DESIGN REVIEW COMMITTEE
STAFF REPORT

For Committee Decision
APRIL 17, 2025

2942 COLLEGE AVENUE
PRELIMINARY DESIGN REVIEW

Design Review #DRCP2022-0015 to demolish a one-story (20 feet), 2,273 square-foot commercial building and construct a two-story (28 feet), 1,839 square-foot mixed-use building at the front of the lot with food service on the ground floor and two dwelling units on the upper floor, and a two-story (28 feet) 2,968 square-foot residential building at the rear of the lot containing four dwelling units.

I. Introduction

This mixed use project consists of two new buildings proposed on one parcel with a mixed use building located on the east side of the parcel, fronting College Avenue, and a residential building on the west side of the parcel. The parcel is located on College Avenue north of the Ashby Avenue northwest corner. The project parcel is located in the Elmwood Commercial (C-E) zoning district.

A demolition referral for the commercial building fronting College Avenue went before the Landmarks Preservation Commission (LPC) in July 2021 where the Commission took no action. As part of the demolition referral, the Landmark Preservation Commission made a motion to request a revised historical resources evaluation that corrected typographic errors and provided more information and analysis of the Japanese Americans associated with the property and the early commercial history of the Elmwood neighborhood, to be conducted by a qualified historian of the Japanese American heritage.

The additional research and supplemental information was conducted by LSA Environmental Consultants and included in the Initial Study analysis. The additional research concluded that the existing building on the project site does not appear individually eligible for inclusion in the California Register at the national, State, or local level of significance for association with the Japanese Americans that previously occupied the site.

The project is before the DRC this month for Preliminary Design Review.

II. Background

The proposed project is to demolish a single-story commercial building and construct a two-story mixed-use building at the front of the lot (Building A) with food service on the ground floor and two residential units on the upper floor. Additionally, a two-story residential building (Building B) will be constructed at the rear of the lot, containing four dwelling units. The project includes the following primary components:

- Two stories – 28 feet in height
- Six dwelling units
  - Four 2-bedroom units
  - Two 1-bedroom units
  - 10 bedrooms total
- Two Buildings - 6,295 square feet gross floor area
  - Building A:
    - 1,481 square feet of commercial/restaurant
    - 1,839 square feet of residential
  - Building B:
    - 2,988 of residential

III. Project Setting

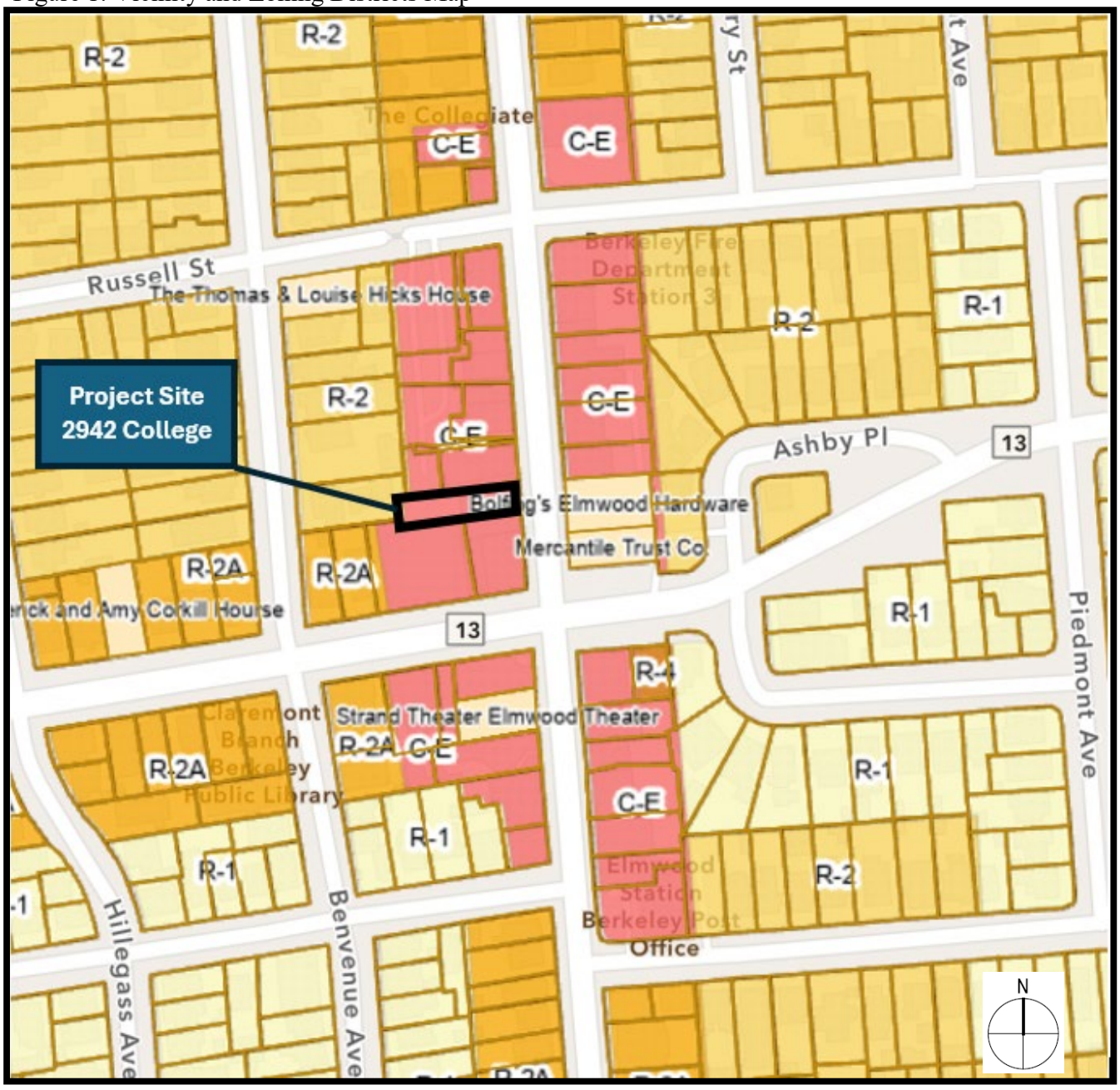
A. Neighborhood/Area Description:

The project site is located at 2942 College Avenue, on the west side of College Avenue, north of Ashby Avenue, and south of Russell Street, in the Elmwood Commercial (C-E) District. The C-E District consists primarily of low-rise buildings containing various retail and dining establishments. The surrounding neighborhoods consist of a mix of single and multi-family residences and commercial establishments.

B. Site Conditions:

The approximately 0.15-acre rectangular site (6,346 square feet) has just under forty-feet of frontage on College Avenue and is 162 feet in length. The eastern half of the project site adjacent to College Avenue is currently developed with a single-story commercial building, constructed in 1910, which has been vacant since March 2018. An accessory building is located along the northern project site boundary, and another small structure is located along the southern project site boundary. The remainder of the project site is undeveloped. Vegetation on the site consists of ruderal grasses and shrubs, two trees (one of which is dead), and a street tree located within the public right-of-way along College Avenue. The project site is served by an 8-foot sidewalk along College Avenue and is located within 100 feet of bus stops with service to several intersecting major bus routes, including AC Transit Lines 6, 7, 79, 800, 851, and E.

Figure 1: Vicinity and Zoning Districts Map



Legend:

Zoning Districts
C-E – Elmwood Commercial District
R-1 – Single-Family Residential District
R- 2 – Restricted Two-Family Residential District
R- 2A – Restricted Multiple-Family Residential District

Table 1: Land Use Information

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Commercial	C-E	Neighborhood Commercial
Surrounding Properties	North	Residential; single-family and multi-family homes and commercial (clothing store)	C-E	Low Medium Density Residential; Medium Density Residential; Neighborhood Commercial
	South	Residential and commercial establishments (retail shops and restaurants)	C-E and R-2A	Neighborhood Commercial; Medium Density Residential; Low Density Residential
	East	Commercial (restaurant, Wells Fargo bank, and stationary store) and Residential (single-family and multi-family homes)	C-E, R-1, and R-2	Neighborhood Commercial; Low Medium Density Residential
	West	Residential and commercial (restaurant and salons)	R-2 and R-2A	Low Medium Density Residential; Medium Density Residential

Table 4: C-E (Elmwood Commercial) Development Standards BMC Sections 23.204.080 and 23.322 Parking and Loading

Standard		Existing	Proposed Total	Permitted/ Required
Lot Area (sq. ft.)		6,346	6,346	N/A
Gross Floor Area (sq. ft.)		2,273	6,295	N/A
Commercial Floor Area (sq. ft.)		2,273	1,481	N/A
Residential Floor Area (sq. ft.)		0	4,807	N/A
Floor Area Ratio		0.38	1	8 max per BMC 1 max per SB478 [a]
Dwelling Units	Total	0	6	N/A
	Affordable	N/A	N/A	N/A
Building Height (ft. - in.)	Maximum	20	**28**	28
	Stories	1	2	2 max
Building Setbacks	Front (College Ave.)	0	0	0 min

Standard		Existing	Proposed Total	Permitted/ Required
(ft. - in.)	Rear	66'	16'-2"	10' min
	Left Side	0	5' -0"	0 min
	Right Side	0	5' -0"	0 min
Lot Coverage (%)		38	55	100 max
Usable Open Space (sq. ft.)		0	1,459	1,200 (200 s.f. per unit)
Parking	Commercial Automobile	0	0	0 min[b]
	Commercial Bicycle	1	0	0 min
	Residential Automobile	0	0	0 min
	Residential Bike Short Term	0	2	2 (1 space/40 bedrooms)
	Residential Bike Long Term	0	4	4 (1 space per 3 bedrooms – 10 bedrooms)

