11/27/17	2021 DERBY ST
99	11/27/17	2020 DERBY ST
100	11/27/17	2019 DERBY ST



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

drawing
SITE
PLAN

DATE	11/27/17
BY	11/27/17
SCALE	1" = 20'-0"
PROJECT	2701 SHATTUCK
NO.	1002
AL.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

2/28/18	1/27/17	1/27/17	1/27/17
2/28/18	1/27/17	1/27/17	1/27/17
2/28/18	1/27/17	1/27/17	1/27/17
2/28/18	1/27/17	1/27/17	1/27/17
2/28/18	1/27/17	1/27/17	1/27/17
2/28/18	1/27/17	1/27/17	1/27/17
2/28/18	1/27/17	1/27/17	1/27/17
2/28/18	1/27/17	1/27/17	1/27/17

HDO
architects, planners
2880 Camino Diablo
Suite 110
Redwood City, CA
94061
(415) 254-4042



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

drawing
**GROUND
FLOOR
PLAN**

drawn	checked	date
1/27/18	5/27/18	5/27/18
1/27/18	5/27/18	5/27/18
1/27/18	5/27/18	5/27/18
1/27/18	5/27/18	5/27/18

A2.1

SHEET NOTES
1 CITY OF BERKELEY PUBLIC WORKS TRANSPORTATION DEPARTMENT HAS BEEN CONTACTED TO REVIEW THE LOCATIONS OF THE BIKE SPACES AND PARKING METER HEAD LOCATIONS BEFORE BEING TENTATIVELY MARKED IN THE FIELD AND APPROVED BY THE CITY OF BERKELEY PUBLIC WORKS TRANSPORTATION SERVICES DIVISION.

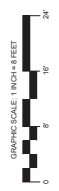
KEY NOTES
1 TRIPLE LIFT PARKING SPACE
2 ELEVATOR
3 STAR
4 6" HIGH ORNAMENTAL PERFORATED METAL SECURITY FENCE W/ GATE
5 RESIDENTIAL ENTRY
6 CAFE ENTRY
7 GARAGE DOOR WITH VISUAL AND AUDIBLE ALERT SYSTEMS AND LIGHT CONTROLS IN GARAGE
8 NEW TREE
9 LANDSCAPE DRAWINGS
10 LANDSCAPE DRAWINGS
11 HEAVY DUTY DERO HOOP BICYCLE RACKS
12 BI-AC TRANSIT BUS STOP WITH BENCH SEATING AREA. SEE LANDSCAPE DRAWINGS
13 EXTERIOR STAIR
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

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



SEE CONDITION #11 FOR REVISIONS TO PLANS



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

202 SUBMITTAL	2/18/18 @ 11:27 AM	PT
203 SUBMITTAL	3/1/18 @ 10:00 AM	PT
204 SUBMITTAL	3/1/18 @ 10:00 AM	PT
205 SUBMITTAL	3/1/18 @ 10:00 AM	PT
206 SUBMITTAL	3/1/18 @ 10:00 AM	PT
207 SUBMITTAL	3/1/18 @ 10:00 AM	PT

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

MEZZANINE
PLAN

drawn	checked	date
AS1	AS1	3/27/18
1/8" = 1'-0"	1/8" = 1'-0"	3/27/18
AS2	AS2	3/27/18

