



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

---

FOR BOARD ACTION  
MARCH 13, 2025

## 2655 Shattuck Avenue

Use Permit #ZP2024-0057 to demolish a one-story, 8,185-square-foot, non-residential building and construct an eight-story (85 feet), 84,399-square-foot mixed-use residential building containing 97 dwelling units (including ten Very Low-Income Density Bonus qualifying units) and 2,117 square feet of commercial space on a 23,527 square foot lot.

### I. Background

#### A. Land Use Designations:

- General Plan: ACMU – Adeline Corridor Mixed Use
- Zoning District: C-AC – Adeline Corridor Commercial

#### B. Zoning Permits Required:

- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.326.070 to demolish non-residential buildings
- Use Permit pursuant to BMC Section 23.204.020 to establish a mixed-use residential building
- Use Permit pursuant to BMC Section 23.204.030(A)(1) to establish a new main building or dwelling unit in the C-AC zoning district
- Administrative Use Permit pursuant to BMC Section 23.304.050 for projections above the height limit

#### C. Concessions and Waivers and Pursuant to State Density Bonus Law (CA Gov't. Code Section 65915):

- Waiver from BMC Section 23.204.150(E)(1)) to increase the FAR from 2.5 to 3.5
- Waiver from BMC Section 23.204.150(E)(1)) to increase the stories from 4 to 8 stories

ZONING ADJUSTMENTS BOARD

2655 SHATTUCK AVENUE

March 13, 2025

Page 2 of 23

- Waiver from BMC Section 23.204.150(E)(1)) to increase the height from 45 to 85 feet
- Waiver from BMC Section 23.204.150(E)(1)) to increase lot coverage from 70 to 74 percent

**D. CEQA Recommendation:**

It is staff's recommendation to the Zoning Adjustments Board (ZAB) that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section 15000, et seq.) pursuant to CEQA Guidelines Section 15332 ("In-Fill Development Projects").

**E. Parties Involved:**

- Applicant: Studio KDA, Till Houtermans, 1810 Sixth Street, Berkeley, CA 94710
- Property Owner: S.H. Kay, LLC, 1442A Walnut Street #349, Berkeley, CA 94709

**Figure 1: Vicinity and Zoning Districts Map**



**Legend**

- C-AC: Adeline Corridor Commercial
- R-2: Restricted Two-Family Residential
- R-2A: Restricted Multiple-Family Residential
- C-SA: South Area Commercial District

Figure 2: Site Plan/Ground Floor Plan



Figure 3: Landscaping Plan



**Figure 4: Shattuck Avenue Rendering Looking Southeast**



**Figure 5: South Elevation Facing Derby Street**



**Figure 6: East (Rear) Elevation Facing Existing Residential**



**Table 1: Land Use Information**

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Commercial Building	C-AC	Adeline Corridor Mixed Use
Surrounding Properties	North	Commercial Building (Previously Honda Sales Center)		
	West	Berkeley Fire Station 5, Apartments and Auto Sales		
	South	Apartments (The Shattuck) and Single Family Residences	C-AC and R-2	Adeline Corridor Mixed Use and Low Density Residential
East	Single Family Residences	R-2	Low Medium Density Residential	

**Table 2: Special Characteristics**

Characteristic	Applicability	Explanation
Affordable Child Care Fee for qualifying non-residential projects (Per Resolution 66,618-N.S.)	No	This fee applies to net newly constructed nonresidential gross floor area over 7,500 square feet. There is an existing 8,185 square feet of commercial on the site that will be demolished and replaced with 2,117 square feet of new commercial, for a net reduction of 6,068 commercial square feet; therefore the fee does not apply.
Affordable Housing Fee for qualifying non-residential projects (Per Resolution 66,617-N.S.)		
Affordable / Inclusionary Housing Requirements (BMC Chapter 23.328)	Yes	The project would provide 15 percent Below Market Rate (BMR) units (10 Very Low-Income (VLI) rate) and would be required to pay an in-lieu fee to satisfy the remainder of the requirement.
Alcohol Sales/Service Public Convenience or Necessity	No	Sale of alcohol is not proposed at this time.
Bird Safe Buildings (BMC 23.304.150)	Yes	The project complies with the bird safe building requirements.
Coast Live Oak Trees (BMC Chapter 6.52)	No	There are no Coast Live Oak ( <i>Quercus agrifolia</i> ) trees on the project site.
Creeks	No	No creek or culvert, as defined by BMC Chapter 17.08, exists on or within 30 feet of the project site.
Density Bonus	Yes	The project would provide 10 Very Low-Income units, or 15 percent of the Base Project units, and qualifies for a 50 percent density bonus, or 10 bonus units. See Section III.B for discussion.
Hard Hats (BMC Chapter 13.107)	No	The project was vested under the Housing Crisis Act of 2019 prior to the January 1, 2024 effective date of the ordinance, and therefore these provisions do not apply.

Characteristic	Applicability	Explanation
Historic Resources	No	Portions of the existing building are more than 40 years old, and the project was forwarded to the Landmarks Preservation Commission (LPC) for review (BMC Section 23.326.070(C)). On February 6, 2025, the LPC took no action to initiate a Landmark or Structure of Merit designation and recommended that the ZAB approve the demolition. See Section IV.B for discussion.
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) <sup>a</sup> . 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 V.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) <sup>a</sup> . See Section V.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 and will pay fees to meet the public art requirement (0.8% of total building permit valuation).
Rent Controlled Units	No	The project would not demolish rent controlled dwelling units.
Residential Preferred Parking (RPP)	Yes	The site is located in an RPP zone J. 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 (SHMA)	No	The project site is not located within an area susceptible to landslide/liquefaction/fault rupture as shown on the <a href="#">State Seismic Hazard Zones</a> map <sup>b</sup>
Soil/Groundwater Contamination	Yes	The project site is within the City's Environmental Management Area and is not on the Cortese List <sup>c</sup> . The applicant has submitted a Phase I report. No further investigation is recommended. Standard Conditions of Approval related to hazardous materials would apply.

ZONING ADJUSTMENTS BOARD  
March 13, 2025

2655 SHATTUCK AVENUE  
Page 9 of 23

Characteristic	Applicability	Explanation
Transit	Yes	The project area is served by the AC Transit lines 7, 18, F, 36, 800, and is 0.5 miles from the Downtown Berkeley Bay Area Rapid Transit (BART) station.
<p>Notes:</p> <p>a. BMC 23.328.020(E) defines a "Housing Development Project" for purposes of inclusionary housing requirements as "a development project, including a Mixed-Use Residential project involving the new construction of at least one Residential Unit. Projects with one or more buildings or projects including multiple contiguous parcels under common ownership or control shall be considered as a sole Housing Development Project and not as individual projects.</p> <p>b. California Department of Conservation. DOC Maps: Geologic Hazards. Available: <a href="https://maps.conservation.ca.gov/geologichazards/">https://maps.conservation.ca.gov/geologichazards/</a></p> <p>c. 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
December 4, 2023	SB 330 complete preliminary housing development project application submitted
May 22, 2024	SB 330 Use Permit Application submitted
June 12, 2024	Application deemed incomplete
July 29, 2024	Application resubmitted
August 18, 2024	Application deemed complete
February 6, 2025	Landmarks Preservation Commission hearing (demolition referral)
February 20, 2025	Design Review Committee Preliminary Design Review
February 27, 2025	Public hearing notices mailed/posted
March 13, 2025	ZAB hearing

**Table 4: C-AC Development Standards BMC Sections 23.204.150 and 23.322  
Parking and Loading**

Standard		Existing	Proposed Total	Permitted/Required
Lot Area (sq. ft.)		23,527	No change	N/A
Gross Floor Area (sq. ft.)		8,185	84,399	N/A
Commercial Floor Area (sq. ft.)		8,185	2,117 (-6,068)	N/A
Floor Area Ratio		0.35	3.5	2.5 max
Dwelling Units	Total	0	97	65 units (consistent with base project)
	Affordable	0	10	0-14 (Less than 14% for a Tier 1 project in the South Shattuck Subarea)
Building Height (ft. - in.)	Maximum	20	85	45 max
	Stories	1	8	4 max
Building Setbacks (ft. - in.)	Front (Shattuck)	0	0	0 min
	Rear	40	10 at ground floor, 20 feet floors 2-5	10' min at 35' 20' min at 45'
	Left Side (North)	81	0	0 min
	Street Side (Derby)	1	0	0 min
Lot Coverage (%)		35	74	70 max
Usable Open Space (sq. ft.)		N/A	4,720	3,880
Parking	Automobile – Commercial	24	0	0 min*
	Automobile - Residential	0	41	0 min/49 max**
	Bicycle – Commercial	0	4	2 (1 space/2,000 s.f.)
	Bicycle – Short Term	0	4	4 (1 space/40 bedrooms)
	Bicycle – Long Term	0	48	45 (1 space/3 bedrooms)
<p>■ = Waiver requested to modify the district standard.</p> <p><b>Abbreviations:</b> sq.ft.= square feet; d.u.=dwelling unit; min.=minimum; max.=maximum; bldg. ht.=building height</p> <p>* Pursuant to Assembly Bill 2097, no parking is required for commercial uses on a site located within ½-mile of a major transit stop.</p> <p>**Pursuant to BMC Section 23.322.070, the maximum number of off-street parking spaces is 0.5 spaces per dwelling unit</p>				

## II. Project Setting

### A. Neighborhood/Area Description:

The project site is located along the northeast corner of Shattuck Avenue and Derby Street, within the Adeline Corridor Commercial District (C-AC). The project site is surrounded by primarily commercial uses and mixed-use buildings to the north, south, and west. A vacant auto sales site is located directly to the north of the project site. To the west, across Shattuck Avenue is a mix of commercial uses, the Berkeley Fire Station #5, and residential (apartment) uses. A student-oriented housing project has been recently constructed to the south of the site, across Derby Street. The surrounding apartment and mixed-use buildings are between five and six stories in height. Existing single-family residences ranging from one to two stories are located to the east ( behind the site), and to the south, also across Derby Street. The project site is served by several bus lines, with stops adjacent and nearby. The Ashby BART station is located approximately 0.5 miles to the south of the property.

### B. Site Conditions:

The 23,527 square foot site at 2655 Shattuck Avenue is currently occupied by a one-story (20-foot-tall) commercial building and parking lot, constructed in 1996-1997. The existing building is located on the southwest corner of the property, adjacent to City sidewalks, and the parking and landscaping are located along the northern and western portions of the site. There are several existing trees along the project boundary and in the parking areas. Existing street trees consist of six mature American Sycamore trees on Derby Street and four trees of mixed variety along Shattuck Avenue. The site is relatively flat and rectangular in shape. The parcel measures 135 feet wide and, given the curve of Shattuck Avenue, from approximately 161 to 190 feet deep, north to south, respectively.

### C. C-AC District Regulatory Context:

In the C-AC District, development standards are based on the percentage of affordable units provided onsite as part of all residential and mixed-use projects (BMC 23.204.150(E)(2)). The proposed project would be developed using the South Shattuck Subarea Tier 1 Development Standards for the State Density Bonus base project, with density bonus, concessions and waivers pursuant to State Density Bonus regulations.

### III. Project Description

**A. Proposed Project Details:** The proposed project would demolish a commercial building and construct an 84,399-square-foot mixed-use building with the following primary components:

- Eight stories (85 feet in height)
- 97 dwelling units
  - 49 studio units
  - 20 1-bedroom units
  - 18 2-bedroom units
  - 10 3-bedroom units (townhomes)
- 135 total bedrooms
- Ten Very Low Income Units
- 2,117 square feet of commercial space
- 4,720 square feet of useable open space
  - Exterior courtyard and garden
  - Roof-top deck
  - Publicly accessible open space
- 48-space bicycle room
- 41 parking spaces
- New street trees on Shattuck (2) and Derby (1)
- New curb cut on Derby for parking and elimination of driveway on Shattuck

#### **B. Base Project and Density Bonus:**

The applicant has requested a density bonus under the State Density Bonus Law. Under the City's density bonus procedures, the "base project<sup>1</sup>" is 65 units, as the maximum allowable density for the site. The four-story base project and the resulting eight-story proposed project both have an average unit size of 830 square feet. By providing ten Very Low Income (VLI) BMR units on site (15 percent of the 65-unit base density), the project is eligible for a 50 percent density bonus, or 33 additional units. Therefore, the

---

<sup>1</sup> Per the [City's Density Bonus Procedures \(DBP\)](#), the base project is the largest project allowed on the site that is fully compliant with district development standards (i.e. height, setbacks, usable open space, parking, etc.), or, the *maximum allowable density* for the site. The City uses the DBP to calculate the maximum allowable density for a site where there is no density standard in the zoning district, and to determine the number of units in the proposed project, which is the number of base project units plus the number of density bonus units that can be added according to the percentage of BMR units proposed, per Government Code, Section 65915(f).

applicant proposes 33 additional units above the base density for a total of 98 dwelling units. Table 5, below includes the Density Bonus calculations.

**Table 5: Density Bonus**

Base Project Units <sup>a</sup>	Qualifying Units	Percent Density Bonus	Number of Density Bonus Units <sup>a</sup>	Proposed Project Units <sup>a</sup>
65	10 VLI Units (15% of base project)	50%	33 (50% of 65 units)	98 (32 used)
Notes:				
a. Pursuant to Government Code 65915(q), all unit calculations are rounded up to the nearest whole number.				
Abbreviations: % = percent				

## IV. Community Discussion

### A. Neighbor/Community Concerns:

Prior to submitting this application to the city, the applicant invited interested neighborhood organizations as well as owners and occupants located within 300 feet of the project site to a project preview meeting. The meeting was held on May 1, 2024, and attended by seventeen individuals (meeting minutes are included as Attachment 5). A pre-application poster was installed on site by the applicant in April 2024.

Prior to the Design Review Committee meeting on February 20, 2025, three comment letters/emails were received by staff. The three letters/emails were from Berkeley citizens, and expressed concerns over the project’s height, shadow impacts, parking garage entrance, density, and bas reliefs (See Attachment 6).

On February 27, 2025, the City mailed public hearing notices to property owners and occupants within 300 feet of the project site, and to interested neighborhood organizations. The City also posted notices within the neighborhood at nearby three locations. At the time of writing this report, staff had not received any communications regarding the project from the ZAB noticing.

### B. Landmarks Preservation Commission:

The project involves demolition of one commercial building, portions of which are over 40 years in age. The existing 1996/1997 commercial building on the site replaced a 1923 automotive sales and service building along with a 1927 addition that housed auto uses. When the 1923/27 building was removed for its 1996/97 replacement, its front (west) and a portion of its south side facades were retained and attached to the new store building. Pursuant to BMC Section 23.326.070(C)(1), the proposed demolition was brought before the Landmarks Preservation Commission (LPC) for review. Preservation Architects prepared Department of Parks and Recreation (DPR) forms dated October 24, 2024 to evaluate the property and determined that the building proposed for demolition does not meet the criteria for the California Register or a City of Berkeley

Landmark or Structure of Merit. The LPC reviewed the demolition referral on February 6, 2025 and took no action.

### **C. Design Review Committee:**

This project proposes development in a non-residential zoning district; therefore, it is subject to review by Design Review Committee (DRC) pursuant to BMC Section 23.406.070(B)(1). The project was referred to the DRC for Preliminary Design Review on February 20, 2025. A neighbor that had submitted a comment letter, reiterated their concerns with the Committee at the meeting, as did the member of the community concerned with the bas reliefs. The DRC provided a favorable recommendation to ZAB with the following conditions and recommendations for Final Design Review (FDR) [VOTE (7-0-0-0)]:

#### **Conditions**

- Retain the preserved friezes on Shattuck Avenue; Shattuck Avenue location is recommended.

#### **Recommendations**

##### **Site Design**

- Minimize impacts on the adjacent residence to the east; design refinements could include a stepped garden (C3 planter) and wall treatment.
- Step the wall on the fifth floor to achieve more light on adjacent residence to the east.

##### **Exterior Finishes**

- Consider additional material, detail, and color changes on the east elevation.
- Enhance overall color palette to be brighter.
- Consider more color and detail on the main stair on the Shattuck elevation.

##### **Landscaping**

- Give attention to garden amenity space (make more active),
- Protect trees on neighboring property to the east.

##### **Windows**

- Consider more windows on the 7th and 8th floor on the north and south elevations.
- Add details to the windows on the east facade, such as frames.

## **V. Issues and Analysis**

### **A. CEQA Approach and Recommendation**

It is staff's recommendation that the project qualifies for a Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15332 ("Infill Development Project"). The determination is made by ZAB. Specifically:

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

Additionally, none of the exceptions to eligibility for a categorical exemption as listed under CEQA Guidelines Section 15300.2, apply to the project. The project is not located in an environmentally sensitive area; the cumulative impact of successive projects of the same type in the same place, over time would not be significant; there are no “unusual circumstances” at the project site that would result in significant environmental effects; there are no designated scenic highways in the City of Berkeley; therefore, the project site is not in view of a state scenic highway; the site is not included on a list compiled pursuant to Section 65962.5 of the Government Code; and the project would not result in a substantial adverse change in the significance of a historical resource.

## **B. Housing Accountability Act Analysis:**

Pursuant to the Housing Accountability Act (HAA), California Government Code Section 65589.5(j), 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<sup>2</sup> 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. The Base Project includes Use Permits and/or Administrative Use Permits<sup>3</sup> to for projections above the height limit, and 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

---

<sup>2</sup> A “specific, adverse impact” means “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.”

<sup>3</sup> 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.”

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.

As shown in Table 4 above, the project complies with the zoning standards. While the project may include an Administrative Use Permit to modify standards not associated with the base project, there are no objective criteria in the findings therefore the project still complies with the HAA. The ZAB has the discretion to approve, deny or modify the request according to the zoning findings, provided the action does not reduce the project density or effectively deny the project by making it infeasible, unless the ZAB is also able to make the required findings for denial set forth under Section 65589.5(j), above.

Staff is not aware of specific adverse impacts that could occur with the construction of the of the project.

### **C. 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 zoning standards in effect 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)).

The March 13, 2025 ZAB hearing represents the third public hearing for the proposed project since the project was deemed complete. The City can hold up to two additional public hearings on this project, if needed. One of those hearings must be reserved for any possible appeal to the City Council.

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.

As discussed in an DPR forms prepared for the project in October 2024, the property does not appear to be historically significant and therefore is not eligible for listing on the California Register of Historical Resources or as a City of Berkeley Landmark or Structure of Merit. The demolition referral was heard at the February 6, 2025 Landmark Preservation Commission meeting, and no action was taken. Therefore, it was determined the site is not a historic resource.

3. **Government Code Section 65950(a)(5)** requires a public agency to approve or disapprove a project within 60 days from the determination that the project is exempt from the CEQA. Should ZAB determine the application is categorically exempt from CEQA at the March 13, 2025 public hearing, the application must be approved or disapproved by May 12, 2025.

#### **D. Density Bonus Concessions and Waivers:**

The project is entitled to three<sup>4</sup> concessions (or incentives) under Government Code Section 65915(d), and an unlimited number of waivers under Section 65915(e).

1. **Concessions:** A concession is a modification of a development standard that reduces the cost of providing affordable housing. No concessions have been requested.
2. **Waivers:** 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. The applicant is requesting four waivers from the following development standards:
  - Waiver from BMC Section 23.204.150(E)(1)) to increase the FAR from 2.5 to 3.5
  - Waiver from BMC Section 23.204.150(E)(1)) to increase the stories from 4 to 8 stories
  - Waiver from BMC Section 23.204.150(E)(1)) to increase the height from 45 to 85 feet
  - Waiver from BMC Section 23.204.150(E)(1)) to increase lot coverage from 70 to 74 percent

The waivers are requested because they are necessary to physically accommodate the additional 33 units as allowed under the density bonus project on the site.

The City may only deny the waivers if it finds that the waivers would have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without

---

<sup>4</sup> Pursuant to Government Code Section 65915(d), projects that include at least 15 percent of the total units for very low income households shall receive three incentives or concessions.

rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the waiver would be contrary to State or Federal law. Staff believes such a finding cannot be made.<sup>5</sup>

#### **E. 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.

The proposed project includes the demolition of an 8,185-square-foot commercial building, and the construction of an 84,399-square-foot building which would provide 97 dwelling units, and 2,117 square feet of commercial space. Pursuant to BMC Section 23.326.070(D)(1), demolition would not be materially detrimental to the commercial needs and public interest because the new building would provide dwelling units and commercial space, and the new building would be compatible with adjacent and nearby commercial and residential uses in the C-AC District since there are existing mixed-use residential buildings nearby. Pursuant to BMC Section 23.326.070(D)(2)(a), demolition is required to allow a proposed new building.

#### **F. Administrative Use Permit for Rooftop Projections**

BMC Section 23.304.050(A) requires an Administrative Use Permit for roof-top projections, 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. The project would include a staircase/elevator penthouse totaling 345 square feet that would extend ten feet over the 85-foot roof height. The penthouses represent less than three percent (3%) of the 13,742-square-foot average of all the floor areas. The projection is, therefore, permissible.

### **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 V.B for discussion of the HAA. All permits

---

<sup>5</sup> See Footnote 5.

are subject to the C-AC District permit findings and General Non-Detriment findings discussed in sections VI.D.

**A. Use Permit for New Floor Area in the C-AC District:**

Pursuant to BMC Section 23.204.030(A)(4), to approve a Use Permit for new floor area in the C-AC District, ZAB must find that the proposed use or structure will:

1. *Be compatible with the purposes of the District*

Purposes of the C-AC District include:

- Implement the General Plan's designation for Adeline Corridor Mixed Use area, as well as the policies of the Adeline Corridor Specific Plan;
- Promote equitable access to housing by preserving existing affordable housing, preventing displacement, and producing a substantial number of new affordable housing units;

The project would be compatible with the purpose of the District because it would implement the policies of the Adeline Corridor Specific Plan, including commercial uses on the ground floor along Shattuck Avenue, creating a more attractive pedestrian experience on Shattuck Avenue by providing additional street trees and a pedestrian plaza, integrating a variety of landscape-based stormwater treatment elements, and the building architecture provides visual interest and integrates with the neighborhood. The project site is identified as an opportunity site in the Specific Plan. There is no existing housing on the site, but the project does contribute to the creation affordable housing by providing ten VLI units.

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

The project would be compatible with the design and character of the District and adjacent residential neighborhoods because it would add a new mixed-use residential building at the intersection of Shattuck Avenue and Derby Street that is consistent with the patterns of development to west and south of the site, which consists of residential buildings and commercial uses ranging in height from five to six stories. The building has been designed to meet the setback requirements for buildings adjacent to residential zones and to reduce the height adjacent to existing single family residential uses to the rear of the property (east). The project also includes landscaping along the rear property line to provide a buffer to the existing residential uses. The project meets the transparency requirements for ground floor frontages.

3. *Encourage utilization of public transit and off-street parking facilities in the area of the proposed building; and*

The project would encourage utilization of public transit as there are bus stops located in front of the site, as well as nearby. The Ashby BART station is located 0.5 miles to the south of the site.

4. *If a new residential development, that the proposed use or structure facilitates construction of affordable housing as defined by the US Department of Housing and Urban Development (HUD) Guidelines.*

The proposed project would facilitate construction of affordable housing as it would provide ten below market rate units, specifically, ten Very Low Income units.

#### **B. Use Permit for a Project in the C-AC District:**

Pursuant to BMC Section 23.204.150(G)(1), to approve a Use Permit for a project in the C-AC District, ZAB must find that the proposed use or structure:

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

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

#### **C. Use Permit for New Residential Development in the C-AC District:**

Pursuant to BMC Section 23.204.150(G)(2), to approve a Use Permit for new residential development in the C-AC District, ZAB must find that the proposed use or structure facilitates the construction of affordable housing as defined by the U.S. Department of Housing and Urban Development (HUD) Guidelines. As discussed under VI.A.4., above, the project would facilitate construction of affordable housing as it would provide ten below market rate units.

#### **D. General Non-Detriment Finding:**

BMC Section 23.406.040(E) 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.

1. Shadows: The applicant submitted shadow studies documenting sun angles at three times throughout the day during the summer and winter solstice. New shadows would affect dwellings at the following locations:

- 2110, 2112, 2114 and 2116 Carleton Street and 2117 Derby Street to the northeast and east of the site in winter in the afternoon (2:48 pm).
- 2116, 2117, 2119, and 2123 Derby Street to the southeast and east of the site in May and June in the afternoon (5:12/5:30 pm).

Though the project would create new shadow impacts on neighboring residences, the impacts to neighboring properties would occur on limited areas and would only partially shade neighboring buildings for a limited time during the year, and only for a few hours of the day. The projected impacts would be in line with what is to be expected within a built urban environment. The shadow impacts from the project on adjacent residential uses would be reasonable and not detrimental.

2. Air: The proposed project would be consistent with the existing development and building-to-building separation pattern, or air, in this C-AC District neighborhood. Because the project would meet the required setbacks, the project would not unreasonably obstruct air.

3. Views: The view corridor as defined in BMC Section 23.502.020 (Glossary) includes views of the Berkeley Hills, San Francisco Bay, Mt. Tamalpais, or a significant landmark such as the campanile, Golden Gate Bridge, or any other views that substantially enhances the value and enjoyment of real property. The project's proposed location is in a generally flat neighborhood, developed with one- to six-story buildings, and includes some mature vegetation that obscures these views from off-street angles. Because significant views are generally not available in this neighborhood due to grade, current development patterns, and mature vegetation, the proposed project would not create detrimental impacts to views.

4. The project is subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, thereby ensuring the project would not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.

#### **E. General Plan Consistency:**

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

1. **Policy LU-3 Infill Development:** Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and

construction, and is compatible with neighboring land uses and architectural design and scale.

2. **Policy LU-7 Neighborhood Quality of Life, Action A:** Require that new development be consistent with zoning standards and compatible with the scale, historic character, and surrounding uses in the area.
3. **Policy UD-16 Context:** The design and scale of new or remodeled buildings should respect the built environment in the area, particularly where the character of the built environment is largely defined by an aggregation of historically and architecturally significant buildings.
4. **Policy UD-24 Area Character:** Regulate new construction and alterations to ensure that they are truly compatible with and, where feasible, reinforce the desirable design characteristics of the particular area they are in.

Staff Analysis: The project would reinforce the City's effort to redevelop underutilized sites in a way that would increase the quality of the built environment and provide new housing opportunities. The project would further improve the neighborhood character and quality of life by increasing existing street level activity and bringing in new residents along a major commercial and transit corridor. The project site is served by multiple bus lines, including local, rapid, and Transbay lines that operate along Bancroft, and a nearby BART Station. The design of the building would be compatible with the existing scale and design characteristics of the neighborhood, and would be consistent with the C-AC design standards and other zoning requirements.

5. **Policy LU-23 Transit-Oriented Development:** Encourage and maintain zoning that allows greater commercial and residential density and reduced residential parking requirements in areas with above-average transit service such as Downtown Berkeley.

Staff Analysis: The project would help to encourage transit use and reduce greenhouse gas emissions from motor vehicles by constructing additional housing in close proximity to transit, jobs, and basic goods and services. Several transit lines have stops directly in front of and across the street from the project and the Ashby BART station, which has connecting service throughout the Bay Area, is located less than 0.5 miles from the project site.

6. **Policy H-19 Regional Housing Needs:** Encourage adequate housing production to meet City needs and the City's share of regional housing needs.

Staff Analysis: The project would provide ten dwelling units for very low-income households, in addition to increasing the City's housing supply by adding new dwelling units in close proximity to basic goods and services and transit.

7. **Policy EM-5 "Green" Buildings:** Promote and encourage compliance with "green" building standards. (Also see Policies EM-8, EM-26, EM-35, EM-36, and UD-6.)
8. **Policy UD-33 Sustainable Design:** Promote environmentally sensitive and sustainable design in new buildings.

Staff Analysis: The proposed project would be constructed to the latest building codes which include green building standards.

#### F. Area Plan Consistency:

The Adeline Corridor Specific Plan, adopted in 2020, also contains several policies applicable to the project, including the following:

1. **3.1 Overall Mix of Uses**: Encourage a unique, diverse mix of community spaces, services, retail, housing, and creative workspaces along the corridor.
2. **3.3 Building Design**: Ensure that the massing, articulation, and design of buildings provides visual interest, integrates with the neighborhood, and creates a pleasant, pedestrian-oriented public realm.
3. **3.5 Ground Floor Frontage and Facades**: Ensure that ground floor frontages and façade design in the Adeline Area positively contribute to the pedestrian experience and street character.

Staff Analysis: The proposed project would contain residential and commercial space and would provide ten on-site affordable units. The building would support a pedestrian-oriented public realm as the garage entry would be located on Derby Street, away from the corner. The building would also contribute to the pedestrian experience and street character as there would not be blank walls along sidewalks and open space. The project meets the transparency requirements for ground floor frontages.

### VII. Recommendation

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Zoning Adjustments Board:

1. **FIND** that the project is categorically exempt from the provisions of the CEQA pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development Projects"); and
2. **APPROVE** Use Permit ZP2024-0057 pursuant to Section 23.406.040(D) and subject to the attached Findings and Conditions (see Attachment 1).

#### Attachments:

1. Findings
2. Conditions
3. Project Plans, received December 20, 2024
4. Adeline Corridor Specific Plan Mitigation, Monitoring, and Reporting Program
5. Neighborhood Meeting Notes
6. Public Comments
7. DRC Recommendation
8. Notice of Public Hearing

**Staff Planner:** Lisa Gordon, [lgordon@rinconconsultants.com](mailto:lgordon@rinconconsultants.com), (951) 202-9230.





# ZONING ADJUSTMENTS BOARD – FINDINGS

March 13, 2025

## 2655 Shattuck Avenue

Use Permit #ZP2024-0057 to demolish a one-story, 8,185-square-foot, non-residential building and construct an eight-story (85 feet), 84,399-square-foot mixed-use residential building containing 97 dwelling units (including ten Very Low-Income Density Bonus qualifying units) and 2,117 square feet of commercial space on a 23,527 square foot lot.

### ZONING PERMITS REQUIRED

---

- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.326.070 to demolish non-residential buildings
- Use Permit pursuant to BMC Section 23.204.020 to establish a mixed-use residential building
- Use Permit pursuant to BMC Section 23.204.030(A)(1) to establish a new main building or dwelling unit in the C-AC zoning district
- Administrative Use Permit pursuant to BMC Section 23.304.050 for projections above the height limit

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

---

- Waiver from BMC Section 23.204.150(E)(1)) to increase the FAR from 2.5 to 3.5
- Waiver from BMC Section 23.204.150(E)(1)) to increase the stories from 4 to 8 stories
- Waiver from BMC Section 23.204.150(E)(1)) to increase the height from 45 to 85 feet
- Waiver from BMC Section 23.204.150(E)(1)) to increase lot coverage from 70 to 74 percent

### I. CEQA FINDINGS

---

- A. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section 15000, et seq.) pursuant to Section 15332 of the CEQA Guidelines (“In-Fill Development Projects”).

- B.** The project meets all of the requirements of this exemption, as follows:
1. The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations.
  2. The project occurs within the Berkeley City limits on a project site of no more than five acres, and is surrounded by urban uses.
  3. The parcels within the project site have previously been developed and have no value as habitat for endangered, rare or threatened species.
  4. The project will not result in any significant effects relating to traffic, noise, air quality or water quality. The Traffic Impact Analysis prepared for the project was reviewed by the City Transportation Division which concurred with the findings of less than significant impacts. City Standard Conditions will address potential impacts related to traffic, noise, air quality, and water quality.
  5. The site can be adequately served by all required utilities and public services.
- C.** Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect a historical resource.

## **II. HOUSING ACCOUNTABILITY ACT FINDINGS**

---

- A.** The Housing Accountability Act, Government Code Section 65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that: (1) the development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and (2) there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.
- B.** The project includes construction of 84,399 square foot mixed-use building, including 97 dwelling units and 2,117 square feet of commercial uses. Because the base project complies with applicable, objective general plan and zoning standards, Section 65589.5(j) applies to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified.

## **III. DENSITY BONUS FINDINGS**

---

- A.** Pursuant to Government Code Section 65915, the Zoning Adjustments Board finds that:
1. Under the City's methodology for implementing density bonuses, the base project consists of 65 units;

SHATTUCK AVENUE - USE PERMIT #ZP2024-0057  
March 13, 2025

ZAB FINDINGS & CONDITIONS  
Page 3 of 6

2. The project will provide at least ten Very Low Income (VLI) qualifying units in the 65-unit base project, as more fully set forth in Condition COA#33, Below Market Rate Units;
  3. The project is entitled to a density increase of 50 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f), plus three concessions or incentives. This equates to a density bonus of up to 33 units above the base project, for a total of up to 98 units.
- D.** In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers to modify development standards as necessary to accommodate these density bonus units.
- a. Waiver from BMC Section 23.204.150(E)(1)) to increase the FAR from 2.5 to 3.5
  - b. Waiver from BMC Section 23.204.150(E)(1)) to increase the stories from 4 to 8 stories
  - c. Waiver from BMC Section 23.204.150(E)(1)) to increase the height from 45 to 85 feet
  - d. Waiver from BMC Section 23.204.150(E)(1)) to increase lot coverage from 70 to 74 percent
- E.** In accordance with Government Code Section 65915(e), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of waivers is required 1) to construct the proposed project at the density permitted under State law; 2) approval of requested waivers will not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) approval of the requested waivers will not be contrary to State or Federal law.

#### **IV. FINDINGS FOR APPROVAL**

---

- A.** As required by BMC Section 23.406.040(E), Findings for Approval, the project, under the circumstances of this particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:
1. The project is consistent with all applicable C-AC District standards and qualifies for concessions and waivers for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915.
  2. Shadows: The applicant submitted shadow studies documenting sun angles at three times throughout the day during the summer and winter solstice. New shadows will affect dwellings at the following locations:

SHATTUCK AVENUE - USE PERMIT #ZP2024-0057  
March 13, 2025

ZAB FINDINGS & CONDITIONS  
Page 4 of 6

- 2110, 2112, 2114 and 2116 Carleton Street and 2117 Derby Street to the northeast and east of the site in winter in the afternoon (2:48 pm).
  - 2116, 2117, 2119, and 2123 Derby Street to the southeast and east of the site in May and June in the afternoon (5:12/5:30 pm).
3. Though the project will create new shadow impacts on neighboring residences, the impacts to neighboring properties will occur on limited areas and will only partially shade neighboring buildings for a limited time during the year, and only for a few hours of the day. The projected impacts will be in line with what is to be expected within a built urban environment. The shadow impacts from the project on adjacent residential uses will be reasonable and not detrimental.
4. Air: The proposed project will be consistent with the existing development and building-to-building separation pattern, or air, in this C-AC District neighborhood. Because the project will meet the required setbacks, the project will not unreasonably obstruct air.
5. Views: The view corridor as defined in BMC Section 23.502.020 (Glossary) includes views of the Berkeley Hills, San Francisco Bay, Mt. Tamalpais, or a significant landmark such as the campanile, Golden Gate Bridge, or any other views that substantially enhances the value and enjoyment of real property. The project's proposed location is in a generally flat neighborhood, developed with one- to six-story buildings, and includes some mature vegetation that obscures these views from off-street angles. Because significant views are generally not available in this neighborhood due to grade, current development patterns, and mature vegetation, the proposed project will not create detrimental impacts to views.
6. The project will be subject to the City's standard conditions of approval regarding construction noise and air quality, waste diversion, toxics, and stormwater requirements, which will ensure that the project will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.

## **V. OTHER FINDINGS FOR APPROVAL**

---

- A. As required by BMC Section 23.326.070(D), the Zoning Adjustments Board finds that the proposed demolition of the non-residential building at 2655 Shattuck Avenue will not be materially detrimental to the commercial needs and public interest of any affected neighborhood or the City, and that the demolition of the structure is required to allow a proposed new building or other proposed new use, and is required for the furtherance of specific plans or projects sponsored by the City or other local district or authority.

The proposed demolition of the non-residential buildings will not be detrimental needs of the neighborhood, as the project redevelops an underutilized site with a new mixed-use, building that is compatible with existing development patterns along Shattuck Avenue. Pursuant to BMC Section 23.326.070(D)(1), demolition will not be materially detrimental to

SHATTUCK AVENUE - USE PERMIT #ZP2024-0057  
March 13, 2025

ZAB FINDINGS & CONDITIONS  
Page 5 of 6

the commercial needs and public interest because the new building will provide dwelling units and commercial space, and the new building will be compatible with adjacent and nearby commercial and residential uses in the C-AC District since there are existing mixed-use and multi-family residential buildings nearby. Pursuant to BMC Section 23.326.070(D)(2)(a), demolition is required to allow a proposed new building.

**B.** As required by BMC Section 23.204.030(A)(4), the project is consistent with the purposes of the underlying district.

**1.** Purposes of the C-AC District include:

- Implement the General Plan's designation for Adeline Corridor Mixed Use area, as well as the policies of the Adeline Corridor Specific Plan;
- Promote equitable access to housing by preserving existing affordable housing, preventing displacement, and producing a substantial number of new affordable housing units;

The project will be compatible with the purpose of the District because it will implement the policies of the Adeline Corridor Specific Plan, including commercial uses on the ground floor along Shattuck Avenue, creating a more attractive pedestrian experience on Shattuck Avenue by providing additional street trees and a pedestrian plaza, integrating a variety of landscape-based stormwater treatment elements, and the building architecture provides visual interest and integrates with the neighborhood. The project site is identified as an opportunity site in the Specific Plan. There is no existing housing on the site, but the project does contribute to the creation of affordable housing by providing ten VLI units.

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

The project would be compatible with the design and character of the District and adjacent residential neighborhoods because it would add a new mixed-use residential building at the intersection of Shattuck Avenue and Derby Street that is consistent with the patterns of development to west and south of the site, which consists of residential buildings and commercial uses ranging in height from five to six stories. The building has been designed to meet the setback requirements for buildings adjacent to residential zones and to reduce the height adjacent to existing single family residential uses to the rear of the property (east). The project also includes landscaping along the rear property line to provide a buffer to the existing residential uses. The project meets the transparency requirements for ground floor frontages.

**3.** Encourage utilization of public transit and off-street parking facilities in the area of the proposed building; and

The project will encourage utilization of public transit as there are bus stops located in front of the site, as well as nearby. The Ashby BART station is located 0.5 miles to the south of the site.

SHATTUCK AVENUE - USE PERMIT #ZP2024-0057  
March 13, 2025

ZAB FINDINGS & CONDITIONS  
Page 6 of 6

4. If a new residential development, that the proposed use or structure facilitates construction of affordable housing as defined by the US Department of Housing and Urban Development (HUD) Guidelines.

The proposed project will facilitate construction of affordable housing as it will provide ten below market rate units, specifically, ten Very Low Income units.

### **C. Use Permit for a Project in the C-AC District**

As required by BMC Section 23.204.150(G)(1), the Zoning Adjustments Board finds that the proposed use or structure:

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

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

### **D. Use Permit for New Residential Development in the C-AC District**

As required by BMC Section 23.204.150(G)(2), the Zoning Adjustments Board finds that the proposed use or structure facilitates the construction of affordable housing as defined by the U.S. Department of Housing and Urban Development (HUD) Guidelines. As discussed under Finding B, above, the project will facilitate construction of affordable housing as it will provide ten below market rate units.

- E. Projections Above the Height Limit.** As required by BMC Section 23.304.050(A), the Zoning Adjustments Board finds that the proposed rooftop equipment, which exceeds the district height limit, does not exceed 15 percent the average floor area of the building's floors. The project will include a staircase/elevator penthouse totaling 345 square feet that will extend ten feet over the 85-foot roof height. The penthouses represent less than three percent (3%) of the 13,742-square-foot average of all the floor areas. None of the equipment structures will be used as habitable or commercial space.



# USE PERMIT ZP2024-0057

## CONDITIONS OF APPROVAL

March 13, 2025

### 2655 Shattuck Avenue

Use Permit #ZP2024-0057 to demolish a one-story, 8,185-square-foot, non-residential building and construct an eight-story (85 feet), 84,399-square-foot mixed-use residential building containing 97 dwelling units (including ten Very Low-Income Density Bonus qualifying units) and 2,117 square feet of commercial space on a 23,527 square foot lot.

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

---

Pursuant to Berkeley Municipal Code (BMC) Title 23 Zoning Ordinance and Title 13 Public Peace, Morals, and Welfare, the following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

1. **Conditions and Mitigation Monitoring and Reporting Program Shall be Printed on Plans.** The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title 'Use Permit Conditions.' *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings.
2. **Compliance Required (BMC Section 23.102.050).** All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.
3. **Approval Limited to Proposed Project and Replacement of Existing Uses (BMC Sections 23.404.060(B)(1) and (2)):**
  - A. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.
  - B. When the City approves a new use that replaces an existing use, any prior approval of the existing use becomes null and void when permits for the new use are exercised (e.g., building permit or business license issued). To re-establish the previously existing use, an applicant must obtain all permits required by the Zoning Ordinance for the use.

**4. Conformance to Approved Plans (BMC Section 23.404.060(B)(4)).**

All work performed under an approved permit shall comply with the approved plans and any conditions of approval.

**5. Exercise and Expiration of Permits (BMC Section 23.404.060(C)):**

- A.** A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.
- B.** A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.
- C.** The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with BMC Chapter 23.410, Appeals and Certification.
- D.** A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.

**6. Permit Remains Effective for Vacant Property (BMC Section 23.404.060(D)).** Once a Permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard Condition #5 above.

**7. Permit Modifications (BMC Section 23.404.070).** No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.

**8. Permit Revocation (BMC Section 23.404.080).** The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.

**9. Pay Transparency Acknowledgement (BMC Section 13.104.030).** Prior to the issuance of a building permit for any Project subject to this Chapter:

- A.** A Responsible Representative of the Permittee shall certify under penalty of perjury that the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code, and will be responsible for demonstrating compliance with this Chapter.

**B.** The Permittee shall provide to the City a Contractor Pay Transparency Acknowledgment on a form approved by the City for this purpose. A Responsible Representative of the Permittee shall certify under penalty of perjury that the Contractor and all Qualifying Subcontractors performing work on the Project will comply with BMC Chapter 13.104 and with Labor Code sections 226(a) and 2810.5 for each employee who works on the Project.

- 10. Pay Transparency Attestations following Project Completion (BMC Section 13.104.040).** Within 10 days of the approved final inspection of any Project subject to this Chapter, each Permittee shall provide to the City for each Contractor and Qualifying Subcontractor a Pay Transparency Attestation on a form approved by the City. On each Pay Transparency Attestation, a Responsible Representative of the Contractor or Qualifying Subcontractor shall attest under penalty of perjury that the Contractor or Qualifying Subcontractor complied with BMC Chapter 13.104 and Labor Code sections 226(a) and 2810.5 for each employee who performed work on the Project. The City will maintain Pay Transparency Attestation forms for period of at least three years after their date of receipt by the City
- 11. Posting of Wage Theft Ordinance (BMC Section 13.104.050).** Each day work is performed on the Project, each Permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of BMC Chapter 13.104; (B) explains that workers can report violations of Labor Code sections 226 and 2810.5 to the Labor Commissioner of the State of California; and (C) provides current contact information, including office address, telephone number, and email address of the Labor Commissioner of the State of California.
- 12. Wage Theft Prevention Conditions of Approval (BMC Section 13.104.060).** The requirements of BMC Sections 13.104.030 through 13.104.050 shall be included as conditions of approval of any Use Permit or Zoning Certificate for any Project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under BMC Chapter 1.28 and/or the revocation or modification of any Use Permit issued for the Project under BMC Chapter 23.404.