Abbreviations: sq. ft. = square feet; max. = maximum; min. = minimum; n/a = not applicable; % = percent; avg. = average, ft = feet (’), in. = inches (”)

Notes:

a. SB 478 prohibits floor area ratio less than 1 on projects with 3-7 dwelling units.

b. BMC 23.322.030 2. Exempts commercial uses less than 6,000 square feet in the C-E zone from parking requirements

IV. Project Description

A. Requested Use Permits

- Use Permit under Berkeley Municipal Code (BMC) Section 23.204.020 to establish a mixed-use building
- Use Permit under Berkeley Municipal Code (BMC) Section 23.204.020 to establish multi-family dwellings
- Administrative Use Permit (AUP), under BMC Section 23.204.020 to establish a Food Service
- Use Permit under Berkeley Municipal Code (BMC) Section 23.204.030 for new floor area
- Use Permit under Berkeley Municipal Code (BMC) Section 23.326.070 to demolish a non-residential building
- Use Permit Under Berkeley Municipal Code (BMC) Section 23.310.030 for distilled spirits when incidental to food service

B. CEQA Determination

An Initial Study/Mitigated Negative Declaration was prepared to evaluate the potential environmental impacts of the proposed project, pursuant to the California Environmental Quality Act (CEQA). The 30-day public comment period began on March 19, 2025.

The Initial Study/Mitigated Negative Declaration and Notice of Intent for this project is available online at: https://aca.cityofberkeley.info/CitizenAccess/Default.aspx. Click on Zoning tab; enter permit number #ZP2022-0136; click on the "Record Info" drop down menu; click on "Attachments" for a list of all application materials.

V. Design Review Guidelines

The City's Design Guidelines are applicable for this project. Excerpts from the City-wide Design Review Guidelines are included below for your reference:

Setbacks: The street façade of commercial streets should be respected, in order to create or maintain the sense of urban space.
Parking and Driveways: Conflict with pedestrian circulation should be prevented by the proper location and design of auto entrances.
Harmony with Surroundings: The proposed design should be in harmony with its surroundings through the coordination of such design elements as cornice lines, eaves, and setbacks with those of existing neighborhood buildings.
Articulation: Street facades in general and the ground floor level in particular should include elements of pedestrian scale and three-dimensional interest.
Lighting: Lighting for circulation, security, building/sign identification should be non-obtrusive, except for lighting fixtures which are themselves decorative additions to the streetscape.
Walls and Fences: Large, unarticulated expanses of any particular wall material that deaden the pedestrian environment should be avoided. The use of clear windows for ground floor retail projects is encouraged. Walls designed to allow sitting areas for pedestrian or space for landscaping and artwork are encouraged, especially in areas of heavy pedestrian use. Landscaping and/or art work should be maximized if large expanses of wall must be left devoid of openings.
Landscape and Open Space: Sidewalk areas should include landscaping that is coordinated with the neighborhood design.
Building Entrances: Entrance points should be clearly defined and easily identifiable by pedestrians by appropriate locations and by elements such as awnings, signage, artwork or changes in paving material to define the entry point.

VI. Issues and Analysis

A. Design Review Issues:

Neighborhood Context The project site is located at 2942 College Avenue, on the west side of College Avenue, north of Ashby Avenue, and south of Russell Street, in the Elmwood Commercial (C-E) District. The C-E District consists primarily of low-

rise buildings containing various retail and dining establishments. The surrounding neighborhoods consist of a mix of single and multi-family residences and commercial establishments.

Massing The massing for this project includes a two-story building proposed on the portion of the parcel fronting on College and a separate two-story residential building proposed in the rear of the parcel.

Building Design At the street, the proposed two-story mixed use building will maintain the existing pedestrian orientation to the street. The deep front patio will provide interest and some space off the narrow busy sidewalk area. The four unit residential structure at the rear of this parcel provides a quiet residential opportunity that is still well within this busy commercial area.

Landscape/ Open Space Proposed landscape and open space for the residents is included on Sheet L001. Preliminary Plant Legend is included on Sheet L002, and WELO Calculations on Sheet L003.

Colors and Materials The project proposes a mix of stucco, Ceraclad siding, ceramic tile, and wood composite rainscreen. Materials can be found on the rendered elevations on Sheets A201 and A202 of the drawing set.

B. Issues for Discussion:

- Massing
- Building Design
- Landscape/ Open Space
- Colors and Materials

VII. Recommendation

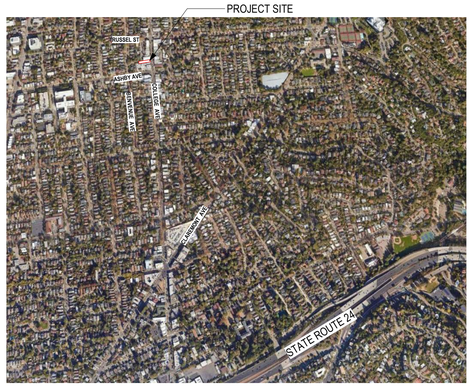
Staff recommends that the DRC discuss the above issues and forward a favorable recommendation to ZAB with specific direction for Final Design Review.

Attachments:

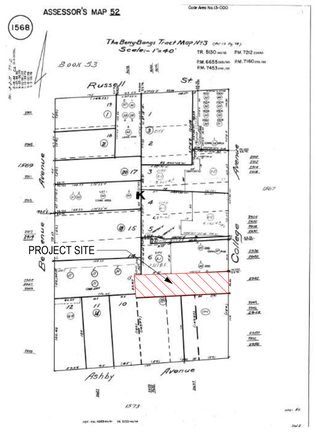
1. Project Plans, received February 26, 2025
2. Applicant Statement, received November 28, 2023
3. Correspondence Received

Prepared by: Anne Burns, aburns@berkeleyca.gov, (510) 981-7410

5 G001 LOCATION MAP



4 G001 VICINITY MAP



3 G001 PARCEL MAP

ZONING CODE INFORMATION

SITE INFORMATION				
ADDRESS	2492 COLLEGE AVE, BERKELEY, CA			
APN	052-1568009000			
ZONING DISTRICT	C-E ELMWOOD COMMERCIAL			
SEISMIC SAFETY				
ALQUIST PRIOLO	NO	LIQUEFACTION ZONE	NO	
LANDSLIDE ZONE	NO	UNREINFORCED MASONRY	NO	
HISTORIC INFO				
HISTORIC PRESERVATION	NO			
LANDMARK / STRUCTURE OF MERIT	NO			
ENVIRONMENTAL SAFETY				
CREEK BUFFER	NONE	FIRE ZONE	1	
ENVIRONMENTAL MGMT AREA	NO	FLOOD ZONE	NO	

BUILDING DATA PER PLANNING CODE

	EXISTING	PROPOSED	PERMITTED / REQUIRED	NOTES / CODE REFERENCE
BUILDING / LOT INFO				
LOT AREA	6,346 SF	6,346 SF		
BUILDING FOOTPRINT	2,408	BLDG A 1,481 SF, BLDG B 1,521 SF	4	BLDG A + BLDG B = 3,010 SF
LOT COVERAGE	38%	55%	100%	BMC 23.204-21
MAX FLOOR AREA RATIO	0.38	0.99	0.8 - BMC 1.0 - SB 478	SB 478 prohibits FAR "less than 1.0 on projects of 3-7 units"
AREAS				
COMMERCIAL FLOOR AREA	2,273 SF	BLDG A: 1,481 SF		
RESIDENTIAL FLOOR AREA	0	1,839 SF BLDG A 2,968 BLDG B 4,807TOTAL		BLDG A: 2 UNIT BLDG B: 4 UNITS
GROSS FLOOR AREA	2,273 SF	6,287 SF	6,346	PER FAR: 1 MAX
USABLE OPEN SPACE	--	1,377 SF	1,200 SF	200 SF/UNITS x 6 UNITS BMC 23.204-21
IMPERVIOUS SURFACE AREA	2,912	3,943	4	SEE STORMWATER REQ CHECKLIST TABLE I.B.
HEIGHT		BLDG A / BLDG B		
# STORIES	1	2 / 2	2 MAX	BMC 23.204-21
MAX BLDG HEIGHT	20' - 0"	28' - 0" / 28' - 0"	28' MAX	BMC 23.204-21
SETBACKS				
FRONT YARD SETBACKS	0	0		BMC 23.204-1 confronting a non-residential district
SIDE YARD SETBACK RIGHT	NO MIN	5' -0"		BMC 23.204-1 confronting a non-residential district
SIDE YARD SETBACK LEFT	NO MIN	5 ' -0"		BMC TABLE 23.304-3 10' or 10% of lot depth whichever is less
REAR YARD SETBACK	66'	16' - 2"	16'-2"	BMC 23.204-21
BUILDING SEPARATION	NA	17' - 10"	NO MIN	
UNITS				
1-BR	0	2		
2-BR	0	4		
PARKING				
RESIDENTIAL CAR PARKIING	0	0	0	23.322.030
COMMERCIAL PARKING	0	0	0	23.322-3 Parking Excemptions:...
COMM. BIKE PARKING (SHORT TERM)	1	0	0	23.322.090 A.1
COMM. BIKE PARKING (LONG TERM)	0	0	0	23.322.090 A.1
RES. BIKE PARKING (SHORT TERM)	-	2	2	Table 23.322-11 2, or 1 space/ 40 bedrooms
RES. BIKE PARKING (LONG TERM)	-	4	4	Table 23.322-11 1 space per 3 bedrooms (10 bedrooms / 3)
GARBAGE / RECYCLING				
RESIDENTIAL REFUSE	-	95 GAL / WK	80 GAL/WK	Alameda County StopWaste
RESIDENTIAL RECYCLING		64 GAL - PAPER / 64 GAL- CONTAINER	80 GAL/WK	Alameda County StopWaste
RESIDENTIAL COMPOST		64 GAL/WK	40 GAL/WK	Alameda County StopWaste
COMMERCIAL REFUSE		96 GAL/WK	-	
COMMERCIAL RECYCLING		96 GAL - PAPER / 96 GAL- CONTAINER	-	
COMMERCIAL COMPOST		96 GAL/WK	-	

