



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 INFORMATION
MAY 30, 2024

2128-30 Oxford Street / 2132-2168 Center Street

Public comment period for the Draft Environmental Impact Report (EIR) and Project Preview for Use Permit #ZP2022-0135 to demolish two buildings (one mixed-use with 16 rent-controlled units, one commercial) and construct a 26-story (285'-4" feet, plus 12' parapet), 694,778-square-foot, mixed-use building with 456 dwelling units (including 40 Very Low-Income Density Bonus qualifying units), 14,961 square feet of commercial space, and 36 vehicle parking spaces.

I. Background

A. CEQA Recommendation: A Draft EIR was prepared to evaluate the potentially significant environmental impacts of the proposed project, pursuant to the California Environmental Quality Act (CEQA). The Notice of Availability (NOA) of an EIR was published on May 3, 2024. The 45-day public comment period that began with publication of the NOA ends on June 18, 2024; comments on the scope of the EIR are due by 5:00 p.m. on that date.

The NOA and Draft EIR for this project are available online at: <https://aca.cityofberkeley.info/CitizenAccess/Default.aspx>. Click on Zoning tab; enter permit number #ZP2022-0135; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials.

B. Land Use Designations:

- General Plan: DT – Downtown
- Zoning: C-DMU Core – Downtown Mixed-Use District, Core Sub-Area

C. Zoning Permits Required:

- Use Permit under Berkeley Municipal Code (BMC) Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.326.030(A)(3) to demolish a building containing two or more units
- Use Permit under BMC Section 23.326.030(A) to demolish 16 dwelling units in a building constructed prior to June 1980
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC 23.204.020(A) to construct dwelling units
- Use Permit under BMC Section 23.204.030(A)(1) to create new floor area of 10,000 square feet or more
- Use Permit under BMC Section 23.204.130(E)(2)(a) to construct a building that exceeds the district height limit, and that is over 120 feet but not more than 180 feet
- Use Permit under BMC Section 23.204.130(E)(3)(b) to modify the front, side, and rear setback requirements and to exceed 120 feet in width in diagonal measurement
- Use Permit under BMC Section 23.204.130(E)(6)(b) to pay a fee in-lieu of providing privately-owned public open space (POPOS)
- Use Permit under BMC Section 23.304.030(C)(2)(b) to reduce the front setback on a commercially zoned lot that confronts a residential district
- Use Permit under 23.304.130(D), to eliminate display window and fence requirements when abutting a residential district
- Administrative Use Permit under BMC 23.304.050(A) to allow architectural elements to exceed the district height limit
- Use Permit under BMC Section 23.310.020(B) to begin alcoholic beverage service (distilled spirits incidental to food service)
- Administrative Use Permit under BMC Section 23.302.070(E)(5)(2) for a food service establishment of more than 3,000 square feet
- Administrative Use Permit under BMC Section 23.302.070(E)(5)(a) for outdoor café seating abutting a residential district
- Use Permit pursuant to BMC Section 23.302.020(E)(4) for outdoor use abutting a residential district.

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

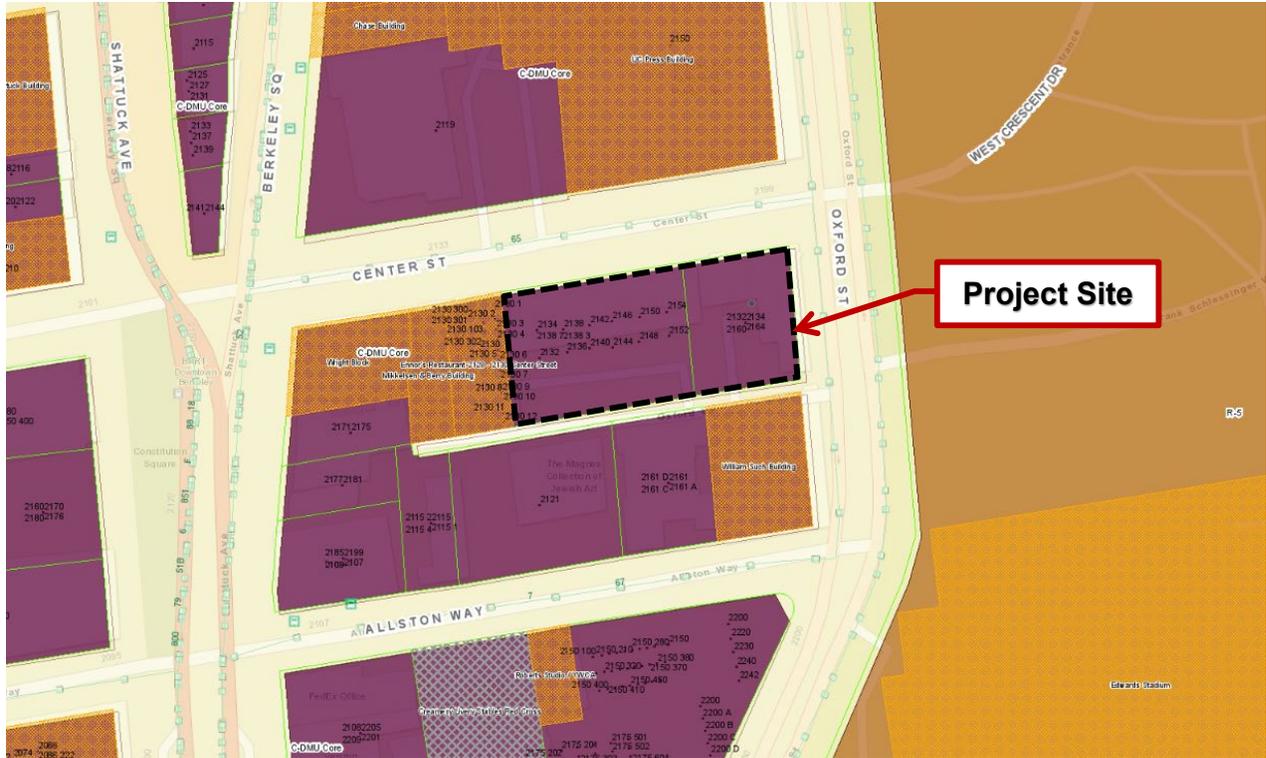
- Waiver of BMC Section 23.204.130(E)(2)(a) to exceed building height limits, to be 285 feet 4 inches to the roof and 297 feet 4 inches to the top of the parapet (twelve-foot parapet), where 180 feet is the maximum (plus five-foot parapet, by right)
- Waiver of BMC Section 23.304.030(C)(2)(b) to reduce the front yard setback (Oxford) requirement to 0 feet, where 10 feet is the minimum, above 120-foot building height

- Waiver of BMC Section 23.204.130(E)(3)(a) to reduce the front yard setback (Center) requirement to 0 feet, where 15 feet is the minimum, above 120-foot building height
- Waiver of BMC Section 23.204.130(E)(3)(a) to reduce the interior side yard setback requirement to 7 feet, where 15 feet is the minimum, above 120-foot building height
- Waiver of BMC Section 23.204.130(E)(3)(a) to reduce the rear yard setback requirement from to 5 feet, where 15 feet is the minimum, above 120-foot building height
- Waiver of BMC Section 23.204.130(E)(4) to reduce the usable open space requirement by providing 20,837 square feet where 36,480 square feet is the minimum, and zero square feet of POPOS where 299 square feet is required
- Waiver of BMC Section 23.204.130(E)(3)(d)(i) to exceed diagonal width, to be 295 feet, 4 inches, where 120 feet is the maximum
- Waiver of BMC Section 23.304.050(A) to allow for structures above the height limit to cover 18 percent of the average floor area of all of the building's stories, where 15 percent is the maximum
- Waiver of BMC Section 23.322.090(A)(2) reduce the long-term residential bicycle parking requirement by providing 264 spaces, where 383 spaces is the required minimum
- Waiver of BMC Section 23.322.100(A), to reduce the loading space requirement to zero where one loading space is required
- Concessions – none requested

E. Parties Involved:

- Applicant / Owner Core Berkeley Oxford, LLC, 1643 N. Milwaukee Ave, 5th Floor, Chicago, IL 60647

Figure 1: Vicinity and Zoning Districts Map



Legend

-  AC Transit Bus Route
- C-DMU: Downtown Mixed-Use District
- Core: C-DMU Core Sub-Area
- R-5: High-Density Residential District

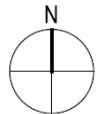


Figure 2: Aerial View

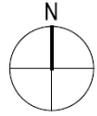


Figure 3: Front (East) Elevation (Oxford Street)



(Elevation not to scale)

Figure 4: Right Side (North) Elevation (Center Street)



(Elevation not to scale)

Figure 5: Left Side (South) Elevation (Oxford Lane)



(Elevation not to scale)

Figure 6: Rear (West) Elevation



(Elevation not to scale)

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		A one-story, 10,680-square-foot, commercial building at 2128-30 Oxford Street and a two-story, 14,430-square-foot, mixed-use building with ground-floor, commercial (restaurants) and 16 dwelling units (currently vacant) at 2132-2168 Center Street;	C-DMU Core Sub-Area	DT
Surrounding Adjacent Properties	North	Residence Inn Hotel and the Berkeley Art Museum/Pacific Film Archive		
	South	Magnes Collection of Jewish Art and Life museum, a multi-family residential building, and a restaurant/office building.		
	West	Buildings containing a mix of restaurant, retail and office uses.		
	East	Crescent Lawn and east entry to the University of California, Berkeley (U.C. Berkeley) campus	R-5 High-Density Residential District	Open Space (OS)

Table 2: Special Characteristics

Characteristic	Applies to Project?	Explanation
Affordable Child Care Fee & Affordable Housing Fee for qualifying non-residential projects (Per Resolutions 66,618-N.S. & 66,617-N.S.)	No	These fees apply to projects with more than 7,500 square feet of net new non-residential gross floor area. The project site contains approximately 12,800 square feet of retail and proposes approximately 14,961 square feet of replacement retail; the net-new, non-residential gross floor area in the project is less than 7,500 square feet. Therefore, the project would not be subject to these fees.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable / Inclusionary Housing Requirements (BMC Chapter 23.328)	No	The project vested with a Preliminary Application pursuant to Senate Bill (SB) 330 on June 6, 2022. Therefore, it is not subject to this BMC section. (See Affordable Housing Mitigation Fee in the table row below.)

Characteristic	Applies to Project?	Explanation
Affordable Housing Mitigations for rental housing projects (Per BMC 22.20.065)	Yes	The project vested policies in place at the time of submittal of an SB 330 Preliminary Application on June 6, 2022 and is therefore subject to this section. To meet the requirements of BMC 22.20.065, the project will include 40 below-market rate units which will be affordable to Extremely Low and Very Low Income households that meet all other requirements of this section. The remainder of the mitigation will be paid in fee to the Housing Trust Fund. ^a
Alcohol Sales/Service	Yes	The project is proposing Alcoholic Beverage Service of beer and wine incidental to seated food service in each retail space and Alcoholic Beverage Service of distilled spirits, incidental to seated food service for the rooftop retail space. (Alcohol Beverage Control license Type 47).
Coast Live Oaks	No	There are no oak trees on the project site.
Creeks	Yes	The southeast portion of the site is located within a culverted creek setback (Strawberry Creek). The proposed building is within 25 feet of the centerline of the culverted creek, and would be subject to BMC Chapter 17.08 Preservation and Restoration of Natural Watercourses. See Section 10 of the Infill Environmental Checklist, Appendix B to Attachment 1 of the Draft EIR, for analysis.
Density Bonus	Yes	The project would provide 40 below market rate units (34 Very Low-Income units and 6 Extremely Low-Income units), or 12 percent of the 333 Base Project units, and qualifies for a 38.75 percent density bonus, or 130 bonus units (123 taken), under Government Code Section 65915. See Section III.B for discussion.
Green Building Score	Yes	The project is designed to achieve a Leadership in Energy and Environmental Design (LEED) - Gold (or equivalent) rating.
Historic Resources	Yes	The project would demolish the on-site buildings, including the 2142 Center Street building, which exceeds 40 years in age. The 2142 Center Street building was evaluated and found eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR), and for designation as a City of Berkeley Landmark. The building is also a contributor to the historic downtown Shattuck Avenue Corridor Commercial District. The Landmarks Preservation Commission (LPC) held hearings to consider the demolition referral and local landmark designation and took no action. As a potential historic resource, the building is subject to review under CEQA for impact from the project. See Section V for analysis.

Characteristic	Applies to Project?	Explanation
Housing Accountability Act (HAA) (Gov't Code Section 65589.5(j))	Yes	The project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2). ^b The base project complies with applicable, objective general plan and zoning standards, and thus section (j) of the Housing Accountability Act applies, and the project cannot be denied at the density proposed unless the findings for denial can be made. See Section VI.A of this report for additional discussion on compliance with the Housing Accountability Act.
Housing Crisis Act of 2019 (SB 330)	Yes	The project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2). See Section VI.B of this report for additional discussion on the sections of SB 330 that apply to the project.
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 pay the fee (0.8 percent of total building permit valuation) to comply.
Rent Controlled Units	Yes	The project would demolish 16 rent-controlled units. See Section III.B for discussion.
Residential Preferred Parking (RPP)	Yes	The site is located in RPP zone "1". The project is not eligible for RPP permits per BMC Section 14.72.080(C)(1) as no permits shall be issued to residents in newly constructed residential units.
Seismic Hazards	Yes	The project site is located in an area susceptible to liquefaction, as shown on the State Seismic Hazard Zones map. ^c See Section V for analysis.
Soil/Groundwater Contamination	Yes	The project site is located within the City's Environmental Management Area. A Phase I Environmental Site Assessment prepared for the project determined that there were dry cleaning and hat cleaning facilities on and adjacent to the project site in the early 1920s. The property was identified as a leaking underground storage tank (LUST) site, CORTESE, HIST CORTESE, and Certified Environmental Reporting System (CERS) site. ^d The building at 2142 Center Street was also identified as having the potential for asbestos containing material (ACM) and lead-based paint (LBP) on site. See Section V for analysis.
Transit	Yes	The project site is served by multiple bus lines (local, rapid, and Transbay) that operate along Shattuck Avenue, and is shares the City block with the Downtown Berkeley Bay Area Rapid Transit (BART) Station.

Characteristic	Applies to Project?	Explanation
<p>Notes:</p> <p>a. Project vested under SB 330 on/before April 1, 2023, prior to effective date of new inclusionary housing requirements and is therefore subject to the Affordable Housing Mitigations in BMC 22.20.065 that was in effect at the time of vesting. Additional affordable units pursuant to this section, if any, will be determined prior to the recording of the Regulatory Agreement, prior to Certificate of Occupancy.</p> <p>b. Government Code Section 65589.5(h)(2) "Housing development project" means a use consisting of any of the following: (A) residential units only, (B) mixed-use developments consisting of residential and nonresidential uses in which at least two-thirds of the square footage is designated for residential use, and (C) transitional or supportive housing.</p> <p>c. California Department of Conservation. DOC Maps: Geologic Hazards. Available: https://maps.conservation.ca.gov/geologic Hazards/</p> <p>d. The Cortese List is an annually updated list of hazardous materials sites compiled pursuant Government Code Section 65962.5.</p>		

Table 3: Project Chronology

Date	Action
June 6, 2022	SB 330 Preliminary Application deemed complete
October 20, 2022	SB 330 Use Permit Application submitted
March 17, 2023	Application deemed complete
March 17, 2023	Level of CEQA review determined by staff – Infill Environmental Checklist / Infill EIR
March 30, 2023	LPC Demolition Referral meeting
May 4, 2023	Second LPC Demolition Referral meeting
August 2, 2023	Notice of Preparation of EIR issued / 30-day public scoping period begins
August 16, 2023	Public EIR Scoping Meeting (virtual only)
September 1, 2023	30-day public scoping period ends
May 3, 2024	Notice of Availability (NOA) of Draft EIR issued / Draft EIR published / 45-day public comment period begins
May 16, 2024	Public Hearing Notice issued
May 30, 2024	Draft EIR and Project Preview ZAB meeting
June 18, 2024	NOA Public comment period ends
Anticipated Fall 2024	Design Review Committee Preliminary Design Review
Anticipated Fall 2024	ZAB decision hearing

Table 4: Development Standards

C-DMU Standards, Core Sub-Area		Existing	Change	Proposed	Permitted/Required	
Lot Area (sq. ft.)		35,573	--	35,573	n/a	
Gross Floor Area (s.f.)		25,110	+669,668	694,778	n/a	
Commercial Floor Area		12,800	+2,161	14,961	n/a	
FAR		0.71	+18.8	19.5	n/a	
Dwelling Units		16	+440	456	n/a	
Bedrooms		16	+1,133	1,149	n/a	
Building Height ¹	Maximum	25	+272'-4"	297'-4" to top of parapet 285'-4" to top of roof	50' min./60' max. (75' max. w/use permit, 180' max. w/use permit, 5' max. parapet by right)	
	Stories	2	+24	26	n/a	
Building Setbacks ²	Front (Oxford) ³		0'	--	0'	10' (same as adjacent R-5 zone across street)
	Front (Center) ³		0'	--	0' 0' 0'	0'-5' (bldg. ht.≤20') 0' (bldg. ht.>20' ≤75') 15' (bldg. ht.>75')
	Rear (west)		0'	-- +5' +5'	0' 5' 5'	0' (bldg. ht.≤20') 5' (bldg. ht.>20' ≤75') 15' (bldg. ht.>75')
	Interior Left Side (south-facing alley)	0'-65' from frontage	5'	+2' +2' +2'	7' 7' 7'	0' (bldg. ht.≤75') 5' (bldg. ht.>75' ≤120') 15' (bldg. ht.>120')
		>65' from frontage	5'	+2' +2' +2'	7' 7' 7'	0' (bldg. ht.≤20') 5' (bldg. ht.>20' ≤75') 15' (bldg. ht.>75')
	Diagonal Dimension		n/a	n/a	295'2"	120' (bldg. ht.>120')
Lot Coverage (%)		50%	+40%	90%	n/a	
Usable Open Space (s.f.) ⁴		0	+20,837	20,837 (9,702 balconies and 11,135 roof decks)	36,480 min. (80 s.f./d.u.)	
Privately Owned Public Open Space (s.f.)		0	--	0	299 min. (1 s.f./50 s.f. of commercial)	
<p>¹ Use permits to allow height up to 75 feet and up to 180' are included in the Base Project for the calculation of the density bonus, and are not requested waivers. Additional height beyond 180' is being requested as a waiver.</p> <p>² The use permit to allow reduced setbacks up to 180' building height is included in the Base Project for the calculation of the density bonus, and is not a requested waiver. Setback reductions above 180' is being requested as a waiver.</p> <p>³ Façade has elements with 2' overhang into the right-of-way.</p> <p>⁴ Dimensional standards and landscape standards for usable open space in BMC Section 23.304.090 did not apply to commercial districts at the time the project's SB330 Preliminary Application was deemed complete, and therefore do not apply to the project.</p> <p>■ = Waiver requested to modify the district standard. Abbreviations: s.f.= square feet; d.u.=dwelling unit; min.=minimum; max.=maximum; bldg. ht.=building height</p>						

Table 4: Development Standards (Continued)

C-DMU Standards, Core Sub-Area		Existing	Change	Proposed	Permitted/Required
Parking	Commercial (14,961 sq. ft.)	49	-15	34	0 min.
	Commercial - Loading	n/a	n/a	0	1 min. (1 space/10,000 s.f., 1 additional/each 40,000 s.f.)
	Residential	n/a	n/a	0	0 min./ 228 max. (0.5 spaces/du max.)
	Carshare	n/a	n/a	2	2 min (for 31-60 parking spaces)
	Total	49	-15	36	0 min./ 228 max.
Bicycle Parking	Commercial - Short Term (14,961 sq. ft.)	n/a	+8	8	8 spaces (1 space/2,000 s.f. commercial)
	Residential - Long Term	n/a	+264	264	383 spaces (1 space/3 bedrooms)
	Residential - Short Term	n/a	+29	29	29 spaces (1 space/40 bedrooms, or 2)
	Total	n/a	264/37	264/37 (long term/short term)	383/37 (long term/short term)
= Waiver requested to modify the district standard. Abbreviations: s.f.= square feet; d.u.=dwelling unit; min.=minimum; max.=maximum					

II. Project Setting

A. Neighborhood/Area Description: The project site is located at the southwest corner of the intersection of Center Street and Oxford Street within the Downtown Mixed-Use District (C-DMU), Core Sub-Area, as identified in the City’s Downtown Area Plan (DAP). The site has a 282-foot north frontage along Center Street, a 122-foot east frontage along Oxford Street, and is bordered on the south property line by Oxford Lane, a public service road for the buildings on the project site and other buildings on the block. Directly north across Center Street are the Residence Inn Hotel and the Berkeley Art Museum/Pacific Film Archive¹; to the east is the Crescent Lawn and east entry to the UC Berkeley campus (R-5, High-Density Residential District); to the south are the Magnes Collection of Jewish Art and Life museum, a multi-family residential building, and a restaurant/office building¹; and to the east are buildings containing restaurant uses¹. The buildings in close proximity to the project site range in height from one- and two-story commercial, to five-story residential, to a 16-story hotel.

The project site is ½-block from multiple Alameda County (AC) Transit bus lines and the Downtown Berkeley BART station, and is also served by bus lines that operate along

¹ City Landmark site.

Center Street, Oxford Street, and Allston Way. (See Figure 1: Vicinity Map and Figure 2: Aerial View.)

B. Site Conditions/Background: The project site is associated with addresses 2128-36 Oxford Street, 2160-64 Oxford Lane, and 2132-2168 Center Street, and with Assessor's Parcel Numbers 57-2031-13 and 57-2031-1-1. The 35,573-square-foot (0.82-acre) project site is a rectangular parcel that is occupied by a one-story, 10,680-square-foot, commercial building at 2128-30 Oxford Street; a two-story, 14,430-square-foot, mixed-use building with ground-floor commercial (restaurants) and 16 dwelling units (currently vacant) at 2132-2168 Center Street; and their associated parking lots behind the buildings, that are accessible via Oxford Lane. The building at 2132-2168 Center Street is a potential historic resource that is eligible for listing on several historical resource registers, and is listed on a Cortese List as a hazardous waste site that contains a Leaking Underground Storage Tank (LUST).

III. Project Description

A. Proposed Project Details:

The project proposes to demolish the existing mixed-use (16 rent-controlled dwelling units) and commercial buildings, merge two parcels, and construct a mixed-use building that utilizes the State density bonus with the following main components:

- 26 stories, 285 feet 4 inches in height (plus a 12-foot parapet)
- 456 dwelling units – 72 studios, 97 two-bedroom, 265 three-bedroom, and 22 four-bedroom (1,149 bedrooms total)
- 40 Very Low-Income (VLI) units to qualify for density bonus
- 16 replacement units at affordability levels pursuant to State replacement provisions²
- 14,961 square feet of commercial space that includes 10,408 square feet of ground-floor retail and a 4,553-square-foot rooftop restaurant
- 20,837 square feet of usable open space that includes private balconies, courtyards on levels two and eight, and roof decks
- 36 vehicle parking spaces for commercial uses, not assigned to residential units
- 264-space bike room

B. Replacement of Demolished Units:

Government Code Section 66300(d) prohibits the demolition of residential dwelling units unless the project will create at least as many residential units as the greatest number of residential dwelling units that existed on the project site within the last five years that will be demolished; prohibits the demolition of occupied or vacant protected units (i.e., rent-controlled, affordable units, or units occupied by lower income households), unless

² Replacement provisions are pursuant to Government Code section 65915(c)(3)(B). Additional affordable units pursuant to the Affordable Housing Mitigation Fee, BMC Section 22.20.065, if any, will be determined prior to the recording of the Regulatory Agreement, prior to Certificate of Occupancy.

replaced according to replacement provisions therein; and does not supersede any local ordinance that reserves greater protections/provisions for lower income households or displaced households. The project proposes replacing 16 demolished dwelling units with 456 new dwelling units.

The existing units to be demolished are considered “protected” units as defined in Section 66300(d) because they were rent-controlled within the last five years. Government Code Section 65915 (Density Bonus) and Section 66300 (SB 330) prohibit the demolition of occupied or vacant protected units unless the project will create at least as many residential units as will be demolished *and* will replace them with at least as many residential dwelling units as the greatest number of units that existed on the project site within the last five years. Further, if the income levels of the existing tenants or tenants within the last five years are unknown, the units are presumed to be occupied according to the income distribution data for City of Berkeley in the United States Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS) database. The units presumed to be occupied by lower income households must be replaced with “equivalent” units in the same or greater proportion of lower income renter households to all renter households in the City. The project proposes 16 replacement units according to the following distribution: 6 Extremely Low Income (ELI), 10 Very Low Income (VLI).

C. Rental History:

On October 1, 2021, Staff requested a review of the rental history and status of the subject site by the Rent Stabilization Board (RSB) pursuant to the Rent Stabilization and Eviction for Good Cause Ordinance (BMC Section 13.76). RSB records indicate that 2138 Center Street contains 16 residential units which are rent-controlled, and qualify as “protected units” under SB 330. Records also indicate that on July 16, 2021, the property owner filed an Ellis Eviction Notice to the tenant in Unit 17.³ The tenant of Unit 17 received the Ellis eviction relocation payment and vacated the unit on September 30, 2021. The RSB found no record of harassment or illegal eviction related to any of the units.

The RSB recommends denial of the demolition permit for the 16 protected units, because it does not meet the requirements of the City’s Demolition Ordinance, BMC Chapter 23C.08. BMC Section 23C.08.020.B prohibited the demolition of a building if it was removed from the rental market under the Ellis Act during the preceding five year period. RSB records show that the owner of 2138 Center Street filed an Ellis Act eviction notice in July of 2021; pursuant to this provision, demolition of the building is prohibited until June of 2026.

However, on December 1, 2021, a revised Zoning Ordinance went into effect in which the Ellis restriction was inadvertently removed for buildings with two or more units within the

³ There is no Unit 13. The 16 units are numbered 1 through 17, skipping 13.

Demolition Ordinance under the new heading, BMC Chapter 23.326.⁴ The project’s SB 330 Preliminary Application, which serves to vest ordinances, policies and standards in effect at the time of submittal, was complete on June 6, 2022.⁵ Amendments and corrections to the Zoning Ordinance approved by City Council, including the Ellis mistake, were codified on June 10, 2022, after the Preliminary Application vested.⁶ Consequently, the version of BMC Chapter 23.326 that omitted the Ellis Act provision was vested for the project, and the project application including the building demolition is allowed to proceed.

D. Base Project and Density Bonus:

By committing to provide 40 VLI units (34 VLI and 6 ELI), the project is eligible for a density bonus under Government Code Section 65915. Under the City’s density bonus procedures, the Base Project was calculated to have 333 units, as the maximum allowable density for the site.⁷ The Base Project has an average unit size of 1,458 square feet in an 18-story building. Forty VLI units, or 12 percent of the Base Project, qualifies the project for a 38.75 percent density bonus or 130 bonus units, of which the project would utilize 123. The resulting proposed project would be a 26-story building with 456 units (out of 463 units maximum), with an average unit size of 1,459 square feet (see Table 5: Density Bonus).

Table 5: Density Bonus – Government Code 65915

Base Project Units*	Qualifying Units	Percent Density Bonus	Number of Density Bonus Units*	Proposed Project Units
333	40 VLI (12 percent of Base Project)	38.75 percent	123 (130 max.) (38.75 percent x 333 units)	456 units (out of 463 units max. allowed)
<p>*Per Government Code 65915(q), all unit calculations are rounded up to the nearest whole number. Abbreviations: % = percent, max. = maximum</p>				

⁴ Prior to the revision of BMC Title 23 Zoning, which became effective in December, 2021, Demolition and Dwelling Unit Control provisions appeared in Chapter 23C.08; after the revision, demolition provisions appear under Chapter 23.326.

⁵ Pursuant to Government Code 65589.5(o)(1), “a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all of the information required by subdivision (a) of Section 65941.1 was submitted”.

⁶ The correction of the omission was codified as BMC 23.326.030(A)(2)(a)(i).

⁷ 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, §65915(f).

IV. Community Discussion

A. Neighbor/Community Concerns: Prior to submitting the application to the City, the project team held two community meetings. The first meeting was held on November 2021 via Zoom for a prior version of the project which had a proposed height of 17 stories. The project team sent postcard mailings to over 700 addresses, including occupants and owners within 300 feet of the property and flyers were posted at the project site on large yellow signs. Only one participant attended the meeting. Their concerns included maintaining the existing building façade, the height of the building, and blocking of views. The member of the public was supportive of cleaning up downtown and the return of restaurants and retailers and expressed a preference for traditional design.

On August 25, 2022 a second neighborhood outreach meeting was held by the applicant via Zoom. Postcards were mailed to over 700 addresses, including occupants and owners within 300 feet of each property. Yellow posters were also posted at the project site. Four members of the public attended and inquired about relocation assistance for existing retail and tenants, construction timelines and duration, and traffic management.

The City of Berkeley distributed a Notice of Preparation (NOP) of an EIR and an Infill Environmental Checklist (IEC) for a 30-day agency and public scoping period starting on August 2, 2023, and ending on September 1, 2023. In addition, the City held an EIR scoping meeting on August 16, 2023. The City received no comments at the public scoping meeting. During the 30-day scoping period, the City received letters from two public agencies (East Bay Municipal Utility District and Alameda County Transportation Commission) and two individuals. The comment letters are included as Appendix A to the EIR. A summary of comments received is also included in Chapter 1, Introduction, of the Draft EIR.

On May 16, 2024, the City mailed public hearing notices to property owners and occupants, and to interested neighborhood organizations, and 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 (DRC): The project is subject to Design Review by the DRC. A Preliminary Design Review meeting will be scheduled in the future (anticipated Fall 2024).

C. Landmarks Preservation Commission (LPC): The project site contains two buildings. The building located on 2128-30 Oxford Street was constructed in 1996 and was not subject to the LPC review; however, the building located at 2132-54 Center Street, known as the Thomas Block Building, was constructed in 1904 and was subject to the LPC review.

The City commissioned a historic resource evaluation (HRE) for the subject property in 2015. The firm Archives & Architecture conducted the evaluation in accordance with the requirements of the State Historic Preservation Officer (SHPO), using CA Department of

Parks and Recreation (DPR) Forms A and B. As part of this Use Permit application (#ZP2022-0135) and the associated preparation of the Draft EIR, an updated DPR form was completed by Rincon Consultants, Inc. on January 19, 2023, confirming the findings of the 2015 forms and that the building has not undergone any visible alterations since preparation of the HRE. The evaluation determined that the property is eligible for listing as an individual property in the National Register of Historic Places, and locally significant as an individual contributor to the Shattuck Avenue Commercial Corridor Historic District. Staff also concluded, based on the reports, that the building proposed for demolition met the criteria for the California Register of Historical Resources (CRHR) and a City of Berkeley Landmark or Structure of Merit. Pursuant to BMC Section 23.326.070(C), the proposed demolition was referred to the LPC for review. The LPC reviewed the demolition referral on March 30, 2023 and voted to place an initiation consideration for the property on their May 4, 2023 meeting agenda; the staff report is available at this [link](#). At the May 4, 2023 LPC meeting, the Commission voted to add the property to the List of Potential Initiations.

IV. Environmental Review

A. CEQA Approach and Background. *CEQA Guidelines* Section 15183.3 allows lead agencies to streamline the environmental review process for eligible infill projects by limiting the topics subject to review at the project level under the following conditions:

- If an effect was addressed as a significant effect in a prior EIR for a planning level decision (such as the Downtown Area Plan and EIR), then, with some exceptions, that effect need not be analyzed again for an individual infill project, even when that effect was not reduced to a less than significant level in the prior EIR.
- An effect need not be analyzed, even if it was not analyzed in a prior EIR or is more significant than previously analyzed, if the lead agency makes a finding that uniformly applicable development policies or standards, adopted by the lead agency or a city or county, apply to the infill project and would substantially mitigate that effect.

To be eligible for streamlined review under *CEQA Guidelines* Section 15183.3, a project must meet the performance standards contained in Appendix M of the *CEQA Guidelines*. As stated in Section 1.3 of the DEIR, the proposed project was found to be consistent with the provisions of 15183.3 and eligible for streamlined review. Nonetheless, because the project would demolish the building at 2132-2154 Center Street, which is a historical resource under CEQA, the City determined that preparation of an EIR would be required.

On August 2, 2023, the City circulated an IEC pursuant to CEQA Guidelines Section 15183.3 along with a NOP notifying responsible agencies and interested parties that an EIR would be prepared for the project and identified the environmental topics anticipated to be addressed in the EIR. A public scoping session was held for the Draft EIR on August 16, 2023. The meeting was aimed at providing information about the proposed project and accepting comments on the scope and content of the EIR from members of public agencies, interested stakeholders, and residents/community members. The meeting was

held via Zoom. The City received no comments at the public scoping meeting, but received letters from two public agencies and two individuals in response to the NOP during the 30-day scoping period. The NOP and the comments received during the scoping period are included in Appendix A of the Draft EIR. A summary of comments received is also included in Chapter 1, Introduction, of the Draft EIR.

The Draft EIR is currently available for public review online.⁸ The required 45-day public comment period for the Draft EIR began on May 3, 2024, and ends on June 18, 2024, at 5:00 p.m. The NOA for the Draft EIR was sent to the State Clearinghouse, Alameda County Clerk, and interested agencies and members of the public who previously requested to be notified. Staff also posted three notices at and around the project site.

The purpose of tonight’s meeting is to review and comment on the content of the Draft EIR. No action will be taken on the project at this meeting. The Final EIR, which consists of the Draft EIR and the Response to Comments document, will be made available to the ZAB at a later hearing for certification. Should the ZAB certify the Final EIR, the ZAB would then deliberate on the Use Permit application.

Table 6: Key Milestones in EIR Process (dates in *italics* are tentative)

Date	Action
August 2, 2023	NOP released with IEC
August 16, 2023	Scoping meeting
September 1, 2023	End of 30-day NOP scoping period
May 3, 2024	Publication of Draft EIR and NOA to initiate the 45-day comment period
May 30, 2024	ZAB Hearing on Draft EIR
<i>June 18, 2024</i>	<i>End of 45-day Draft EIR comment period</i>
<i>Fall 2024 (anticipated)</i>	<i>ZAB hearing on Use Permit and Final EIR certification</i>

B. Environmental Effects. The IEC, prepared pursuant to CEQA Guidelines 15183.3, concluded that the proposed project may result in potentially significant effects to Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Public Services, and Tribal Cultural Resources. Therefore, impacts to these five environmental areas were analyzed in depth in the Draft EIR. The IEC determined that all other CEQA environmental topics would result in no impact, less than significant impacts, less than significant impacts with incorporation of mitigation from the Downtown Area Plan (DAP) EIR, or significant and unavoidable but consistent with the findings of the DAP EIR. The project would be required to comply with all applicable DAP mitigation measures.

The Draft EIR analyzed impacts associated with Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Public Services, and Tribal Cultural Resources. Impacts related to Cultural Resources (specifically historical resources) were found to be significant and unavoidable even with implementation of project-specific mitigation.

⁸ The Draft EIR is available at this link: <https://aca.cityofberkeley.info/CitizenAccess/Default.aspx>. Click on Zoning tab; enter permit number #ZP2022-0135; click on the “Record Info” drop down menu; click on Attachments for a list of all application materials.

Further, because the proposed project would include demolition and alteration of historic structures, the project's contribution to an existing cumulative impact to historical resources would be cumulatively considerable. Impacts related to Geology and Soils, Hazards and Hazardous Materials, and Tribal Cultural Resources were found to be significant. However, the impact would be reduced to less than significant with implementation of project-specific mitigation measures. Impacts related to Public Services were found to be less than significant.

Cultural Resources. The 2132-2154 Center Street building, also known as the Thomas Block building, was determined to be eligible for the CRHR and local designation and eligible as a contributor to the Shattuck Avenue Commercial Corridor Historic District. Therefore, the property qualifies as a historical resource as defined by CEQA. The project proposes to demolish the 2132-2154 Center Street building, and result in material impairment of the building, meaning it would alter in an adverse manner, those physical characteristics that convey its historical significance and justify its eligibility for listing individually and as a contributor to the Shattuck Avenue Commercial Corridor Historic District. The project would therefore result in a significant impact to historical resources pursuant to CEQA Guidelines Section 15064.5(b). When a project would result in a significant impact under CEQA, mitigation measures are required to reduce that impact to a less than significant level. However, in this case, where a historical resource is to be demolished, there is no mitigation measure that will reduce the impact to a less than significant level. Nevertheless, measures should still be implemented to mitigate the loss. Mitigation measures must be related to the impact (there must be a "nexus" between the impact and mitigation measure) and they must be of a similar order of magnitude ("rough proportionality").

The Draft EIR identifies two mitigation measures that would reduce impacts related to demolition of the historical resource. The proposed mitigation measures in the Draft EIR are listed below. Section 4.1, *Cultural Resources*, of the Draft EIR includes a complete discussion of mitigation.

- 1. Project Mitigation Measure CR-1 Building Documentation.** Archival documentation of as-built and as-found condition shall be prepared for 2132-2154 Center Street, prior to demolition. Prior to issuance of demolition permits, the City of Berkeley shall ensure that documentation of the building proposed for demolition is completed at the project applicant's expense. Documentation should follow the general guidelines of the National Park Service (NPS) Heritage Documentation Program-like standards and shall include high resolution digital photographic recordation, an outline format historic report, and compilation of historic research. The documentation shall be completed by a qualified professional who meets the standards for history or architectural history as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, Part 61). The original documentation shall be offered as donated material by the lead agency to repositories such as the Berkeley Architectural Heritage Association and to the Berkeley Public Library to make it available for current and future generations. Archival copies of the documentation also would be submitted to the City of Berkeley

and Northwest Information Center (NWIC) where it would be available to local researchers.

2. **Project Mitigation Measure CR-2 Shattuck Avenue Commercial Corridor Historic District Update.** Prior to the issuance of a certificate of occupancy, the existing record for the Shattuck Avenue Commercial Corridor District, first identified in the 2009 Downtown Area Plan and recorded and evaluated in Shattuck Avenue Commercial Corridor Historic Context and Survey in 2015 by Archives & Architecture, shall be updated. The City of Berkeley shall ensure that an updated survey and evaluation of the Historic District shall be undertaken at the project applicant's expense to document and verify the conditions of the Historic District. The Department of Parks and Recreation District Record (Series 523D) forms shall be updated to document changes to the historic district, including alterations, demolitions, and changes in setting. The documentation shall be completed by a qualified professional who meets the standards for history or architectural history as set forth by the Secretary of the Interior's Professional Qualification Standards (36 Code of Federal Regulations, Part 61).

In addition, based on the results of a ground-penetrating radar (GPR) survey and background research, one archaeological resource was identified consisting of a multi-component (prehistoric and historic period) site (temporary designation Oxf-001). The historic period component consists of features such as privies, refuse pits, and possible foundations. The prehistoric component includes the previously removed Native American burial (P-01-010538) and the potential presence of prehistoric features. The proposed project could result in substantial adverse change to Oxf-001 in the form of damage or destruction as a result of project-related grading and excavation activities. Therefore, the Draft EIR includes three mitigation measures that would reduce potential impacts to Oxf-001. The proposed mitigation measures in the Draft EIR are listed below. Section 4.1, Cultural Resources, of the Draft EIR includes a complete discussion of mitigation.

3. **Project Mitigation Measure CR-3 Preparation of a Cultural Resources Mitigation and Monitoring Plan.** The applicant shall retain a Qualified Archaeologist, meeting the Secretary of Interior's Professional Qualification Standards, to oversee all aspects of the cultural resources mitigation measures. Avoidance and preservation in place is the preferred manner of mitigating impacts to historical resources of an archaeological nature. If the Qualified Archaeologist in coordination with the City, the applicant, and the consulting Tribe(s) determine that preservation in place is infeasible, the Qualified Archaeologist shall prepare and oversee the implementation of a Cultural Resources Mitigation and Monitoring Plan (CRMMP). To reduce impacts to Oxf-001, the CRMMP shall include an archival research and data recovery plan component, a worker's environmental awareness program (WEAP), an archaeological and Native American monitoring plan, and an unanticipated discoveries plan. Preparation of the CRMMP and implementation of its archival research and data recovery plan component shall be completed prior to the issuance of a demolition permit. The CRMMP shall be prepared in consultation with

the Confederated Villages of Lisjan and in coordination with local interested historical groups. Implementation and the effectiveness of the CRMMP requirements shall be assessed by the City on a monthly basis during the pre-construction, construction, and post-construction phases of the project.

Archival research shall be conducted to prepare a detailed development history of the project site and shall include, but not be limited to, review of historic literature, records, and maps held at U.C. Berkeley, and local historical groups, and libraries. The CRMMP will identify which local historical groups will be contacted as part of this background research. The results of the archival research shall be the basis for a historic context presented in the data recovery plan and shall inform methods to be implemented as part of the data recovery as well as interpretations of the data recovery results. The data recovery plan shall include excavation methods for: initial investigations to determine the extent and content of Oxf-001 in order to narrow in on the most productive areas for data recovery excavations; the methods for data recovery excavations aimed at recovering the scientifically important data contained in Oxf-001; and methods for documentation, mapping, artifact collection, special studies, laboratory analysis and cataloging, curation, and reporting. The data recovery plan shall also include procedures for the treatment of human remains.

The WEAP component of the CRMMP shall include training materials that will be presented to construction personnel to inform them of the cultural sensitivity associated with the site and to provide procedures when working in culturally sensitive areas and in coordination with archaeological and Native American monitors. The training shall include a description of the types of materials that could be encountered, procedures to be implemented in the event resources are discovered, stop work authorizations and notification protocols, and laws protecting cultural resources. All construction personnel shall attend WEAP training prior to participating in any ground disturbing work on the project site and WEAP training attendance sheets shall be prepared and retained on site and available to the City.

The monitoring plan component of the CRMMP shall include monitoring procedures and requirements that will be implemented during project construction. Archaeological and Native American monitoring shall be conducted during all ground disturbing activities including pavement removal, grading, and trenching. Procedures shall include provisions for the reduction or termination of construction monitoring at the recommendation of the Qualified Archaeologist and in coordination with the City and the consulting Tribe(s).

The discovery plan component of the CRMMP shall address procedures and notifications to be implemented in the event of an unanticipated discovery of archaeological resources during ground disturbing activities. The discovery plan unanticipated procedures will take into account the procedures documented in the DAP EIR, the City's Conditions of Approval, and tribal recommendations. The discovery plan shall include procedures by which the Qualified Archaeologist, in coordination with the consulting Tribe(s), for discoveries of Native American origin, will consider

whether the discovery is associated with Oxf-001 or constitutes a separate and individual resource. If a discovery is determined to be associated with Oxf-001, the Qualified Archaeologist shall determine whether the unanticipated discovery is a contributor in that it contributes new or different data and information than what had been recovered during implementation of the data recovery plan and further data recovery shall be implemented. For redundant discoveries associated with Oxf-001, no additional data recovery shall be conducted, unless otherwise determined necessary through consultation between the City, the consulting Tribe(s), and the Qualified Archaeologist. If the discovery is determined to be unrelated to Oxf-001, the resource shall be evaluated for listing in the CRHR and if recommended eligible by the Qualified Archaeologist, treatment implemented, as needed. Work in the area of a discovery shall not resume until the aforementioned steps are completed.