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

**II. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD**

Pursuant to BMC Section 23.404.050(H) Conditions of Approval, the Zoning Adjustments Board attaches the following additional conditions to this Permit:

**Prior to Submittal of Any Building Permit:**

**14. Project Liaison.** The applicant shall include in all building permit plans and post onsite the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual's name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. Please designate the name of this individual below:

**Project Liaison** \_\_\_\_\_

Name

Phone #

**15. Address Assignment.** The applicant shall file an "Address Assignment Request Application" with the Permit Service Center (1947 Center Street) for any address change or new address associated with this Use Permit. The new address(es) shall be assigned in accordance with BMC Section 16.28.030 Assignment and Installation of Numbers, and, except for new buildings on vacant lots, entered into the City's database after the building permit is issued but prior to final inspection.

**16. Bird Safe Buildings.** Prior to submittal of the building permit, the applicant shall demonstrate compliance with the applicable bird safe building provisions in BMC Section 23.304.150, Bird Safe Buildings.

**17. Construction Noise Reduction Program.** The applicant shall develop a site-specific noise reduction program prepared by a qualified acoustical consultant to reduce construction noise impacts to the maximum extent feasible, subject to review and approval of the Zoning Officer. The noise reduction program shall include the time limits for construction listed above, as measures needed to ensure that construction complies with BMC Section 13.40.070, Prohibited Acts. The noise reduction program should include, but shall not be limited to, the following available controls to reduce construction noise levels as low as practical:

- C.** Construction equipment should be well maintained and used judiciously to be as quiet as practical.
- D.** Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.
- E.** Utilize “quiet” models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.
- F.** Locate stationary noise-generating equipment as far as possible from sensitive receptors when adjoining construction sites. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible.
- G.** Prohibit unnecessary idling of internal combustion engines.
- H.** If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.
- I.** Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise.
- J.** Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.
- K.** Route construction related traffic along major roadways and away from sensitive receptors where feasible.

**18. Damage Due to Construction Vibration.** The project applicant shall submit screening level analysis prior to, or concurrent with demolition building permit. If a screening level analysis shows that the project has the potential to result in damage to structures, a structural engineer or other appropriate professional shall be retained to prepare a vibration impact assessment (assessment). The assessment shall consider project specific information such as the composition of the structures, location of the various types of equipment used during each phase of the project, as well as the soil characteristics in the project area, in order to determine whether project construction may cause damage to any of the structures identified as potentially impacted in the screening level analysis. If the assessment finds that the project may cause damage to nearby structures, the structural engineer or other appropriate professional shall recommend design means and methods of construction that to avoid the potential damage, if feasible. The assessment and its recommendations shall be reviewed and approved by the Building and Safety Division and the Zoning Officer. If there are no feasible design means or methods to eliminate the potential for damage, the structural engineer or other appropriate professional shall undertake study of existing conditions (study) of any structures (or, in case of large buildings, of the portions of the structures) that may experience damage.

This study shall establish the baseline condition of these structures, including, but not limited to, the location and extent of any visible cracks or spalls; and include written descriptions and photographs.

The study shall be reviewed and approved by the Building and Safety Division and the Zoning Officer prior to issuance of a grading permit. Upon completion of the project, the structures (or, in case of large buildings, of the portions of the structures) previously inspected will be resurveyed, and any new cracks or other changes shall be compared to pre-construction conditions and a determination shall be made as to whether the proposed project caused the damage. The findings shall be submitted to the Building and Safety Division and the Zoning Officer for review. If it is determined that project construction has resulted in damage to the structure, the damage shall be repaired to the pre-existing condition by the project sponsor, provided that the property owner approves of the repair

**19. Compliance with Conditions of Approval and Environmental Mitigations.** The building permit application is subject to verification of compliance of these Conditions of Approval and the Adeline Corridor Specific Plan Mitigation Monitoring and Reporting Program. The applicant shall be responsible for demonstrating compliance with all conditions of approval and mitigation measures per the timeline set forth by this use permit. The applicant shall deposit \$10,000 with the City, or less with the approval of the Zoning Officer, to pay for the cost of monitoring compliance with these Conditions of Approval and other applicable conditions and regulations. Should compliance-monitoring expenses exceed the initial deposit, the applicant shall deposit additional funds to cover such additional expenses upon the request of the Zoning Officer; any unused deposit will be refunded to the applicant.

#### **Prior to Issuance of Any Building & Safety Permit (Demolition or Construction)**

**20. Demolition.** Demolition of the existing building cannot commence until a complete application is submitted for the replacement building. In addition, all plans presented to the City to obtain a permit to allow the demolition are subject to these conditions.

- 21. Construction Noise Management** - Public Notice Required. At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within 500 feet of the project site. This notice shall at a minimum provide the following: (1) project description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name and phone number of the Project Liaison for the project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.
- 22. Construction Phases**. The applicant shall provide the Zoning Officer with a schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or his/her designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these conditions. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.
- 23. Construction and Demolition Diversion**. Applicant shall submit a [Construction Waste Management Plan](#) that meets the requirements of BMC Chapter 19.37 including 100 percent diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65 percent diversion of other nonhazardous construction and demolition waste.
- 24. Toxics**. The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:
- A. Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527)**. A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for developments for: all new commercial, industrial and mixed-use developments and all improvement projects that require work 5 or more feet below grade, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: [City of Berkeley Community GIS Portal \(arcgis.com\)](#)
  - B.** Depending on the findings in the Phase I, a Phase II or additional investigation may be necessary. Any available soils and groundwater analytical data available for projects listed in this section must also be submitted to TMD.

**C. Environmental Site Clearance.** The applicant shall provide environmental screening clearance from either the San Francisco Bay Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), or the Alameda County Department of Environmental Health's Local Oversight Program (LOP). Clearance from one of these regulatory agencies will ensure that the property meets development investigation and cleanup standards for the specific use proposed on the property. Environmental screening clearance shall be submitted to the City of Berkeley's Toxics Management Division prior to issuance of any building permits.

**D. Soil and Groundwater Management Plan.** A site-specific Soil and Groundwater Management Plan (SGMP) shall be submitted to Toxics Management Division (TMD) for all non-residential projects, and residential or mixed-use projects with more than four dwelling units, that: (1) are in the Environmental Management Area (EMA), as shown on the most recent City of Berkeley EMA map, and (2) propose any excavations deeper than 5 feet below grade or if significant soils removal is anticipated. The SGMP shall be submitted to the TMD with the project's building permit application and shall be approved by TMD prior to issuance of the building permit.

The SGMP shall comply with the hazardous materials and waste management standards required by BMC Section 15.12.100, the stormwater pollution prevention requirements of San Francisco Bay Regional Water Quality Control Board's Order No. R2-2009-0074, California hazardous waste generator regulations (Title 22 California Code of Regulations (CCR) 66260 et seq.), and the East Bay Municipal Utility District's Ordinance 311, and shall include the following:

- i. procedures for soil and groundwater management including identification of pollutants and disposal methods;
- ii. procedures to manage odors, dust and other potential nuisance conditions expected during development;
- iii. notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and
- iv. the name and phone number of the individual responsible for implementing the SGMP and who will respond to community questions or complaints.

TMD may require additional information or impose additional conditions as deemed necessary to protect human health and the environment. All requirements of the approved SGMP shall be deemed conditions of approval.

**E. Demolitions & Renovations – Building Materials Survey.** A hazardous materials survey for building materials and plans on hazardous materials and hazardous waste removal and disposal is required and must be prepared by qualified professionals, and submitted to the Toxics Management Division (TMD) prior to issuance of the building permit.

- i. The survey shall include the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals.
- ii. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors must follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)
- iii. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.
- iv. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition.

Please note, the PCB Screening Form required by Public Works, Engineering, is a separate requirement and does not address the PCB identification requirement of the Toxics Management Division.

**F. Hazardous Materials Business Plan.** A Hazardous Materials Business Plan (HMBP) in compliance with BMC Section 15.12.040 and California Health & Safety Code, Chapter 6.95 Div. 20, shall be submitted to the Toxics Management Division through the California Environmental Reporting System: <http://cers.calepa.ca.gov/> for chemicals used or stored on site during construction that exceed reporting thresholds. The reporting is required if your facility stores or handles hazardous materials in aggregate quantities equal to or greater than 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet of compressed gases, or generates any quantity of hazardous waste. This includes welding gases, emergency generator fuel, paints, etc.

Additionally, the business occupant must submit an HMBP within 30 days of starting operations.

**G. Petroleum Storage.** An (SPCC) Plan is required to be prepared and implemented for facilities with any one of the following:

- i. aggregate aboveground petroleum storage capacities of 1,320 gallons or more stored in aboveground storage containers, tanks, oil-filled equipment, or

- ii. one or more tank(s) in an underground area (TIUGA) with petroleum storage capacities of 55 gallons or greater. More information on TIUGAs can be found here: <https://osfm.fire.ca.gov/divisions/pipeline-safety-and-cupa/certified-unified-program-agency-cupa/aboveground-petroleum-storage-act/tank-in-an-underground-area-tiuga/>

The SPCC plan must be prepared prior to beginning operations and you must submit facility information to Toxics Management Division (TMD) through the California Environmental Reporting System: <http://cers.calepa.ca.gov/>. The SPCC plan will be reviewed during the site inspection and shall not be submitted in CERS or to the TMD.

### **Prior to Issuance of Any Building (Construction) Permit**

- 25. Final Design Review.** The Project requires approval of a Final Design Review application by the Design Review Committee.
- 26. HVAC Noise Reduction.** Prior to the issuance of building permits, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.
- 27. Interior Noise Levels.** Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.
- 28. Solar Photovoltaic (Solar PV) and Battery Energy Storage Systems (ESS).** A solar PV system shall be installed, subject to specific limited exceptions, as specified by the Berkeley Energy Code (BMC Chapter 19.36). Energy storage system (ESS) readiness (new single-family, duplex, and townhouse homes) or ESS installation (new multifamily and most nonresidential buildings) shall be completed as specified by BMC Chapter 19.36. Location of the solar PV system and the ESS, if applicable, shall be noted on the construction plans. (Project required to meet applicable code at time of building permit application, if different from above.)

- 29. Electric Vehicle (EV) Charging.** At least 10 percent of the project parking spaces for residential parking shall have installed Level 2 (40 amp) electric vehicle (EV) charging stations, and at least 40 percent shall have installed low power Level 2 EV charging receptacles (20 amp), or any more stringent EV charging requirements as specified by the Berkeley Green Code (BMC Chapter 19.37). Required Level 2 charging stations and low power Level 2 EV charging receptacles shall be installed, maintained, and made available for building resident use. EV charging station installations, EV charging receptacles, and EV Capable spaces shall be noted on the construction plans. Public access parking spaces shall provide any applicable mandatory accessibility provisions. (Project required to meet applicable code at time of building permit application, if different from above.)
- 30. Nonresidential Electric Vehicle (EV) Charging.** At least 10 percent of project parking spaces for nonresidential use shall have installed Level 2 (40 amp) electric vehicle (EV) charging stations and/or DC Fast Charging Stations, and least 20 percent shall be “EV Capable” equipped with raceway, electrical panel service capacity, and an electrical system to support future Level 2 (40 amp) EV charging stations, or any more stringent EV charging requirements, as specified by the Berkeley Green Code (BMC Chapter 19.37). EV charging station installations and EV Capable spaces shall be noted on the construction plans. Public access parking spaces shall provide any applicable mandatory accessibility provisions. (Project required to meet applicable code at time of building permit application, if different from above.)
- 31. Water Efficient Landscaping.** Landscaping, totaling 500 square feet of more of new landscaping or 2,500 square feet or more of renovated irrigated area, shall comply with the State’s Model Water Efficient Landscape Ordinance (MWELO). MWELO-compliant landscape documentation including a planting, grading, and irrigation plan shall be included in site plans. Water budget calculations are also required for landscapes of 2,500 square feet or more and shall be included in site plans. The reference evapotranspiration rate (ET<sub>o</sub>) for Berkeley is 41.8.
- 32. Recycling and Organics Collection.** Applicant shall provide recycling and organics collection areas for occupants, clearly marked on plans, which comply with the Alameda County Organics Reduction and Recycling Ordinance (2021-02). Contact the Zero Waste Division at [RecyclingProgram@berkeleyca.gov](mailto:RecyclingProgram@berkeleyca.gov).
- 33. Public Works ADA.** Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.

## **AFFORDABLE HOUSING REQUIREMENTS – RESIDENTIAL PROJECTS**

- 34. Affordable Housing Compliance Plan.** The final Affordable Housing Compliance Plan (“AHCP”) must be certified by the Zoning Officer and the Department of Health, Housing, and Community Services prior to the issuance of Building Permit. Projects that receive approval from the Building Official for multiple phase construction permits must have the final AHCP certified prior to the issuance of the phase one building permit.

**35. Below Market Rate Units.** Ten Very-Low Income Below Market Rate rental dwelling units (BMR Units) shall be provided in the project. All affordable units provided pursuant to Section III, Density Bonus, of the permit findings shall be designated as BMR Units. All BMR units are required to comply with the stricter of the State Density Bonus Law (Government Code Section 65915) and BMC Section 23.328.030(A) Affordable Housing Requirements.

<b>Summary table of project BMR units</b>			
<b>Code Section</b>	<b>Extremely-Low Income (30% AMI)</b>	<b>Very-Low Income (50% AMI)</b>	<b>Low Income (80% AMI)</b>
<b>BMC Chapter 23.328 (Inclusionary Housing)</b>		10	
<b>State Density Bonus Law (Gov. Code Section 65915)</b>		10	
<b>Total</b>		10	

**36. Regulatory Agreement.** If BMR units are provided, the owner shall enter into a Regulatory Agreement that implements Government Code Section 65915, BMC Section 23.328.030, and other provisions for BMR units included in this Use Permit. The Regulatory Agreement may include any terms and affordability standards determined by the City to be necessary to ensure such compliance. The Regulatory Agreement will secure the property's obligation to comply with the requirements for providing BMR units as defined by BMC Chapter 23.328 and State Density Bonus Law (Government Code Section 65915). The applicant shall submit the Regulatory Agreement to the Department of Health, Housing, and Community Services for review and approval. All BMR units are required to comply with the Regulatory Agreement and the BMR Administrative Guidelines. Regulatory Agreements must be executed prior to the issuance of Building Permit, or, in the case of projects that receive approval from the Building Official for multiple phase construction permits, prior to the issuance of the phase one building permit.

**37. Payment of Affordable Housing In-Lieu Fee.** The Affordable Housing In-Lieu Fee shall be paid as required by BMC Section 23.328.030(B) and Resolution 70,698 N.S. The fee for this project is \$3,357,956.25 subject to proration to reflect any affordable units provided. Any adjustments to the fee and the final fee amount will be determined prior to building permit issuance as part of the Affordable Housing Compliance Plan approval. The In-Lieu Fee shall be paid prior to the issuance of the first Certificate of Occupancy, or if no Certificate of Occupancy is required, prior to the final inspection of the Project. Nothing in these conditions shall be interpreted to prohibit, or to require modification of the Use Permit or Regulatory Agreement to allow, the provision of additional BMR units, or additional affordability, then are required in the foregoing provisions.

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

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

**39. Transportation Construction Plan.** The applicant and all persons associated with the project are hereby notified that a Transportation Construction Plan (TCP) may be required, particularly for the following activities:

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

Please contact the Office of Transportation at (510) 981-7010, or 1947 Center Street, and ask to speak to a traffic engineer. In addition to other requirements of the Traffic Engineer, this plan shall include the locations of material and equipment storage, trailers, worker parking, a schedule of site operations that may block traffic, and provisions for traffic control. The TCP shall be stamped and signed by a registered engineer prior to submittal. The TCP shall be consistent with any other requirements of the construction phase. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.

**40. Construction/No Parking Permits.** Contact the Permit Service Center (PSC) at 1947 Center Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood.

**During Construction:**

---

- 41. Construction Hours.** Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.
- 42. Construction Hours- Exceptions.** It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.
- 43. Project Construction Website.** The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant.
- A.** Contact information (i.e. "hotline" phone number, and email address) for the project construction manager
  - B.** Calendar and schedule of daily/weekly/monthly construction activities
  - C.** The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.
- 44. Public Works - Implement Bay Area Air Quality Management District (BAAQMD)- Recommended Measures during Construction.** For all proposed projects, BAAQMD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:
- A.** All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
  - B.** All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
  - C.** All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
  - D.** All vehicle speeds on unpaved roads shall be limited to 15 mph.
  - E.** All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
  - F.** Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

- G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator.
- H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

**45. Air Quality - Diesel Particulate Matter Controls during Construction.** All off-road construction equipment used for projects with construction lasting more than 2 months shall comply with one of the following measures:

- A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAQMD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or
- B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.
- C. In addition, a Construction Emissions Minimization Plan (Emissions Plan) shall be prepared that includes the following:
  - i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.
  - ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.

**46. Construction and Demolition Diversion.** Divert debris according to your plan and collect required documentation. Get construction debris receipts from sorting facilities in order to verify diversion requirements. Upload recycling and disposal receipts if using [Green Halo](#) and submit online for City review and approval prior to final inspection. Alternatively, complete the [Construction Waste Management Plan](#) and present it, along with your construction debris receipts, to the Building Inspector by the final inspection to demonstrate diversion rate compliance. The Zoning Officer may request summary reports at more frequent intervals, as necessary to ensure compliance with this requirement.

- 47. Low-Carbon Concrete.** The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25 percent. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff. (Project required to meet applicable code at time of building permit application, if different from above.)
- 48. Avoid Disturbance of Nesting Birds.** Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.
- 49. Archaeological Resources (Ongoing throughout demolition, grading, and/or construction).** Pursuant to CEQA Guidelines section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:
- A.** In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
  - B.** If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
  - C.** In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.

- D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.
- E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

**50. Human Remains (Ongoing throughout demolition, grading, and/or construction).** In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

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

**52. Halt Work/Unanticipated Discovery of Tribal Cultural Resources.** In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.

**53. Stormwater Requirements.** The applicant shall demonstrate compliance with the requirements of the City's National Pollution Discharge Elimination System (NPDES) permit as described in BMC Section 17.20. The following conditions apply:

- A.** The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.
- B.** Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.
- C.** Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.
- D.** Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be conducted prior to the issuance of a Building Permit.
- E.** All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.
- F.** All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.
- G.** All private or public projects that create and/or replace 5,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological). (Project required to meet applicable code at time of building permit application, if different from above.)

- H. All on-site storm drain inlets must be labeled “No Dumping – Drains to Bay” or equivalent using methods approved by the City.
  - I. Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
  - J. All loading areas must be designated to minimize “run-on” or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.
  - K. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.
  - L. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.
- 54. Public Works.** Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.
- 55. Public Works.** All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.
- 56. Public Works.** The applicant shall ensure that all excavation accounts for surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.
- 57. Public Works.** The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.
- 58. Public Works.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.

- 59. Public Works.** The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.
- 60. Public Works / Building and Safety.** If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.

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

- 61. Compliance with Conditions and Environmental Mitigations.** The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit. Occupancy is subject to verification of compliance to the Mitigation Monitoring and Reporting Program.
- 62.** All landscape, site and architectural improvements shall be completed per the attached approved drawings dated December 20, 2024.
- 63. Percent for Public Art.** Consistent with BMC Section 23.316, the applicant shall either pay the required in-lieu fee or provide the equivalent amount in a financial guarantee to be released after installation of the On-Site Publicly Accessible Art.
- 64. Transportation Demand Management.** Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Land Use Division staff to confirm that the physical improvements required in BMC Sections 23.334.030(C) and 23.322.090 (bike parking) have been installed. A Parking and Transportation Demand Management (PTDM) compliance report documenting that the programmatic measures required in BMC Sections 23.334.030(C) and 23.322.090 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the project is compliant with the applicable requirements in these sections.
- A.** Consistent with BMC Section 23.334.030(A), all parking spaces provided for residents be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of Certificate of Occupancy or final inspection.
- B.** Consistent with BMC Section 23.334.030(B), at least one of the following transit benefits shall be offered, at no cost to the resident, for a period of ten years after the issuance of a Certificate of Occupancy. A notice describing these transportation benefits shall be posted in a location or locations visible to all residents.
- i.** One monthly pass for unlimited local bus transit service for every bedroom in each dwelling unit, up to a maximum of two benefits per dwelling unit.

- ii. Subject to the review and approval of the Zoning Officer in consultation with the Transportation Division Manager, a functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted unlimited adult monthly pass for unlimited local bus transit service monthly local bus pass.
- C. Consistent with BMC Section 23.334.030(C), publicly-available, real-time transportation information in a common area, such as a lobby or elevator bay, on televisions, computer monitors or other displays readily visible to residents and/or visitors, shall be provided. Transportation information shall include, but is not limited to, transit arrivals and departures for nearby transit routes.
- D. Property owners may be required to pay administrative fees associated with compliance with this Condition.

**At All Times:**

---

- 65. Compliance with Approved Plan.** The project shall conform to the plans and statements in the Use Permit.
- 66. Transportation Demand Management Compliance.** A Transportation Demand Management compliance report shall be submitted to the Zoning Officer, on a form acceptable to the City, prior to occupancy, and on an annual basis for ten years thereafter, which demonstrates that the project complies with the applicable requirements. After three years of timely compliant submittals, staff has the option to accept less frequent submittals (minimum one every three years). Property owners may be required to pay administrative fees associated with compliance with this Condition, pursuant to BMC Section 23.334.040(B).
- 67. Exterior Lighting.** All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
- 68. Rooftop Projections.** No additional rooftop or elevator equipment shall be added to exceed the approved maximum roof height without submission of an application for a Use Permit Modification, subject to Board review and approval.
- 69. Design Review.** Signage and any other exterior modifications, including but not limited to landscaping and lighting, shall be subject to Design Review approval.
- 70. Drainage Patterns.** The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.
- 71. Electrical Meter.** Only one electrical meter fixture may be installed per dwelling unit.
- 72. Loading.** All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.

- 73. Residential Permit Parking.** No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants and/or users of the site. The Finance Department, Customer Service Center shall add these addresses to the list of addresses ineligible for RPP permits. The property owner shall notify all tenants of rental units, and/or buyers of condominium units, of this restriction in leases and/or contracts.
- 74. Required Bike Parking.** Secure and on-site bike parking for at least 51 (45 long term and 6 short term [2 for commercial and 4 for residential]) bicycles shall be provided for the life of the building.
- 75. Residential Electric Vehicle (EV) Charging.** Required Level 2 charging stations and low power Level 2 EV charging receptacles, as specified by the Berkeley Green Code (BMC Chapter 19.37) shall be maintained in good working condition and made available for building resident use. (Project required to meet applicable code at time of building permit application, if different from above.)
- 76. Nonresidential Electric Vehicle (EV) Charging.** Required Level 2 charging stations and DC Fast Charge stations, as specified by the Berkeley Green Code (BMC Chapter 19.37) shall be maintained in *good working condition and made available for building occupant and/or visitor* use. (Project required to **meet applicable code at time of building permit application, if different from above.**)
- 77. Tenant Notification.** The developer shall provide tenant notification, via a lease rider or deed covenant, that each dwelling unit is located in a mixed-use area that includes commercial, food service, and entertainment uses, and that each occupant shall not seek to impede their lawful operation.
- 78. Transit Subsidy Condition.** If 10 or more employees, the business operator shall reimburse employees the maximum non-taxable cost of commuting to and from work on public transportation (e.g., monthly passes) if they so commute, and a notice informing employees of the availability of such subsidy shall be permanently displayed in the employee area as per BMC Chapter 9.88.



COPYRIGHT © 2020  
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,  
BERKELEY, CA 94704



DRC REVIEW

# 2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,  
BERKELEY, CA 94704

KDN01 - DRC REVIEW - 08/26/24



RESIDENTIAL UNIT MIX:					
UNIT TYPE:	STUDIO	1-BD	2-BD	3-BD	TOTAL:
LEVEL 1	0	0	0	0	0
LEVEL 2	14	5	4	0	23
LEVEL 3	14	5	4	0	23
LEVEL 4	14	5	4	0	23
LEVEL 5	7	5	6	0	18
LEVEL 6				10	10
LEVEL 7					
LEVEL 8					
TOTAL UNITS:	49	20	18	10	97
TOTAL BEDRMS:	49	20	36	30	135

THE SITE'S REDEVELOPMENT WILL INCLUDE THE DEMOLITION OF THE EXISTING VACANT BUILDING OCCUPYING 2655 SHATTUCK AVENUE, A 1-STORY 8,185 SF COMMERCIAL BUILDING TO ALLOW DEVELOPMENT OF A NEW 8 STORY, 83,479 SF MULTI-FAMILY MIXED-USE BUILDING. WE PROPOSE A ±2,117 SF RETAIL SPACE AT THE GROUND FLOOR WITH 97 UNITS OF MULTI-FAMILY RENTAL HOUSING. THE GROUND FLOOR WILL INCLUDE COMMERCIAL SPACE AS WELL AS A GENEROUS AMENITY SPACE, INTERIOR BIKE STORAGE, A PARKING GARAGE PROVIDING 41 RESIDENTIAL SPACES, AND UTILITY SPACES ACCESSED FROM SHATTUCK AVENUE AND DERBY STREET. THE 97 RESIDENTIAL UNITS ARE A MIX OF STUDIOS, 1 AND 2 BEDROOM UNITS WITH GENEROUS KITCHEN/DINING/LIVING ROOM AREAS AND 3-BEDROOM TOWNHOUSE UNITS. IN ADDITION, THERE IS A COMMON USABLE OPEN SPACE EXTERIOR COURTYARD AND AMENITY GARDEN AREA AT GRADE, A COMMON OUTDOOR ROOF-TOP DECK AT THE 6TH FLOOR, AND PRIVATE BALCONIES FOR THE TOWNHOME UNITS LOCATED AT THE 6TH AND 8TH FLOORS.

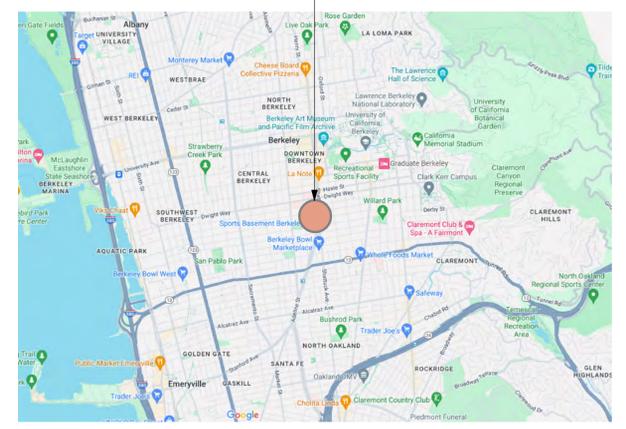


6 PROJECT LOCATION



2 PROJECT DESCRIPTION

PROJECT LOCATION:  
2655 SHATTUCK AVE.



5 VICINITY MAP



1 PROJECT CONTACTS

**OWNER:**  
S.H. KAY, LLC  
1442A WALNUT ST #349,  
BERKELEY, CA 94709

**CIVIL:**  
GREENWOOD & MOORE INC.  
3111 Castro Valley Blvd #200,  
Castro Valley, CA 94546

**ARCHITECT:**  
STUDIO KDA  
1810 6TH STREET,  
BERKELEY, CA 94710

JOE KIDRON  
kidron1@comast.net

TEL: (510) 581-2772

BRIAN DORWARD  
bdoward@greenwoodmoore.com

TEL: (510) 841-3555  
FAX: (510) 841-1225

CHARLES KAHN  
charles@studiokda.com

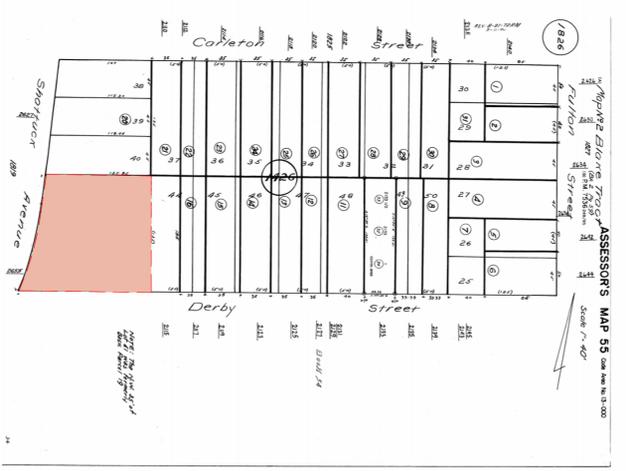
TILL HOUTERMANS  
till@studiokda.com

BRETT SPENCER  
brett@studiokda.com

**LANDSCAPE:**  
122 WEST DESIGN  
(enter Street)  
(enter City, State, Zip)

TEL: (510) 992-3122

CHRISTIAN MACKE  
cmacke@122westdesign.com



4 PARCEL MAP



SHEET LIST					
Sheet Number	Sheet Name	5/15/24 SB330 ENT. APP	8/26/24 DRC REVIEW	10/11/24 PLAN. REV. #2	12/16/24 Planning Rev. #3
GENERAL					
G000	TITLE SHEET	•	•	•	•
G001	ZONING CODE INFORMATION	•	•	•	•
G002.A	BASE PROJECT CALCULATIONS & DIAGRAM	•	•	•	•
G002.B	DENSITY BONUS CALCULATIONS & DIAGRAM	•	•	•	•
G002.C	AFFORDABLE HOUSING COMPLIANCE PLAN	•	•	•	•
G003	OPEN SPACE CALCULATIONS	•	•	•	•
G004	STREET CONTEXT ELEVATIONS	•	•	•	•
G020	SHADOW STUDIES - DECEMBER, 21ST	•	•	•	•
G021	SHADOW STUDIES - JUNE 21ST	•	•	•	•
G022	SHADOW STUDIES - MAY 21ST	•	•	•	•
G030	GREEN POINT HOME CHECKLIST	•	•	•	•
G031	FACADE TRANSPARENCY	•	•	•	•
CIVIL					
C0.0	COVER SHEET	•	•	•	•
C0.1	ABBREVIATION AND LEGEND	•	•	•	•
C1.0	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN	•	•	•	•
C2.0	SITE PLAN	•	•	•	•
C3.0	UTILITY PLAN	•	•	•	•
C4.0	GRADING PLAN	•	•	•	•
C4.1	SECTIONS	•	•	•	•
C5.0	STORMWATER CONTROL PLAN	•	•	•	•

SHEET LIST					
Sheet Number	Sheet Name	5/15/24 SB330 ENT. APP	8/26/24 DRC REVIEW	10/11/24 PLAN. REV. #2	12/16/24 Planning Rev. #3
LANDSCAPE					
L1.0	SCHEMATIC LANDSCAPE PLAN	•	•	•	•
L1.1	SCHEMATIC LANDSCAPE PLAN - ROOF DECK	•	•	•	•
L2.0	LANDSCAPE CONCEPT IMAGERY	•	•	•	•
L3.0	PLANTING CONCEPT PLAN	•	•	•	•
L3.1	PLANTING CONCEPT PLAN - ROOF DECK	•	•	•	•
L3.2A	PLANTING SCHEDULES	•	•	•	•
L3.2B	PLANTING CONCEPT IMAGERY	•	•	•	•
L4.0	IRRIGATION HYDROZONE PLAN	•	•	•	•
L4.1	IRRIGATION HYDROZONE PLAN - ROOF DECK	•	•	•	•
L4.2A	IRRIGATION EQUIPMENT, NOTES AND WELO CALCS	•	•	•	•
ARCHITECTURAL					
A100.A	SITE PLAN - EXISTING	•	•	•	•
A100.B	SITE PLAN - PROPOSED	•	•	•	•

SHEET LIST					
Sheet Number	Sheet Name	5/15/24 SB330 ENT. APP	8/26/24 DRC REVIEW	10/11/24 PLAN. REV. #2	12/16/24 Planning Rev. #3
ARCHITECTURAL					
A100.C	PROPOSED LIGHTING PLAN - GROUND FLOOR	•	•	•	•
A101	PROPOSED GROUND FLOOR PLAN	•	•	•	•
A102	PROPOSED SECOND - FOURTH FLOOR PLAN	•	•	•	•
A103	PROPOSED FIFTH FLOOR PLAN	•	•	•	•
A104	PROPOSED SIXTH FLOOR PLAN	•	•	•	•
A105	PROPOSED SEVENTH FLOOR PLAN	•	•	•	•
A106	PROPOSED EIGHTH FLOOR PLAN	•	•	•	•
A107	PROPOSED ROOF PLAN	•	•	•	•
A200	PROPOSED EXTERIOR ELEVATIONS & MATERIALS	•	•	•	•
A201	PROPOSED EXTERIOR ELEVATIONS & MATERIALS	•	•	•	•
A202	PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY	•	•	•	•
A203	PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY	•	•	•	•
A300	PROPOSED BUILDING SECTION	•	•	•	•
A301	PROPOSED BUILDING SECTION	•	•	•	•
A400	PERSPECTIVE VIEWS	•	•	•	•
A401	PERSPECTIVE VIEWS	•	•	•	•
A402	PERSPECTIVE VIEWS	•	•	•	•
A403	ENLARGED TOWNHOME PLAN	•	•	•	•

DATE	ISSUE RECORD
5/15/24	DRC REVIEW
8/26/24	DRC Review

PROJECT NO: KDN01

ISSUE DATE: 08/26/24

TITLE SHEET

# G000



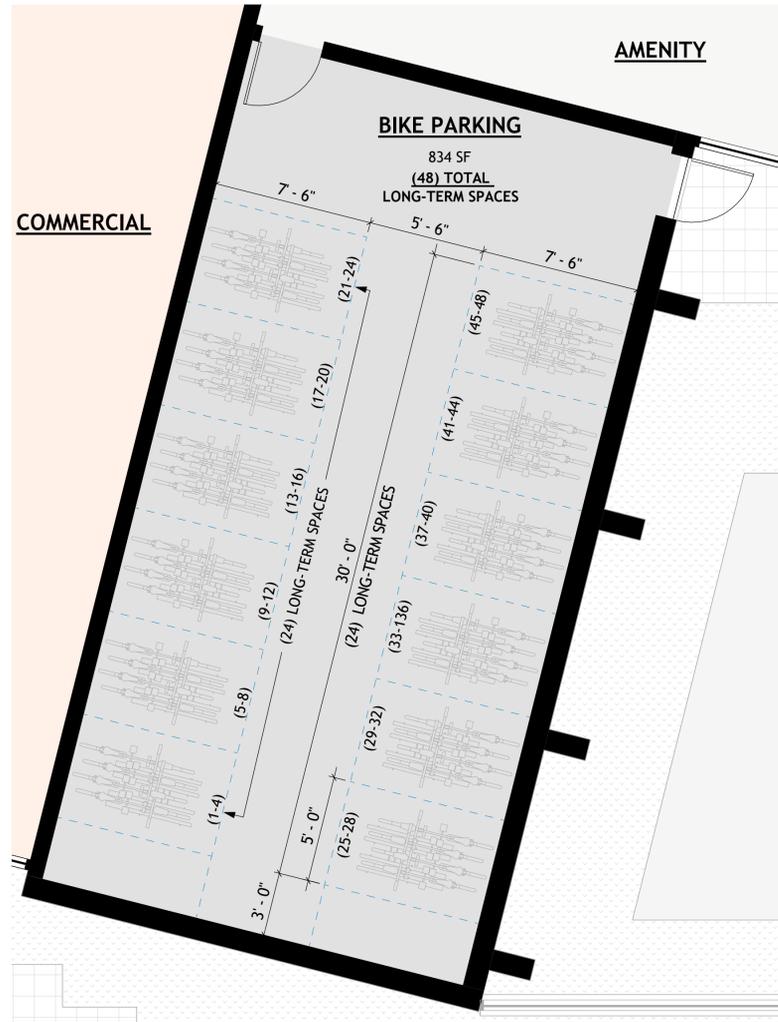
COPYRIGHT © 2020  
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,  
BERKELEY, CA 94704



DRC REVIEW



**DERO Duplex** Submittal Sheet

**CAPACITY**  
Varies per configuration.  
Minimum 6 bike system required for stability.

**MATERIALS**  
Main frame tube: 2" 11g square tube  
Connector plates: 1/4" plate  
Bike trays: 11g plate

**FINISHES**

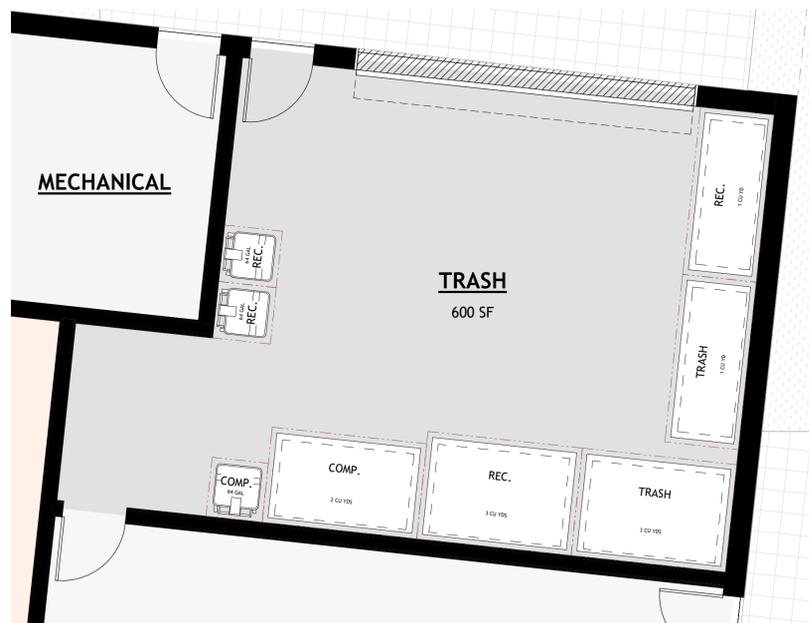
- Galvanized**  
An after fabrication hot dipped galvanized finish is our standard option.
- Powder Coat**  
Our powder coat finish assures a high level of adhesion and durability by following these steps:  
1. Sandblast  
2. Epoxy primer electrostatically applied  
3. Final thick TGIC polyester powder coat
- Stainless**  
304 grade stainless steel material with external surfaces polished to a satin finish. All surfaces passivated.