OWNER / APPLICANT:
MARDAN and SRUE Corps
DANA ELLSWORTH, PRESIDENT
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2 G001 PROJECT TEAM NOT TO SCALE

MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE BERKELEY, CA 94705

RUE01 - USE PERMIT - RESPONSE TO COMMENTS - 2/26/25

SHEET LIST

SHEET #	SHEET NAME	ZONING APP 8/19/22	Comments Response 11/28/23	Comments Response 1/31/24	CoC Response - 3/7/24
GENERAL					
G001	PROJECT INFO	•	•	•	•
G002	PROJECT INFO (CONT'D) SYMBOLS & ABBREVIATIONS	•	•	•	•
G003	STORMWATER BEST MANAGEMENT PRACTICES	•	•	•	•
G004	IMPERVIOUS AREAS DIAGRAM			•	•
G005	STORMWATER CHECKLIST			•	•
G007	AREA PLANS & UOS ANALYSIS	•	•	•	•
G008	AHCP RUFA PLAN				•
G010	EXISTING SITE PHOTOS	•	•	•	
G030	STREET STRIP ELEVATIONS	•	•	•	•
G031	PERSPECTIVE VIEWS - PHOTO MONTAGE	•	•	•	•
G050	SHADOW STUDIES - DECEMBER 21	•	•	•	•
G051	SHADOW STUDIES - JUNE 21	•	•	•	•
G052	SHADOW STUDIES - AUGUST 21	•	•	•	•
CIVIL					
C001	BOUNDARY AND TOPOGRAPHIC SURVEY	•	•	•	•
LANDSCAPE					
L001	LANDSCAPE PLAN	•	•	•	•
L002	PLANTING PLAN	•	•	•	•
L003	WELO CALCULATIONS	•	•	•	•
ARCHITECTURAL					
A050	EXISTING & DEMO SITE PLAN	•	•	•	•
A100	SITE PLAN	•	•	•	•
A101	FLOOR PLANS	•	•	•	•
A201	ELEVATIONS - BLDG A	•	•	•	•
A202	ELEVATIONS - BLDG B	•	•	•	•
A600	DOOR AND WINDOW SCHEDULE	•	•	•	•
A601	MISC. SPECS AND DETAILS	•	•	•	•

THE BUILDING WILL NOT INCLUDE ANY NATURAL GAS INFRASTRUCTURE IN COMPLIANCE WITH BMC CHAPTER 12.80, OR DOCUMENTATION TO SUPPORT AN APPLICATION FOR AN EXCEPTION OR PUBLIC INTEREST EXEMPTION TO THE NATURAL GAS PROHIBITION IF THE CONDITIONS OF BMC SECTION 12.80.040A.1 OR 12.80.050 ARE MET.
THE PROPOSED PROJECT IS DESIGNED TO COMPLY WITH THE BERKELEY ENERGY CODE (BMC CHAPTER 19.36) AND BERKELEY GREEN CODE (BMC CHAPTER 19.37), ADOPTED BY CITY COUNCIL ON DECEMBER 3RD, 2019, INCLUDING SOLAR PV SYSTEM, ELECTRIC VEHICLE CHARGING, AND LOW-CARBON CONCRETE REQUIREMENTS. BUILDING DESIGN MUST INCORPORATE ALL-ELECTRIC SYSTEMS UNLESS AN EXCEPTION OR PUBLIC INTEREST EXEMPTION TO THE NATURAL GAS PROHIBITION IS GRANTED. ELECTRIC READINESS AND INCREASED ENERGY EFFICIENCY IS REQUIRED FOR ANY MIXED-FUEL BUILDING.

NATURAL GAS PROHIBITION

APPLICABLE BUILDING CODE REGULATIONS

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY CODE (CBEES)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC)

WHEN APPLICABLE FOR DEFERRED SUBMITTALS:
SPRINKLER SYSTEM: NFPA 13
FIRE ALARM SYSTEM: NFPA 72
FIRE SPRINKLER TEST WATER TO DISCHARGETO LANDSCAPE OR SANITARY SEWER

SOIL & GROUNDWATER MANAGEMENT PLAN AND HAZARDOUS MATERIALS DEMOLITION SURVEY WILL BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE

THE SCOPE OF WORK INCLUDES:

1. DEMOLITION OF (E) BUILDING.
2. BUILDING A
   NEW 2 STORY 3,320 SF BUILDING: 1,481 SF COMMERCIAL ON GROUND FLOOR AND 1,839 SF RESIDENTIAL ON THE 2ND FLOOR WITH 2 UNITS.
3. BUILDING B
   NEW 2 STORY BUILDING 2,968 SF RESIDENTAIL: 2 UNITS PER FLOOR, 4 UNITS TOTAL

1 G001 PROJECT DESCRIPTION

studioKDA
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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

NOT FOR CONSTRUCTION
1/31/2025

USE PERMIT - RESPONSE TO COMMENTS

△ PROJECT ISSUE RECORD:

	02/12/21	USE PERMIT SET
	08/12/21	UP RESUBMITAL
	9/15/21	UP RESUBMITAL 2
	8/19/22	USE PERMIT SET
1	11/28/23	USE PERMIT RESPONSE TO COMMENTS
2	2/2/24	USE PERMIT RESPONSE TO COMMENTS #3
3	3/7/24	USE PERMIT - COA RESPONSE
4	2/25/25	USE PERMIT - COMPLETION COMMENTS RESPONSE

PROJECT #: RUE01
ISSUE DATE: 1/31/24

PROJECT INFO

G001

4/7/2025 9:39:52 PM

&	AND
@	AT
Ø	DIAMETER OR ROUND
ABV	ABOVE
A/C	AIR CONDITIONING
AC	ASPHALTIC CONCRETE
ACC	ACCESSIBLE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADA	AMERICAN W/ DISABILITIES ACT
ADDM	ADDENDUM
ADJ	ADJACENT OR ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
AL or ALUM	ALUMINUM
ALT	ALTERNATE
L or ∠	ANGLE
A.P.	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BB	BULLETIN BOARD
BD	BOARD
BF	BRACE FRAME
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLKHD	BULKHEAD
BM	BEAM
BN	BULLNOSE
BO	BOTTOM OF
BOH	BACK OF HOUSE
BOT	BOTTOM
BS	BOTTOM OF STAIR
BUR	BUILT-UP ROOF
BW	BOTTOM OF WALL
BDRY	BOUNDARY
CAB	CABINET
CAP	CAPACITY
CB	CATCH BASIN
CBU	CEMENTITIOUS BACKER UNIT
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
C	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT OR CASED OPENING
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
C.T.	COLLAR TIE
CTRL	CONTROL
CU FT	CUBIC FOOT (FEET)
CU YD	CUBIC YARD(S)
CW	COLD WATER
D	DRYER
° or d	DEGREE
DBH	DIAMETER AT BREAST HEIGHT
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
D.F.	DOUGLAS FIR
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DWG	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
EIFS	EXTERIOR INSULATIONA AND FINISH SYSTEM
EGSB	EXTERIOR GYPSUM SHEATHING BOARD
EJ	EXPANSION JOINT
EL or	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR or ELEVATION
ELEVS	ELEVATIONS
EMER	EMERGENCY
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXCAV	EXCAVATE
EXF	EXTERIOR FINISH SYSTEM
EXH	EXHAUST
EXP	EXPANSION
EXT	EXTERIOR

FA	FIRE ALARM
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDMPR	FIRE DAMPER
FDN	FOUNDATION
FDR	FIRE DOOR
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH, FINISH FACE, FINISH
FLR	
FG	FINISHED GRADE
FHC	FIRE HOSE CABINET
FIN	FINISH (ED)
FL	FLOOR
FLEX	FLEXIBLE
FLUOR	FLUORESCENT
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FR	FIRE RATED
FRPF	FIREPROOF
FRP	FIBERGLASS REINFORCED PANEL
FRT	FIRE-RESISTANT TREATED
FS	FINISH SLAB
FSEC	FOOD SERVICE EQUIP. CONTRACTOR
FSR	FIRE SPRINKLER RISER
FT or '	FOOT OR FEET
FTG	FOOTING
FOH	FRONT OF HOUSE
FURN	FURNITURE
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GEN	GENERAL
GFRC	FIBER REINFORCED CONCRETE
GFRG	FIBER REINFORCED GYPSUM
GL	GLAZING
GR	GUARDRAIL
GSB	GYPSUM SHEATHING BOARD
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
GWB	GYPSUM WALLBOARD
H or HT	HEIGHT
HC	HOLLOW CORE
HCP	HANDICAP
HDR	HEADER
HDWD	HARDWOOD
HDW	HARDWARE
HM	HOLLOW METAL
HMD	HOLLOW METAL DOOR
HORIZ	HORIZONTAL
HR	HOUR or HANDRAIL
HSS	HOLLOW STRUCTURAL SECTION
HVAC	HEATING, VENTILATING & AIR CONDTIONING
HW	HOT WATER
ID	INSIDE DIAMETER or DIMENSION
IN or "	INCH or INCHES
INCL	INCLUDING
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J-BOX	JUNCTION BOX
JS	JANITOR'S SINK
JST	JOIST
KEC	KITCHEN EQUIPMENT CONTRACTOR
L	LENGTH, LONG, ANGLE
LAM	LAMINATE
LH	LEFT HAND
LP	LOW POINT
LT	LIGHT
LTG	LIGHTING
LVL	LEVEL
LVR	LOUVER
LYR	LAYER
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MBSM	MODIFIED BITUMINOUS SHEET MEMBRANE
MC	MINERAL CORE
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MUL	MULLION
MTD	MOUNTED
MWP	MEMBRANE WATERPROOFING
(N)	NEW
N	NORTH
NIC	NOT IN CONTRACT
NO or #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NR	NON-RATED