Additionally, the CRMMP will document the process for the repatriation of any and all Native American materials to the appointed Most Likely Descendant (MLD). As a result of AB 52 consultation between the City and the consulting Tribe(s), the reburial of all Native American materials shall take place within the project site in a location agreed upon by the consulting Tribe(s), the MLD (if appointed and if different from the consulting Tribe(s), the City, and the applicant through consultation. The area selected for reburial shall be defined as a Cultural Resources Easement and marked on City map as an area not to be excavated and free of further disturbance, including utilities.

4. **Project Mitigation Measure CR-4 Preparation of an Interpretive and Educational Plan.** Following the completion of ground disturbing activities associated with the project and prior to the issuance of occupancy permits, the Qualified Archaeologist shall prepare a plan to provide for public interpretation and education focused on providing public access to the results of the implementation of the CRMMP. Interpretation and education may include, but is not limited to, educational or interpretive panels or signage, exhibits, web-based or other media, and placing non-confidential materials and reports on file at U.C. Berkeley, with local historical societies, and libraries. The plan shall also include the reintegration of the Kellogg School Berkeley Historic Plaque within the project site. The reintegration of the existing plaque will necessitate coordination with the Berkeley Historical Plaque Project which are responsible for the current location of the plaque. The Interpretive and Educational Plan shall be prepared in consultation with the Confederated Villages of Lisjan on Native American aspects and in coordination with Project Mitigation Measure TCR-1, and in coordination with local interested historical groups on historic aspects. Implementation and the effectiveness of the Interpretive and Educational Plan requirements shall be assessed by the City on a monthly basis until implementation of the plan is completed.
5. **Project Mitigation Measure CR-5 Archaeological Monitoring.** Archaeological monitoring shall be performed under the direction of the Qualified Archaeologist during all ground disturbing activities including pavement removal, grading, and trenching. The archaeological monitor shall have the authority to halt and redirect work should any archaeological resources be identified during monitoring. If

archaeological resources are encountered during ground-disturbing activities, work within 50 feet of the find must halt and the find evaluated for listing in the CRHR. The Qualified Archaeologist, in consultation with the consulting tribe(s) for resources of Native American origin, shall determine whether the discovery is associated with Oxf-001 and whether it constitutes a contributor or whether the discovery is a separate and individual resource. Work in the area of the discovery shall not resume until the Qualified Archaeologist has recommended and implemented treatment of the discovery, as needed. Archaeological monitoring may be reduced or halted by the Qualified Archaeologist, as identified in the CRMMP.

Geology and Soils. The project site is located less than 1 mile from the Hayward Fault. The proposed project would be subject to seismically-induced ground shaking and other seismic hazards which could damage structures and result in loss of property and risk to human health and safety. However, required compliance with state-mandated building standards, the California Building Code, and the BMC, and implementation of mitigation, would reduce impacts to a less than significant level. This impact would be less than significant with mitigation incorporated. The proposed mitigation measures in the Draft EIR is summarized below. Section 4.2, *Geology and Soils*, of the Draft EIR includes a complete discussion of mitigation. The following mitigation is required:

1. Project Mitigation Measure GEO-1 Implementation of Geotechnical Report Recommendations. All recommendations included in Section 5: Preliminary Geotechnical Recommendations (pages 10 through 19 and Appendix C pages C-i through C-xxv) of the Geotechnical Report (Partner 2022) and in the Supplemental Geotechnical Peer Review – Liquefaction Zone study (Cotton, Shires, and Associates 2023) prepared for the proposed project shall be incorporated into the project design. These include but are not limited to the following:

- Excavation Considerations. The project shall use shored excavations to establish the basement of the project and to protect nearby structures.
- Deep Foundations. The project shall utilize drilled foundations that extend at least ten feet into the competent bedrock.
- On Grade Construction. In areas with deep instability, test pits shall be excavated and evaluated and additional resolutions such as the use of geotextiles, chemical treatments, thickened slabs, or lime treated aggregate base may be used.
- Observation on site. Observation and testing shall be conducted during these construction activities:
 - Solider pile and tieback installation
 - Tieback anchor testing
 - Lagging installation
 - Installation of wall back-drainage provisions
 - Foundation bottom observation and approval
 - Placement and compaction of fill material
 - Removal of shoring within the public right-of-way upon completion of the project
 - De-tensioning of tieback anchors

- Installation of drywells
- Geotechnical Plan Review. The City shall verify that all recommendations are incorporated into the project design prior to the issuance of any building permits.

Hazards and Hazardous Materials. The project is associated with a closed LUST case and is therefore located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. There are known and unknown hazardous materials impacts to soil, soil vapor, and groundwater at the project site. However, compliance with applicable regulations and the City's Standard Conditions of Approval requiring site characterization and cleanup, in addition to mitigation for potential soil, soil vapor, and/or groundwater impacts at the project site, would minimize hazards from the implementation of the proposed project. This impact would be less than significant with mitigation incorporated. The Draft EIR identifies three mitigation measures that would reduce impacts related to hazardous materials. The proposed mitigation measures in the Draft EIR are summarized below. Section 4.3, *Hazards and Hazardous Materials*, of the Draft EIR includes a complete discussion of mitigation.

1. **Project Mitigation Measure HAZ-1 Remediation of Contaminated Soils.** Where soil is known to be impacted, or is identified to be present during compliance with existing State and local regulations as well as the City's Standard Conditions of Approval, within the construction envelope at chemical concentrations exceeding ESLs and/or hazardous waste screening thresholds for contaminants in soil (CCR Title 22, Section 66261.24), the project applicant shall retain a qualified environmental consultant (Professional Geologist [PG] or Professional Engineer [PE]) to properly dispose of the contaminated soil. The qualified environmental consultant shall utilize the project site analytical results for waste characterization purposes prior to offsite transportation or disposal of potentially impacted soils or other impacted wastes. The qualified environmental consultant shall provide disposal recommendations and arrange for proper disposal of the waste soils or other impacted wastes (as necessary), and/or provide recommendations for remedial engineering controls, if appropriate.

Remediation of impacted soils and/or implementation of remedial engineering controls may require additional delineation of sub-surface impacts; additional analytical testing per landfill or recycling facility requirements; soil excavation; and offsite disposal or recycling.

The TMD shall review and approve the project site disposal recommendations prior to transportation of waste soils offsite, and review and approve remedial engineering controls, prior to construction. Subsequently, the project applicant shall review and implement the disposal recommendations prior to transportation of waste soils off-site, and review and implement the remedial engineering controls, prior to construction. Lastly, the City shall review the project site disposal recommendations for regulated waste and remedial engineering controls prior to issuing a grading permit.

2. **Project Mitigation Measure HAZ-2 Disposal of Groundwater.** If contaminated groundwater (decontamination water, purge water, dewatering, or underground

structures [groundwater leakage into the final structure]) is generated during construction of the project, the RWQCB or the City and/or Alameda County Public Works Agency shall be consulted to determine if the treated groundwater can be disposed through one of their waste discharge permits. RWQCB may require that an individual National Pollution Discharge Elimination System (NPDES) permit and/or waste discharge requirements be obtained for dewatering activities.

The groundwater discharge and disposal requirements vary by agency, location, concentration, and contaminants of concern, and would therefore be developed in consultation with the City and the applicable agency, which could include RWQCB, the City, and/or the Alameda County Public Works Agency.

- 3. Project Mitigation Measure HAZ-3 Vapor Intrusion Mitigation System.** Where soil vapor is known (or is identified to be present during compliance with the City's Standard Conditions of Approval or implementation of mitigation measure HAZ-1), to be present at chemical concentrations exceeding the ESLs for sub-slab/soil gas (vapor) intrusion, the project applicant shall retain a qualified environmental consultant (PG or PE) or other qualified person to prepare a vapor intrusion mitigation system design for the proposed project.

The plan shall include, but is not limited to:

- Design specifications
- Material specifications
- Installation requirements
- Monitoring requirements

The project applicant shall design and implement engineering measures or institutional controls (e.g., soil vapor barrier) to prevent potential soil vapor intrusion into new residences or businesses in accordance with the measures included in the DTSC's Vapor Intrusion Guidance Document – Final (October 2011) and Vapor Intrusion Mitigation Advisory, Revision 1 (October 2011).

TMD shall review and approve the Vapor Intrusion Mitigation System Design prior to construction. Engineering measures or institutional controls shall be submitted to the City's Planning and Development Department prior to the issuance of any grading or building permits. The project applicant and/or contractor shall incorporate a sub-slab vapor barrier during construction, the implementation of which would prevent the potential for soil gas VOCs from migrating to indoor air.

The project applicant shall retain a qualified professional to certify that the accepted measures and controls are properly constructed and functioning at the project site. The efficacy of the measures and controls shall be confirmed and certified by a qualified professional pursuant to the construction quality assurance/quality control testing guidance of the DTSC's Vapor Intrusion Guidance Document – Final (October 2011). Written verification shall be submitted to TMD and the City.

TMD may require the creation of an Operations and Maintenance Plan to ensure that future operational activities (e.g., underground utility repairs), do not alter the effectiveness of the selected vapor intrusion mitigation system.

TMD shall review and approve the Operations and Maintenance Plan (if required) prior to occupancy. The City shall review the Operations and Maintenance Plan (if required) prior to issuing an occupancy permit. The project applicant shall implement the Operations and Maintenance Plan during occupancy at the project site.

Tribal Cultural Resources. The Draft EIR identifies mitigation measures that would reduce impacts on tribal cultural resources. Tribal cultural resources are those resources identified by California Native American Tribes in consultation with lead agencies during tribal consultation [also referred to as Assembly Bill (AB) 52 consultation]. No new tribal cultural resources have been identified within the project site in recent investigations. However, Confederated Villages of Lisjan has identified the previously removed Native American burial and any other materials of Native American origin associated with Oxf-001 as tribal cultural resources. The proposed project could result in substantial adverse change to Oxf-001 in the form of demolition or destruction as a result of project-related grading and excavation activities. Therefore, the Draft EIR includes two mitigation measures to reduce potential impacts. The proposed mitigation measures in the Draft EIR are listed below. Section 4.1, *Cultural Resources* and Section 4.5, *Tribal Cultural Resources*, of the Draft EIR includes a complete discussion of mitigation.

- 1. Project Mitigation Measure TCR-1 Native American Monitoring.** Prior to ground disturbing activities, a Native American monitor from the Confederated Villages of Lisjan shall be retained. If a Native American monitor from the Confederated Villages of Lisjan cannot be retained, another Tribe with cultural affiliations to the project site can be contacted for monitoring. The consulting Tribe, in consultation with the lead agency, and in coordination with the qualified archaeologist will have the authority to halt and redirect work should any archaeological or tribal cultural resources be identified during monitoring. If archaeological or tribal cultural resources are encountered during ground-disturbing activities, work within 50 feet of the find must halt and the find evaluated for listing in the CRHR and NRHP. Monitoring may be reduced or halted at the discretion of the Native American monitor, in consultation with the lead agency, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, or negative findings during the first 50 percent of the entire area of ground-disturbance. Avoidance and preservation in place, as well as other mitigation options identified in PRC Section 21084.3 shall be considered by the lead agency. However, if these measures are determined infeasible, treatment shall be implemented in coordination amongst the Confederated Villages of Lisjan, the City, and the Qualified Archaeologist. If monitoring is reduced to spot-checking, spot-checking shall occur when ground-disturbance moves to a new location within the project site and when ground

disturbance will extend to depths not previously reached (unless those depths are within bedrock).

2. **Project Mitigation Measure TCR-2 Strawberry Creek Ohlone Past & Present Interpretive Display.** The project applicant shall be responsible for the design, production and installation of a permanent interpretive display that focuses on the Confederated Villages of Lisjan's past/present use of the area around Strawberry Creek in Downtown Berkeley. The display shall be designed in consultation with the Confederated Villages of Lisjan and shall be located in a publicly-accessible area, prior to receipt of occupancy. The style of display (e.g., mounted story board, mural, pavement installation, etc.) shall be selected in consultation with the Confederated Villages of Lisjan with the goal of educating the public about the area's significance to the Confederated Villages of Lisjan. Plans for the display shall be subject to review and approval by the City's Land Use Planning Division prior to installation.

C. Project Alternatives. The CEQA Guidelines require analysis of a reasonable range of alternatives to the project, and these alternatives should avoid, or substantially lessen, any of the significant effects of the project and should attain most of the project's basic objectives, when feasible. The range of alternatives required in an EIR is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The Draft EIR analyzed the following three alternatives:

1. No Project Alternative. Consistent with Section 15126.6(e)(2) of the CEQA Guidelines, under the No Project Alternative, the project site would remain in its existing condition and continue to operate as a two-story commercial building.
2. Alternative 2: 2142 Center Street Building to Remain. Under this alternative, the building at 2142 Center Street, a historical resource under CEQA, would not be demolished. The existing uses in the building would remain. The remaining portion of the project site, including a portion of the surface parking lot and building at 2128 Oxford Street, would be demolished and developed with a 26-story building including 5,000 square feet of ground-floor retail, a 4,500 square foot roof-top restaurant, and 325 residential units.
3. Alternative 3: Façade Preservation Alternative. Under this alternative, the existing on-site buildings would be demolished to construct a new 26-story, mixed-use building with 463 residential units with approximately 15,000 square feet of retail and restaurant space. However, the façade for the 2142 Center Street building would be preserved, while the rest of the building would be demolished. The existing façade would be incorporated into the design of the proposed mixed-use building.

Other than the No Project Alternative, Alternative 2 would be considered as the environmentally superior alternative because it would avoid the significant and unavoidable historical resources impact associated with demolition of the 2142 Center Street building.

VI. Issues and Analysis –The following issues and permit findings will be presented by Staff for ZAB’s consideration at a future decision hearing for the proposed project and Final EIR.

A. Housing Accountability Act: 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 impact on public health or safety unless disapproved, or approved at a lower density; and
2. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.

The project is a “housing development project” consisting of a mixed-use building with at least two-thirds of the floor area in residential use/transitional or supportive housing. The Base Project includes Use Permits and/or Administrative Use Permits⁹ to allow: exceedance of the height limit, rooftop architectural projections above the height limit, reductions to setbacks and diagonal width, payment of a fee in lieu instead of providing privately-owned public open space, and deviation from window and fence requirements when abutting a residential district. Other than the proposed deviations, the project complies with applicable, objective general plan and zoning standards. Government Code Section 65589.5(j)(3) provides that a request for a density bonus “shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision.” Therefore, the City may not deny the Base Project or density bonus request or reduced the density with respect to those units without basing its decision on the written findings under Section 65589.5(j), above.

B. Housing Crisis Act of 2019 – Senate Bill (SB) 330: The Housing Crisis Act, also known as Senate Bill 330, seeks to boost homebuilding throughout the State with a focus on urbanized zones by expediting the approval process for and suspending or eliminating restrictions on housing development. A “housing development project” can include any of the following: residential units only; mixed use consisting of residential and nonresidential uses in which at least two-thirds of the square-footage is designated residential, and transitional or supportive housing. Sections of SB 330 that apply to the proposed project include the following:

1. **Government Code Section 65905.5(a)** states that if a proposed housing development project complies with the applicable, objective general plan and

⁹ The City has determined that the “protections afforded by the HAA and the definition of a base project for density bonus calculations apply to a housing development project up to and including the maximum development allowed with use permits and/or administrative use permits.”

zoning standards in affect at the time an application is deemed complete, then the city shall not conduct more than five hearings in connection with the approval of that housing development project. This includes all public hearings in connection with the approval of the housing development project and any continuances of such public hearings. The city must consider and either approve or disapprove the project at any of the five hearings consistent with applicable timelines under the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920)).

2. **Government Code Section 65913.10(a)** requires that the City determine whether the proposed development project site is a historic site at the time the application for the housing development project is deemed complete. The determination as to whether the parcel is a historic site must remain valid during the pendency of the housing development project, unless any archaeological, paleontological, or tribal cultural resources are encountered during any grading, site disturbance, or building alteration activities.
3. **Government Code Section 65950(a)(2)** requires a public agency to approve or disapprove a project within 90 days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for a housing development project.

C. Density Bonus Waivers and Concessions: The project is entitled to two concessions (or incentives), under Government Code Section 65915(d) for providing at least 10 percent of total units to very low-income households, and an unlimited number of waivers, under Section 65915(e).

Concession. 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 no concessions.

Waiver. 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 (maximum height and rooftop projections), setbacks, diagonal width, and private open space, privately-owned public open space, long-term bicycle parking, and commercial loading space are requested because they are necessary to physically accommodate the full density bonus project on the site.

D. Demolition of Nonresidential Buildings and Structures: Pursuant to BMC Section 23.326.070, main nonresidential buildings may be demolished provided that the demolition will not be materially detrimental to the commercial needs and public interest of the impacted neighborhood and one of the following findings can be made: that the demolition of the structure is required to allow a proposed new building or other proposed new use; will remove a building which is unusable for activities which are compatible with the purposes of the District in which it is located or which is infeasible to modify for such uses; will remove a structure which represents an un-abatable attractive

nuisance to the public; or is required for the furtherance of specific plans or projects sponsored by the City or other local district or authority.

- E. Use Permit to Commence Alcohol Sales and Service (Distilled Spirits):** The applicant intends to apply for a Type 47 (On-Sale General-Eating Place) license from the Alcohol Control Board (ABC) to allow beer, wine, and distilled spirits to be served from the theater concessions. Pursuant to BMC Sections 23.310.020(B) (General Requirements Excluding Incidental Beer and Wine Service) and 23.310.030(A) (Alcoholic Beverage Service When Incidental to Food Service), the ZAB may approve use permits to commence distilled spirits alcoholic beverage sales or service. If the proposed use is within a 1,000-foot radius of the site of a use that is in the same category of alcoholic beverage sales or service, ZAB must make the required Findings of Public Convenience or Necessity. The project would also be subject to alcohol service standards included in the Conditions of Approval, and must operate as a bona fide eating place, as defined by the ABC. There are 40 existing Alcoholic Beverage Control (ABC) Type 47 (On-Sale General-Eating Place) licenses issued to establishments within 1000 feet of the project site.
- F. Administrative Use Permit for Food Service Establishment Greater Than 3,000 Square Feet:** Pursuant to BMC Section 23.302.070(E)(2), the ZAB may approve a use permit for Food Service Establishment greater than 3,000 square feet, if the use meets the findings in BMC Section 23.204.130(I). See section VI.A below.
- G. Administrative Use Permit for Outdoor Café Seating Abutting a Residential District:** Pursuant to BMC Section 23.302.070(E)(5)(a), the ZAB may approve a use permit for outdoor café seating abutting a residential district, if the use meets the findings in BMC Section 23.204.130(I). See section VI.A below.
- H. Use Permit for an Outdoor Use Abutting a Residential District:** Pursuant to BMC Section 23.302.020(E)(4), the ZAB may approve a use permit for outdoor use abutting a residential district, if the use meets the findings in BMC Section 23.204.130(I). See section VI.A below.

VI. Other Considerations (Zoning and Land Use Considerations)

The following analyses of conformance with district purposes, and the 2002 General Plan goals and policies are provided for informational purposes only, to provide context, because the proposed project is HAA-compliant. The following permits have been determined by the City to be included in the Base Project of the proposal, and are subject to Section 65589.5(j) of the HAA. See section VI.A for discussion of the HAA. All permits are subject to the C-W District permit findings and General Non-Detriment findings discussed in sections VII.A and VII.B.

- A. Findings for Use Permits in C-DMU District:** Pursuant to BMC Section 23.204.130(I), in order to approve any Use Permit in the district, the Board must make the findings that the proposed use or structure:

1. *Is compatible with the purposes of the district:*
2. *Is compatible with surrounding uses and buildings.*

B. General Non-Detriment Finding: BMC Section 23.406.040 states that before the ZAB approves an application for a Use Permit, it must find that 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.

C. Administrative Use Permit for Architectural Projections to Exceed Height Limit: Pursuant to BMC Section 23.304.050(A) an Administrative Use Permit for architectural elements, such as mechanical penthouses, elevator equipment rooms or stair towers, that would exceed the maximum height limit. Such projections are limited to no more than 15 percent of the average floor area of all of the building's floors and cannot be used as habitable space or for commercial purposes.

D. Use Permit to Exceed Building Height Limits: Pursuant to BMC Section 23.204.130(E)(2), the ZAB may issue Use Permits for up to five buildings that exceed the 75-foot height limit – two buildings in the C-DMU District Combined Core and Outer Core Sub-Areas between 75 and 120 feet, and three buildings in the Core Sub-Area between 120 and 180 feet. The Use Permits shall include a condition of approval that establishes a schedule for submittal of a building permit application, timely response to plan check comments, payment of building permit fees such that a building permit can be issued, and beginning construction.

Community Benefits. Use Permits to exceed building height of 75 feet must provide significant community benefits, either directly or by providing funding for such benefits to the satisfaction of the City, beyond what would otherwise be required by the City. Significant community benefits may include, but are not limited to affordable housing, supportive social services, green features, open space, transportation demand management features, job training, and/or employment opportunities. Community benefit requirements shall be included as conditions of approval and the owner shall enter into a written agreement with the City that shall be binding on all successors in interest. City Council provided direction for determining significant community benefits with Resolution #67,172-NS, adopted in July, 2015.

E. Use Permit to Reduce Setbacks in Base Project: Pursuant to BMC Section 23.204.130(E)(2), the ZAB may approve a permit to modify setbacks upon finding that the modifications will not unreasonably limit solar access or create significant increases in wind experienced on the public sidewalk.

F. Use Permit to Pay Fee In-lieu of Providing POPOS in Base Project: Pursuant to BMC Section 23.204.130(E)(6)(b), the ZAB may approve a permit to pay an in-lieu fee to help fund SOSIP upon finding that the payment will support timely development of

open space improvements that will serve the needs of both project residents and other people living in and using the downtown. The applicant agrees to pay the SOSIP fee, and a Condition of Approval is included in the permit to ensure payment of the fee prior to occupancy. The fee will help fund current and future Downtown SOSIP Public Works projects.

VI. Recommendation

Staff recommends that the ZAB hold a public hearing to 1) to provide interested parties, public agencies, and members of the public with an opportunity to comment on the scope and content of the Draft EIR (comments should focus on the scope and content of the environmental information of the Draft EIR for the project; all comments on environmental issues received during the public comment period will be considered when preparing the Draft EIR); 2) provide advisory comments and direction regarding project design and compatibility with the neighborhood; and 3) provide advisory comments regarding additional issues and analysis the next staff report should address.

Attachments:

1. Notice of Availability of an Environmental Impact Report and Draft EIR
The NOA and Draft EIR for this project are available online at:
<https://aca.cityofberkeley.info/CitizenAccess/Default.aspx>. Click on Zoning tab; enter permit number #ZP2022-0135; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials.
2. Project Plans, received March 26, 2024
3. Rent Stabilization Board memo, dated January 5, 2023
4. Notice of Public Hearing

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

Contract Planner: Lisa Gordon, lgordon@rinconconsultants.com, (805) 324-7207



HUB AT BERKELEY

2128 OXFORD STREET +
2132-2154 CENTER STREET
BERKELEY, CALIFORNIA

DECEMBER 28, 2023

PROJECT TEAM

DEVELOPER: CORE SPACES

LAND USE: RHOADES PLANNING GROUP
CONTACT: MARK RHOADES
P: 510-545-4341
E: MARK@RHOADESPLANNINGGROUP.COM

ARCHITECT: DLR GROUP
700 SOUTH FLOWER ST, 22ND FLR
LOS ANGELES, CA 09917

CONTACT: AMY KONG
P: 213-493-5901
E: AKONG@DLRGROUP.COM

LANDSCAPE ARCHITECT: SITE DESIGN GROUP
888 S. MICHIGAN AVE, UNIT PH1
CHICAGO, IL 60605

CONTACT: MARK JIRIK
P: 312-374-5582

CIVIL ENGINEER: KIMLEY-HORN
765 THE CITY DRIVE, SUITE 200
ORANGE, CA 92868

CONTACT: BRIAN R. GILLIS, PE
P: 714-786-6275

PROJECT DATA

ADDRESS: 2128 OXFORD ST. + 2132-2154 CENTER ST.
BERKELEY, CALIFORNIA 94704

APN: 057 203100101, 057 203101300

EXISTING USE: RETAIL

PROPOSED USE: HIGH DENSITY RESIDENTIAL WITH RETAIL

ZONING: C-DMU CORE

TYPE OF CONSTRUCTION PROPOSED: TYPE I SPRINKLERED, NFPA-13
(RESIDENTIAL, RETAIL, PARKING GARAGE)

OCCUPANCY CLASSIFICATION: R-2 RESIDENTIAL UNITS
S-2 GARAGE
B LEASING OFFICE
A, A-2 RESIDENTIAL AMENITIES, RESTAURANT

GROSS SITE AREA: 35,573 SF; 0.82 AC

PROVIDED FAR: 19.3 : 1

AREA OF DISTURBANCE: 35,573 SF; 100% OF SITE

SOLAR ENERGY: NOT REQUIRED UNDER 180.2 (g) EXCEPTION 1
SARA < 3% OF CONDITIONED FLOOR AREA
SARA = 25M (9,854 SF) + 26M (908 SF) + ROOF (9,010 SF)
= 19,772 SF (SEE A1-9 AND A1-11)
CONDITIONED AREA / SARA - 19,772/693,518 = 2.8%

SHEET LIST

G-0	COVER SHEET
G-1	GENERAL NOTES
G-2	VICINITY MAP
G-3	DEMOLITION PLAN
G-4	OPEN SPACE DIAGRAM
G-5	BASE PROJECT PLANS
G-6	BASE PROJECT BLDG. SECTION
G-7	PROPOSED PROJECT PLANS
A0-0	SITE PLAN
A1-0	BASEMENT
A1-1	GROUND LEVEL PLAN
A1-2	LEVEL 02 PLAN
A1-3	LEVEL 03 PLAN
A1-4	LEVEL 04-05 PLAN
A1-5	LEVEL 06 & 07 PLAN
A1-6	LEVEL 08 PLAN
A1-7	LEVEL 09-22
A1-8	LEVEL 23 PLAN
A1-9	LEVEL 24 PLAN
A1-10	LEVEL 25 PLAN
A1-11	LEVEL 26 PLAN
A2-1	NORTH ELEVATION
A2-2	WEST ELEVATION
A2-3	SOUTH ELEVATION
A2-4	EAST ELEVATION
A2-5	STREET STRIP ELEVATIONS
A3-1	EAST-WEST SECTION
A3-2	EAST-WEST SECTION
A4-1	RENDERINGS
A4-2	RENDERINGS
A4-3	RENDERINGS
A4-4	RENDERINGS
A4-5	RENDERINGS
A4-6	RENDERINGS
A4-7	RENDERINGS
A4-8	RENDERINGS
A4-9	RENDERINGS
A4-10	PHOTO SIMULATION
A4-11	PHOTO SIMULATION
A4-12	PHOTO SIMULATION
A5-1	UNIT TYPES
A6-1	MATERIAL BOARD
A6-2	FACADE SYSTEM
A6-3	FACADE SYSTEM
A6-4	FACADE SYSTEM
A6-5	FACADE SYSTEM
A7-1	SUN SHADOW STUDY
A7-2	SUN SHADOW STUDY
A7-3	SUN SHADOW STUDY
A9-1	MASSING DIAGRAM

GROSS BUILDING AREA

Level	# of Floors	Total Floor Area	Garage	Retail*	Amenity/Lobby	Common/Corridor**	Structural	Residential	Exterior Amenity
Roof									
26	1 Floors	9,358 SF		4,553 SF		1,606 SF	457 SF	2,811 SF	1,019 SF
25	1 Floors	15,412 SF			3,392 SF	7,227 SF	449 SF	4,364 SF	11,447 SF
24	1 Floors	27,139 SF			6,546 SF	3,404 SF	1,257 SF	15,985 SF	
23	1 Floors	26,937 SF				3,413 SF	1,253 SF	22,270 SF	
9 to 22	14 Floors	27,631 SF				3,372 SF	1,273 SF	22,986 SF	
8	1 Floors	27,624 SF				3,351 SF	1,297 SF	22,975 SF	
6 to 7	2 Floors	26,794 SF				3,332 SF	1,271 SF	22,191 SF	
4 to 5	2 Floors	29,372 SF				3,303 SF	1,370 SF	24,699 SF	
3	1 Floors	29,536 SF				3,331 SF	1,318 SF	24,888 SF	
2	1 Floors	28,845 SF			5,895 SF	3,307 SF	1,333 SF	18,310 SF	
1	1 Floors	30,712 SF	7,268 SF	10,408 SF	971 SF	10,791 SF	1,275 SF		
Basement	1 Floors	23,541 SF				22,768 SF	773 SF		
TOTALS	26 Floors	694,729 SF	7,268 SF	14,961 SF	16,804 SF	96,908 SF	31,743 SF	527,187 SF	12,466 SF

Not including exterior amenity + basement
*Existing commercial area = 12,800 SF **Includes BOH/Trash

UNIT MATRIX

Level	# of Floors	STUDIO			2-BED			3-BED					4-BED			Total Units	Total Bedrooms	
		Studio	Studio Bunk	1/1 Studio	2/2BD 2BA	2+2BD 2BA	2BD Bunk 2BA	3/3BD 2BA	3/3BD 2.5BA	3/3BD 3BA	3BD Bunk 2BA	3BD Bunk 2.5BA	3BD Bunk 3BA	4BD Bunk 3BA	4BD 3BA			4BD 3.5BA
		S-N2, S-O2, S-Q2	S-N1, S-Q1, S-P2	S-O1, S-P1	2P-H, 2-I, 2-L1, 2-E1	2-C1	2-B, 2-C2, 2P-F, 2-K, 2-L2	3-H1, 3-K1, 3-A1, 3-A3, 3-A4, 3-A5, 3-B1, 3-B2, 3-D1, 3-F1, 3P-J	3-J1, 3-J3	3-O1, 3-P1, 3-N1	3-G, 3-M1, 3-M2, 3-A2, 3-N2, 3-H2	3-J2	3-O2	4-M1, 4-M2	4TH-D, 4TH-E	4TH-F		
1	1 Floors																	
2	1 Floors		2	10	4		1	2				1					21	35
3	1 Floors		2	10	3	1		7	1		1						26	51
4 to 5	2 Floors		2	10	3	1		7	1		1						26	51
6	1 Floors	10	2		2		4	2			5	1					26	48
7	1 Floors	10	2		2		4	2			5	1					26	48
8	1 Floors				3	1		7	1	4	1						18	51
9 to 13	5 Floors				3	1		7	1	4	1						18	51
14	1 Floors				3	1		7	1	4	1						18	51
15 to 16	2 Floors				3	1		7	1	4	1						18	51
17	1 Floors				3	1		7	1	4	1						18	51
18 to 19	2 Floors				3	1		7	1	4	1						18	51
20 to 22	3 Floors				3	1		7	1	4	1						18	51
23	1 Floors				3	1		7	1	1	3						18	50
24	1 Floors				3			4	1		3						13	36
25	1 Floors					1						2					1	2
26	1 Floors												2				3	12
TOTAL UNITS		20	12	40	68	20	9	143	20	61	35	2	4	19	2	1	456	1149
Total Units per Type		72			97			265					22					

PARKING SUMMARY

REQUIRED:
NO RESIDENTIAL VEHICLE PARKING
REQUIREMENT PER ORDINANCE NO. 7,751-N.S.
COMMERCIAL (1.5/1,000 SF)

0	
21	
LEVEL 1	PROVIDED
TYPICAL STACKED STALLS	32
ADA STALLS (1 STD ACC & 1 STD EV ACC)	2
ADA VAN STALLS (1 VAN ACC & 1 VAN EVCS ACC)	2
TOTAL	36
EV SPACES (3% OF TOTAL PROVIDED PER CAL GREEN 4.106.4)	2

BICYCLE PARKING

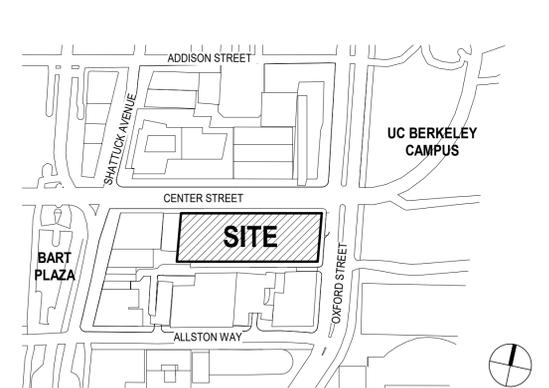
REQUIRED:
COMMERCIAL (SHORT TERM) 1 / 2,000SF = 8
RESIDENTIAL (LONG) 1 / 3BDR = 383
RESIDENTIAL (SHORT) 1 / 40BDR = 29

TOTAL = 420

PROVIDED:
SHORT TERM (ON-STREET) = 37
LONG TERM (BIKE ROOM) = 264

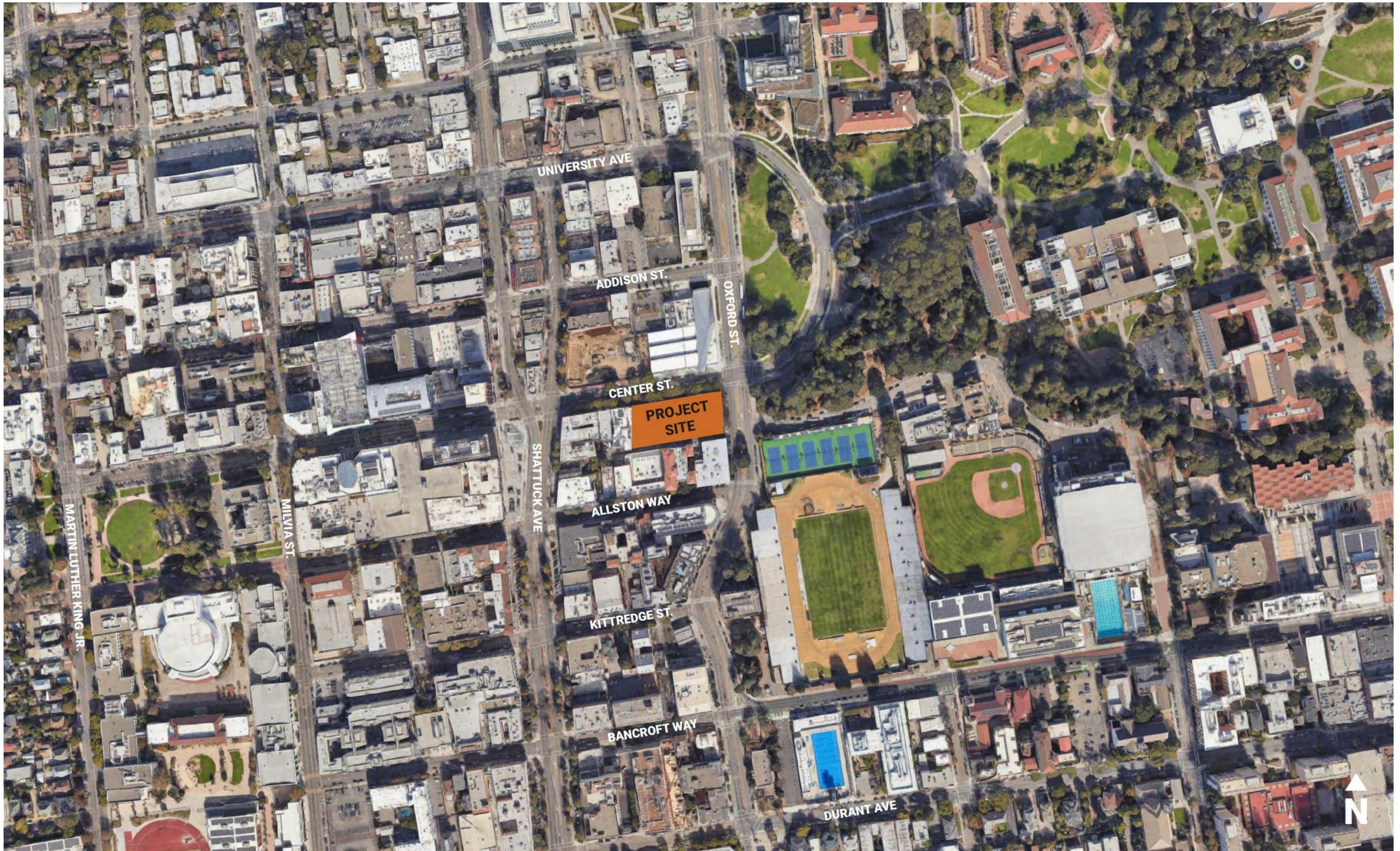
TOTAL = 301

VICINITY MAP



ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 12/28/2023

GENERAL NOTES G-1



2150 ADDISON ST

CENTER STREET

057 203101300
2132-2154 CENTER STREET

AREA OF DISTURBANCE = 100%
0.82 AC

ADJACENT
PROPERTY

057 203100101
2128 OXFORD STREET

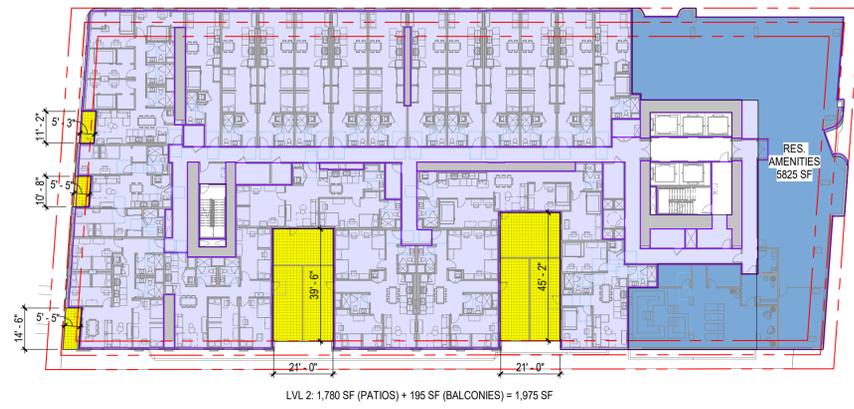
OXFORD STREET

OXFORD LANE

EXISTING STRAWBERRY
CREEK CULVERT, REFER
TO CIVIL DWGS

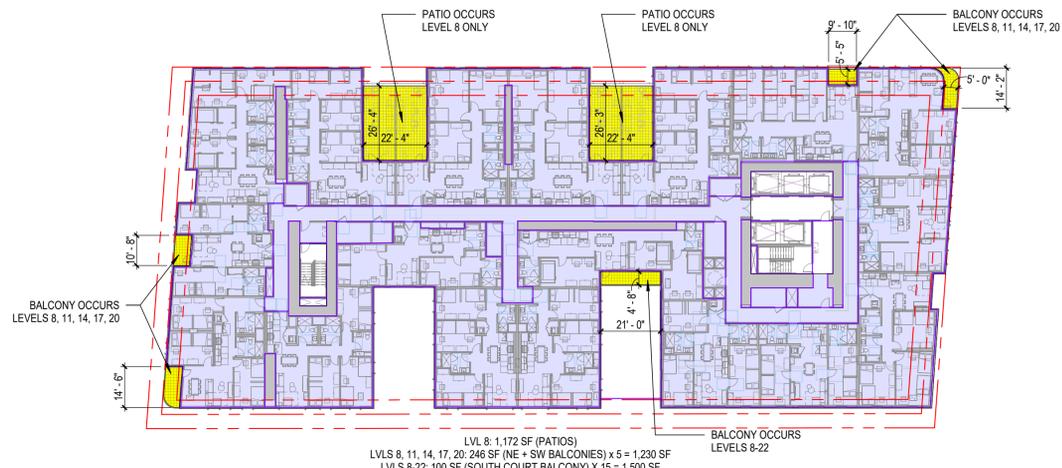
2171 ALSTON WAY

EXISTING COMMERCIAL AREA TO BE DEMOLISHED: 12,800 SF
NEW COMMERCIAL AREA: 14,961 SF



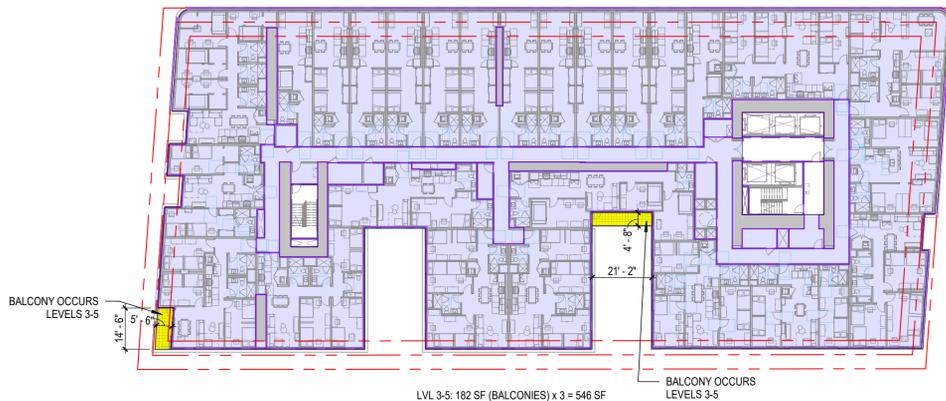
LEVEL 02
SCALE: 1" = 30'-0"

LVL 2: 1,780 SF (PATIOS) + 195 SF (BALCONIES) = 1,975 SF



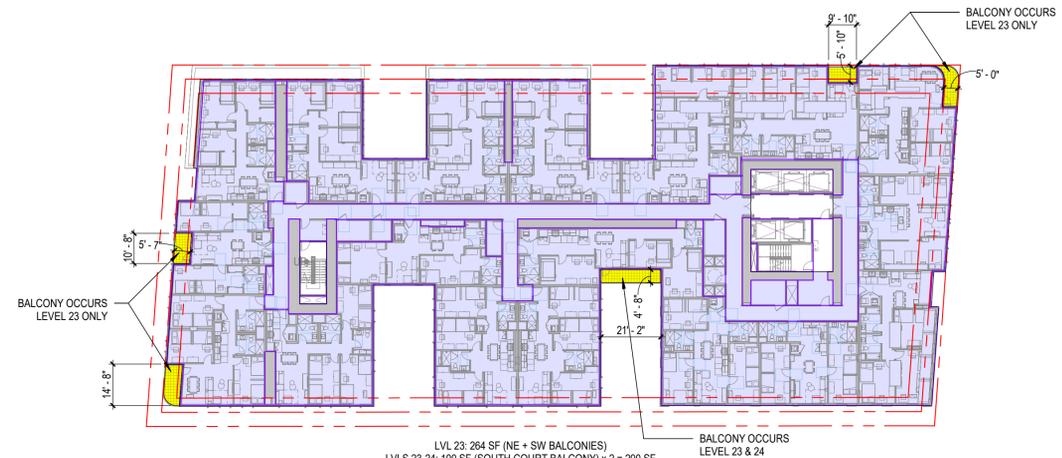
LEVEL 08-22
SCALE: 1" = 30'-0"

LVL 8: 1,172 SF (PATIOS)
LVLS 8, 11, 14, 17, 20: 246 SF (NE + SW BALCONIES) x 5 = 1,230 SF
LVLS 8-22: 100 SF (SOUTH COURT BALCONY) x 15 = 1,500 SF