A2.1A



SEE CONDITION
#11 FOR
REVISIONS TO
PLANS

DERBY STREET

SHATTUCK AVENUE



LEGEND

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

KEY NOTES

- 1 TRIPLE LIFT PARKING SPACE
- 2 ELEVATOR
- 3 STAIR
- 4 6'-0" HIGH ORNAMENTAL METAL FENCE
- 5 FINISHED METAL SECURITY GATE
- 6 RESIDENTIAL ENTRY
- 7 CAFE ENTRY
- 8 GARAGE DOOR WITH VISUAL SYSTEM MOUNTED ABOVE AND AUDIBLE ALERT SYSTEM MOUNTED TO GARAGE CONTROLS IN GARAGE
- 9 NEW TREE
- 10 SEE LANDSCAPE DRAWINGS
- 11 PLANTER
- 12 SEE LANDSCAPE DRAWINGS
- 13 RAMP TO HOOP
- 14 BICYCLE RACKS
- 15 8'x16' AC TRANSIT BUS STOP WITH BENCH
- 16 OUTDOOR SEATING AREA
- 17 SEE LANDSCAPE DRAWINGS
- 18 EXTERIOR STAIR
- 19 PARAPET RAILING
- 20 MECHANICAL CHASE
- 21 BARBECUE
- 22 NOT USED
- 23 FIRE ACCESS STAIR
- 24 FIRE ALARM WATCH SIDING
- 25 SEE ELEVATION
- 26 TRASH CHUTE

2/18/18	1/27/17	1/27/17	1/27/17
2/18/18	1/27/17	1/27/17	1/27/17
2/18/18	1/27/17	1/27/17	1/27/17
2/18/18	1/27/17	1/27/17	1/27/17
2/18/18	1/27/17	1/27/17	1/27/17
2/18/18	1/27/17	1/27/17	1/27/17
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2/18/18	1/27/17	1/27/17	1/27/17
2/18/18	1/27/17	1/27/17	1/27/17
2/18/18	1/27/17	1/27/17	1/27/17

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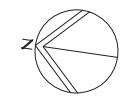
**2701 SHATTUCK AVENUE
BERKELEY, CALIFORNIA
FOR:
2701 SHATTUCK BERKELEY, LLC**

drawing
**FODIUM
LEVEL
FLOOR PLAN**

drawn
checked
date
3/27/18
1/8" scale
1'-0"
sheet no.
A2.2

- KEY NOTES**
- TRIPLE LIFT PARKING SPACE
 - ELEVATOR
 - STAR
 - NEW ORNAMENTAL METAL FENCE
 - PERFORATED METAL SECURITY FENCE W GATE
 - RESIDENTIAL ENTRY
 - CAFE ENTRY
 - GARAGE DOOR WITH VISUAL AND AUDIBLE ALERTS AND DOOR SOUND AND LIGHT CONTROLS IN GARAGE
 - NEW LANDSCAPE DRAWINGS
 - PLANER
 - SEE LANDSCAPE DRAWINGS
 - HEAVY DUTY BERO HOOP BICYCLE RACKS
 - ELIAC TRANSIT BUS STOP
 - OUTDOOR SEATING AREA
 - SEE LANDSCAPE DRAWINGS
 - EXTERIOR STAIR
 - PARAPET/RAILING
 - MECHANICAL CHASE
 - BARBEQUE
 - NOT USED
 - FIRE ACCESS STAIR
 - METAL ROOF /MATCH SIDING SEE ELEVATIONS
 - TRASH CHUTE

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



1 FODIUM LEVEL FLOOR PLAN

2/18/18	1/27/17	AT
2/18/18	1/27/17	AT
2/18/18	1/27/17	AT
2/18/18	1/27/17	AT
2/18/18	1/27/17	AT
2/18/18	1/27/17	AT
2/18/18	1/27/17	AT
2/18/18	1/27/17	AT
2/18/18	1/27/17	AT
2/18/18	1/27/17	AT

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

drawing
**THIRD
LEVEL
FLOOR PLAN**

drawn	checked	date
AS1	AS1	5/27/18
AS1	AS1	1/18/18
AS1	AS1	1/18/18
AS1	AS1	1/18/18
AS1	AS1	1/18/18
AS1	AS1	1/18/18
AS1	AS1	1/18/18
AS1	AS1	1/18/18
AS1	AS1	1/18/18