O/	OVER
OC	ON CENTER
OCC	OCCUPANCY, OCCUPANT(S)
OD	OUTSIDE DIAMETER or DIMENSION
OFD	OVERFLOW DRAIN
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OPT	OPTIONAL or OPTIMUM
ORD	OVERFLOW ROOF DRAIN
OSCI	OWNER SUPPLIED, CONTRACTOR INSTALLED
OZ	OUNCE
PART BD	PARTICLE BOARD
PBO	PROVIDED BY OWNER
PCC	PRECAST CONCRETE
PCP	PORTLAND CEMENT PLASTER
PERF	PERFORATED
PL	PLATE or PROPERTY LINE
P-LAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED
PR	PAIR
PRC	POLYMER REINFORCED CONCRETE
PREFAB	PREFABRICATED
PRKG	PARKING
PSD	PARKING STRUCTURE DRAWINGS
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
PT	POINT
PTN	PARTITION
PVMT	PAVEMENT
R	RADIUS or RISER
(R)	REMOVE
RA	RETURN AIR
RC	REINFORCED CONCRETE
RD	ROOF DRAIN
REC	RECESSED
REF	REFERENCE
REF	REFRIGERATOR
REFL	REFLECTED or REFLECTIVE
REG	REGISTER
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVISION
RH	RIGHT HAND or ROOF HATCH
RM	ROOM
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
RV	ROOF VENT
S	SOUTH
SA	SUPPLY AIR
SAB	SOUND ATTENUATION BLANKET
SC	SOLID CORE
SCHED	SCHEDULE
SCP	SCUPPER
SD	STORM DRAIN
SECT	SECTION
SEP JT	SEPARATION JOINT
SF	SQUARE FEET
SHT	SHEET
SHTHG	SHEATHING
SHM	SELF HEALING MEMBRANE
SHV	SHELVING
SI or IN²	SQUARE INCHES
SIM	SIMILAR
SKYLT	SKYLIGHT
SLNT	SEALANT
SP	STANDPIPE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SED #___	SEE ELECTRICAL DRAWING
SMD #___	SEE MECHANICAL DRAWING
SSD #___	SEE STRUCTURAL DRAWING
STD	STANDARD
STL	STEEL
STN	STAIN
STRUC	STRUCTURAL
SUSP	SUSPENDED
SYMM	SYMMETRICAL
T	TEMPERED
T	TREAD
TA	TOILET ACCESSORY
TBD	TO BE DETERMINED
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPERED
T&G	TONGUE AND GROOVE
THK	THICK
THRU	THROUGH
TC	TOP OF CURB
TO	TOP OF
TOC	TOP OF CONCRETE
TOP	TOP OF PARAPET
TOPO	TOPOGRAPHIC
TOS	TOP OF STEEL
TP	TOP OF PAVEMENT
TS	TOP OF STAIR
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL

UBC	UNIFORM BUILDING CODE
UC	UNDER CUT
UFC	UNIFORM FIRE CODE
UL	UNDERWRITER'S LABORATOR
UNF	UNFINISHED
UNO or UON	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W	WEST or WIDTH or WASHER
W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WEEP HOLE or WATER HEATER
W/I	WITHIN

AFFORDABLE HOUSING COMPLIANCE PLAN 4

TOTAL RESIDENTIAL AREA: 4,080 SF (SEE G008)
NUMBER OF UNITS: 6
NUMBER OF UNITS REQUIRED BMR: 20%
NUMBER OF UNITS BMR PROVIDED: 0
IN LIEU FEE: $38.75/ SF FOR PROJECTS 5,000-5,999 SF

IN LIEU FEE CALCULATION:
4,080 SF X $38.75/SF = $158,100

2 AFFORDABLE HOUSING COMPLIANCE

1 ZONING MAP
1" = 30'-0"

VIEW NO. ON SHEET
SHEET NO.
VIEW REFERENCE

SECTION REFERENCE

DETAIL SECTION REFERENCE

ELEVATION REFERENCE

INTERIOR ELEVATION REFERENCE

ENLARGED PLAN / DETAIL REFERENCE

PROJECT NORTH
TRUE NORTH
NORTH ARROW

REVISION CLOUD

KEY NOTE: SEE LEGEND ON DRAWINGS FOR EXPLANATION OF EACH NOTE

WALL, FLR/CLG, AND ROOF TYPE

DOOR SYMBOL

WINDOW SYMBOL

PLUMBING FIXTURE / APPLIANCE SYMBOL

FINISH REFERENCE

10' - 0" DIMENSION TO FACE OF STUD, UNO

10' - 0" DIMENSON TO CENTERLINE

10' - 0" DIMENSON TO FACE OF FINISH

ALIGN ALIGN FACE OF FINISH

DATUM REFERENCE: ELEVATION, WORK, OR CONTROL

ELEVATION CHANGE: CEILING OR FLOOR LEVEL

+ 0' - 0" SPOT ELEVATION

GRAPHIC SYMBOLS
1/8" = 1'-0"

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PLANNING & DEVELOPMENT
Land Use Planning, 1947 Center Street, Berkeley, CA 94704
Tel: 510.981.7410 TDD: 510.981.6903 Fax: 510.981.7420 Email: Planning@CityofBerkeley.info

TABULATION FORM

Project Address: 2942 COLLEGE AVENUE Date: 8/19/2022

Applicant's Name: STUDIO KDA

Zoning District C-E (ELMWOOD COMMERCIAL)

Please print in ink the following numerical information for your Administrative Use Permit, Use Permit, or Variance application:

		Existing	Proposed	Permitted/ Required
Units, Parking Spaces & Bedrooms				
Number of Dwelling Units	(#)	0	6	-
Number of Parking Spaces	(#)	0	0	-
Number of Bedrooms (R-1, R-1A, R-2, R-2A, and R-3 only)	(#)	0	10	-
Yards and Height				
Front Yard Setback	(Feet)	0'	0'	0'
Side Yard Setbacks: (facing property)	Left: (Feet)	5' 6"	5'	0'
	Right: (Feet)	2' 3"	5'	0'
Rear Yard Setback	(Feet)	82'	16'-2"	10'-0"
Building Height*	(# Stories)	1	2	2 MAX
Average*	(Feet)			
Maximum*	(Feet)	20'	BLDG A: 28-0" BLDG B: 28-0"	28' MAX
Areas				
Lot Area	(Square-Feet)	6,346 SF	unchanged	-
Gross Floor Area* Total Area Covered by All Floors	(Square-Feet)	2,408 SF	6,295 SF	-
Building Footprint* Total of All Structures	(Square-Feet)	2,408 SF	bldg a: 1,481 b: 1,529 total: 3,010 SF	-
Lot Coverage* (Footprint/Lot Area)	(%)	38%	55%	100%
Useable Open Space*	(Square-Feet)	NA	1,459 SF	1,200 SF
Floor Area Ratio* Non-Residential only	(Except ES-R)	0.38	0.99	1.0

*See Definitions – Zoning Ordinance Title 23F. Revised: 05/15

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studio KDA
510.841.3555 | studiokda.com

MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA — NOT FOR CONSTRUCTION — 11/01/2025 — REGISTERED ARCHITECT

USE PERMIT - RESPONSE TO COMMENTS

PROJECT ISSUE RECORD:

	08/12/21	UP RESUBMITTAL
	9/15/21	UP RESUBMITTAL 2
	8/19/22	USE PERMIT SET
2	2/2/24	USE PERMIT RESPONSE TO COMMENTS #3
4	2/25/2025	USE PERMIT - COMPLETION COMMENTS RESPONSE

PROJECT #: RUE01

ISSUE DATE: 1/30/24

PROJECT INFO (CONT'D) SYMBOLS & ABBREVIATIONS

G002

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

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Berkeley requirements.

Materials storage & spill cleanup

Non-hazardous materials management

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

Hazardous materials management

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

Spill prevention and control

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

Construction Entrances and Perimeter

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

Vehicle and equipment maintenance & cleaning

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

Earthwork & contaminated soils

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

- Earth moving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Architectural Copper

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

Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.
- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.

- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

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

Paving/asphalt work

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

Concrete, grout, and mortar storage & waste disposal

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

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

Painting

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

Landscape Materials

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

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

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

REVISIONS

NO.	DESCRIPTION	DATE	BY	APP'D
1				
2				
3				
4				
5				

APPROVED

CITY OF BERKELEY ☆ PUBLIC WORKS AGENCY

POLLUTION PREVENTION

WORK ORDER NO.

SPECIFICATION NO.