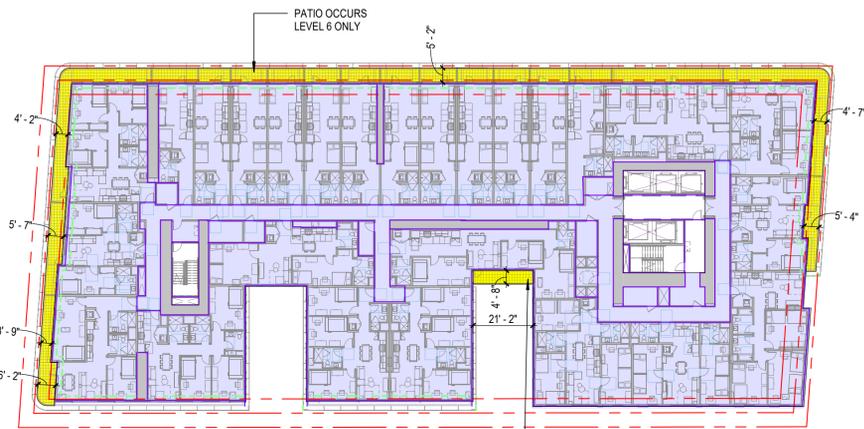
LEVEL 03-05
SCALE: 1" = 30'-0"

LVL 3-5: 182 SF (BALCONIES) x 3 = 546 SF



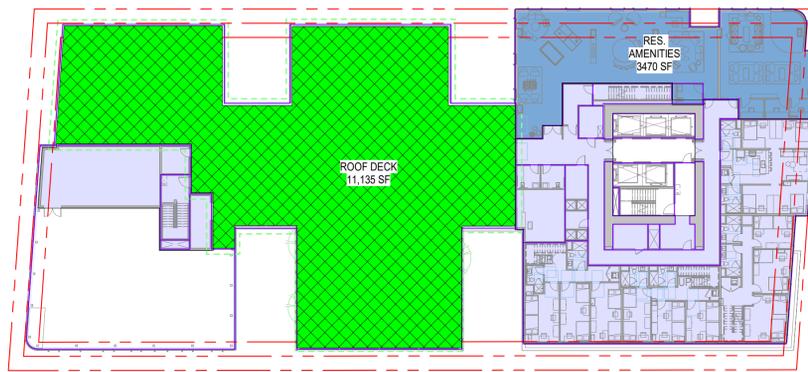
LEVEL 23 & 24
SCALE: 1" = 30'-0"

LVL 23: 264 SF (NE + SW BALCONIES)
LVLS 23-24: 100 SF (SOUTH COURT BALCONY) x 2 = 200 SF

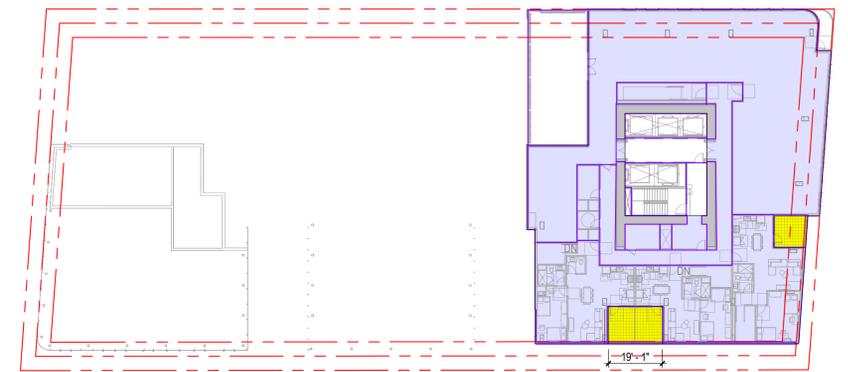


LEVEL 06 & 07
SCALE: 1" = 30'-0"

LVL 6: 2,248 SF (PATIO)
LVL 6-7: 100 SF (SOUTH COURT BALCONY) x 2 = 200 SF



LEVEL 25
SCALE: 1" = 30'-0"



LEVEL 26
SCALE: 1" = 30'-0"

LVL 26: 376 SF (PATIOS) = 376 SF

OPEN SPACE KEY

- OPEN SPACE (PRIVATE)
- OPEN SPACE (COMMON)

OPEN SPACE CALCULATIONS*

*REQUIRED: 80 SF PER UNIT

TOTAL UNITS	456
REQUIRED OPEN SPACE	36,480 SF
PRIVATE BALCONIES	9,702 SF
COMMON ROOF DECK	11,135 SF
TOTAL OPEN SPACE PROVIDED	20,837 SF

POPOS PROVIDED: 0 SF

PROJECT WILL PAY FEE IN-LIEU FOR REMAINDER OF PUBLIC OPEN SPACE REQUIREMENTS

* GROUND FLOOR NOT SHOWN

BASE PROJECT ZONING COMPLIANCE TABLE					
BASE ZONING ALLOWABLE/REQUIRED	ALLOWABLE W/UP OR ALUP MODIFICATION	CODE SECTION	BASE PROJECT	ZONING COMPLIANCE	
C-DMU-CORE					
TOTAL LOT SIZE (SQ. FT)		35,573			
TOTAL LOT SIZE (ACRES)		0.81			
GROSS FLOOR AREA			495,985		
RESIDENTIAL FLOOR AREA			485,406		
COMMERCIAL FLOOR AREA			10,729		
FLOOR AREA RATIO (FAR)	NA	NA	NA	COMPLIES	
DWELING UNITS (SEE TABLE)	NA	NA	333	COMPLIES	
RESIDENTIAL BEDROOMS	NA	NA	796	COMPLIES	
HEIGHT-FEET	75'	180'-0"	23,204.130	180'	COMPLIES
HEIGHT-STORIES	NA	NA	18	18	COMPLIES
LOT COVERAGE	NA	NA	32,053		COMPLIES
SETBACK-FRONT	10'	0'	23,204.130(C)2	0'	COMPLIES
SETBACK-STREET SIDE	0' to 15'	0'	23,204.130	0'	COMPLIES
SETBACK-INTERIOR SIDE	0' to 15'	0'	23,204.130	0'-7"	COMPLIES
SETBACK-REAR	0' to 15'	0'	23,204.130	0'-5"	COMPLIES
SETBACK-MAX DIMENSION ABOVE 120'	120'	NOT LIMITED	23,204.130	295'-2"	COMPLIES
RESIDENTIAL PARKING (SEE TABLE)	0	0	36		COMPLIES
COMMERCIAL PARKING (SEE TABLE)	16	16	36		COMPLIES
RES. BIKE PARKING LONG TERM (SEE TABLE)	265	265	265		COMPLIES
RES. BIKE PARKING SHORT TERM (SEE TABLE)	20	20	20		COMPLIES
COM. BIKE PARKING SHORT TERM (SEE TABLE)	5	5	30		COMPLIES
RESIDENTIAL OPEN SPACE	26720				COMPLIES
COMMERCIAL OPEN SPACE	215	0	29,452		COMPLIES

LIST OF BASE PROJECT USE PERMIT AND ALUP'S
 Per August 2, 2021 Memorandum on Policy Changes to Objective Standards, HAA and Density Bonus

- Use Permit, under BMC Section 23.326.070, to demolish main buildings used for non-residential purposes
- Use Permit, under BMC Section 23.326.030, to demolish a building containing two or more units
- Use Permit, under BMC Section 23.204.020, to construct a mixed-use development in the C-DMU Zoning District
- Use Permit, under BMC Section 23.204.020.B, to construct new floor area over 10,000 sq. ft.
- Use Permit, under BMC Section 23.204.130.E.2 to construct a building up to 180 feet in height
- Use Permit, under BMC Section 23.204.130.E.3(d) to increase the widest dimension of the tower above 120 feet in building height from 120' to 287'-10"

Use Permit, under BMC Section 23.204.130.E.3(b) to reduce setbacks:

- front setback requirement from 10 feet (same as confronting R-5 setback) to 0 feet
- street side setback requirement for a portion of the building above 75 feet in height, from 15 feet to 0 feet
- interior side setback for the portion of the building above 75' in height, from 15' to 7'
- rear yard setback for a portion of the building above 75' in height, from 15' to 5'

Administrative Use Permit, under BMC 23.304.050, to allow rooftop equipment projections

PARKING CALCULATIONS					
	QNTY	CARS	PER	REQ'D	PROVIDED
RESIDENTIAL	334	0.5 MAX	1	0	0
COMMERCIAL	10,729	1.5	1,000	16	36
CAR SHARE		2 REQ'D WHEN PROVIDED PARKING IS 31-60			2
LOADING AREA		1 REQ'D 1 FOR THE FIRST 10,000 SF			1

BICYCLE PARKING CALCULATIONS					
	QNTY	BIKES	PER BDR	REQ'D	PROVIDED
RESIDENTIAL (LONG TERM)	796	1	3	265	265
RESIDENTIAL (SHORTTERM)	796	1	40	20	
COMMERCIAL (SHORTTERM)	10,729	1	2,000	5	30

OPEN SPACE CALCULATIONS				
	UNITS	SF/UNIT	TOTAL REQ'D	TOTAL PROV'D
RESIDENTIAL REQUIREMENT	334	80	26,720	29,452
RESIDENTIAL BALCONIES				8,225
ROOF DECK				21,227
PUBLICLY ACCESSIBLE OPEN SPACE		1/50 OF COMM AREA	215	0



RESIDENTIAL AREA: 9,142 SF
 RETAIL AREA: 10,729 SF

LEVEL 01 - BASE
 SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 26,984 SF
 RETAIL AREA: 0 SF

LEVEL 06-07 - BASE
 SCALE: 1" = 30'-0"



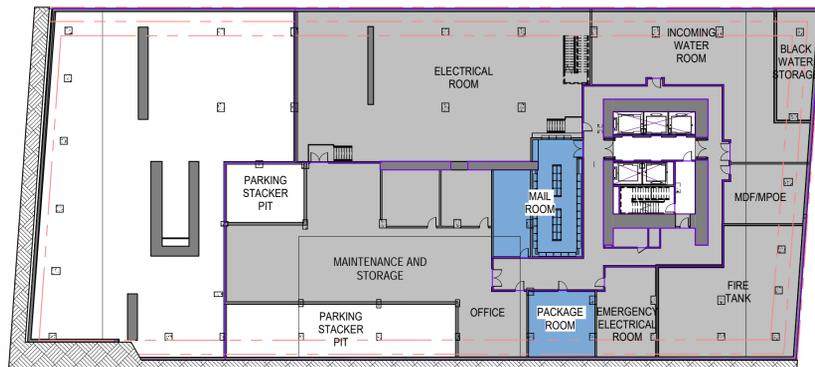
RESIDENTIAL AREA: 28,796 SF
 RETAIL AREA: 0 SF

LEVEL 02 - BASE
 SCALE: 1" = 30'-0"



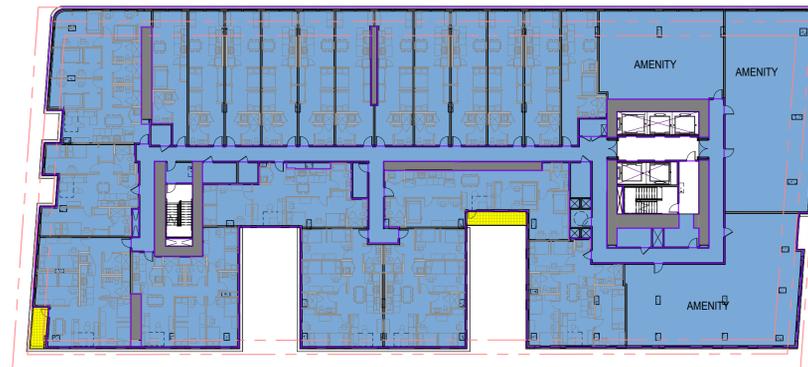
RESIDENTIAL AREA: 27,654 SF
 RETAIL AREA: 0 SF

LEVEL 08-18 - BASE
 SCALE: 1" = 30'-0"



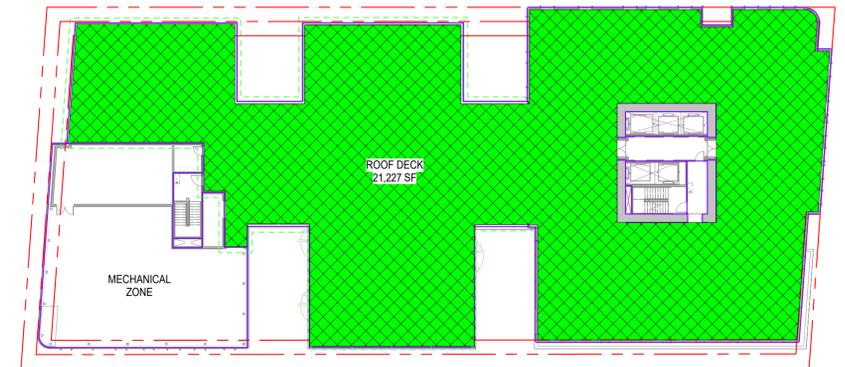
RESIDENTIAL AREA: 1,781 SF
 RETAIL AREA: 0 SF

LOWER LEVEL - BASE
 SCALE: 1" = 30'-0"



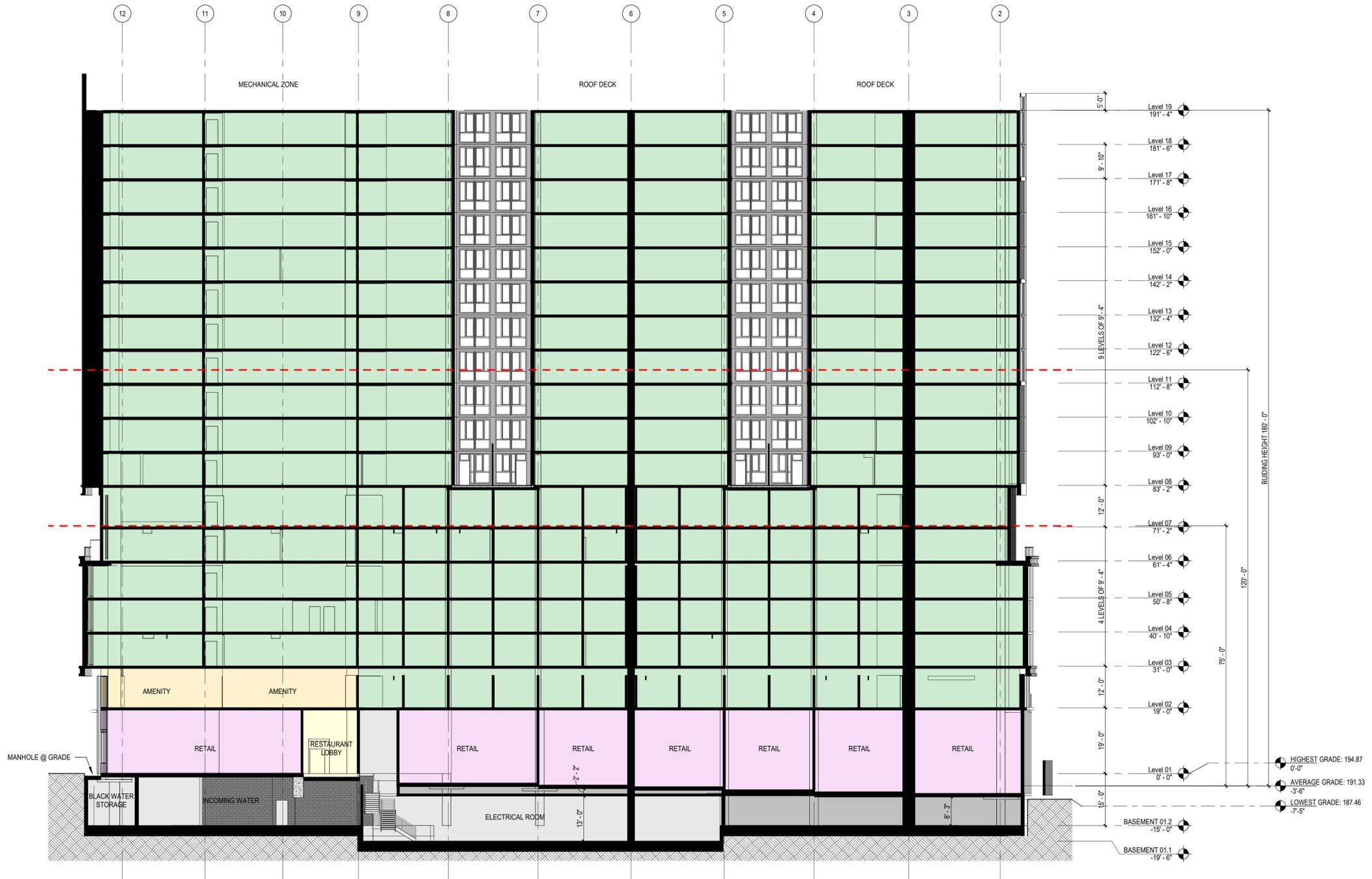
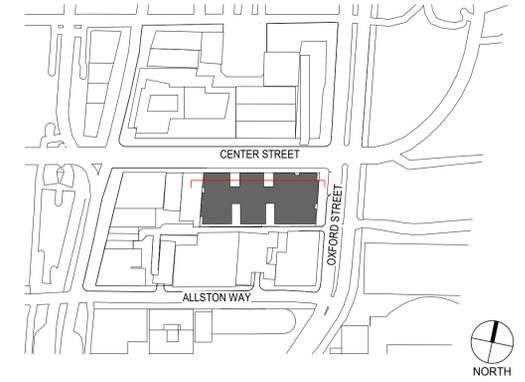
RESIDENTIAL AREA: 29,175 SF
 RETAIL AREA: 0 SF

LEVEL 03-05 - BASE
 SCALE: 1" = 30'-0"



RESIDENTIAL AREA: 0 SF
 RETAIL AREA: 0 SF

ROOF LEVEL - BASE
 SCALE: 1" = 30'-0"



PROPOSED DENSITY BONUS PROJECT COMPLIANCE TABLE	
PROPOSED DENSITY BONUS PROJECT	
GROSS FLOOR AREA	694,778
RESIDENTIAL FLOOR AREA	665,509
COMMERCIAL FLOOR AREA	14,961
FLOOR AREA RATIO (FAR)	19.3:1
OVERLAPPING UNITS (SEE TABLE)	456
RESIDENTIAL BEDROOMS	1,149
HEIGHT- FEET	285'-4"
HEIGHT- STORIES	26
LOT COVERAGE	32.053
SETBACK- FRONT	0'
SETBACK- STREET SIDE	0'
SETBACK- INTERIOR SIDE	0'-7"
SETBACK- REAR	0'-5"
SETBACK- MAX DIMENSION ABOVE 120'	295'-2"
RESIDENTIAL PARKING (SEE TABLE)	36
RES. BIKE PARKING LONG TERM (SEE TABLE)	264
RES. BIKE PARKING SHORT TERM (SEE TABLE)	37
COMM. BIKE PARKING SHORT TERM (SEE TABLE)	37
RESIDENTIAL OPEN SPACE	20,837
COMMERCIAL OPEN SPACE	

DEVELOPMENT STANDARDS AND DENSITY BONUS WAIVERS				
BASE ZONING ALLOWABLE/REQUIRED	PROPOSED/DENSITY BONUS	ZONING COMPLIANCE		
SETBACK- FRONT (OXFORD STREET)	10'	0'	COMPLIES W/ SDB WAIVER	
SETBACK- STREET SIDE (CENTER)	0'-20"	0'	COMPLIES	
	21'-75"	0'	COMPLIES	
	76'-120"	15'	COMPLIES W/ SDB WAIVER	
	>120"	15'	COMPLIES W/ SDB WAIVER	
SETBACK- INTERIOR SIDE (ALLEY) < 65' FROM FRONT	0'-20"	0'	COMPLIES	
	21'-75"	0'	COMPLIES	
	76'-120"	5'	COMPLIES	
	>120"	15'	COMPLIES W/ SDB WAIVER	
SETBACK- INTERIOR SIDE > 65' FROM FRONT	0'-20"	0'	COMPLIES	
	21'-75"	5'	COMPLIES	
	76'-120"	15'	COMPLIES W/ SDB WAIVER	
	>120"	15'	COMPLIES W/ SDB WAIVER	
SETBACK- REAR (WEST PL)	0'-20"	0'	COMPLIES	
	21'-75"	5'	COMPLIES	
	76'-120"	15'	COMPLIES W/ SDB WAIVER	
	>120"	15'	COMPLIES W/ SDB WAIVER	
SETBACK- MAX DIMENSIONS ABOVE 120'	120'	295'-2"	COMPLIES W/ SDB WAIVER	
BUILDING HEIGHT	180'-0"	285'-4"	COMPLIES W/ SDB WAIVER	
RESIDENTIAL BIKE PARKING (LONG TERM)	383	264	COMPLIES W/ SDB WAIVER	
RESIDENTIAL OPEN SPACE	25,840	20,837	COMPLIES W/ SDB WAIVER	
LOADING	1	0	COMPLIES W/ SDB WAIVER	

PARKING CALCULATIONS					
RESIDENTIAL	QNTY	CARS	PER	REQ'D	PROVIDED
RESIDENTIAL	456	0.5 MAX	1	0	36
COMMERCIAL	14,961	1.5	1,000	22	2
CAR SHARE			2 REQ'D WHEN PROVIDED PARKING IS 31-60		

BICYCLE PARKING CALCULATIONS					
RESIDENTIAL (LONG TERM)	QNTY	BIKES	PER BDR	REQ'D	PROVIDED
RESIDENTIAL (LONG TERM)	1,149	1	3	383	264
RESIDENTIAL (SHORT TERM)	1,149	1	40	29	
COMMERCIAL (SHORT TERM)	14,961	1	2,000	7	37

OPEN SPACE CALCULATIONS				
RESIDENTIAL REQUIREMENT	UNITS	SF/UNIT	TOTAL REQ'D	TOTAL PROV'D
RESIDENTIAL REQUIREMENT	456	80	36,480	20,837
RESIDENTIAL BALCONIES				9,707
ROOF DECK(S)				11,135
PUBLICLY ACCESSIBLE OPEN SPACE	1/50 OF COMM AREA		299	0

UNIT TYPE COUNT	
UNIT TYPE	COUNT
STUDIO	72
1 BEDROOM	0
2 BEDROOMS	97
3 BEDROOMS	263
4 BEDROOMS	27
TOTAL	456

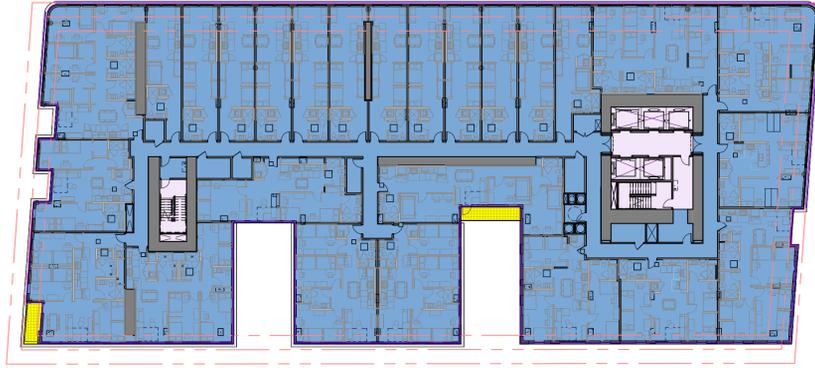
DENSITY BONUS TABLE									
Base Project	Base # Units	Base # Units	% VLI Units	# VLI Units	# VLI Units	Bonus %	# DB Units	# DB Units	PROJECT TOTAL
sq. ft. - min calculation below	Base project/avg. unit size	Base Units/Max Residential Density	VLI = Very Low Income < 50 AMI	% VLI x Base # Units	VLI Units ROUNDED UP	DENSITY EARNED	% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)
485,406	1,458	333	12%	39.96	40	38.75%	129.04	130	463
Base Project Residential Square Footage	Floor	Proposed Residential Square Footage				%VLI	%DB		
1,711	0	9,142				5%	20.0%		
9,142	1	28,796				6%	22.5%		
28,796	2	29,175				7%	25.0%		
29,175	3	29,175				8%	27.5%		
29,175	4	29,175				9%	30.0%		
29,175	5	29,175				10%	32.5%		
29,175	6	26,984				11%	35.0%		
26,984	7	26,984				12%	38.75%		
26,984	8	27,654				13%	42.5%		
27,654	9	27,654				14%	46.25%		
27,654	10	27,654				15%	50.0%		
27,654	11	27,654							
27,654	12	27,654							
27,654	13	27,654							
27,654	14	27,654							
27,654	15	27,654							
27,654	16	27,654							
27,654	17	27,654							
27,654	18	27,654							
27,654	19	27,654							
27,654	20	27,654							
27,654	21	27,654							
27,654	22	27,654							
27,654	23	27,015							
27,654	24	27,015							
27,654	25	10,837							
27,654	26	4,620							
485,406		665,509							



LEVEL 02 - PROPOSED
SCALE: 1" = 30'-0"

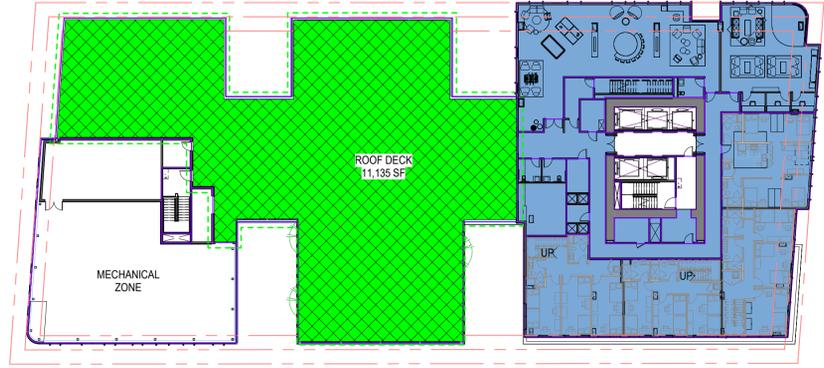


LEVEL 23-24 - PROPOSED
SCALE: 1" = 30'-0"



LEVEL 03-05 - PROPOSED
SCALE: 1" = 30'-0"

*LOWER LEVEL AND 06 - 07 SAME AS BASE PLANS, SEE SHEET G-5



LEVEL 25 - PROPOSED
SCALE: 1" = 30'-0"



LEVEL 01 - PROPOSED
SCALE: 1" = 30'-0"

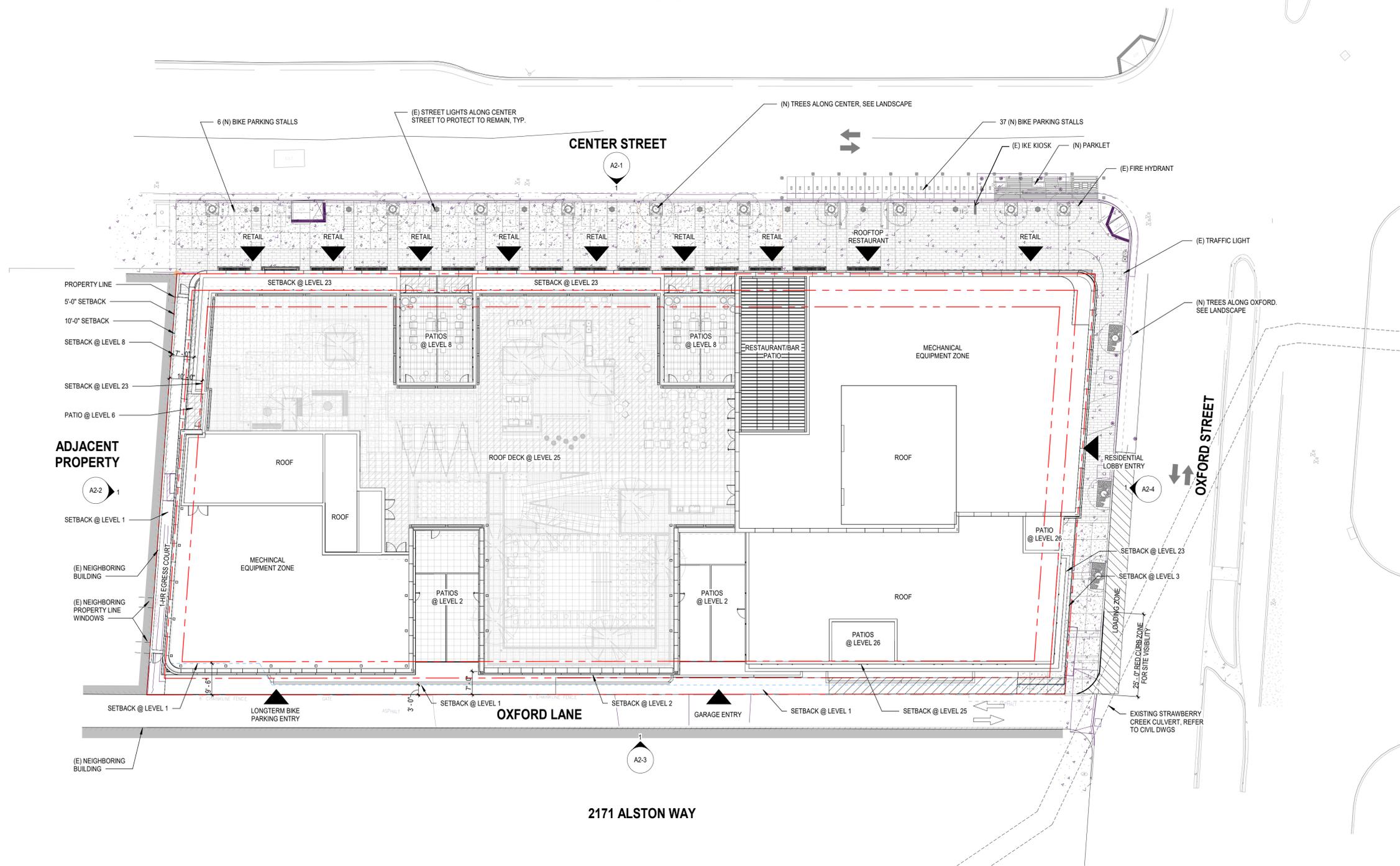


LEVEL 08-22 - PROPOSED
SCALE: 1" = 30'-0"



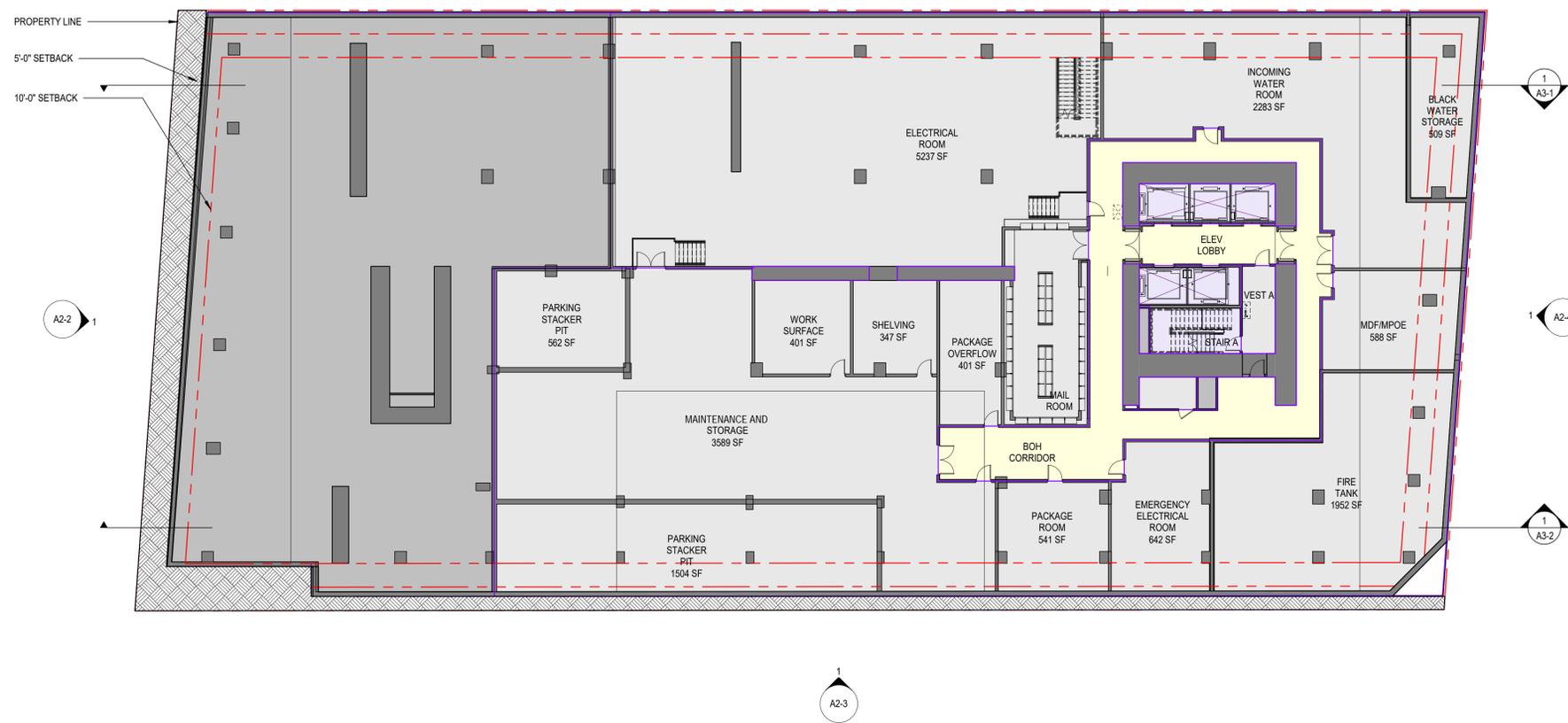
LEVEL 26 - PROPOSED
SCALE: 1" = 30'-0"