**MOUNT OPTIONS**  
**Surface only**  
Each connector plate accepts 3/8" wedge anchors.

BICYCLE PARKING				
	Commercial Square Footage	Required	Proposed	Notes
Commercial Short-Term Spaces:	2,117	2	4	1 space / 2,000 sq ft
	Proposed Bedroom Count			
Residential Short-Term Spaces:		4	4	1 space / 40 Bedrooms
Residential Long-Term Spaces:	135	45	48	1 space / 3 Bedrooms

ZONING CODE INFORMATION							
<b>SITE INFORMATION</b>							
PROJECT ADDRESS:	2655 SHATTUCK AVE						
CROSS STREET:	DERBY ST.						
APN:	55-1826-18-2						
ZONING DISTRICT:	C-AC / SUBAREA SOUTH SHATTUCK / COMMERCIAL (BTWN DWIGHT + DERBY)						
GENERAL PLAN AREA:	ADELINE CORRIDOR MIXED USE						
SPECIAL ZONING OVERLAYS:	NO						
ZONING ADJACENCIES:	NORTH C-AC	EAST R-2	SOUTH C-AC + R-2	WEST C-AC			
<b>SEISMIC SAFETY</b>							
EARTHQUAKE FAULT RUPTURE ZONE:	NO	LIQUEFACTION ZONE:	NO				
LANDSLIDE ZONE:	NO	UN-REINFORCED MASONRY BLDG:	NO				
<b>HISTORICAL PRESERVATION</b>							
LANDMARK / STRUCTURE OF MERIT:	NO	STRUCTURE > 40 YEARS OLD:	NO				
<b>ENVIRONMENTAL SAFETY</b>							
CREEK BUFFER:	NO	FIRE ZONE:	NO				
ENVIRONMENTAL AREA:	NO	FLOOD ZONE (100-YEAR OR 1%):	NO				
<b>DEVELOPMENT STANDARDS</b>							
	EXISTING	PERMITTED / REQUIRED	BASE PROJECT	PROPOSED	NOTES	EXCEPT FOR REQUESTED BY STATE DENSITY BONUS WAIVER OR MODIFICATION	
<b>YARDS AND HEIGHT</b>							
FRONT YARD SETBACK (WEST):	0	0	0	0 (LVLS 2-6)			
SIDE YARD SETBACK (NORTH):	81'	0	3'-1"	1' (LVL 1)			
STREET SIDE SETBACK (SOUTH):	1'	0	0	0 (LVLS 2-5)			
REAR YARD SETBACK (ABBUTTING RES.):	40'	10' @ 35'	20'	10' (LVL 1)			
BUILDING STORIES:	1	4	4	8		REQUEST WAIVER	
MAXIMUM BUILDING HEIGHT:	20'	45'	45'	85'			
AVERAGE MAXIMUM HEIGHT:	18'	N/A	43'	83'		REQUEST WAIVER	
<b>AREAS</b>							
LOT AREA - SF:	23,527	-	23,527	23,527			
GROSS FLOOR AREA - SF:	8,185	58,830	58,500	84,399			
BUILDING FOOTPRINT - SF:	8,185	16,469	14,910	17,316			
LOT COVERAGE - SF:	35%	70%	63%	74%			
FLOOR AREA RATIO (FAR):	0.35	2.5	2.5	3.6			
COMMERCIAL AREA - SF:	8,185	-	3,246	2,117			
COMMERCIAL DEPTH:	135'	30'	30'	27' - 10"			
USABLE OPEN SPACE (UOS) - SF:	N/A	3880.0	3,002	4,720		40 SF / UNIT. SEE TABLE ON G003 FOR UOS CALCULATION	
PUBLIC USABLE OPEN SPACE - SF:	0	N/A	0	577		SEE TABLE ON G003 FOR UOS CALCULATION	
<b>UNITS</b>							
UNITS / ACRE:	0	120	120	180		REQUEST WAIVER	
DWELLING UNITS:	0	65	65	97			
<b>ARCHITECTURAL AND ROOFTOP ELEMENTS</b>							
TOTAL ROOF AREA - SF:	N/A	N/A	N/A	13,742			
TOTAL AREA OF ARCH / ROOFTOP ELEMENTS - SF:	N/A	N/A	N/A	345			
<b>FACADE TRANSPARENCY</b>							
GROUND FLOOR TRANSPARENCY							
WEST ELEVATION	N/A	30% MIN.	N/A	58%		SEE G031 FOR CALCULATIONS	
SOUTH ELEVATION	N/A	30% MIN.	N/A	36%			
COMMERCIAL TRANSPARENCY:							
WEST ELEVATION	N/A	65% MIN.	N/A	82%			
SOUTH ELEVATION	N/A	65% MIN.	N/A	97%			
<b>VEHICLE PARKING REQUIREMENTS</b>							
COMMERCIAL PARKING SPACES							
# ACCESSIBLE SPACES:	3	0	0	0			
# STANDARD SPACES:	21	0	0	0			
# COMPACT SPACES:	0	0	0	0			
# EV SPACES:	0	0	0	0			
# MOTORCYCLE SPACES:	0	0	0	0			
RESIDENTIAL PARKING SPACES							
# ACCESSIBLE SPACES:	0	0	0	2			
# STANDARD SPACES:	0	0	0	39			
# COMPACT SPACES:	0	0	0	0			
# EV SPACES:	0	0	0	8			
# MOTORCYCLE SPACES:	0	0	0	0			
<b>BICYCLE PARKING</b>							
COMMERCIAL SHORT-TERM:	0	2	0	4		1 space / 2,000 sq ft	
RESIDENTIAL SHORT-TERM:	0	4	0	4		1 space / 40 Bedrooms	
RESIDENTIAL LONG-TERM:	0	45	0	48		1 space / 3 Bedrooms	

3 GROUND FLOOR PLAN  
1/4" = 1'-0"



**2655 SHATTUCK AVE.**  
Waste, Recycling, & Compost Calculation

Units	97		
Bedrooms	135		
Excess Capacity Factor	1		
	135		

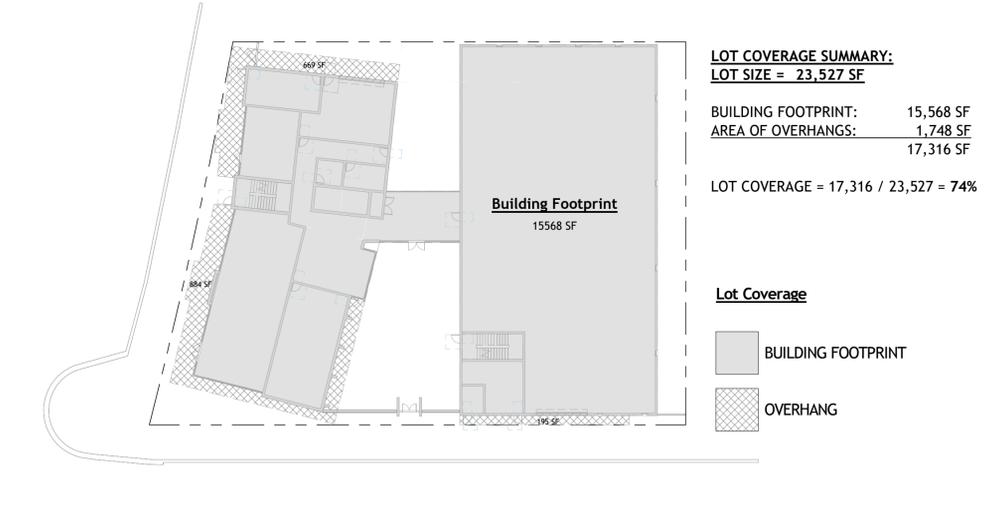
  

50 gal/wk per 3 Occupants	2250 gal		
Waste (40%)	900 gal		
Recycling Paper (30%)	675 gal		
Recycling Other (10%)	225 gal		
Organics (20%)	450 gal		

**Container Calculation**

Container Info	Type	Gal.	Waste	Quantities		
				Paper	Other	Organics
3 cu yd Bin		605	1	1	0	0
2 cu yd Bin		404	0	0	0	1
1 cu yd Bin		330	1	0	1	0
96 gal cart		96	0	0	0	0
64 gal cart		64	0	2	0	1
<b>Total Capacity Provided (gal)</b>		<b>935</b>	<b>733</b>	<b>330</b>	<b>468</b>	
<b>Total Capacity Req'd (gal)</b>		<b>900</b>	<b>675</b>	<b>225</b>	<b>450</b>	



1 LOT COVERAGE DIAGRAM  
1" = 30'-0"

2 GROUND FLOOR PLAN  
1/4" = 1'-0"

DATE	ISSUE RECORD
5/15/24	SB330 APPLICATION
10/11/24	PLANNING RESPONSE 2
12/20/24	PLANNING RESPONSE 3

PROJECT NO: KDN01  
ISSUE DATE: 07/23/2024

ZONING CODE INFORMATION

G001



COPYRIGHT © 2020  
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

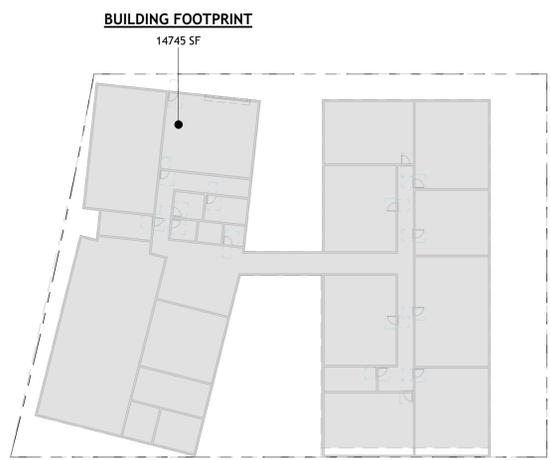
2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,  
BERKELEY, CA 94704



DRC REVIEW

Density Bonus - 8-Story												
Project Address:		2655 Shattuck Ave										
Project Code:		KDN01										
Date:		5/17/2024										
Base Project	Base # Units	Base # Units	% VLI units				# VLI Units	#VLI	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded up)	VLI = Very Low Income <50 AMI				% VLI x Base # Units			%Bonus x Base # Units	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
53,895	64.91	65.00	15.00%				9.75	10.00	50.00%	32.50	33.00	98
Base Project Residential Square Footage	Floor	Residential Sq. Footage Proposed	studio	1-bed	2-bed	3-bed	%VLI		%DB			
10,305	first	3,210	0	0	0	0	Target SF:	80,843				
14,530	second	14,785	14	5	4	0	Total SF:	80,540				
14,530	third	14,785	14	5	4	0	Prop. Units:	97				
14,530	fourth	14,785	14	5	4	0	Avg Unit SF:	830				
	fifth	14,785	7	5	6	0	Beds / SF:	597				
	sixth	7,250					Total					
	Seventh	5,175				10	Units:	49				
	Eighth	5,765					Bedrooms:	49				
53,895	TOTAL	80,540					Non-Qualifying Residential Support	1,742				
							Commercial:	2,117				
							Total Gross SF:	84,399				



**LOT COVERAGE SUMMARY:**  
LOT SIZE = 23,527 SF  
BUILDING FOOTPRINT: 14,745 SF  
LOT COVERAGE = 14,745 / 23,527 = 63%  
**LOT COVERAGE**  
BUILDING FOOTPRINT

4 LOT COVERAGE DIAGRAM - BASE PROJECT  
NOT TO SCALE



AREA SUMMARY - BASE BUILDING		
Level	Area	Unit Count
RESIDENTIAL AREA		
01 - GROUND FLOOR	10305 SF	8
02 - SECOND FLOOR	14530 SF	19
03 - THIRD FLOOR	14530 SF	19
04 - FOURTH FLOOR	14530 SF	19
	53895 SF	65
NON-QUALIFYING RESIDENTIAL AREA		
01 - GROUND FLOOR	1360 SF	0
	1360 SF	0
COMMERCIAL		
01 - GROUND FLOOR	2118 SF	0
01 - GROUND FLOOR	1127 SF	0
	3246 SF	0
	58500 SF	65

U.O.S. SUMMARY - BASE BUILDING		
Level	Area	
U.O.S.		
01 - GROUND FLOOR	3002 SF	
	3002 SF	

**USABLE OPEN SPACE SUMMARY:**  
UOS REQUIRED: 40 SF / UNIT  
40 SF x 65 UNITS = 2,600 SF  
TOTAL PROPOSED: 3,002 SF

**BASE PROJECT: LEGEND**

- COMMERCIAL
- NON-QUALIFYING RESIDENTIAL AREA
- RESIDENTIAL AREA
- U.O.S.



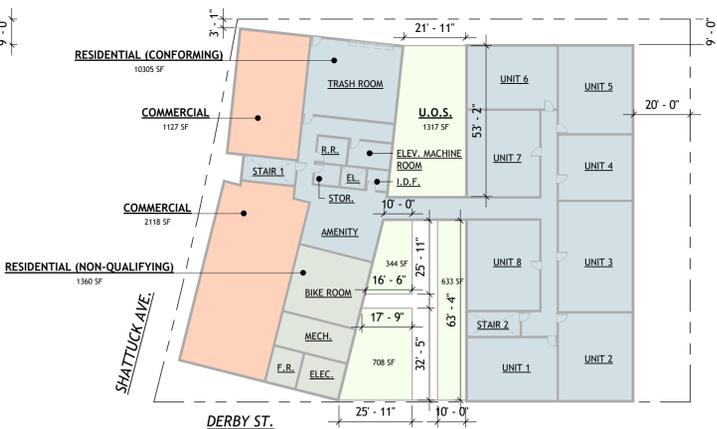
3 LEVEL 4  
NOT TO SCALE



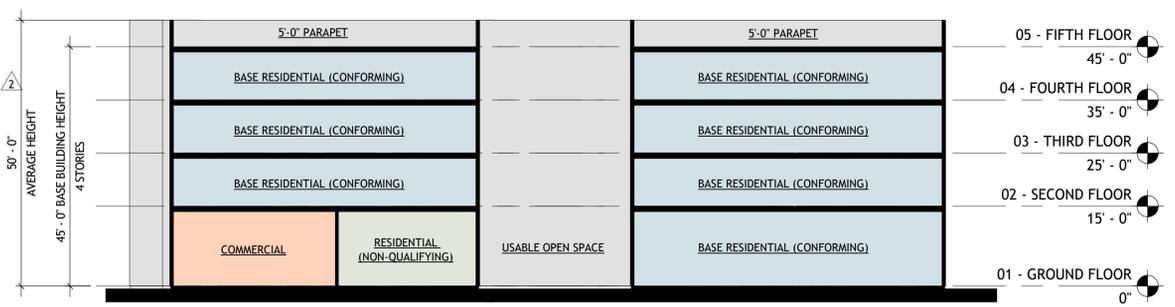
6 LEVEL 3  
NOT TO SCALE



2 LEVEL 2  
1" = 30'-0"



1 LEVEL 1  
1" = 30'-0"



5 BASE PROJECT SECTION  
1/16" = 1'-0"

Δ	DATE	ISSUE RECORD
1	5/15/24	SB330 APPLICATION
2	10/11/24	PLANNING RESPONSE 2
4		

PROJECT NO: KDN01  
ISSUE DATE: 07/23/2024

BASE PROJECT  
CALCULATIONS &  
DIAGRAM

G002.A

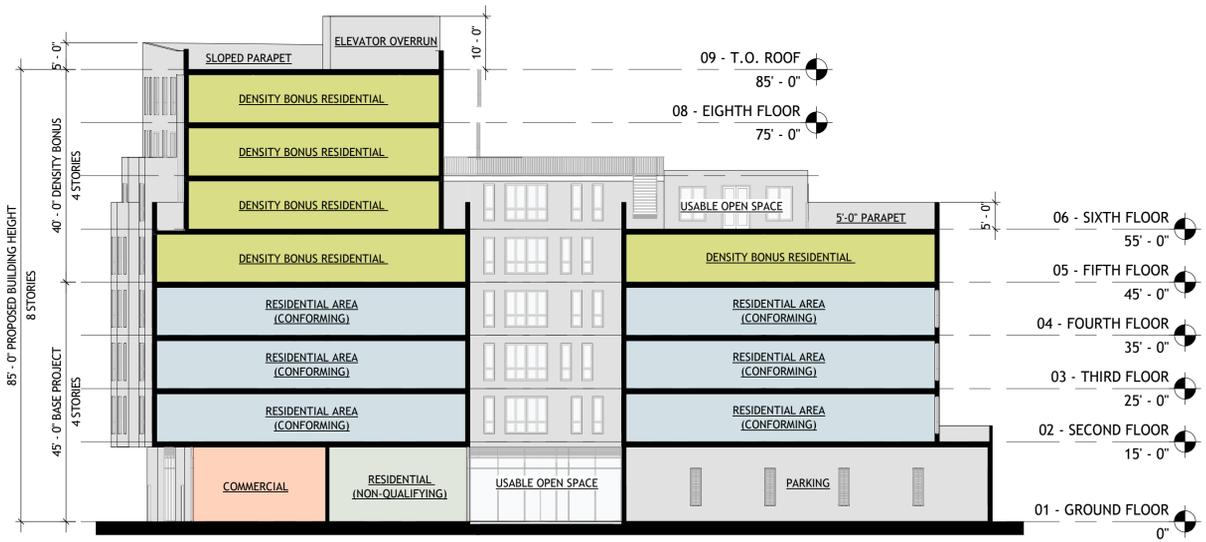
Density Bonus - 8-Story												
Project Address:		2655 Shattuck Ave										
Project Code:		KDN01										
Date:		5/17/2024										
Base Project	Base # Units	Base # Units	% VLI Units				# VLI Units	# VLI	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded up)	VLI = Very Low Income <50 AMI				% VLI x Base # Units			% Bonus x Base # Units	% Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
53,895	64.91	65.00	15.00%				9.75	10.00	50.00%	32.50	33.00	98
Base Project Residential Square Footage	Floor	Residential Sq. Footage Proposed					%VLI	%DB				
			studio	1-bed	2-bed	3-bed			Target SF:	80,843		
10,305	first	3,210	0	0	0	0						
14,530	second	14,785	14	5	4	0						Total SF: 80,540
14,530	third	14,785	14	5	4	0						
14,530	fourth	14,785	14	5	4	0						Prop. Units: 97
	fifth	14,785	7	5	6	0						
	sixth	7,250										Avg Unit SF: 830
	Seventh	5,175				10						
	Eighth	5,765										Beds / SF: 597
53,895	TOTAL	80,540							15%		50.0%	Total
			Units:	49	20	18	10					97
			Bedrooms:	49	20	36	30					135
Non-Qualifying Residential Support		1,742										
Commercial:		2,117										
Total Gross SF:		84,399										

AREA SUMMARY - DENSITY BONUS		
Level	Area	Unit Count
<b>RESIDENTIAL AREA</b>		
01 - GROUND FLOOR	3210 SF	0
02 - SECOND FLOOR	14785 SF	23
03 - THIRD FLOOR	14785 SF	23
04 - FOURTH FLOOR	14785 SF	23
05 - FIFTH FLOOR	14785 SF	18
06 - SIXTH FLOOR	7250 SF	0
07 - SEVENTH FLOOR	5175 SF	10
08 - EIGHTH FLOOR	5765 SF	0
	80540 SF	97
<b>NON-QUALIFYING RESIDENTIAL AREA</b>		
01 - GROUND FLOOR	1742 SF	0
	1742 SF	0
<b>COMMERCIAL</b>		
01 - GROUND FLOOR	2117 SF	0
	2117 SF	0

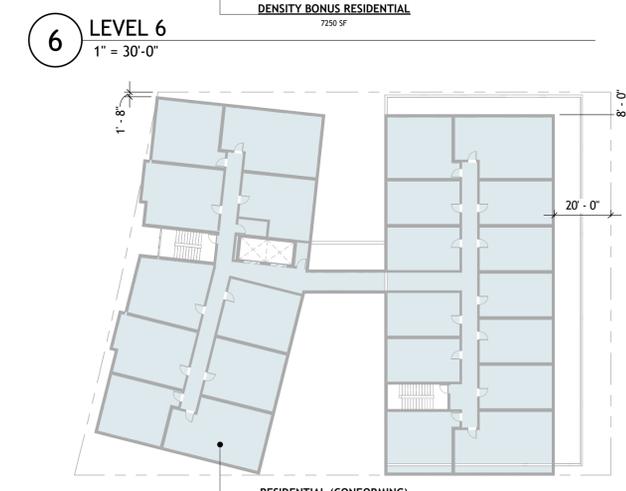
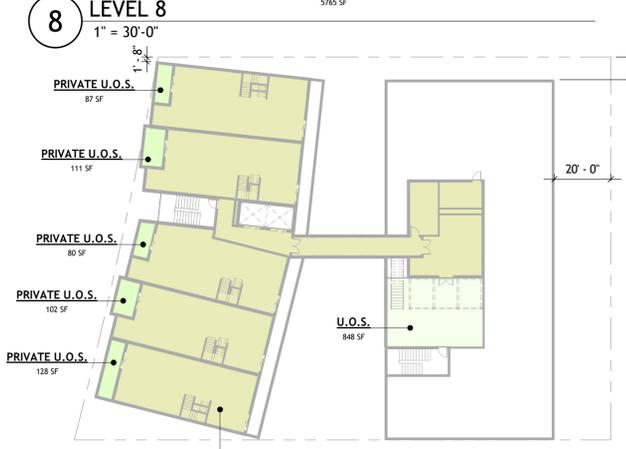
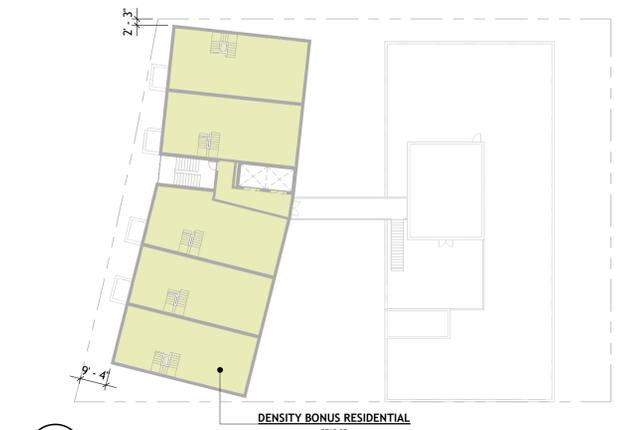
REFER TO SHEET G003 FOR DENSITY BONUS U.O.S. CALCULATIONS AND DIAGRAMS

**DENSITY BONUS LEGEND**

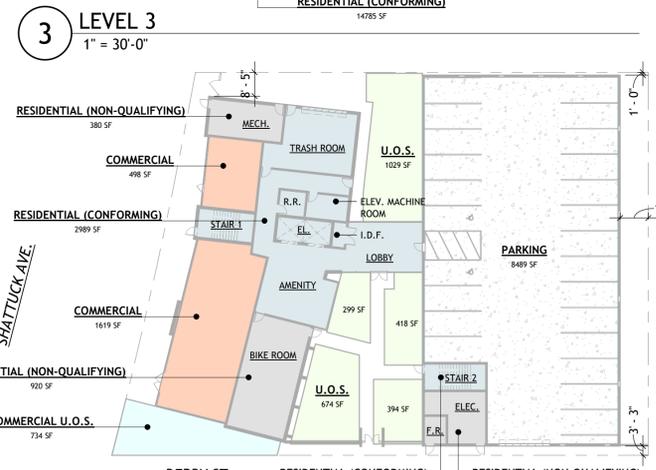
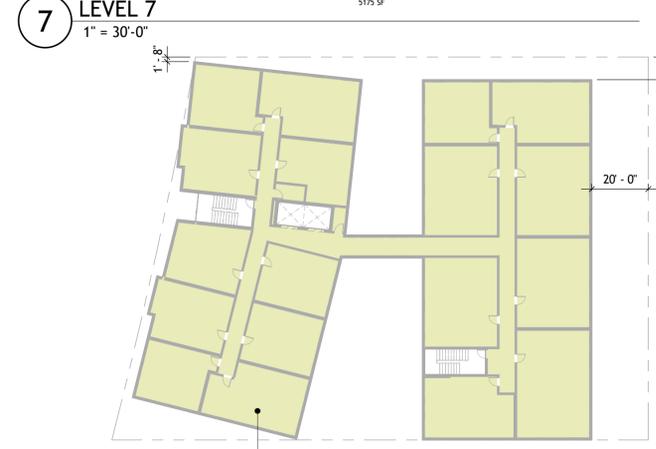
- COMMERCIAL
- DENSITY BONUS
- RESIDENTIAL AREA
- NON-QUALIFYING RESIDENTIAL AREA
- PARKING
- U.O.S.
- PRIVATE U.O.S.
- COMMERCIAL U.O.S.



9 DENSITY BONUS PROPOSED SECTION  
1/16" = 1'-0"



2 LEVEL 2  
1" = 30'-0"



1 LEVEL 1  
1" = 30'-0"



510.841.3555 | studiokda.com

2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,  
BERKELEY, CA 94704



DRC REVIEW

DATE	ISSUE RECORD
5/15/24	SB330 APPLICATION

PROJECT NO: KDN01  
ISSUE DATE: 07/23/2024

DENSITY BONUS  
CALCULATIONS &  
DIAGRAM

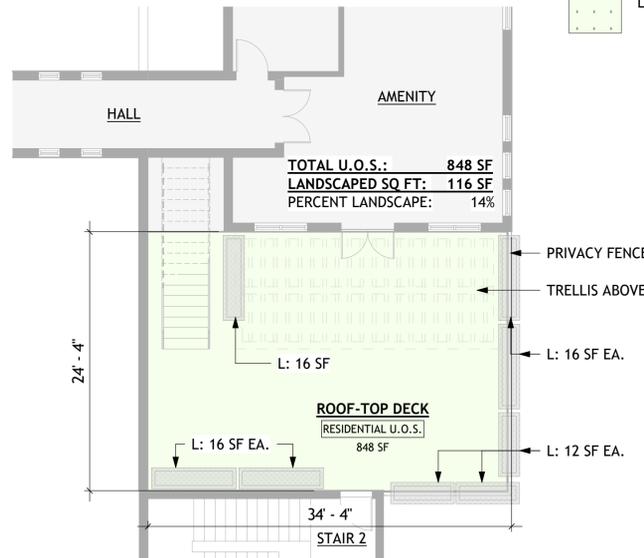
G002.B



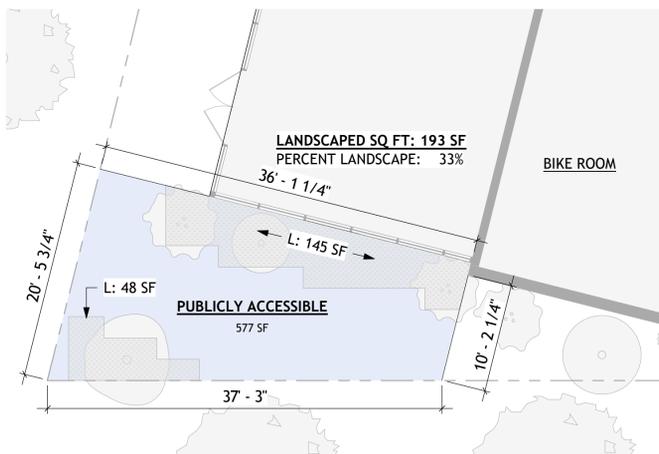
U.O.S. SUMMARY - DENSITY BONUS				
Floor	Total U.O.S. Per Floor	Public U.O.S.		Names/Locations
		Hardscape (S.F.)	Landscape (S.F.)	
1	2,718	1,425	1,293	Exterior Courtyard + Amenity Garden
2	0	0	0	N/A
3	0	0	0	N/A
4	0	0	0	N/A
5	0	0	0	N/A
6	848	732	116	Roof-Top Deck
7	0	0	0	N/A
8	0	0	0	N/A
Non-publicly accessible UOS		2,157	1,409	3,880 SF Required (40 SF / Unit)
			40%	1,409 SF Landscape Required (40% of UOS)
Publicly accessible UOS		384	193	1 sqft of publicly accessible open space = 2 sqft of required on-site open space
			33%	
Total Usable Open Space		4,720		

**USABLE OPEN SPACE**

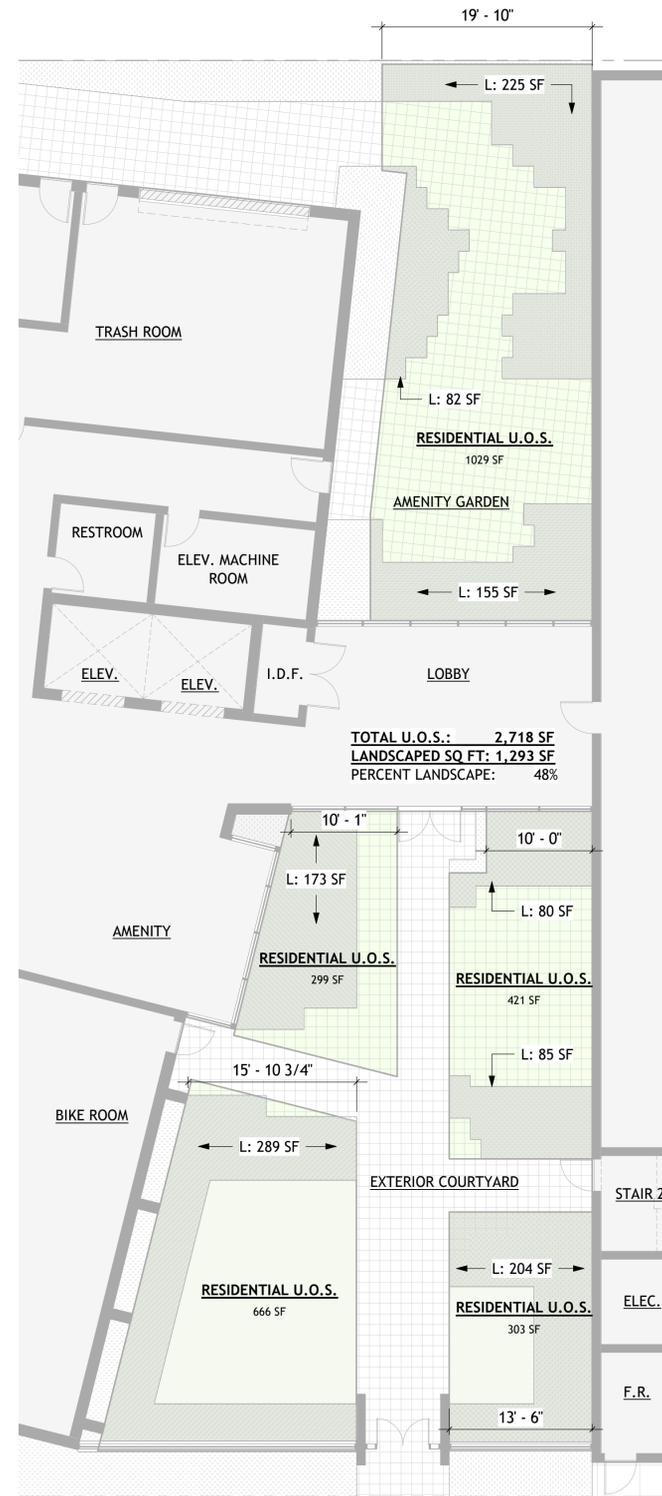
- NON - U.O.S.
- PUBLICLY ACCESSIBLE U.O.S.
- RESIDENTIAL U.O.S.
- LANDSCAPED AREA



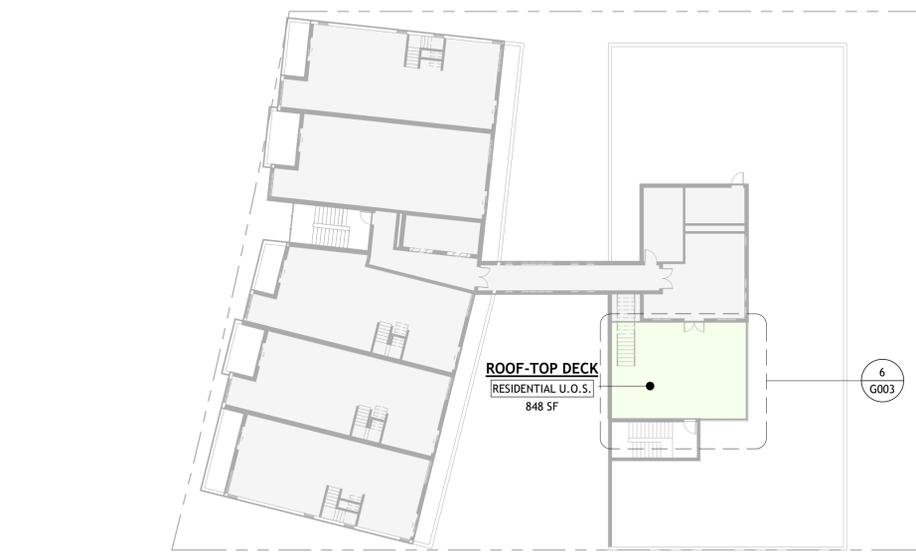
**6 LEVEL 6 - ENLARGED ROOF-TOP DECK**  
1/8" = 1'-0"



**5 LEVEL 1 - ENLARGED COMMERCIAL PLAZA**  
1/8" = 1'-0"



**4 LEVEL 1 - ENLARGED ENTRY COURTYARD & AMENITY GARDEN**  
1/8" = 1'-0"



**2 LEVEL 6**  
3/64" = 1'-0"



**1 LEVEL 1**  
3/64" = 1'-0"



COPYRIGHT © 2020  
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

2655 SHATTUCK AVE.,  
BERKELEY, CA 94704



DRC REVIEW

DATE	ISSUE RECORD
5/15/24	SB330 APPLICATION

PROJECT NO: KDN01  
ISSUE DATE: 07/23/2024  
**OPEN SPACE CALCULATIONS**

**G003**



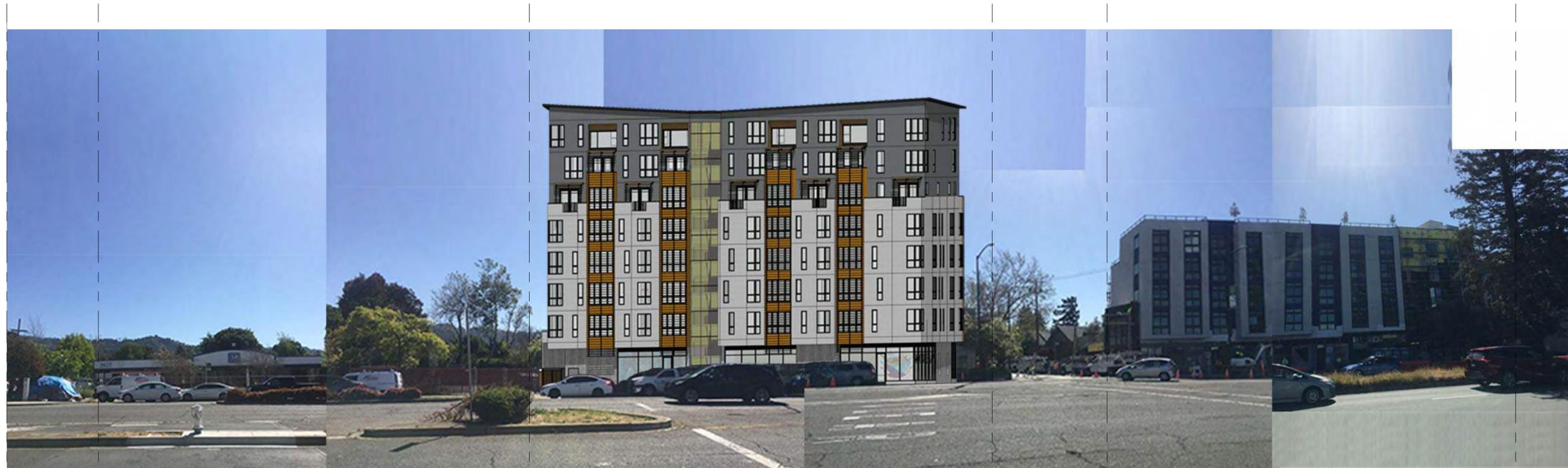
COPYRIGHT © 2020  
 THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,  
 BERKELEY, CA 94704



DRC REVIEW



CARLETON ST.      2627 SHATTUCK AVE.      PROJECT SITE - 2655 SHATTUCK AVE.      DERBY ST.      2701 SHATTUCK AVE.

2 STREET CONTEXT ELEVATION - PROPOSED  
 NOT TO SCALE



CARLETON ST.      2627 SHATTUCK AVE.      PROJECT SITE - 2655 SHATTUCK AVE.      DERBY ST.      2701 SHATTUCK AVE.

1 STREET CONTEXT ELEVATION - EXISTING  
 NOT TO SCALE

DATE	ISSUE RECORD
5/15/24	SB330 APPLICATION

PROJECT NO: KDN01  
 ISSUE DATE: 07/23/2024

STREET CONTEXT ELEVATIONS

G004



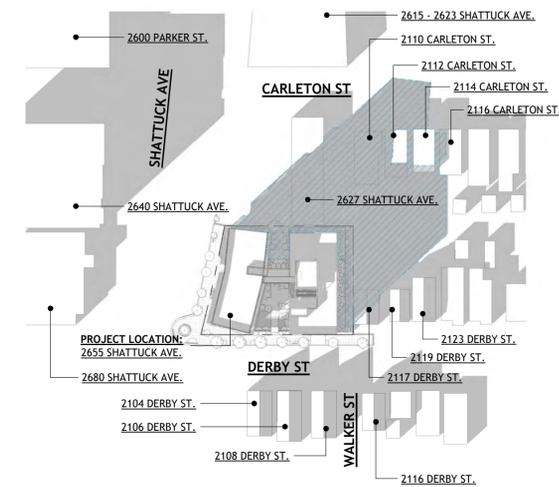
510.841.3555 | studiokda.com  
COPYRIGHT © 2020  
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

2655 SHATTUCK AVE.

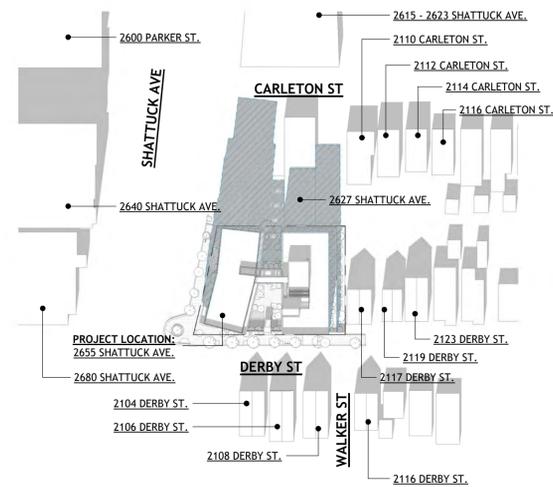
2655 SHATTUCK AVE.,  
BERKELEY, CA 94704



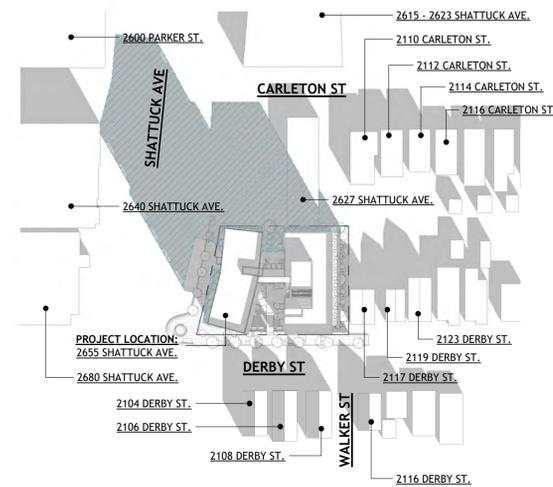
DRC REVIEW



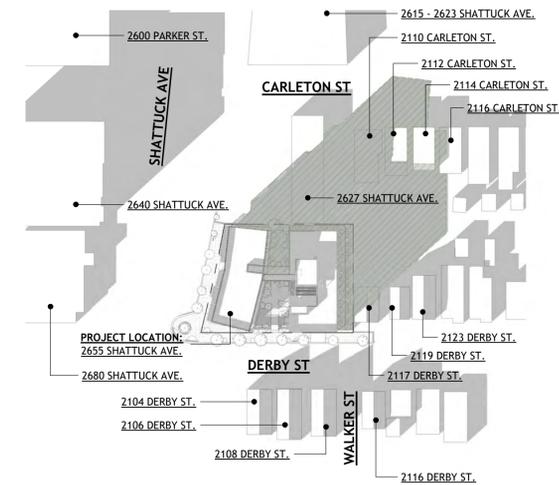
11 12/21 - 2:48 PM - COMBINED  
1" = 100'-0"



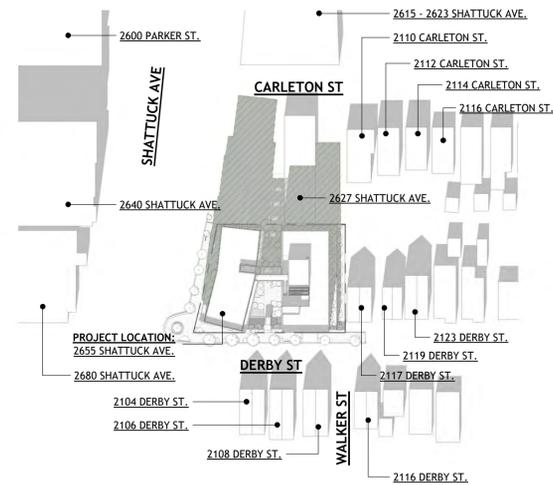
8 12/21 - 12:00 PM - COMBINED  
1" = 100'-0"



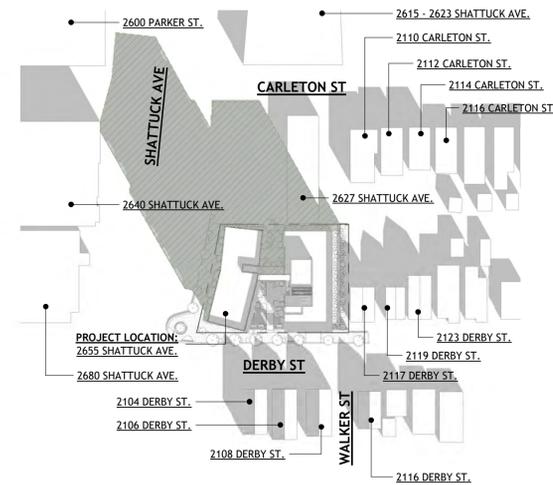
5 12/21 - 9:26 AM - COMBINED  
1" = 100'-0"



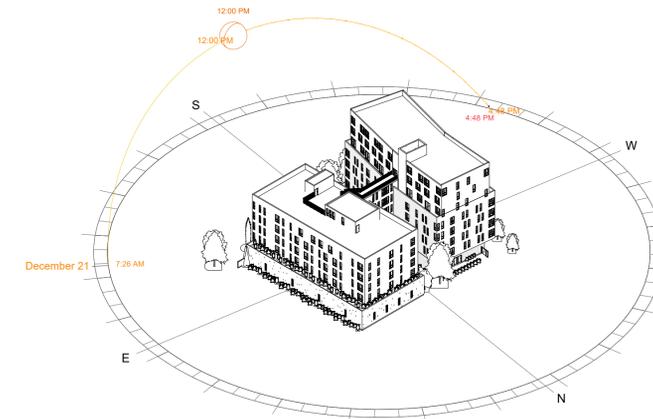
10 12/21 - 2:48 PM - PROPOSED  
1" = 100'-0"



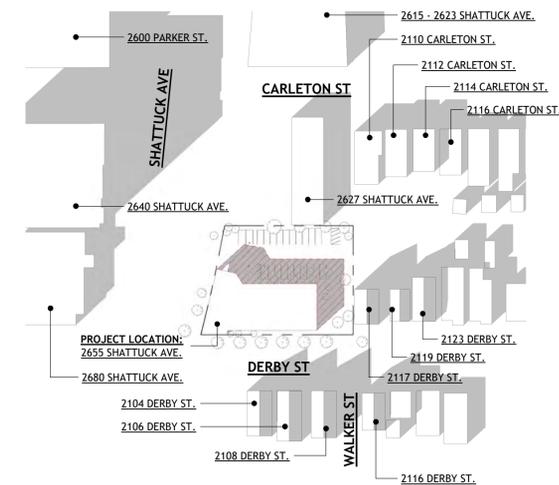
7 12/21 - 12:00 PM - PROPOSED  
1" = 100'-0"



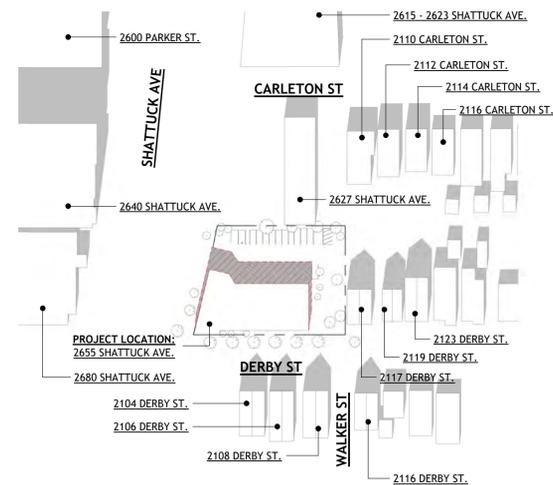
4 12/21 - 9:26 AM - PROPOSED  
1" = 100'-0"



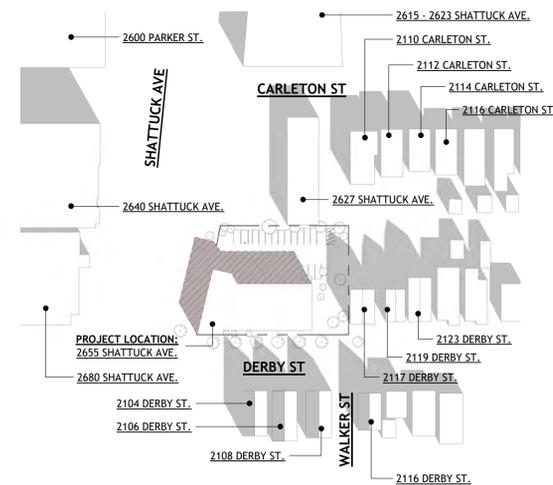
2 DECEMBER 21ST - SUN PATH  
(SUNRISE - SUNSET)



9 12/21 - 2:48 PM - EXISTING  
1" = 100'-0"



6 12/21 - 12:00 PM - EXISTING  
1" = 100'-0"



3 12/21 - 9:26 AM - EXISTING  
1" = 100'-0"



1 Shadow Study Legend



DATE	ISSUE RECORD
5/15/24	SB330 APPLICATION

PROJECT NO: KDN01  
ISSUE DATE: 07/23/2024

SHADOW STUDIES -  
DECEMBER, 21ST

G020



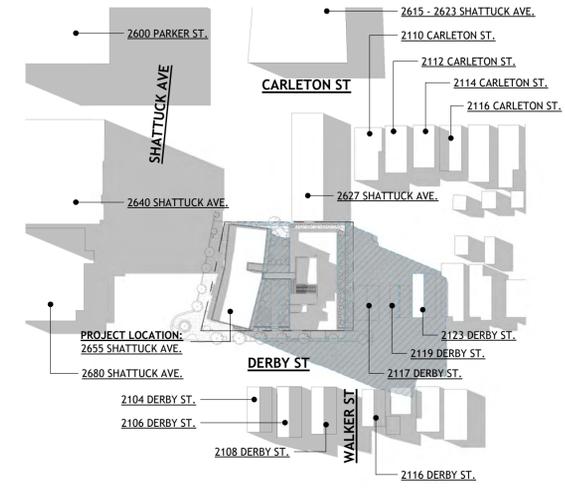
510.841.3555 | studiokda.com  
COPYRIGHT © 2020  
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

2655 SHATTUCK AVE.

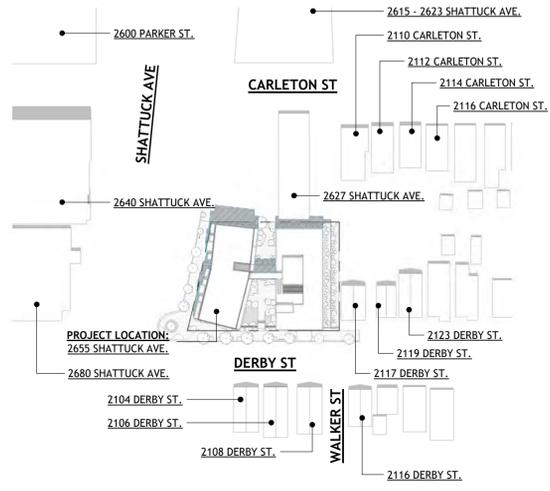
2655 SHATTUCK AVE.,  
BERKELEY, CA 94704