SHEET NO. 2 OF

FILE NO.

studio KDA
510.841.3555 | studiokda.com

MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA — NOT FOR CONSTRUCTION — 01/31/2025 — REGISTERED ARCHITECT

USE PERMIT - RESPONSE TO COMMENTS

△ PROJECT ISSUE RECORD:

PROJECT #: RUE01

ISSUE DATE: 8/19/22

STORMWATER BEST MANAGEMENT PRACTICES

G003

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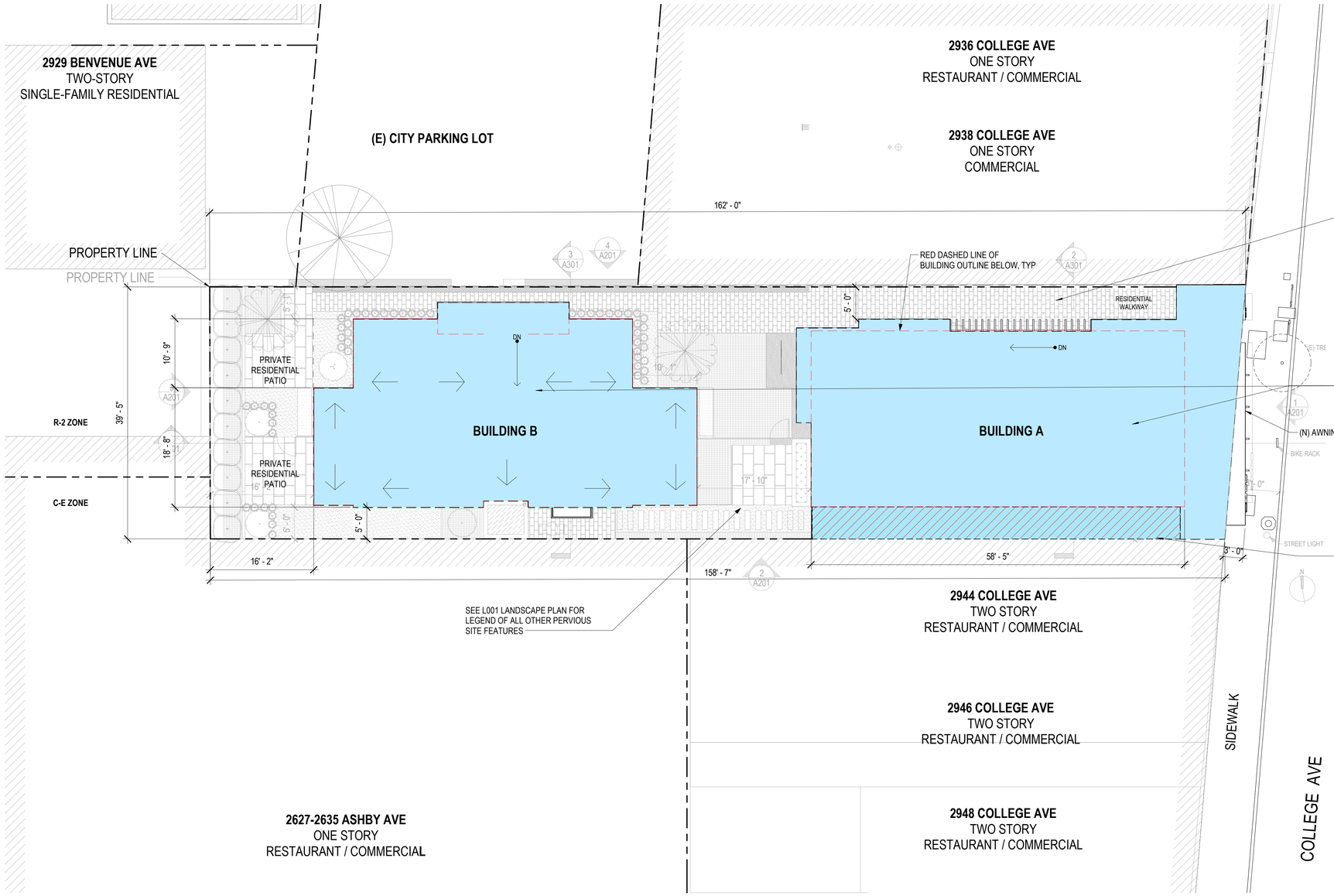

1 SITE PLAN IMPERVIOUS AREAS
1/8" = 1'-0"

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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
REGISTERED ARCHITECT
EXPIRES 01/31/2025

USE PERMIT - RESPONSE TO COMMENTS

PROJECT ISSUE RECORD:

	9/15/21	UP RESUBMITAL 2
1	2/2/24	USE PERMIT RESPONSE TO COMMENTS #3

PROJECT #: RUE01

ISSUE DATE: 1/31/24

IMPERVIOUS AREAS DIAGRAM

G004

C.3 Stormwater Requirements Checklist
Municipal Regional Stormwater Permit (MRP 3)
Stormwater Controls for Development Projects

I. Applicability C.3 Stormwater Requirements

All projects must complete Section I.

I.A. Enter Project Data ***(Data for "C.3 Regulated Projects," will be reported in the municipality's stormwater Annual Report.)***

I.A.1 Project Name:	Mixed-Use College Ave. Development		
I.A.2 Project Address (include cross street)	2942 College Ave. Berkeley, CA 94705 (College Ave at Ashby Ave)		
I.A.3 Project APN(s)	052-156800900		
I.A.4 Project Watershed[1]	Potter and Derby Creeks Watershed		
I.A.5 Applicant Name	Christie Deng		
I.A.6 Date Submitted	1/31/2024		
I.A.7 Applicant Address	1810 6th St. Berkeley, CA 94710		
I.A.8 Applicant Phone	510)841-3555	I.A.9 Applicant E-mail Address	christie@studiokda.com
I.A.10 Development Type (check all that apply)	☐ Residential ☐ Commercial ☐ Industrial ☑ Mixed-Use ☐ Streets, Roads, etc. ☐ Detached Single Family Home ☐ Redevelopment[2]		
I.A.11 Project Description (Include any past or future phase of the project)	Demolition of existing single story commercial building on site. The construction of Building A: new 2-story 3,409 SF building: 1,722 SF restaurant on ground floor and 1,647 SF (2) residential units on 2nd floor. Building B: New 2-story building with 1,447 SF at each floor: 2 units per floor, 4 units total.		
I.A.12 Total Project Area	6,346 SF	I.A.13 % Slope on Site	3.3%
I.A.14 Total Land Disturbance Area (Include all areas to be cleared, excavated, graded, and borrow and stockpile areas)	6,346 SF		

I.B. Is the project a "C.3 Regulated Project" per MRP Provision C.3.b or a Small Project per MRP Provision C.3.i Yes

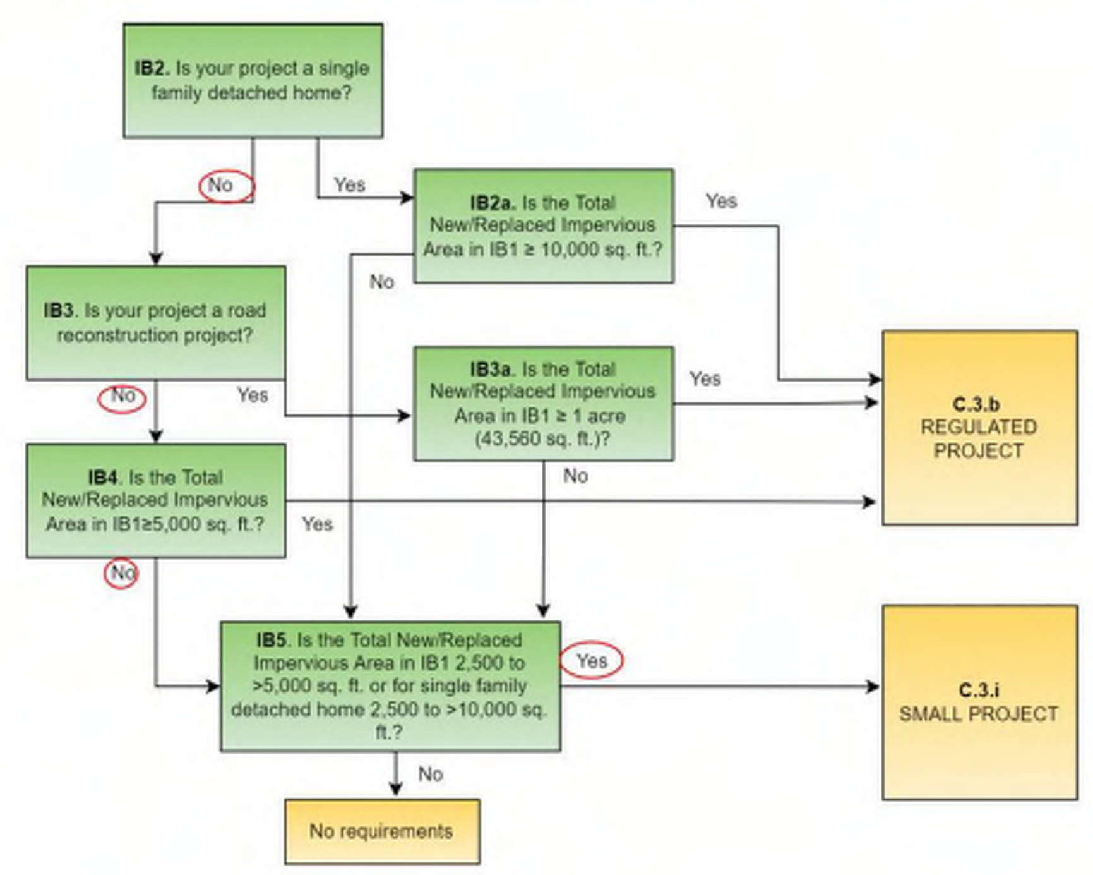
I.B.1 Complete the *Impervious and Pervious Surfaces Table*

	a	b	c	d
Type of Impervious Surface[3]	Pre-Project Impervious Area (sq ft)	Existing Impervious Area to be Replaced (sq ft[4])	New Impervious Area to be Created (sq ft)	Post-Project Pervious Area (sq ft)
a. Impervious roof area(s)[5]	2,298	2,298	1,356	NA
b. Impervious sidewalks, patios, paths, driveways[6]	614		289	
c. Uncovered impervious parking[7]				
d. Streets (public)				
e. Streets (private)				
Totals	2,912	2,298	1,645	
Existing Impervious Area to remain in place	0	NA		
Total New/Replaced Impervious Area *(sum columns b and c)*		3,943		