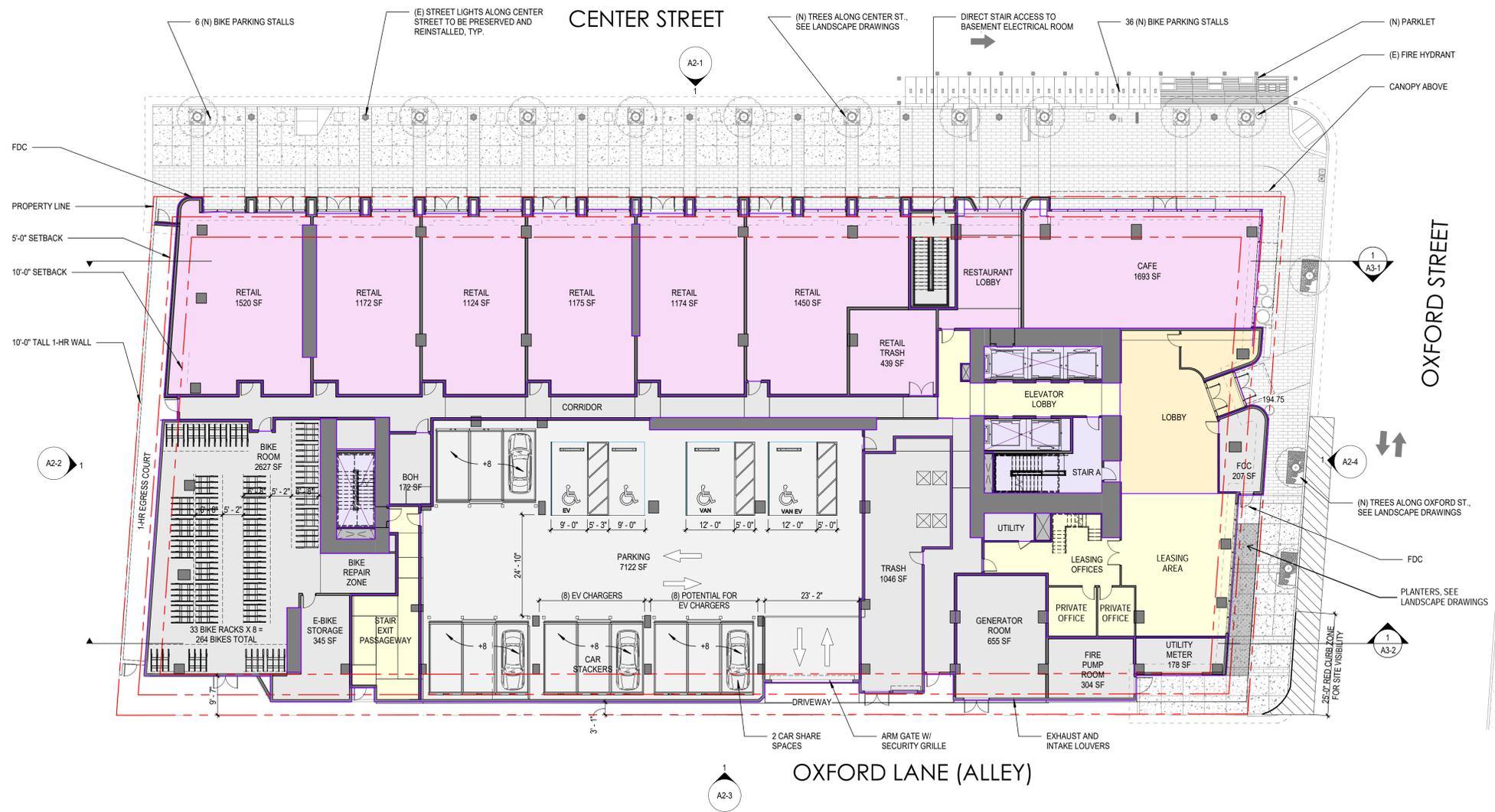
2150 ADDISON ST



2171 ALSTON WAY

FAR: 19.3:1

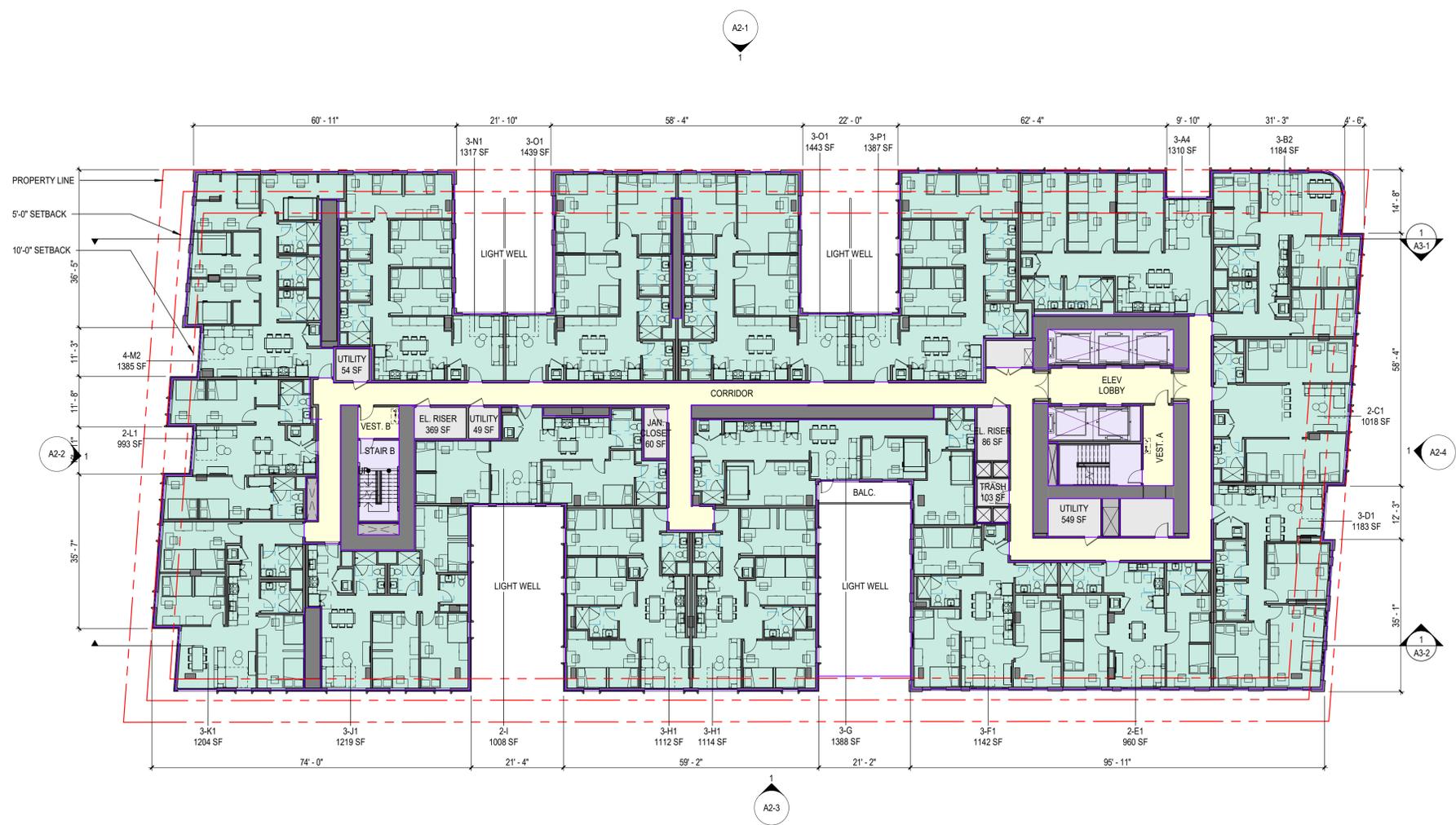






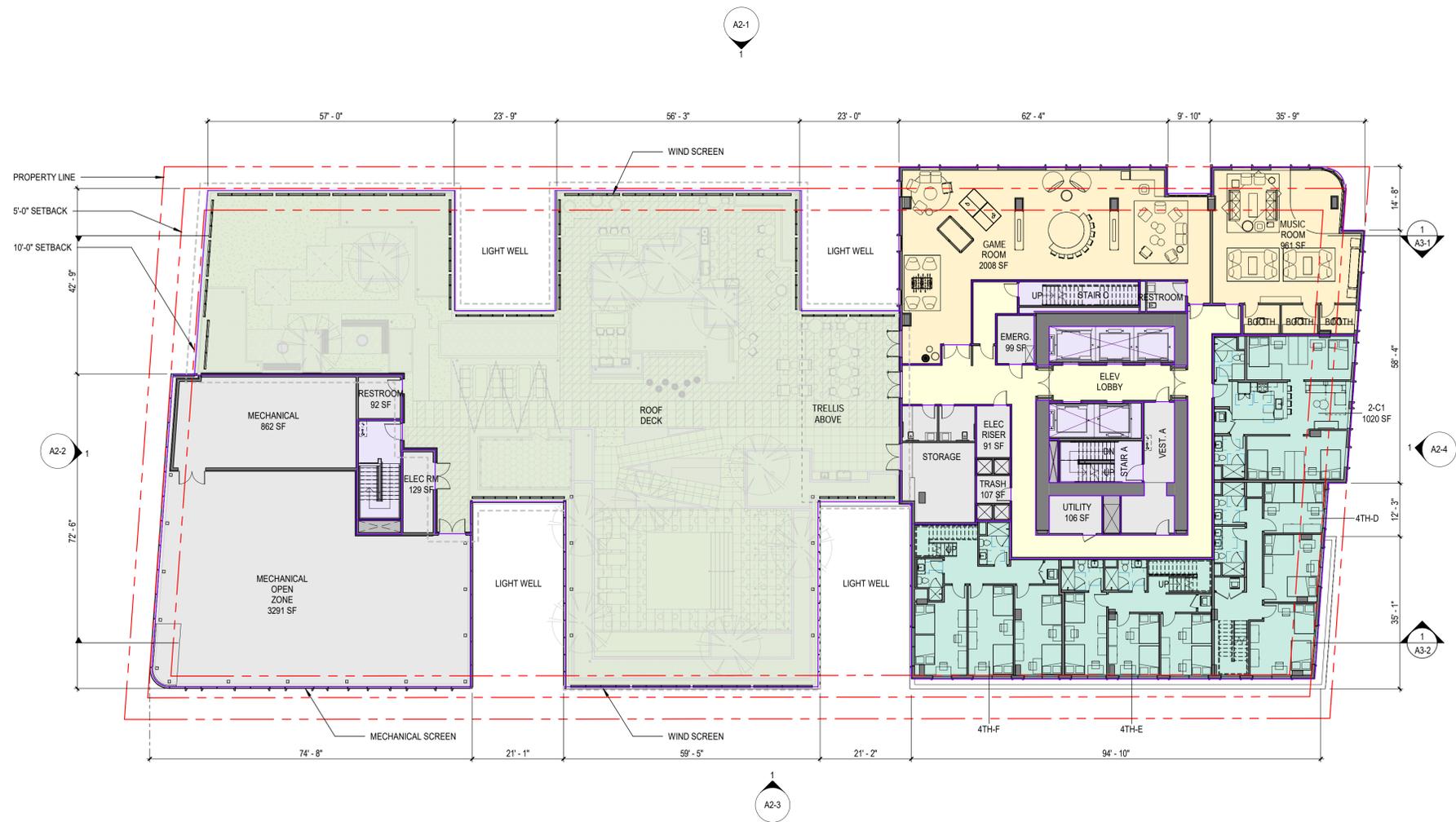




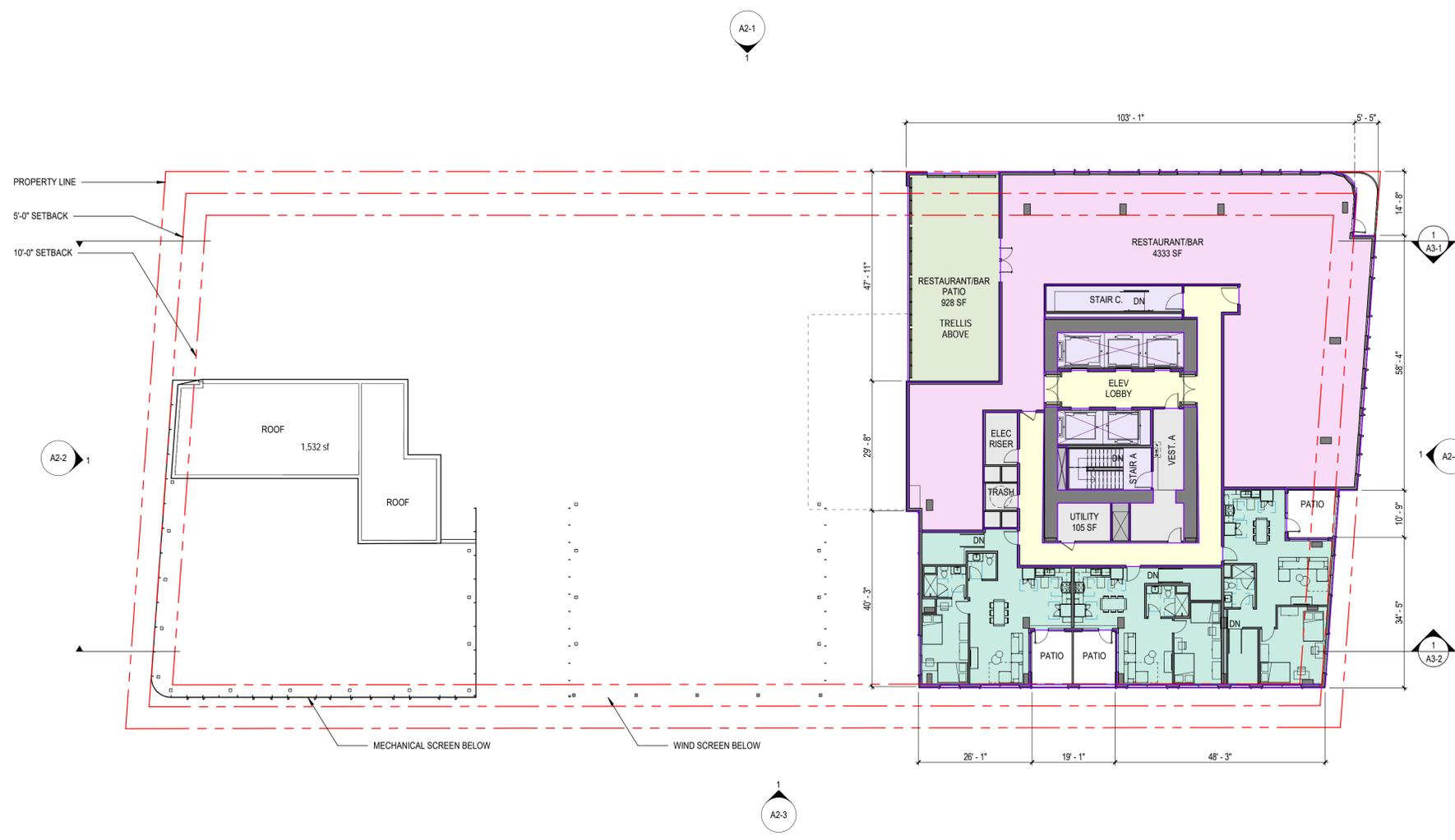




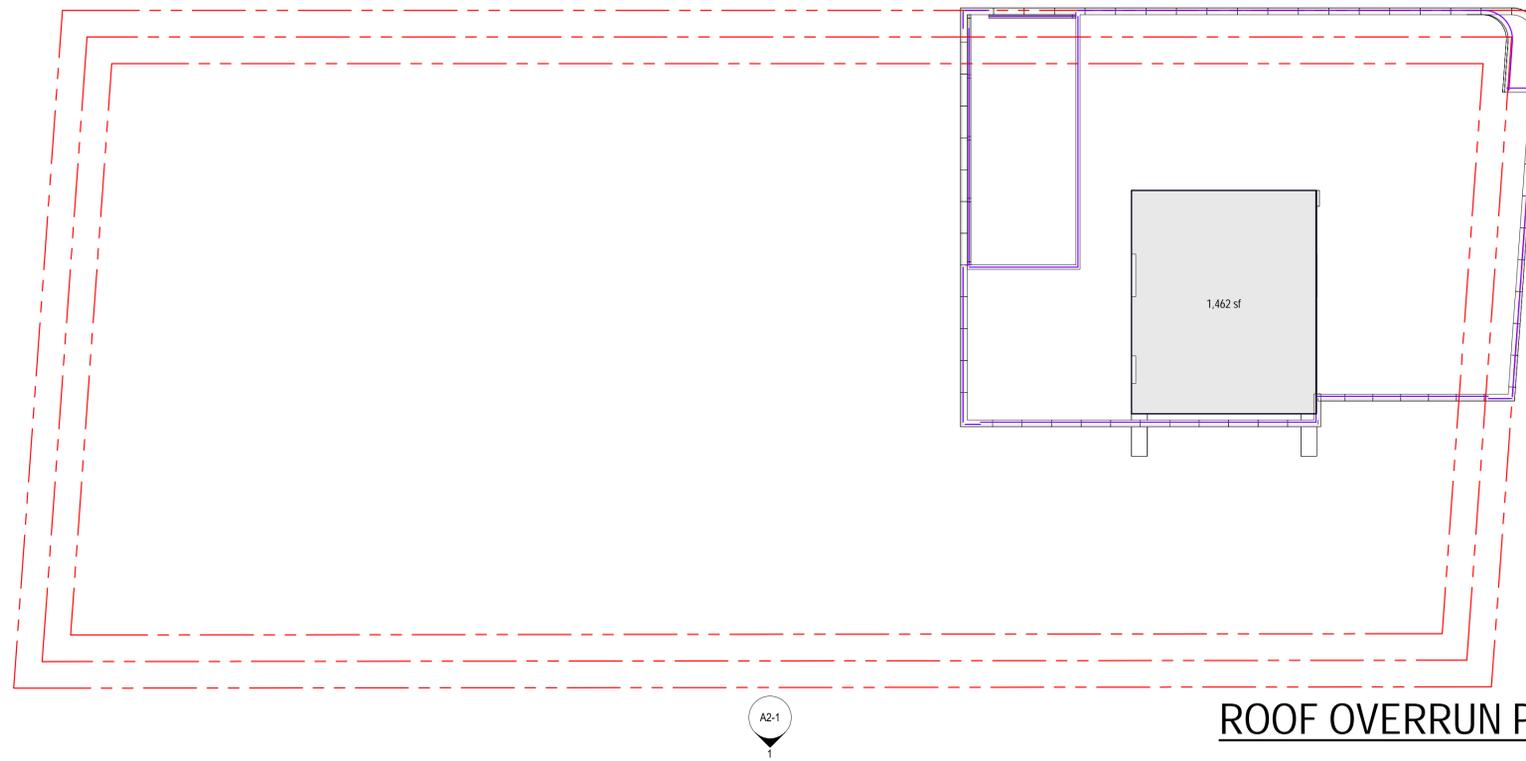




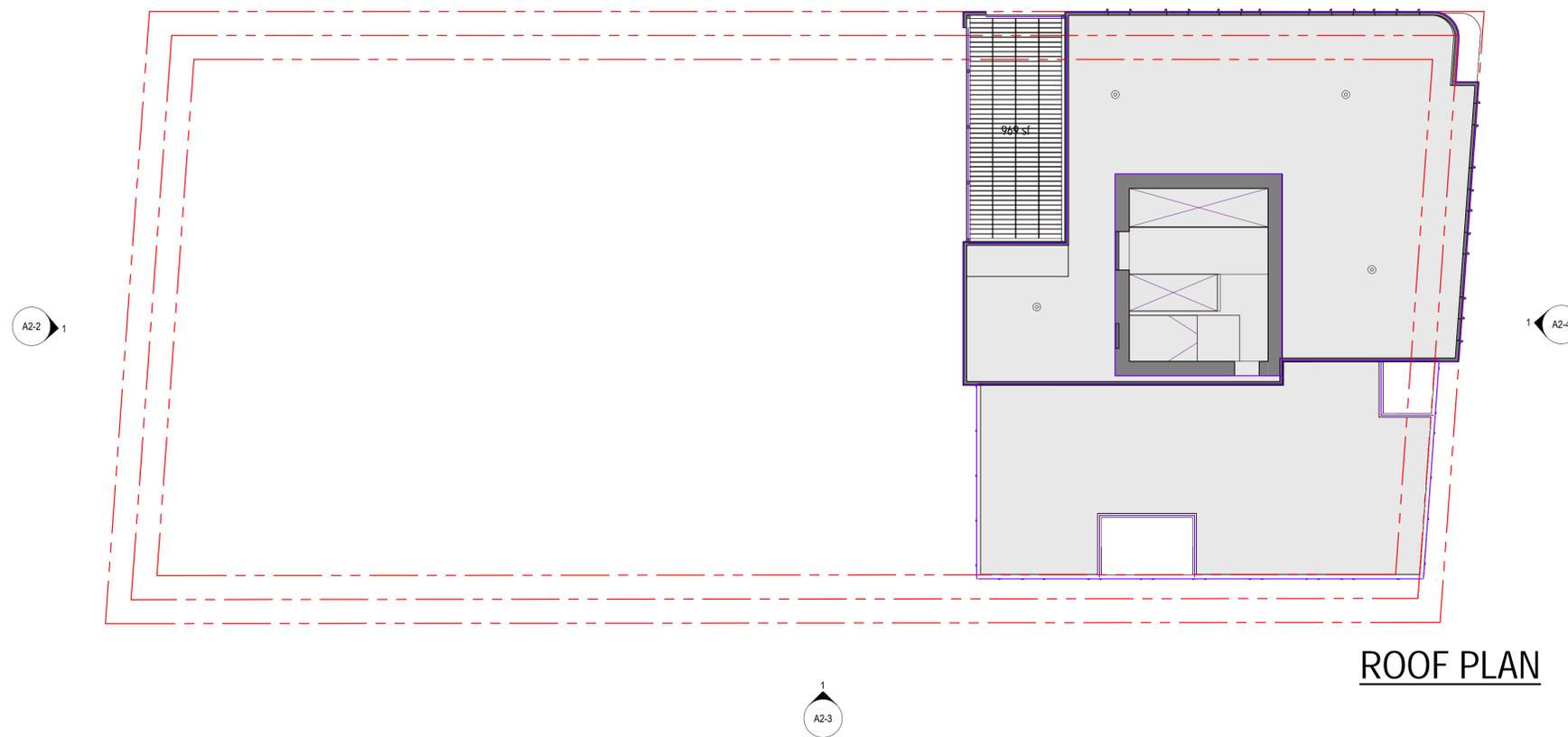
AVERAGE FLOOR AREA ACROSS LEVELS 1-26 = 28,346 SF
 PROJECTIONS AT LEVEL 25 = 1,100 SF (UNDER TRELLIS) + 1,527 SF (MECHANICAL AND STAIR PENTHOUSE) = 2,627 SF
 PROJECTION / AVERAGE FLOOR AREA = 2,627 / 28,346 = 9.27% < 15%, OK



AVERAGE FLOOR AREA ACROSS LEVELS 1-26 = 28,346 SF
 PROJECTIONS AT LEVEL 26 = 969 SF (UNDER TRELLIS) = 969 SF
 PROJECTION / AVERAGE FLOOR AREA = 969 / 28,346 = 3.41% < 15%, OK



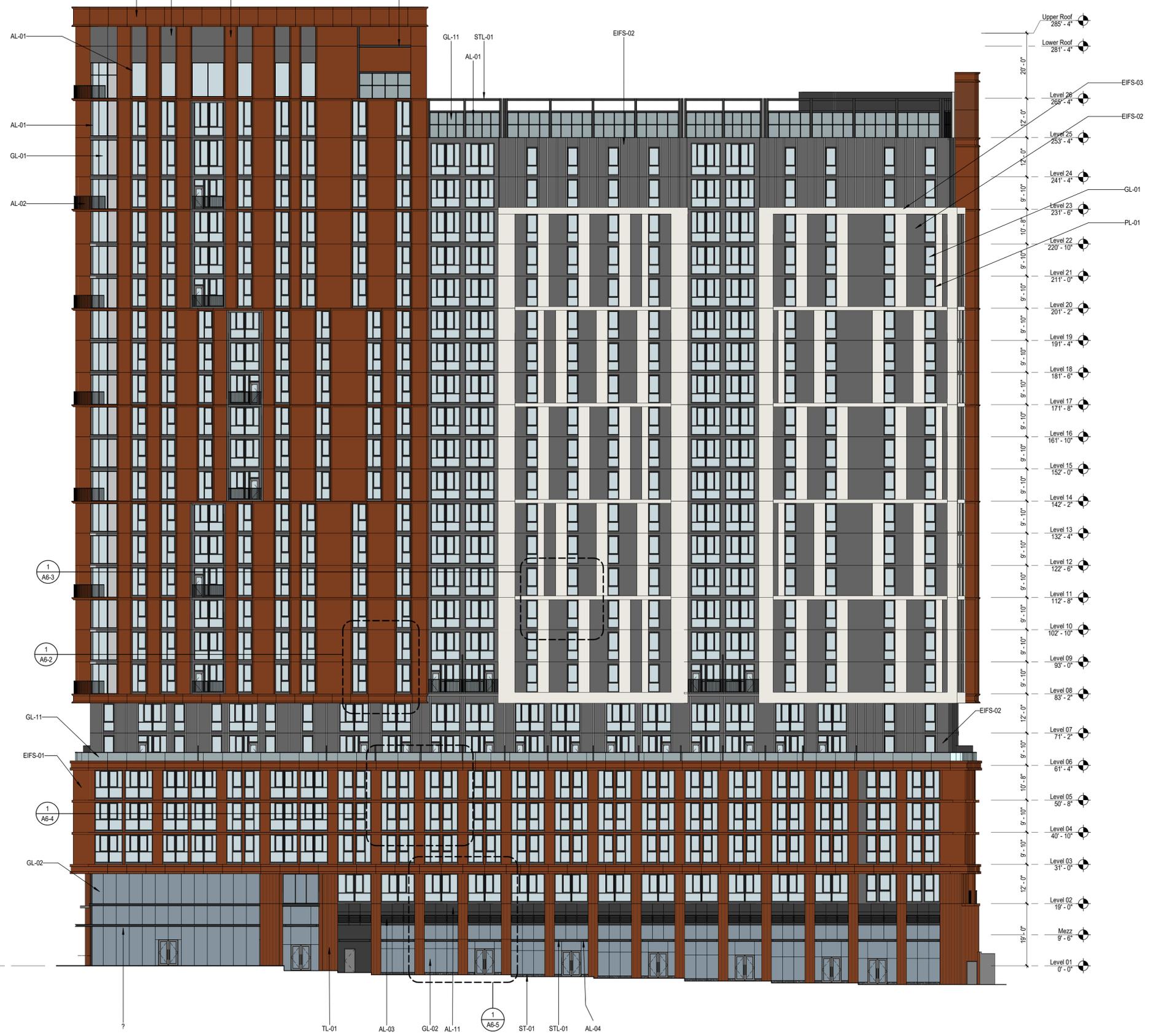
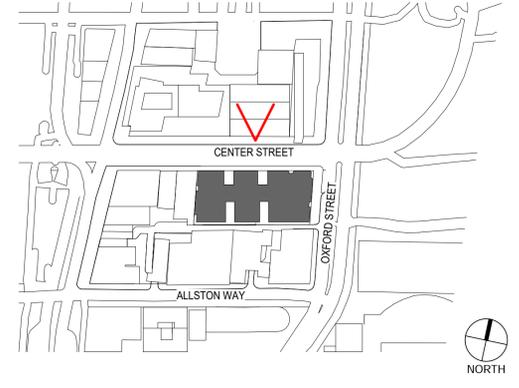
ROOF OVERRUN PLAN



ROOF PLAN

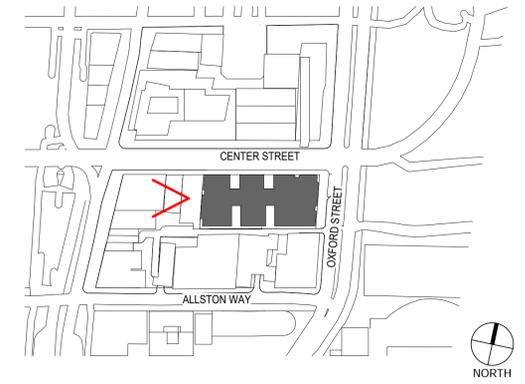
AVERAGE FLOOR AREA ACROSS LEVELS 1-26 = 28,346 SF
 PROJECTIONS AT ROOF LEVEL = 1,462 SF (ELEVATOR PENTHOUSE) = 1,462 SF
 PROJECTION / AVERAGE FLOOR AREA = 1,462 / 28,346 = 5.16% < 15%, OK

12 11 10 9 8 7 6 5 4 3 2



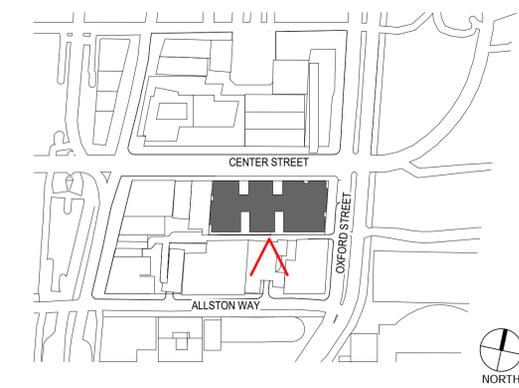
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-05	ALUMINUM EXTRUSION AT ROOF TRELLIS, PVDF COATED, WARM TONE
AL-06	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, RED
AL-11	METAL PANEL, RAINSCREEN SYSTEM, DARK GRAY
AL-21	PERFORATED METAL PANEL INFILL - COLOR TO MATCH EIFS-01
CMU-01	COLORLED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
PL-01	POLYMER, WINDOW FRAME
ST-01	STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
STL-02	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-01
TL-01	TILE VENEER, RED

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



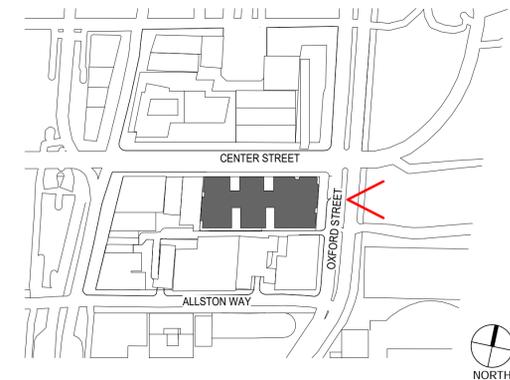
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-05	ALUMINUM EXTRUSION AT ROOF TRELLIS, PVDF COATED, WARM TONE
AL-06	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, RED
AL-11	METAL PANEL, RAINSCREEN SYSTEM, DARK GRAY
AL-21	PERFORATED METAL PANEL INFILL - COLOR TO MATCH EIFS-01
CMU-01	COLORLED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
PL-01	POLYMER, WINDOW FRAME
ST-01	STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
STL-02	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-01
TL-01	TILE VENEER, RED

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



EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-05	ALUMINUM EXTRUSION AT ROOF TRELLIS, PVDF COATED, WARM TONE
AL-06	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, RED
AL-11	METAL PANEL, RAINSCREEN SYSTEM, DARK GRAY
AL-21	PERFORATED METAL PANEL INFILL - COLOR TO MATCH EIFS-01
CMU-01	COLORLED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
PL-01	POLYMER, WINDOW FRAME
ST-01	STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
STL-02	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-01
TL-01	TILE VENEER, RED

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

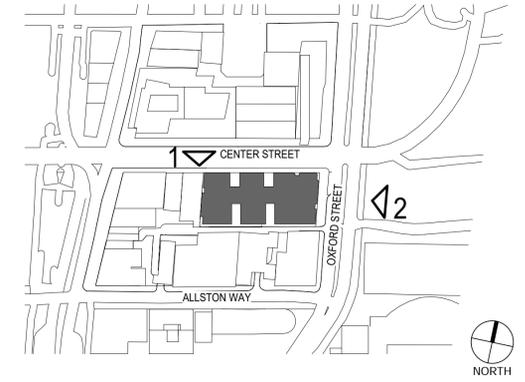


EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-05	ALUMINUM EXTRUSION AT ROOF TRELLIS, PVDF COATED, WARM TONE
AL-06	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, RED
AL-11	METAL PANEL, RAINSCREEN SYSTEM, DARK GRAY
AL-21	PERFORATED METAL PANEL INFILL - COLOR TO MATCH EIFS-01
CMU-01	COLORLED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
PL-01	POLYMER, WINDOW FRAME
ST-01	STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
STL-02	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-01
TL-01	TILE VENEER, RED

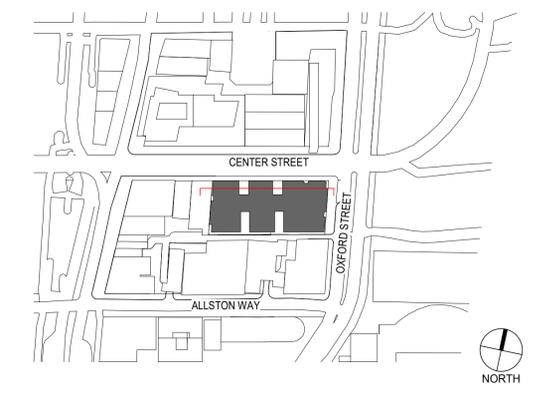
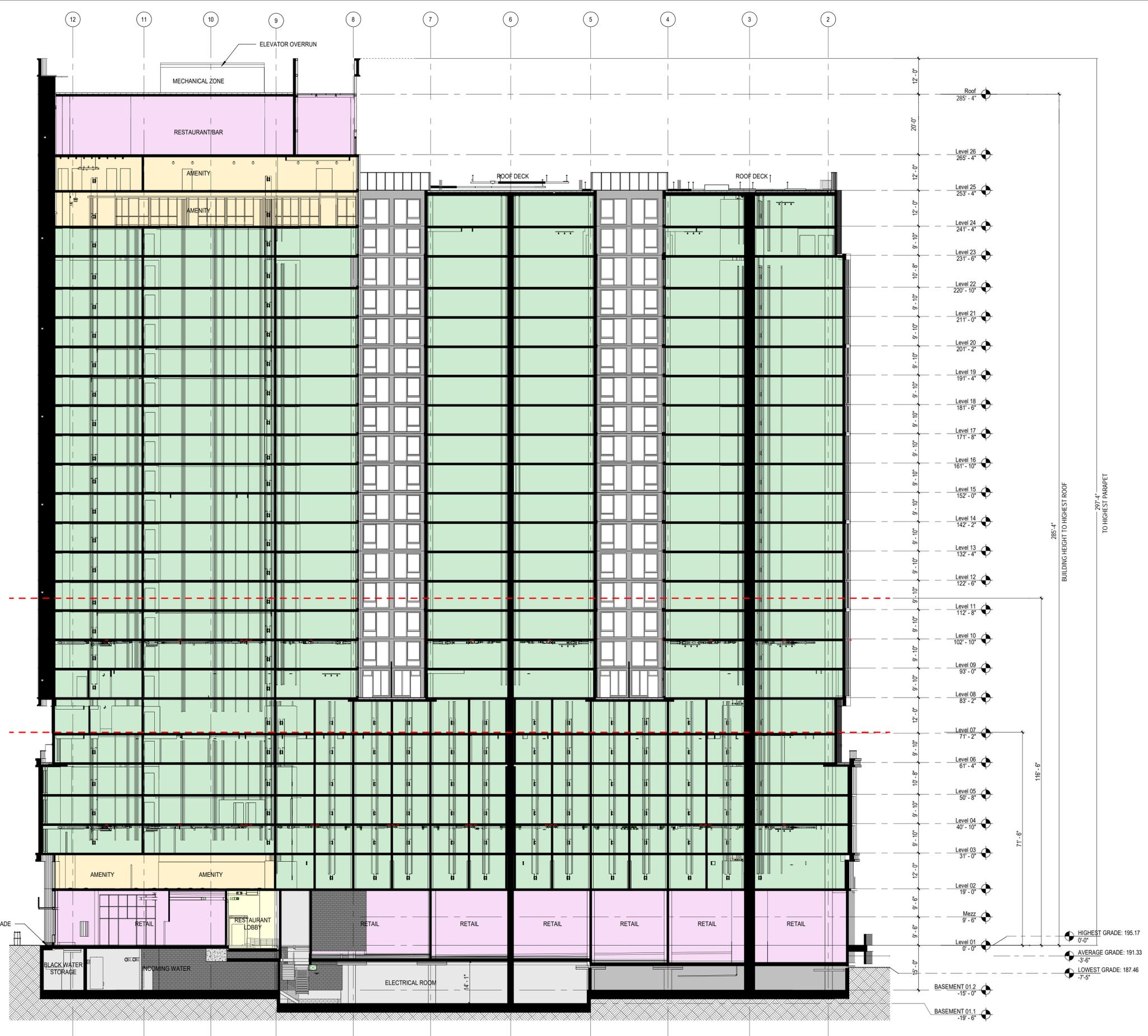
ELEVATION - EAST
SCALE: 1/16" = 1'-0"

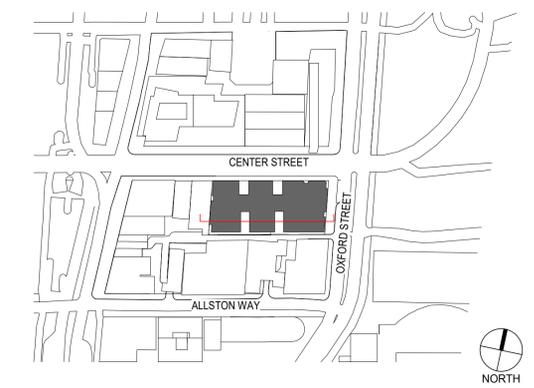
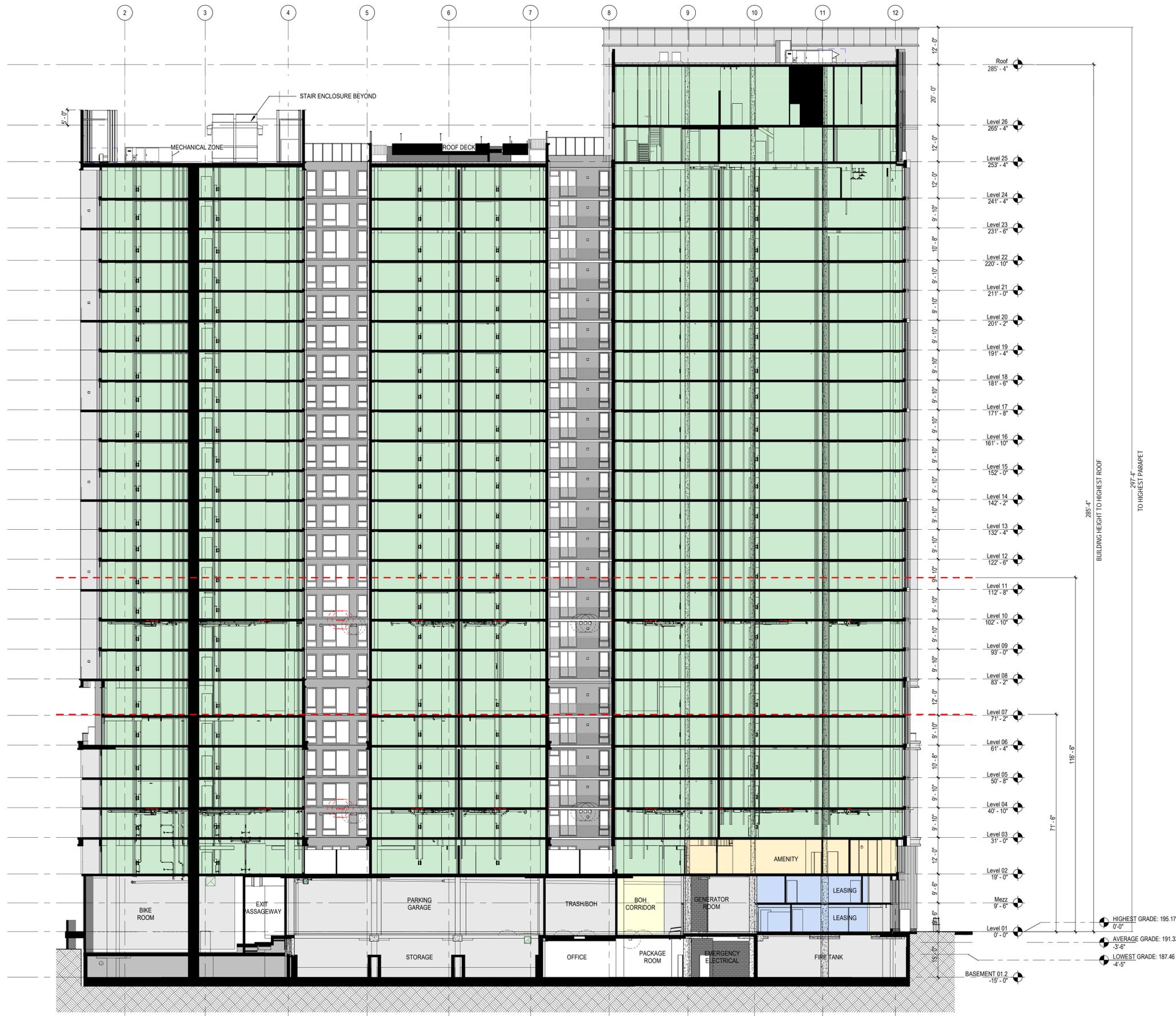


1 | CENTER ST (PROPOSED)



2 | OXFORD ST (PROPOSED)

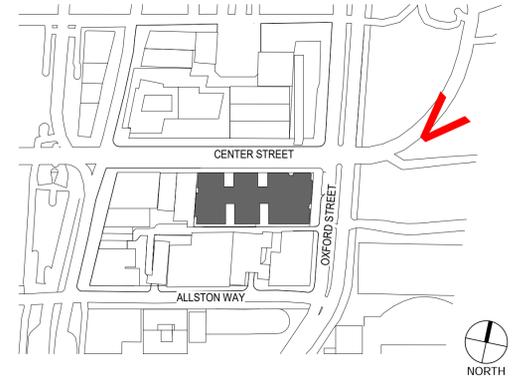




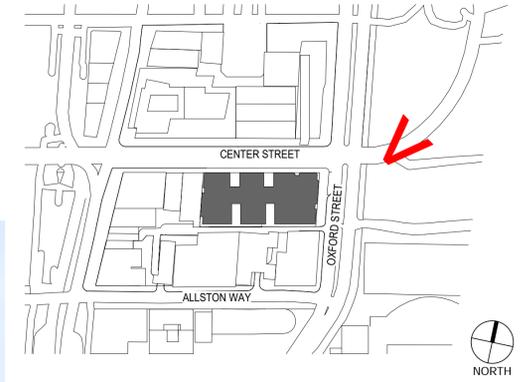
BUILDING HEIGHT TO HIGHEST ROOF
285'-4"
TO HIGHEST PARAPET
287'-4"

116'-6"
71'-5"

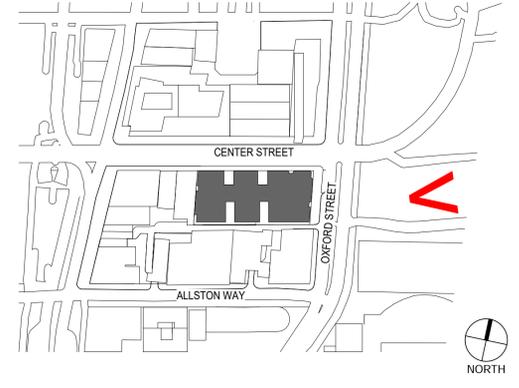
- HIGHEST GRADE: 195.17
0'-0"
- AVERAGE GRADE: 191.33
-3'-5"
- LOWEST GRADE: 187.46
-4'-5"



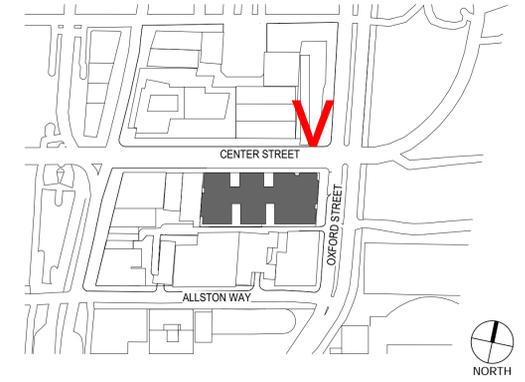
VIEW FROM UC BERKELEY CRESCENT LAWN LOOKING AT TOWER



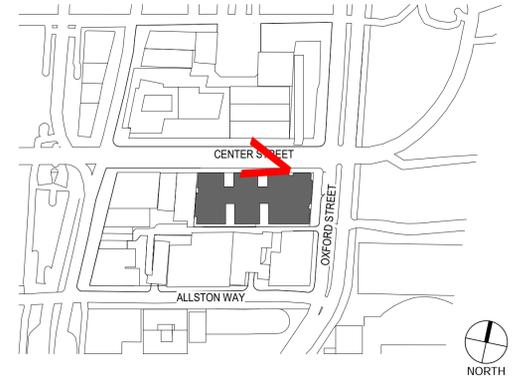
CORNER VIEW FROM OXFORD ST & CENTER ST



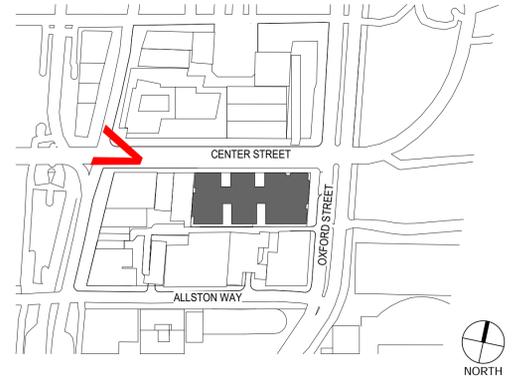
CLOSE-UP OF FACADE ON OXFORD ST.



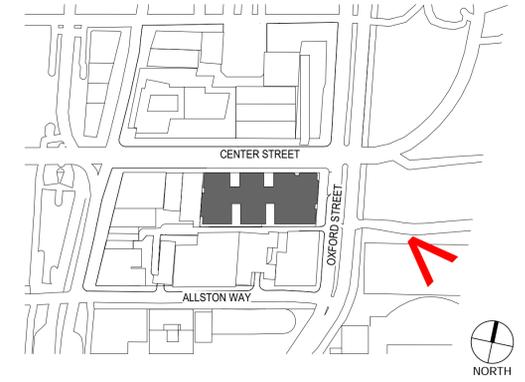
CLOSE-UP OF FACADE ON CENTER ST.



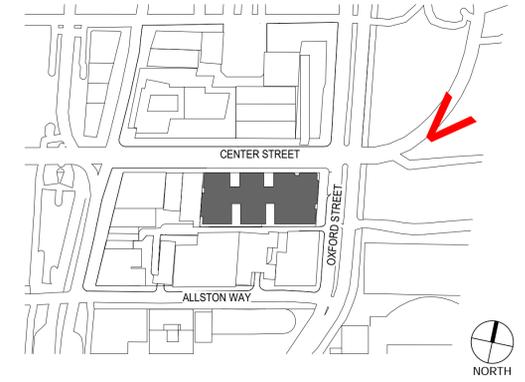
VIEW FROM CENTER ST. HIGHLIGHTING THE PEDESTRIAN EXPERIENCE



ELEVATED VIEW LOOKING AT THE WEST FACADE



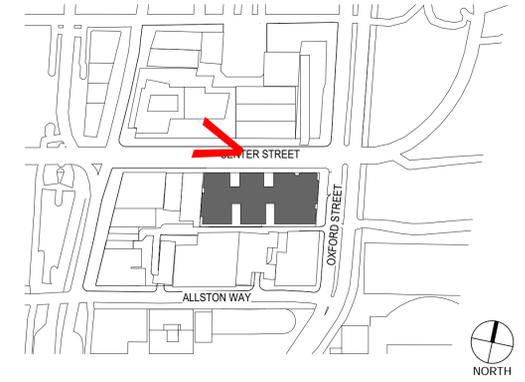
ELEVATED VIEW LOOKING AT THE EAST FACADE



VIEW FROM UC BERKELEY CRESCENT LAWN LOOKING AT TOWER (DAY VIEW)



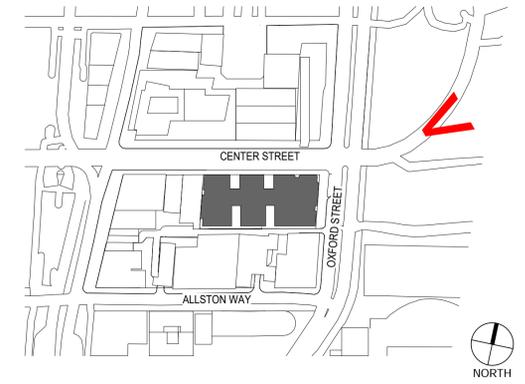
VIEW FROM UC BERKELEY CRESCENT LAWN LOOKING AT TOWER (NIGHT VIEW)



VIEW FROM CENTER ST. LOOKING EAST (DAY VIEW)

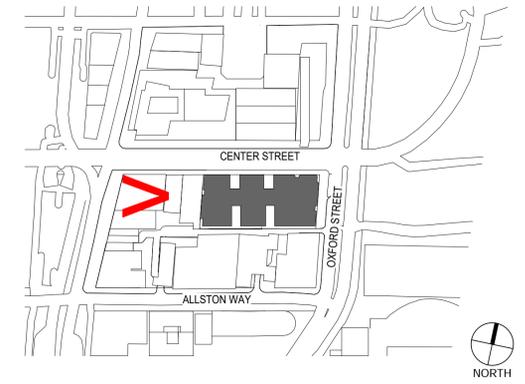


VIEW FROM CENTER ST. LOOKING EAST (NIGHT VIEW)

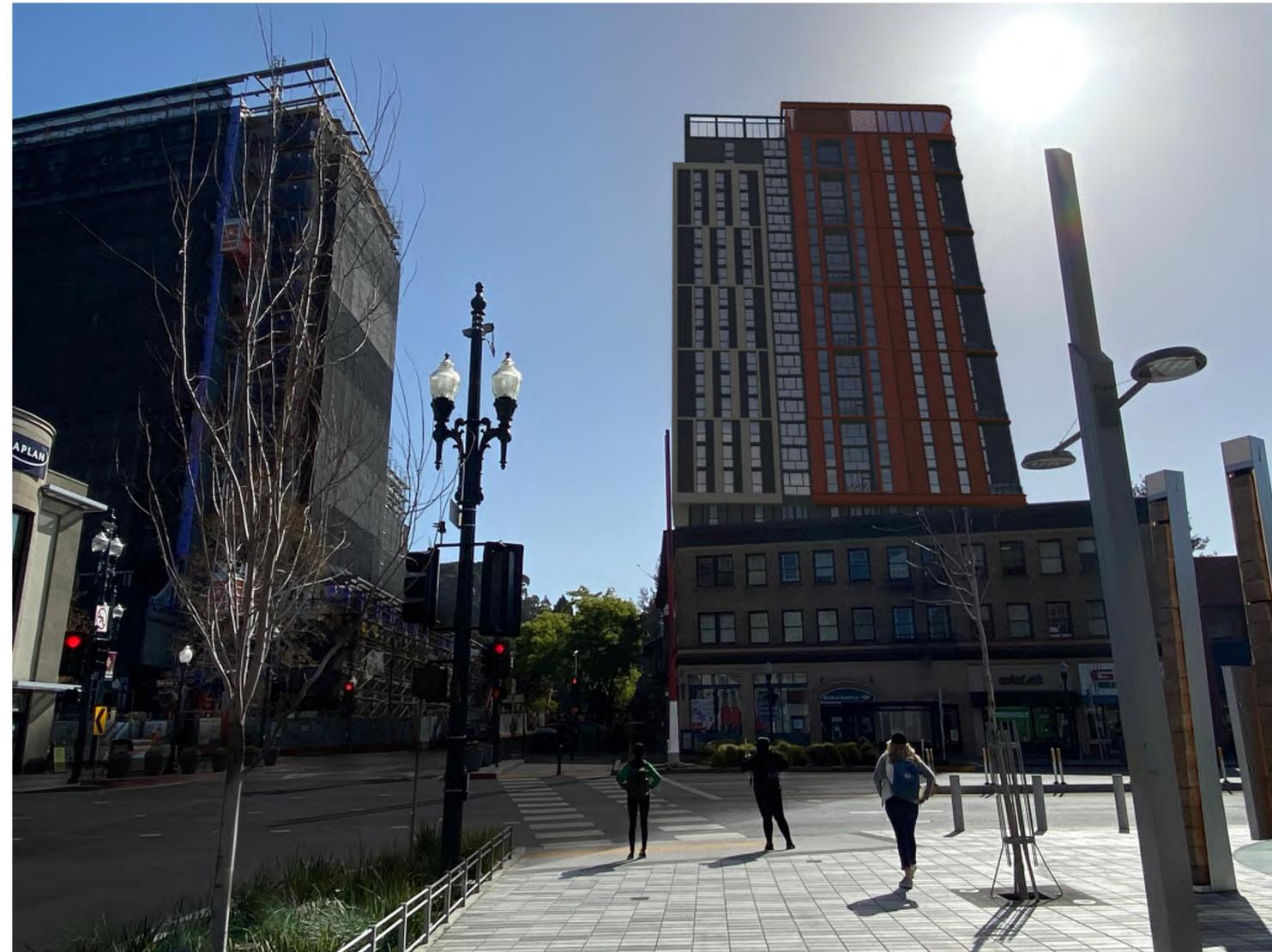


LOOKING WEST FROM CRESCENT LAWN (EXISTING)