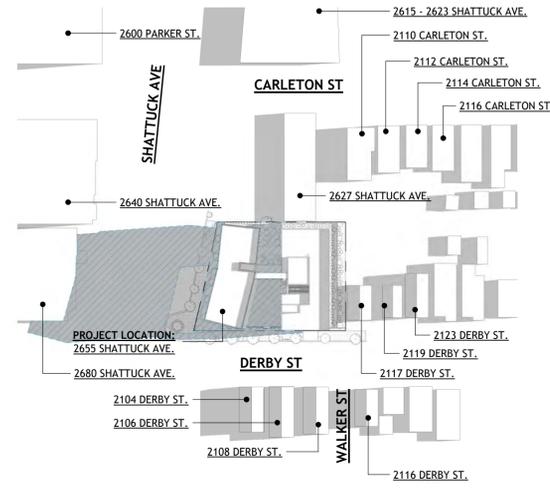
DRC REVIEW



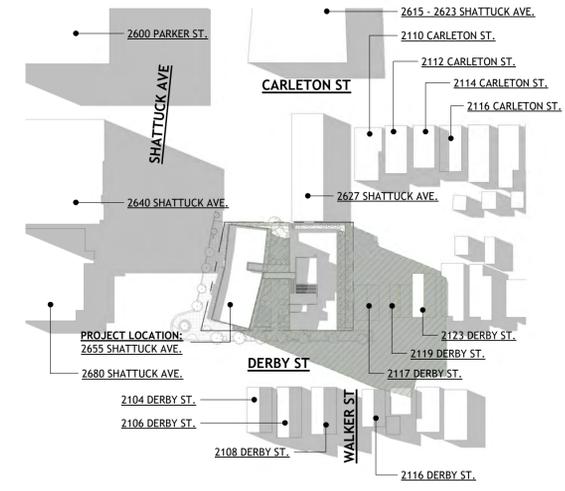
10 06/21 - 5:30 PM - COMBINED  
1" = 100'-0"



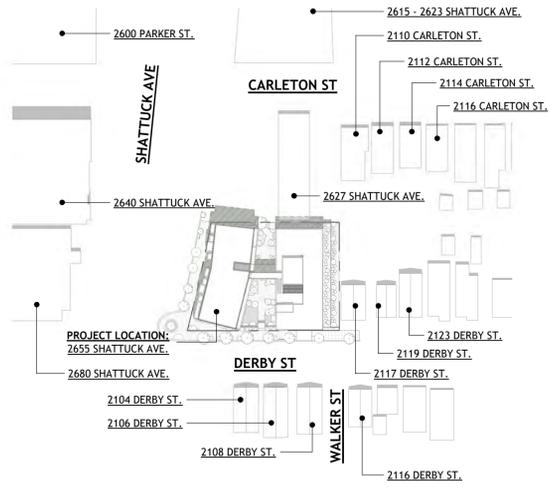
9 06/21 - 12:00 PM - COMBINED  
1" = 100'-0"



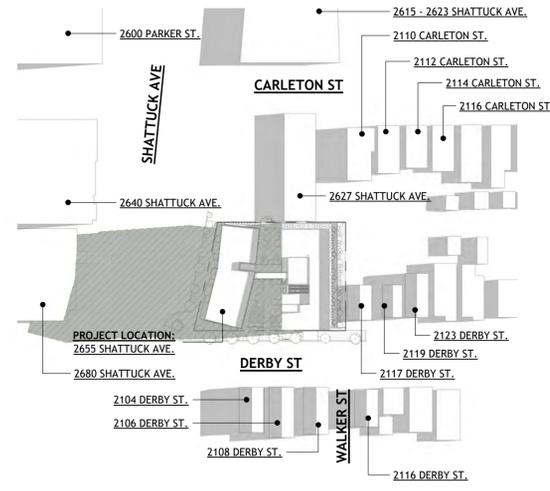
8 06/21 - 6:52 AM - COMBINED  
1" = 100'-0"



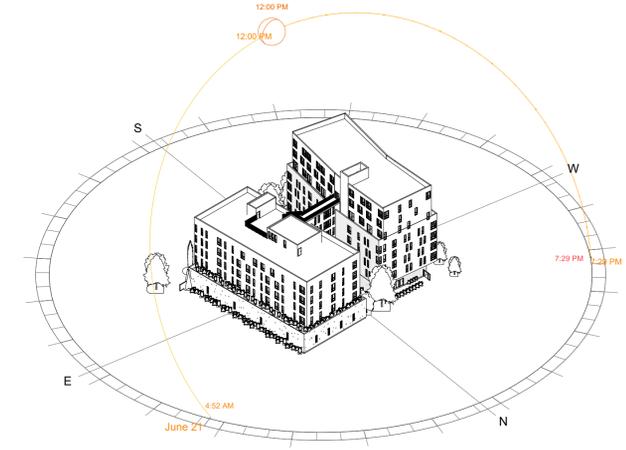
7 06/21 - 5:30 PM - PROPOSED  
1" = 100'-0"



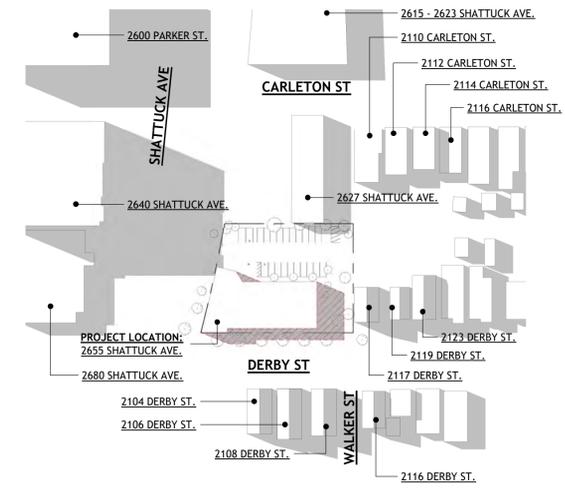
5 06/21 - 12:00 PM - PROPOSED  
1" = 100'-0"



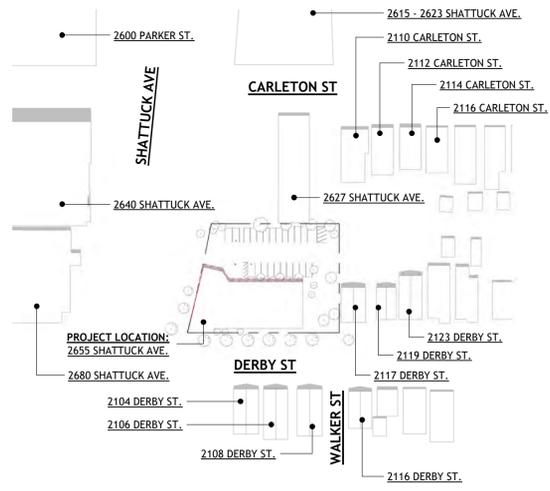
6 06/21 - 6:52 AM - PROPOSED  
1" = 100'-0"



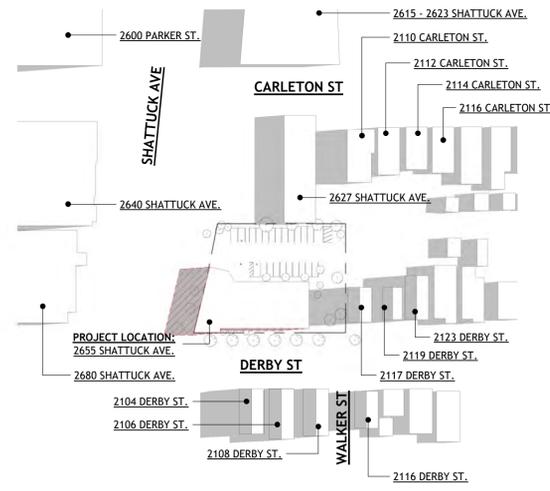
4 JUNE 21ST - SUN PATH  
(SUNRISE - SUNSET)



3 06/21 - 5:30 PM - EXISTING  
1" = 100'-0"



2 12/21 - 12:00 PM - EXISTING  
1" = 100'-0"



1 06/21 - 6:52 AM - EXISTING  
1" = 100'-0"



1 Shadow Study Legend



DATE	ISSUE RECORD
5/15/24	SB330 APPLICATION

PROJECT NO: KDN01  
ISSUE DATE: 07/23/2024  
SHADOW STUDIES - JUNE 21ST

G021



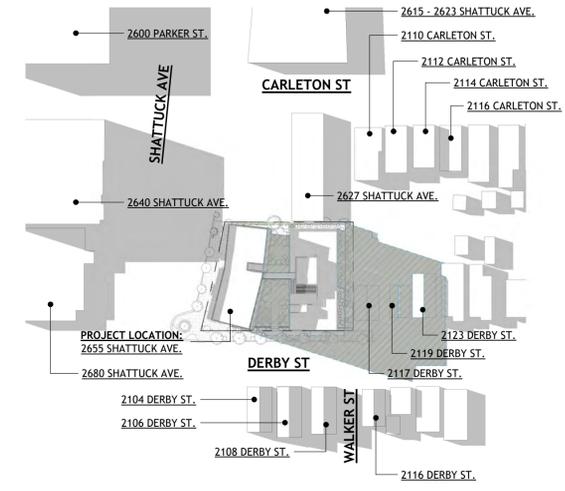
510.841.3555 | studiokda.com  
COPYRIGHT © 2020  
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

2655 SHATTUCK AVE.

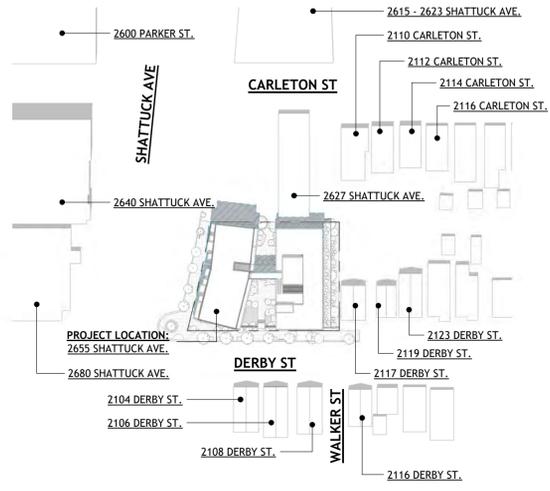
2655 SHATTUCK AVE.,  
BERKELEY, CA 94704



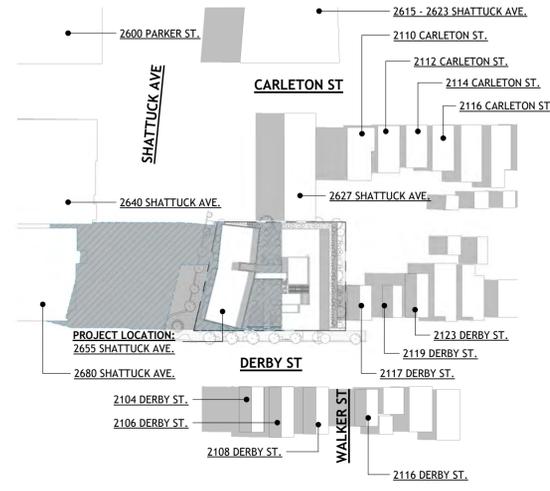
DRC REVIEW



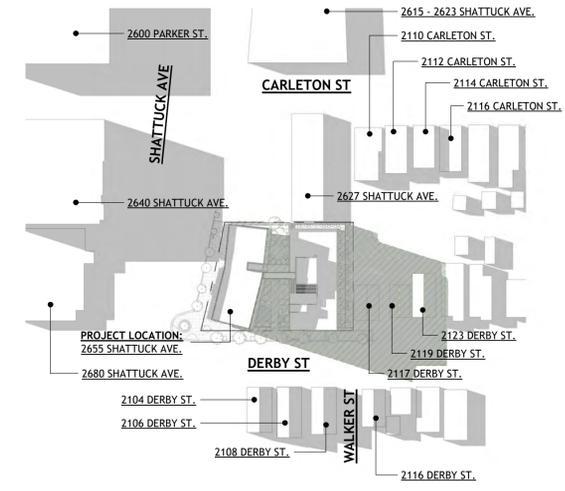
10 5/21 - 5:12 PM - COMBINED  
1" = 100'-0"



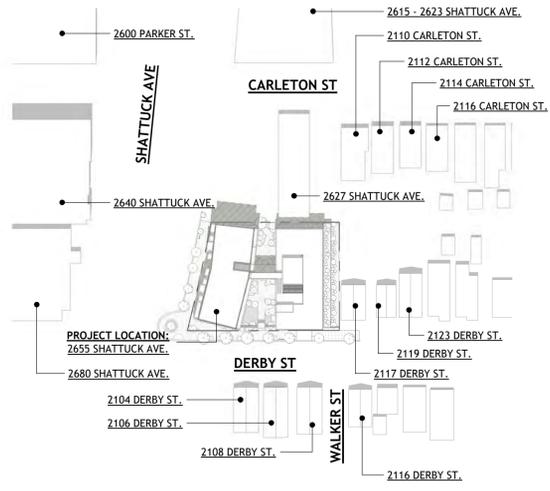
9 5/21 - 12:00 PM - COMBINED  
1" = 100'-0"



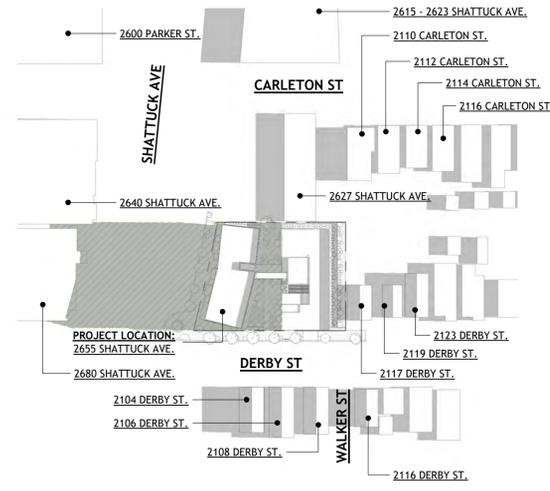
8 5/21 - 7:00 AM - COMBINED  
1" = 100'-0"



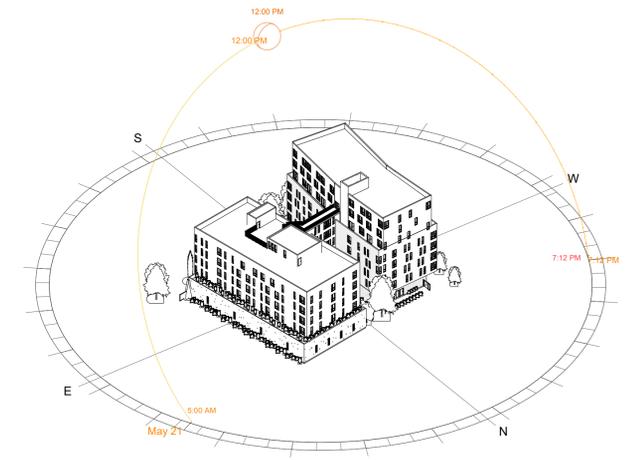
7 5/21 - 5:12 PM - PROPOSED  
1" = 100'-0"



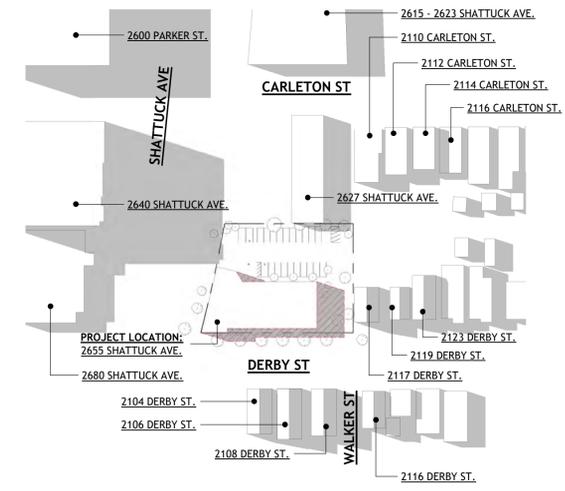
5 5/21 - 12:00 PM - PROPOSED  
1" = 100'-0"



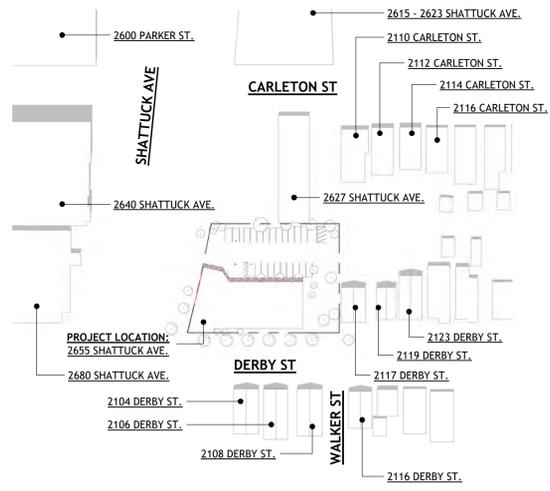
6 5/21 - 7:00 AM - PROPOSED  
1" = 100'-0"



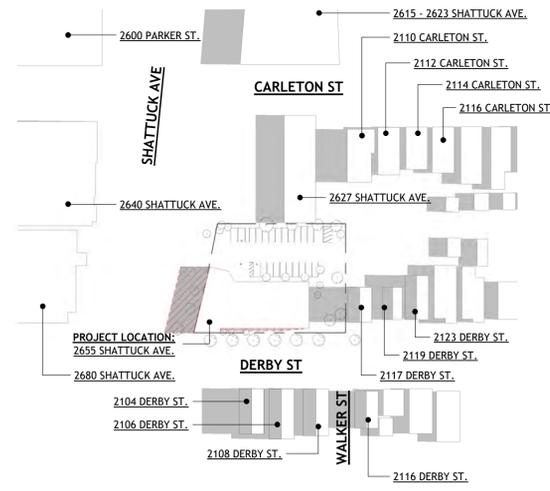
4 MAY 21ST - SUN PATH  
(SUNRISE - SUNSET)



3 5/21 - 5:12 PM - EXISTING  
1" = 100'-0"



2 5/21 - 12:00 PM - EXISTING  
1" = 100'-0"



1 5/21 - 7:00 AM - EXISTING  
1" = 100'-0"



1 Shadow Study Legend



DATE	ISSUE RECORD
5/15/24	SB330 APPLICATION

PROJECT NO: KDN01  
ISSUE DATE: 07/23/2024  
SHADOW STUDIES - MAY 21ST

G022





COPYRIGHT © 2020  
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,  
BERKELEY, CA 94704



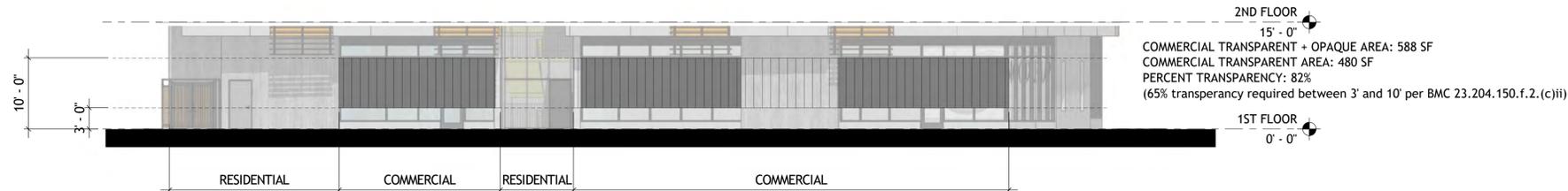
DRC REVIEW



6 SOUTH ELEVATION COMMERCIAL TRANSPARENCY  
1" = 10'-0"



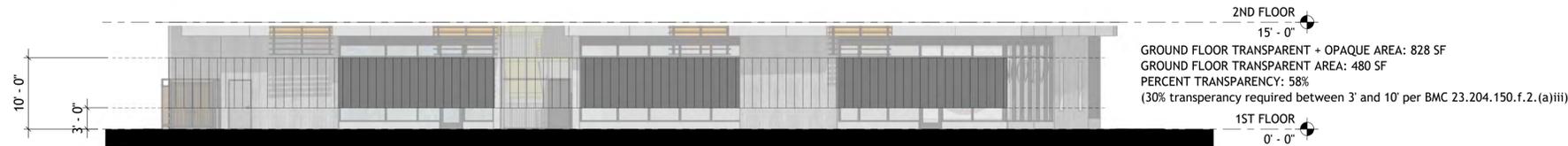
5 SOUTH ELEVATION TOTAL GROUND FLOOR TRANSPARENCY  
1" = 10'-0"



4 WEST ELEVATION COMMERCIAL TRANSPARENCY  
1" = 10'-0"

**LEGEND:**

-  TRANSPARENT + OPAQUE AREA
-  TRANSPARENT AREA



3 WEST ELEVATION TOTAL GROUND FLOOR TRANSPARENCY  
1" = 10'-0"



2 WEST ELEVATION  
NOT TO SCALE



1 SOUTH ELEVATION  
NOT TO SCALE

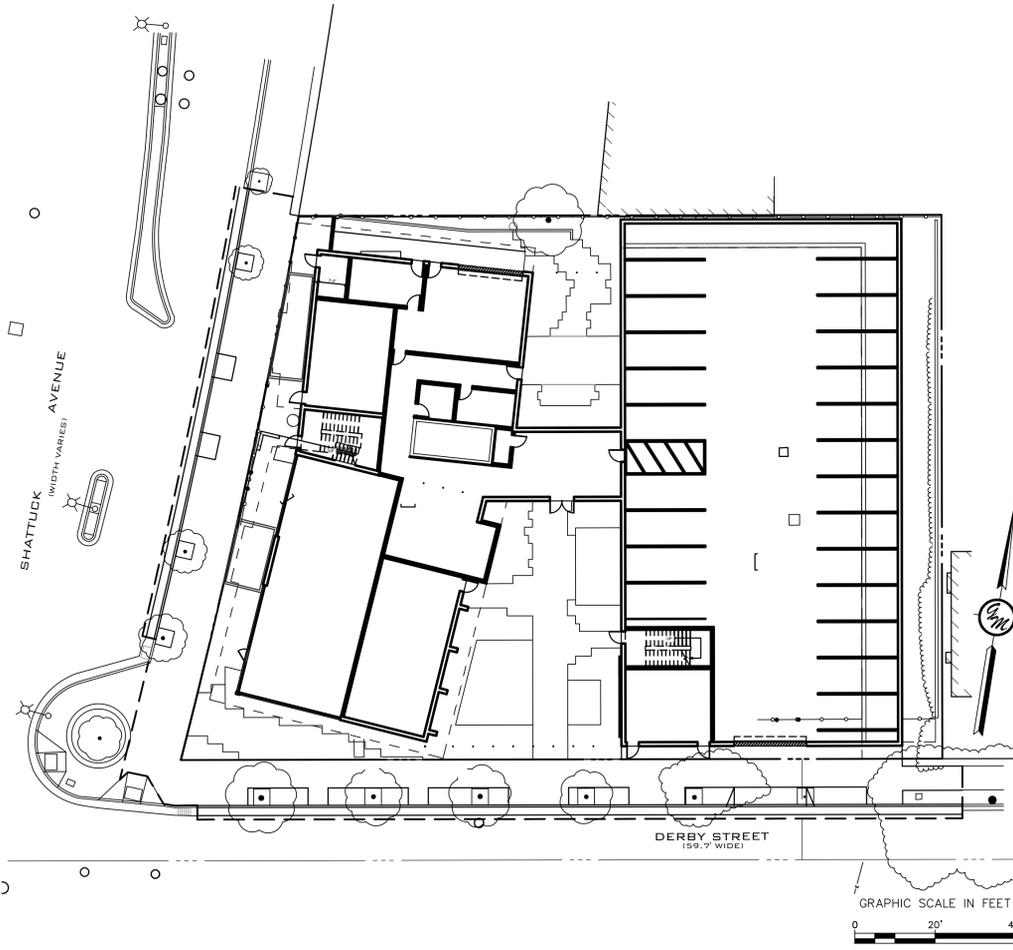
Δ	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION
3	12/20/22	PLANNING RESPONSE 3
	4	

PROJECT NO: KDN01  
ISSUE DATE: 07/23/2024  
FACADE TRANSPARENCY



ALL DIMENSIONS, PERCENTAGES, AND LOCATIONS ARE SHOWN AS APPROXIMATE ONLY. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS NOT BEEN VERIFIED AS BEING COMPLETE OR CORRECT. THE SURVEYOR/ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING UTILITY INFORMATION HEREON, NOR FOR THE PRESENCE OF OTHER UTILITIES WHICH MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY.

# PRELIMINARY PLANS 2655 SHATTUCK AVENUE BERKELEY, CA 94704 APN: 55-1826-18-2



## SITE

**BASIS OF BEARINGS:**  
 THE MONUMENT LINE IN FULTON STREET BETWEEN THE STANDARD ALAMEDA COUNTY MONUMENT FOUND AT DERBY STREET AND AT CARLTON STREET WAS TAKEN AS N 9°8'42" W AS SHOWN ON PARCEL MAP 11256, FILED IN BOOK 356 OF MAPS, AT PAGES 33 AND 34, ALAMEDA COUNTY RECORDS.

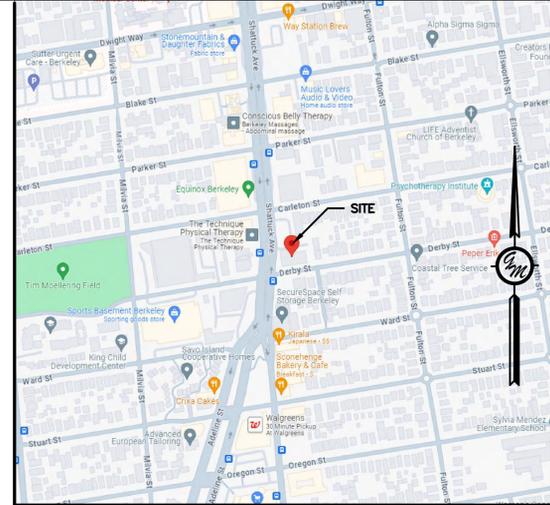
**VERTICAL DATUM / BENCHMARK:**  
 CITY OF BERKELEY VERTICAL DATUM BASED ON A DISC AND PUNCH IN A MONUMENT WELL LOCATED AT THE INTERSECTION OF DERBY STREET AND FULTON STREET, BEING CITY OF BERKELEY MONUMENT B0261.  
 ELEVATION = 166.45 FEET

**BOUNDARY NOTE:**  
 THE BOUNDARY LINES SHOWN WERE COMPILED FROM RECORD INFORMATION AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.

**TITLE REPORT NOTE:**  
 AS OF THE DATE OF THIS SURVEY A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR FOR EXAMINATION. THEREFORE, THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES ON OR APPURTENANT TO THE SURVEYED PROPERTY THAT EXIST OF RECORD BUT ARE NOT DELINEATED HEREON.

**UTILITIES NOTE:**  
 THE INFORMATION SHOWN ON THIS SURVEY REGARDING EXISTING UTILITIES IS APPROXIMATE ONLY, IS BASED ON VISUAL OBSERVATIONS AND HAS NOT BEEN VERIFIED AS BEING COMPLETE OR CORRECT. THE SURVEYOR/ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING UTILITY INFORMATION HEREON, NOR FOR THE PRESENCE OF OTHER UTILITIES WHICH MAY EXIST BUT ARE NOT SHOWN ON THIS SURVEY.

**REFERENCES:**  
 (1) --- MAP OF THE MEEK BOULEVARD TRACT FILED JULY 23RD, 1920 IN BOOK 6 OF MAPS AT PAGE 44, ALAMEDA COUNTY RECORDS..



## VICINITY MAP

**ENGINEER:**  
 GREENWOOD & MOORE, INC.  
 JEFFERY MOORE  
 3111 CASTRO VALLEY BLVD,  
 CASTRO VALLEY, CA 94546  
 (510) 581-2772

**OWNER/APPLICANT:**  
 JOE KIDRON  
 S.H. KAY, LLC  
 1442 WALNUT ST., #349  
 BERKELEY, CA 94709

**PROPERTY ADDRESS:**  
 2655 SHATTUCK AVENUE  
 BERKELEY, CA 94704

**ASSESSOR'S PARCEL NO.:**  
 APN: 55-1826-18-2

**EXISTING AND PROPOSED ZONING:**  
 C-AC ADELINE CORRIDOR COMMERCIAL

**TOTAL AREA TO BE DIVIDED:**  
 23,545± SQ.FT.

**SANITARY SEWER BY:**  
 CITY OF BERKELEY SANITARY DISTRICT

**WATER SERVICE BY:**  
 EAST BAY MUNICIPAL UTILITY DISTRICT

**GAS & ELECTRIC SERVICE BY:**  
 PACIFIC GAS & ELECTRIC COMPANY

**FIRE PROTECTION BY:**  
 CITY OF BERKELEY FIRE DEPARTMENT

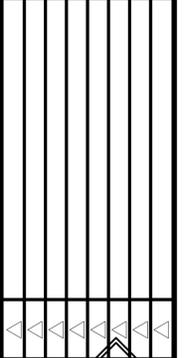
## PROJECT INFORMATION

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	ABBREVIATION & LEGEND
C1.0	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	UTILITY PLAN
C4.0	GRADING PLAN
C4.1	SECTIONS
C5.0	STORMWATER CONTROL PLAN
C7.0	DETAILS
C7.1	DRAINAGE DETAILS
C7.2	CITY OF BERKELEY STANDARD DETAILS
C7.3	CITY OF BERKELEY POLLUTION PREVENTION PLAN
C7.4	EROSION CONTROL DETAILS

## SHEET INDEX

**GREENWOOD & MOORE, INC.**  
 Civil Engineers • Designers  
 Land Surveyors • Planners

3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546  
 Tel: 510-581-2772 Fax: 510-581-6813 www.greenwoodmoore.com



PRELIMINARY PLANS  
 2655 SHATTUCK AVENUE  
 BERKELEY, CA 94704  
 APN: 55-1826-18-2

PRELIMINARY PLANS  
 2655 SHATTUCK AVENUE  
 BERKELEY, CA 94704  
 APN: 55-1826-18-2

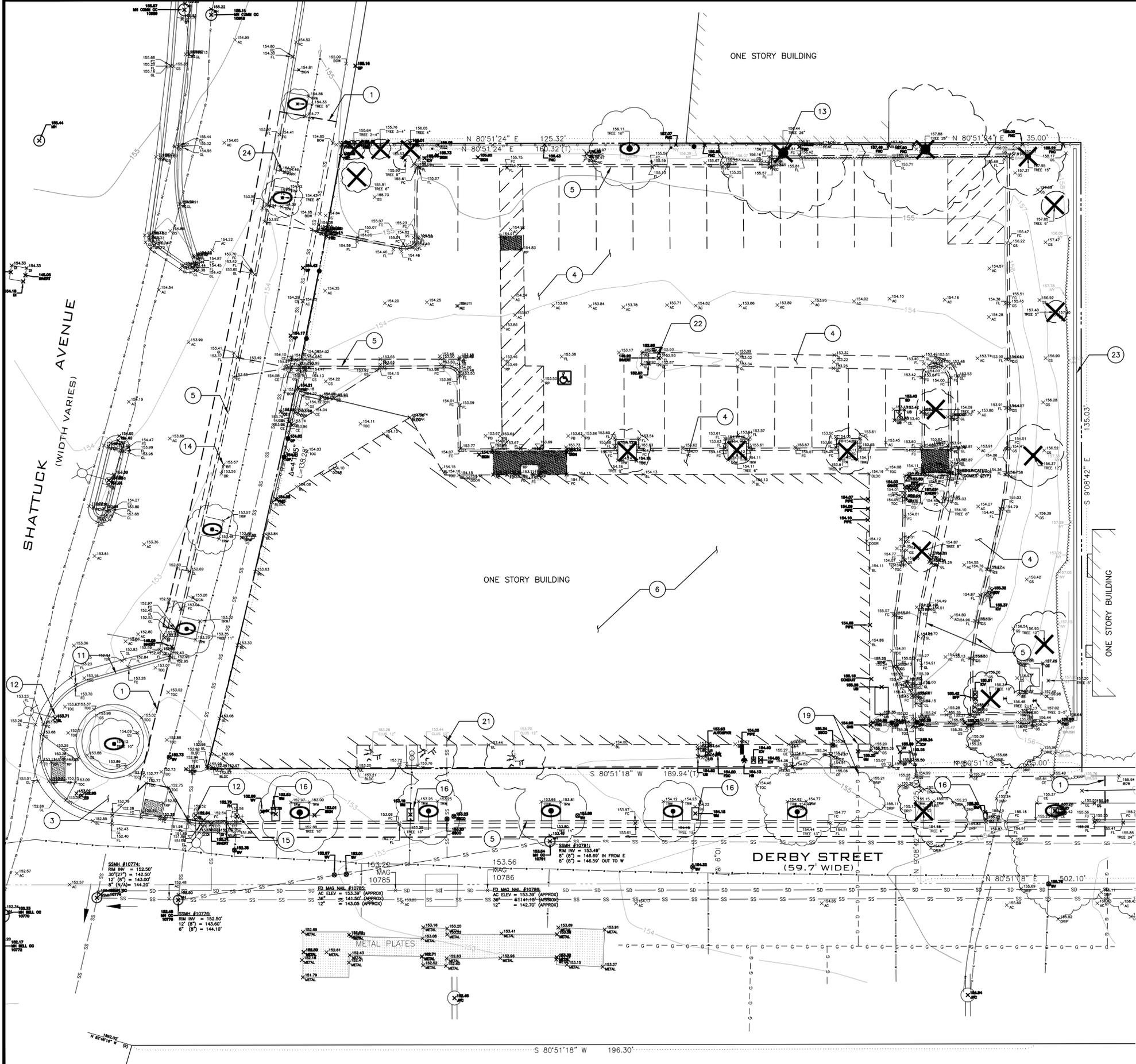
COVER SHEET

CHECKED BY: XXX  
 DRAWN BY: STAFF  
 SCALE: 1"=20'  
 DATE: 05/17/2024  
 PROJECT NO.: 2024.018  
 PHASE NO.: XX  
 SHEET NO.:

C0.0



THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ENGINEER AND CONTRACTOR AND ARE NOT TO BE USED FOR ANY OTHER PROJECT. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR THE PROTECTION OF THE PROJECT. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR THE PROTECTION OF THE PROJECT. THE ENGINEER AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR THE PROTECTION OF THE PROJECT.



- KEYNOTES:**
1. SAWCUT
  2. LIMIT OF REMOVAL
  3. (E) CONCRETE TO REMAIN
  4. (E) CONCRETE/ASPHALT TO BE REMOVED
  5. REMOVE (E) SIDEWALK, CURB, & GUTTER
  6. (E) BUILDING & FOUNDATION TO BE DEMOLISHED, REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS. PG&E TO DISCONNECT ELECTRIC AND GAS SERVICE PRIOR TO DEMOLITION OF THE (E) BUILDING.
  7. REMOVE (E) FENCE AND/OR GATE
  8. (E) SIGN TO BE RELOCATED
  9. (E) SIGN TO REMAIN
  10. (E) SIGN TO BE REMOVED
  11. (E) CURB & GUTTER TO REMAIN
  12. (E) LIGHT POLE TO REMAIN
  13. REMOVE (E) LIGHT POLE
  14. (E) BIKE RACKS TO REMAIN
  15. (E) FIRE HYDRANT TO REMAIN AND BE PROTECTED FOR THE DURATION OF CONSTRUCTION ACTIVITIES
  16. REMOVE (E) WATER METER, CAP AND ABANDON (E) WATER LATERAL PER EBMUD STANDARDS (BY EBMUD)
  17. (E) UTILITY BOX TO REMAIN
  18. (E) UTILITY BOX TO BE RELOCATED. REFER TO UTILITY PLAN FOR ADDITIONAL INFORMATION.
  19. PG&E TO REMOVE (E) GAS METER AND GAS LATERAL PRIOR TO DEMOLITION OF THE BUILDING. CONTRACTOR TO VERIFY LOCATION IN FIELD. CAP & ABANDON PER PG&E STANDARDS & REQUIREMENTS.
  20. PG&E TO REMOVE (E) ELECTRIC METERS AND ASSOCIATED ELECTRIC LINE PRIOR TO DEMOLITION OF THE BUILDING. COORDINATE REMOVAL WITH OWNER AND PG&E.
  21. ABANDON (E) SEWER LATERAL PER CITY OF BERKELEY REQUIREMENTS. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT: WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.
    - A. IF THE LATERAL ENTERS THE MAIN BY MEANS OF A FACTORY MANUFACTURED WYE OR TEE BRANCH, AND IF THE MAIN AND WYE OR TEE BRANCH ARE ALL IN GOOD, UNDAMAGED CONDITION, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE MAIN. THE BRANCH PLUG SHALL BE ENCLOSED WITH A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, 3/4" SIZE AGGREGATE. PORTLAND CEMENT CONCRETE. THE WYE BRANCH WITH RUBBER PLUG MUST BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO ENCLOSURE WITH CONCRETE AND BACKFILL OF THE TRENCH.
    - B. IF THE LATERAL ENTERS THE MAIN BY ANY METHOD OTHER THAN BY A FACTORY WYE OR TEE BRANCH, OR IF THE EXISTING MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN. AN ENGINEERING INSPECTOR MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.
    - C. THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH SAND AND JETTED TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.
    - D. REMOVE (E) CLEANOUT FRAME & COVER.
  22. REMOVE (E) DRAIN INLET & STORM DRAIN. CONTRACTOR TO FIELD VERIFY LOCATION.
  23. (E) WALL TO REMAIN
  24. (E) PARKING KIOSK TO REMAIN

- X** REMOVE (E) TREE AND/OR (E) STUMP
- O** (E) TREE TO REMAIN. PROTECT TREE DURING CONSTRUCTION

**GREENWOOD & MOORE, INC.**  
Civil Engineers • Designers  
Land Surveyors • Planners  
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546  
Tel: 510-581-2772 Fax: 510-581-6813 www.greenwoodmore.com

**PRELIMINARY PLANS**  
2655 SHATTUCK AVENUE  
BERKELEY, CA 94704  
APN: 55-1826-18-2

**TOPOGRAPHIC SURVEY & DEMOLITION PLAN**

CHECKED BY: XXX  
DRAWN BY: STAFF  
SCALE: 1"=10'  
DATE: 05/17/2024  
PROJECT NO.: 2024.018  
PHASE NO.: XX  
SHEET NO.: C1.0











VE A LONG TERM, IN-PLACE  
10 IN/HR, CAPABLE OF  
CONSIST OF 60%-70% SAND

MUNICIPALITY FOR APPROVAL:  
SOIL  
PLIER OR AN ACCREDITED  
N SOIL MEETS THE  
SPECIFICATION.  
THE FINE SAND COMPONENT  
ASTM D 422, STANDARD TEST  
SIS OF SOILS.  
MPOST PERFORMED IN  
G ASSURANCE (STA) STANDARDS,  
IF MIXED BIORETENTION SOIL  
PERFORMED IN ACCORDANCE WITH  
V OF COMPOST AND COMPOSTING  
IN ORGANIC MATTER METHOD.  
THE COMPOST COMPONENT IN  
NDARD TEST METHOD FOR

AND METHODS USED TO MIX THE  
BIORETENTION SOIL.  
ON ABOUT THE TESTING  
(S), ADDRESS(ES), PHONE  
AND QUALIFICATIONS OF  
INCLUDING DATE OF CURRENT  
PPOVED EQUAL.

ASTE COATING SUCH AS CLAY,  
ANY OTHER DELETERIOUS  
THE NO. 200 SIEVE SHALL BE

LL BE ANALYZED BY AN  
O, #40, #30 #8, #4, AND 3/8"  
VED BY MUNICIPALITY), AND MEET

PASSING (BY WEIGHT)  
MAX.  
100  
100  
100  
95  
70  
55  
15  
5

13 FOR FINE AGGREGATE COMPLY  
MENTS.

SED, STABLE, WEED FREE ORGANIC  
RIALS INCLUDING YARD DEBRIS,  
S NOT INCLUDING MANURE OR  
PED BY THE US COMPOSTING  
CERTIFIED THROUGH THE USCC  
M (A COMPOST TESTING AND

ELIVERY OF THE SOIL, THE  
ALYSIS PERFORMED BY A  
COMPOSTING COUNCIL'S COMPOST  
G APPROVED TEST METHODS FOR  
OST (TMECC). THE LAB REPORT

ID AND INCLUDE ONE OF THE  
GRASS CLIPPINGS, FOOD SCRAPS

DRY WEIGHT.  
:1 AND C:N > 15:1  
ARK BROWN COLOR AND A SOIL  
OR PUTRID SMELL, CONTAINING  
HOT (120F) UPON DELIVERY IS  
F THE FOLLOWING IS REQUIRED

IR  
T BVS/  
/DAY  
GREES C) E.

RES IS SUFFICIENT TO INDICATE

TROL

TAILING NUTRIENT CONTENT

1 ABOVE PREFERRED  
2 SOLUBLE SHALL BE < 2.5 MPN  
HOS/CM  
VARY WITH PLANT SPECIES.  
URE  
ALL BE ANALYZED BY AN  
ND 1" SIEVES (ASTM D422 OR  
THE FOLLOWING GRADATION.