[1] Watershed is defined by the maps from the Alameda County Flood Control District at http://acfloodcontrol.org/resources/explore-watersheds
[2] As defined by MRP: creating, adding and/or replacing exterior existing impervious surface on a site where past development has occurred.
[3] A surface covering or pavement of a developed parcel of land that prevents the land's natural ability to absorb and infiltrate rainfall/stormwater.
[4] Replaced impervious area means any impervious area that is removed and replaced in kind or upgraded. See Chapter 2 of the *C.3 Technical Guidance*.
[5] Exclude green roofs.
[6] A gravel surface is an impervious surface, except when it is constructed as part of appropriately designed pervious pavement system.
[7] Uncovered parking includes top level of a parking structure unless drainage from the uncovered portion is connected to the sanitary sewer along with the covered portions of the parking structure.

I.B. Is the project a "C.3 Regulated Project per MRP Provision C.3.b or a Small Project per MRP Provision C.3.i (cont'd)

	Yes	No	NA
I.B.2 Is your project a single family detached home? If Yes go to I.B.2.a; if NO go to I.B.3	☐	☑	☐
I.B.2.a Is the Total New/Replaced Impervious Area in I.B.1 ≥10,000 sq ft? If YES, your project is a C.3.b Regulated Project. (See I.D). If NO go to I.B.5.	☐	☑	☐
I.B.3 Is your project a road reconstruction project? If YES go to I.B.3.a; if NO go to I.B.4	☐	☑	☐
I.B.3.a Is the Total New/Replaced Impervious Area in I.B.1 ≥1 acre (43,560 sq ft)? If YES, your project is a C.3.b Regulated Project. (See I.D)	☐	☑	☐
I.B.4 Is the Total New/Replaced Impervious Area in I.B.1 ≥5,000 sq ft? If YES, your project is a C.3.b Regulated Project. If NO go to I.B.5	☐	☑	☐
I.B.5 Is the Total New/Replaced Impervious Area in I.B.1 2,500 to >5,000 sq ft or for single family detached home 2,500 to >10,000 sq ft? If Yes, your project is a C.3.i Small Project.	☑	☐	☐



I.C. Pervious Pavement Systems

I.C.1 Will your project install 3,000 sq ft or more of pervious pavement systems (not including private-use patios at residences)? If **YES, stormwater treatment system inspection requirements (C.3.h) apply.** (Municipal staff – add this site to your list of sites needing a final inspection at the end of construction and on-going O&M inspections.)	☐	☑	☐

I.D. Projects not regulated by C.3
If your project is not regulated by C.3.b or C.3.i you are not subject to stormwater treatment requirements, however you are encouraged to incorporate site design and source control measures. The municipality may determine that source controls and site design measures are required for your project, if so, you must complete Section II and if required by the municipality, complete Sections III.A and III.B.

I.E. C.3.i Small Projects
If your project is regulated by C.3.i you are considered a "Small Project" and must implement site design (See III.A) and source control requirements (See III.B). You are not required to implement stormwater treatment requirements. You must complete Sections II, III.A, and III.B.

I.F. C.3.b Regulated Projects
If your project is a C.3.b regulated project, the project must include appropriate site design measures and source controls AND hydraulically-sized stormwater treatment measures. Hydromodification management may also be required. Complete Sections II, III, and V.

II. Applicability C.6 Stormwater Requirements

All projects must complete Section II.

	Yes	No
II.A Does the project disturb one acre or more of land? If YES you are required to obtain coverage under the State Construction Stormwater Permit, see https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html. You must submit your WDID number and Stormwater Pollution Prevention Plan to the municipality before a building or grading permit will be issued. You do not need to complete Section IV.	☐	☑
II.B Does the project disturb less than one acre of land? If NO, you are subject to MRP C.6 requirements. Complete Section IV to identify best management practices (BMPs) that will be in the erosion control plan and implemented during construction.	☑	☐
II.C. Priority Inspection Factors	☐	☑
II.C.1 Is the project 1 acre or more?	☐	☑
II.C.2 Does the project require a grading permit?	☐	☑
II.C.3 Is the project adjacent to a creek or waterway?	☐	☑
II.C.4 Is the project in a municipally defined hillside development area or meet local hillside criteria?	☐	☑
II.C.5 Does the project site have a slope of >15% and disturb ≥ 5,000 sq ft?	☐	☑
II.C.6 Does the project involve demolition of a structure subject to the PCBs Building Demolition requirements? If yes the completion of the PCBs Building Material Demolition is required.	☑	☐

(Municipal staff – refer projects answering YES to any questions in section II.C to construction site inspection staff to be added to their list of projects that require stormwater inspections at least monthly during the wet season (October 1 through April 30) and other times of the year as appropriate.)

III. Implementation of C.3 Stormwater Requirements

C.3.b Regulated Projects must complete all of Section III.
C.3.i Small Projects must complete Sections III.A and III.B
Projects not regulated by C.3 must complete Sections III.A and III.B if directed by the municipality.

III.A Select Appropriate Site Design Measures
C.3.b Regulated Projects must implement appropriate and feasible site design measures.
C.3.i Small Projects must implement at least one of site design measures listed in items a-f.
Projects not regulated by C.3 are encouraged to implement appropriate site design measures and those directed by the municipality.

Site Design Measure	Plan Sheet #	Yes	No
a. Direct roof runoff into cisterns or rain barrels and use rainwater for irrigation or other non-potable use.	L001	☑	☐
b. Direct roof runoff onto vegetated areas.		☑	☐
c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas.		☐	☑
d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas.		☐	☑
e. Construct sidewalks, walkways, and/or patios with pervious pavement systems.[8]	L001	☑	☐
f. Construct bike lanes, driveways, and/or uncovered parking lots with pervious pavement systems.[8]		☐	☑
g. Minimize land disturbance and impervious surface (especially parking lots).		☐	☑
h. Maximize permeability by clustering development and preserving open space.	L001	☑	☐
i. Use micro-detention, including distributed landscape-based detention.	L001	☑	☐
j. Protect sensitive areas, including wetland and riparian areas, and minimize changes to the natural topography.		☐	☑
k. Self-treating area (see Chapter 5 of the *C.3 Technical Guidance*)	L001	☑	☐
l. Self-retaining area (see Chapter 5 of the *C.3 Technical Guidance*)		☐	☑

III.B Select Appropriate Source Control Measures
C.3.b Regulated Projects must select and implement appropriate source control measures.
C.3.i Small Projects and projects not regulated by C.3 are encouraged to select and implement appropriate source control measures and those directed by the municipality.

Features in the project? Yes	No	Features requiring source controls	Source control measures (Refer to Local Source Control List for detailed requirements)	Measure included in project plans? Yes	NO	Plan Sheet #
☐	☑	Storm Drain	Mark on-site inlets with the words "No Dumping! Flows to Bay" or equivalent.	☐	☐	
☐	☑	Floor Drains	Plumb interior floor drains to sanitary sewer[9] [or prohibit].	☐	☐	
☐	☑	Parking garage	Plumb interior parking garage floor drains to sanitary sewer.[9]	☐	☐	
☑	☐	Landscaping	• Retain existing vegetation as practicable. • Select diverse species appropriate to the site. Include plants that are pest- and/or disease-resistant, drought-tolerant, and/or attract beneficial insects. • Minimize use of pesticides and quick-release fertilizers. • Use efficient irrigation system; design to minimize runoff.	☑	☐	L001
☐	☑	Pool/Spa/ Fountain	Provide connection to the sanitary sewer to facilitate draining.[9]	☐	☐	
☐	☑	Food Service Equipment (non-residential)	Provide sink or other area for equipment cleaning, which is: • Connected to a grease interceptor prior to sanitary sewer discharge.[9] • Large enough for the largest mat or piece of equipment to be cleaned. • Indoors or in an outdoor roofed area designed to prevent stormwater run-on and run-off and signed to require equipment washing in this area.	☐	☐	
☑	☐	Refuse Areas	• Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff.	☑	☐	A100 A101

[8] Use the specifications in the *C.3 Technical Guidance* or for small projects see the *BASMAA Pervious Paving Factsheet*. For these documents and others go to www.cleanwaterprogram.org and click on "Resources."
[9] Any connection to the sanitary sewer system is subject to sanitary district approval.