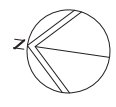
A2.3

KEY NOTES

- 1) TRIPLE LIFT PARKING SPACE
- 2) ELEVATOR
- 3) STAIR
- 4) 6" X 4" HIGH ORNAMENTAL
PERFORATED METAL
SECURITY FENCE W/ GATE
- 5) RESIDENTIAL ENTRY
- 6) GAZE ENTRY
- 7) GARAGE DOOR WITH VISUAL
AND AUDIBLE ALERT
CONTROL IN GARAGE
- 8) NEW TREE
- 9) LANDSCAPE DRAWINGS
PLANTER
- 10) SEE LANDSCAPE DRAWINGS
HEAVY DUTY DERO HOOP
BICYCLE RACKS
- 11) REACT TRANSIT BUS STOP
WITH BENCH SEATING AREA
SEE LANDSCAPE DRAWINGS
- 12) EXTERIOR STAIR
- 13) PARAPET RAILING
- 14) MECHANICAL CHASE
- 15) BARBEQUE
- 16) NOT USED
- 17) FIRE ACCESS STAIR
METAL ROOF / MATCH SIDING
SEE ELEVATIONS
- 18) TRASH CHUTE

LEGEND

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



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



DATE	BY	DESCRIPTION
2/18/18	AK	REVISED PER COMMENTS
2/18/18	AK	REVISED PER COMMENTS
2/18/18	AK	REVISED PER COMMENTS
2/18/18	AK	REVISED PER COMMENTS
2/18/18	AK	REVISED PER COMMENTS
2/18/18	AK	REVISED PER COMMENTS
2/18/18	AK	REVISED PER COMMENTS
2/18/18	AK	REVISED PER COMMENTS
2/18/18	AK	REVISED PER COMMENTS