PASSING (BY WEIGHT)  
MAX.  
100  
100  
90  
10

1 AND 1100 DRY LBS/CUBIC

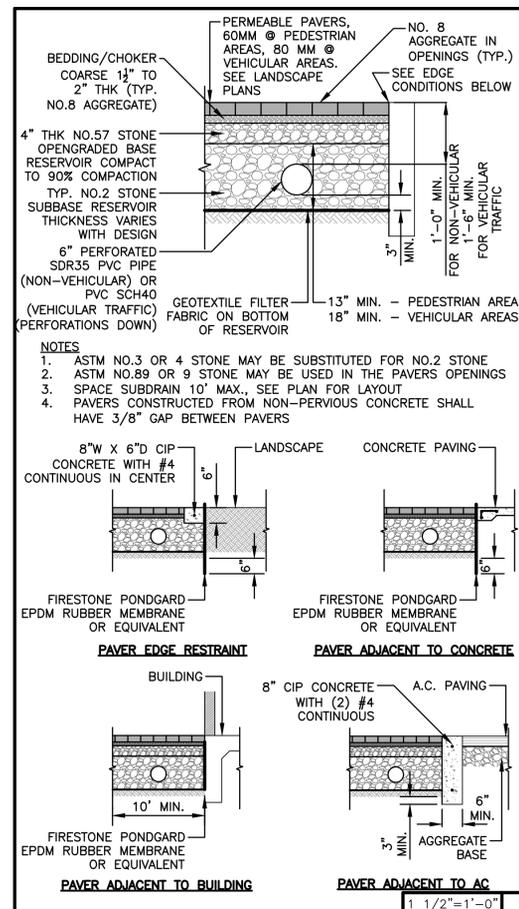
1 30%-55% OF DRY SOLIDS,  
1 FREE OF INERT INGREDIENTS,  
2 BY WEIGHT OR VOLUME.  
3 PROVIDE PROOF OF PROCESS TO  
3 EXAMPLE, TURNED WINDROWS  
AT LEAST 5 TURNINGS DURING

MPN/4 GRAMS OF TS, OR

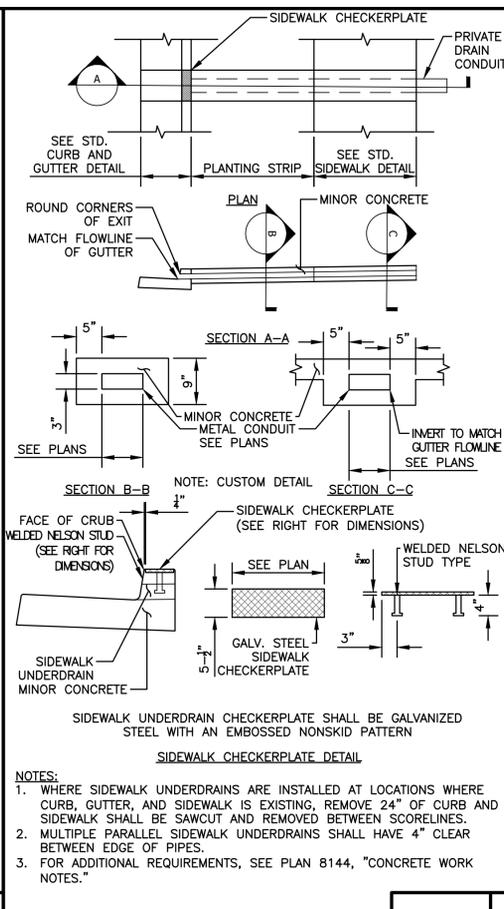
MERCURY, ETC.) PRODUCT MUST

PLIER WILL TEST ALL COMPOST  
R TO APPLICATION. SAMPLES  
LECTION PROCESS PROTOCOL.  
E OBTAINED FROM THE U.S.  
ORIAL HIGHWAY, SUITE 275,  
131,  
3 SHALL BE SENT TO AN  
THE COMPOST SUPPLIER

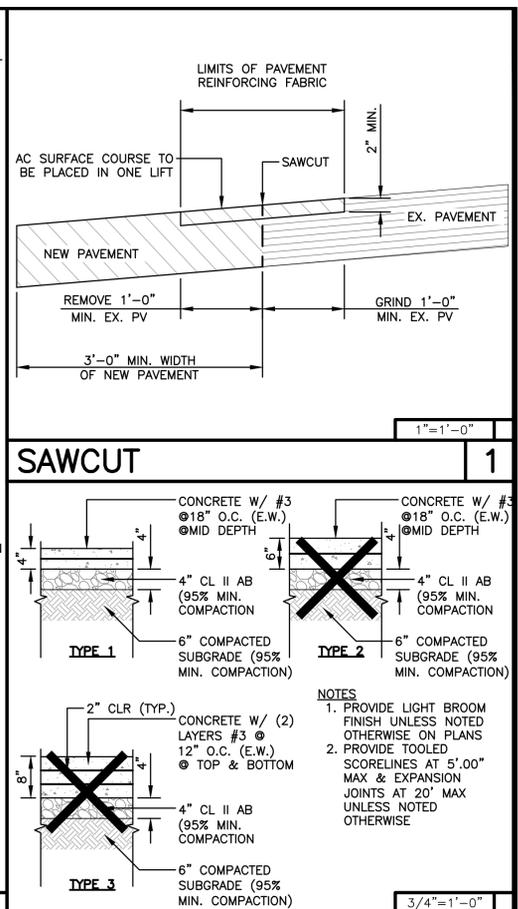
**NOTES** **9**



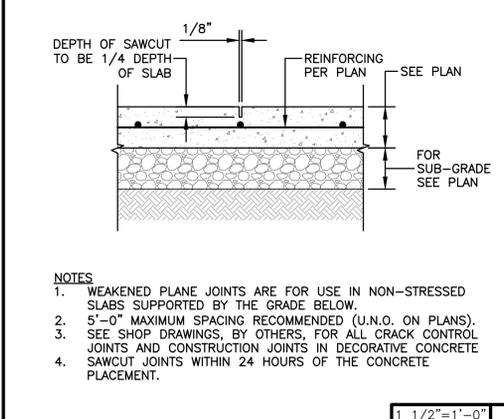
**PERVIOUS PAVERS** **8**



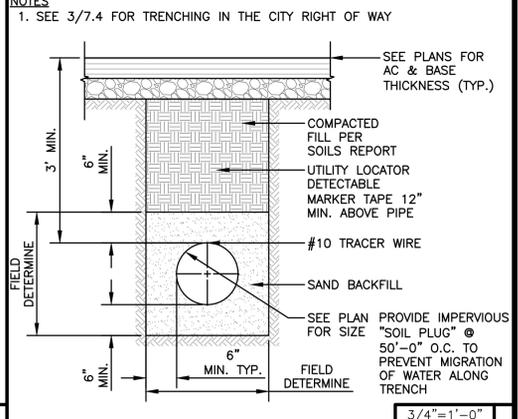
**SIDEWALK DRAIN CONDUIT** **5**



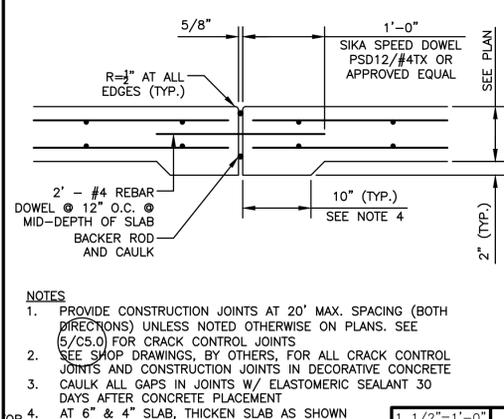
**CONCRETE SLAB** **2**



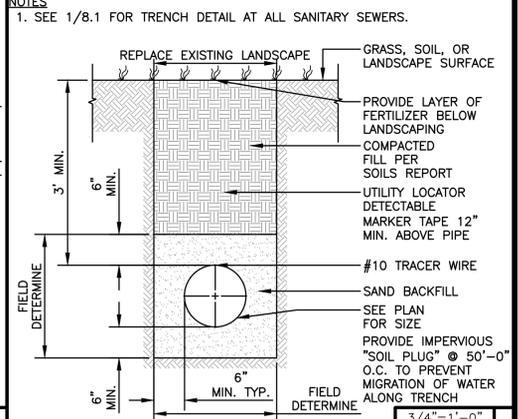
**CRACK CONTROL JOINT** **6**



**ASPHALT TRENCH** **3**



**EXPANSION JOINT** **7**



**TRENCH & LANDSCAPE** **4**

**GREENWOOD & MOORE, INC.**  
Civil Engineers • Designers  
Land Surveyors • Planners

3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546  
Tel: 510-581-2772 Fax: 510-581-6913 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER  
JEFFREY R. MOORE  
No. C042628  
Exp. 03/31/2026  
CIVIL  
STATE OF CALIFORNIA

**PRELIMINARY PLANS**  
2855 SHATTUCK AVENUE  
BERKELEY, CA 94704  
APN: 55-1826-18-2

**DETAILS**

CHECKED BY: XXX  
DRAWN BY: STAFF  
SCALE: AS SHOWN  
DATE: 05/17/2024  
PROJECT NO.: 2024.018  
PHASE NO.: XX  
SHEET NO.: C7.0

NDS, DESIGN, APPROVALS, AND INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS AND CONDITIONS ON THE JOB. SHOP DETAILS OF ACCURATE SCALE SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.

**Central Precast**

Title: "ADA" WHEEL CHAIR PROOF FRAME AND GRATE DETAIL FOR DROP INLETS

Date: 05/15/03 Dep. No. CM  
Rev. \_\_\_\_\_ Page No. 1-10

**FRAME PLAN**

**GRATE PLAN**

MODEL	FRAMES				GRATE				# BARS		
	A	B	C	BEARING ANGLE	J	K	P	BEARING BARS			
CP1212	12-3/8	12-3/8	15	1-1/2x1-1/2	1-1/2x1/4	14-3/4	12-1/8	12-1/16	1-1/4x3/16	1x3/16	21
CP1818	18-3/8	18-3/8	21	1-1/2x1-1/2	2x1/4	20-5/8	18-1/8	18	1-3/4x3/16	1x3/16	31
CP1824	18-3/8	24-3/8	21	1-1/2x1-1/2	1-1/2x1/4	20-5/8	18-1/8	18	1-3/4x3/16	1x3/16	31
CP2424	24-3/8	24-3/8	27	1-1/2x1-1/2	2-1/2x1/4	26-3/4	24-1/8	23-15/16	2-1/4x3/16	2x3/16	41

S = SIDEWALK LOADS (300PSF)  
H = HEAVY TRAFFIC LOADS (H20)

**NOTES:**  
 1. FRAME AND GRATES ARE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM SPEC. A-123.  
 2. FOR OPTIONAL GRATE LOCKING DEVICE SEE DWG. NO. LOCK, PAGE 1-7.  
 3. DETAIL-1 SEE PAGES 1-8, 1-9.

**Central Precast**

Title: CUSTOM PRECAST CONCRETE DROP INLETS

Date: 05/15/03 Dep. No. DI  
Rev. \_\_\_\_\_ Page No. 1-2

**TYPICAL SECTION**

**ISOMETRIC**

MODEL	CPC MODEL NAME	A	B	C
CP1212	EK	12	300	12
CP1818	CK	18	450	18
CP1824	1K*	18	450	24
CP2424	2K	24	600	24
CP2430	3K	24	600	30
CP3636	1M	36	900	36
CP3648	3M	36	900	48
CP4848	1R	48	1200	48

**NOTES:**  
 1. FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR H20 TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST. SEE DRAWING "LOCK" ON PAGE 1-7. CLOSED-MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.  
 2. FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. "DI-SO" PAGE 1-8 AND "DI-DO" PAGE 1-9.  
 3. FRAMES AND GRATES DETAILS SEE PAGES 1-8, 1-9, AND 1-10.  
 4. WALL THICKNESSES ON ALL D.I.S. CAN BE CHANGED UPON REQUEST.  
 5. 18" WIDE D.I.'S REPLACE THE OLD 16" WIDE BOX BK & 1K.

**Central Precast**

Title: PEDESTRIAN (NON TRAFFIC) BICYCLE-PROOF FRAMES & GRATES FOR DROP INLETS

Date: 05/15/03 Dep. No. PG  
Rev. 02/24/04 Page No. 1-8

**DETAIL - 1**

**FRAME PLAN**

**GRATE PLAN**

MODEL	CPC MODEL NAME	FRAMES				GRATES				
		A	B	FRAME ANGLE	SIDE BAR WEIGHT	J	K	BEARING BARS	BANDING BARS WEIGHT	
CP1212	EK	12-3/8	12-3/8	1-1/2x1-1/2	10	14-1/16	12-1/8	1-1/4x3/16	1-3/16	13
CP1818	CK	18-5/16	18-5/16	1-1/2x1-1/4	7	20-5/8	18-1/8	1x3/16	3/4x3/16	20
CP1824	1K*	18-5/16	24-3/8	1-1/2x1-1/4	7	20-5/8	24-1/8	1x3/16	3/4x3/16	20
CP2424	2K	24-3/8	24-3/8	1-1/2x1-1/2	20	28-11/16	24-1/8	1x3/16x3/18	3/4x3/16	44
CP2430	3K	24-3/8	30-3/8		23	28-11/16	30-1/8			54
CP2436	1L	24-3/8	36-3/8		25	28-11/16	36-1/8			65
CP2448	3L	24-3/8	48-3/8		38	28-11/16	48			88
CP3030	5K	30-3/8	30-3/8		24	32-11/16	30-1/8			78
CP3636	1M	36-3/8	36-3/8	1-1/2x1-1/2	29	38-11/16	36-1/8	1-1/2x3/16	1-1/4x1/16	96
CP3648	3M	36-3/8	48-3/8	1-1/2x1-1/4	42	38-11/16	48	1-1/2x3/16	1-1/4x1/16	128
CP4848	1R	48-3/8	48-3/8	2x1-1/2x3/16	46	50-11/16	48	1-3/4x3/16	1-1/2x1/16	227

**NOTES:**  
 1. FRAMES AND GRATES ARE HOT-DIPPED GALVANIZED AFTER FABRICATION PER ASTM SPEC. A-123.  
 2. FOR OPTIONAL GRATE LOCKING DEVICE SEE DWG. NO. LOCK, PAGE 1-7.

**NDS**  
WE PUT WATER IN ITS PLACE

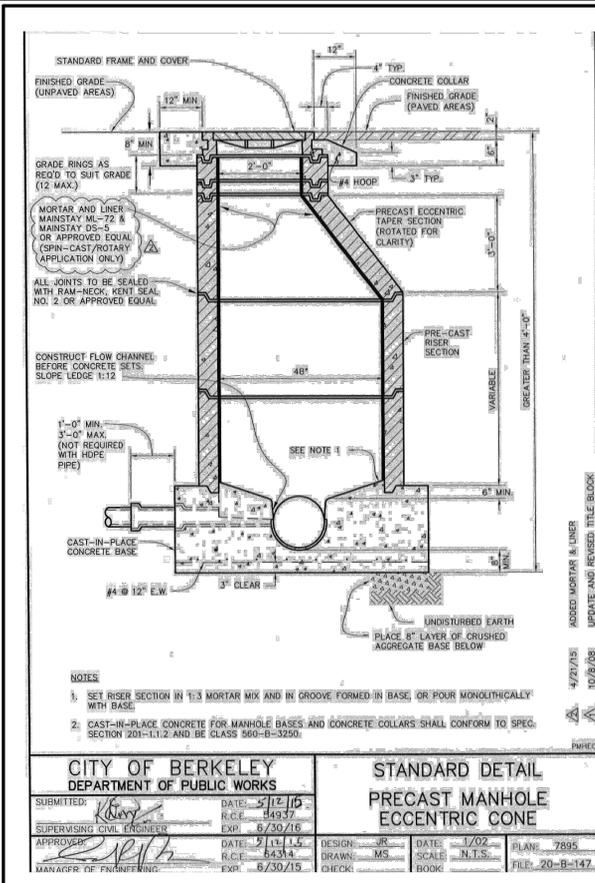
**TECHNICAL SPECIFICATIONS**

## DURA SLOPE™ CHANNEL DRAINS

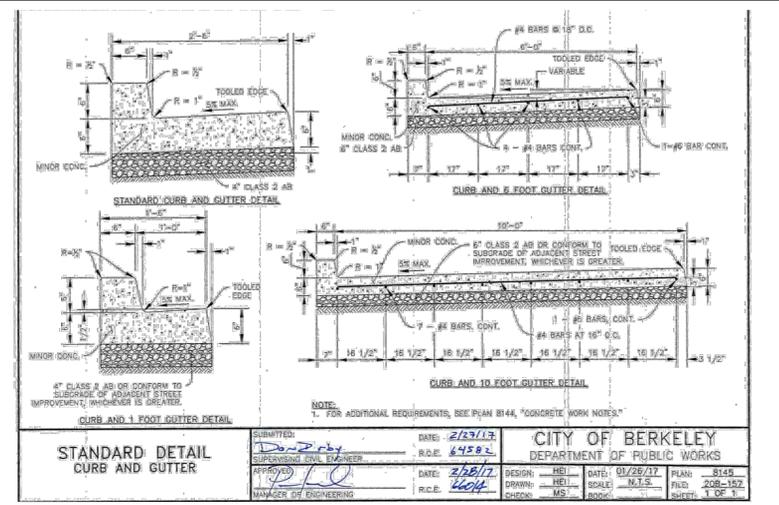
Specifications: NDS Dura Slope™ is a 6 1/2" wide, 48" long trench drain system with a built-in slope of 0.7%. Each channel section is molded of gray structural foam polyethylene with UV inhibitors and has a 4" inside diameter with a 2" radius bottom. The system consists of 4-foot channel sections including 24 pre-sloped channel sections and 9 neutral channel sections. The sloped channel sections enable the system to extend to a length of 96 feet with a continuous slope. Add neutral channels to extend the system run to an excess of 132 feet. By incorporating central collection through the use of the catch basin assembly, the Dura Slope™ trench drain system can be extended to lengths up to 266 feet. Dura Slope™ channels are designed with the pre-installed ProFit™ locking system, which maintains structural integrity during installation and locking devices for the grating. LevelLoc™ integral re-bar supports are located at 24" intervals along each side of the channel and contain an internal protruding knob designed to grip #3 or #4 re-bar (1/2" x 1/2") for easier channel height adjustment during installation. DuraLoc™ tongue and groove ends connect allowing for a precise fit and ensure straight channel runs, incorporating an integral snap-lock feature that prevents joint movement during channel installation. Each channel section is molded with a bottom outlet allowing for system versatility and ensuring proper drainage. Expansion joints must be provided parallel to each side of the drain run.

BAR NUMBER	WEIGHT (LBS)	BEARING RATE (GR)	SPACING (IN)	A (IN)	B (IN)	C (IN)	D (IN)	E (IN)	PRODUCT CLASS
DS-009	7.02	75	204	48"	3.000	3.000	5.064	5.700	2020
DS-009	7.02	75	204	48"	3.000	4.324	5.060	5.776	2020
DS-009	7.02	75	204	48"	4.324	4.324	5.056	5.852	2020
DS-009	7.02	75	204	48"	5.648	5.648	5.052	6.528	2020
DS-009	7.02	75	204	48"	6.972	6.972	5.048	8.408	2020
DS-009	7.02	75	204	48"	8.296	8.296	5.044	10.288	2020
DS-009	7.02	75	204	48"	9.620	9.620	5.040	12.168	2020
DS-009	7.02	75	204	48"	10.944	10.944	5.036	14.048	2020
DS-009	7.02	75	204	48"	12.268	12.268	5.032	15.928	2020
DS-009	7.02	75	204	48"	13.592	13.592	5.028	17.808	2020
DS-009	7.02	75	204	48"	14.916	14.916	5.024	19.688	2020
DS-009	7.02	75	204	48"	16.240	16.240	5.020	21.568	2020
DS-009	7.02	75	204	48"	17.564	17.564	5.016	23.448	2020
DS-009	7.02	75	204	48"	18.888	18.888	5.012	25.328	2020
DS-009	7.02	75	204	48"	20.212	20.212	5.008	27.208	2020
DS-009	7.02	75	204	48"	21.536	21.536	5.004	29.088	2020
DS-009	7.02	75	204	48"	22.860	22.860	5.000	30.968	2020
DS-009	7.02	75	204	48"	24.184	24.184	4.996	32.848	2020
DS-009	7.02	75	204	48"	25.508	25.508	4.992	34.728	2020
DS-009	7.02	75	204	48"	26.832	26.832	4.988	36.608	2020
DS-009	7.02	75	204	48"	28.156	28.156	4.984	38.488	2020
DS-009	7.02	75	204	48"	29.480	29.480	4.980	40.368	2020
DS-009	7.02	75	204	48"	30.804	30.804	4.976	42.248	2020
DS-009	7.02	75	204	48"	32.128	32.128	4.972	44.128	2020
DS-009	7.02	75	204	48"	33.452	33.452	4.968	46.008	2020
DS-009	7.02	75	204	48"	34.776	34.776	4.964	47.888	2020
DS-009	7.02	75	204	48"	36.100	36.100	4.960	49.768	2020
DS-009	7.02	75	204	48"	37.424	37.424	4.956	51.648	2020
DS-009	7.02	75	204	48"	38.748	38.748	4.952	53.528	2020
DS-009	7.02	75	204	48"	40.072	40.072	4.948	55.408	2020
DS-009	7.02	75	204	48"	41.396	41.396	4.944	57.288	2020
DS-009	7.02	75	204	48"	42.720	42.720	4.940	59.168	2020
DS-009	7.02	75	204	48"	44.044	44.044	4.936	61.048	2020
DS-009	7.02	75	204	48"	45.368	45.368	4.932	62.928	2020
DS-009	7.02	75	204	48"	46.692	46.692	4.928	64.808	2020
DS-009	7.02	75	204	48"	48.016	48.016	4.924	66.688	2020
DS-009	7.02	75	204	48"	49.340	49.340	4.920	68.568	2020
DS-009	7.02	75	204	48"	50.664	50.664	4.916	70.448	2020
DS-009	7.02	75	204	48"	51.988	51.988	4.912	72.328	2020
DS-009	7.02	75	204	48"	53.312	53.312	4.908	74.208	2020
DS-009	7.02	75	204	48"	54.636	54.636	4.904	76.088	2020
DS-009	7.02	75	204	48"	55.960	55.960	4.900	77.968	2020
DS-009	7.02	75	204	48"	57.284	57.284	4.896	79.848	2020
DS-009	7.02	75	204	48"	58.608	58.608	4.892	81.728	2020
DS-009	7.02	75	204	48"	59.932	59.932	4.888	83.608	2020
DS-009	7.02	75	204	48"	61.256	61.256	4.884	85.488	2020
DS-009	7.02	75	204	48"	62.580	62.580	4.880	87.368	2020
DS-009	7.02	75	204	48"	63.904	63.904	4.876	89.248	2020
DS-009	7.02	75	204	48"	65.228	65.228	4.872	91.128	2020
DS-009	7.02	75	204	48"	66.552	66.552	4.868	93.008	2020
DS-009	7.02	75	204	48"	67.876	67.876	4.864	94.888	2020
DS-009	7.02	75	204	48"	69.200	69.200	4.860	96.768	2020
DS-009	7.02	75	204	48"	70.524	70.524	4.856	98.648	2020
DS-009	7.02	75	204	48"	71.848	71.848	4.852	100.528	2020
DS-009	7.02	75	204	48"	73.172	73.172	4.848	102.408	2020
DS-009	7.02	75	204	48"	74.496	74.496	4.844	104.288	2020
DS-009	7.02	75	204	48"	75.820	75.820	4.840	106.168	2020
DS-009	7.02	75	204	48"	77.144	77.144	4.836	108.048	2020
DS-009	7.02	75	204	48"	78.468	78.468	4.832	109.928	2020
DS-009	7.02	75	204	48"	79.792	79.792	4.828	111.808	2020
DS-009	7.02	75	204	48"	81.116	81.116	4.824	113.688	2020
DS-009	7.02	75	204	48"	82.440	82.440	4.820	115.568	2020
DS-009	7.02	75	204	48"	83.764	83.764	4.816	117.448	2020
DS-009	7.02	75	204	48"	85.088	85.088	4.812	119.328	2020
DS-009	7.02	75	204	48"	86.412	86.412	4.808	121.208	2020
DS-009	7.02	75	204	48"	87.736	87.736	4.804	123.088	2020
DS-009	7.02	75	204	48"	89.060	89.060	4.800	124.968	2020
DS-009	7.02	75	204	48"	90.384	90.384	4.796	126.848	2020
DS-009	7.02	75	204	48"	91.708	91.708	4.792	128.728	2020
DS-009	7.02	75	204	48"	93.032	93.032	4.788	130.608	2020
DS-009	7.02	75	204	48"	94.356	94.356	4.784	132.488	2020
DS-009	7.02	75	204	48"	95.680	95.680	4.780	134.368	2020
DS-009	7.02	75	204	48"	97.004	97.004	4.776	136.248	2020
DS-009	7.02	75	204						

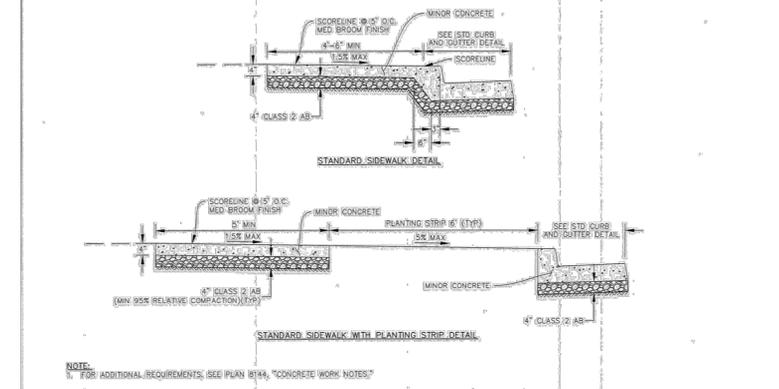
ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY WRITING FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ACCURATE SCALE MUST BE SUBMITTED TO THE OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED.



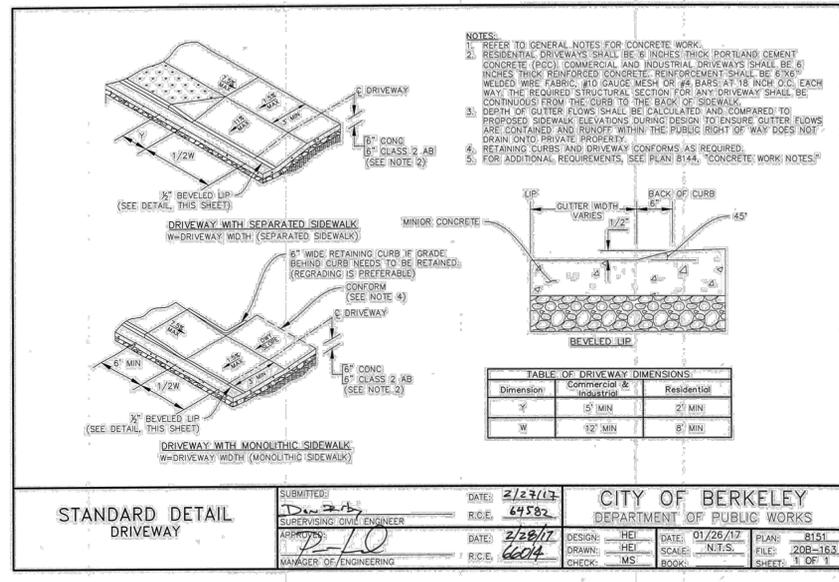
COB PRECAST MANHOLE 4



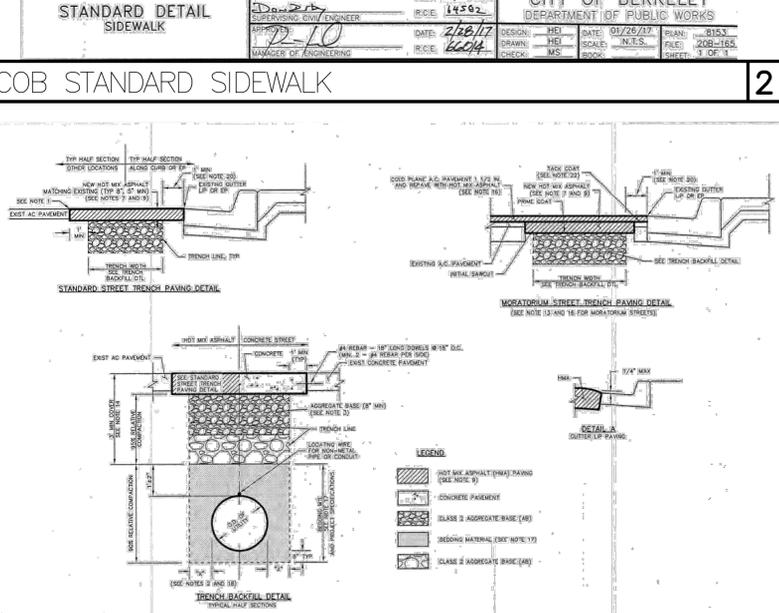
COB STANDARD CURB & GUTTER 1



COB STANDARD SIDEWALK 2



COB DRIVEWAY 5



COB TRENCH EXCAVATION 3

**GREENWOOD & MOORE, INC.**  
Civil Engineers • Designers  
Land Surveyors • Planners

3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546  
Tel: 510-581-2772 Fax: 510-581-6813 www.greenwoodmore.com

**REGISTERED PROFESSIONAL ENGINEER**  
JEFFREY R. MOORE  
No. C042628  
Exp. 03/31/2026  
Civil  
OF CALIFORNIA

**PRELIMINARY PLANS**  
2655 SHATUCK AVENUE  
BERKELEY, CA 94704  
APN: 55-1826-18-2

**CITY OF BERKELEY  
STANDARD DETAILS**

CHECKED BY: XXX  
DRAWN BY: STAFF  
SCALE: 1"=10'  
DATE: 05/17/2024  
PROJECT NO.: 2024.018  
PHASE NO.: XX  
SHEET NO.: C7.2



**EROSION CONTROL NOTES**

**TEMPORARY EROSION CONTROL MEASURES EFFECTIVE DURING RAINY SEASON - OCTOBER 1 TO APRIL 30**

- TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
- EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 30).
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) "MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES" UNLESS OTHERWISE STATED WITHIN THESE GENERAL NOTES. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC SERVICES DEPARTMENT. SCHEDULE AN ENGINEERING INSPECTION AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
- ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
- THE CONTRACTOR SHALL PLACE 3"-4" FRACTURED STONE AGGREGATE AS A GRAVEL ROADWAY (6" MINIMUM THICKNESS FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH ROAD ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY AS REQUIRED BY THE COUNTY ENGINEER. MINIMUM WIDTH OF GRAVEL ROADWAY IS 10 FEET.
- A CONCRETE WASHOUT IS REQUIRED FOR ALL CONCRETE WORK. THE WASHOUT SHALL CONSIST OF A CONTAINMENT AREA ENCLOSED BY AN EARTHEN DIKE, PLASTIC TARP, COVERING THE CONTAINMENT AREA AND EARTHEN DIKE. SHALL BE STAKED IN AT OUTSIDE EDGE OF EARTHEN DIKE.
- ADDITIONAL CONTAINMENT METHODS MUST BE PROVIDED FOR ANY WASTE STORAGE AREA, STOCKPILE/MATERIAL STORAGE AREA AND/OR CONSTRUCTION TOILET AREA.
- THE PERSON RESPONSIBLE IMPLEMENTING, INSPECTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL MEASURES IS:
 

CONTACT PERSON'S NAME: XXXXX  
TELEPHONE NUMBER: XXXXX
- STAND-BY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
- AFTER OCTOBER 1, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. AFTER OCTOBER 1, BREACHES IN DIKES AND SWALES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.
- AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES AND CONCRETE SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.
- ALL STORM DRAIN INLET STRUCTURES GREATER THAN FOUR FEET IN DEPTH SHALL HAVE STEPS INSTALLED PER THE LATEST ACCEPTED SAFETY STANDARDS. A 6" CONCRETE COVER SLAB SHALL BE INSTALLED OVER PIPE WITH LESS THAN 2.5 FEET OF COVER TO SUBGRADE. ALL PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
- ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS AND BUILDING PADS SHALL BE HYDROSEEDED PER ABAG. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY ENGINEER.
- IF ANY GRADING OPERATIONS, OTHER THAN LOT FINISH GRADING, ARE TO BE PERFORMED DURING THE RAINY SEASON, OCTOBER 1 THROUGH APRIL 30, AN EROSION CONTROL PLAN MUST BE SUBMITTED BY SEPTEMBER 1 AND THE PLAN MUST BE APPROVED BY THE COUNTY OF ALAMEDA PRIOR TO THE COMMENCEMENT OF ANY SUCH GRADING OPERATIONS.
- TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS STEEPER THAN 2% AND HIGHER THAN 3 FEET, SHALL BE HYDROSEEDED, LANDSCAPED, OR SEALED. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY ENGINEER. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT INSTALLED BY OCTOBER 1, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIRECT IT, IN A MANNER THAT AVOIDS EROSION OF THE BANKS, TO THE EROSION AND SEDIMENT CONTROL FACILITIES.
- ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW USING 4" EARTH BERMS OR SILT FENCES.
- ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER COUNTY'S REQUIREMENT. SUGGESTED MIX DESIGN FOLLOWS:
 

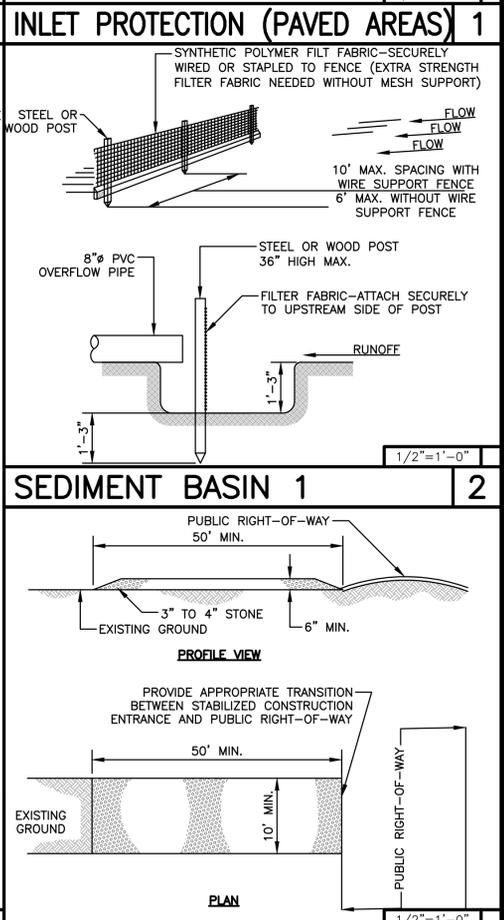
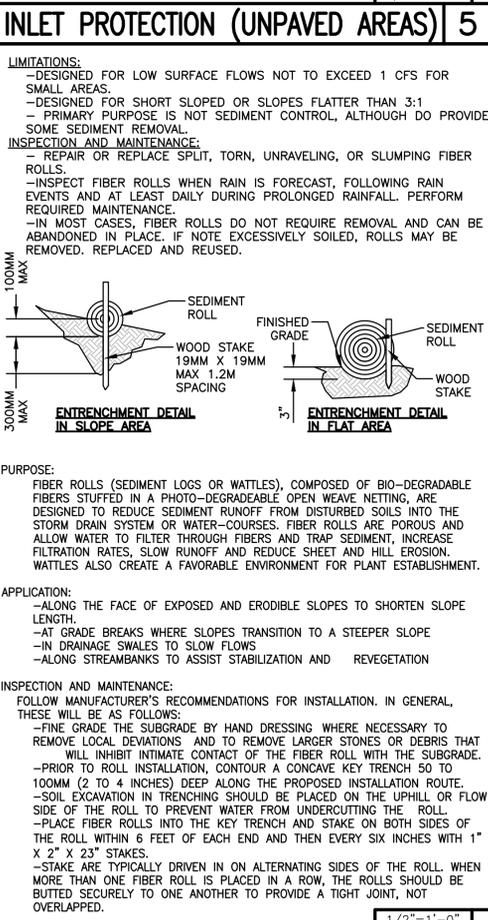
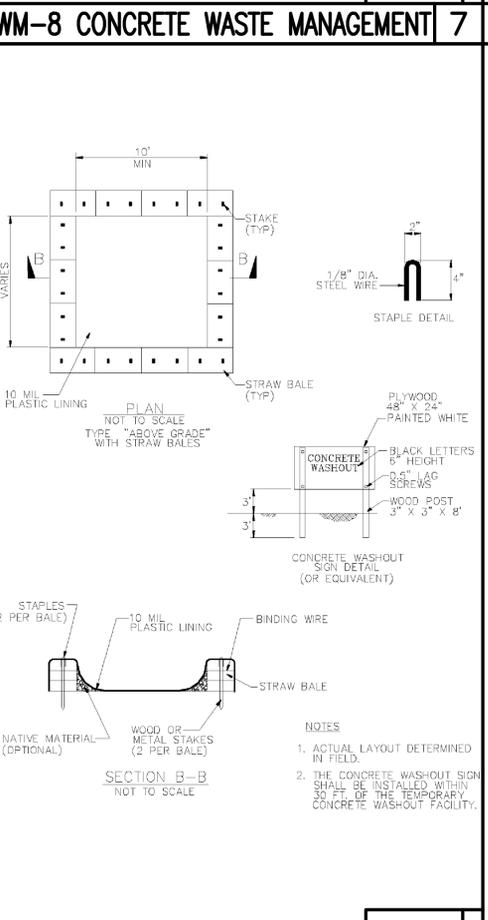
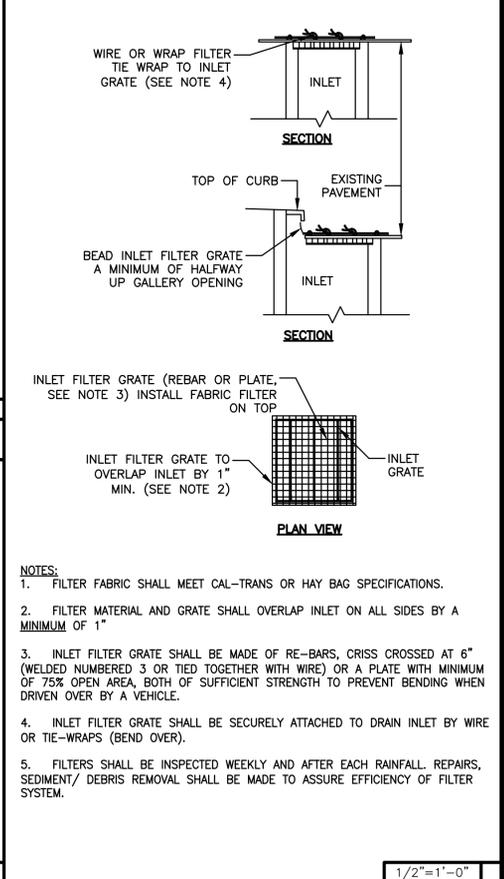
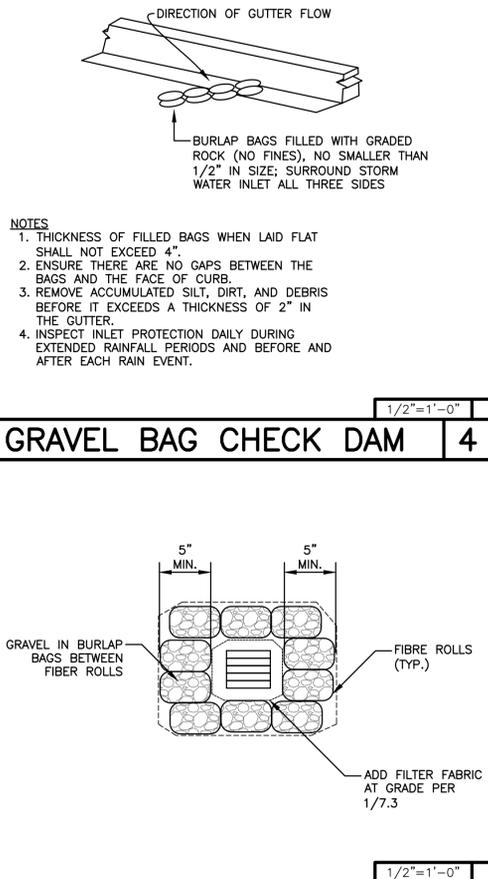
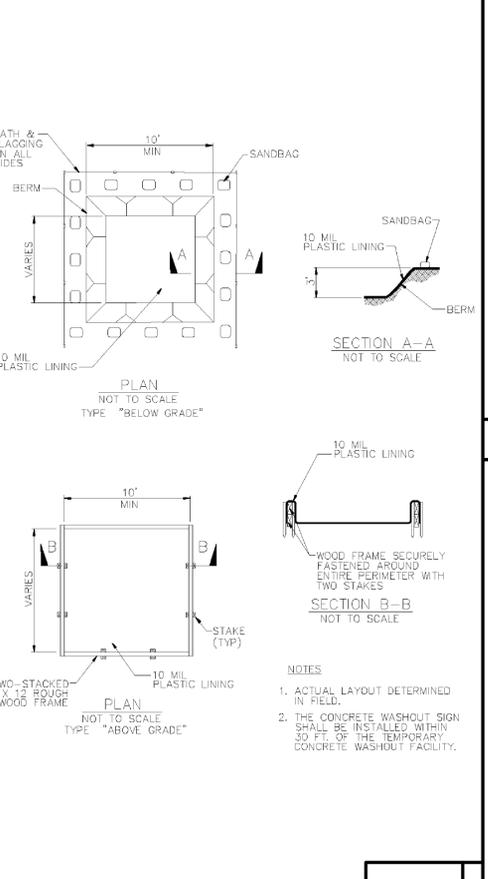
'BLANDO' BROME	40 LBS/ACRE
ZORRO FESCUE	10 LBS/ACRE
HYKON ROSE CLOVER	9 LBS/ACRE
SUB CLOVER	5 LBS/ACRE
CALIFORNIA NATIVE WILDFLOWER	8 LBS/ACRE
FERTILIZER	300 LBS/ACRE
ORGANIC BINDER	100 LBS/ACRE
STRAW MULCH	4000 LBS/ACRE
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY ENGINEER.
- SANDBAGS, STRAW WATTLES AND/OR STRAW BALES SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
- SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL-APPROVED SANDBAG FILL MATERIALS ARE DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.
- WHEN DIRECTED BY THE INSPECTOR, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
- WHEN PAD ELEVATIONS OF ADJACENT LOTS OR ELEVATIONS BETWEEN

THE STREET AND THE LOT ARE SEPARATED BY MORE THAN 6 FEET, A MINIMUM 12" BERM SHALL BE MAINTAINED ALONG THE PROPERTY LINE SEPARATING THE LOTS, AND THE BERM SHALL DIRECT THE WATER TO THE OUTLET. VELOCITY CHECK DAMS SHALL BE INSTALLED BETWEEN THE OUTLET ON THE LOT AND THE STREET.

- PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREETS AT THE INTERVALS INDICATED BELOW IN NOTE #24. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF STRAW BALES, SANDBAGS OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE INSPECTOR, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES MAY NOT BE USED AS VELOCITY CHECK DAMS.
- PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:
 

GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET
- SEWER OR STORM DRAIN TRENCHES THAT ARE OUT THROUGH BASIN DIKES OR BASIN INLET DIKES, SHALL BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE. SEWER LINES SHALL FIRST BE ENCASED IN CONCRETE BEFORE SANDBAGS ARE PLACED.
- ALL OPEN UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM THE BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF SANDBAGS EXTENDING DOWNWARD, TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG LOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT NOT EXCEED THE FOLLOWING:
 

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET
- AFTER STORM DRAIN, SANITARY SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDING SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTER LINE OF A CROWNED STREET.
- SEDIMENT TRAPS SHALL BE CLEANED OUT PER INSPECTOR'S DIRECTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN THE DESILTING BASINS AND THE SEDIMENT TRAPS.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THESE PLANS IN THE FIELD, SUBJECT TO APPROVAL OF THE COUNTY ENGINEER.
- EROSION CONTROL STRUCTURES SHALL BE ADJUSTED BY THE CONTRACTOR TO REFLECT ALL CHANGES IN DRAINAGE AS STREETS AND BUILDING PADS ARE BEING INSTALLED.
- INSTALL EXCELSIOR CURLEX II EROSION CONTROL BLANKET OR APPROVED EQUAL ON GRADED SLOPES STEEPER THAN 3:1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.



**EROSION CONTROL NOTES** 10

**CONCRETE WASTE MANAGEMENT WM-8** 8

**STRAW WATTLE** 6

**CONSTRUCTION ENTRANCE** 3

**GREENWOOD & MOORE, INC.**  
Civil Engineers • Designers  
Land Surveyors • Planners

3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546  
Tel: 510-581-2772 Fax: 510-581-6813 www.greenwoodmoore.com

**REGISTERED PROFESSIONAL ENGINEER**  
JEFFREY R. MOORE  
No. C042628  
Exp. 03/31/2026  
CIVIL  
STATE OF CALIFORNIA

**PRELIMINARY PLANS**  
2655 SHATTUCK AVENUE  
BERKELEY, CA 94704  
APN: 55-1826-18-2

**EROSION CONTROL DETAILS**

CHECKED BY: XXX  
DRAWN BY: STAFF  
SCALE: 1"=10'  
DATE: 05/17/2024  
PROJECT NO.: 2024.018  
PHASE NO.: XX  
SHEET NO.: C7.4



www.122westdesign.com  
510.992.3122

The use of these plans and specifications shall be restricted to the original site and owner for which they were prepared. Alteration, reproduction or publication in any form without the written consent of 122 West Landscape Architecture, Title to said plans remains the sole property of 122 West Landscape Architecture.