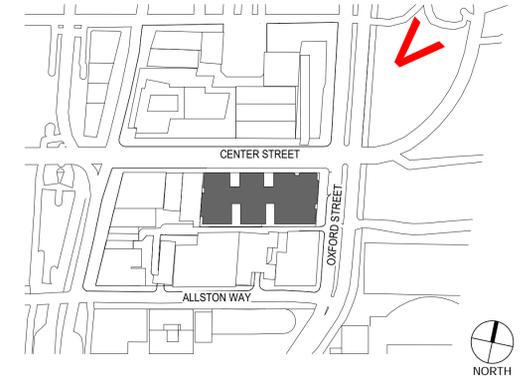
LOOKING WEST FROM CRESCENT LAWN (PROPOSED)



LOOKING EAST FROM CENTER ST (EXISTING)



LOOKING EAST FROM CENTER ST (PROPOSED)



LOOKING SOUTHWEST FROM CRESCENT LAWN (EXISTING)



LOOKING SOUTHWEST FROM CRESCENT LAWN (PROPOSED)

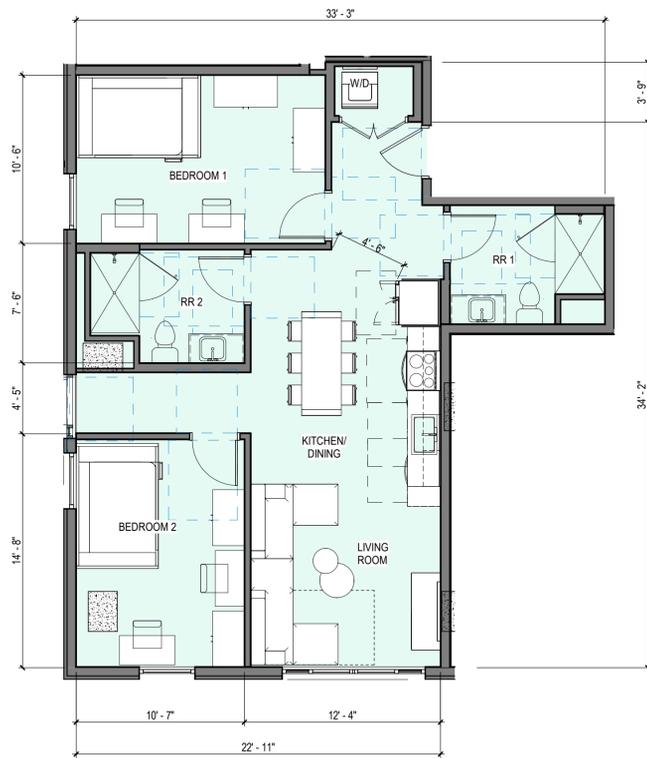


UNIT PLAN - 1/1 STUDIO
SCALE: 3/16" = 1'-0"

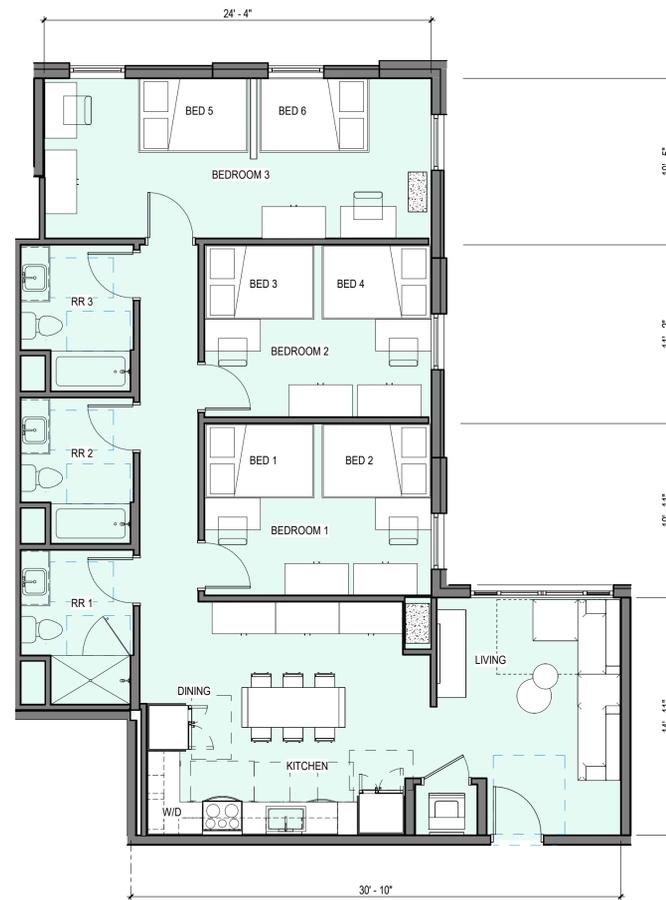
UNIT PLAN - STUDIO
SCALE: 3/16" = 1'-0"



UNIT PLAN - 2+2BD 2BA
SCALE: 3/16" = 1'-0"



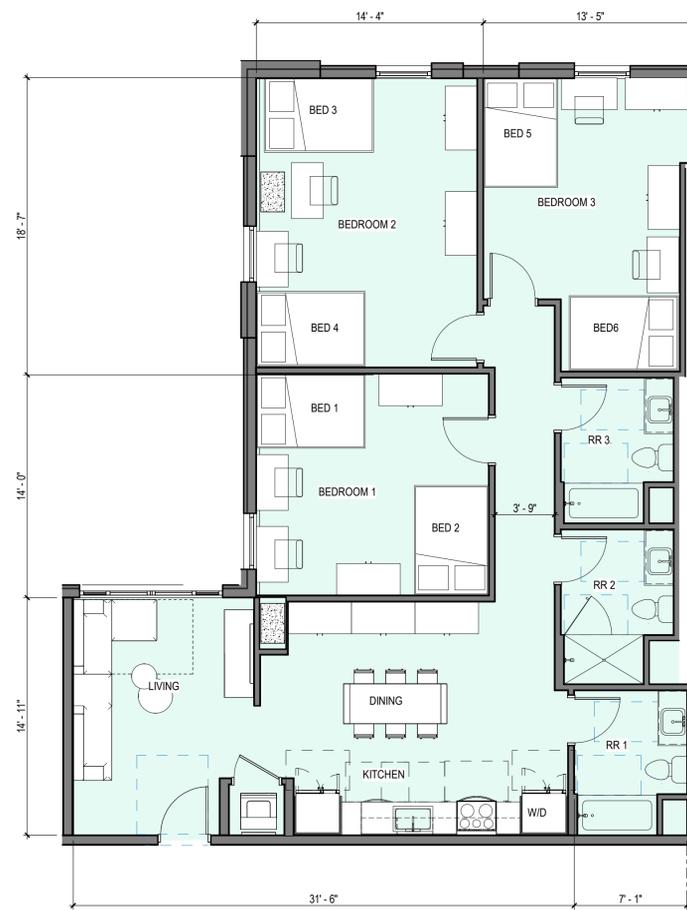
UNIT PLAN - 2BD BUNK 2BA
SCALE: 3/16" = 1'-0"



UNIT PLAN - 3/3BD 3BA
SCALE: 3/16" = 1'-0"



UNIT PLAN - 3/3BD 3BA
SCALE: 3/16" = 1'-0"



UNIT PLAN - 3/3BD 3BA
SCALE: 3/16" = 1'-0"

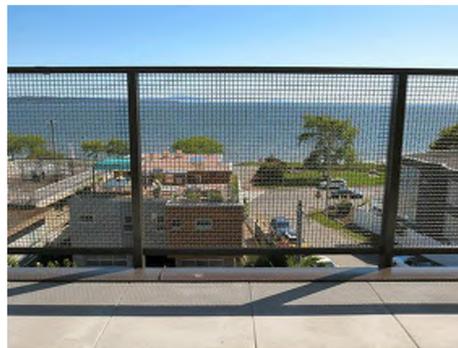


UNIT PLAN - 3/3BD 2BA
SCALE: 3/16" = 1'-0"



UNIT PLAN - 3/3BD 2BA
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-05	ALUMINUM EXTRUSION AT ROOF TRELLIS, PVDF COATED, WARM TONE
AL-06	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, RED
AL-11	METAL PANEL, RAINSCREEN SYSTEM, DARK GRAY
AL-21	PERFORATED METAL PANEL INFILL - COLOR TO MATCH EIFS-01
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
PL-01	POLYMER, WINDOW FRAME
ST-01	STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
STL-02	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-01
TL-01	TILE VENEER, RED



ALUMINUM GUARDRAIL SYSTEM



GLASS GUARDRAIL SYSTEM



CMU-01 COLORED CONCRETE MASONRY UNIT, DARK GRAY



PL-01 POLYMER WINDOW SYSTEM, DARK GRAY FRAME



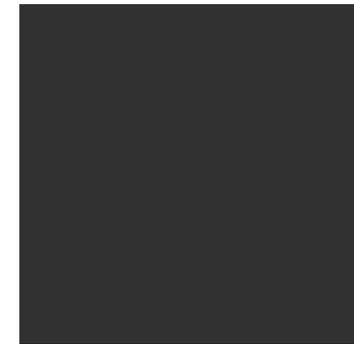
AL-01 STOREFRONT SYSTEM, DARK GRAY FRAME



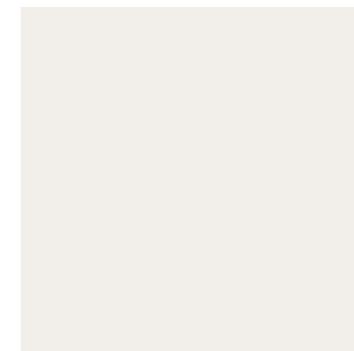
ALUMINUM PANEL/MULLION - GRAY, MATCH EIFS-02



EIFS-01 EXTERIOR INSULATION FINISHING SYSTEM - RED



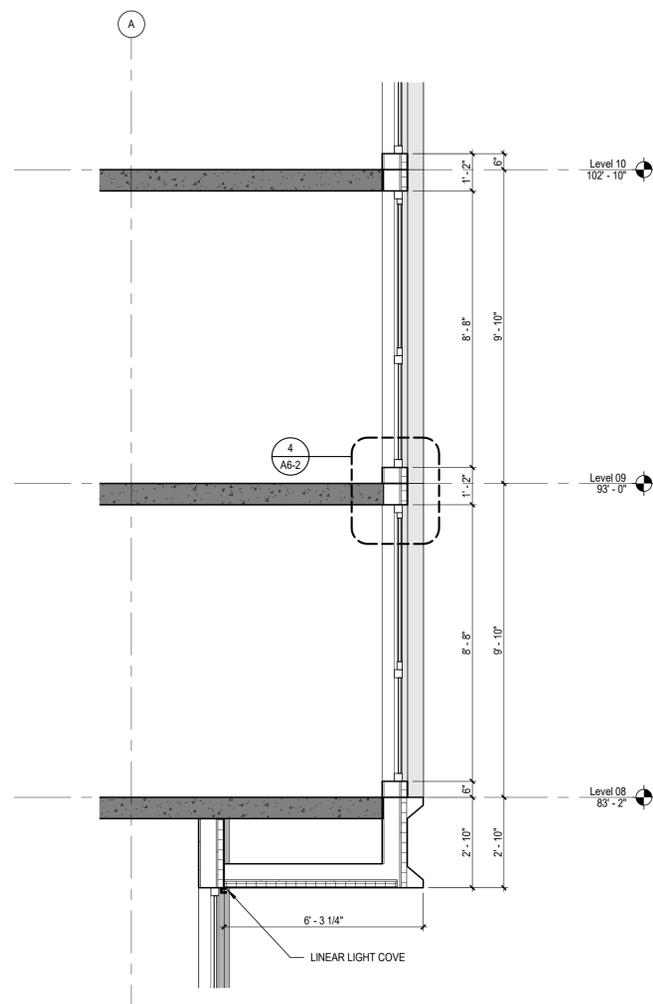
EIFS-02 EXTERIOR INSULATION FINISHING SYSTEM - GRAY



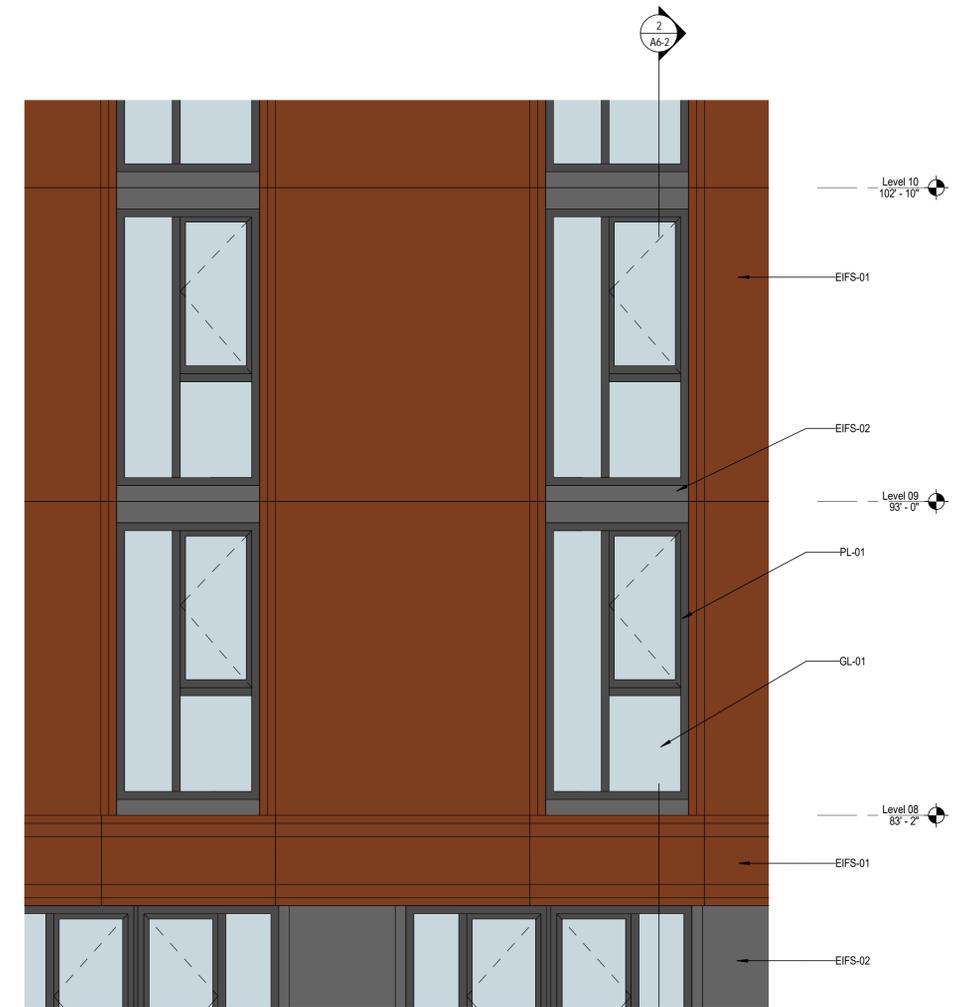
EIFS-03 EXTERIOR INSULATION FINISHING SYSTEM - WHITE



TL-01 TILE VENEER, RED

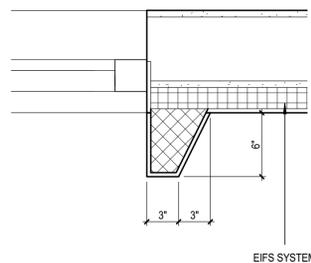


2 ENLARGED SECTION
SCALE: 3/8" = 1'-0"

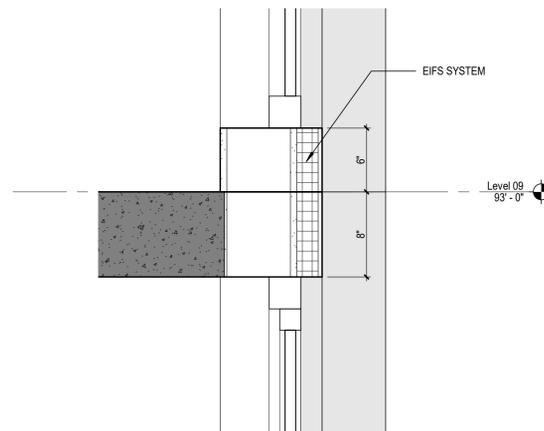


1 ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"

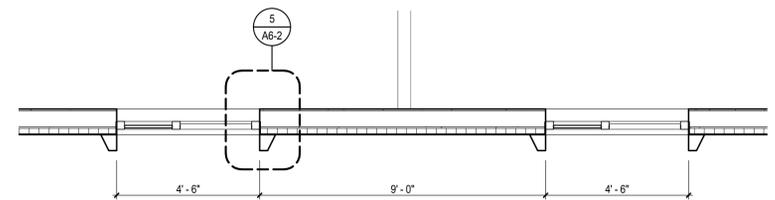
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-05	ALUMINUM EXTRUSION AT ROOF TRELLIS, PVDF COATED, WARM TONE
AL-06	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, RED
AL-11	METAL PANEL, RAINSCREEN SYSTEM, DARK GRAY
AL-21	PERFORATED METAL PANEL INFILL - COLOR TO MATCH EIFS-01
CMU-01	COLORLED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
PL-01	POLYMER, WINDOW FRAME
ST-01	STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
STL-02	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-01
TL-01	TILE VENEER, RED



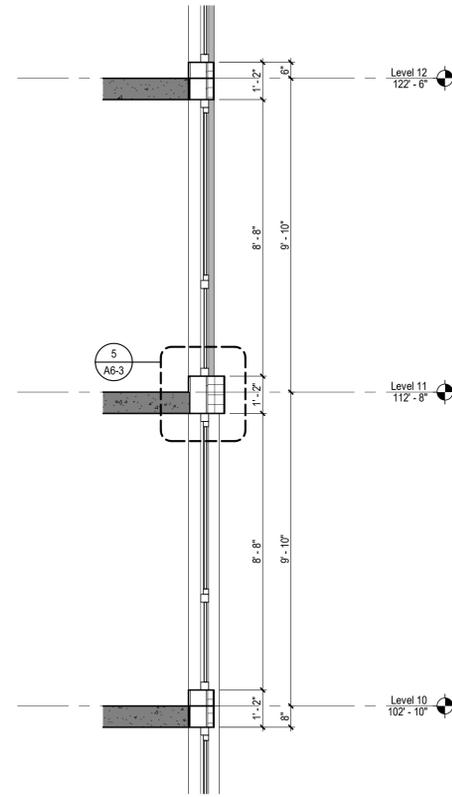
5 PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



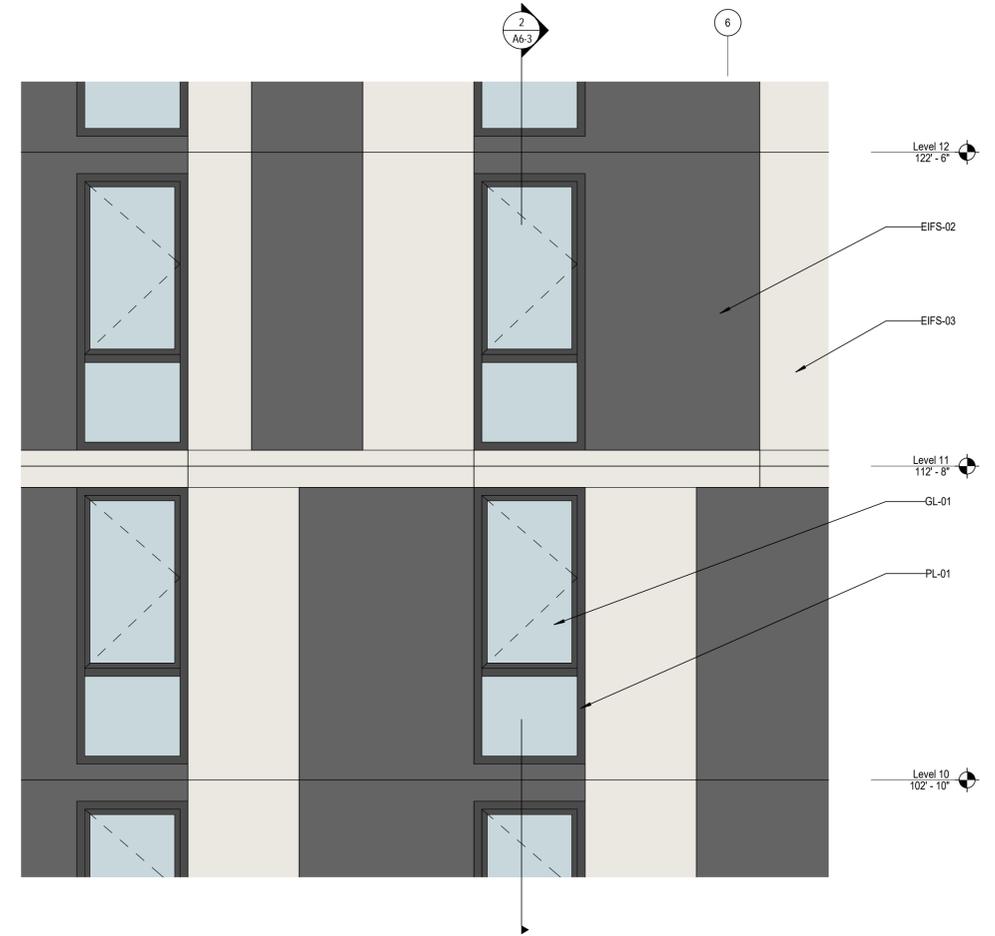
4 SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



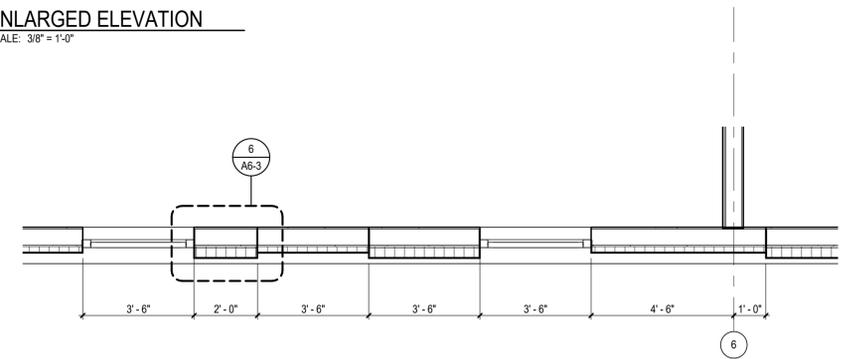
3 ENLARGED PLAN - LEVEL 8
SCALE: 3/8" = 1'-0"



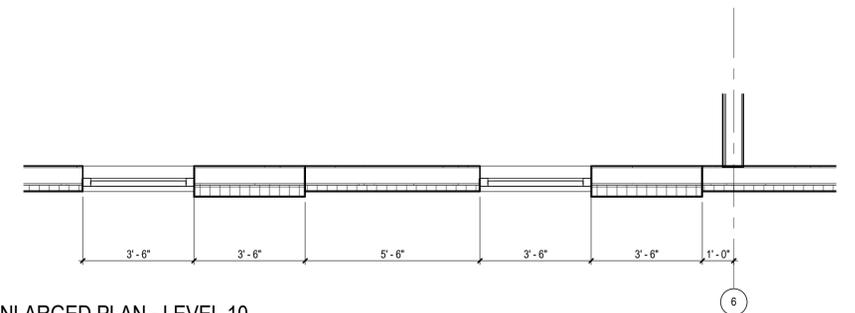
2 ENLARGED SECTION
A6-3 SCALE: 3/8" = 1'-0"



1 ENLARGED ELEVATION
A6-3 SCALE: 3/8" = 1'-0"

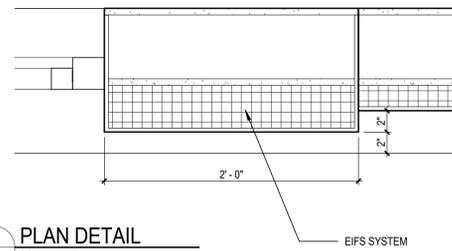


4 ENLARGED PLAN - LEVEL 11
A6-3 SCALE: 3/8" = 1'-0"

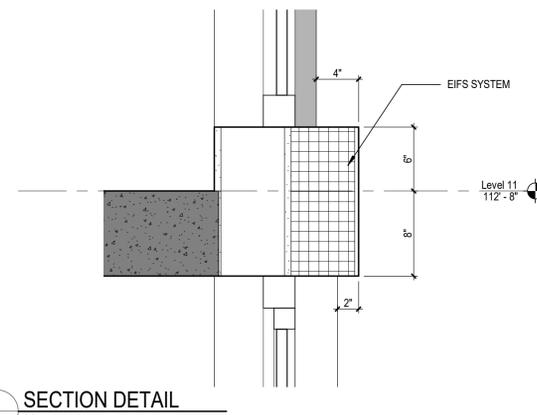


3 ENLARGED PLAN - LEVEL 10
A6-3 SCALE: 3/8" = 1'-0"

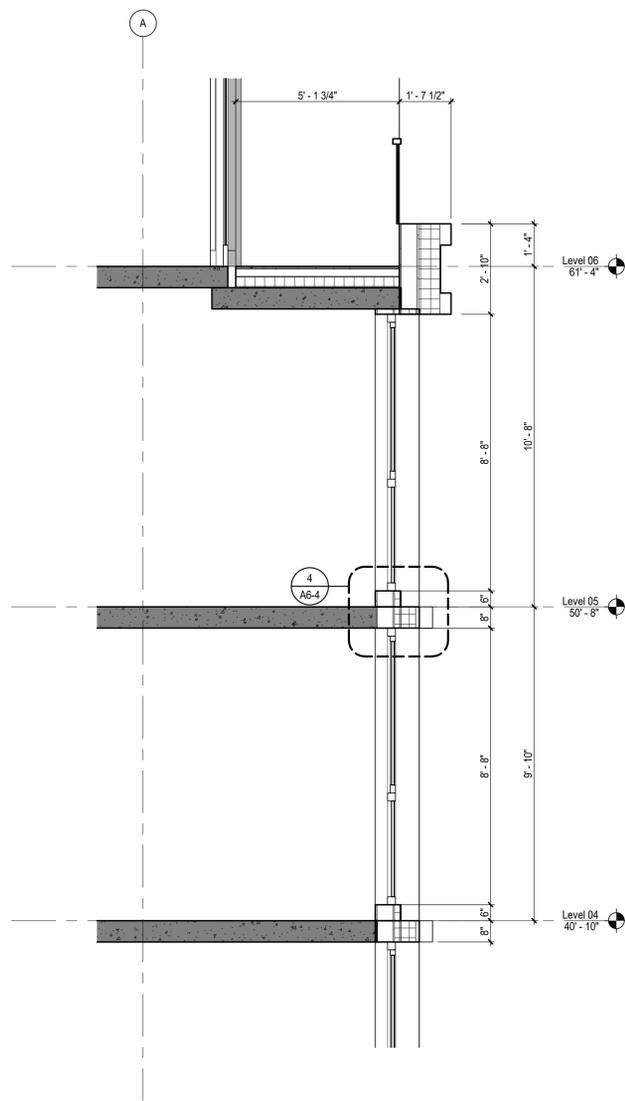
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-05	ALUMINUM EXTRUSION AT ROOF TRELLIS, PVDF COATED, WARM TONE
AL-06	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, RED
AL-11	METAL PANEL, RAINSCREEN SYSTEM, DARK GRAY
AL-21	PERFORATED METAL PANEL INFILL - COLOR TO MATCH EIFS-01
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
PL-01	POLYMER, WINDOW FRAME
ST-01	STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
STL-02	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-01
TL-01	TILE VENEER, RED



6 PLAN DETAIL
A6-3 SCALE: 1 1/2" = 1'-0"



5 SECTION DETAIL
A6-3 SCALE: 1 1/2" = 1'-0"

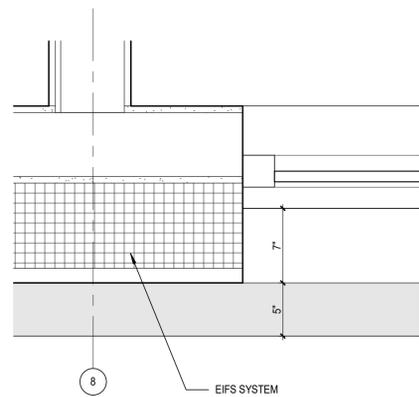


2 ENLARGED SECTION
A6-4 SCALE: 3/8" = 1'-0"

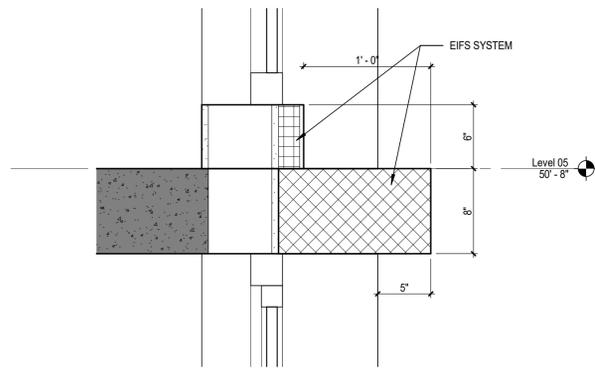


1 ENLARGED ELEVATION
A6-4 SCALE: 3/8" = 1'-0"

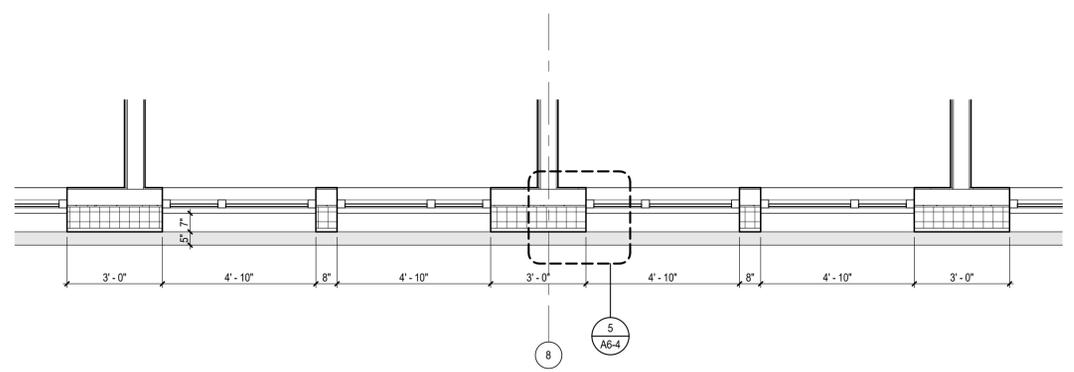
EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-05	ALUMINUM EXTRUSION AT ROOF TRELLIS, PVDF COATED, WARM TONE
AL-06	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, RED
AL-11	METAL PANEL, RAINSCREEN SYSTEM, DARK GRAY
AL-21	PERFORATED METAL PANEL INFILL - COLOR TO MATCH EIFS-01
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
PL-01	POLYMER, WINDOW FRAME
ST-01	STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
STL-02	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-01
TL-01	TILE VENEER, RED



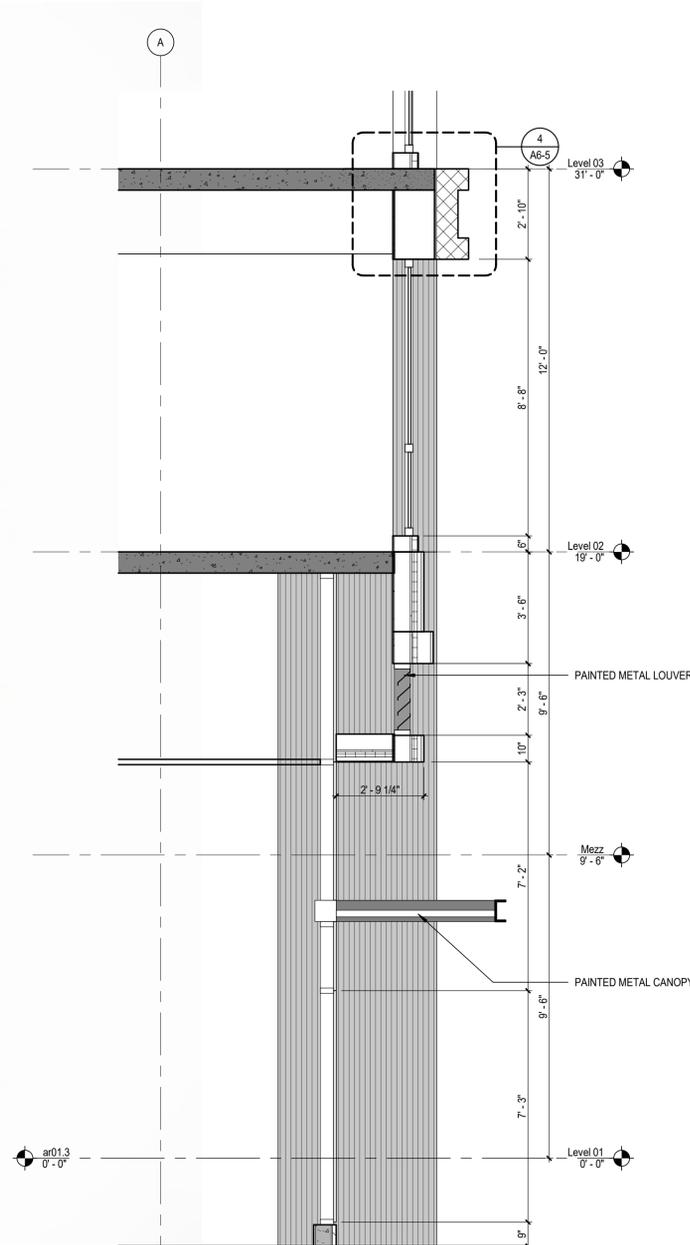
5 SECTION DETAIL
A6-4 SCALE: 1 1/2" = 1'-0"



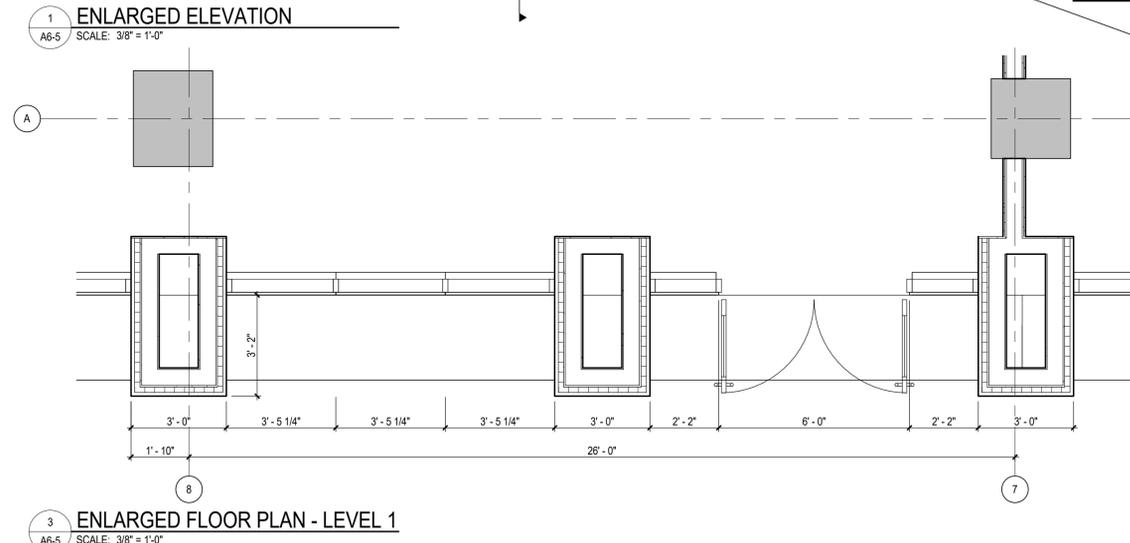
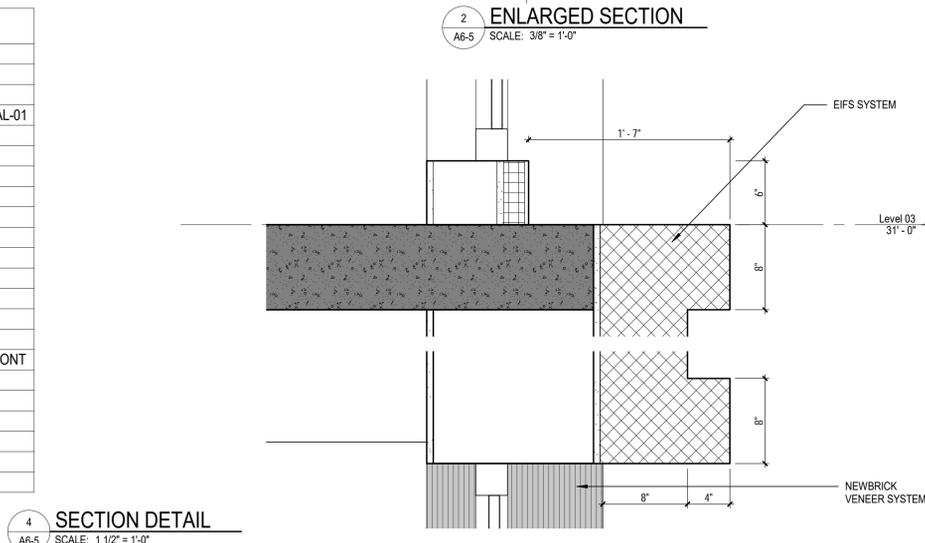
4 SECTION DETAIL
A6-4 SCALE: 1 1/2" = 1'-0"



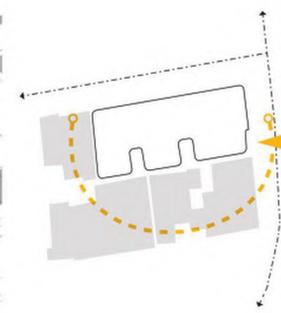
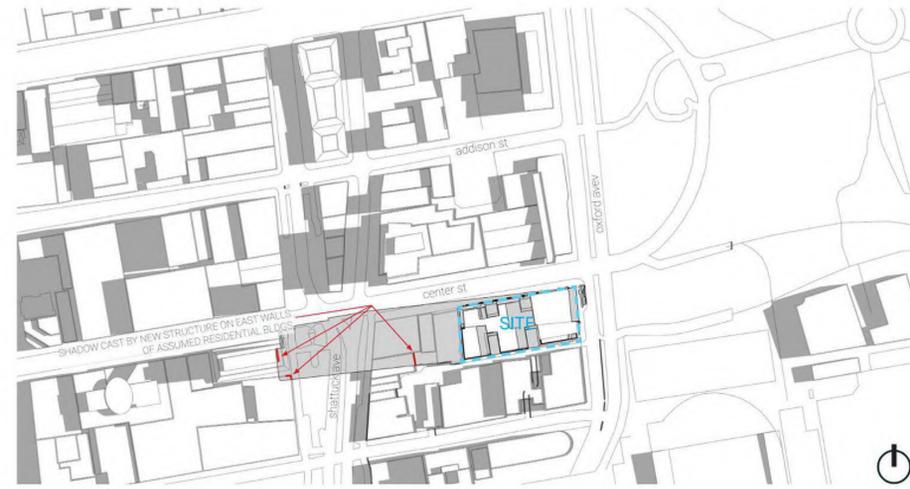
3 ENLARGED PLAN - LEVEL 5
A6-4 SCALE: 3/8" = 1'-0"



EXTERIOR FINISHES	
NAME	FINISH/SYSTEM
AL-01	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, DARK GRAY
AL-02	ALUMINUM EXTRUSION, POWDER COATED, RAILING FRAMES, COLOR TO MATCH AL-01
AL-03	ALUMINUM EXTRUSION, LOUVERS, COLOR TO MATCH AL-01
AL-04	ALUMINUM EXTRUSION, CANOPY TRELLIS, COLOR TO MATCH AL-01
AL-05	ALUMINUM EXTRUSION AT ROOF TRELLIS, PVDF COATED, WARM TONE
AL-06	ALUMINUM EXTRUSION, STOREFRONT MULLIONS, RED
AL-11	METAL PANEL, RAINSCREEN SYSTEM, DARK GRAY
AL-21	PERFORATED METAL PANEL INFILL - COLOR TO MATCH EIFS-01
CMU-01	COLORED CONCRETE MASONRY UNIT, DARK GRAY
EIFS-01	EXTERIOR INSULATION FINISHING SYSTEM, RED
EIFS-02	EXTERIOR INSULATION FINISHING SYSTEM, GRAY
EIFS-03	EXTERIOR INSULATION FINISHING SYSTEM, WARM WHITE
GL-01	INSULATED GLASS UNIT, LOW-E COATING
GL-02	1" INSULATED GLASS UNIT, LOW-E COATING, LOW IRON, TEMPERED, AT STOREFRONT
GL-11	TEMPERED LAMINATED, LOW-IRON, GLASS BALUSTRATE
PL-01	POLYMER, WINDOW FRAME
ST-01	STONE PANEL - BLACK GRANITE
STL-01	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-02
STL-02	STEEL-PAINT FINISH, COLOR TO MATCH EIFS-01
TL-01	TILE VENEER, RED

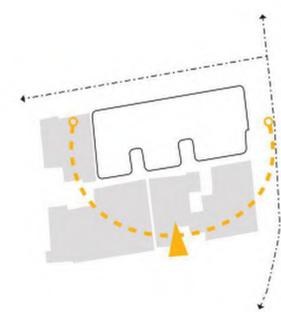


SUMMER SOLSTICE
JUNE 21 - 7:47am
 sunrise @5:47am



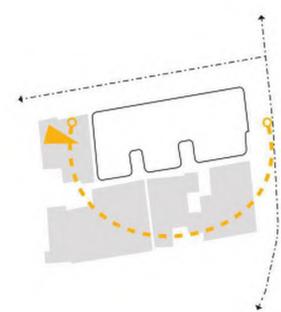
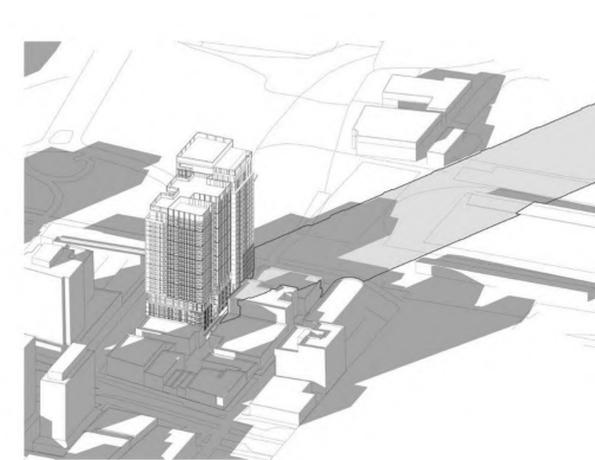
- shadows from proposed project
- shadows from existing structures
- wall shadows from proposed
- sun path / angle