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

drawing
FOURTH
LEVEL
FLOOR PLAN

drawn	checked	date
	AK	2/17/18
		1/18" scale 1'-0"
		sheet no. 1002
		of 1002

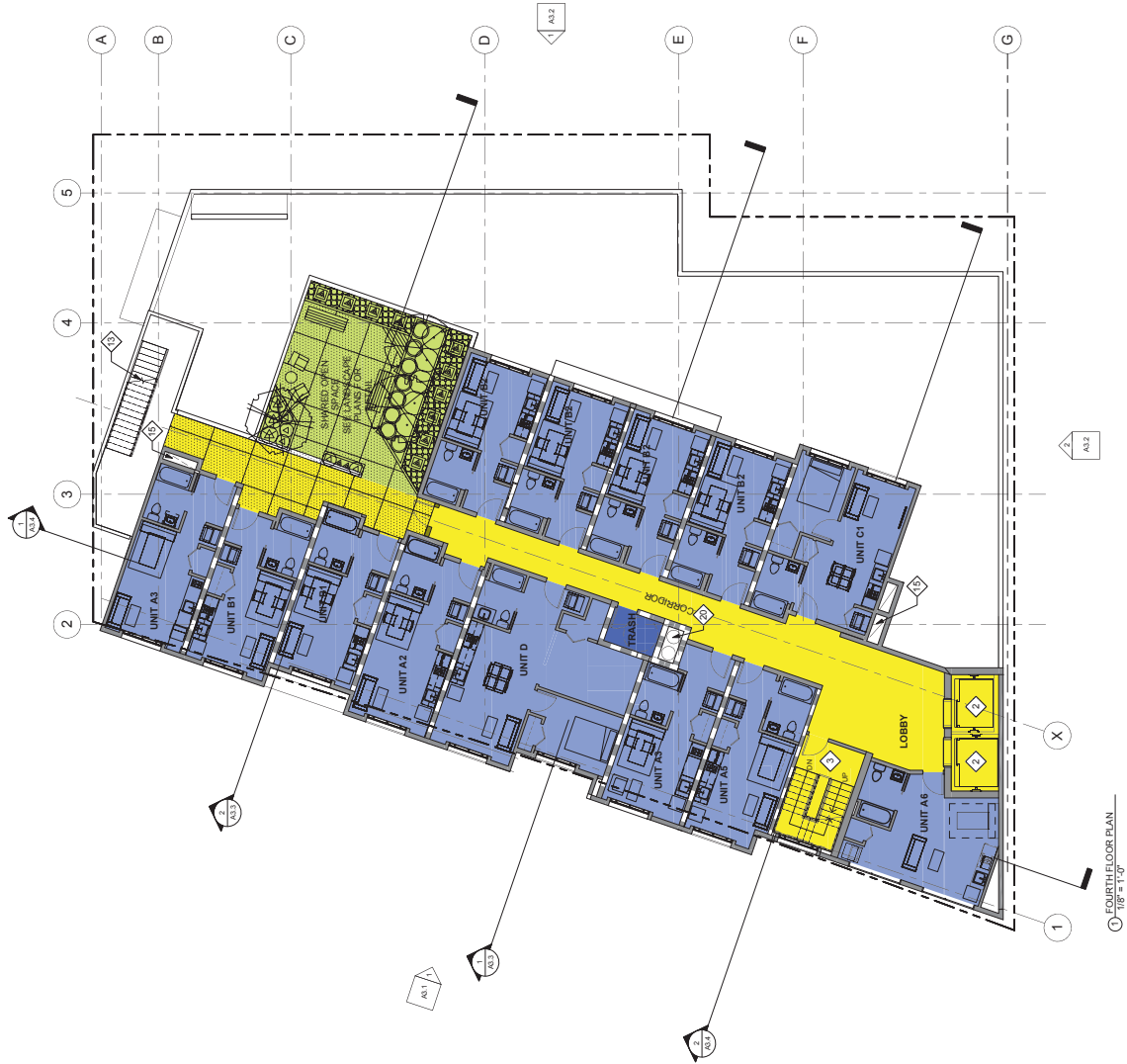
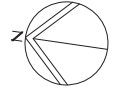
A2.4

KEY NOTES

- 1) TRIPLE LIFT PARKING SPACE
- 2) ELEVATOR
- 3) STAIR
- 4) 6'-0" HIGH ORNAMENTAL METAL FENCE
- 5) PERFORATED METAL SECURITY FENCE W/ GATE
- 6) RESIDENTIAL ENTRY
- 7) CAFE ENTRY
- 8) GARAGE DOOR WITH VISUAL DOOR, SOUND AND LIGHT CONTROLS IN GARAGE.
- 9) SEE LANDSCAPE DRAWINGS
- 10) PLANTER
- 11) SEE LANDSCAPE DRAWINGS
- 12) BICYCLE RACKS
- 13) HEAVY DUTY DERO HOOP
- 14) SEE LANDSCAPE DRAWINGS
- 15) TRANSIT BUS STOP
- 16) OUTDOOR SEATING AREA, SEE LANDSCAPE DRAWINGS
- 17) EXTERIOR STAIR
- 18) PARAPET/RAILING
- 19) MECHANICAL CHASE
- 20) BARBECUE
- 21) NOT USED
- 22) FIRE ACCESS STAIR
- 23) METAL ROOF / MATCH SIDING SEE ELEVATIONS
- 24) TRASH CHUTE

LEGEND

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



GRAPHIC SCALE: 1 INCH = 8 FEET
0 5 10 15 20

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

Revisions	By	Date
202 SUBMITTAL	—	2/18/18 @ 11:27 AM
203 SUBMITTAL	—	2/20/18 @ 11:27 AM
204 SUBMITTAL	AT	2/27/18
205 SUBMITTAL	AT	3/07/18
206 SUBMITTAL	AT	3/29/18
207 SUBMITTAL	AT	4/10/18
208 SUBMITTAL	AT	4/26/18