**SHEET INDEX**

- L-1.0 SCHEMATIC LANDSCAPE PLAN
- L-1.1 SCHEMATIC LANDSCAPE PLAN - ROOF DECK
- L-2.0 LANDSCAPE CONCEPT IMAGERY
- L-3.0 PLANTING CONCEPT PLAN
- L-3.1 PLANTING CONCEPT PLAN - ROOF DECK
- L-3.2A PLANTING SCHEDULES
- L-3.2B PLANTING CONCEPT IMAGERY
- L-4.0 IRRIGATION HYDROZONE PLAN
- L-4.1 IRRIGATION HYDROZONE PLAN - ROOF DECK
- L-4.2A IRRIGATION EQUIPMENT, NOTES, WELO



**2655 SHATTUCK AVE  
LANDSCAPE PLANS  
2655 Shattuck Ave, BERKELEY, CA**

PHASE AGENCY SUBMITTAL  
DATE 12-05-2024

REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

**SCHEMATIC  
LANDSCAPE PLAN**

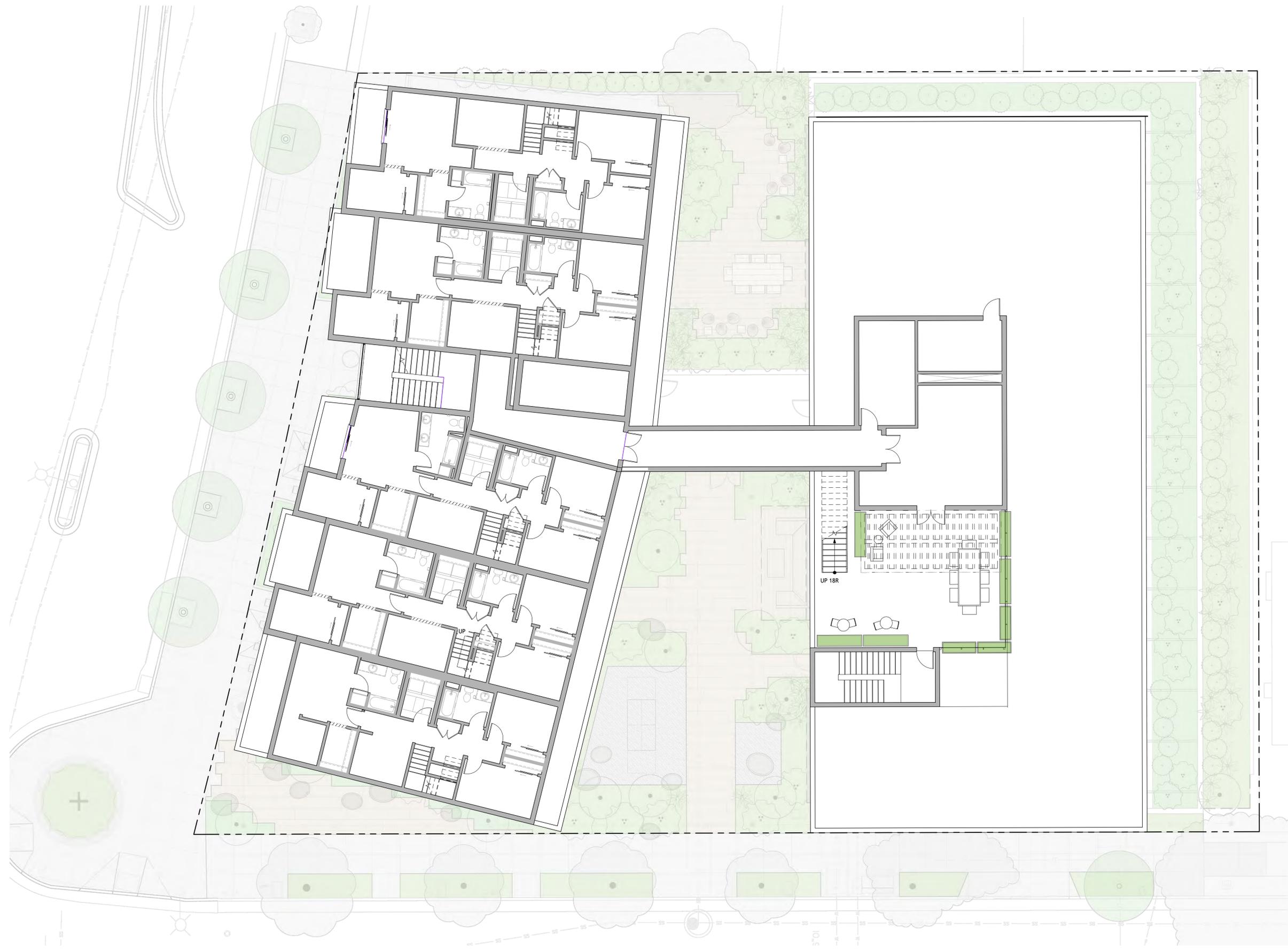
L-1.0



www.122westdesign.com  
 510.992.3122

The use of these plans and specifications shall be restricted to the original site and owner for which they were prepared. Alteration, reproduction or publication is expressly prohibited without the original owner's written consent of 122 West Landscape Architecture. Title to said plans remains the sole property of 122 West Landscape Architecture.

2655 SHATTUCK AVE  
 LANDSCAPE PLANS  
 2655 Shattuck Ave, BERKELEY, CA



PHASE AGENCY SUBMITTAL  
 DATE 12-05-2024

REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

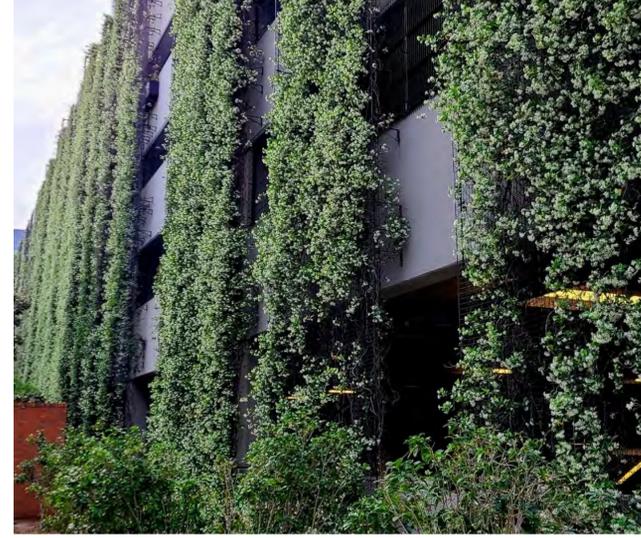
SCHMATIC  
 LANDSCAPE PLAN -  
 ROOF DECK

L-1.1



www.122westdesign.com  
 510.992.3122

The use of these plans and specifications shall be restricted to the original site and owner for which they were prepared. Alteration, reproduction or publication in any form without the original site owner's written consent of 122 West Landscape Architecture. Title to said plans remains the sole property of 122 West Landscape Architecture.



2655 SHATTUCK AVE  
 LANDSCAPE PLANS  
 2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL  
 DATE 12-05-2024

REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

LANDSCAPE CONCEPT  
 IMAGERY

L-2.0



www.122westdesign.com  
 510.992.3122

The use of these plans and specifications shall be restricted to the original site and owner for which they were prepared. Alteration, reproduction or publication is expressly prohibited unless in the original use without the express written consent of 122 West Landscape Architecture. Title to said plans remains the sole property of 122 West Landscape Architecture.

2655 SHATTUCK AVE  
 LANDSCAPE PLANS  
 2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL  
 DATE 12-05-2024

REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

PLANTING  
 CONCEPT PLAN

L-3.0





www.122westdesign.com  
 510.992.3122

The use of these plans and specifications shall be restricted to the original site and owner for which they were prepared. Alteration, reproduction or publication is hereby limited only to the original use without the express written consent of 122 West Landscape Architecture. Title to said plans remains the sole property of 122 West Landscape Architecture.

2655 SHATTUCK AVE  
 LANDSCAPE PLANS  
 2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL  
 DATE 12-05-2024

REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

PLANTING CONCEPT  
 PLAN - ROOF DECK

L-3.1

PLANT SCHEDULE (ABBREVIATED)

(SEE SHEET L-3.2A FOR FULL SCHEDULE)

Symbol

Roof Deck Planters



DERBY STREET

SHATTUCK AVENUE



www.122westdesign.com  
510.992.3122

The use of these plans and specifications shall be restricted to the original site and owner for which they were prepared. Alteration, reproduction or publication is expressly prohibited without the original owner's written consent. 122 West Landscape Architecture, Title to said plans remains the sole property of 122 West Landscape Architecture.

2655 SHATTUCK AVE  
LANDSCAPE PLANS  
2655 Shattuck Ave, BERKELEY, CA

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

PLANTING SCHEDULES

L-3.2A

PLANT SCHEDULE

Symbol	Common Name	Botanical Name	Quantity	Size	Wucols	Notes
<b>Existing Tree to Remain</b>						
	<b>City Street Tree</b>					See Note 7 - 9 for City Street Tree Replacements
	Shattuck Ave Street Trees - Mix of Species Preferred					
	Brisbane Box	<i>Lophostemon confertus</i>	24" Box	Min.	M	Pollinator
	Sweetshade	<i>Hymenosporum flavum</i>				Pollinator
	<b>Derby Street Tree</b>					
	London Plane	<i>Platanus x hispanica</i>	24" Box	Min.	M	Pollinator
	<b>Specimen Tree at Corner</b>					
	Specimen Tree Silverleaf Oak	<i>Quercus hypoleucoides</i>	24" Box	Min.	L	
	Compton Oak	<i>Quercus x comptoniae</i>				
	Island Oak	<i>Quercus tomentella</i>				Native
	<b>Trees</b>					
	Medium Accent Trees		24" Box	Min.	M / L	
	Pineapple Guava	<i>Feijoa sellowiana</i>				Pollinator
	'Mission' Edible Fig	<i>Ficus carica</i>				Pollinator
	Madrone	<i>Arbutus menziesii</i>				Pollinator
	Vine Maple	<i>Acer circinatum</i>				Pollinator
	<b>Foliage Accent</b>					
	Giant Bird-of-Paradise	<i>Strelitzia nicolai</i>	#20/25 or		M / L	Pollinator
	New Zealand Flax	<i>Phormium tenax</i>	24" Box			
	Mediterranean Fan Palm	<i>Chamaerops humilis</i>				
	Fern Pine	<i>Podocarpus henkellii</i>				
	Evergreen Rhododendron	<i>Rhododendron var.</i>				Pollinator
	<b>Hedge and Screening</b>					
	Bay laurel	<i>Laurus nobilis</i>	#15 Min.		L	Columns, Pollinator
	Purple Hopseed Bush	<i>Dodonaea viscosa 'Purpurea'</i>			L	
	Fern Pine	<i>Podocarpus henkellii</i>			M	Columns, Pollinator
	Pacific Wax Myrtle	<i>Myrica californica</i>			M	Columns, Pollinator, Native
	Toyon	<i>Heteromeles arbutifolia</i>			L	Pollinator, Native
	'Bright 'N Tight' Carolina Laurel	<i>Prunus caroliniana 'Monus'</i>			L	Columns, Pollinator
	<b>Vines</b>					
	Trumpet Vine	<i>Campsis radicans</i>	#15 Min.		L	At Vine Trellis Panels, Pollinator
	Jasmine	<i>Trachelospermum jasminoides</i>			M	Pollinator
	Creeping Fig	<i>Ficus pumila</i>			M	
	<b>Mixed Shrubs, Perennials, Grasses &amp; Groundcover by Zone (All species to be size #1 minimum.)</b>					
	<b>Streetscape - Shattuck Frontage</b>					
	Dwarf Yeddo Hawthorn	<i>Rhaphiolepis umbellata 'Minor'</i>	#1		L	Pollinator
	Cleveland sage	<i>Salvia clevelandii*</i>				Native Pollinator
	Wall Germander	<i>Teucrium chamaedrys</i>				Pollinator
	Pine Muhly	<i>Muhlenbergia dubia</i>				Native
	Deer Grass	<i>Muhlenbergia rigens</i>				Native
	Groundcover Rosemary	<i>Rosmarinus p. 'Huntington Carpet'</i>				Pollinator
	Magenta Rockrose	<i>Cistus 'Sunset'</i>				Pollinator
	Upright Rosemary	<i>Rosmarinus o. 'Tuscan Blue'</i>				Pollinator
	Groundcover Manzanita	<i>Arctostaphylos 'Emerald Carpet**'</i>				Native Pollinator
	California Fescue	<i>Festuca californica*</i>				Native

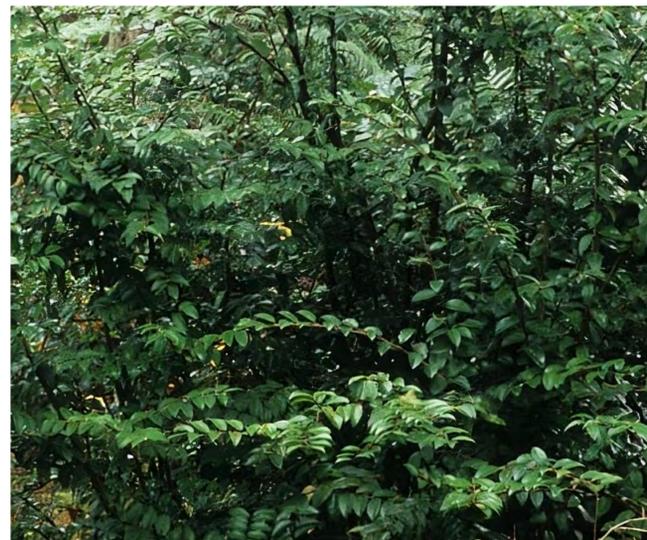
PLANT SCHEDULE (cont.)

Symbol	Common Name	Botanical Name	Quantity	Size	Wucols	Notes
<b>Mixed Shrubs, Perennials, Grasses &amp; Groundcover by Zone (All species to be size #1 minimum.)</b>						
	<b>East Perimeter Buffer</b>					
	Pacific Wax Myrtle	<i>Myrica californica</i>			#15 Min.	M
	Toyon	<i>Heteromeles arbutifolia</i>				Native Pollinator
	Rhododendron	<i>Rhododendron spp.</i>				Native Pollinator
	Madrone	<i>Arbutus spp.</i>				Native Pollinator
	'Eve Case' Coffeeberry	<i>Rhamnus californica 'Eve Case'</i>				Native Pollinator
	<b>Bio Treatment Planters</b>					
	Pacific Wax Myrtle	<i>Myrica californica</i>	#1		L	Staked at Fence / Wall, Native Pollinator
	Red Flowering Currant	<i>Ribes sanguineum</i>				Native Pollinator
	Berkeley Sedge	<i>Carex tumulicola*</i>				Native
	Meadow Sedge	<i>Carex pansa*</i>				Native
	<b>Courtyards</b>					
	Giant Chain Fern	<i>Woodwardia fimbriata*</i>	#1		M	Native
	Rhododendron	<i>Rhododendron spp.</i>				Pollinator
	Greenlee Moor Grass	<i>Sesleria 'Greenlee'</i>				
	Cut-leaf Philodendron	<i>Philodendron 'Xanadu'</i>				
	Tree Philodendron	<i>Philodendron selloum</i>				Native
	Western Sword Fern	<i>Polystichum fimbriata</i>				
	Japanese Tassel Fern	<i>Polystichum polyploides</i>				
	Cast-Iron Plan	<i>Aspidistra elatior</i>				
	Bromeliad spp.	<i>Bromeliad vars.</i>				
	Natal Lily	<i>Clivia miniata</i>				Pollinator
	Lily-of-the-Nile	<i>Agapanthus africanus</i>				Pollinator
	Lilyturf	<i>Liriope muscari</i>				Pollinator
	Cranesbill	<i>Geranium 'Rozanne'</i>				Pollinator
	Evergreen Huckleberry	<i>Vaccinium ovatum</i>				Native Pollinator
	'Eve Case' Coffeeberry	<i>Rhamnus californica 'Eve Case'</i>				Native Pollinator
	Manzanita species	<i>Arctostaphylos var.</i>				Native Pollinator
	Purple Heart	<i>Tradescantia purpurea</i>				
	Sweet Woodruff	<i>Gallium odoratum</i>				Native Pollinator
	Carpet Bugle	<i>Ajuga reptans</i>				Pollinator
	Mondo Grass	<i>Ophiopogon japonicus</i>				
	Alpine Strawberry	<i>Fragaria vesca</i>				Pollinator
	Yerba Buena	<i>Satureja douglasii</i>				Native Pollinator
	Bear's Breeches	<i>Acanthus mollis</i>				Pollinator
	Japanese forest grass	<i>Hakonechloa macra</i>				
	Sedge species	<i>Carex var.</i>				Native
	<b>Roof Deck Planters</b>					
	Bay laurel	<i>Laurus nobilis</i>	#1		L	Pollinator
	Purple Hopseed Bush	<i>Dodonaea viscosa 'Purpurea'</i>			L	
	Fern Pine Textile	<i>Podocarpus henkellii</i>			M	
	Bamboo	<i>Bambusa textilis</i>			L	
	<b>PLANTING NOTES</b>					
	1. PLANT SYMBOLS WITH MULTIPLE SPECIES LISTED MAY BE ANY OF THE SPECIES, AS AVAILABLE AT TIME OF INSTALLATION.					
	2. ALL PLANTING AREAS TO RECEIVE 3" LAYER COMPOSTED BARK MULCH (50% 'GARDEN MULCH' + 50% 'FOREST FLOOR BARK' BY: AMERICAN SOIL & STONE) CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL.					
	3. ALL PLANTING AREAS TO RECEIVE 1" COMPOST TO TOP 6" - 12" OF SOIL PER HORTICULTURAL SOILS TEST RECOMMENDATIONS.					
	4. ALL PROPOSED PLANT SPECIES ARE CLIMATE-ADAPTED TO BERKELEY AND ARE INTENDED TO BE LOW-MAINTENANCE.					
	5. APPROXIMATELY 75% OF THE PROPOSED PLANTS OFFER SOURCES OF FOOD / NECTAR FOR AN ARRAY OF NATIVE POLLINATOR AND WILDLIFE SPECIES (BEES, HUMMINGBIRDS, BUTTERFLIES, INSECTS, ETC.)					
	6. APPROXIMATELY 50% OF THE PROPOSED PLANTS ARE CALIFORNIA NATIVE SPECIES WITH ENHANCED BENEFICIAL QUALITIES FOR NATIVE ANIMAL SPECIES HABITAT, FOOD AND OVERALL ADAPTABILITY.					
	7. PLANT CITY STREET TREES ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 6)-2012.					
	8. USE FLEXI-PAVE IN CITY STREET TREE WELLS					
	9. SEE CITY OF BERKELEY 'TREE PRESERVATION DURING CONSTRUCTION' RECOMMENDATIONS FOR TREE PROTECTION GUIDELINES.					



www.122westdesign.com  
 510.992.3122

The use of these plans and specifications shall be restricted to the original site and owner for which they were prepared. Alteration, reproduction or publication is expressly limited only to the original use without the express written consent of 122 West Landscape Architecture. Title to said plans remains the sole property of 122 West Landscape Architecture.



2655 SHATTUCK AVE  
**LANDSCAPE PLANS**  
 2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL  
 DATE 12-05-2024

REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

PLANTING  
 CONCEPT IMAGERY

L-3.2B



www.122westdesign.com  
 510.992.3122

The use of these plans and specifications shall be restricted to the original site and owner for which they were prepared. Alteration, reproduction or publication is expressly prohibited without the original owner's express written consent of 122 West Landscape Architecture. Title to said plans remains the sole property of 122 West Landscape Architecture.

2655 SHATTUCK AVE  
 LANDSCAPE PLANS  
 2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL  
 DATE 12-05-2024  
 REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

IRRIGATION  
 HYDROZONE PLAN

L-4.0



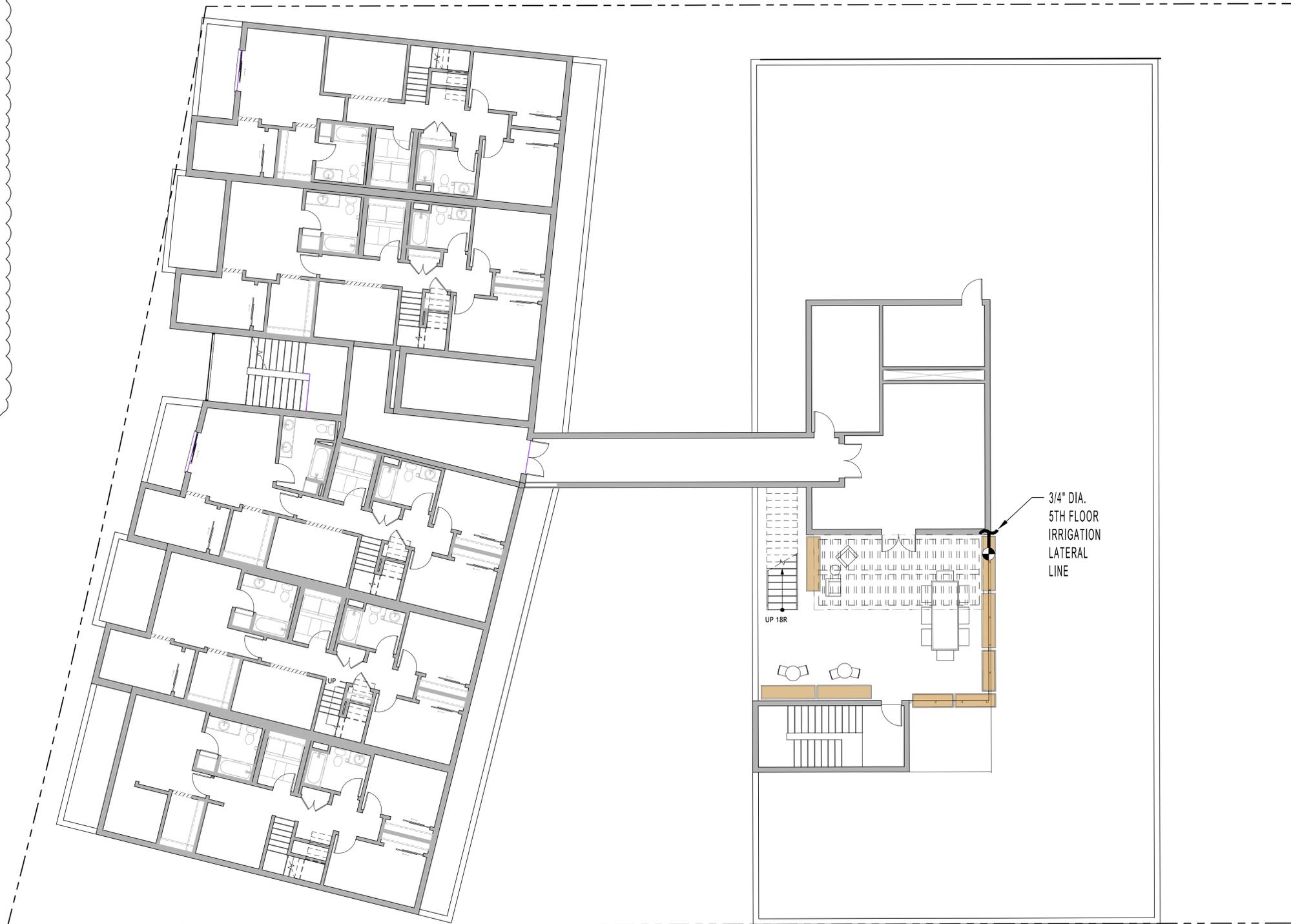


www.122westdesign.com  
 510.992.3122

The use of these plans and specifications shall be restricted to the original site and owner for which they were prepared. Alteration, reproduction or publication in any form without the prior written consent of 122 West Landscape Architecture. Title to said plans remains the sole property of 122 West Landscape Architecture.

**HYDROZONES (ABBREVIATED)**

SYMBOL	DESCRIPTION
	SHATTUCK FRONTAGE - LOW
	CORNER PLANTER - LOW
	COURTYARD NORTH - MODERATE
	COURTYARD SOUTH - MODERATE
	DERBY FRONTAGE - LOW
	DERBY STREET SCAPE - LOW
	EAST PERIMETER - MODERATE
	2ND FLOOR STORMWATER - LOW
	SHATTUCK STORMWATER - LOW
	ROOF DECK PLANTERS - LOW



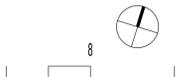
2655 SHATTUCK AVE  
**LANDSCAPE PLANS**  
 2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL  
 DATE 12-05-2024  
 REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

IRRIGATION  
 HYDROZONE PLAN -  
 ROOF DECK

L-4.1





www.122westdesign.com  
510.992.3122

The use of these plans and specifications shall be restricted to the original site and owner for which they were prepared. Alteration, reproduction or publication is expressly prohibited without the express written consent of 122 West Landscape Architecture. Title to said plans remains the sole property of 122 West Landscape Architecture.

**HYDROZONES**

SYMBOL	DESCRIPTION	AREA		IRRIGATION EMITTER TYPE
	SHATTUCK FRONTAGE - LOW	120 SF	1*	IN-LINE DRIP, SEE NOTE 2
	CORNER PLANTER - LOW	142 SF	1*	IN-LINE DRIP, SEE NOTE 2
	COURTYARD NORTH - MODERATE	768 SF	2*	IN-LINE DRIP, SEE NOTE 2
	COURTYARD SOUTH - MODERATE	937 SF	2*	IN-LINE DRIP, SEE NOTE 2
	DERBY FRONTAGE - LOW	277 SF	2*	IN-LINE DRIP, SEE NOTE 2
	DERBY STREET SCAPE - LOW	411 SF	2*	IN-LINE DRIP, SEE NOTE 2
	EAST PERIMETER - MODERATE	1,087 SF	2*	POINT SOURCE, SEE NOTE 1
	2ND FLOOR STORMWATER - LOW	1,330 SF	2	IN-LINE DRIP, SEE NOTE 2
	SHATTUCK STORMWATER - LOW	312 SF	1*	IN-LINE DRIP, SEE NOTE 2
	ROOF DECK PLANTERS - LOW	98 SF	1*	IN-LINE DRIP, SEE NOTE 2

TOTAL: 5,482 SF

\* NOTE: MULTIPLE VALVE QUANTITIES INDICATED WITHIN A SINGLE ZONE INDICATES VALVES FOR BOTH TREES AND SHRUBS / GROUND COVER WITHIN THE ZONE.

1. PLAN IS CONCEPTUAL AND SHOWN FOR COORDINATION AND REFERENCE
2. IRRIGATION SYSTEM SHALL EMPLOY A 'SMART' ET CONTROLLER

**IRRIGATION EQUIPMENT**

ITEM	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NO.
IRRIGATION POINT-OF-CONNECTION		REFER TO PLUMBING PLANS FOR LOCATION INFORMATION		
IRRIGATION 'SMART' CONTROLLER		IRRIGATION 'SMART' CONTROLLER MOUNTED ON WALL INSIDE WEATHERPROOF LOCKABLE CABINET, SWITCH AND SURGE PROTECTION - PROVIDE ON-SITE WEATHER SENSOR AND ENCLOSURE IN VICINITY AS DIRECTED BY ON-SITE OPERATOR	HUNTER	PRO-HC
FLOW METER		HC FLOW METER - PVC HOUSING - 1-INCH SIZE - WITHIN MASTER VALVE ENCLOSURE ASSEMBLY- REQUIRED HARD-WIRE	HUNTER	HC FLOW METER
SOIL MOISTURE SENSOR		SOIL CLIK - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	SOIL-CLIK
RAIN MOISTURE SENSOR		RAIN METER - LOCATED IN FIELD AS DIRECTED BY OWNER - REQUIRES HARD-WIRE AND WALL PLACEMENT ADJACENT TO CONTROLLER	HUNTER	RAIN-CLIK
MASTER CONTROL VALVE		MASTER CONTROL VALVE - 1-INCH SIZE - 24 VOLT IRRIGATION SOLENOID - THREADED ENDS - LOCATE MASTER VALVE BEFORE FLOW SENSOR	SUPERIOR	
DRIP VALVE STATION		DRIP VALVE STATION - DRIP ELECTRIC CONTROL VALVE ASSEMBLY - W/ PRESSURE REGULATING BASKET FILTER (200 POLY MESH /40 PSI SETTING) USE 3/4-INCH SIZE DRIP ELECTRIC CONTROL VALVE ASSEMBLY FOR FLOWS 4 GPM AND UNDER (USE 1-INCH SIZE FOR FLOWS 5 GPM THROUGH 14 GPM - USE 1-1/2 INCH SIZE FOR FLOWS 15 GPM AND GREATER)	HUNTER	
QUICK COUPLING VALVE		QUICK COUPLING VALVE - 1-INCH SIZE - POTABLE WATER USE - LOCKING RUBBER COVER MOUNTED IN ROUND BOX - PROVIDE VALVE KEY AND SWIVEL		
AIR RELIEF VALVE		AIR RELIEF VALVE - THREADED - 1/2-INCH MIPT- INSTALL WITHIN ROUND VALVE BOX - INSTALL UNITS AT HIGH POINTS OF DRIPLINE SYSTEMS AT 1 PER VALVE		
BALL FULL PORT VALVE / DRIPLINE FLUSH OUT ASSEMBLY		SCHEDULE 40 PVC BALL FULL PORT VALVE AND PVC FLEX HOSE TUBING INSTALLED WITHIN ROUND VALVE BOX - ADAPT TO INSTALL DRIPLINE TUBING AS REQUIRED - UNITS WHERE SHOWN LOCATED AT ENDS OF DRIPLINE SYSTEMS		
PRESSURIZED MAIN LINE - COPPER IRRIGATION WATER PIPING STUB OUT		DRY COPPER PIPING - 3/4-INCH SIZE PIPING STUB OUT - PIPING ROUTED THROUGH BUILDING AND ROOF DECKING(S) FOR IRRIGATION SYSTEM CONTINUATION PER MECHANICAL ENGINEER'S DRAWINGS - REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL LOCATION - ROUTING OF PIPE TO IRRIGATION VALVE TO BE PROVIDED BY PLUMBING CONTRACTOR.		
LATERAL LINE		SCHEDULE 40 PVC - 3/4 INCH DIA. - AS SHOWN ON PLANS <small>INDICATES CONNECTION TO ASSIGNED DRIP LINES, TYP.</small>		
FLOW SENSOR CABLE		FLOW SENSOR SIGNAL CABLE AND CONDUIT - MULTIPLE WIRE PAIR SHIELDED CABLE INSTALLED WITH 1.25-INCH MINIMUM SIZE SCHEDULE 40 PVC CONDUIT - NO SPLICES PERMITTED	HYDROSCAPE	HSCST150

WELO Water Budget and Water Use Calculator							
<b>INSTRUCTIONS:</b> 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: <a href="https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency">https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency</a> . 4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.							
Date: 5/15/2024							
Project Name: 2655 Shattuck Ave							
Project Contact: Christian Macke							
Project Contact Email: <a href="mailto:macke@122westdesign.com">macke@122westdesign.com</a>							
PRINT							
Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	41.8	0.45	-	5,482	63,932	
MAWA=(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)]							
Estimated Total Water Use (ETWU)			ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
			41.8	2,440	-	63,241	
ETWU=(ETo) * (0.62) *[(PF*SF)/IE] + SLA							
Difference between MAWA and ETWU						691	
						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	Shattuck Frontage	Drip	120	0.20	0.81	30
	2	Corner Planter	Drip	142	0.50	0.81	88
	3	Courtyard - North	Drip	768	0.50	0.81	474
	4	Courtyard - South	Drip	937	0.50	0.81	578
	5	Derby Frontage	Drip	277	0.20	0.81	68
	6	Derby Streetscape	Drip	411	0.20	0.81	101
	7	East Perimeter	Drip	1,087	0.50	0.81	671
	8	2nd Floor Planter	Drip	1,330	0.20	0.81	328
	9	Shattuck Stormwater	Drip	312	0.20	0.81	77
	10	Roof Deck Planter	Drip	98	0.20	0.81	24
Landscape area (not including SLA)				5,482			2,440
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		1.0	-			
	Area irrigated with recycled water		1.0	-			
	Pool		1.0	-			
Total SLA		0		0			
Total Landscape Area (including SLA) from ETWU Calculation				5,482			

**IRRIGATION NOTES**

1. **POINT-SOURCE DRIP** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO 1/4" IN-LINE DRIP TUBING WITH EMITTERS SPACED 6", WRAPPED AROUND INDIVIDUAL PLANTS. MAINLINE TO BE ROUTED SO THAT IT IS AS CLOSE TO EACH INDIVIDUAL PLANT AS POSSIBLE. IF PLANT IS OVER 24" AWAY FROM THE MAINLINE, USE A 1/4" SOLID LATERAL LINE TO CONNECT THE 1/4" IN-LINE DRIP TUBING TO THE 1/2" MAINLINE. WRAP PLANT ONCE WITH IN-LINE DRIP TUBING AROUND ROOTBALL PER THE FOLLOWING:
2. **IN-LINE DRIP** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO 1/4" IN-LINE DRIP TUBING WITH EMITTERS SPACED 6", TO COMPLETELY COVER THE DESIGNATED PLANTING AREA. SPACE DRIP TUBING TO COVER ENTIRE PLANTING AREA AS SHOWN IN THE STANDARD IN-LINE DRIP LAYOUT DETAIL.
3. **MP ROTATORS** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO HIGH-EFFICIENCY POP-UP ROTATING JET STREAM EMITTERS, SPACED TO ENSURE HEAD-TO-HEAD COVERAGE WITHIN DESIGNATED PLANTING AREAS. ALL EMITTERS TO BE 6" AWAY FROM HARDSCAPE EDGE TO AVOID OVER-SPRAY.

**CONTAINER SIZE IN-LINE DRIP TUBING PLACEMENT (FROM CENTER OF PLANT)**

- #1 3"
- #5 4"
- #15 5"
- 24" BOX 5" AND 10" (2 LOOPS)

**IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION NOTE**

IRRIGATION POINT-OF-CONNECTION - CONNECT NEW COPPER PIPING TO NEW 1-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD).  
  
PEAK IRRIGATION DEMAND: TBD G.P.M.  
SYSTEM DESIGN PRESSURE: 40 P.S.I.  
EXISTING WATER PRESSURE (STATIC): TBD P.S.I.  
IRRIGATED AREA OF COVERAGE: 5,679 SF

2655 SHATTUCK AVE  
LANDSCAPE PLANS  
2655 Shattuck Ave, BERKELEY, CA

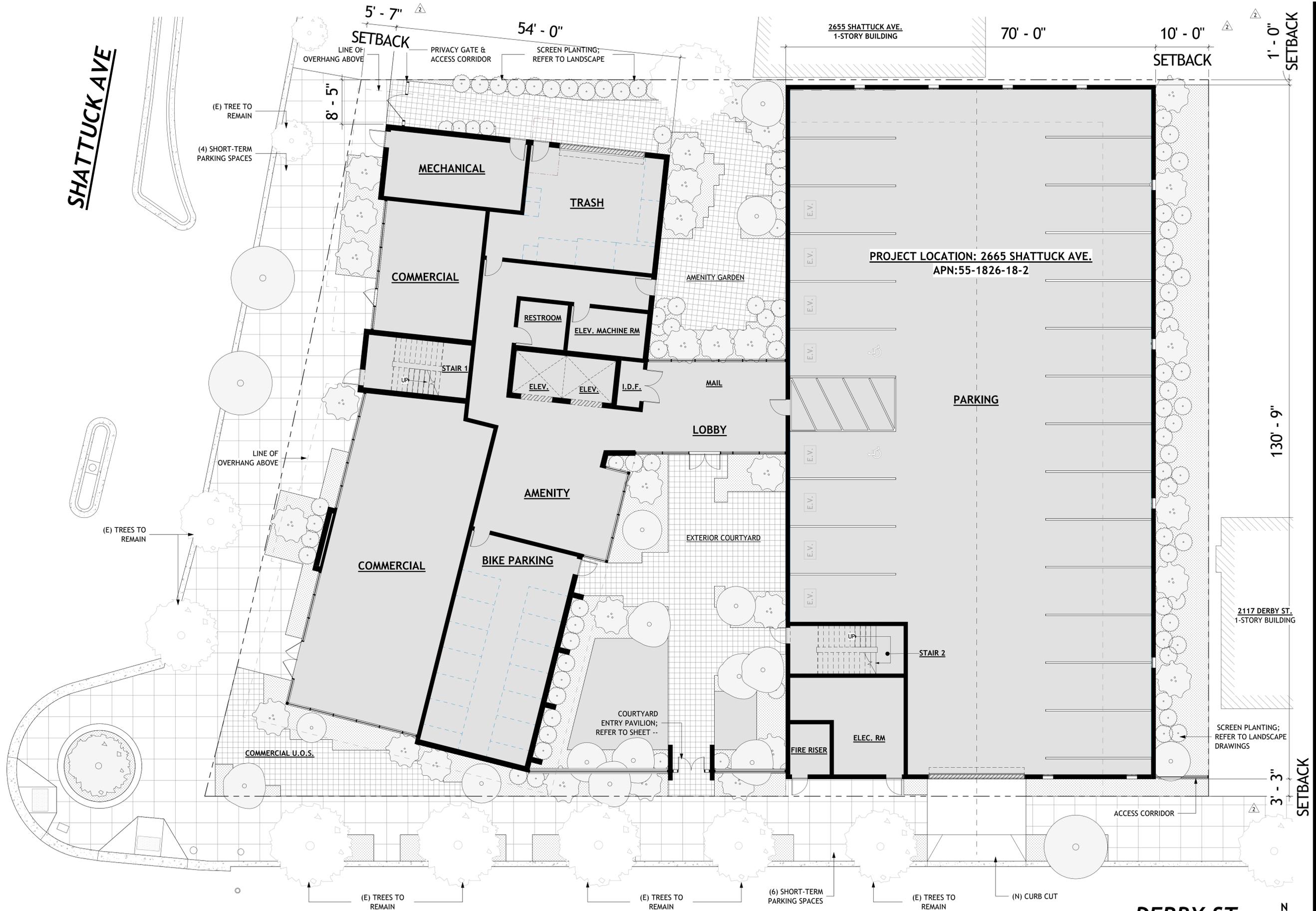
PHASE AGENCY SUBMITTAL  
DATE 12-05-2024  
REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

IRRIGATION EQUIPMENT,  
NOTES, WELO CALCS

L-4.2A





COPYRIGHT © 2020  
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,  
BERKELEY, CA 94704



DRC REVIEW

**PROJECT LOCATION: 2665 SHATTUCK AVE.**  
APN:55-1826-18-2

Δ	DATE	ISSUE RECORD
1	5/15/24	SB330 APPLICATION
2	10/11/24	PLANNING RESPONSE Z 4

PROJECT NO: KDN01

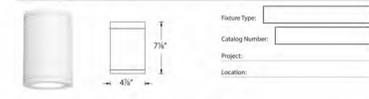
ISSUE DATE: 07/23/2024

SITE PLAN - PROPOSED

**1** SITE PLAN - PROPOSED  
1/8" = 1'-0"

**A100.B**

**EXT-F1**  
TUBE ARCHITECTURAL DS-CD05  
LED Ceiling Mounts



**PRODUCT DESCRIPTION**  
The latest design in LED technology is an adjustable architectural pendant fixture for ceiling lighting. Comes in various light beam angles.

**FEATURES**  
• High performance exterior rated LED ceiling light  
• Soft aluminum construction  
• 90° adjustable angle - in glass covered  
• 5 year warranty

Ordering Number	Beam	Angle	Color	Temp	CSF	Reference Output Lumen	Efficiency lm/w	Light Distribution	Finish
DS-CD05 2'x4'	S	30°	3000K	3000	30	827	100	10000	BL
						827	100	10000	WH
						827	100	10000	GR
						827	100	10000	BR
DS-CD05 1'x3'	N	27°	3000K	3000	30	413	100	10000	BL
						413	100	10000	WH
						413	100	10000	GR
						413	100	10000	BR

**DS-CD05** - Reference output shows 200W output. Multiply by 0.7 to determine output for 170W combination.  
Example: DS-CD05 1'x3' BL

**EXT-F2**  
R2FRDT-WD  
2" FQ - Round Downlight Trim (Dim-To-Warm)



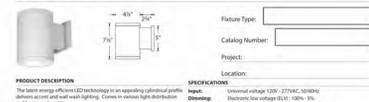
**PRODUCT DESCRIPTION**  
The R2FRDT-WD offers a simple look of the professional LED downlight that provides functionality and quality. The 2" round downlight provides a clean, modern look to your ceiling. The R2FRDT-WD is available in a variety of finishes and beam angles. Multiple power ratings and a full range of beam angles are available. Multiple power ratings and a full range of beam angles are available. Multiple power ratings and a full range of beam angles are available.

**FEATURES**  
• Professional downlight construction  
• Light engine housed in a recessed trim with spring for easy replacement  
• 90° adjustable angle design for better light distribution  
• Flush mountable beam angle with reflector provided  
• Available in various finishes and beam angles  
• 5 year WAC lighting product warranty

Ordering Number	Beam	Angle	Color	Temp	CSF	Reference Output Lumen	Efficiency lm/w	Light Distribution	Finish
R2FRDT-WD 2"	S	30°	3000K	3000	30	827	100	10000	BL
						827	100	10000	WH
						827	100	10000	GR
						827	100	10000	BR

**R2FRDT-WD** - Example: R2FRDT-WD-BL 2" 30° 3000K 3000 30 827 100 10000 BL  
Please refer to page for housing with lens(s).

**EXT-F3**  
TUBE ARCHITECTURAL DS-WS05  
LED Wall Mounts



**PRODUCT DESCRIPTION**  
The latest design in LED technology is an adjustable architectural pendant fixture for wall lighting. Comes in various light beam angles and finish options.

**FEATURES**  
• High performance exterior rated LED wall mount light  
• Soft aluminum construction  
• 90° adjustable angle - in glass covered  
• 5 year warranty

Ordering Number	Beam	Angle	Color	Temp	CSF	Reference Output Lumen	Efficiency lm/w	Light Distribution	Finish
DS-WS05 1'x3'	S	30°	3000K	3000	30	827	100	10000	BL
						827	100	10000	WH
						827	100	10000	GR
						827	100	10000	BR
DS-WS05 1'x2'	N	27°	3000K	3000	30	413	100	10000	BL
						413	100	10000	WH
						413	100	10000	GR
						413	100	10000	BR

**DS-WS05** - Reference output shows 200W output. Multiply by 0.7 to determine output for 170W combination.  
Example: DS-WS05 1'x3' BL



**NOTE:**  
LANDSCAPE LIGHTING WILL BE ADDED AT FOOTPATHS AS REQUIRED BY CODE (1 FOOT CANDLE FOR EGRESS PATHS). ALL LANDSCAPE LIGHTING TO BE DOWN LIGHTING.