Features in the project? Yes	No	Features requiring source controls	Source control measures (Refer to Local Source Control List for detailed requirements)	Measure included in project plans? Yes	NO	Plan Sheet #
			• Connect any drains in or beneath dumpsters, compactors, and tallow bin areas serving food service facilities to the sanitary sewer.[9]			
☐	☑	Outdoor Process Activities[10]	Perform process activities either indoors or in roofed outdoor area, designed to prevent stormwater run-on and runoff, and to drain to the sanitary sewer.[9]	☐	☐	
☐	☑	Outdoor Equipment/ Materials Storage	• Cover the area or design to avoid pollutant contact with stormwater runoff. • Locate area only on paved and contained areas. • Roof storage areas that will contain non-hazardous liquids, drain to sanitary sewer[9], and contain by berms or similar.	☐	☐	
☐	☑	Vehicle/ Equipment Cleaning	• Roofed, pave and berm wash area to prevent stormwater run-on and runoff, plumb to the sanitary sewer,[9] and sign as a designated wash area. • Commercial car wash facilities shall discharge to the sanitary sewer.[9]	☐	☐	
☐	☑	Vehicle/ Equipment Repair and Maintenance	• Designate repair/maintenance area indoors, or an outdoors area designed to prevent stormwater run-on and runoff and provide secondary containment. Do not install drains in the secondary containment areas. • No floor drains unless pretreated prior to discharge to the sanitary sewer.[9] • Connect containers or sinks used for parts cleaning to the sanitary sewer.[9]	☐	☐	
☐	☑	Fuel Dispensing Areas	• Fueling areas shall have impermeable surface that is a) minimally graded to prevent ponding and b) separated from the rest of the site by a grade break. • Canopy shall extend at least 10 ft in each direction from each pump and drain away from fueling area.	☐	☐	
☐	☑	Loading Docks	• Cover and/or grade to minimize run-on to and runoff from the loading area. • Position downspouts to direct stormwater away from the loading area. • Drain water from loading dock areas to the sanitary sewer.[9] • Install door skirts between the trailers and the building.	☐	☐	
☑	☐	Fire Sprinklers	Design for discharge of fire sprinkler test water to landscape or sanitary sewer.[9]	☑	☐	G001
☑	☐	Miscellaneous Drain or Wash Water	• Drain condensate of air conditioning units to landscaping. Large air conditioning units may connect to the sanitary sewer.[9] • Roof drains shall drain to unpaved area where practicable. • Drain boiler drain lines, roof top equipment, all wash water to sanitary sewer.[9]	☑	☐	L100
☐	☑	Architectural Copper	Discharge rinse water to sanitary sewer[9] or collect and dispose properly offsite. See flyer *Requirements for Architectural Copper*.	☐	☐	

[10] Businesses that may have outdoor process activities/equipment include machine shops, auto repair, industries with pretreatment facilities.

III.C Stormwater Treatment Measures
C.3.b Regulated Projects must select and implement stormwater treatment measures to manage the C.3.d numeric sizing criteria. Complete the applicable sections below.

Yes	No			
☐	☐	**III.C.1 Is the project a Special Project?** (See Appendix J of the *C.3 Technical Guidance* for Special Project criteria.) If YES, complete the Special Projects Worksheet and consult with municipal staff about the need to prepare a discussion of the feasibility and infeasibility of 100% LID treatment. Indicate the type of non-LID treatment to be used, the hydraulic sizing method*, and percentage of the amount of runoff specified in Provision C.3.d that is treated.		
		Non-LID Treatment	Hydraulic Sizing Method (See Note 1)	% of C.3. Amount of Runoff Treated
		☐ Media filter		
		☐ Tree well filter		
☐	☐	**III.C.2 Is the project using biotreatment to treat the C.3.d amount of runoff?** (See the *C.3 Technical Guidance* for information on infiltration and rainwater harvesting[11] and use of stormwater.) If YES, indicate the biotreatment measures to be used, and the hydraulic sizing method:		
		Biotreatment Measures	Hydraulic sizing method (See Note 1)	
		☐ Bioretention area		
		☐ Flow-through planter		
		☐ Other (specify):		

Note 1. Indicate which of the following Provision C.3.d.i hydraulic sizing methods were used:

1. Volume based approaches – Refer to Provision C.3.d.i.(1):
   1(a) Urban Runoff Quality Management approach, or
   1(b) 80% capture approach (recommended volume-based approach).
2. Flow-based approaches – Refer to Provision C.3.d.i.(2):
   2(a) 10% of 50-year peak flow approach,
   2(b) Percentile rainfall intensity approach, or
   2(c) 0.2-Inch-per-hour intensity approach (this is recommended flow-based approach AND the basis for the 4% rule of thumb described in Section 7.1 of the C.3 Technical Guidance).
3. Combination hydraulic sizing approach – Refer to Provision C.3.d.i.(3):
   If a combination flow and volume design basis was used, indicate which flow-based and volume-based criteria were used.

III.D Hydromodification Management (HM) Requirements
C.3.b Regulated Projects must complete this section

	YES	NO
III.D.1 Does the project create and/or replace 1 acre (43,560 sq. ft.) or more of impervious area? If YES continue to item III.D.2. If NO, this project is not subject to the HM requirements.	☐	☐
III.D.2 Is the total impervious area increased from the pre-project condition? If YES continue to item III.D.3. If NO, this project is not subject to the HM requirements.	☐	☐
III.D.3 Is the site located in a tidally influenced/depositional area, or in the extreme eastern portion of the county that is not subject to HM requirements? (See HMP Susceptibility Map.) If YES continue to III.D.4. If NO the project is exempt from HM requirements. Attach map indicating project location. Skip to III.D.6 and check "NO".	☐	☐
III.D.4 Is the site located in a high slope zone or special consideration watershed, as shown on the HMP Susceptibility Map? If YES Project is subject to HM requirements. Attach map indicating project location. Skip to III.D.6 and check "YES.". If NO, continue to III.D.5.	☐	☐
III.D.5 For sites located in a white area on the HMP Susceptibility Map, has an engineer or qualified environmental professional determined that runoff from the project flows only through a hardened channel or enclosed pipe along its entire length before emptying into a waterway in the exempt area?	☐	☐
If YES, the project is exempt from HM requirements. Attach signed statement by qualified professional. Go to III.D.6 and check "NO." If NO, the project is subject to HM requirements. Attach map indicating project location. Go to Item G.6 and check "YES."	☐	☐

[11] The MRP no longer requires that a feasibility analysis of infiltration and rainwater harvesting be conducted. However, applicants using biotreatment are encouraged to maximize infiltration of stormwater if site conditions allow. If feasible and desired, infiltration and rainwater harvesting may be cost effective solutions depending on the project.

III.D.6 Is the project a Hydromodification Management Project?

☐ YES the project is subject to the *HM requirements in MRP Provision C.3.g.*

☐ NO, the project is not subject to the HM requirements.

➢ If the project is subject to the HM requirements, incorporate in the project flow duration stormwater control measures designed such that post-project stormwater discharge rates and durations match pre-project discharge rates and durations. The Bay Area Hydrology Model (BAHM) has been developed to size flow duration controls. See https://www.clearcreeksolutions.info/downloads. Guidance is provided the *C.3 Technical Guidance*.

IV. Implementation of C.6 Construction Phase Requirements

All projects must complete Section IV.

IV.A Select Appropriate Construction Phase BMPs[12]

BMP	Plan Sheet #	Yes	No
Attach the municipality's construction BMP plan sheet to project plans and require contractor to implement the applicable BMPs on the plan sheet.		☐	☐
Implement temporary erosion controls to stabilize all disturbed areas until permanent erosion controls are established.		☐	☐
Delineate with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.		☐	☐
Provide notes, specifications, or attachments describing: • Construction, operation and maintenance of erosion and sediment controls, include inspection frequency; • Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material; • Specifications for vegetative cover and mulch, include methods and schedules for planting and fertilization; • Provisions for temporary and/or permanent irrigation.		☐	☐
Perform clearing and earth moving activities only during dry weather.		☐	☐
Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits.		☐	☐
Protect all storm drain inlets in vicinity of site using drop inlet protection		☐	☐
Trap sediment on-site, using BMPs such as sediment basins or traps, earthen dikes or berms, silt fences, check dams, erosion control blankets, covers for soil stock piles, etc.		☐	☐
Divert on-site runoff around disturbed areas and construction materials; divert off-site runoff around the site (e.g., swales and dikes).		☐	☐
Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.		☐	☐
No cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained for proper management and spill controls are in place.		☐	☐
Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater.		☐	☐
Contractor shall train and provide instruction to all employees/subcontractors re: construction BMPs.		☐	☐
Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.		☐	☐

[12] Additional information on Construction Phase BMPs can be found is MRP Provision C.6 and the California Stormwater Quality Association's Construction BMP Handbook.

V. Stormwater Treatment Measure and/HM Control Owner or Operator's Information
C.3.b Regulated Projects must complete Section V.