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

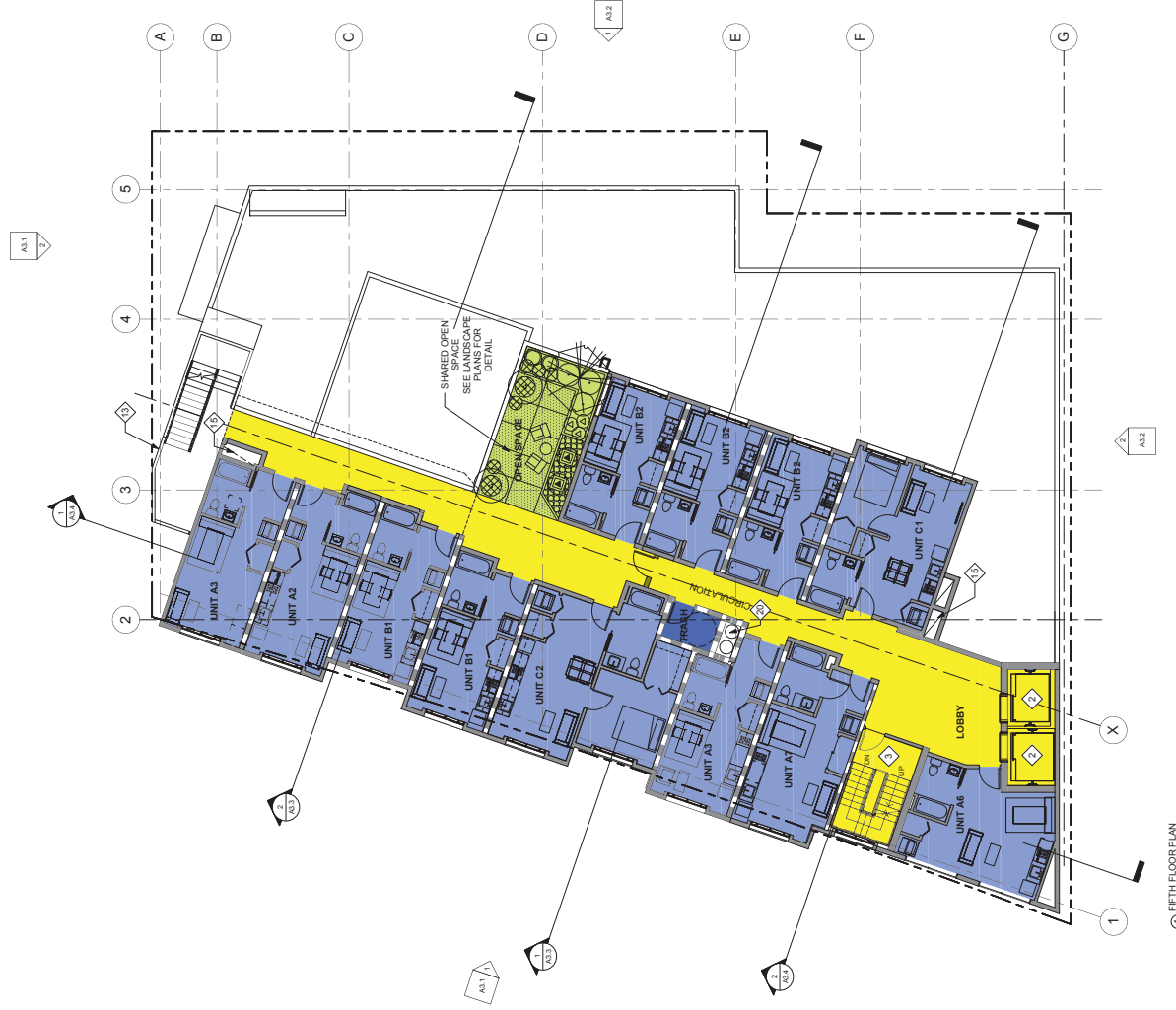
drawing
**FIFTH
LEVEL
FLOOR PLAN**

drawn	checked	date
—	—	5/07/18
—	—	1/8" scale 1'-0"
—	—	2018
—	—	2018

A2.5

- KEY NOTES**
- TRIPLE LIFT PARKING SPACE
 - ELEVATOR
 - STAIR
 - 6'-0" HIGH ORNAMENTAL METAL FENCE
 - PERFORATED METAL SECURITY FENCE W/ GATE
 - RESIDENTIAL ENTRY
 - CAFE ENTRY
 - CARAGE DOCS WITH VISUAL SYSTEM MOUNTED ABOVE AND ADDRESS ALERT SYSTEM MOUNTED BELOW LIGHT FIXTURES IN GARAGE.
 - NEW TREE.
 - SEE LANDSCAPE DRAWINGS
 - PLANTER.
 - SEE LANDSCAPE DRAWINGS
 - NEW 12" DIAMETER HOOP REINFORCED CONCRETE
 - 16' x 8' TRANSIT BUS STOP WITH BENCH
 - OUTDOOR SEATING AREA.
 - SEE LANDSCAPE DRAWINGS
 - EXTERIOR STAIR
 - PARAPET/RAILING
 - MECHANICAL CHASE
 - BARBEQUE
 - NOT USED
 - FIRE ACCESS STAIR
 - METAL ROOF / MATCH SIDING SEE ELEVATIONS
 - TRASH CHUTE

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



① FIFTH LEVEL FLOOR PLAN
1/8" = 1'-0"



210 SUBMITTAL	2/18/18 @ 11:27 AM	PT
210 SUBMITTAL	2/18/18 @ 11:27 AM	PT
210 SUBMITTAL	2/18/18 @ 11:27 AM	PT
210 SUBMITTAL	2/18/18 @ 11:27 AM	PT
210 SUBMITTAL	2/18/18 @ 11:27 AM	PT
210 SUBMITTAL	2/18/18 @ 11:27 AM	PT
210 SUBMITTAL	2/18/18 @ 11:27 AM	PT
210 SUBMITTAL	2/18/18 @ 11:27 AM	PT