COPYRIGHT © 2020  
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

2655 SHATTUCK AVE.,  
BERKELEY, CA 94704



DRC REVIEW

DATE	ISSUE RECORD
5/15/24	SB330 APPLICATION

PROJECT NO: KDN01  
ISSUE DATE: 07/23/2024

PROPOSED LIGHTING PLAN - GROUND FLOOR

A100.C

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



- Proposed Residential**
- COMMERCIAL
  - RESIDENTIAL SUPPORT
  - UTILITY
  - PARKING

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

**DERBY ST**



COPYRIGHT © 2020  
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,  
BERKELEY, CA 94704



**DRC REVIEW**

DATE	ISSUE RECORD
5/15/24	SB330 APPLICATION
2 10/11/24	PLANNING RESPONSE 2
4	

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

**PROPOSED GROUND FLOOR PLAN**

**A101**

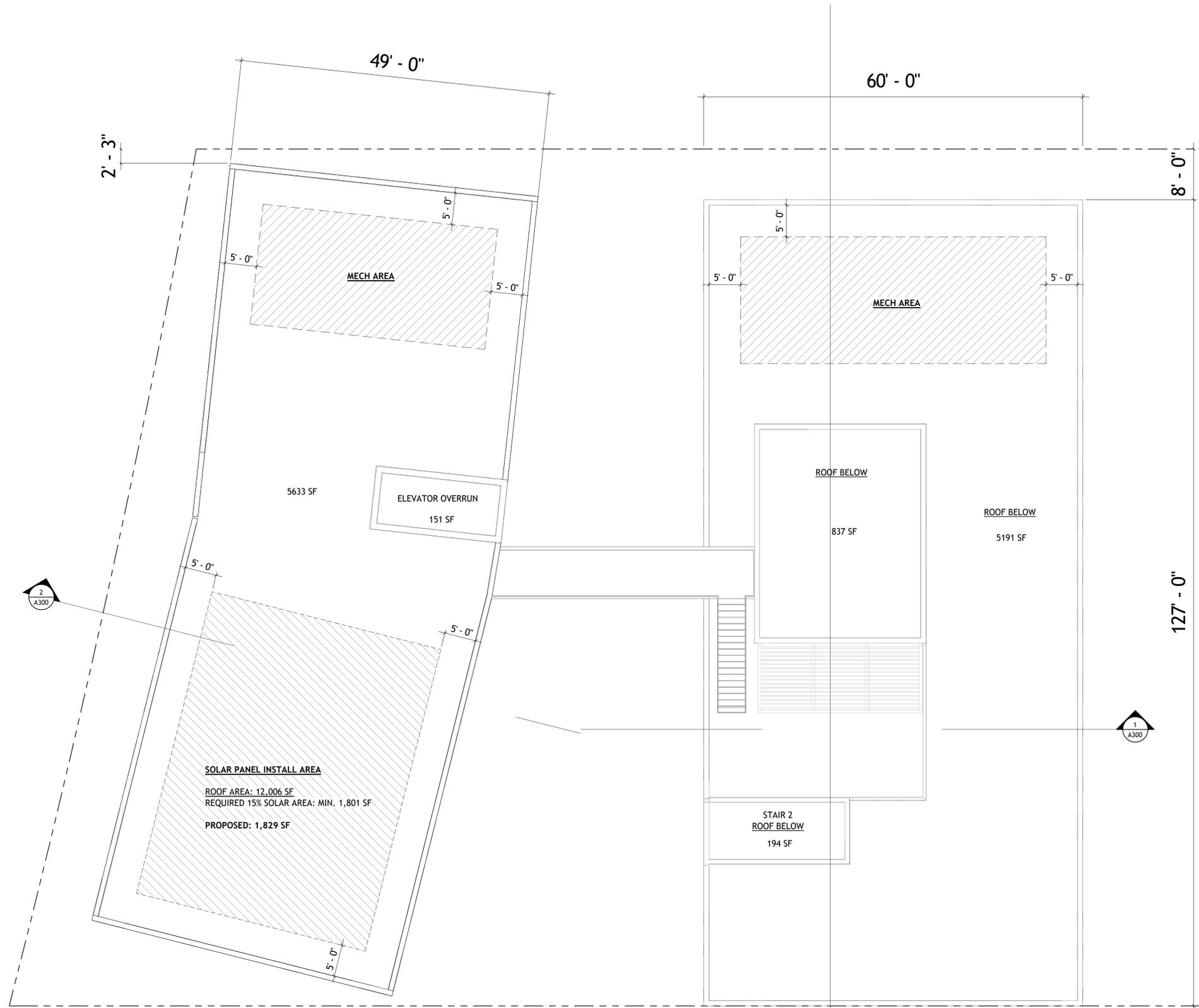












COPYRIGHT © 2020  
 THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND  
 AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA.  
 PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED  
 AND CAN BE EXTENDED ONLY BY WRITTEN  
 AGREEMENT WITH STUDIO KDA.

2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,  
 BERKELEY, CA 94704



DRC REVIEW

Δ	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PROPOSED ROOF PLAN

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



A107



3 EAST ELEVATION  
1" = 10'-0"



2 SOUTH ELEVATION  
1" = 10'-0"

- M01**  
CEMENT PLASTER  
COLOR: SW 7050 USEFUL GRAY
- M02**  
CEMENT PLASTER  
COLOR: SW 7046 ANONYMOUS
- M03**  
HIGH PRESSURE LAMINATE  
FUNDERMAX  
COLOR: CINNAMON 5032 NT
- M04**  
CEMENT PANEL  
NICHHA "NICHIFRONTIER"  
COLOR: HAZELNUT
- M05**  
VERTICAL BOARD FORMED CONCRETE  
COLOR: NATURAL
- M06**  
CEMENT PLASTER  
COLOR: SW 6918 HUMOROUS GREEN
- M07**  
TRELLIS WOOD GRAIN MEMBER  
LONGBOARD ALUMINUM  
COLOR: DARK ACACIA
- M08**  
PAINTED METAL TRELLIS  
COLOR: BLACK
- M09**  
WOOD PRIVACY FENCE
- M10**  
PAINTED METAL FENCE WITH WOOD GRAIN MEMBERS  
COLORS: BLACK AND LONGBOARD ALUMINUM  
COLOR: DARK ACACIA
- M11**  
PAINTED METAL RAILING  
COLOR: BLACK
- M12**  
METAL MESH  
MCNICHOLS, WIRE MESH, RECTANGULAR, 2"X4" MESH,  
COLOR: GALVANIZED MTL
- M13**  
ALUMINUM STOREFRONT  
COLOR: BLACK

1 Material Legend



COPYRIGHT © 2020  
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,  
BERKELEY, CA 94704



DRC REVIEW

Δ	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PROPOSED EXTERIOR  
ELEVATIONS & MATERIALS

A200



3 WEST ELEVATION  
1" = 10'-0"



2 NORTH ELEVATION  
1" = 10'-0"

- M01**  
CEMENT PLASTER  
COLOR: SW 7050 USEFUL GRAY
- M02**  
CEMENT PLASTER  
COLOR: SW 7046 ANONYMOUS
- M03**  
HIGH PRESSURE LAMINATE  
FUNDERMAX  
COLOR: CINNAMON 5032 NT
- M04**  
CEMENT PANEL  
NICHIIA "NICHIFRONTIER"  
COLOR: HAZELNUT
- M05**  
VERTICAL BOARD FORMED CONCRETE  
COLOR: NATURAL
- M06**  
CEMENT PLASTER  
COLOR: SW 6918 HUMOROUS GREEN
- M07**  
TRELLIS WOOD GRAIN MEMBER  
LONGBOARD ALUMINUM  
COLOR: DARK ACACIA
- M08**  
PAINTED METAL TRELLIS  
COLOR: BLACK
- M09**  
WOOD PRIVACY FENCE
- M10**  
PAINTED METAL FENCE WITH WOOD GRAIN MEMBERS  
COLORS: BLACK AND LONGBOARD ALUMINUM  
COLOR: DARK ACACIA
- M11**  
PAINTED METAL RAILING  
COLOR: BLACK
- M12**  
METAL MESH  
MCNICHOLS, WIRE MESH, RECTANGULAR, 2"x4" MESH.  
COLOR: GALVANIZED MTL
- M13**  
ALUMINUM STOREFRONT  
COLOR: BLACK

1 Material Legend



COPYRIGHT © 2020  
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,  
BERKELEY, CA 94704



DRC REVIEW

Δ	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01  
ISSUE DATE: 07/23/2024

PROPOSED EXTERIOR  
ELEVATIONS & MATERIALS

A201



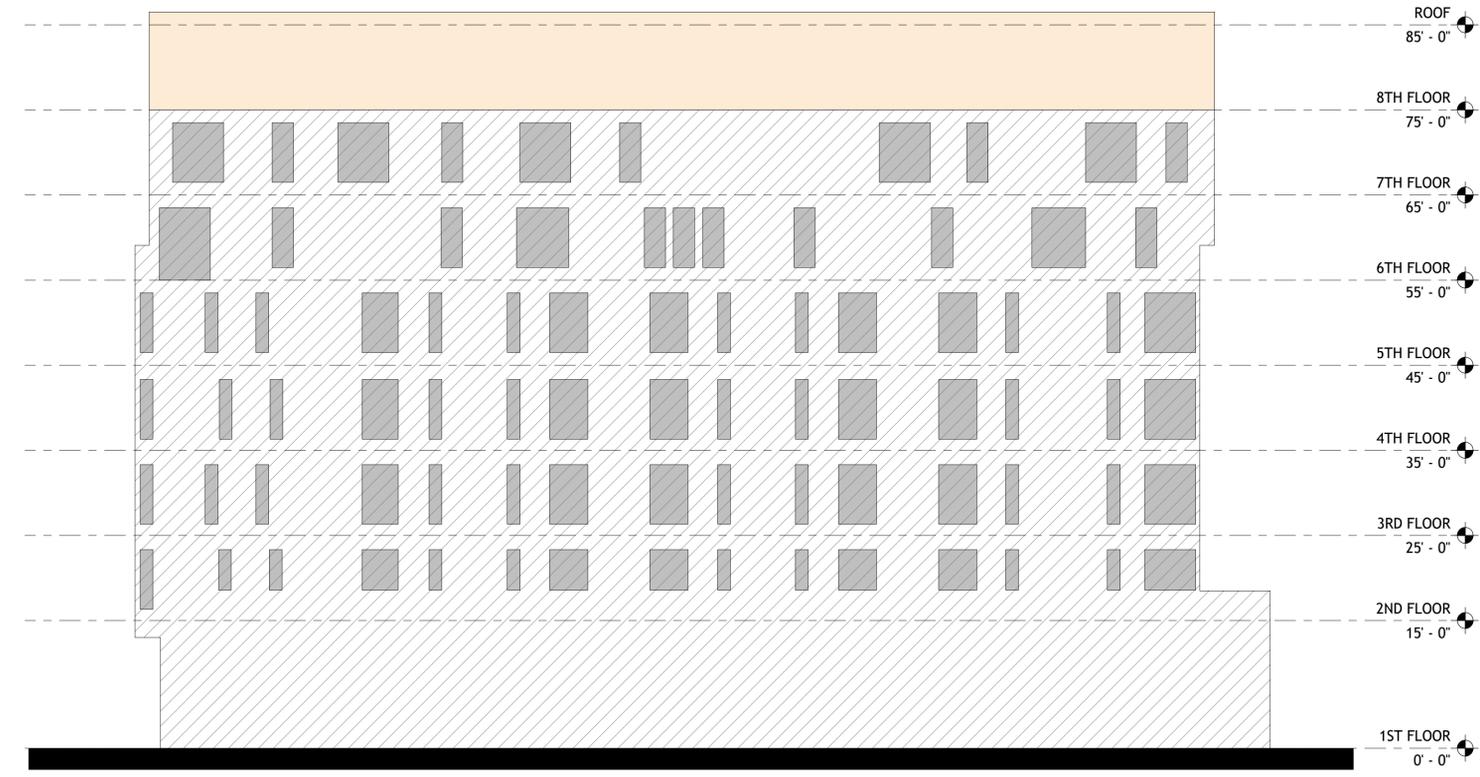
COPYRIGHT © 2020  
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,  
BERKELEY, CA 94704



DRC REVIEW



3 EAST ELEVATION  
1" = 10'-0"

**EAST ELEVATION:**  
TOTAL GLAZING AREA: 1,654 SF  
TOTAL FACADE AREA: 9,542 SF

$1,654 \text{ SF} / 9,542 \text{ SF} \times 100 = 17\%$

**SOUTH ELEVATION:**  
TOTAL GLAZING AREA: 2,132 SF  
TOTAL FACADE AREA: 10,144 SF

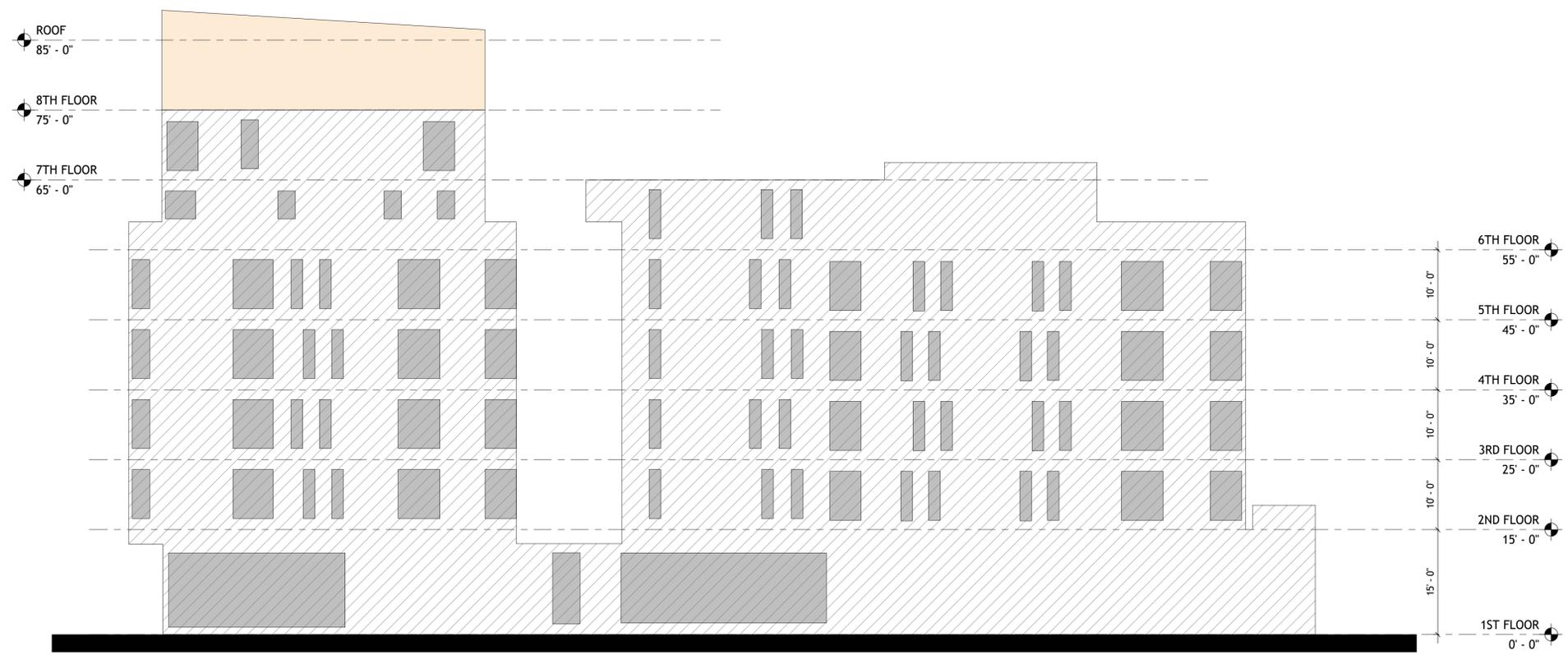
$2,132 \text{ SF} / 10,144 \text{ SF} \times 100 = 21\%$

**BIRD SAFE GLAZING**

PER BIRD SAFE BUILDING REQUIREMENTS, ALL WINDOWS LOCATED WITHIN THE FIRST 75 FEET ABOVE GRADE WILL COMPLY WITH COMPLIANCE PATH 1. THESE WINDOWS ARE TO HAVE A WINDOW FILM INSTALLED BY FEATHER FRIENDLY, WHICH HAS A 2"X2" SPACED 1/4" DOT PATTERN. THIS PRODUCT HAS A THREAT FACTOR OF 20.

**LEGEND**

-  BIRD SAFE GLAZING AREA
-  NEW FACADE AREA
-  BUILDING HEIGHT OVER 75'-0"  
NO BIRD SAFE GLAZING REQUIRED



2 SOUTH ELEVATION  
1" = 10'-0"

1 BIRD SAFE GLAZING LEGEND

Δ	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01  
ISSUE DATE: 07/23/2024

PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY

A202



COPYRIGHT © 2020  
THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,  
BERKELEY, CA 94704



DRC REVIEW



3 WEST ELEVATION  
1" = 10'-0"

**WEST ELEVATION:**  
TOTAL GLAZING AREA: 3,338 SF  
TOTAL FACADE AREA: 8,900 SF

$3,338 \text{ SF} / 8,900 \text{ SF} \times 100 = 38\%$

**NORTH ELEVATION:**  
TOTAL GLAZING AREA: 1,454 SF  
TOTAL FACADE AREA: 9,712 SF

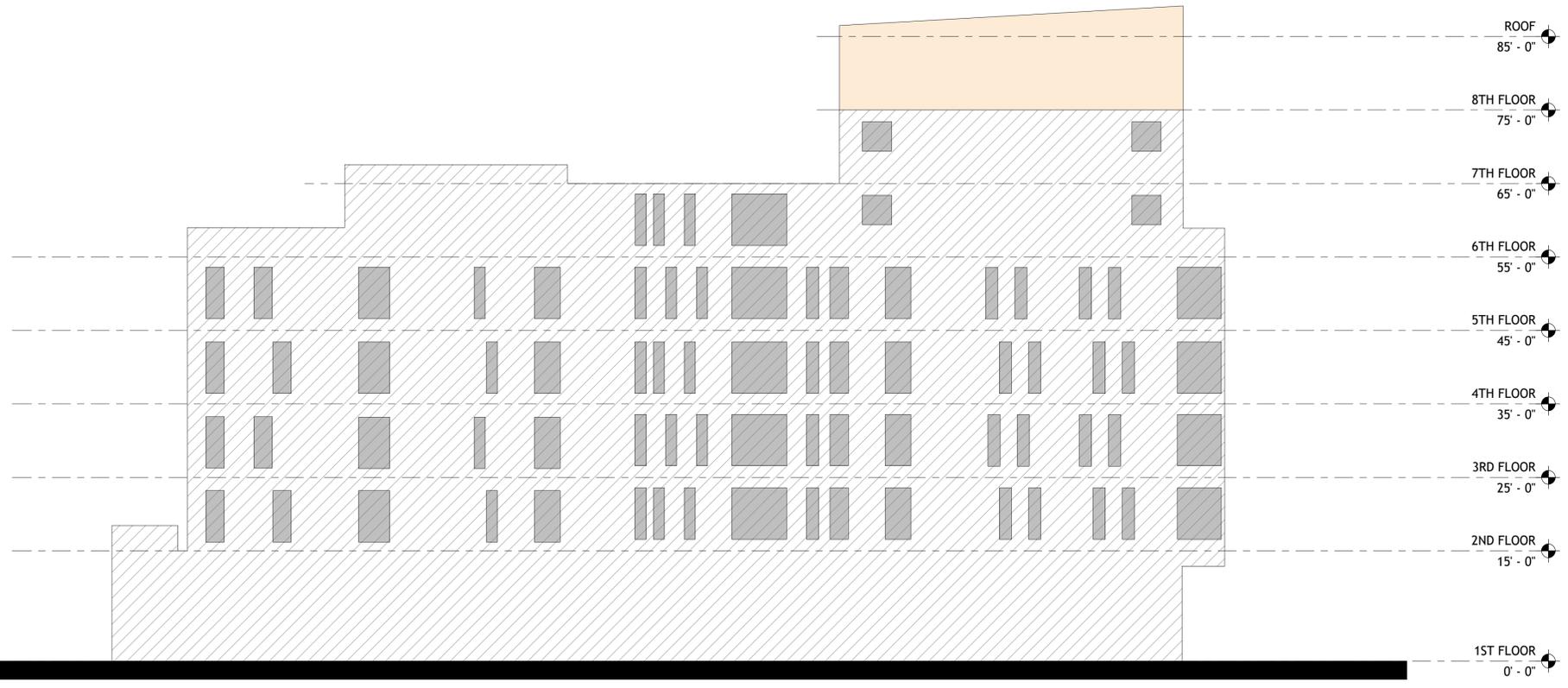
$1,454 \text{ SF} / 9,712 \text{ SF} \times 100 = 15\%$

**BIRD SAFE GLAZING**

PER BIRD SAFE BUILDING REQUIREMENTS, ALL WINDOWS LOCATED WITHIN THE FIRST 75 FEET ABOVE GRADE WILL COMPLY WITH COMPLIANCE PATH 1. THESE WINDOWS ARE TO HAVE A WINDOW FILM INSTALLED BY FEATHER FRIENDLY, WHICH HAS A 2"X2" SPACED 1/4" DOT PATTERN. THIS PRODUCT HAS A THREAT FACTOR OF 20.

**LEGEND**

-  BIRD SAFE GLAZING AREA
-  NEW FACADE AREA
-  BUILDING HEIGHT OVER 75'-0"  
NO BIRD SAFE GLAZING REQUIRED



2 NORTH ELEVATION  
1" = 10'-0"

1 BIRD SAFE GLAZING LEGEND

Δ	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01  
ISSUE DATE: 07/23/2024

PROPOSED EXTERIOR  
ELEVATIONS - BIRD  
SAFETY

A203

studioKDA

510.841.3555 | studiokda.com

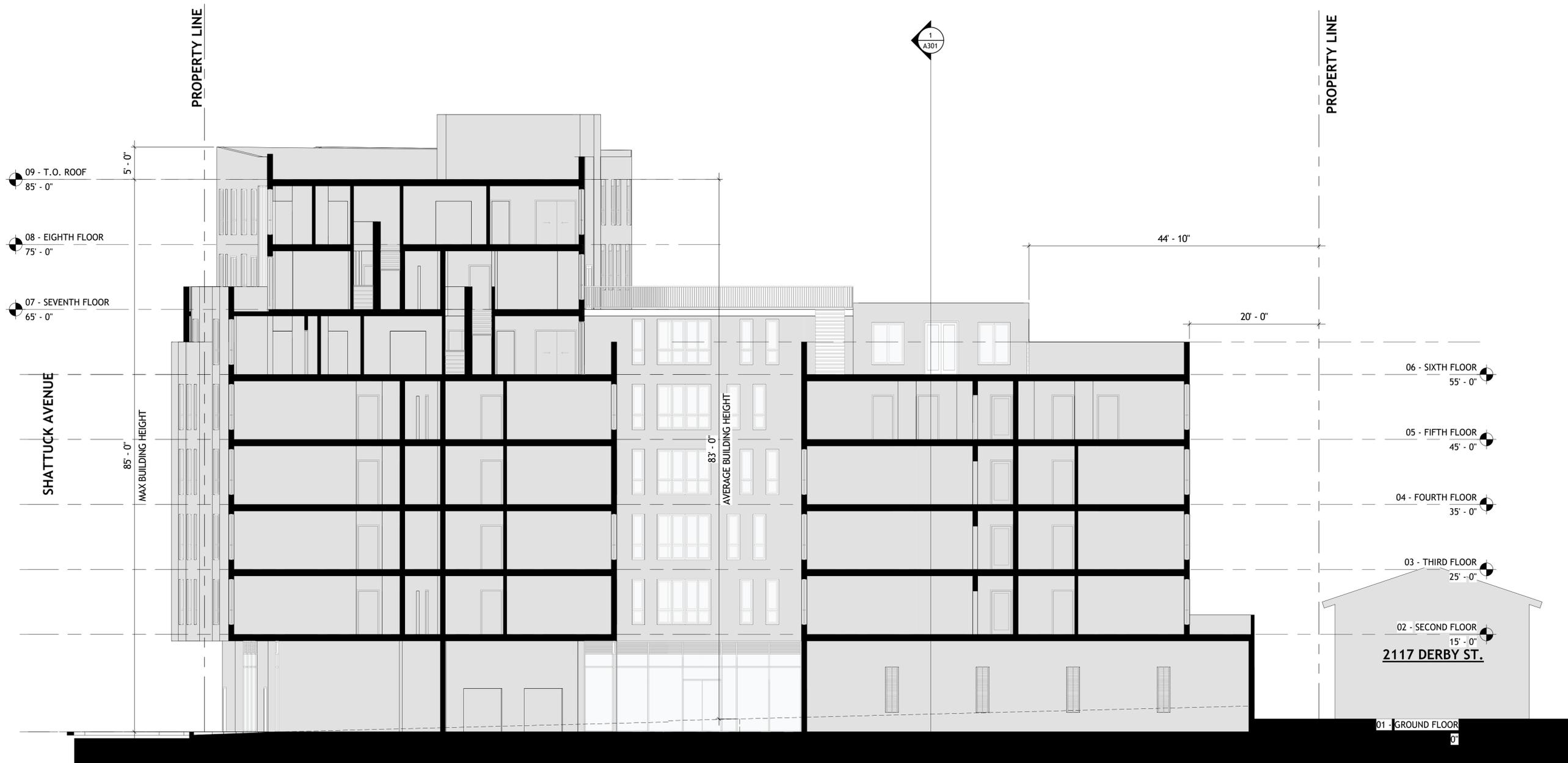
COPYRIGHT © 2020  
 THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND  
 AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA.  
 PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED  
 AND CAN BE EXTENDED ONLY BY WRITTEN  
 AGREEMENT WITH STUDIO KDA.

2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,  
 BERKELEY, CA 94704



DRC REVIEW



△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01  
 ISSUE DATE: 07/23/2024  
 PROPOSED BUILDING SECTION

A300



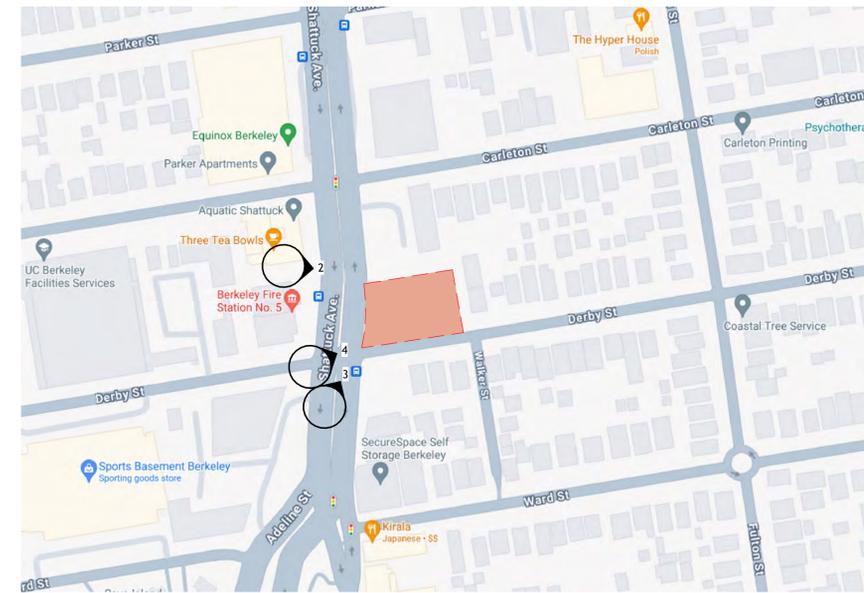
4 PERSPECTIVE 2 - CORNER OF SHATTUCK AVE. & DERBY ST. LOOKING NORTHEAST



3 PERSPECTIVE 2 - CORNER OF SHATTUCK AVE. & DERBY ST. LOOKING NORTHEAST



2 PERSPECTIVE 1 - SHATTUCK AVE. LOOKING SOUTHEAST



1 KEY MAP

studioKDA  
 510.841.3555 | studiokda.com

COPYRIGHT © 2020  
 THIS DRAWING IS AN INSTRUMENT OF SERVICE, AND AS SUCH, REMAINS THE PROPERTY OF STUDIO KDA. PERMISSION FOR USE OF THIS DOCUMENT IS LIMITED AND CAN BE EXTENDED ONLY BY WRITTEN AGREEMENT WITH STUDIO KDA.

2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,  
 BERKELEY, CA 94704



DRC REVIEW

DATE	ISSUE RECORD
5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PERSPECTIVE VIEWS

A400







# Appendix B

---

Mitigation Monitoring and Reporting Program

## Mitigation Monitoring and Reporting Program

The Environmental Impact Report (EIR) identifies the applicable mitigation measures that will be implemented to reduce the impacts associated with the Adeline Corridor Specific Plan. The California Environmental Quality Act (CEQA) requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in section 21081.6(a)(1) of the Public Resources Code:

*...the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.*

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of adopting a mitigated negative declaration.

The mitigation monitoring table lists those mitigation measures that may be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The project applicant will have the responsibility for implementing the measures, and the various City of Berkeley departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Responsible Agency	Compliance Verification		
				Initial	Date	Comments
<b>AIR QUALITY</b>						
<b>AQ-1: Construction Emissions Measures.</b>						
As part of the City’s development approval process, the City shall require applicants for future development projects in the Plan Area to comply with the current Bay Area Air Quality Management District’s basic control measures for reducing construction emissions of PM10 (Table 8-2, Basic Construction Mitigation Measures Recommended for All Proposed Projects, of the May 2017 BAAQMD CEQA Guidelines).	Review of all demolition, grading, and building permits to ensure compliance.	Prior to permit approval and during construction.	City of Berkeley Department of Planning & Development.			
<b>AIR-2: Health Risk Assessments.</b>						
As part of the City’s development approval process, the City shall require applicants for future development projects in the Plan Area to implement the Bay Area Air Quality Management District Guidelines and State Office of Environmental Health Hazard Assessment policies and procedures requiring health risk assessments (HRA) for residential development and other sensitive receptors near sources of toxic air contaminants, including freeways and roadways with over 10,000 vehicles per day. Based on the results of the HRA, identify and implement measures (such as air filtration systems, waterproofed caulking on windows and doors, and/or requirements for closed windows) to reduce potential exposure to particulate matter, carbon monoxide, diesel fumes, and other potential health hazards. Measures identified in HRAs shall be included into the site development plan as a component of a proposed project.	Verify HRA completed and measures to reduce TACs have been incorporated into plans as appropriate.	Prior to issuance of building permit.	City of Berkeley Department of Planning & Development.			
<b>BIOLOGICAL RESOURCES</b>						
<b>BIO-1: Special-status Bat Species Avoidance and Minimization.</b>						
For projects in the Plan Area, focused surveys to determine the presence/absence of roosting bats shall be conducted prior to the initiation of demolition of buildings and removal of mature trees large enough to contain crevices and hollows that could support bat roosting. If active maternity roosts are identified, a qualified biologist	If applicable, project plans shall include project-specific mitigation	During individual environmental review	City of Berkeley Department of Planning & Development.			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Responsible Agency	Compliance Verification		
				Initial	Date	Comments
shall establish avoidance buffers applicable to the species, the roost location and exposure, and the proposed construction activity in the area. If active non-maternity day or night roosts are found on the project site, measures shall be implemented to passively relocate bats from the roosts prior to the onset of construction activities. Such measures may include removal of roosting site during the time of day the roost is unoccupied or the installation of one-way doors, allowing the bats to leave the roost but not to re-enter. These measures shall be presented in a Bat Passive Relocation Plan that shall be submitted to, and approved by, CDFW.	measures to reduce impacts to bat species.					
<b>GREENHOUSE GAS EMISSIONS</b>						
<b>GHG-1: All-Electric New Construction.</b>						
All new buildings constructed in the Plan Area shall be built as all-electric with no natural gas connection to the building, except where new natural gas connections are permitted under the City's Natural Gas Infrastructure Ordinance (BMC Chapter 12.80). This includes all appliances such as electric cooking, clothes drying, water heating, space heating, and air conditioning.  Projects shall not be required to employ methods of construction the exceed the requirements of the California Building Standards Code (inclusive of any local amendments approved for enforcement in the City of Berkeley) or install appliances the exceed standards for energy efficiency established under the federal Energy Policy and Conservation Act, as amended, 42 U.S.C. § 6201 <i>et seq.</i>	Verify project plans are all-electric, or GHG reduction has occurred through specified means.	Prior to issuance of building permit	City of Berkeley Department of Planning & Development			
<b>GHG-2: Electric Vehicle (EV) Readiness and EV Chargers</b>						
All new development projects in the Plan Area shall conform to the following EV infrastructure requirements or an equivalent City of Berkeley adopted ordinance which meets or exceeds those standards:  b. Single Family Homes and Duplexes	Verify project plans meet EV requirements.	Prior to issuance of building permit	City of Berkeley Department of Planning & Development			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Responsible Agency	Compliance Verification		
				Initial	Date	Comments
<ul style="list-style-type: none"> <li>▫ At least one parking space per dwelling unit with on-site parking to be equipped with raceway, wiring, and power to support a future Level 2<sup>1</sup> EV charging station</li> </ul> <p>C. Multi-Family Buildings</p> <ul style="list-style-type: none"> <li>▫ 20% of parking spaces to be equipped with raceways, wiring, and power to support future Level 2 EV charging stations</li> <li>▫ 80% of parking spaces to be equipped with connecting raceways (no additional electric service capacity required)</li> </ul> <p>d. Non-Residential Buildings</p> <ul style="list-style-type: none"> <li>▫ 10% of parking spaces must have Level 2 charging stations installed (a DC Fast Charge station) may be installed in place of 10 required Level 2 stations)</li> <li>▫ 40% of parking spaces to be equipped with connecting raceways (no additional electric service capacity required)</li> <li>▫ <sup>1</sup> Level 2 circuit: 40+ Amp, 208/240v AC (standard household washer/dryer outlet), charges approximately 25-30 mile driving distance per hour</li> </ul>						
<b>GHG-3 Solar Photovoltaic Power.</b>						
All new buildings, with the exception of accessory buildings and structures, proposed in the Plan Area shall install solar photovoltaic energy systems or purchase 100% carbon neutral or renewable energy through an electric utility serving Berkeley. Solar photovoltaic equipment shall be shown on all plans submitted for individual projects in the Plan Area	Verify project plans meet solar requirements.	Prior to issuance of building permit	City of Berkeley Department of Planning & Development			
<b>NOISE AND VIBRATION</b>						
<b>N-2: Construction-Related Noise Reduction Measures.</b>						
Development projects in the Plan Area that involve construction activities shall apply the following measures during construction for the purpose of reducing construction-related noise:	Review and approve site-specific noise reduction program for the project.	Monitoring during construction.	City of Berkeley Department of			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Responsible Agency	Compliance Verification		
				Initial	Date	Comments
<ul style="list-style-type: none"> <li>▪ <b>Construction Timing.</b> Construction activities shall be restricted to the daytime hours of between 7:00 AM and 7:00 PM on weekdays, or between 9:00 AM and 8:00 PM on weekends and legal holidays.</li> <li>▪ <b>Mufflers.</b> Construction equipment shall be properly maintained and all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds, as applicable, shall be in good condition and appropriate for the equipment. During construction, all equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers, consistent with manufacturers' standards.</li> <li>▪ <b>Electrical Power.</b> Electrical power, rather than diesel equipment, shall be used to run compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities.</li> <li>▪ <b>Equipment Staging.</b> All stationary equipment shall be staged as far away as feasible from adjacent noise-sensitive receptors.</li> <li>▪ <b>Equipment Idling.</b> Construction vehicles and equipment shall not be left idling for longer than five minutes when not in use.</li> <li>▪ <b>Workers' Radios.</b> All noise from workers' radios shall be controlled to a point that they are not audible at sensitive receptors near construction activity.</li> <li>▪ <b>Smart Back-up Alarms.</b> Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction.</li> <li>▪ <b>Disturbance Coordinator.</b> The applicant shall designate a disturbance coordinator who shall be responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to</li> </ul>	<p>Monitor compliance with approved noise reduction program.</p>		<p>Planning and Development.</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Responsible Agency	Compliance Verification		
				Initial	Date	Comments
<p>correct the problem be implemented. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.</p> <ul style="list-style-type: none"> <li>▪ <b>Additional Noise Attenuation Techniques.</b> During construction activity that is immediately adjacent to noise-sensitive receptors, temporary sound barriers may be installed and maintained, at the discretion of the City’s Department of Planning and Development. Temporary sound barriers, if installed, shall block line of sight between noise-generating construction equipment and adjacent residential windows and shall be placed as close to the source equipment as feasible. Mobile sound barriers may be used as appropriate to attenuate construction noise near the source equipment. During the building construction phase, temporary sound barriers may be applied to generators and cranes used on-site.</li> </ul>						
<b>N-3: Vibration Reduction Measures.</b>						
<p>Applicants for new development that would involve construction activity in the Plan Area shall implement the following measures to reduce exposure to vibration from construction activities:</p> <ul style="list-style-type: none"> <li>▪ <b>Best Available Technology.</b> The applicant shall use the best available technology to reduce construction-related vibration on construction sites within 100 feet of institutional land uses that are sensitive to vibration, and within 50 feet of historic buildings, so that vibration levels do not exceed guidelines in the Federal Transit Administration’s <i>Transit Noise and Vibration Impact Assessment Manual</i> for annoyance and damage to fragile structures. Appropriate technology may include, but is not limited to:           <ul style="list-style-type: none"> <li>▫ Drilling of piles instead of pile driving for foundation work</li> <li>▫ Static rollers instead of vibratory rollers for paving activity</li> <li>▫ Smaller and well-maintained equipment</li> </ul> </li> <li>▪ <b>Construction Scheduling.</b> The applicant shall coordinate with adjacent institutional land uses that are sensitive to vibration</li> </ul>	<p>Review and approve site-specific vibration reduction program.</p> <p>Monitor compliance with approved noise reduction program.</p>	<p>Monitoring during construction.</p>	<p>City of Berkeley Department of Planning and Development.</p>			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Responsible Agency	Compliance Verification		
				Initial	Date	Comments
and schedule vibration-generating construction activities during less sensitive times of day.						
<b>TRANSPORTATION AND TRAFFIC</b>						
<b>T-2 Signal Warrant Study and Signalization.</b>						
<p>Development projects tiering from the Adeline Street Specific Plan EIR with primary automobile access on one of the following local streets that is currently controlled by a stop-sign at the intersection with a major street shall evaluate traffic operations and the MUTCD signal warrants at the intersection:</p> <ul style="list-style-type: none"> <li>▪ Shattuck Avenue at Blake, Parker, and Derby Streets</li> <li>▪ Adeline Street at Stuart, Russell, Essex, Woolsey, Fairview, and Harmon Streets</li> </ul> <p>The signal warrant study shall be completed as part of the environmental review process for the development project. If the intersection meets the signal warrants and the development project would add ten or more trips to the critical movement that operates at LOS F during the AM and/or PM peak hour, the study shall identify improvements to mitigate the impact. The improvements may consist of signalizing the intersection, and/or restricting one or more movements at the intersection. The study shall also evaluate the secondary effects of the identified improvement, such as traffic diverted to other streets due to turn restrictions. The development project shall install the identified improvement.</p>	<p>Verify evaluation of signal warrants has occurred. If signal warrant met, verify improvements developed and installed.</p>	<p>Prior to issuance of building permit.</p>	<p>City of Berkeley Department of Planning and Development.</p>			

*This page intentionally left blank.*





**2655 Shattuck Ave. Berkeley CA 94704**  
**Proposed Project**  
**Neighborhood Meeting**



**Wednesday May 1<sup>st</sup> 2024, at 6-7pm**

The proposed project at 2655 Shattuck Avenue would replace the existing commercial building with a new 8 story mixed use residential / commercial development. The proposed building will include 95 new units and a roof deck amenity space along with a ground floor garden courtyard. The project seeks to utilize the state density bonus and will provide some below market rate units.

**There will be a brief presentation and then time for questions and general discussion.**

<b>When:</b>	Wednesday May 1st, 6:00pm- 7:00pm
<b>Zoom:</b>	<a href="https://zoom.us/j/82049624143?pwd=Z0p0aUJrSWZxQ6R=9N%3C%3E">myux24zx5; ig3ittr 3x4a=759&gt;;79698Du  iBqKu7fKN=YN00{8m r =9N &lt;R Jr SWzxQ6</a>
<b>Meeting ID:</b>	82049624143
<b>Passcode:</b>	589484
<b>Phone:</b>	(US) +1 253-205-0468



SCAN TO CONNECT

**For questions regarding the meeting, email: [till@studiokda.com](mailto:till@studiokda.com)**

## **2655 Shattuck - Neighborhood Meeting**

05/01/2024

### **Attendees:**

Studio KDA: Till Houtermans; Buddy Williams, Brett Spencer  
Landscape: Christian Macke  
Janet Sluis  
Sally Bean  
Ed (?)  
Elizabeth Ditmars  
Eugenie Candau  
(iPad)  
(iPad 3) – Louise  
Ivan Ditmars  
Karen P.  
Mark Goudy  
Ben Bartlett  
Elizabeth Partridge  
Tom Ratcliff  
George (?)  
Mark P.  
Frank (?)  
Tina R. Posner (Councilmember)

### **Presentation**

1. Location map and aerial view of site
2. Existing and proposed site plan
3. Building section
4. Renderings of proposed project
5. Elevations of proposed project
6. Ground floor plans, typical floor plan and roof plan
7. Landscape plans and planting.

### **Questions Asked:**

Karen P: -

1. “Will this recording be available to the public?”

Answer - We will review with the city to see if they can make the recording available through the city portal.

2. **"It would be nice to have another in-person neighborhood meeting" (stated as a request)**
3. **"What are the plans for the commercial space?"**

Answer - Currently that is not known.

4. **"Request to have a solid wall at the roof top deck to prevent noise pollution"**
5. **"Will the diagonal parking on Shattuck Ave. remain?"**

Answer - This project is not making any changes to the parking.

6. **"Request for plenty of room on the sidewalk for multiple people to walk?"**
7. **"Request for café seating area on Derby vs. Shattuck"**
8. **"Is there publicly accessible green space?"**

Answer - Only the proposed "plaza" area on the south west corner of the site.

Ed:

1. **"When are the drawings available to the public?"**

Answer - In about 6 to 8 weeks. A few weeks after the application is submitted.

2. **"What are the effects of the shadows on the neighboring buildings on Carleton?"**

Answer - It is being studied and will be shown in the submitted drawings.

3. **"What is the construction timeline?"**

Answer - Once construction starts it will likely take between 18-24 months.

iPad (name not displayed):

4. **"How many units of affordable housing we plan to include and what sizes will they be?"**

Answer - About 10 very low-income units.

5. **"Concern about darkness in the exterior courtyard, but appreciates attempt to provide courtyard which could deter tenants from using roof top deck?"**

Elizabeth Ditmars:

6. **"Seconded request for prevention against noise pollution"**

Tom Ratcliff:

7. **"Is there a way for the public to view current project status to voice their opinions on the design?"**

Answer - Once the project is submitted the city will make all documents available for public and the status of the review should also be available.

Ivan Ditmars:

8. **“What are the ‘thought’ bubbles on previously submitted drawings?”**

Answer - Revision clouds

9. **“What are the floor plans for the base building?” “Is there any documentation on what the base building is?”**

Answer - The submitted drawings will have floor plans for base building project.

10. **“Pre-application states no Creek Buffer, however there is a culverted creek running under Derby?”**

Answer – None of the maps we have seen show a culverted creek.

11. **“Three large sycamore trees along East property line – what will the grading/foundation be along the property line, and will these affect the sycamores?”**

Answer – The foundations can be designed to be shallow to provide minimal impact on trees.