SUMMER SOLSTICE
JUNE 21 - 12:00pm



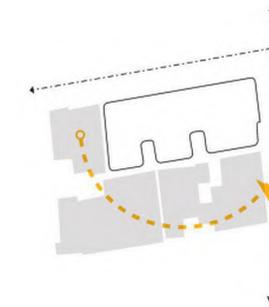
- shadows from proposed project
- shadows from existing structures
- wall shadows from proposed
- sun path / angle

SUMMER SOLSTICE
JUNE 21 - 6:35pm
 sunset @8:35pm



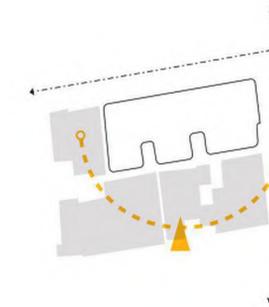
- shadows from proposed project
- shadows from existing structures
- wall shadows from proposed
- sun path / angle

EQUINOX (FALL)
 SEP 21 - 8:57am
 sunrise @6:57am



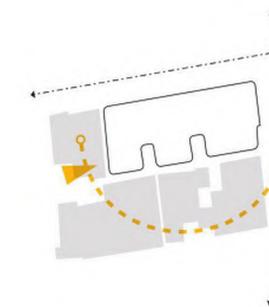
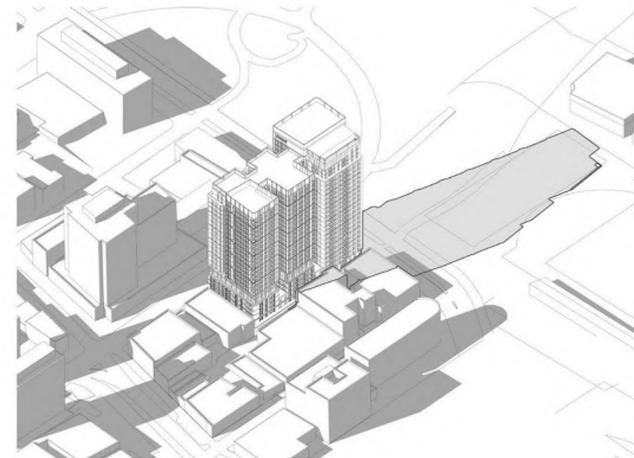
- shadows from proposed project
- shadows from existing structures
- wall shadows from proposed
- sun path / angle

EQUINOX (FALL)
 SEP 21 - 12:00pm



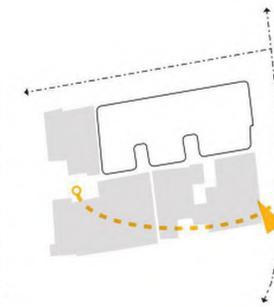
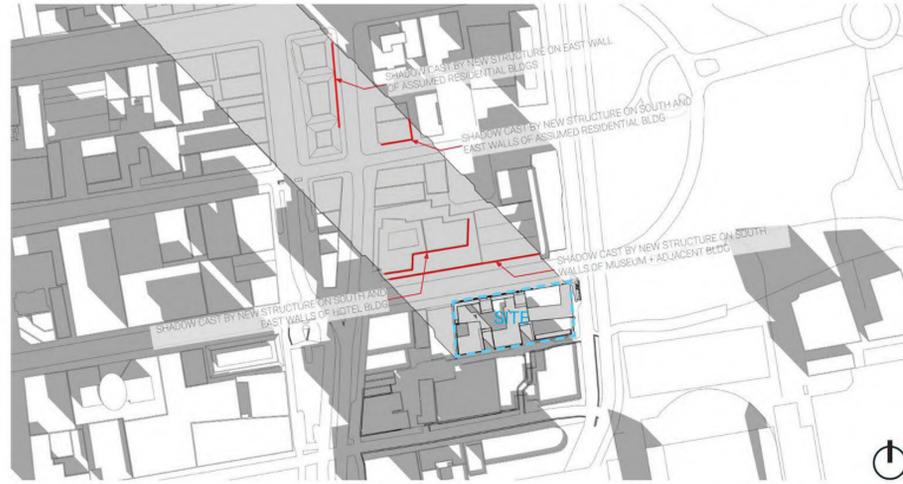
- shadows from proposed project
- shadows from existing structures
- wall shadows from proposed
- sun path / angle

EQUINOX (FALL)
 SEP 21 - 5:05pm
 sunset @7:05pm



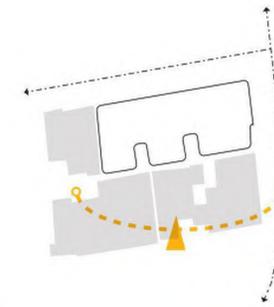
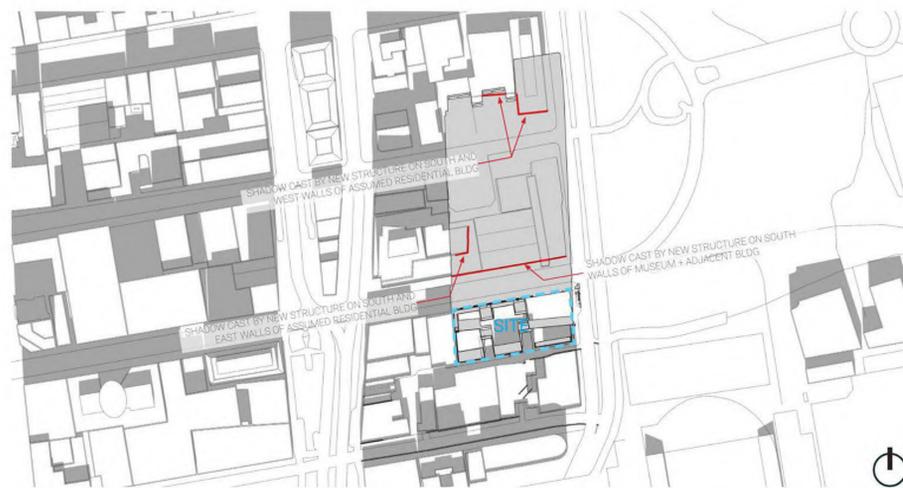
- shadows from proposed project
- shadows from existing structures
- wall shadows from proposed
- sun path / angle

WINTER SOLSTICE
 DEC 21 - 9:22am
 sunrise @7:22am



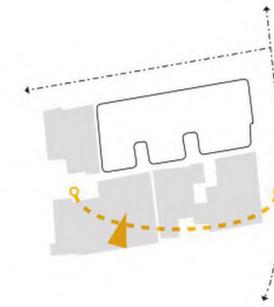
- shadows from proposed project
- shadows from existing structures
- wall shadows from proposed
- sun path / angle

WINTER SOLSTICE
 DEC 21 - 12:00pm

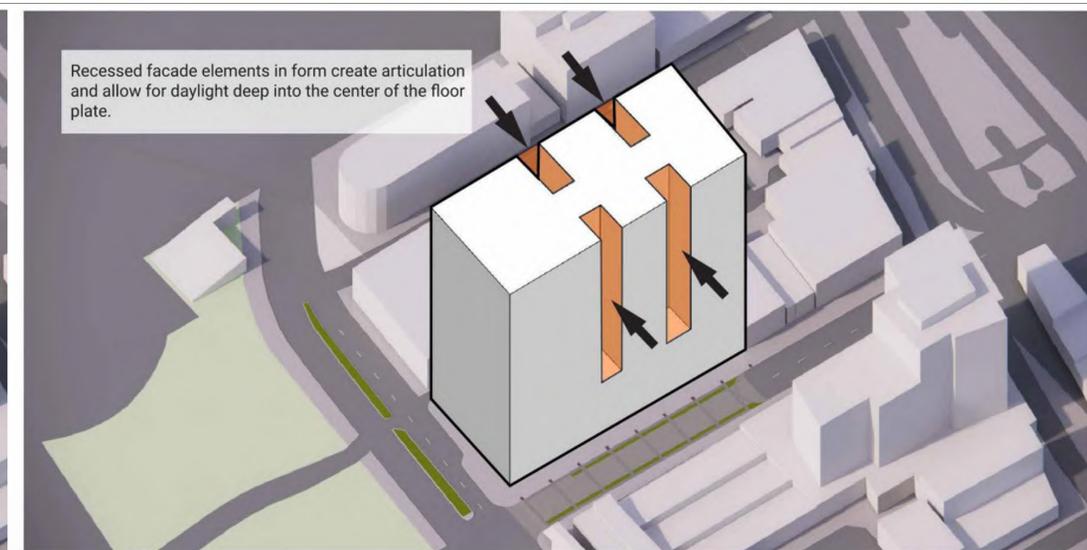
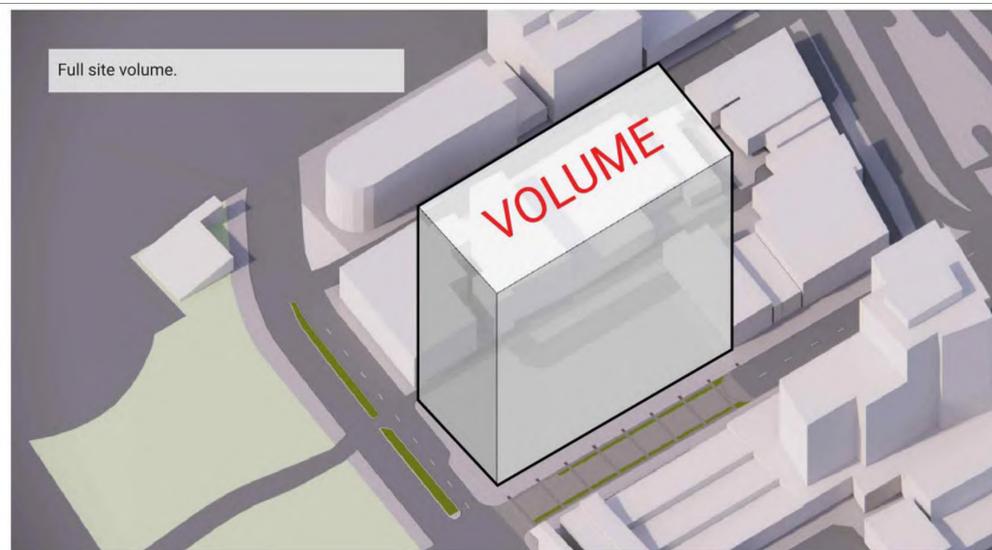


- shadows from proposed project
- shadows from existing structures
- wall shadows from proposed
- sun path / angle

WINTER SOLSTICE
 DEC 21 - 2:54pm
 sunset @4:54pm



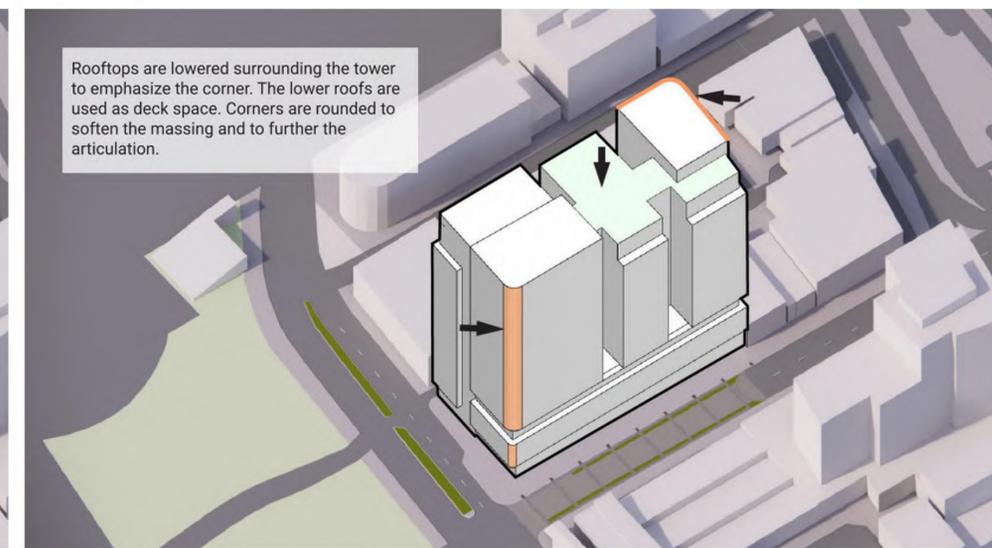
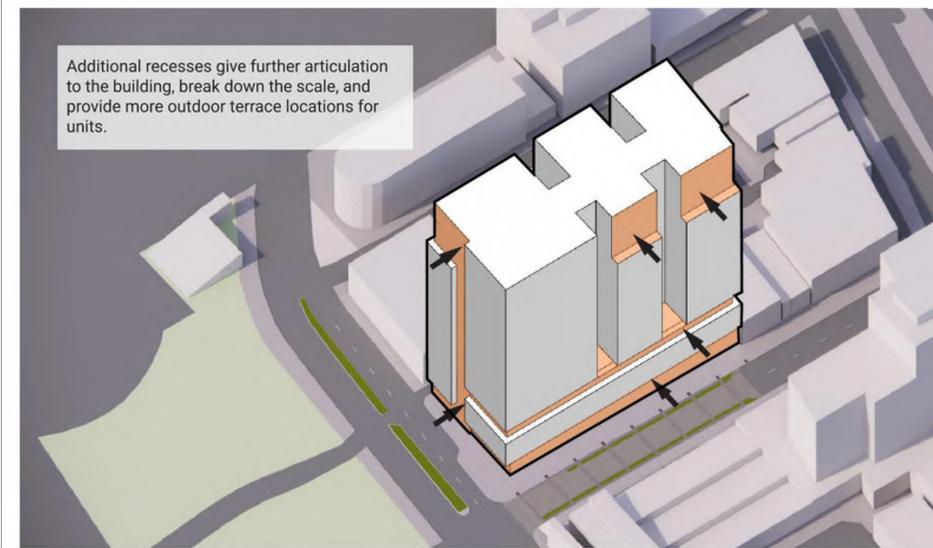
- shadows from proposed project
- shadows from existing structures
- wall shadows from proposed
- sun path / angle



00 - BLANK SITE

01 - OVERALL MASS

02 - DAYLIGHT CUTOUTS



03 - SECONDARY SEPARATIONS

04 - ROOFTOPS + FILLET

05 - BALCONY ADDITIONS

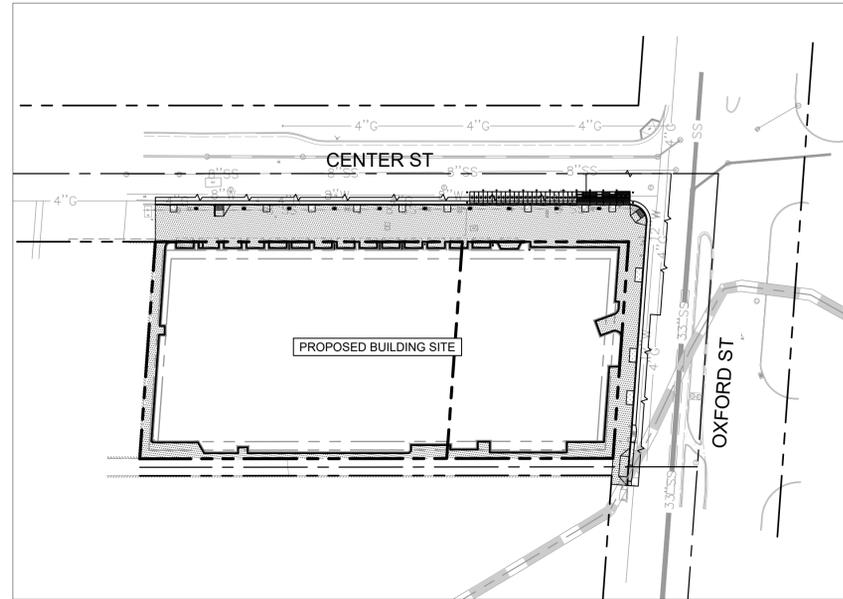


06 - GROUND RETAIL ACTIVATION

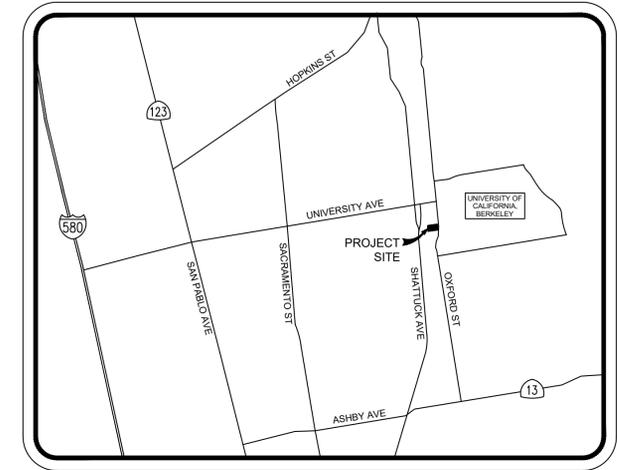
ONSITE IMPROVEMENT PLANS

FOR HUB BERKELEY

2128 OXFORD ST. + 2132-2154 CENTER ST
BERKELEY, CALIFORNIA 94704



SITE MAP
1" = 50'



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C001	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C101	DEMOLITION PLAN
C150	PRELIMINARY SITE PLAN
C151	PRELIMINARY STRIPING & SIGNAGE PLAN
C200	PRELIMINARY GRADING PLAN
C201	PRELIMINARY UTILITY PLAN
C300	PRELIMINARY STORMWATER CONTROL PLAN
C301	CITY OF BERKELEY POLLUTION PREVENTION PLAN

TYPICAL ABBREVIATIONS

AB - AGGREGATE BASE	LF - LINEAR FEET
AC - ASPHALT CONCRETE, ACRE	LP - LOW POINT
AD - AREA DRAIN	MAX - MAXIMUM
AHJ - AUTHORITY HAVING JURISDICTION	MEP - MECHANICAL / ELECTRICAL / PLUMBING
ARCH - ARCHITECTURAL	MIN - MINIMUM
ASPH - ASPHALT CONCRETE	MH - MANHOLE
BFP - BACKFLOW PREVENTER	N - NORTH
BGL - BOTTOM OF GRAVEL LAYER	NO. - NUMBER
BM - BENCHMARK	N.T.S. - NOT TO SCALE
BMP - BEST MANAGEMENT PRACTICE	O.C. - ON CENTER
BLDG - BUILDING	O.C.E.W. - ON CENTER EACH WAY
BW - BACK OF WALK	PCC - PORTLAND CEMENT CONCRETE
BS - BOTTOM OF STAIR	PIV - POST INDICATOR VALVE
CB - CATCH BASIN	PL - PROPERTY LINE
CITY - CITY OF BERKELEY	POC - POINT OF CONNECTION
CL - CENTERLINE	PUE - PUBLIC UTILITY EASEMENT
CO - CLEANOUT	PVC - POLYVINYL CHLORIDE
COMM - COMMUNICATION	R - RIDGE, RADIUS
CONC - CONCRETE	REF - REFER TO
CY - CUBIC YARD	RCP - REINFORCED CONCRETE PIPE
DI - DRAIN INLET	RW - RECLAIMED WATER
DIP - DUCTILE IRON PIPE	R/W - RIGHT-OF-WAY
DMA - DRAINAGE MANAGEMENT AREA	S - SEWER, SOUTH
DS - DOWNSPOUT	SD - STORM DRAIN
DTL - DETAIL	SF - SQUARE FEET
DW - DOMESTIC WATER	SPPWC - "GREENBOOK" STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
DWG - DRAWING	STA - STATION
E - EAST	STD - STANDARD
EC - END OF CURVE	SS - SANITARY SEWER
EG - EXISTING GRADE	SSPWC - "GREENBOOK" STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
ELEC - ELECTRIC	SSWR - SANITARY SEWER
ESMT - EASEMENT	SW - SIDEWALK
EP - EDGE OF PAVEMENT	T - TELEPHONE, TRANSFORMER
EX - EXISTING	TC - TOP OF CURB
FDC - FIRE DEPARTMENT CONNECTION	TCM - TREATMENT CONTROL MEASURE
FF - FINISHED FLOOR	TEMP - TEMPORARY
FG - FINISHED GRADE	TG - TOP OF GRATE
FH - FIRE HYDRANT	TGL - TOP OF GRAVEL LAYER
FL - FLOW LINE	TS - TOP OF STAIR
FS - FINISHED SURFACE	TSL - TOP OF SOIL LAYER
FW - FIRE WATER	TW - TOP OF WALL
GB - GRADE BREAK	TYP - TYPICAL
GI - GREASE INTERCEPTOR	VIF - VERIFY IN FIELD
HDPE - HIGH-DENSITY POLYETHYLENE	W - WATER, WEST
HP - HIGH POINT	XX.XX - PROPOSED ELEVATION
IMP - INTEGRATED MANAGEMENT PRACTICE	(XX.XX) - EXISTING ELEVATION
INV - INVERT	
IRR - IRRIGATION WATER	
JB - JUNCTION BOX	

SITE INFORMATION

ADDRESS: 2128 OXFORD ST. + 2132-2154 CENTER ST
BERKELEY, CALIFORNIA 94704
APN: 057 203100101, 057 203101300
SITE AREA: 435.523 SF/40.82 AC
EXISTING ZONING: C-DMU CORE
SPECIFIC PLAN: N/A
PROPOSED ZONING: NO CHANGE
EXISTING USE: RETAIL
PROPOSED USE: MIXED-USE (HIGH-DENSITY RESIDENTIAL & RETAIL)

FEMA FLOOD ZONE

ZONE: ZONE X, AREA OF MINIMAL FLOOD HAZARD
DEFINITION: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE
MAP NUMBER: 06001C0057G
MAP DATE: 08/03/2009

GEOTECHNICAL REPORT

THE GEOTECHNICAL REPORT AND ALL SUBSEQUENT ISSUED REVISIONS AND ADDENDA SHALL BE CONSIDERED PART OF THESE DESIGN DOCUMENTS.

REFER TO THE GEOTECHNICAL ENGINEERING INVESTIGATION PREPARED BY ROCKRIDGE GEOTECHNICAL, DATED SEPTEMBER 25TH, 2023, IDENTIFIED AS 23-2370.

BASIS OF BEARINGS NOTE

BEARINGS SHOWN ON THIS MAP ARE REFERENCED TO THE CCS83, ZONE 3 GRID, [CSRS EPOCH 2017.50 NAD83(2011)] THIS SURVEY TIES TO CGPS STATIONS "OHLN", "P224", "TIBB", "MHDL", "P223", AND "P262" OF THE CSRS, THE LATITUDE AND LONGITUDE OF WHICH WERE HELD FIXED, OR PARTIALLY FIXED, IN A LEAST SQUARES ADJUSTMENT. SEE SURVEYOR'S NOTES AND TIES TO CALIFORNIA SPATIAL REFERENCE SYSTEM DIAGRAM.

BENCHMARK NOTE

CITY OF BERKELEY DATUM ELEVATIONS REFERENCED TO CITY BENCHMARK "B1552" (FOUND MONUMENT 209), ELEVATION 204.04 FEET.

SEE SURVEYOR'S NOTES AND TIES TO CALIFORNIA SPATIAL REFERENCE SYSTEM DIAGRAM.

UTILITY PURVEYORS

WATER SERVICE EBMUD 1947 CENTER STREET BERKELEY, CA 94704 (510) 287-1008	GAS & ELECTRIC SERVICE PG&E 300 LAKESIDE DR. OAKLAND, CA 94612 PAUL CARR (510) 437-2887
SEWER SERVICE CITY OF BERKELEY 2180 MILVIA ST. #3 BERKELEY, CA 94704 (510) 981-6300	

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KHA PROJECT
197297002
DATE
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CHECKED BY NM

COVER SHEET

HUB BERKELEY
PREPARED FOR
CORE SPACES



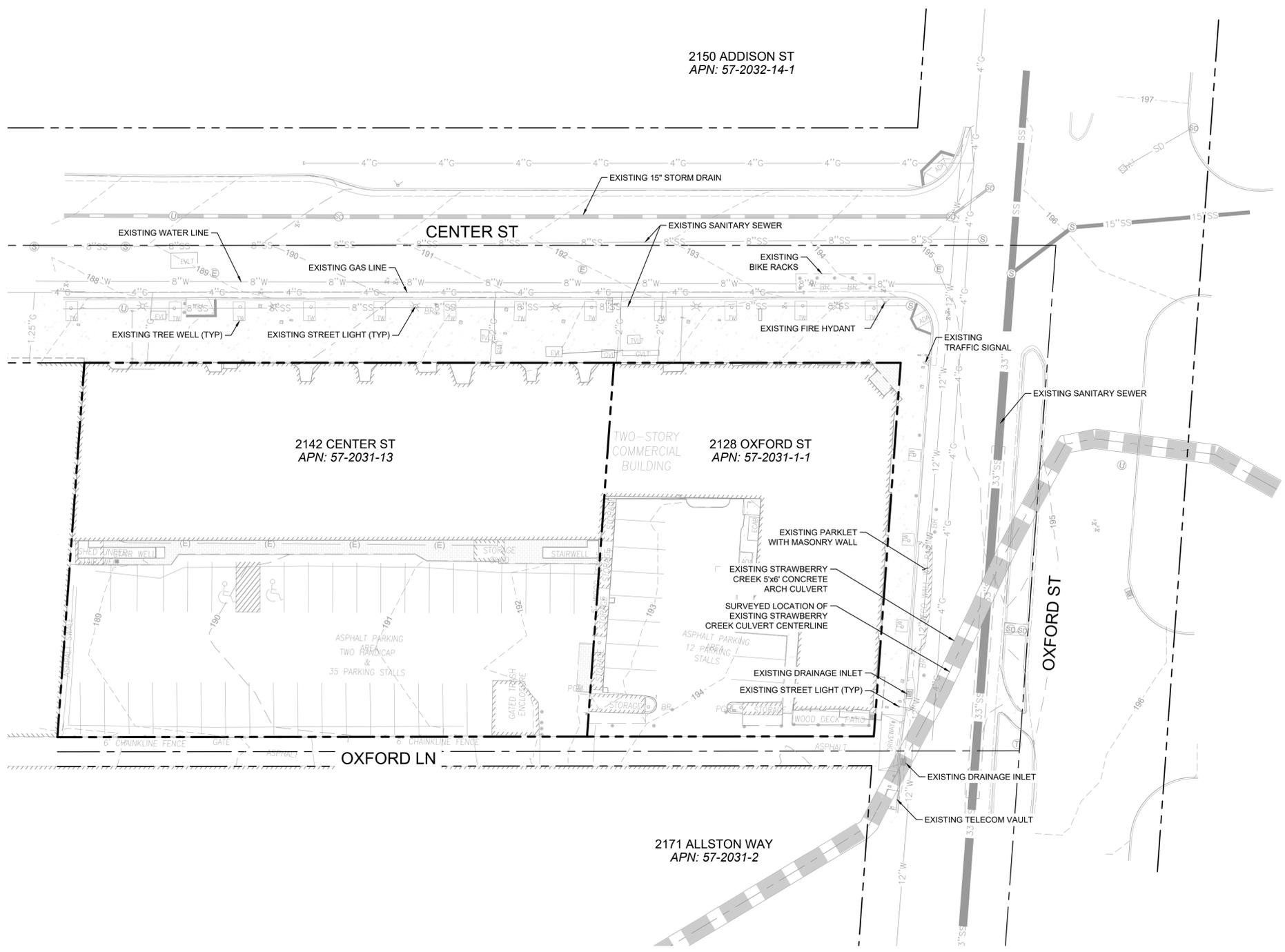
SHEET NUMBER
C001

BERKELEY

CA

REVISIONS
No. DATE BY

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LEGEND

---	PROPERTY LINE
---	CENTER LINE
---	EASEMENT LINE
---	EXISTING SURFACE CONTOUR

- GENERAL NOTES**
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ALTA/SPS LAND TITLE SURVEY PREPARED BY GUIDA SURVEYING INC. WITH DATA COLLECTED FROM A FIELD SURVEY PERFORMED IN FEBRUARY 2021.
 - THE LOCATIONS AND EXISTENCE OF ALL UNDERGROUND UTILITY LINES SHOWN ON THIS PLAN HAVE NOT BEEN CONFIRMED. THE INFORMATION SHOWN HEREON IS APPROXIMATE AND ASSUMED BASED ON ABOVE GROUND VISUAL EVIDENCE AND RECORD DRAWINGS PROVIDED BY THE CITY OF BERKELEY.

ABBREVIATIONS

BR	BIKE RACK
BLDG	BUILDING
E	ELECTRICAL
FS	FINISHED SURFACE
G	GAS
S	SANITARY SEWER
SCO	SEWER CLEANOUT
SD	STORM DRAIN
ST	STREET LIGHTING
T	TELECOMMUNICATION
TS	TRAFFIC SIGNAL
TW	TREE WELL
U	UNKNOWN UTILITY
VLT	VAULT
W	WATER

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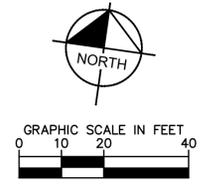
KHA PROJECT	197297002
DATE	01/15/2024
SCALE AS SHOWN	AS SHOWN
DESIGNED BY	JP
DRAWN BY	JP
CHECKED BY	NM

EXISTING CONDITIONS PLAN

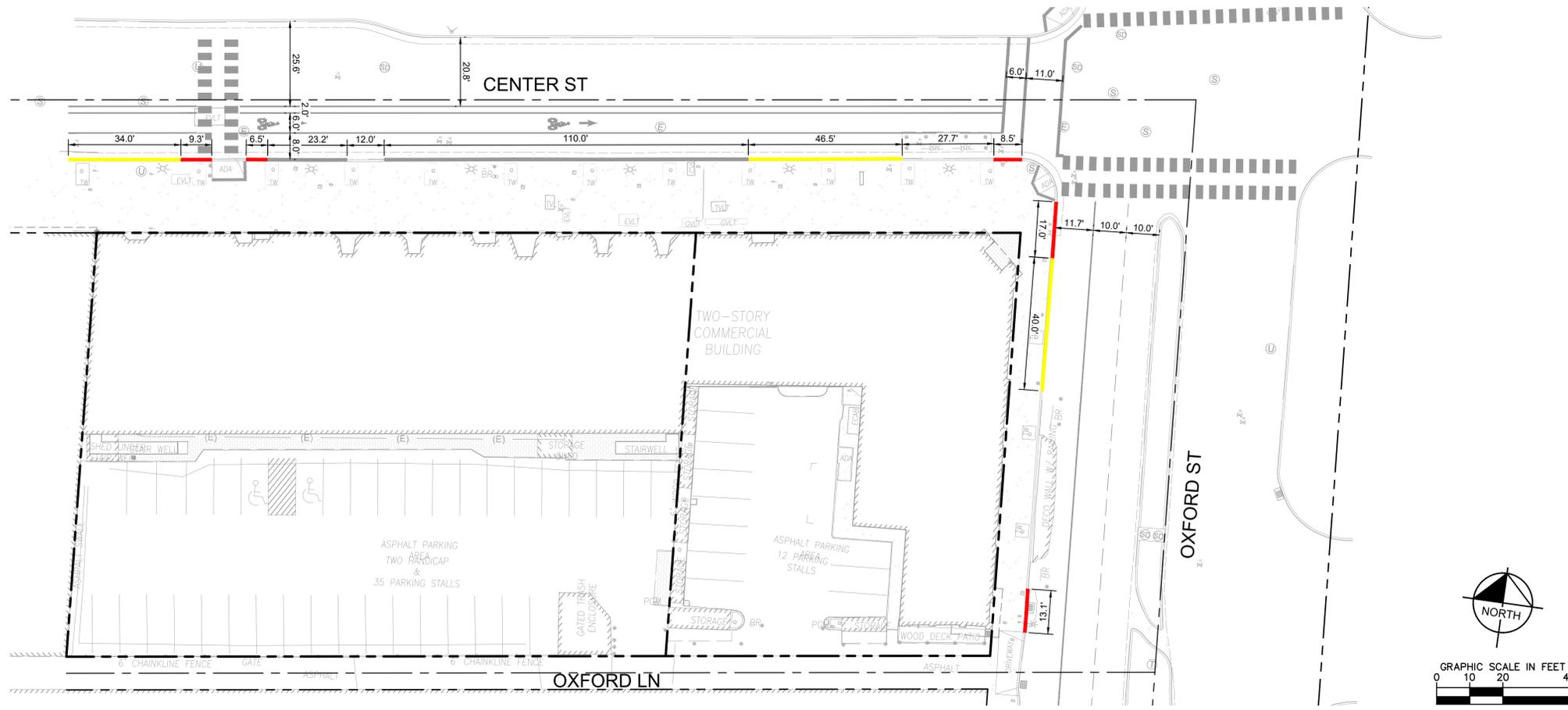
HUB BERKELEY
 PREPARED FOR
CORE SPACES

BERKELEY CA

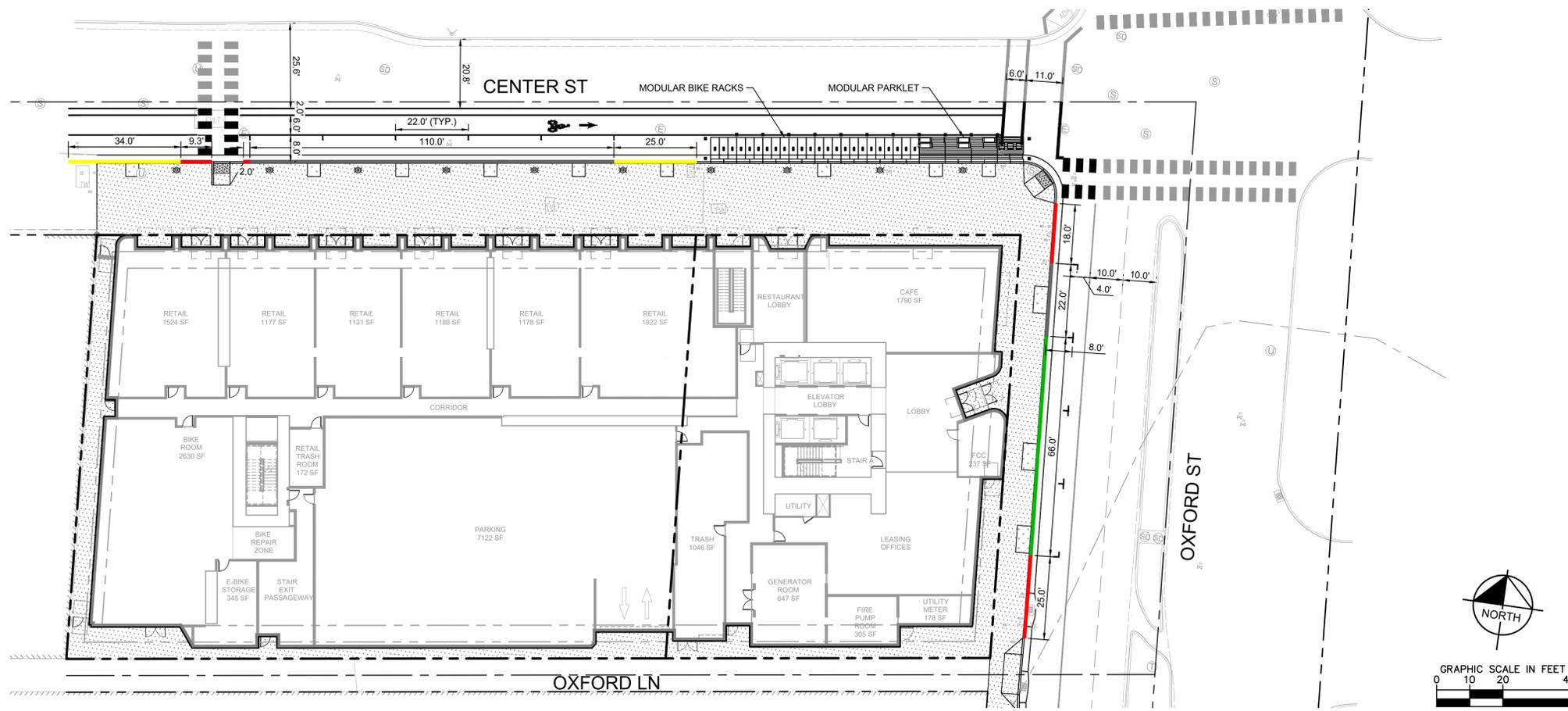
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EXISTING STRIPING CONDITIONS



PROPOSED STRIPING CONDITIONS

LEGEND

	PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	CURB - PARKING
	PAINT CURB YELLOW - COMMERCIAL LOADING (30 MINUTES MAX)
	PAINT CURB RED - NO PARKING
	PAINT CURB GREEN - SHORT TERM PARKING (10 MINUTES)

No.	REVISIONS	DATE	BY

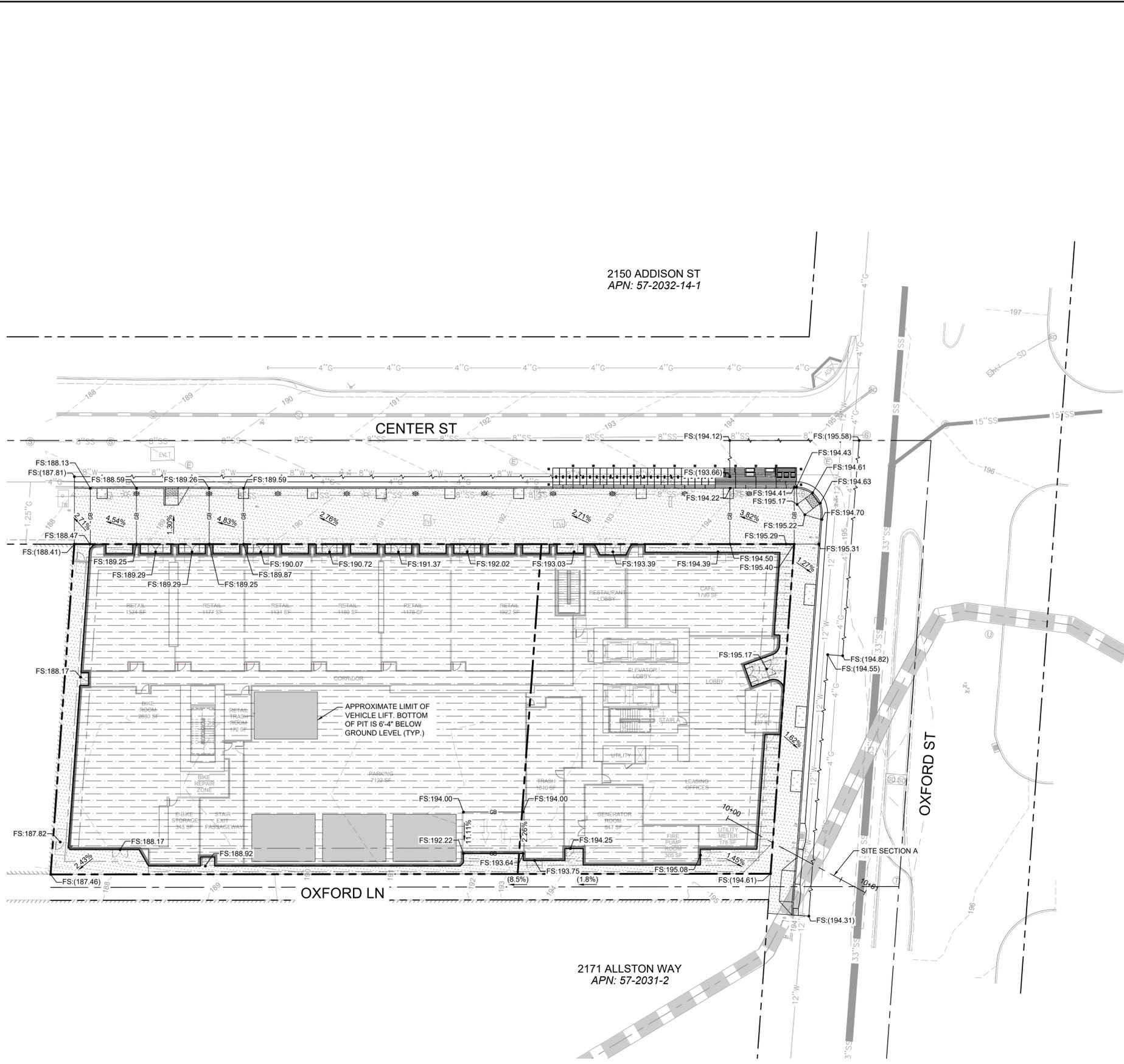
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DATE	01/15/2024
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CHECKED BY	NM

PRELIMINARY STRIPING & SIGNAGE PLAN

HUB BERKELEY
 PREPARED FOR
CORE SPACES

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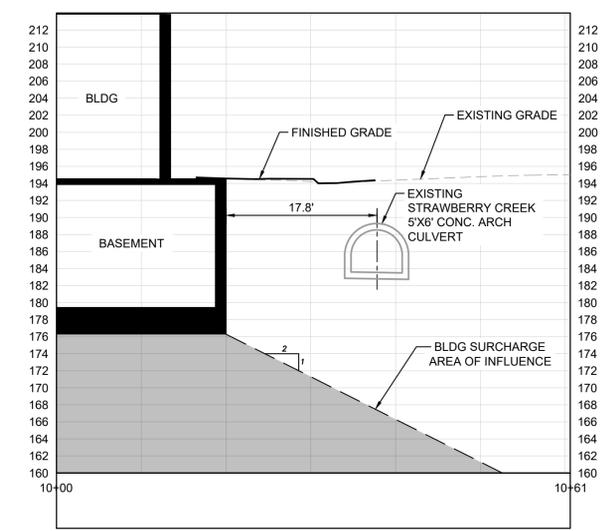
LEGEND

	PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	BUILDING WALL (AT GROUND LEVEL)
	BUILDING OVERHANG
	APPROXIMATE LIMIT OF LOWER LEVEL (LOWER LEVEL FLOOR IS 15' BELOW GROUND LEVEL)
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING GROUND SLOPE
	PROPOSED GROUND SLOPE

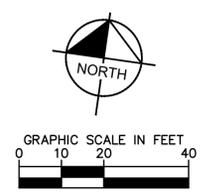
- ### GENERAL NOTES
- THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY GUIDA SURVEYING INC. WITH DATA COLLECTED FROM A FIELD SURVEY PERFORMED IN FEBRUARY 2021.
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ABBREVIATIONS

FS	FINISHED SURFACE
SD	STORM DRAIN
SS	SANITARY SEWER



SITE SECTION A
HORIZONTAL: 1"=20'
VERTICAL: 1"=20'



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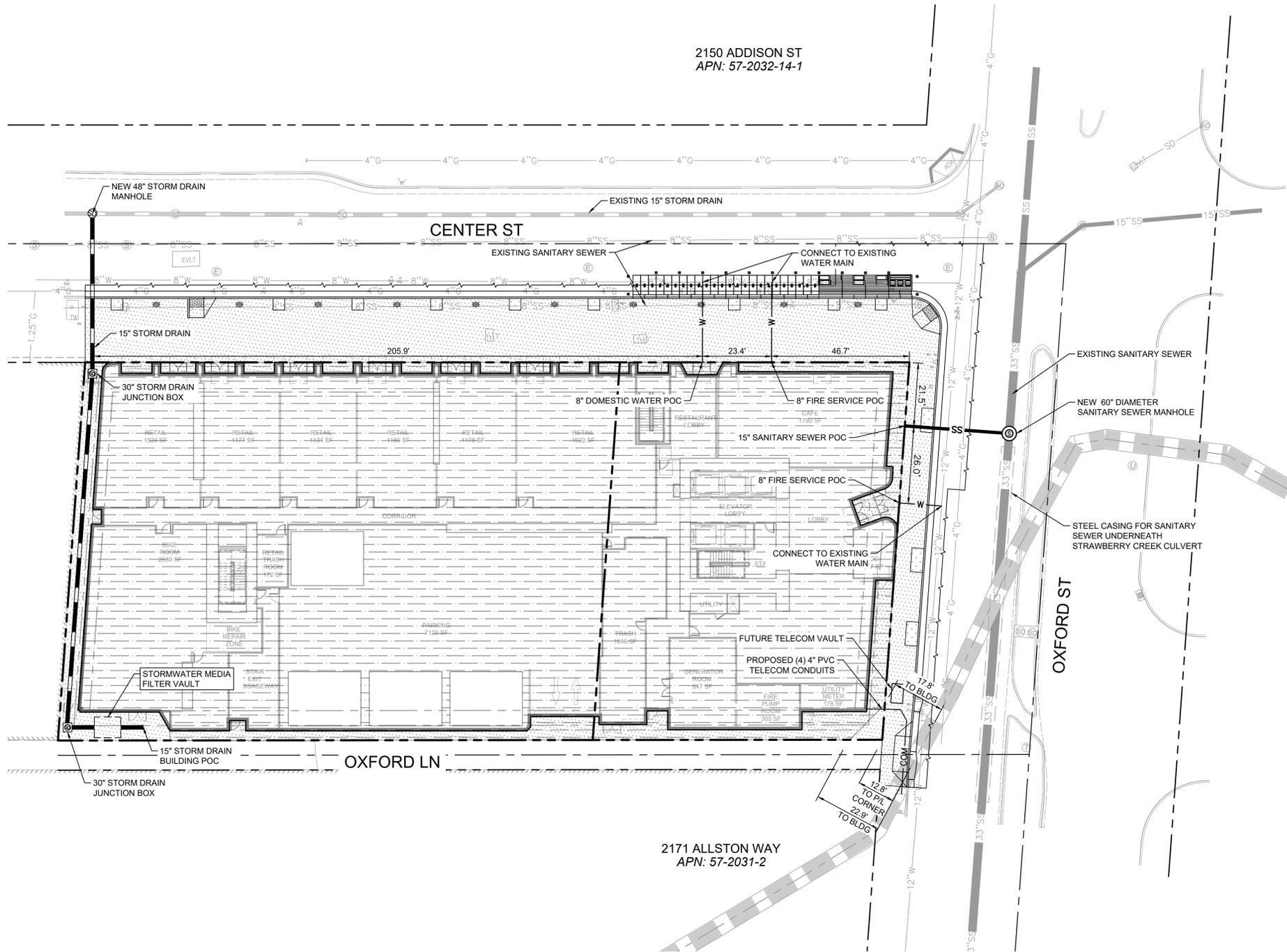
PRELIMINARY GRADING PLAN

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CORE SPACES

BERKELEY CA

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2150 ADDISON ST
APN: 57-2032-14-1

2171 ALLSTON WAY
APN: 57-2031-2

LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- BUILDING WALL (AT GROUND LEVEL)
- BUILDING OVERHANG
- APPROXIMATE LIMIT OF LOWER LEVEL (LOWER LEVEL FLOOR IS 15' BELOW GROUND LEVEL)

GENERAL NOTES

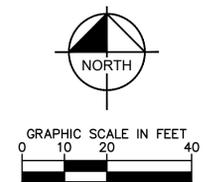
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UTILITY NOTES

- CONTRACTOR SHALL COORDINATE WITH EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD) FOR DOMESTIC AND FIRE WATER CONNECTIONS.