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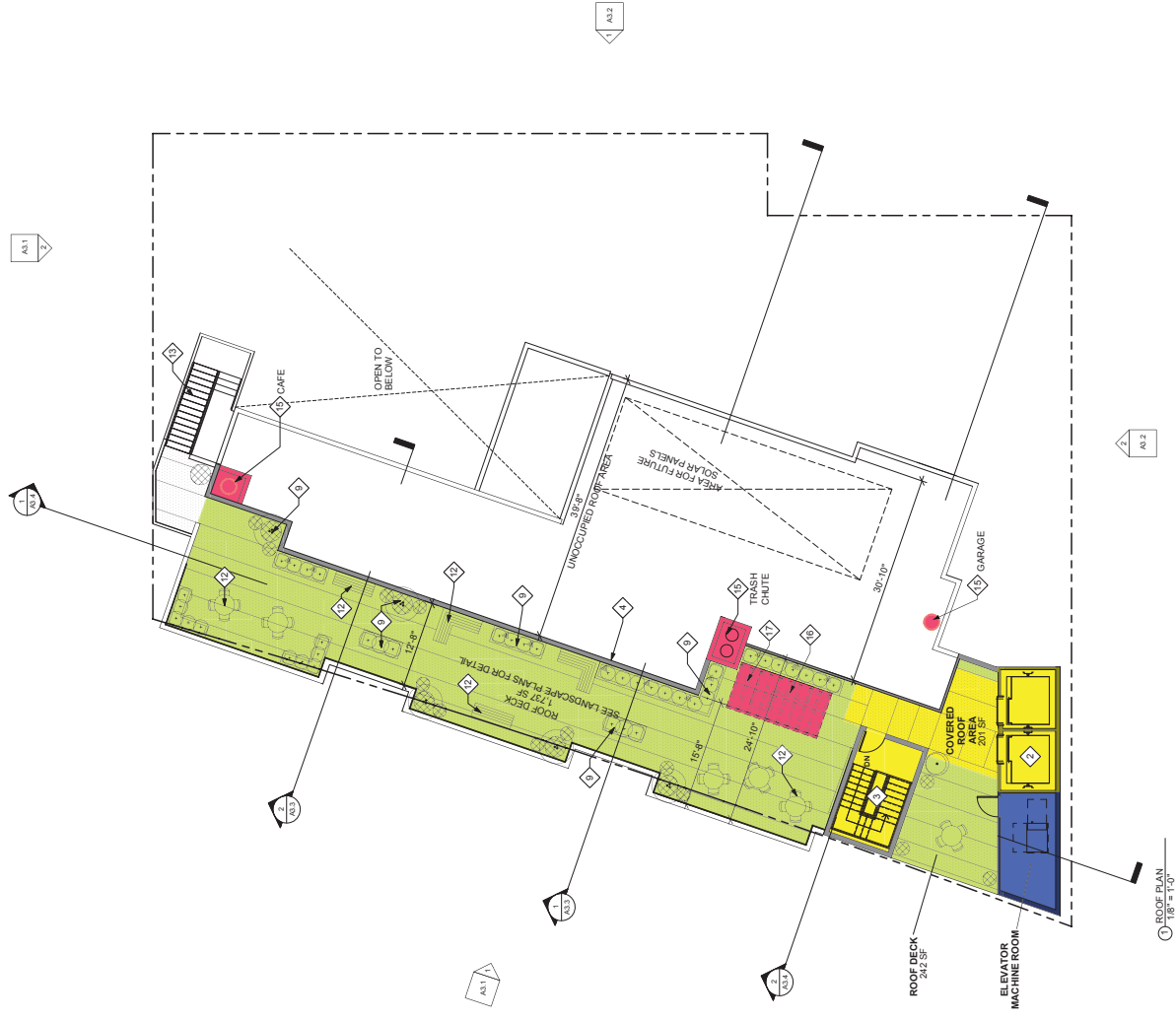
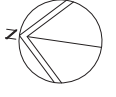
**2701 SHATTUCK AVENUE
BERKELEY, CALIFORNIA
FOR:
2701 SHATTUCK BERKELEY, LLC**

drawing
ROOF PLAN

drawn
checked
date
1/11/18
5/27/18
1/18" scale
1'-0"
sheet no.
A2.6
of 2

- KEY NOTES**
- 1 TRIPLE LIFT PARKING SPACE
 - 2 ELEVATOR
 - 3 STAIR
 - 4 8'-0" HIGH ORNAMENTAL METAL FENCE
 - 5 PERFORATED METAL SECURITY FENCE W/ GATE
 - 6 RESIDENTIAL ENTRY
 - 7 CAFE ENTRY
 - 8 GAZEBO WITH VISUAL SYSTEM MOUNTED ABOVE DOOR, SOUND AND LIGHT FIXTURES IN SERVICE
 - 9 PLANTERS SEE LANDSCAPE DRAWINGS
 - 10 PLANTER SEE LANDSCAPE DRAWINGS
 - 11 HEAVY DUTY HOOP BICYCLE RACKS
 - 12 16'x6' TRANSIT BUS STOP WITH BENCH
 - 13 OUTDOOR SEATING AREA, SEE LANDSCAPE DRAWINGS
 - 14 EXTERIOR STAIR
 - 15 PARAPET/RAILING
 - 16 MECHANICAL CHASE
 - 17 BARBEQUE
 - 18 TRELLIS
 - 19 FIRE ACCESS STAIR
 - 20 METAL ROOF / MATCH SIDING SEE ELEVATIONS