12. **“Will the planting on the east property line be leveled?”**

Answer – No. The intention is to keep as much of the existing grade as possible.

13. **“Can we preserve the façade of the existing building?”**

Answer – This is very unlikely but perhaps the reliefs can be preserved.

14. **“Can we keep the existing curb cuts for parking/how can a potential traffic diverter at Derby & Fulton effect the parking entry currently off Derby? (Worries about increase in traffic on Derby)”**

Answer – We looked into keeping the entry on Shattuck, but it makes the building very inefficient in its use of space by now having a driveway that needs to lead to the rear of the property.

Sally Bean:

15. **“Will there need to be a trench placed on the North side of the property line”**

Answer – Some trenching will be required but likely not parallel to the street.

**Jacob, Melinda**

---

**Subject:** FW: 2655 Shattuck(ZP2024-0057): Base plans

**From:** Elizabeth Ditmars <[ditmars@berkeley.edu](mailto:ditmars@berkeley.edu)>  
**Sent:** Wednesday, February 19, 2025 11:56 AM  
**To:** Burns, Anne M <[ABurns@berkeleyca.gov](mailto:ABurns@berkeleyca.gov)>  
**Subject:** Re: 2655 Shattuck(ZP2024-0057): Base plans

Dear Anne,

Thank you so much for taking the initiative to respond to my message forwarded to you by Katrina Lapira. As you suggested I will copy here for the Design Review Committee the concerns I've enumerated before. Changes will be in square brackets.

Briefly, some concerns are:

(1) the placement of the parking entrance on Derby St. right on the southeast corner. When DaVita leased the building from the current property owner, S.H. Kay, LLC, who purchased the property from Reel [Hollywood] Video, they had planned in 2012 for an entrance on Derby St. (and not so far east), but the neighbors prevailed against them--to the point of their installing a fence, building up the curb, and planting a plane tree that would block any future attempts (the shorter tree in the series that is thriving along Derby to Shattuck). **[After a meeting with Til Houtermans last May the entrance was moved from the southeast corner (i.e., right on the property line) to farther west on Derby towards Shattuck. I still believe it would make a lot more sense to use the entrance from Shattuck already constructed to isolate the main traffic flow from an entrance. Avoiding increased traffic and congestion on the otherwise more peaceful Derby Street would be best.]**

(2) the bas-reliefs. DaVita also honored the preservation of the unusual bas-reliefs and the beautiful neoclassical facade. I understand landmark status would be a long shot, but there is some very interesting history here: see <http://quirkyberkeley.com/berkeley-relief/> **[At the very least, I would hope this bit of Berkeley history can somehow avoid destruction.]**

(3) trees. There are three very tall sycamores just east of the property line (between DaVita and 2117 Derby St.) whose roots would surely be damaged by the construction. In addition to the loss of greenery and carbon capture, they would cause destruction to the house if they should fall. **[One of them does lean towards the house.]** Along the northern property line there are also healthy and beautiful trees, if not quite as tall as the sycamores on the east side.

(4) light. Related to this, of course, is the loss of the prospect of solar panels on the west slope of the roof of 2117 Derby St., which I as new owner was planning on installing along with a new roof. **[We have now installed a new roof (and new heat pumps, copper pipes, tankless water heater, etc.), so adding solar would have been the next logical step.]**

(5) density bonus and the calculation thereof. **[Some of our neighbors are more conversant in this...]**

I will not mention the heartbreak from what would be the utter loss of privacy, with the windows of 28 new apartments looking directly east onto 2117 Derby's house and the whole extent of the yard. That's 7 apartments times 4 stories (of 5: 1st floor is parking). Why not exchange the larger apartments on stories 2-5 that are on the east side of the taller building, without a good view, with those 28 apartments? That would make (only) 16 different apartments peering at us--and watching the sun rise. **[I see on the new plans that some larger apartments have been moved to the east side in response to this concern, for which I thank the architects. Still, the total privacy in the back yard that we have enjoyed for 30-plus years would be destroyed even by a smaller number of apartments. Also, along with the loss of half the sky (I've looked at the shade studies), there would never again be a dark night or quiet day. No more plants that need sun, likely no more haven for wildlife. And, from a financial point of view, a considerable loss of property value.]**

Sincerely yours,  
Elizabeth Ditmars

On 2/19/25 10:10 AM, Burns, Anne M wrote:

Hello, Elizabeth: I was just reading through your email below. As the post notice noted, we do have a Design Review Committee meeting tomorrow evening, and 2655 Shattuck is on the agenda. The DRC is a committee of the Zoning Adjustments Board, and it is one piece of a larger use permit application. They will be making a recommendation to ZAB tomorrow evening and not an approval of the Use Permit. We are in the process of putting any correspondence to the DRC that we received on this project on-line so that both the DRC and the public can review it. Do you have a minute for a phone call? If so, thank you. If not, please let me know if it's OK with you if I upload the email below. It does show your struggle to get information, and for that I'm sorry, but your design related questions further below might get lost. Can you send an email directly to me addressing the Design Review Committee with those questions below? If I can receive it in the next few hours, we can upload it before the meeting. If after, we will need to upload it on-line after the meeting, but should be able to get it to the DRC at the meeting. Thanks. – Anne Burns (510) 981-7415

---

**From:** Lapira, Katrina <[KLapira@berkeleyca.gov](mailto:KLapira@berkeleyca.gov)>  
**Sent:** Wednesday, February 19, 2025 9:15 AM  
**To:** Elizabeth Ditmars <[ditmars@berkeley.edu](mailto:ditmars@berkeley.edu)>  
**Cc:** Lisa Gordon <[lgordon@rinconconsultants.com](mailto:lgordon@rinconconsultants.com)>; Burns, Anne M <[ABurns@berkeleyca.gov](mailto:ABurns@berkeleyca.gov)>  
**Subject:** RE: 2655 Shattuck(ZP2024-0057): Base plans

Hi Elizabeth,

Thanks for your message.

I am actually no longer with the Land Use Planning Division and am now with the Rent Stabilization Board.

The project planner now assigned to your project is Lisa Gordon, copied here. Please forward your questions to Lisa. If you would like to reach out to Design Review staff directly, please contact Anne Burns, also copied on this message.

To review records related to a specific Zoning Project, please checkout the [Citizens Access Portal](#), select the zoning tab, and then enter in the appropriate address/ permit number.

Thanks,

**Katrina Lapira** (she/her)  
Associate Planner  
(510) 981-4921

Rent Stabilization Board  
2000 Center Street, Suite 400 | Berkeley, CA 94704  
rentboard.berkeleyca.gov

**We Moved!** Our NEW office is located at 2000 Center Street, Suite 400

---

**From:** Elizabeth Ditmars <[ditmars@berkeley.edu](mailto:ditmars@berkeley.edu)>  
**Sent:** Monday, February 17, 2025 9:09 AM  
**To:** Lapira, Katrina <[KLapira@berkeleyca.gov](mailto:KLapira@berkeleyca.gov)>  
**Subject:** Re: 2655 Shattuck: Base plans

Hello Katrina,

I've just seen the attached notice on a pole by the building at 2655 Shattuck. It looks like the KDA project is being reviewed, but I don't know what stage the February 20 meeting represents. The plans look to me identical to plans about which the neighbors had a zoom meeting with Till Houtermans last year on May 1, but with a few very minor alterations (as a result of that helpful meeting) such as the better placement of the garage entrance. I assume, from looking at the current plan, that those alterations were made on August 27 of 2024, augmented currently by shade studies and and more detailed landscape plans.

No need to read the trailing earlier emails, but could you tell me what stage of the potential process this meeting represents? Our neighbors rather expected to receive notification of any important meetings.

Thank you,  
Elizabeth Ditmars

On 1/19/24 11:51 AM, Lapira, Katrina wrote:

Hi Elizabeth,

Thanks for your message.

Linked [here](#) are the pre-application plans for a tentative project at 2655 Shattuck Avenue. The base project diagrams and calculations are shown on sheets G003.A-B. Please note – the Use Permit application for this tentative project has not been submitted at the time of this writing. That said, the linked plans do not reflect the final base and proposed project.

If you have any initial feedback on the plans, I recommend that you contact the applicant directly. Below is their contact information –

Till Houtermans, Studio KDA  
[till@studiokda.com](mailto:till@studiokda.com)

Let me know if you are able to access the plans and thanks,

**Katrina Lapira** (she/her)  
Associate Planner  
City of Berkeley | Land Use Planning Division  
[klapira@berkeleyca.gov](mailto:klapira@berkeleyca.gov)

---

**From:** Elizabeth Ditmars <[ditmars@berkeley.edu](mailto:ditmars@berkeley.edu)>  
**Sent:** Thursday, January 18, 2024 5:43 PM  
**To:** Posner, Tina <[TPosner@berkeleyca.gov](mailto:TPosner@berkeleyca.gov)>; Planning Dept. Mailbox <[Planning@berkeleyca.gov](mailto:Planning@berkeleyca.gov)>; Chang, James <[jchang@berkeleyca.gov](mailto:jchang@berkeleyca.gov)>; Bartlett, Ben <[BBartlett@berkeleyca.gov](mailto:BBartlett@berkeleyca.gov)>  
**Cc:** permits <[permits@berkeleyca.gov](mailto:permits@berkeleyca.gov)>; Ching/Battles <[battles.ca@sonic.net](mailto:battles.ca@sonic.net)>; Ivan <[idotmars@gmail.com](mailto:idotmars@gmail.com)>; Todd Darling <[toddardlingfilms@gmail.com](mailto:toddardlingfilms@gmail.com)>; Linda Jensen Darling <[jensendarling@berkeley.edu](mailto:jensendarling@berkeley.edu)>; Louise Rosenkrantz <[rosenkrantz44@gmail.com](mailto:rosenkrantz44@gmail.com)>; Eugene Turitz <[eugeneturitz@gmail.com](mailto:eugeneturitz@gmail.com)>; gail brown <[gmbrown600@yahoo.com](mailto:gmbrown600@yahoo.com)>; Eugenie Candau <[eugeniecandau1@gmail.com](mailto:eugeniecandau1@gmail.com)>; marianne sluis <[mqsluis@mac.com](mailto:mqsluis@mac.com)>  
**Subject:** Re: 2655 Shattuck: Base plans

Dear Ms. Posner, and Attn: Mr. Klein of the Planning Department,

I am resending the email(s) below (without the link to the "Complete SB 330 Preliminary Development Application for 2655 Shattuck Avenue (PLN2023-0086). [dated 12/12/23]").

My neighbors and I are requesting the base plans on which any density bonus depends. We consider this urgent and would appreciate hearing back before we feel the need to take further action.

Thank you,  
Betsy Ditmars

On 1/12/24 3:29 PM, Posner, Tina wrote:

Good Afternoon Elizabeth,

Apologies for missing this! We have reached out to city staff and will keep you all posted once we receive word back.

Thank you.

Warmly,  
Tina R. Posner

Legislative Aide  
Pronouns: She/Her/Hers  
Office of Vice Mayor Ben Bartlett  
City of Berkeley, District 3  
2180 Milvia Street, 5th Floor  
Berkeley, CA 94704  
(510) 981-7130 (Office)  
(510) 463-4320 (Mobile)

**From:** Elizabeth Ditmars <[ditmars@berkeley.edu](mailto:ditmars@berkeley.edu)>  
**Sent:** Friday, January 12, 2024 11:52 AM  
**To:** Chang, James <[jchang@berkeleyca.gov](mailto:jchang@berkeleyca.gov)>; Bartlett, Ben <[BBartlett@berkeleyca.gov](mailto:BBartlett@berkeleyca.gov)>  
**Cc:** Posner, Tina <[TPosner@berkeleyca.gov](mailto:TPosner@berkeleyca.gov)>; permits <[permits@berkeleyca.gov](mailto:permits@berkeleyca.gov)>; Ching/Battles <[battles.ca@sonic.net](mailto:battles.ca@sonic.net)>; Ivan <[idotmars@gmail.com](mailto:idotmars@gmail.com)>; Todd Darling <[toddardlingfilms@gmail.com](mailto:toddardlingfilms@gmail.com)>; Linda Jensen Darling <[jensendarling@berkeley.edu](mailto:jensendarling@berkeley.edu)>; Louise Rosenkrantz <[lrosenkrantz44@gmail.com](mailto:lrosenkrantz44@gmail.com)>; Eugene Turitz <[eugeneturitz@gmail.com](mailto:eugeneturitz@gmail.com)>; gail brown <[gmbrown600@yahoo.com](mailto:gmbrown600@yahoo.com)>; Eugenie Candau <[eugeniecandau1@gmail.com](mailto:eugeniecandau1@gmail.com)>; Thomas Ratcliff <[thomastratcliff@gmail.com](mailto:thomastratcliff@gmail.com)>; marianne sluis <[mqsluis@mac.com](mailto:mqsluis@mac.com)>  
**Subject:** Re: 2655 Shattuck

Hello James, Thanks for calling me from Santiago, Chile!

You suggested I reply all to your earlier email in order to encourage a response, and that I make some additions to the cc list.

Since the December 18 email below I have learned that the application of architect Till Houtermans at Studio KDA is complete. A link to the plans is added below.

The citizen access portal shows:

Complete SB 330 Preliminary Development Application  
for 2655 Shattuck Avenue (PLN2023-0086). [dated  
12/12/23]

Stated on that page is:

“Please submit a complete zoning project application no  
later than June 9, 2024.”

How do I find out about the progress of this going forward?

Briefly, some concerns are:

(1) the placement of the parking entrance on Derby St. right on the southeast corner. When DaVita leased the building from the current property owner, S.H. Kay, LLC, who purchased the property from Reel [Hollywood] Video, they had planned in 2012 for an entrance on Derby St. (and not so far east), but the neighbors prevailed against them--to the point of their installing a fence, building up the curb, and planting a plane tree that would block any future attempts (the shorter tree in the series that is thriving along Derby to Shattuck).

(2) the bas-reliefs. DaVita also honored the preservation of the unusual bas-reliefs and the beautiful neoclassical facade. I understand landmark status would be a long shot, but there is some very interesting history here: see <http://quirkyberkeley.com/berkeley-relief/>

(3) trees. There are three very tall sycamores just east of the property line (between DaVita and 2117 Derby St.) whose roots would surely be damaged by the construction. In addition to the loss of greenery and carbon capture, they would cause destruction to the house if they should fall. Along the northern property line there are also healthy and beautiful trees, if not quite as tall as the sycamores on the east side.

(4) light. Related to this, of course, is the loss of the prospect of solar panels on the west slope of the roof of 2117 Derby St., which I as new owner was planning on installing along with a new roof.

(5) density bonus and the calculation thereof.

I will not mention the heartbreak from what would be the utter loss of privacy, with the windows of 28 new apartments looking directly east onto 2117 Derby's house and the whole extent of the yard. That's 7 apartments times 4 stories (of 5: 1st floor is parking). Why not exchange the larger apartments on stories 2-5 that are on the east side of the taller building, without a good view, with those 28 apartments? That would make (only) 16 different apartments peering at us--and watching the sun rise.

Thank you for your attention to this -  
Betsy Ditmars

On 12/21/23 8:21 PM, Chang, James wrote:

Hi Elizabeth,

Let's follow up on this in the new year.  
My personal cell is 415-527-7765. If you don't hear back from an email, please call/text me when you can. I also have Tina on this email thread.

Best regards,  
James Chang  
Chief of Staff  
Office of Vice Mayor Ben Bartlett  
City of Berkeley, District 3  
2180 Milvia Street, 5th Floor  
Berkeley, CA 94704  
(415) 527-7765 Cell  
(510) 981-7130 Work  
[bbartlett@cityofberkeley.info](mailto:bbartlett@cityofberkeley.info)  
Pronouns: he/him/his  
Please sign up for District 3's email list here:  
[www.councilmemberbartlett.com/mailing\\_list](http://www.councilmemberbartlett.com/mailing_list)

-----Original Message-----

From: Elizabeth Ditmars  
<[ditmars@berkeley.edu](mailto:ditmars@berkeley.edu)>  
Sent: Monday, December 18, 2023 11:01 AM  
To: Bartlett, Ben  
<[BBartlett@berkeleyca.gov](mailto:BBartlett@berkeleyca.gov)>  
Cc: Chang, James <[jchang@berkeleyca.gov](mailto:jchang@berkeleyca.gov)>  
Subject: 2655 Shattuck

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello Mr. Bartlett,

Todd Darling suggests I get in touch with you. I am the neighbor immediately to the east, at 2117 Derby St., to the DaVita lot where Studio KDA has proposed 5 and 8 story building. After 30 years of renting this house I finally bought it and am proceeding to make extensive repairs (including a new roof). So my son and I have some specific questions and concerns we would appreciate discussing with you.

It's a busy time of year. If an in-person meeting is not feasible could we perhaps schedule a phone call?

Thank you,  
Elizabeth (Betsy) Ditmars



February 17, 2025

Dear DRC members:

I'm writing in regard to a new building project at 2655 Shattuck, at the corner of Derby Street. This project is on your February 20, 2025 agenda.

The project involves the demolition of the existing building at that address. That building dates, in part, back to 1923, but was substantially rebuilt in the 1990s. The original 1920s building was built for Cochran McCarron, who located his Chevrolet business there. This was in the early heyday of auto-oriented development on South Shattuck.

The original building was designed by Walter Ratcliff, Jr. who is, or should be, known to all of you as one of Berkeley's most prolific and accomplished architects of the first half of the 20th century. He founded what is now The Ratcliff Architects firm.

The remnant of the original building facade includes two pieces of art, which appear to be cast bas reliefs. I've included pictures of them with this letter. They were originally placed over entrances to the building when it was an auto showroom.

Both sculptures, which are perhaps 5 x 2 feet on their face, and are of unknown thickness, show a whimsical scene of men working on construction / assembly of automobiles. The imagery presented is almost as if they are part of a fantasy or cartoon scene and the figures look like gnomes, elves, or trolls. In part of one panel (see left, above) a cat is curiously watching the fabrication of auto parts.

These panels are, to me, clearly work by an artist, not standardized “off the shelf” architectural ornamentation. The two panels also show completely different scenes.

I am not aware, present or past, of any similar artistic ornamentation on buildings constructed for auto industry use in Berkeley. This art may well be unique and a rare expression of Berkeley’s economic and artistic history.

I also recall that when the current building was modified in the 1990s the preservation of these panels was an important part of the design considerations.

The historic evaluation for the building done in October 1924 refers somewhat dismissively to the facade having “*ornamental features, including cast plaques, those retained features do not embody any exceptional artistic intent or artistry.*”

There is no evidence or rationale offered for this claim, and it should be dismissed as unsupported. The writer shows no evidence of having done any research or analysis of the art and does not even describe it.

The building, as noted, was designed by Walter Ratcliff, Jr. Ratcliff incorporated whimsical figures in another one of his projects on Shattuck Avenue, the former Scandinavian Designs building at the corner of Addison Street in Downtown. It has varied relief figures of gnomes or elves, as well as bears, as part of column capitals.

Ratcliff is also known to have hired on at least one occasion noted California artist Joseph Jacinto Mora to do a bas relief for one of his buildings in Berkeley. “Jo” Mora was a highly regarded artist and designer who worked extensively in the Bay Area, particularly in the early 20th century. He was particularly known for his sculptures and his clever, cartoonish, drawings and maps of California scenes and settings. To my eye, the artistic style of the 2655 Shattuck relief sculptures recalls his work, although there are others who could have done it.

It is also possible the sculpture design was sketched by Ratcliff or a designer in his office, and fabricated by craftspeople, or done by some other local sculptor. We don’t know at this point, although there are avenues of possible research.

In any event, whoever the designer or artist was, these two bas reliefs are not creative works to be lost, destroyed, or discarded.

They should be salvaged from the building during demolition. They could be saw cut or otherwise detached from the structure.

It was encouraging to hear at the Landmarks Preservation Commission meeting a representative of the owner express interest in exploring this option.

I am writing to request that you support their salvage / reuse and recommend to the ZAB that preservation of the artworks be a condition of the proposed project.

At least two possible futures could be envisioned for this salvaged art:

(1) they might be incorporated into the landscape of the new building as sculptural elements.

(2) they might be given to the City of Berkeley and re-used as public sculpture, ideally along the South Shattuck Corridor which is Berkeley's historic "auto row" district.

In either case, the relocation / reuse of these two small sculptures would easily be feasible / affordable in the context of the large, multi-million dollar, building project proposed for this site.

I would also like to call the attention of the Committee to the California Art Preservation Act, adopted in 1979. It offers protections against destruction of works of fine art, including sculpture. It may have application in this case.

Sincerely,

Steven Finacom





The 1995 photograph (TSH Architects), above, shows the 1923 auto showroom before the 1990s remodel. The sculptural panels are visible above the two doorways at either end of the structure. Below are 2025 photographs of the panels in situ on the current building facade, where the doorways have been changed into windows.



To: Berkeley City Planning;  
Design Review Committee  
Developers and Architects

This Disaster on Derby should not even be appearing before you at this time. They claim they have a “density bonus”, but in our view this is a premature statement. They should not have standing. For more than a year, at least two people adjacent to this location have requested to be kept in the loop at each stage. We have heard exactly zero from the Planning Dept. until the notice was seen on a lamp post, facing away from Derby, last Friday Feb 15.

Prior “density bonus” rewards went to 2701 Shattuck in a suspicious manner and was not deserved. But, we caught it too late. Therefore, with this project we asked to be kept apprised from the beginning. The City has not been forthright, or transparent.

The list of problems with this poor design will be long.

This building is twice the size of the next largest building. Massing is completely out of scale. The building goes deep into an old neighborhood that has small houses, and is densely packed with people.

The building at 2701 Shattuck is still 80% or more vacant, so our Derby/Walker Street neighborhood is still the most densely occupied part of this area. The developers and their “density uber alles” has thus far failed.

This building will shade and deny solar access to our solar array and our neighbors.

The presentation tries to avoid presenting the impact on Derby St and Walker St. The sun studies are backwards from normal presentation. Normally, NORTH is at the top of the page. If you look at their compass of the building, NORTH is at the bottom. The orientation of the street map appears correct.

The shade encroaches on our solar panels at 5:30 pm on June 21. There are another three hours of day light on that day. So, we can expect this building to significantly decrease our solar output on the days of the summer when electricity demands are highest. There are other impacts of the shade, but this one jumps out.

The distance between the flat, blank wall of a five-story structure is scant feet from two story and one-story homes that are adjacent. This does not appear to be even the set-back used by 2701 Shattuck. They are giving their neighbors a flat concrete wall 60 feet high, along with dozens of windows to peer into their homes and yards. The level of disrespect is obvious with this design. Proposing five stories of peering eyes at short distance should embarrass them.

Derby Street and Walker street are used by high school, college and middle school students walking every day. Walker St. and Derby have a lot of children living here. The garage door for the Disaster on Derby is exactly across from Walker Street, next to residential housing. This is backwards – the front of this building has a carve out where cars could pull in from Shattuck. They put the main flow of cars where it will do the most damage, and has the smallest space to fit. All the noise, exhaust, traffic, congestion, and pollution of various types is placed furthest

into the existing residential neighborhood, and avoids the commercial strip of Shattuck. Allegedly this is a “commercial” property, so why do they project the traffic, pollution and congestion furthest into the existing community? This is disrespectful. In black and white, each page of their design proving they do not care for actual tax paying residents of Berkeley.

The percentage of affordable units of any description is not readily apparent from the design. How many? And more importantly – how many square feet? What percentage of the total square footage is that? How many bedrooms?

Berkeley has a gross over supply of tiny apartments. The proponents of “density” like to whine about families and teachers and firemen driving from far away. But, Berkeley does not promote building housing that a family can fit into. The City Planning Department and the developers allies on council are hypocritical on this point. They use the needs of families as a rhetorical tool, but offer nothing to help them, and oppose higher levels of affordable housing.

This presents a design problem for the City. There is a demographic cliff happening. School age people will trend lower for twenty years, so the need for greater dorms for UC is actually on the decline. Secondly, AI has replaced tech workers en masse. The techies are departing. So, the worker housing that Silicon Valley has off-loaded onto Berkeley and Berkeley has stupidly accepted, will not pay off. The tech workers these structures were built for are leaving! So, we will have a lot of under-utilized space, built for the wrong people, and will continue to make Berkeley look like a ghost town.

Then there is the commercial space which will remain empty and adds 20 feet of height to the building needlessly. Get rid of it. There is a cray glut of first floor commercial space in Berkeley. How many more gyms do we need? Council got rid of the commercial space at 2701 Shattuck and that allowed the neighbors to suggest a re-configured building that seriously improved the building’s impact. Lose the commercial space and the designers could ameliorate the disrespectful design at the rear of the building.

The extra structures on top of the building should be removed. There are smarter ways to have roof access etc., and they should take care of them because the building is already too tall.

The 2701 Shattuck construction was allowed to start at 7, and it was a daily problem for two years. We will not suffer the same ever again. Starting time for construction should be at 8 am or we are guaranteed problems. The City refuses to monitor work hours. They regularly woke us up at 6 am.

Keep in mind that our house and the homes on either side are 112 years old. They are classic, well-kept Craftsmen. The other homes on the street are similarly old, and similarly well kept. This building makes no effort to fit in, and in fact it is a brutalist slap in the community’s face.

We oppose this structure. We will have more to say as we analyze the plans, and neighbors will present some of them.

Due to long arranged work plans we will not be able to attend this meeting, which was announced with very short notice. The lack of transparency, communication and respect for the neighborhood is glaringly obvious. City Planning does not work for the citizens and residents of Berkeley, they are paid by the developers – literally. The City needs to require better notification and transparency about the process.

Sincerely  
Todd Darling  
Linda Jensen Darling  
Derby St.

**Lisa Gordon**

---

**From:** Lisa Gordon  
**Sent:** Thursday, February 20, 2025 4:52 PM  
**To:** Todd Darling  
**Cc:** Gong, Sharon; Burns, Anne M; Betsy Ditmars; Bartlett, Ben  
**Subject:** RE: [EXT] Re: Comments for DRC re: 2655 Shattuck; NOTE: No address provided on notice

Good Afternoon,

Please see below for a response to your questions.

Best,  
Lisa

---

**From:** Todd Darling <todddarlingfilms@gmail.com>  
**Sent:** Thursday, February 20, 2025 9:39 AM  
**To:** Lisa Gordon <lgordon@rinconconsultants.com>  
**Cc:** Gong, Sharon <sgong@berkeleyca.gov>; Burns, Anne M <aburns@berkeleyca.gov>; Betsy Ditmars <ditmars@berkeley.edu>; Bartlett, Ben <bbartlett@cityofberkeley.info>  
**Subject:** [EXT] Re: Comments for DRC re: 2655 Shattuck; NOTE: No address provided on notice

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Dear Ms. Gordon,

Thanks for contacting me with the information below.

Let me start with some questions. My neighbor Betsy Ditmar and I both emailed Jordan Klein in December of 2023 and asked to be kept apprised of the “density bonus “ application, and any other steps in the process. Our understanding of the “density bonus” law is that the base plan has to be in line with all local zoning regulations, etc. We have seen other density bonuses granted when this consideration was not made public and was in fact given in error.

**The base project is consistent with the objective zoning regulations. On Page 13 (sheet G0002.A), there are exhibits of the base project that show the project is consistent with height, setbacks and other zoning standards. [https://berkeleyca.gov/sites/default/files/documents/2025-02-20\\_DRC\\_Item\\_IV.3\\_2655%20Shattuck\\_Staff%20Report%20and%20Attachments.pdf](https://berkeleyca.gov/sites/default/files/documents/2025-02-20_DRC_Item_IV.3_2655%20Shattuck_Staff%20Report%20and%20Attachments.pdf)**

We also asked to be kept apprised of any other parts of the process. We heard nothing until a notice was posted on Feb 15,2025. So our question would be why it took so long to hear back?

**Here is the project chronology –**

Date	Action
December 4, 2023	SB 330 complete preliminary housing development project application submitted
May 22, 2024	SB 330 Use Permit Application submitted
June 12, 2024	Application deemed incomplete
July 29, 2024	Application resubmitted
August 18, 2024	Application deemed complete
February 6, 2025	Landmarks Preservation Commission (demo referrals are not publicly noticed)
February 20, 2025	Design Review Committee meeting
February 27, 2025 – ANTICIPATED/ PENDING	Public hearing notices mailed/posted
March 13, 2025 - ANTICIPATED/ PENDING	ZAB hearing

I took over as the project planner in November 2024. Between May 2024 and now, the application has been in design review, with the applicant revising and resubmitting exhibits to comply with staff comments and these actions are not typically “noticed” to the public. Usually, when a neighbor asks for updates on the project, we provide updates on hearings. I apologize that updates regarding the submittals or comment letters were not provided to you.

Has the “density bonus” been granted or considered? Isn’t the public entitled to know and follow this process?

No, the project has not been approved at this time. The project is anticipated to go to the Zoning Adjustments Board on March 13<sup>th</sup>. You should receive a public hearing notice on or around February 27<sup>th</sup> for that date, but now I know you and Betsy have requested regular updates, I will make sure to reach out to you directly to confirm the date.

The public can follow the process, including viewing all submittals and correspondence regarding the project (or any project) on the City’s Accela page: [Accela Citizen Access](#) You do need to create an account, but can search for projects via addresses or project numbers.

When we last checked the people proposing this project did not actually own the land. Is it possible to get a “density bonus” on land not owned by those making the proposal?? It seems such a valuable entitlement should not be awarded to people who don’t actually own the land. This seems inappropriate for the city to give a bonus to someone not invested in the land, proposing something that may not get built, and may not fit the city’s needs in the future.

It is typical for property owners to authorize an Architectural Firm or Planning Consultant to act as their applicant or agent to process an entitlement. The land use entitlement, including the density bonus, runs with the land on which it is approved.

These concerns make us wonder :is this trip to the DRC is premature?

**The project is ready for DRC review. The application was deemed complete in August 2024. Since that time, the applicant has updated the plans to ensure the plans are consistent with City requirements.**

I would also note that almost 70% of the project is one bedroom and mostly studios. Given the professed interest by Council members asking for housing for teachers, firefighters and families in general- does this plan comport with their wishes?

**The project includes ten (10) townhomes with three-bedrooms and sixteen (16) two-bedroom units. One of the townhomes and two of the two-bedroom units are reserved for Very Low-Income units. The City is limited in our ability to require unit types due to State Density Bonus Law; however, I do think that this project provides a good mix of units.**

Our concerns with the design are material. I will mention two. This project will shade our solar panels - and at the peak season of when electricity is needed on the grid. The shade is also lessens our quality of life and our property's value.

**The City considers shadow impacts on neighboring residences when making the non-detriment finding for all Use Permits. In most cases, this is a subjective assessment of whether a project would create a “substantial loss of direct sunlight” for a neighboring residential use. While shadow studies provide information on proposed shading, the ultimate analysis to make the required finding is subjective as the Zoning Ordinance does not define what constitutes a substantial, unreasonable or significant impact. In practice, the amount of shading from new development that is deemed “reasonable” and “insignificant” varies. Pursuant to California Government Code Section 65580.5, housing development projects (which this application is) are only subject to objective general plan and zoning standards. Even though the shading standards are considered subjective, staff did review the shade studies provided. There will be an informational finding in the ZAB staff report for the shade impacts and the shadow studies will be included in the staff report package presented to ZAB for their review.**

The garage door situated across from Walker Street- as detailed by my letter thrusts all the negatives noise, exhaust, congestion, interface with pedestrians and bicycles deep into our residential neighborhood. The garage entrance should be on the Shattuck side where there is already a cut out.

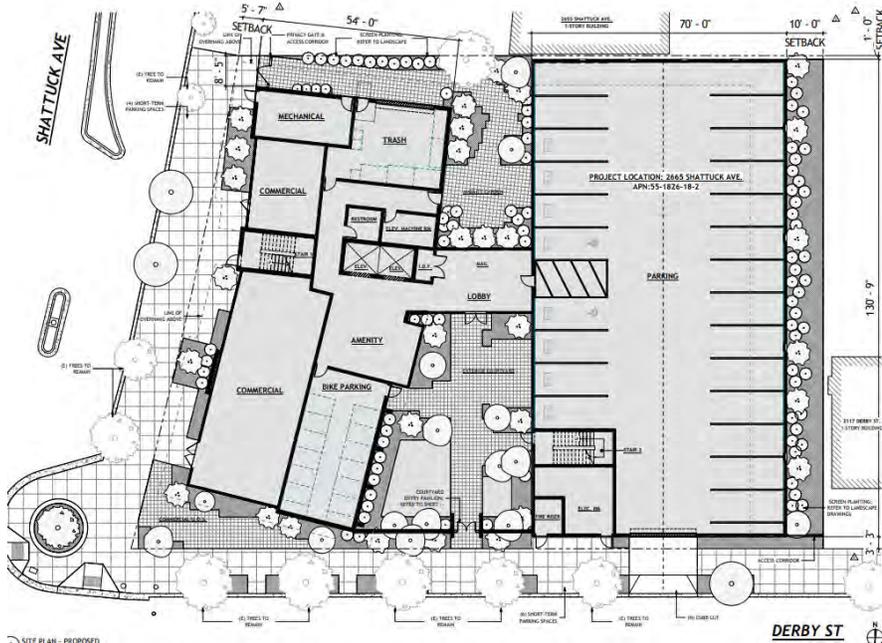
**Regarding the location of the garage – The applicant did look into relocating the entrance to Shattuck Avenue but determined that it was not the best use of space on the site. Also, Shattuck Avenue is the busier roadway, for vehicular traffic and pedestrians, so reducing driveways on Shattuck is important to create a better pedestrian environment.**

**The project is located in the Adeline Corridor Specific Plan which has design strategies for parking and activation of primary street frontages. Strategies include locating parking and vehicle areas behind, within, or under buildings; limiting parking on the primary street frontage, minimizing the visual impact of parking and parking garage entrances on primary street frontages; providing active uses on ground floors on primary frontages; ensuring that ground floor uses and facade design in the Adeline Area positively contribute to the pedestrian experience and street character. So, locating the parking entrance on Derby is consistent with the Specific Plan.**

**The parking lot can accommodate 41 vehicles. The applicant submitted an Air Quality Assessment that determined that the project would not result in new odor sources, substantial traffic leading to CO hotspots, or result in any adverse impacts to air quality. The project does not create enough vehicle trips to warrant a traffic study to look at congestion.**

The Adeline Corridor Specific Plan EIR looked at noise impacts from vehicle trips associated with new development in the Specific Plan area and found that noise level increases would be less than significant. Due to existing noise levels in the area, the increase in noise levels from new trips will not be perceptible – it will blend with existing noises in the area.

The bike parking is closer to Shattuck than to Walker Street. See exhibit below (in blue).



I could go on, but let's start with these concerns. Please reply to Betsy and I.

One last question- your email is from "RinconAssociates". So I take it you are an outside contractor? Could you clarify this relationship to the City? Are you able to access the city's email system etc so you can see earlier communications? And as an outside consultant- who exactly do you represent? The city? The developers?

**I work for a Planning and Environmental Consulting Firm (Rincon Consultants). The City of Berkeley has a contract with Rincon to provide Senior Level Planning review services. So, I work on behalf of the City of Berkeley in the role of a City Senior Planner, basically an extension of City staff. I do not have access to City emails or files. I have access to Accela, which is where all the project files, exhibits and comment letters are posted. [Accela Citizen Access](#)**

**Prior to working for Rincon, I was the Planning Manager and Senior Planner for the City of Menifee in Riverside County California for over 10 years.**

Thanks for your time and consideration. We look forward to hearing back from you. If you need any more information from me- don't hesitate to email.

**Thank you for your comments and for taking the time to participate in the planning process. Please let me know if you have any additional questions and I will do my best to answer them.**

Best,  
Todd Darling  
Derby St.

On Wednesday, February 19, 2025, Lisa Gordon <[lgordon@rinconconsultants.com](mailto:lgordon@rinconconsultants.com)> wrote:

Good Afternoon,

My name is Lisa Gordon and I am assigned as the project planner for the Use Permit at 2655 Shattuck.

I read your comment letter and wanted to reach out to provide you with information on the density bonus and affordable units. Because this project is going to Design Review Committee (DRC) on 2/20, and not to the Zoning Adjustments Board (ZAB), the density bonus and affordability information is not included in the Design Review Committee staff report discussion.

Here is a summary of the Density bonus:

<b>Base Project Units<sup>a</sup></b>	<b>Qualifying Units</b>	<b>Percent Density Bonus per State Law</b>	<b>Number of Density Bonus Units Allowed<sup>a</sup></b>	<b>Proposed Project Units<sup>a</sup></b>
65	10 VLI Units (15% of base project)	50%	33 (50% of 65 units)	98 (32 used)
<b>Notes:</b>  a. Pursuant to Government Code 65915(q), all unit calculations are rounded up to the nearest whole number.  Abbreviations: % = percent				

Additional information on the density bonus is available in the plan set – see page 13 of 66 - [https://berkeleyca.gov/sites/default/files/documents/2025-02-20\\_DRC\\_Item\\_IV.3\\_2655%20Shattuck\\_Staff%20Report%20and%20Attachments.pdf](https://berkeleyca.gov/sites/default/files/documents/2025-02-20_DRC_Item_IV.3_2655%20Shattuck_Staff%20Report%20and%20Attachments.pdf)

Here is the information on the units, unit type and affordability:

PROJECT UNIT TYPES AND AFFORDABILITY LEVELS

Unit Type	Market Rate	Very-Low Income Affordable (50% AMI)	Low-Income Affordable (80% AMI)	TOTAL
Studio	44	5		49
One Bedroom	18	2		20
Two Bedroom	16	2		18
Three Bedroom	9	1		10
Four Bedroom				
Five Bedroom				
<b>TOTAL</b>	<b>87</b>	<b>10</b>		<b>97</b>

The square footage of the units varies, but you can see the unit sizes on sheets 50-54. [https://berkeleyca.gov/sites/default/files/documents/2025-02-20\\_DRC\\_Item\\_IV.3\\_2655%20Shattuck\\_Staff%20Report%20and%20Attachments.pdf](https://berkeleyca.gov/sites/default/files/documents/2025-02-20_DRC_Item_IV.3_2655%20Shattuck_Staff%20Report%20and%20Attachments.pdf)

It is anticipated that the project will go to ZAB on March 13<sup>th</sup>.

Please let me know if you have any additional questions.

Thank you,

Lisa

---

**From:** Todd Darling <[toddardlingfilms@gmail.com](mailto:toddardlingfilms@gmail.com)>  
**Sent:** Tuesday, February 18, 2025 12:42 PM  
**To:** Burns, Anne M <[ABurns@berkeleyca.gov](mailto:ABurns@berkeleyca.gov)>  
**Cc:** Bartlett, Ben <[BBartlett@berkeleyca.gov](mailto:BBartlett@berkeleyca.gov)>  
**Subject:** Comments for DRC re: 2655 Shattuck; NOTE: No address provided on notice

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Ms. Burns

Sadly, this notice (see attachment) says email to an address and none is provided. Kindly forward to the committee. I maybe 30 minutes late, but given the late notice to the neighborhood and the actual lack of email address on the notice, maybe some grace can be granted.

My notes to be distributed to the panel are attached as a PDF. They are incomplete as this is a lot to digest.

Thanks for forwarding to the Committee

Best,

Todd Darling

cc: Ben Bartlett





Planning and Development Department  
Land Use Planning Division

## MEMORANDUM

Date: February 20, 2025  
To: Zoning Adjustments Board  
From: Anne Burns, Design Review Committee Secretary  
Subject: Preliminary Design Review- 2655 Shattuck Avenue  
ZP2024-0057 & DRCP 2024-0005

---

**Project Description:** Demolition of an existing commercial building and construct an 83,479, 8-story (85 feet) mixed use residential building containing 97 dwelling units (10 Very Low-Income units Density Bonus qualifying units), 1,619 square feet of commercial space.

**Action:** The Design Review Committee (DRC) held a preliminary design review meeting on the subject project on February 20, 2025, based on the applicant's plans dated February 4, 2025.

The DRC voted to forward the project to the Zoning Adjustments Board (ZAB) with a favorable recommendation on the project design. The DRC also included a condition\* that the project should retain the preserved friezes from the existing building on-site. The following is the draft summary recorded by the Secretary.

This summary includes the recommendations that were provided to the applicant for Final Design Review during review of the building permit.

### Site Design

- Minimize impacts on the adjacent residence to the east; design refinements could include a stepped garden (C3 planter) and wall treatment.
- Step the wall on the fifth floor to achieve more light on adjacent residence to the east.
- Retain the preserved friezes on Shattuck Avenue (COA of Design Review Committee)\*; Shattuck Avenue location is recommended.

### Exterior Finishes

- Consider additional material, detail, and color changes on the east elevation.
- Enhance overall color palette to be brighter.
- Consider more color and detail on the main stair on the Shattuck elevation.

### Landscaping

- Give attention to garden amenity space (make more active).
- Protect trees on neighboring property to the east.

I

### **Windows**

- Consider more windows on the 7th and 8th floor on the north and south elevations.
- Add details to the windows on the east facade, such as frames.



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

## 2655 Shattuck Avenue

Use Permit #ZP2024-0057 to demolish a one-story, 8,185-square-foot, non-residential building and construct an eight-story (85-feet), 84,399-square-foot mixed use building containing 97 dwelling units (including 10 Very Low-Income units Density Bonus qualifying units) and 2,117 square feet of commercial space.

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.

**When:** Thursday, March 13, 2025, 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: ACMU – Adeline Corridor Mixed Use
- Zoning: C-AC – Adeline Corridor Commercial

**B. Zoning Permits Required:**

- Use Permit pursuant to Berkeley Municipal Code (BMC) Section 23.326.070 to demolish non-residential buildings
- Use Permit pursuant to BMC Section 23.204.020 to establish a mixed-use residential building
- Use Permit pursuant to BMC Section 23.204.030(A)(1) to establish a new main building or dwelling unit in the C-AC zoning district
- Administrative Use Permit pursuant to BMC Section 23.304.050 for projections above the height limit

**C. Concessions and Waivers and Pursuant to State Density Bonus Law (CA Gov't. Code Section 65915).**

- Waiver from BMC Section 23.204.150(E)(1)) to increase the FAR from 2.5 to 3.5
- Waiver from BMC Section 23.204.150(E)(1)) to increase the stories from 4 to 8 stories
- Waiver from BMC Section 23.204.150(E)(1)) to increase the height from 45 to 85 feet
- Waiver from BMC Section 23.204.150(E)(1)) to increase lot coverage from 70 to 74 percent

**D. CEQA Recommendation:** Categorically exempt pursuant to Section 15332 of the CEQA Guidelines (“In-fill Development Projects”).

**E. Parties Involved:**

- Applicant - Studio KDA, Till Houtermans, 1810 Sixth Street, Berkeley, CA 94710
- Property Owner - S.H. Kay, LLC, 1442A Walnut Street #349, Berkeley, CA 94709

**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, Lisa Gordon, at (805) 324-7207 or [lgordon@rinconconsultants.com](mailto:lgordon@rinconconsultants.com) or Sharon Gong, at (510) 981-7010 or [sgong@berkeleyca.gov](mailto: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](mailto: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](mailto: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 #1, which is released around noon one day before the public hearing.
- **Correspondence received by 12:00 PM, the day of** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #2, which is released around noon the day of the public hearing.
- **Correspondence received after 12:00 PM, the day of** 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@cityofberkeley.info](mailto:zab@cityofberkeley.info)) 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 fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic

2655 SHATTUCK AVENUE  
Page 4 of 4

NOTICE OF PUBLIC HEARING  
Posted FEBRUARY 27, 2025

---

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.