ABBREVIATIONS

- FS FINISHED SURFACE
- SD STORM DRAIN
- SS SANITARY SEWER



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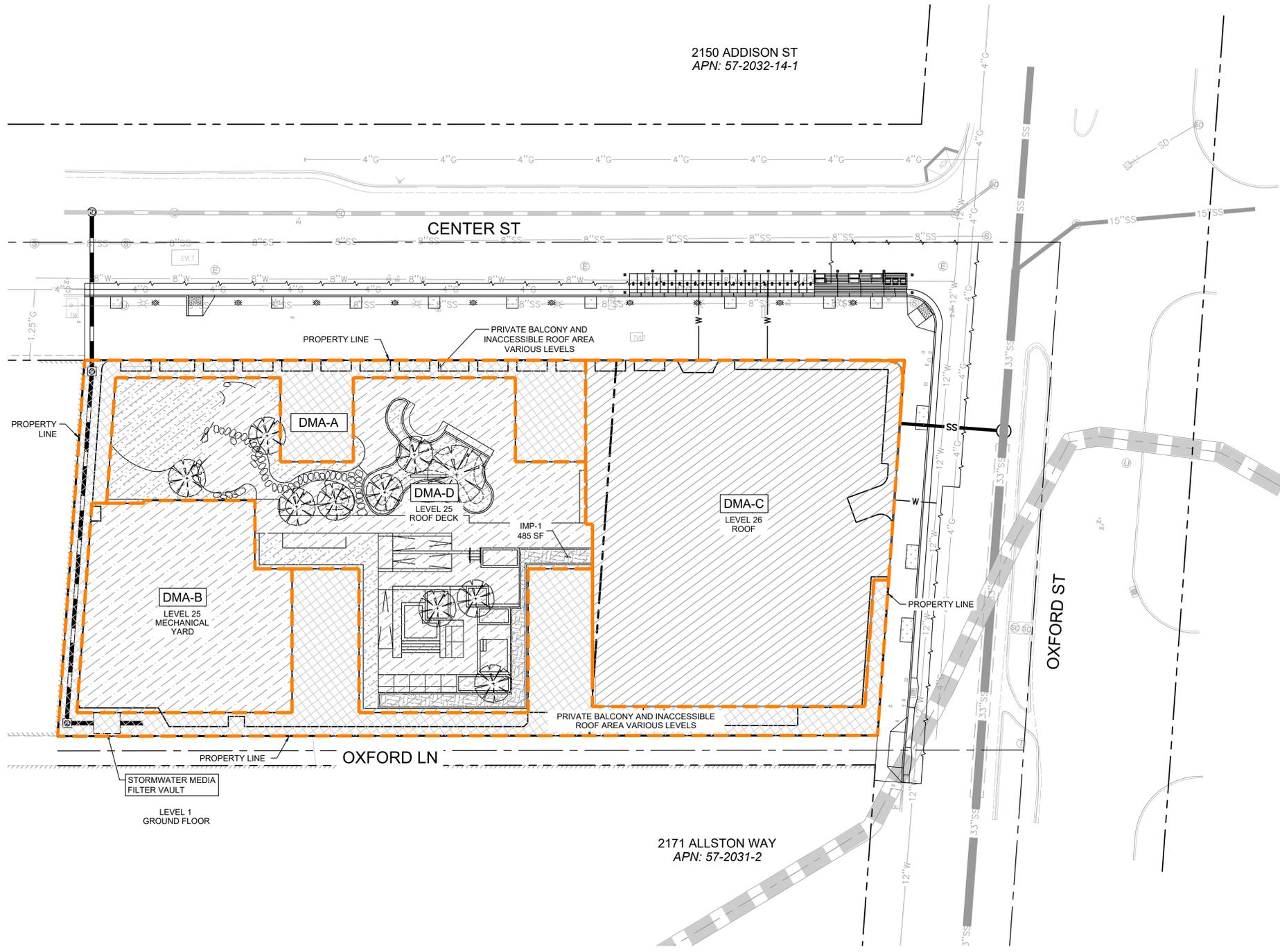
PRELIMINARY UTILITY PLAN

HUB BERKELEY
PREPARED FOR
CORE SPACES

SHEET NUMBER
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BERKELEY CA

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LEGEND

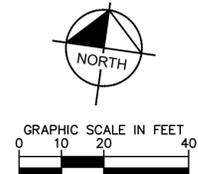
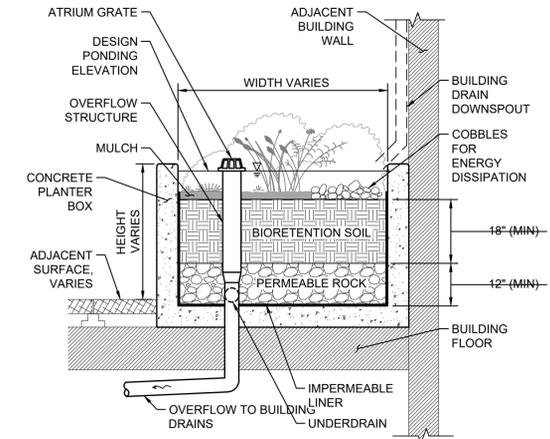
- PROPERTY LINE
- - - CENTER LINE
- - - EASEMENT LINE
- - - DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
- [Pattern] BIORETENTION AREA, SEE DETAIL 1 HEREON
- [Pattern] LANDSCAPE AREA

GENERAL NOTES

1. ALL STORMWATER CONTROL MEASURES SHALL BE DESIGNED PER THE LATEST VERSION OF THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE MANUAL.

PROPOSED STORMWATER TREATMENT SUMMARY

DMA NAME	TOTAL AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED LID TREATMENT AREA (SF) - 4% RULE	PROVIDED LID TREATMENT (SF)	SURFACE TYPE - TREATMENT LOCATION
DMA-A	8,091	0	8,091	8,091	324	0	ROOF AREA - MEDIA FILTER TREATMENT UNIT
DMA-B	4,772	0	4,772	4,772	191	0	ROOF AREA - MEDIA FILTER TREATMENT UNIT
DMA-C	11,871	0	11,871	11,871	475	0	ROOF AREA - IMP-1
DMA-D	10,788	3,968	6,820	7,217	289	485	ROOF AREA - MEDIA FILTER TREATMENT UNIT
TOTAL	35,522	3,968	31,554	31,951	1,278	485	-



NO.	REVISIONS	DATE	BY

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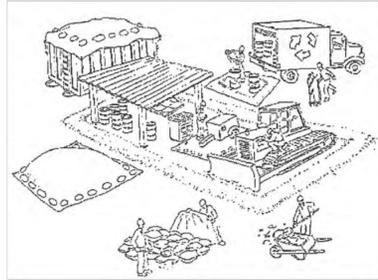
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DESIGNED BY	JP
DRAWN BY	JP
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**PRELIMINARY
STORMWATER
CONTROL PLAN**

**HUB BERKELEY
PREPARED FOR
CORE SPACES**

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



Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

Construction Entrances and Perimeter

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

Vehicle and equipment maintenance & cleaning

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



Earthwork & contaminated soils

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



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

Architectural Copper

If project contains architectural copper use best management practices as detailed in the handout Requirements for Architectural Copper available at the lobby of the Permit Service Center.

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

Dewatering operations

- ✔ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- ✔ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✔ Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✔ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

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

Paving/asphalt work



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

Concrete, grout, and mortar storage & waste disposal

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



- ✔ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting

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



Landscape Materials

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

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

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

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
4637 CHABOT DRIVE, SUITE 300, PLEASANTON, CA 94588
PHONE: 925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

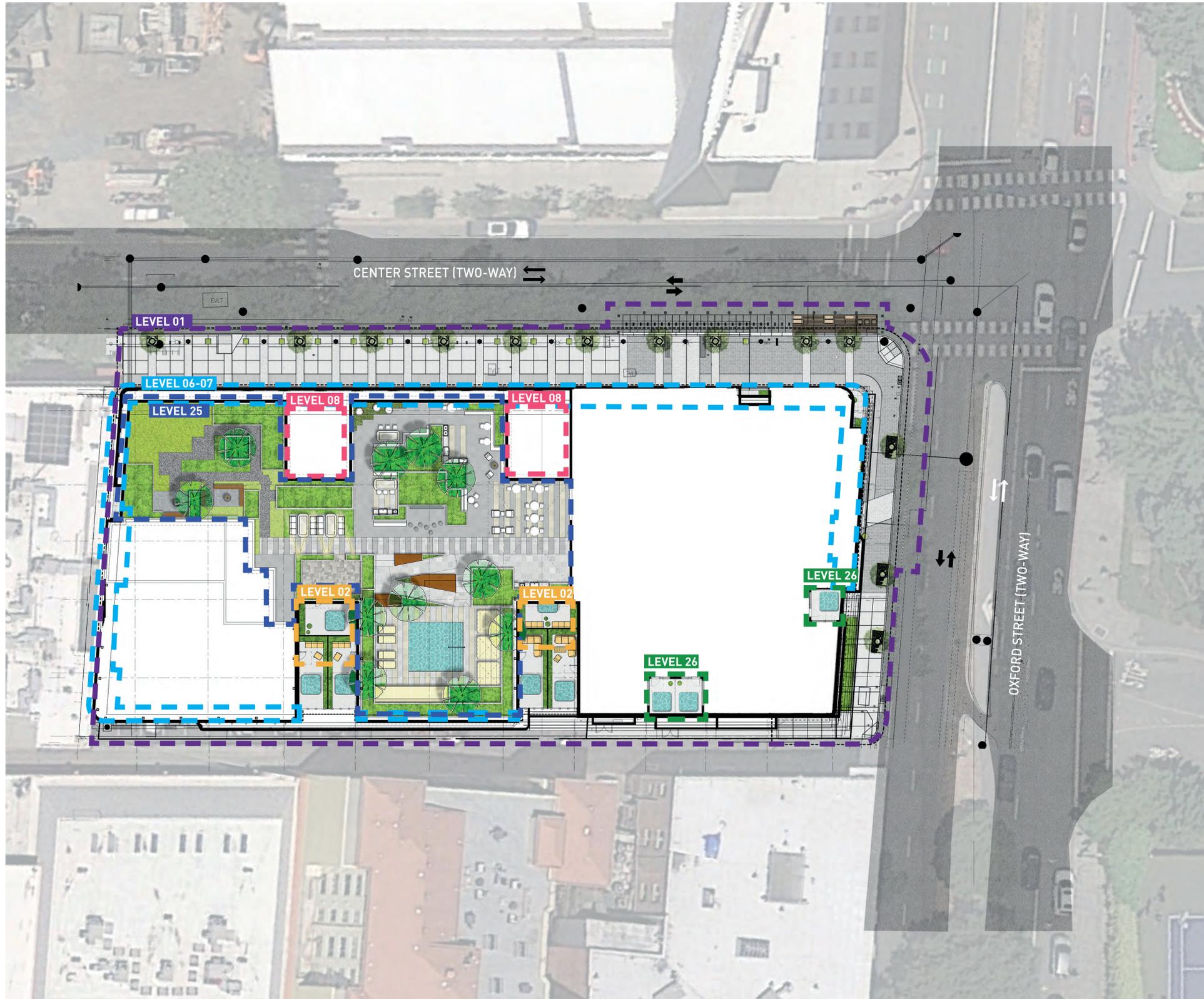
KHA PROJECT	197297002
DATE	01/15/2024
SCALE	AS SHOWN
DESIGNED BY	JP
DRAWN BY	JP
CHECKED BY	NM

**CITY OF BERKELEY
POLLUTION
PREVENTION PLAN**

**HUB BERKELEY
PREPARED FOR
CORE SPACES**

SHEET NUMBER
C301

BERKELEY CA



GENERAL NOTES:

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2. Paving materials are to be of the quality and aesthetic as follow suggested: At grade paving is to be cast-in-place concrete with score pattern and sand blast finish. On structure paving is to be colored concrete pavers by Unilock. Wood is to be FSC certified hardwood.
3. Irrigation to be automatic, using drip, spray or bubblers.
4. Outdoor kitchen to include built-in stainless steel grills, refrigerators, and sinks. Backsplash and counters to be stone or stainless steel.
5. Lighting to be specified and designed by others. Lighting to include egress emergency lighting and lighting to enhance the design.
6. Balustrade is an architectural railing element of glass or stainless steel wire mounted on parapet wall.
7. Waterproofing by others.
8. Parklet design to be coordinated/ finalized with future tenant.
9. Movable furnishings are to be determined by the interior designer.
10. Built-in site furnishings to be wood.
11. Planters to be GFRC, steel, or cast stone.
12. Planting to be selected at the following sizes:
 Streetscape shade trees to be 4" caliper minimum.
 Multistem ornamental trees to be a minimum height of 12' at install. Shrubs to be 5 gallon containers. Ground covers and perennials to be 1 gallon containers. Soil to include compost incorporated at a rate of 4 cubic yards per 1,000 SF into the top 6 inches of soil. 3" of organic mulch on all areas of exposed soil.
13. Planting species selected for this project are 85% native. The tree species selected are 75% native. The understory perennial and ground cover species selected are 86% native.

1

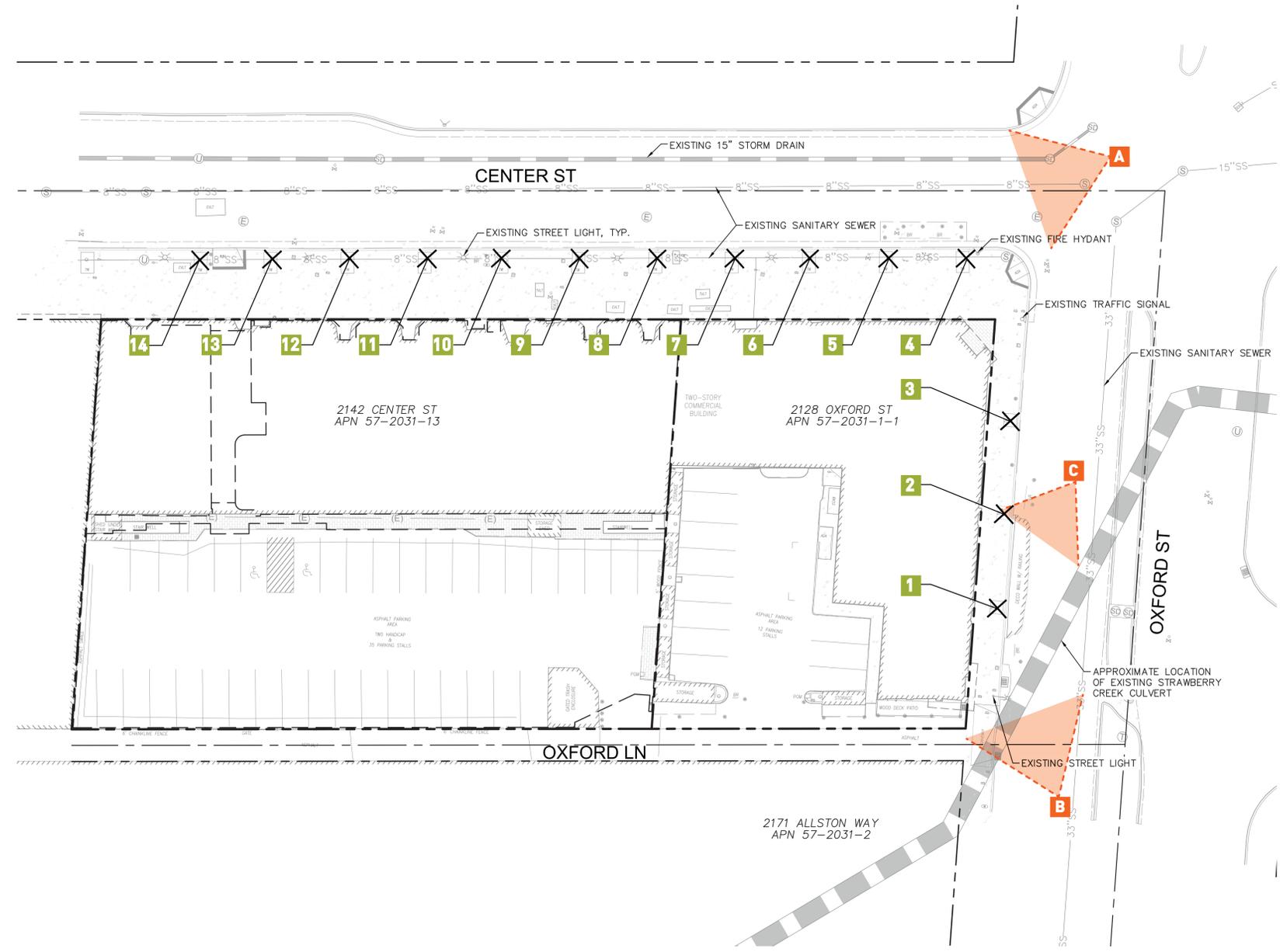
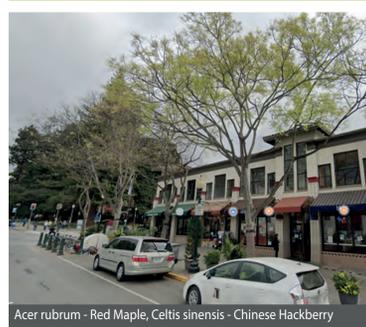
OVERALL SITE PLAN
SCALE: 1"=20'-0"



EXISTING TREE SCHEDULE					
NO.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	TO BE REMOVED
EXISTING R.O.W. TREES					
1	<i>Acer rubrum</i>	Red Maple	12" cal		Yes
2	<i>Acer rubrum</i>	Red Maple	12" cal		Yes
3	<i>Acer rubrum</i>	Red Maple	13" cal		Yes
4	<i>Celtis sinensis</i>	Chinese Hackberry	12" cal		Yes
5	<i>Celtis sinensis</i>	Chinese Hackberry	13" cal		Yes
6	<i>Celtis sinensis</i>	Chinese Hackberry	12" cal		Yes
7	<i>Celtis sinensis</i>	Chinese Hackberry	13" cal		Yes
8	<i>Celtis sinensis</i>	Chinese Hackberry	11" cal		Yes
9	<i>Celtis sinensis</i>	Chinese Hackberry	12" cal		Yes
10	<i>Celtis sinensis</i>	Chinese Hackberry	12" cal		Yes
11	<i>Celtis sinensis</i>	Chinese Hackberry	13" cal		Yes
12	<i>Celtis sinensis</i>	Chinese Hackberry	12" cal		Yes
13	<i>Celtis sinensis</i>	Chinese Hackberry	12" cal		Yes
14	<i>Celtis sinensis</i>	Chinese Hackberry	12" cal		Yes

NOTE: 1. GRIND STUMPS TO MIN 18" DEPTH BELOW GRADE FOR ALL TREE/ STUMP REMOVALS

EXISTING STREET TREE



1 EXISTING CONDITION PLAN
SCALE: 1" = 20'-0"

A CENTER ST STREET VIEW



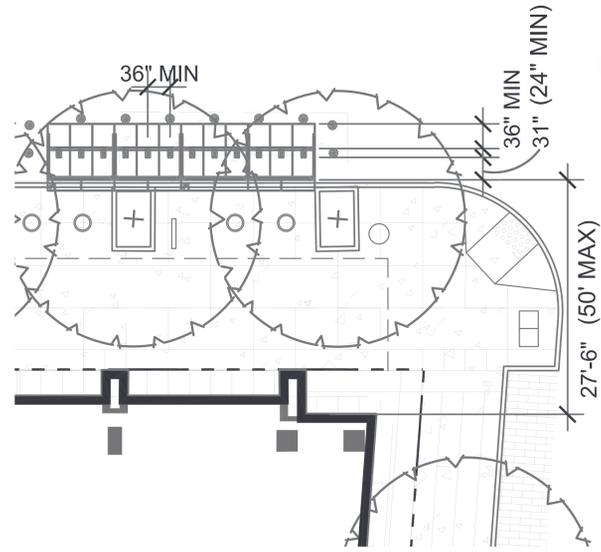
B OXFORD ST STREET VIEW



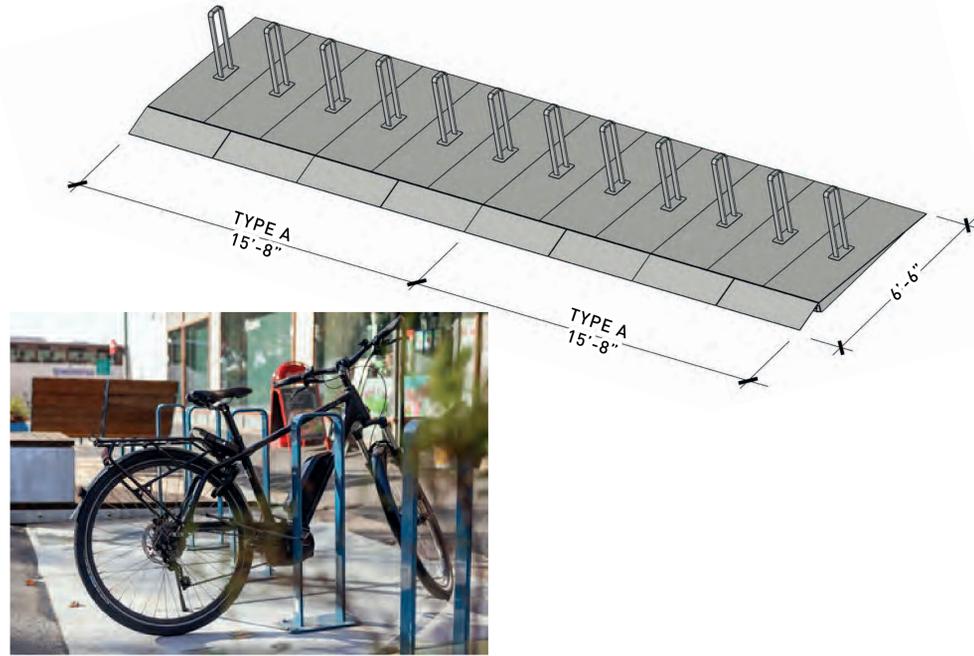
C EXISTING PARKLET VIEW



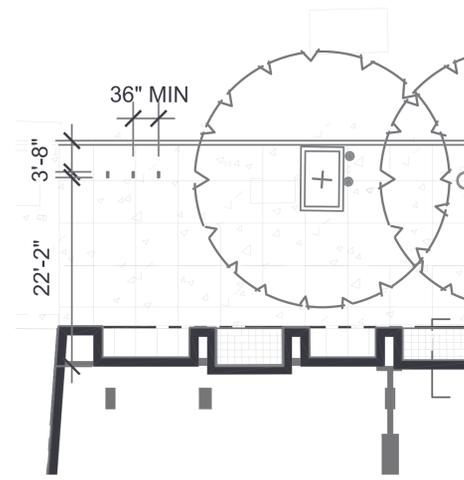
SF1 - BIKE RACK TYPE A + SF5 - PARKLET TYPE A



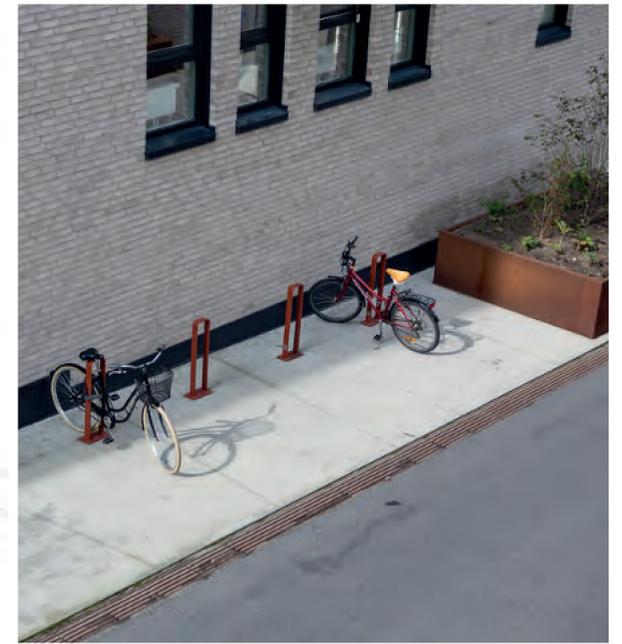
TYPE A
 MODEL: VESTRE: 4476 PARKLET CYCLING FOR 12 BICYCLES
 MATERIAL: HOT-DIP GALVANIZED STEEL, RAL 5009, AZURE BLUE, VERIFY WITH FUTURE TENANT



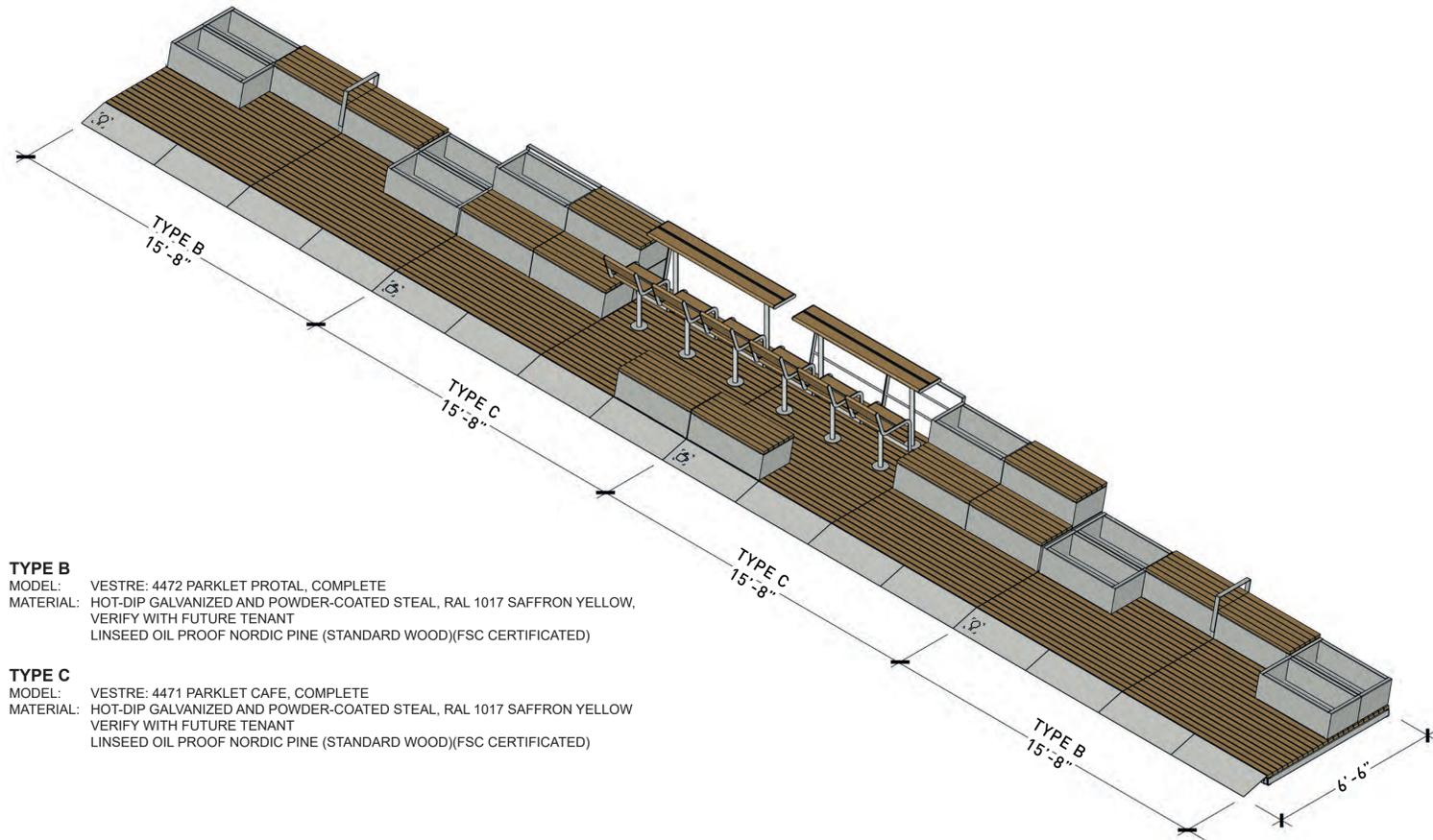
SF1 - BIKE RACK TYPE B



TYPE B
 MODEL: VESTRE: 686-904A VROOM BICYCLE RACK FOR 3 BICYCLES
 MATERIAL: HOT-DIP GALVANIZED STEEL, RAL 5009, AZURE BLUE, VERIFY WITH FUTURE TENANT



SF5 - PARKLET TYPE B & C



TYPE B
 MODEL: VESTRE: 4472 PARKLET PROTAL, COMPLETE
 MATERIAL: HOT-DIP GALVANIZED AND POWDER-COATED STEEL, RAL 1017 SAFFRON YELLOW, VERIFY WITH FUTURE TENANT
 LINSEED OIL PROOF NORDIC PINE (STANDARD WOOD)(FSC CERTIFICATED)

TYPE C
 MODEL: VESTRE: 4471 PARKLET CAFE, COMPLETE
 MATERIAL: HOT-DIP GALVANIZED AND POWDER-COATED STEEL, RAL 1017 SAFFRON YELLOW, VERIFY WITH FUTURE TENANT
 LINSEED OIL PROOF NORDIC PINE (STANDARD WOOD)(FSC CERTIFICATED)



LEVEL 02 HARDSCAPE LIST



Pedestal Paver



Aggregate Paving



Movable Site Furnishings

LEGENDS

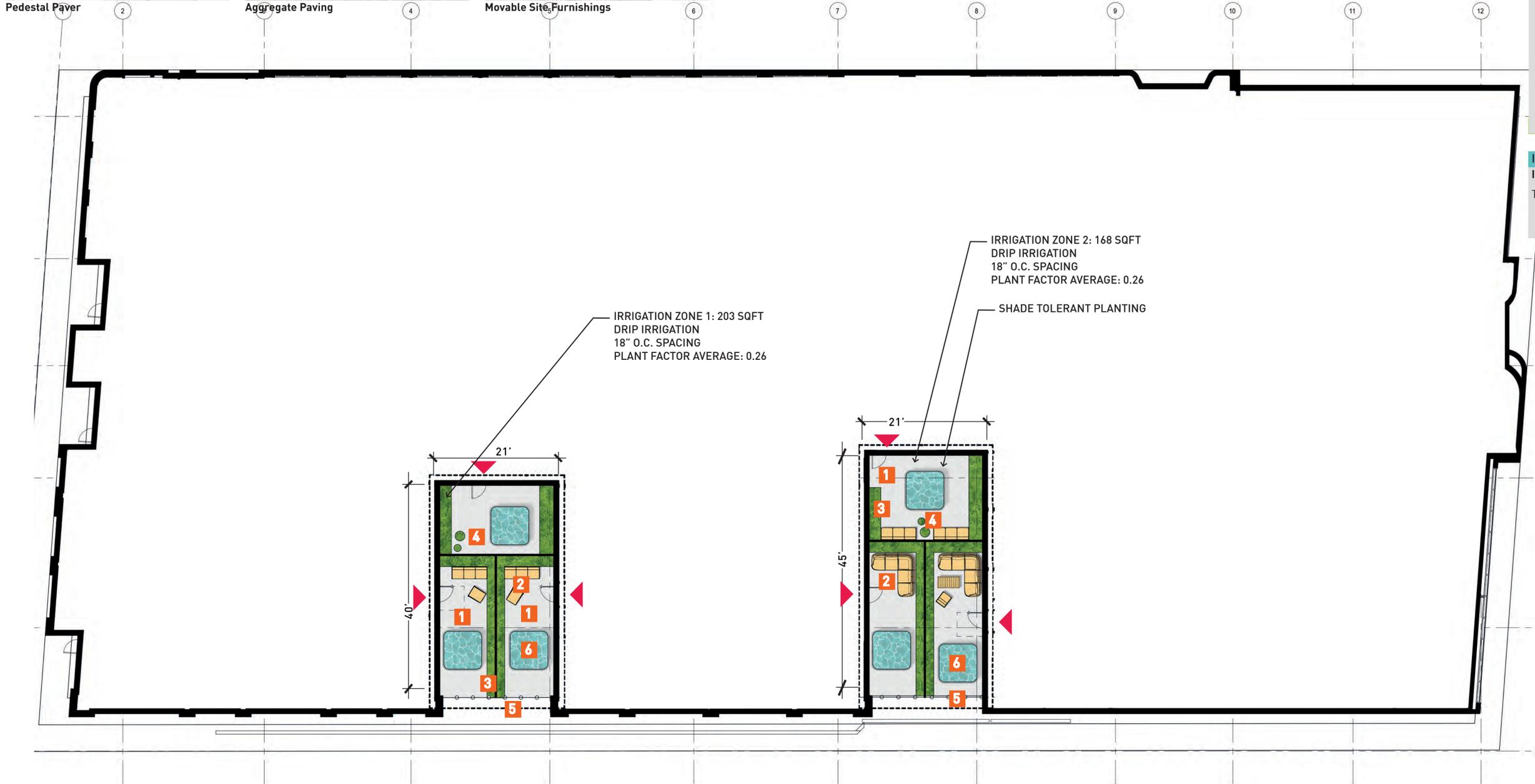
- 1 PEDESTAL PAVERS
- 2 PATIO FURNITURE
- 3 SEDUM, PERENNIALS AND SHRUBS
- 4 MOVABLE PLANTER
- 5 4'H GUARDRAIL
- 6 SPA

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IRRIGATION SCHEDULE - LEVEL 2

Irrigation Type	Area
Type 1: Drip Irrigation 18" o.c. Spacing Plant Factor Average: 0.26	371 SQFT



IRRIGATION ZONE 1: 203 SQFT
DRIP IRRIGATION
18" O.C. SPACING
PLANT FACTOR AVERAGE: 0.26

IRRIGATION ZONE 2: 168 SQFT
DRIP IRRIGATION
18" O.C. SPACING
PLANT FACTOR AVERAGE: 0.26

SHADE TOLERANT PLANTING

1 LEVEL 02 AMENITY DECK PLAN
SCALE: 1"=10'-0"



LEVEL 06-07 HARDSCAPE LIST



Pedestal Paver



Aggregate Paving

LEGENDS

- 1 PEDESTAL PAVERS
- 2 SEDUM, PERENNIALS AND SHRUBS
- 3 AGGREGATE PAVING
- 4 MOVABLE SITE FURNISHING

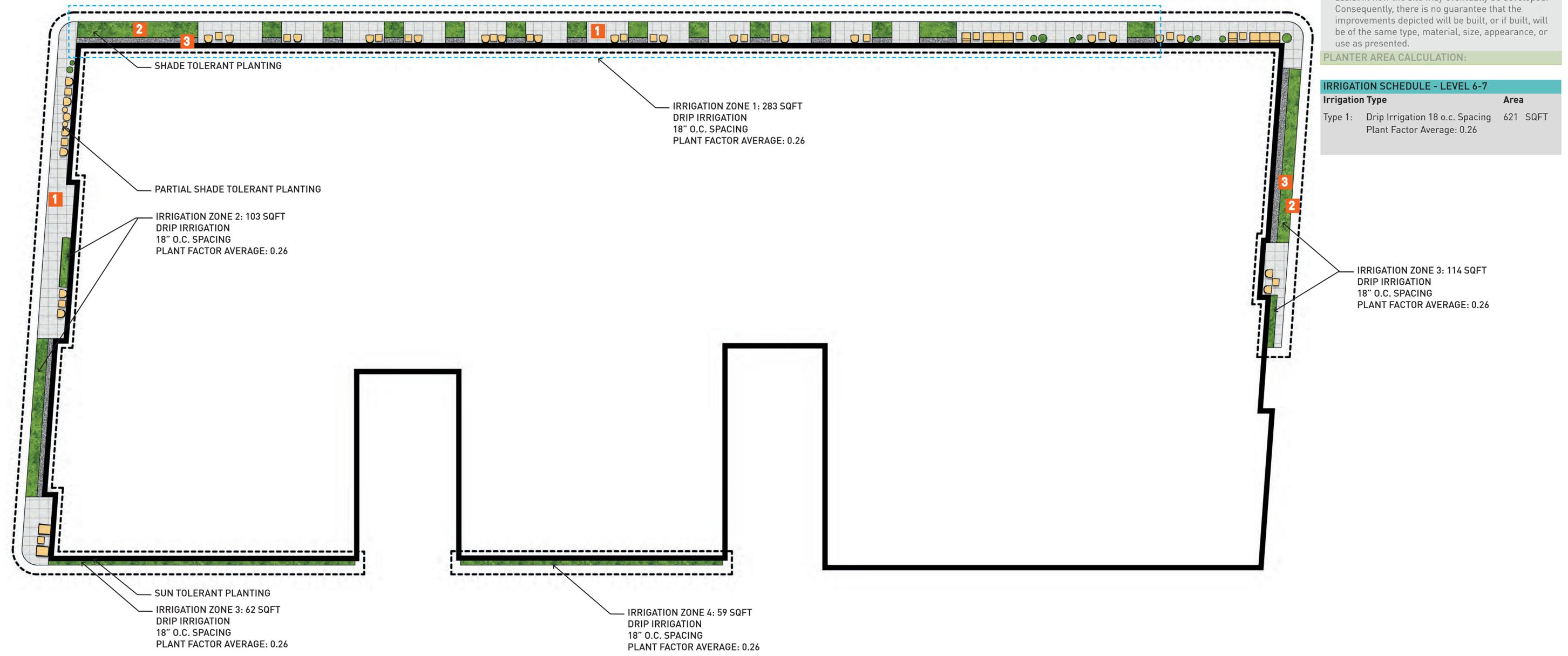
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PLANTER AREA CALCULATION:

IRRIGATION SCHEDULE - LEVEL 6-7

Irrigation Type	Area
Type 1: Drip Irrigation 18 o.c. Spacing Plant Factor Average: 0.26	621 SQFT



1 LEVEL 06-07 AMENITY DECK PLAN
SCALE: 1"=10'-0"



LEVEL 08 HARDSCAPE LIST



Pedestal Paver



Aggregate Paving



Movable Site Furnishings

LEGENDS

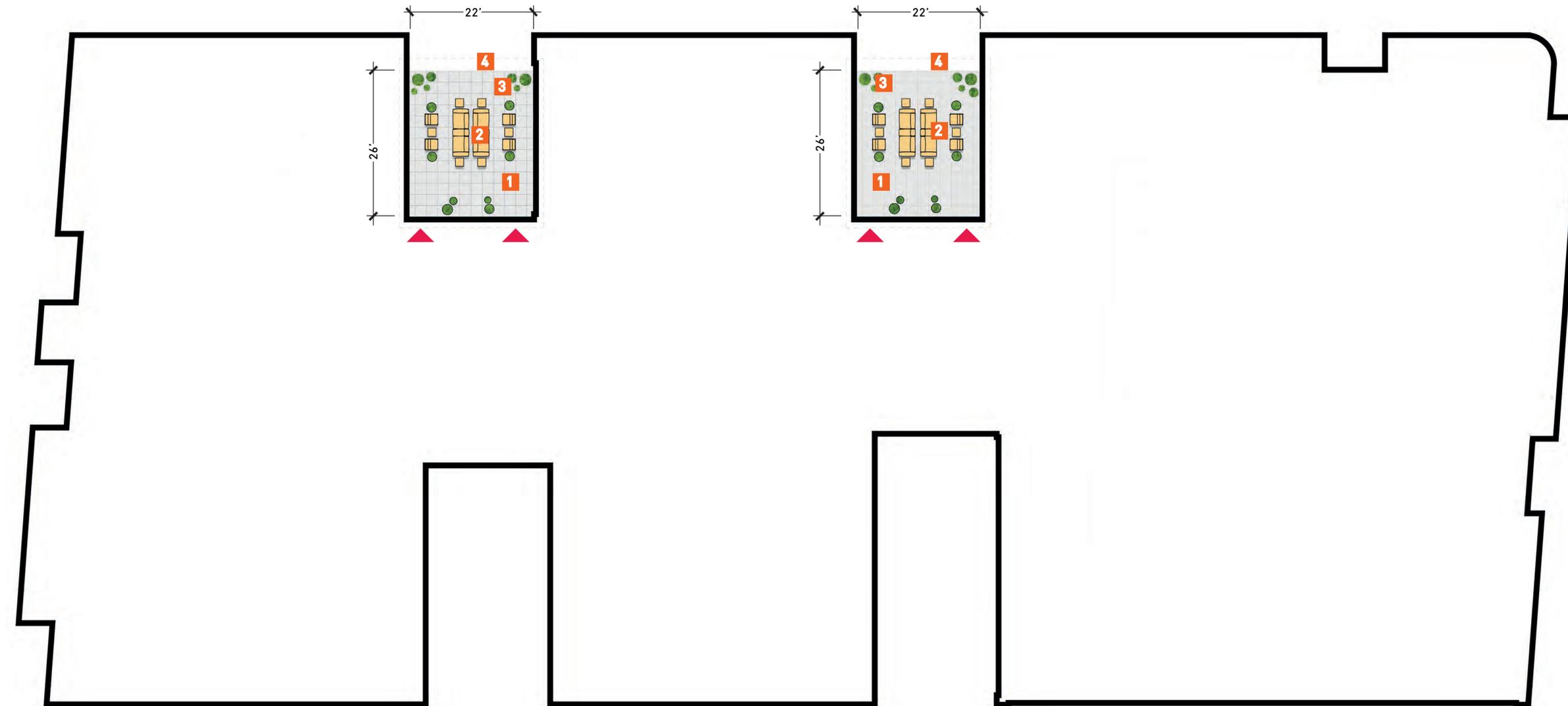
- 1** PEDESTAL PAVERS
- 2** PATIO FURNITURE
- 3** MOVABLE PLANTER
- 4** 4'H GUARDRAIL

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IRRIGATION SCHEDULE - LEVEL 6-7

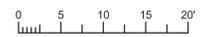
Irrigation Type	Area
Type 1: Drip Irrigation 18 o.c. Spacing Plant Factor Average: 0.26	240 SQFT



1

LEVEL 08 AMENITY DECK PLAN

SCALE: 1"=10'-0"



LEVEL 02, 06, 07, 08 PLANT LIST - SHADE TOLERANT (90% Native)



Eriophyllum staechadifolium ER.ST
Seaside Woolly Sunflower



Ceanothus 'Diamond Heights' CE.DI
Diamond Heights Ceanothus



Ceanothus thyrsiflorus 'Yankee Point' CE.TH
Yankee Point Ceanothus



Keckiella corymbosa KE.CO
Redwood penstemon



Iris douglasiana 'Canyon Snow' IR.DO
Douglas Iris



Heuchera maxima HE.MA
Island Alum Root



Heuchera micrantha HE.MI
Crevice Alum Root



Lomandra longifolia 'Seascape' LO.LO
Seascape Mat Rush
(recommended 150-250 FC)



Dudleya farinosa DU.FA
Zanzibar Gem
(recommended 50-150 FC)



Sedum ternatum SE.TE
Woodland Stonecrop

IRRIGATION NOTES

(Required Measures)

Planting

- Turf is limited to 25% of the total irrigated area and not planted on areas sloping more than 25%.
- Plantings must be grouped into hydrozones based on microclimate, soil type, plant type, and water use classification (see wucols: www.ucnr.edu/sites/wucols/).