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



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

2/18/18	2/18/18	2/18/18	2/18/18	2/18/18	2/18/18
2/18/18	2/18/18	2/18/18	2/18/18	2/18/18	2/18/18
2/18/18	2/18/18	2/18/18	2/18/18	2/18/18	2/18/18
2/18/18	2/18/18	2/18/18	2/18/18	2/18/18	2/18/18
2/18/18	2/18/18	2/18/18	2/18/18	2/18/18	2/18/18
2/18/18	2/18/18	2/18/18	2/18/18	2/18/18	2/18/18

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

drawing
**EXTERIOR
ELEVATIONS**

drawn
checked
RCH
5/27/18
1/8" scale 1'-0"
DATE
5/22/18
A3.1



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



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



NOTE: NORMAL TO RESIDENTIAL PORTION OF BUILDING

KEY NOTES

- 1 RESIDENTIAL ENTRY
- 2 COMMERCIAL ENTRY
- 3 PARKING GARAGE DOOR
- 4 NOT USED
- 5 EXTERIOR STAIR
- 6 RAILING / PARAPET
- 7 ELEVATOR OVERRUN
- 8 PLANTER, SEE LANDSCAPE PLANS
- 9 TREE, SEE LANDSCAPE PLANS
- 10 WINING
- 11 NOT USED
- 12 NOT USED
- 13 SIGNAGE
- 14 ROOFTOP MECHANICAL ENCLOSURE
- 15 PERFORATED METAL SECURITY FENCE W GATE

NOTE: SEE AS. 1A FOR MATERIAL S. LEGEND

NO.	REVISION
1	2/18/18 & 1/27/17
2	2/18/18
3	2/27/18
4	2/28/18
5	2/28/18
6	2/28/18
7	2/28/18

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

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

DATE	BY	CHKD
5/27/18		
1/8/18		
1/8/18		
1/8/18		

A3.1A



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



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



NOTE: NORMAL TO RESIDENTIAL PORTION OF BUILDING

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: "PARKER, AMBER" & "TRUB"
- 6 ARCHITECTURAL METAL DETAILS
- 7 STOREFRONT GLAZING WINDOW
- 8 PERFORATED METAL
- 9 METAL LOUVERS
- 10 DARK ANODIZED METAL WINDOWS
- 11 PUBLIC ART LOCATION

Rev	Date	Description
1	2/20/18	2/20/18
2	2/20/18	2/20/18
3	2/20/18	2/20/18
4	2/20/18	2/20/18
5	2/20/18	2/20/18
6	2/20/18	2/20/18
7	2/20/18	2/20/18
8	2/20/18	2/20/18
9	2/20/18	2/20/18
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96	2/20/18	2/20/18
97	2/20/18	2/20/18
98	2/20/18	2/20/18
99	2/20/18	2/20/18
100	2/20/18	2/20/18

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

EXTERIOR
ELEVATIONS

drawing
sheet
of
total
5/27/18
1/8" = 1'-0"
AS.2

KEY NOTES

- 1 RESIDENTIAL ENTRY
- 2 COMMERCIAL ENTRY
- 3 PARKING GARAGE DOOR
- 4 NOT USED
- 5 EXTERIOR STAIR
- 6 RAILING / PARAPET
- 7 ELEVATOR OVERRUN
- 8 PLANTER, SEE LANDSCAPE PLANS
- 9 TREE, SEE LANDSCAPE PLANS
- 10 WINING
- 11 NOT USED
- 12 NOT USED
- 13 SIGNAGE
- 14 ROOFTOP MECHANICAL ENCLOSURE
- 15 PERFORATED METAL SECURITY FENCE W GATE

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 & TRUFF
- 6 ARCHITECTURAL METAL DETAILS
- 7 STOREFRONT GLAZING WINDOW
- 8 PERFORATED METAL
- 9 METAL LOUVERS
- 10 DARK ANODIZED METAL WINDOWS



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



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