Irrigation

- Precipitation rates must be uniform across each zone.
- Emitters must be fixed rate and of the same type within a zone. No variable or adjustable flow rate emitters are allowed. Mixing emitters within a zone is not allowed.
- Overhead spray is not allowed in areas less than ten feet across in any dimension.
- Overhead spray nozzles must be set back a minimum of two feet from adjacent impervious surfaces.

Compost

- Incorporate compost at a rate of four (4) cubic yards per 1,000 square feet into the top six (6) inches of soil or compost per horticultural soil report recommendations.

Mulch

- Apply organic mulch to a minimum of three (3) inches on all exposed soil in the planted area except where contraindicated.

LEGENDS

- N** NATIVE PLANT
- LOW AND VERY LOW WATER USE
- MODERATE WATER USE
- HIGH WATER USE

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LEVEL 06, 07 PLANT LIST - PARTIAL SHADE TOLERANT (64% Native)



Achillea millefolium AC.MI
Common Yarrow



Allium cernuum AL.CE
Nodding Onion



Carex praegracilis CA.PR
Clustered Field Sedge



Sedum acre 'Aurea' SE.AU
Aurea Stonecrop



Sedum album SE.AL
White Stonecrop



Sedum kamschaticum SE.KA
Kamshatka Stonecrop



Sedum reflexum 'Blue Spruce' SE.BS
Blue Spruce Stonecrop

LEVEL 06, 07 PLANT LIST - SUN TOLERANT (100% Native)



Epilobium canum EP.CA
California Fuschia



Baccharis pilularis BA.PI
Coyote Brush



Ceanothus thyrsiflorus 'Yankee Point' CE.TH
Yankee Point Ceanothus



Eriophyllum staechadifolium ER.ST
Seaside Woolly Sunflower



Dudleya farinosa DU.FA
Bluff Lettuce

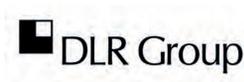


Eriogonum parviflorum ER.PA
Cliff Buckwheat

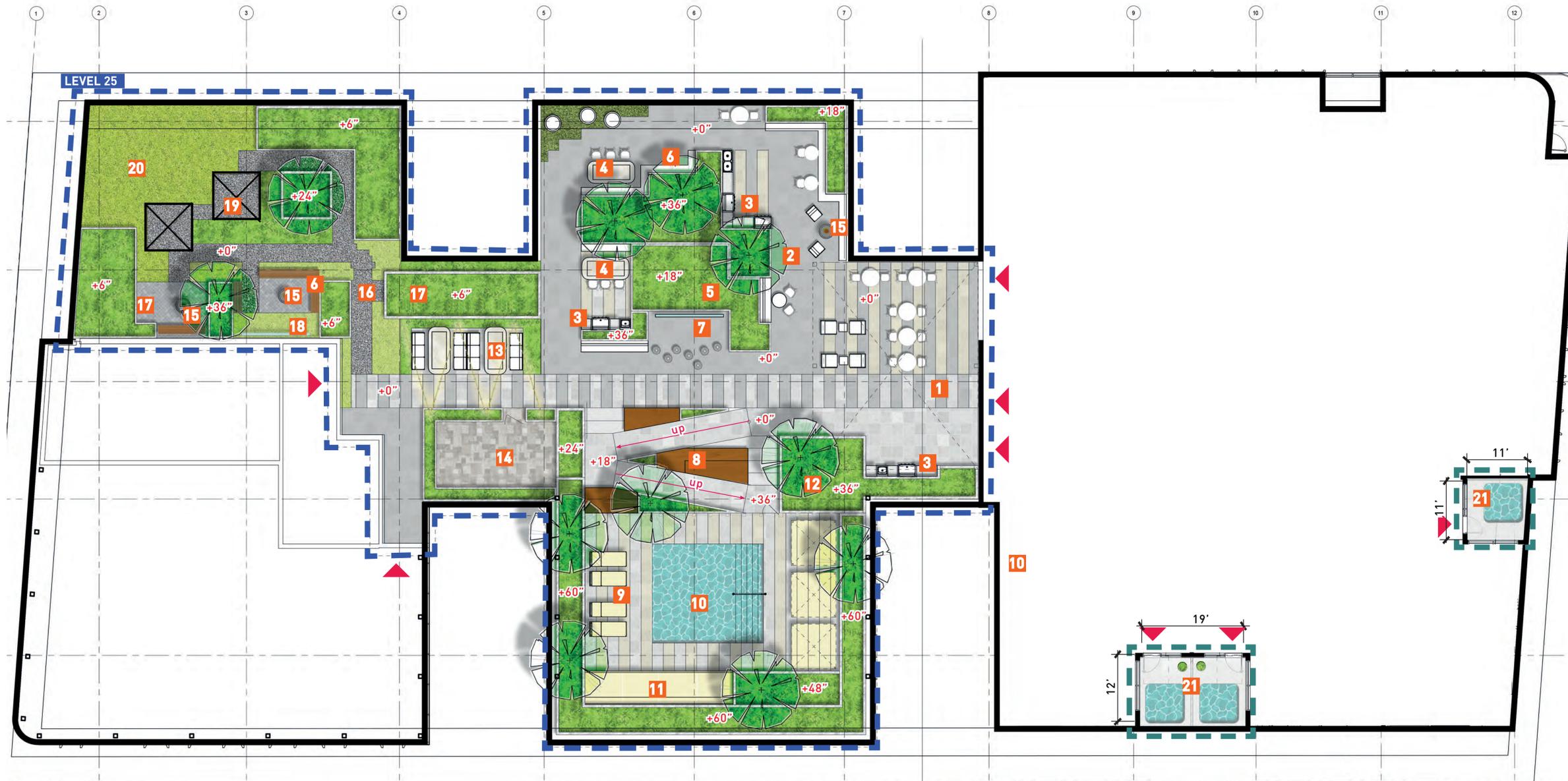


Baccharis 'Pigeon Point' BA.PO
Dwarf Coyote Brush

LEVEL 02, 06, 07, 08
PLANTING SELECTION L8



ENTITLEMENT SUBMITTAL
SUBMITTAL DATE: 09/16/2022
#ZP2021-0162



LEGENDS

- 1 EGRESS PATH
 - 2 PEDESTAL PAVER
 - 3 BUILT-IN GRILL STATION
 - 4 MOVABLE SITE FURNISHINGS
 - 5 BIO INFILTRATION PLANTER
 - 6 BUILT-IN BENCH
 - 7 MEDIA SCREEN
 - 8 CONCRETE PAVING
 - 9 CHAISE LOUNGERS
 - 10 HOT TUB
 - 11 CABANA
 - 12 SHRUBS AND PERENNIALS
 - 13 LOUNGE SEATING NOOK
 - 14 DOG AREA
 - 15 FIRE PIT
 - 16 FLAGSTONE PATH
 - 17 AGGREGATE PAVING
 - 18 MEDIA WALL
 - 19 SUNSHADE
 - 20 LAWN
 - 21 SPA
- +1' ELEVATION RELATIVE TO FINISHED FLOOR

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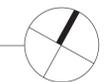
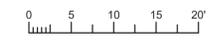
LANDSCAPE / HARDSCAPE AREA CALCULATION:

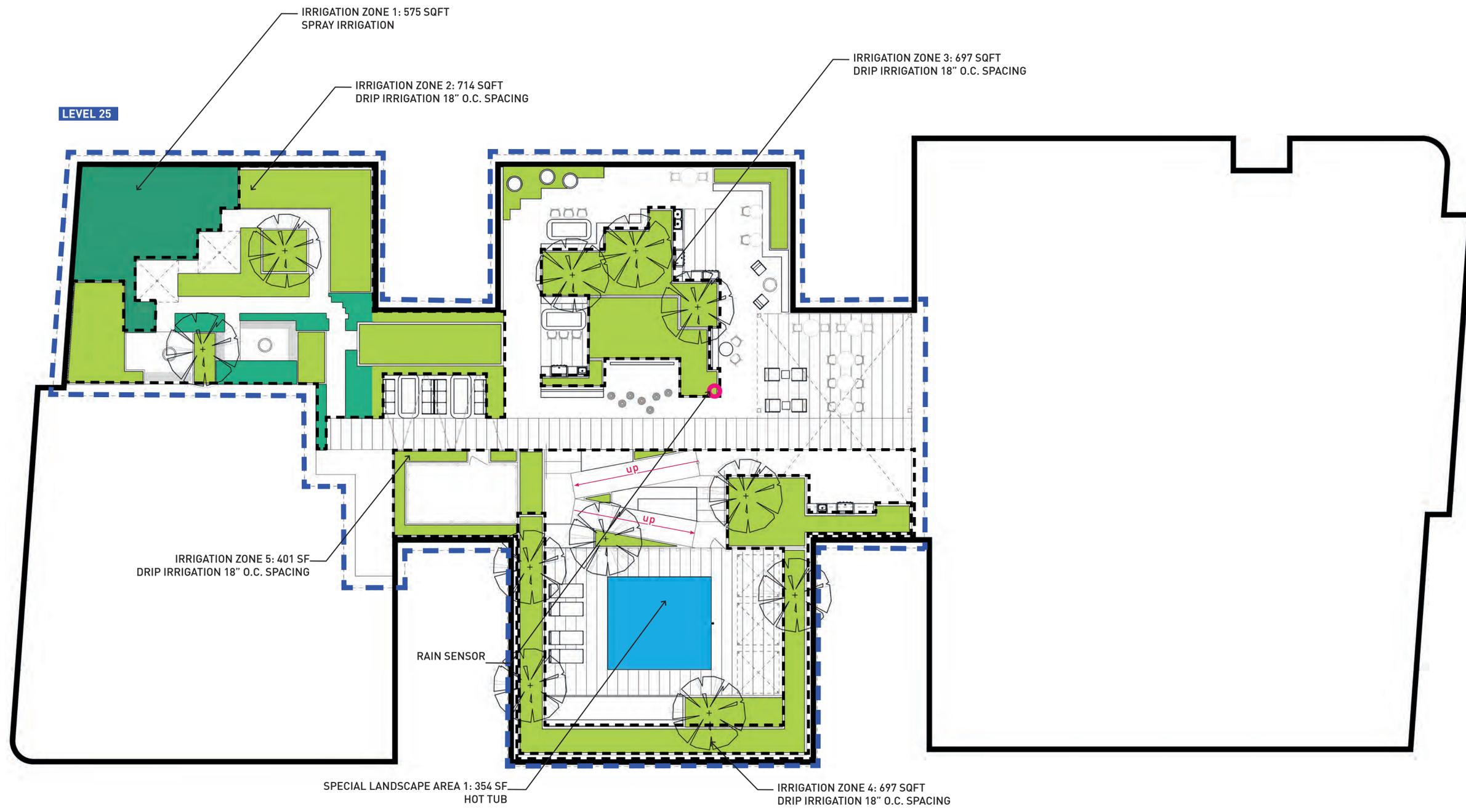
Bio Infiltration Area : 1,215 SQFT

IRRIGATED AREA CALCULATION:

Level 25 Irrigated Area : 3,084 SQFT

1 LEVEL 25 & 26 AMENITY DECK PLAN
SCALE: 1"=10'-0"





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- Movable furnishings are to be determined by the interior designer.
- North side amenity space to be developed by tenant.

IRRIGATION SCHEDULE - LEVEL 25

Irrigation Type	Area
Type 1: Spray Irrigation Plant Factor Average: 0.8	575 SQFT
Type 2: Drip Irrigation 18 o.c. Spacing Plant Factor Average: 0.22	2,509 SQFT
Type 3: Special Landscape Area Hot Tub	354 SQFT

IRRIGATION NOTES
(Required Measures)

Planting

- Turf is limited to 25% of the total irrigated area and not planted on areas sloping more than 25%.
- Plantings must be grouped into hydrozones based on microclimate, soil type, plant type, and water use classification (see wucols: www.ucnr.edu/sites/wucols/).

Irrigation

- Precipitation rates must be uniform across each zone.
- Emitters must be fixed rate and of the same type within a zone. No variable or adjustable flow rate emitters are allowed. Mixing emitters within a zone is not allowed.
- Overhead spray is not allowed in areas less than ten feet across in any dimension.
- Overhead spray nozzles must be set back a minimum of two feet from adjacent impervious surfaces.

Compost

- Incorporate compost at a rate of four (4) cubic yards per 1,000 square feet into the top six (6) inches of soil or compost per horticultural soil report recommendations.

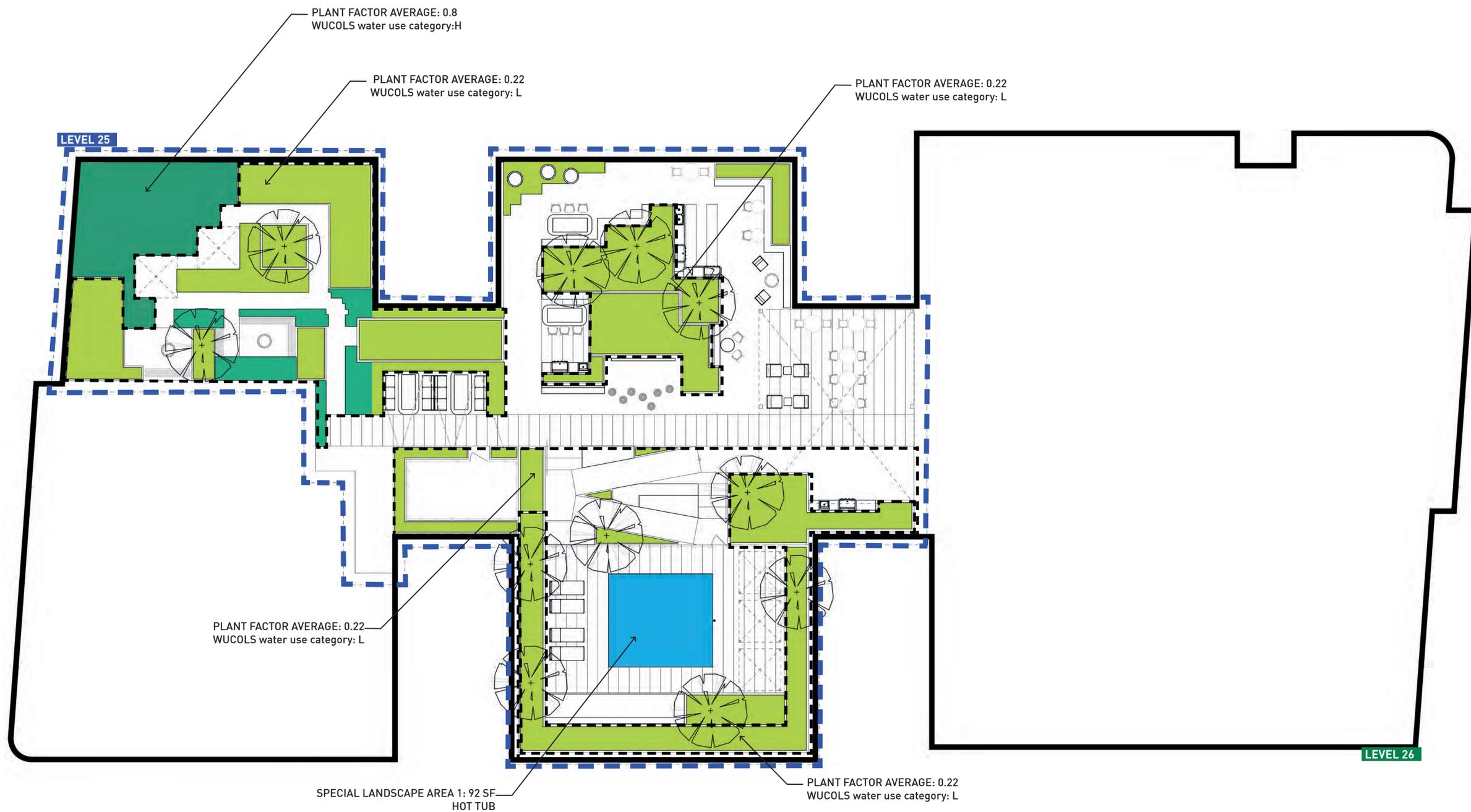
Mulch

- Apply organic mulch to a minimum of three (3) inches on all exposed soil in the planted area except where contraindicated.

Soil

- Amend the landscaping drawing to specify compost application to achieve a minimum 6% organic matter in soil composition based on MWEL0 specified soil analysis result for site soil.

1 LEVEL 25 & 26 IRRIGATION DIAGRAM
SCALE: 1"=10'-0"



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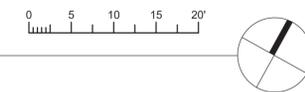
Mulch

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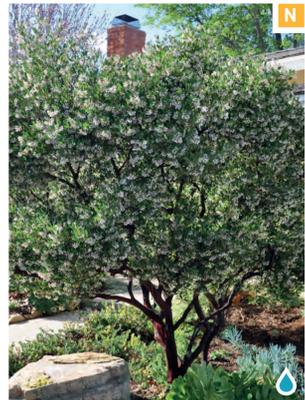
Soil

- Amend the landscaping drawing to specify compost application to achieve a minimum 6% organic matter in soil composition based on MWEL0 specified soil analysis result for site soil.

1 LEVEL 25 & 26 HYDROZONES DIAGRAM
SCALE: 1"=10'-0"



LEVEL 25-26 PLANT LIST (89% Native)



Arctostaphylos densiflora AR.DE
Howard McMinn Manzanita



Arctostaphylos edmundsii 'Big Sur' AR.ED
Dwarf Coastal Manzanita



Juniperus californica JU.CA
California juniper



Eriogonum parviflorum ER.PA
Cliff Buckwheat



Eriophyllum staechadifolium ER.ST
Seaside Woolly Sunflower



Baccharis 'Pigeon Point' BA.PO
Dwarf Coyote Brush



Achillea Millefolium AC.MI
Common Yarrow



Baccharis pilularis BA.PL
Coyote Brush



Epilobium canum EP.CA
California Fuschia



LEVEL 26 PLANT LIST (100% Native)



Epilobium canum EP.CA
California Fuschia



Iris douglasiana IR.DO
Douglas Iris



Baccharis pilularis BA.PI
Coyote Brush



Ceanothus thrysiflorus 'Yankee Point' CE.TH
Yankee Point Ceanothus



Eriophyllum staechadifolium ER.ST
Seaside Woolly Sunflower



Dudleya farinosa DU.FA
Bluff Lettuce



Eriogonum parviflorum ER.PA
Cliff Buckwheat



Baccharis 'Pigeon Point' BA.PO
Dwarf Coyote Brush

LEGENDS

- N NATIVE PLANT
- 💧 LOW AND VERY LOW WATER USE
- 💧💧 MODERATE WATER USE
- 💧💧💧 HIGH WATER USE



Ceanothus thrysiflorus 'Yankee Point' CE.TH
Yankee Point Ceanothus



Heuchera maxima HE.MA
Island Alum Root



Dudleya farinosa DU.FA
Bluff Lettuce



Lawn



Salvia spathacea SA.SP
Hummingbird Sage



Iris douglasiana IR.DO
Douglas Iris



Zamioculcas zamiifolia ZA.ZA
Zanzibar Gem



Lomandra longifolia 'Seascape' LO.LO
Seascape Mat Rush



Carex tumulicola CA.TU
Berkeley Sedge



Elymus condensus 'Canyon Prince' EL.CO
Canyon Prince Wild Rye

LEVEL 25 HARDSCAPE LIST



Pedestal Paver



Pebble Seats



Built-in Grill Station



Built-in Bench



Fire pit



Moveable Site Furnishings



Outcropping Stone



Concrete Paving



Flagstone Path



Aggregate Paving



Log Stump Seats



Log Seats



Hot Tub



Built-in Daybeds

LEVEL 26 HARDSCAPE LIST



Moveable furnishings



Moveable planters

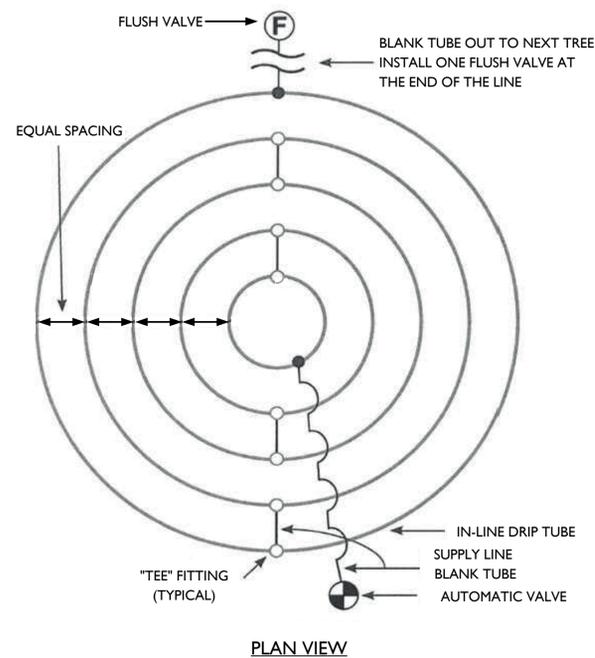


Pedestal pavers



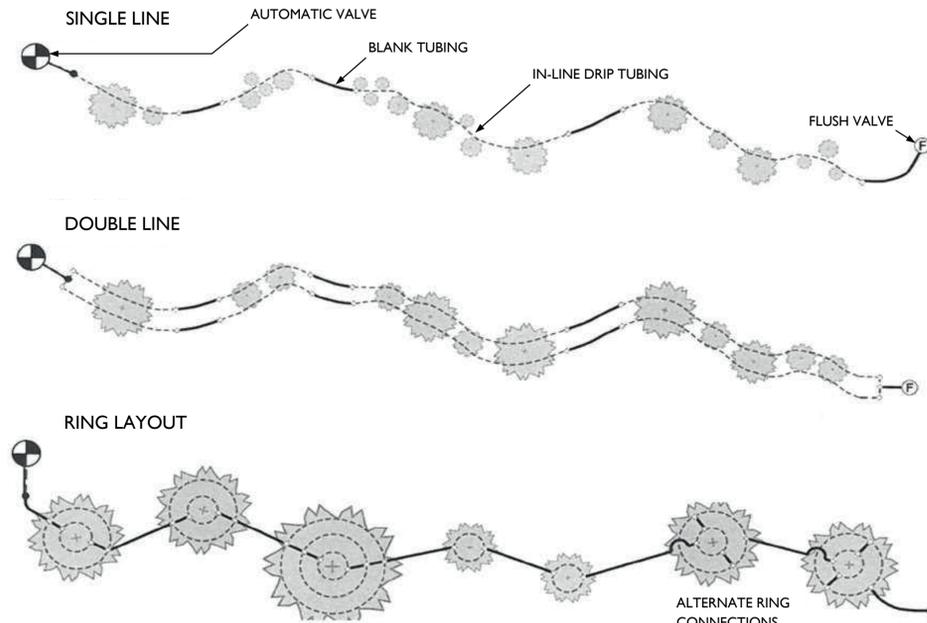
Guardrail

DRIP IRRIGATION DETAILS



PLAN VIEW

IN-LINE DRIP RING LAYOUT

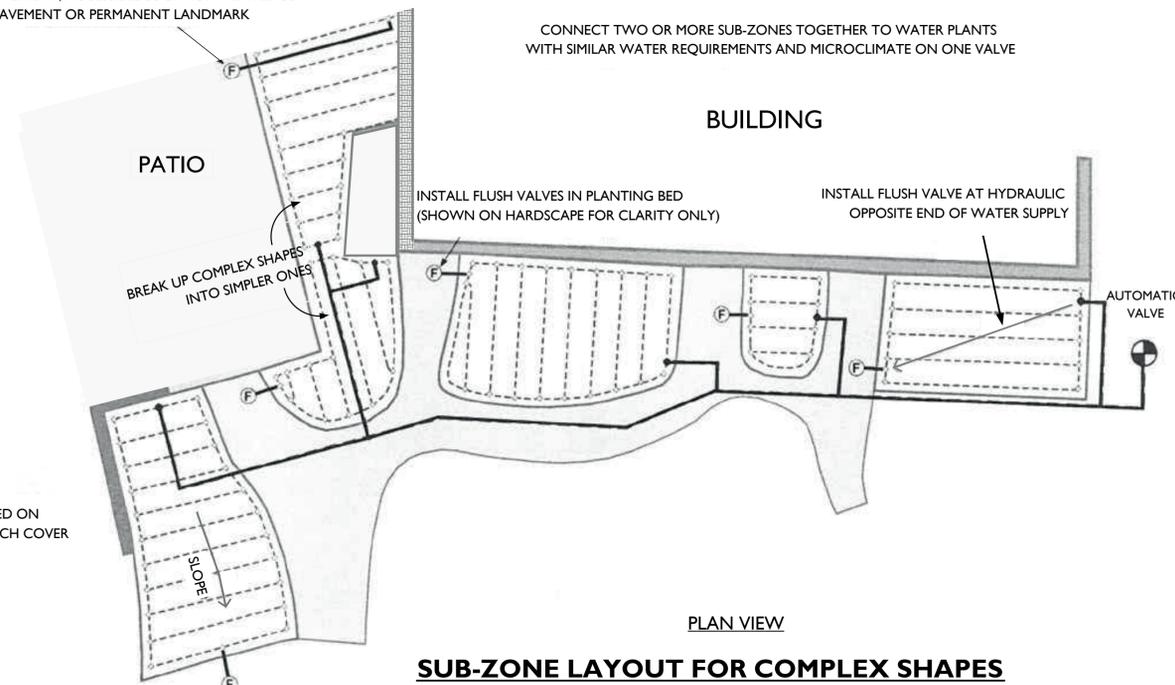


PLAN VIEW

IN-LINE DRIP SNAKE LAYOUTS

USE BLANK TUBING TO EXTEND FLUSH OUT TO CONVENIENT, ACCESSIBLE LOCATION NEAR EDGE OF PAVEMENT OR PERMANENT LANDMARK

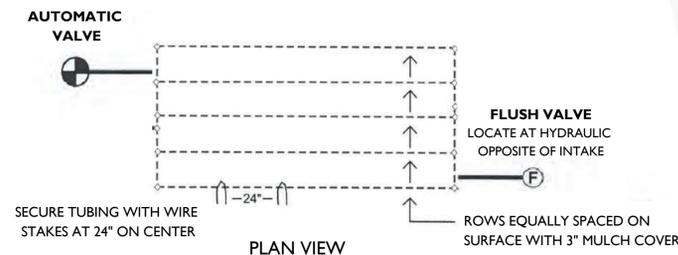
CONNECT TWO OR MORE SUB-ZONES TOGETHER TO WATER PLANTS WITH SIMILAR WATER REQUIREMENTS AND MICROCLIMATE ON ONE VALVE



PLAN VIEW

SUB-ZONE LAYOUT FOR COMPLEX SHAPES

ALWAYS INSTALL TUBING PERPENDICULAR TO SLOPE

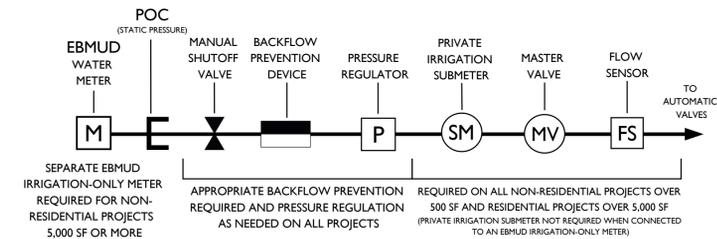


PLAN VIEW

IN-LINE DRIP TUBING ZONE LAYOUT

IRRIGATION LEGEND (MAKE AND MODEL OF EACH COMPONENT REQUIRED)

SYMBOL	COMPONENT MAKE, MODEL, TYPE, AND DESCRIPTION
M	EBMUD INSTALLED METER
C	WEATHER-BASED, AUTOMATIC IRRIGATION CONTROLLER
S	RAIN (OR SOIL) SENSOR
POC (STATIC PRESSURE)	POINT OF CONNECTION AND STATIC PRESSURE
Valve Symbol	MANUAL BALL (OR GATE) VALVE
Backflow Symbol	REDUCED PRESSURE BACKFLOW PREVENTION DEVICE (ANTI-SIPHON VALVES MAY BE SUBSTITUTED IF INSTALLED PROPERLY; DOUBLE CHECK VALVES ARE NOT ALLOWED)
P	PRESSURE REGULATOR (IF CONDITIONS REQUIRE)
Automatic Valve Symbol	AUTOMATIC VALVE
Valve/Zone Number Symbol	VALVE/ZONE NUMBER FLOW RATE IN GALLONS PER MINUTE ZONE AREA IN SQUARE FEET VALVE SIZE
Main Line Symbol	MAIN LINE DIAMETER AND TYPE
Lateral Line Symbol	LATERAL LINE DIAMETER AND TYPE
Sleeve Symbol	SLEEVE DIAMETER AND TYPE
Surface Drip Symbol	SURFACE 1/2" IN-LINE DRIP TUBING 0.6 GPH, 12" EMITTER SPACING, 12" ROW SPACING (MINIMUM SPACING RECOMMENDED FOR WELL DRAINED SOIL, RAISED BEDS AND STORMWATER TREATMENT FACILITIES)
Sub-surface Drip Symbol	SUB-SURFACE 1/2" IN-LINE DRIP TUBING 0.6 GPH, 12" EMITTER SPACING, 12" ROW SPACING (MINIMUM SPACING RECOMMENDED FOR WELL DRAINED SOIL, RAISED BEDS AND STORMWATER TREATMENT FACILITIES)
Surface Drip Symbol	SURFACE 1/2" IN-LINE DRIP TUBING 0.6 GPH, 18" EMITTER SPACING, 18" ROW SPACING (MINIMUM SPACING RECOMMENDED FOR WELL DRAINED SOIL, RAISED BEDS AND STORMWATER TREATMENT FACILITIES)
F	FLUSH VALVE AND POP-UP DRIP ZONE INDICATOR
A	AIR VACUUM RELIEVE VALVE (IF CONDITIONS REQUIRE)
WFV	WATER FEATURE VALVE TYPE (I.E. FLOAT VALVE) AND FLOW RATE
Hose Bib Symbol	HOSE BIB



TYPICAL IRRIGATION POINT OF CONNECTION

SEPARATE EBMUD IRRIGATION-ONLY METER REQUIRED FOR NON-RESIDENTIAL PROJECTS 5,000 SF OR MORE

APPROPRIATE BACKFLOW PREVENTION REQUIRED AND PRESSURE REGULATION AS NEEDED ON ALL PROJECTS

REQUIRED ON ALL NON-RESIDENTIAL PROJECTS OVER 500 SF AND RESIDENTIAL PROJECTS OVER 5,000 SF (PRIVATE IRRIGATION SUBMETER NOT REQUIRED WHEN CONNECTED TO AN EBMUD IRRIGATION-ONLY METER)

WELO Water Budget and Water Use Calculator

INSTRUCTIONS:

1. Enable macros.
2. Enter values in blue cells. Gray cells will automatically fill.
3. For Eto, refer to Appendix A of the ordinance, available here: <https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency>
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date:	12/3/2021
Project Name:	HUB at Berkeley
Project Contact:	
Project Contact Email:	

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)
	Non-residential	5.8	0.45	190	5,440	9,179

$$MAWA = (ET_o) * (0.62) * [(ETAF * LA) + ((1 - ETAF) * SLA)]$$

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)
	5.8	1,430	190	5,824

$$ETWU = (ET_o) * (0.62) * [(PF * SF / IE) + SLA]$$

Difference between MAWA and ETWU **3,354**

Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	L2: Planters	Drip	321	0.27	0.81	106
	2	L6-7: Planters	Drip	683	0.26	0.81	216
	3	L8: Planters	Drip	240	0.27	0.81	79
	4	L25: Lawn	Spray	930	0.22	0.75	268
	5	L25: Roof	Drip	3,044	0.20	0.81	752
	6	L26: Planters	Drip	32	0.24	0.81	9
	Landscape area (not including SLA)			5,250			1,430

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area	0	1.0	-
	Multi-use and sports field turf area	0	1.0	-
	Area irrigated with recycled water	0	1.0	-
	Pool	190	1.0	190
	Total SLA	190		0

Total Landscape Area (including SLA) from ETWU Calculation	5,440
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Rent Stabilization Board

January 5, 2023

To: Sharon Gong, Senior Planner, Planning & Development Department

From: Matt Brown, General Counsel

By: Lief Bursell, Senior Planner

Be Tran, Associate Planner

Subject: **2138 Center Street**

On October 1, 2021, you wrote to Mr. Bursell informing him of an application to demolish an existing 16-unit residential building at 2138 Center Street. You requested that we provide you with information related to the property's rental history and status under the Rent Stabilization and Eviction for Good Cause Ordinance ("Ordinance"). On November 10, 2022, you requested Mr. Bursell provide an update to the memo regarding the effect of several changes to the Zoning Ordinance, which is provided in the Recommendation section.

Property History

Alameda County records show that Core Berkeley Oxford LLC owned the property as of May 26, 2021. Records indicate that the building was constructed in 1920 with stores on the first floor and apartments on the second floor.

Rent Stabilization Board records and microfiche records indicate that 2138 Center Street currently contains 16 residential units.

Rental History and Rent Control Status

Rent Stabilization Board records reflect 16 units at 2138 Center Street, all of which are claimed as "rented or available for rent." All 16 units are under rent control and fully subject to the Ordinance, and qualify as "protected units" under SB 330.

Ellis Act

On July 16, 2021, the owner filed an Ellis Eviction notice to the tenant in Unit 17. The tenant of Unit 17 received the Ellis eviction relocation payment and vacated the unit on September 30, 2021.

Harassment or Illegal Eviction

The Rent Stabilization Board has no record of any verified cases of harassment or threatened or actual illegal evicting occurring at 2138 Center Street.

Recommendation

Rent Stabilization Board staff recommends the ZAB deny the demolition of the 16 rent controlled units at 2138 Center Street because it does not meet the requirements of Berkeley's Demolition Ordinance, Berkeley Municipal Code (BMC) 23C.08. BMC section 23C.08.020.B prohibits the demolition of a building if it was removed from the rental market under the Ellis Act during the preceding five year period. The owner of 2138 Center Street filed an Ellis Act eviction notice in July of 2021, and demolition is prohibited until June of 2026 per BMC Section 23C.08.020.B.

On December 1, 2021, a revised Zoning Ordinance went into effect in which the Ellis restriction was inadvertently removed for buildings with two or more units. On April 29, 2022 the City Council received a report advising amendments and corrections to the Zoning Ordinance, one of which corrected the Ellis mistake. That section was codified as BMC 23.326.030.A.2.a.i. on June 10, 2022. Because the omission of the restriction was a mistake, Rent Stabilization Board staff maintains the recommendation stated above.

Please feel free to contact Mr. Bursell with any further questions regarding this matter.



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

NOTICE OF PUBLIC HEARING

2128-30 Oxford Street / 2132-2168 Center Street

Public comment period for the Draft Environmental Impact Report (EIR) and Project Preview for Use Permit #ZP2022-0135 to demolish two buildings (one mixed-use with 16 rent-controlled units, one commercial) and construct a 26-story (285'-4" feet, plus 12' parapet), 694,778-square-foot, mixed-use building with 456 dwelling units (including 40 Very Low-Income Density Bonus qualifying units), 14,961 square feet of commercial space, and 36 vehicle parking spaces.

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

When: Thursday, May 30, 2024, 7:00 pm

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

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

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

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

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

A. Land Use Designations:

- General Plan: DT – Downtown
- Zoning: C-DMU Core – Downtown Mixed-Use District, Core Sub-Area

B. Zoning Permits Required:

- Use Permit under Berkeley Municipal Code (BMC) Section 23.326.070(A) to demolish a non-residential building
- Use Permit under BMC Section 23.326.030(A)(3) to demolish a building containing two or more units
- Use Permit under BMC Section 23.326.030(A) to demolish 16 dwelling units in a building constructed prior to June 1980
- Use Permit under BMC Section 23.204.020(A) to construct a new mixed-use development
- Use Permit under BMC 23.204.020(A) to construct dwelling units
- Use Permit under BMC Section 23.204.030(A)(1) to create new floor area of 10,000 square feet or more
- Use Permit under BMC Section 23.204.130(E)(2)(a) to construct a building that exceeds the district height limit, and that is over 120 feet but not more than 180 feet
- Use Permit under BMC Section 23.204.130(E)(3)(b) to modify the front, side, and rear setback requirements and to exceed 120 feet in width in diagonal measurement
- Use Permit under BMC Section 23.204.130(E)(6)(b) to pay a fee in-lieu of providing privately-owned public open space (POPOS)
- Use Permit under BMC Section 23.304.030(C)(2)(b) to reduce the front setback on a commercially zoned lot that confronts a residential district
- Use Permit under 23.304.130(D), to eliminate display window and fence requirements when abutting a residential district
- Administrative Use Permit under BMC 23.304.050(A) to allow architectural elements to exceed the district height limit
- Use Permit under BMC Section 23.310.020(B) to begin alcoholic beverage service (distilled spirits incidental to food service)
- Administrative Use Permit under BMC Section 23.302.070(E)(5)(2) for a food service establishment of more than 3,000 square feet
- Administrative Use Permit under BMC Section 23.302.070(E)(5)(a) for outdoor café seating abutting a residential district
- Use Permit pursuant to BMC Section 23.302.020(E)(4) for outdoor use abutting a residential district.

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

- Waiver of BMC Section 23.204.130(E)(2)(a) to exceed building height limits, to be 285 feet 4 inches to the roof and 297 feet 4 inches to the top of the parapet (twelve-foot parapet), where 180 feet is the maximum (plus five-foot parapet, by right)
- Waiver of BMC Section 23.304.030(C)(2)(b) to reduce the front yard setback (Oxford) requirement to 0 feet, where 10 feet is the minimum, above 120-foot building height
- Waiver of BMC Section 23.204.130(E)(3)(a) to reduce the front yard setback (Center) requirement to 0 feet, where 15 feet is the minimum, above 120-foot building height
- Waiver of BMC Section 23.204.130(E)(3)(a) to reduce the interior side yard setback requirement to 7 feet, where 15 feet is the minimum, above 120-foot building height
- Waiver of BMC Section 23.204.130(E)(3)(a) to reduce the rear yard setback requirement from to 5 feet, where 15 feet is the minimum, above 120-foot building height
- Waiver of BMC Section 23.204.130(E)(4) to reduce the usable open space requirement by providing 20,837 square feet where 36,480 square feet is the minimum, and zero square feet of POPOS where 299 square feet is required

- Waiver of BMC Section 23.204.130(E)(3)(d)(i) to exceed diagonal width, to be 295 feet, 4 inches, where 120 feet is the maximum
- Waiver of BMC Section 23.304.050(A) to allow for structures above the height limit to cover 18 percent of the average floor area of all of the building's stories, where 15 percent is the maximum
- Waiver of BMC Section 23.322.090(A)(2) reduce the long-term residential bicycle parking requirement by providing 264 spaces, where 383 spaces is the required minimum
- Waiver of BMC Section 23.322.100(A), to reduce the loading space requirement to zero where one loading space is required
- Concessions – none requested

C. CEQA Recommendation: A Draft EIR was prepared to evaluate the potentially significant environmental impacts of the proposed project, pursuant to the California Environmental Quality Act (CEQA). The Notice of Availability (NOA) of an EIR was published on May 3, 2024. The 45-day public comment period that began with publication of the NOA ends on June 18, 2024; comments on the scope of the EIR are due by 5:00 p.m. on that date.

The NOA and Draft EIR for this project are available online at: <https://aca.cityofberkeley.info/CitizenAccess/Default.aspx>. Click on Zoning tab; enter permit number #ZP2022-0135; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials.

D. Parties Involved:

- Applicant / Owner Core Berkeley Oxford, LLC, 1643 N. Milwaukee Ave, 5th Floor, Chicago, IL 60647

Further Information:

All application materials are available online at:
<https://aca.cityofberkeley.info/CitizenAccess/Welcome.aspx>.

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

Questions about the project should be directed to the project planner, Sharon Gong, at (510) 981-7429 or sgong@berkeleyca.gov.

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

Communication Disclaimer:

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

Written Comments, Communications, and Reports:

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

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

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

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



Accessibility Information / ADA Disclaimer:

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

SB 343 Disclaimer:

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

Notice Concerning Your Legal Rights:

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

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