Name	
Address	
Phone	
Email	

➢ *Applicant must call for inspection and receive inspection within 45 days of installation of treatment measures and/or hydromodification management controls.*

Name of Applicant Completing Form	
Signature	
Date	

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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA · CHARLES FEIDELSON KAHN · REN. 01/31/2025 · C016027 · LICENSED ARCHITECT
NOT FOR CONSTRUCTION

USE PERMIT - RESPONSE TO COMMENTS

PROJECT ISSUE RECORD:

1	2/2/24	USE PERMIT RESPONSE TO COMMENTS #3

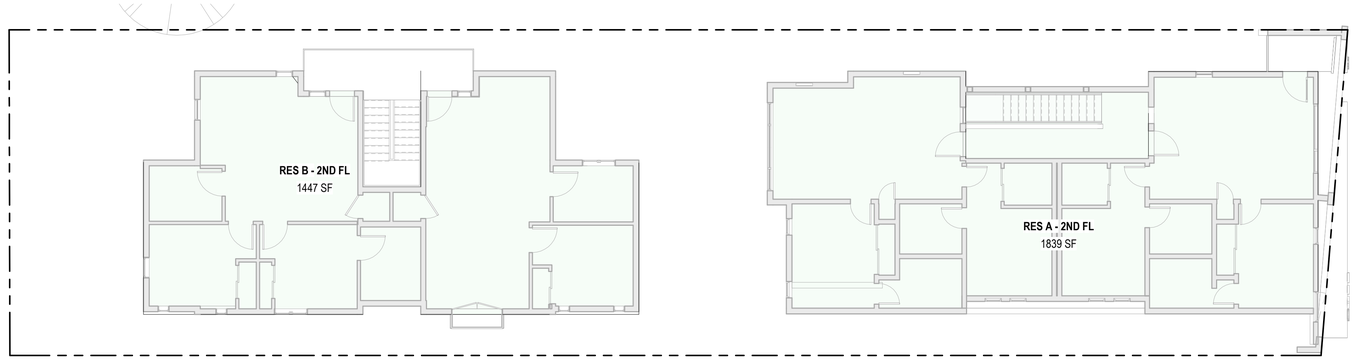
PROJECT #: RUE01
ISSUE DATE: 1/31/24

STORMWATER CHECKLIST

1

G005

1/31/2024 12:31:12 PM



2 AREA PLAN - 2ND FLOOR
1/8" = 1'-0"

GROSS BUILDING FLOOR AREAS		
Name	Level	Area
COMMERCIAL	BLDG B - 1ST FLOOR	1481 SF
COMMERCIAL		1481 SF
RES A - 2ND FL	BLDG B - 2ND FLOOR	1839 SF
RES B - 1ST FL	BLDG B - 1ST FLOOR	1521 SF
RES B - 2ND FL	BLDG B - 2ND FLOOR	1447 SF
RESIDENTIAL		4807 SF
Grand total		6287 SF

F.A.R. AND UOS ANALYSIS

PERMITTED / REQUIRED FAR: 1.0
LOT AREA: 6,346 SF
@ 1.0 FAR = 6,346 SF GROSS BUILDING AREA

COMMERCIAL AREA: 1,481 SF
RESIDENTIAL AREA A: 1,839 SF
RESIDENTIAL AREA B1: 1,521 SF
RESIDENTIAL AREA B2: 1,447 SF

TOTAL SQUARE FOOTAGE 6,288 SF
TOTAL RESIDENTIAL SF: 4,807 SF
FAR: 0.99

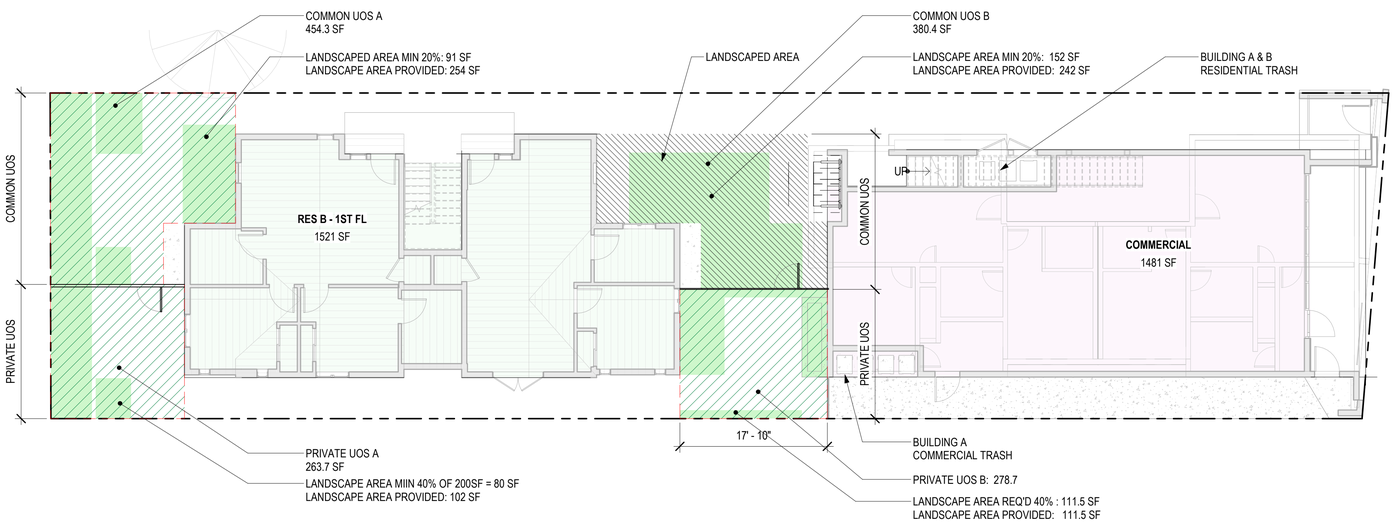
UOS REQUIRED: 200 SF PER UNIT
@ 6 UNITS = 1,200 SF UOS

UOS PROVIDED: 1,377 SF TOTAL
UOS COMMON A: 454.3 SF
UOS PRIVATE A: 263.7 SF
UOS COMMON B: 380.4 SF
UOS PRIVATE B: 278.7 SF

REQ'D 40% MIN. LANDSCAPE:
UOS COMMON A: 254 SF > 40%
UOS PRIVATE A: 102 SF > 40%
UOS COMMON B: 380.4 SF >40%
UOS PRIVATE B: 111.5 SF = 40%
TOTAL LANDSCAPED: 848 SF
SEE L001 FOR LANDSCAPE PLAN

RESIDENTIAL TRASH CALCULATIONS - WEEKLY PICKUP			
50 GAL/WEEK	/3 OCCUPANTS	PER BERKELEY / STOPWASTE REQUIREMENTS	
ANALYSIS			
8 BEDROOMS	1.5 AVG OCCUPANTS/RM	12 OCCUPANTS	/3 OCCUPANTS X 50 GAL
200 GAL / WEEK			
REQUIRED 40-40-20 RULE	PROVIDED		
80 GAL TRASH	ONE 95 GALLON BIN		
80 GAL RECYCLING	ONE 95 GALLON BIN		
40 GAL COMPOST	ONE 64 GALLON BIN		

COMMERCIAL - WEEKLY PICK UP
(1) 96 GALLON PAPER/CARDBOARD RECYCLING
(1) 96 GALLON METAL/GLASS/PLASTIC RECYCLING
(1) 96 GALLON ORGANIC WASTE
(1) 96 GALLON REFUSE



1 AREA PLAN - 1ST FLOOR
1/8" = 1'-0"

1/31/2024 12:02:38 PM

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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA — REGISTERED ARCHITECT — 31/31/2025 — NOT FOR CONSTRUCTION

USE PERMIT - RESPONSE TO COMMENTS

PROJECT ISSUE RECORD:

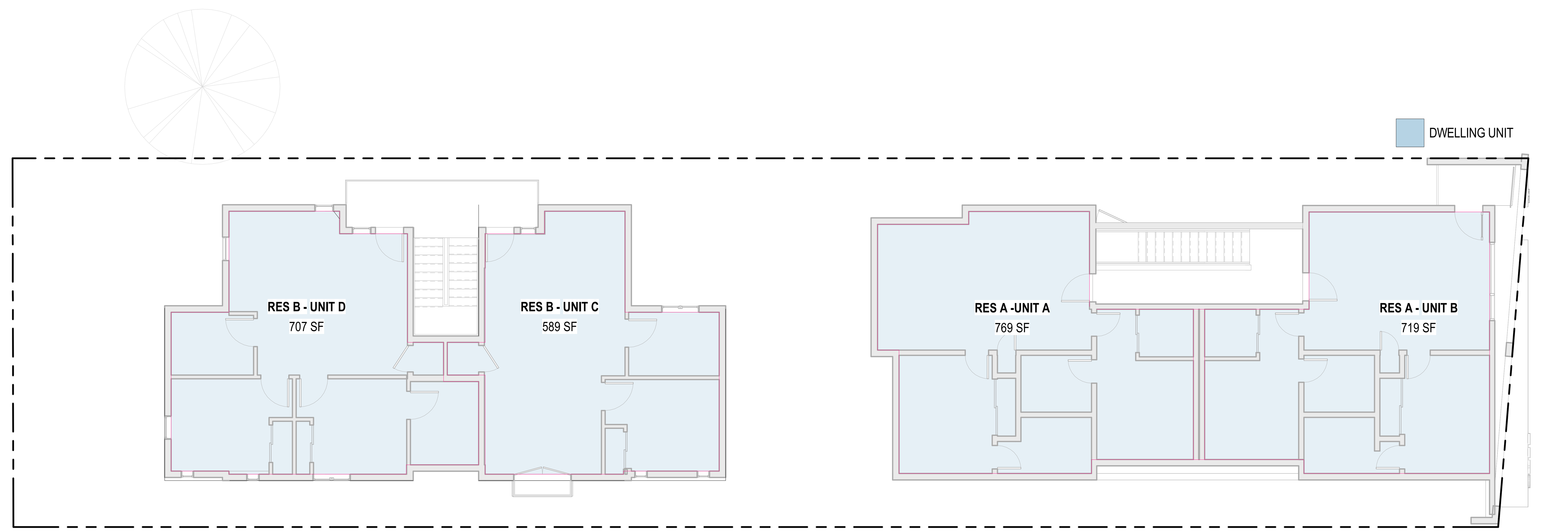
△	02/12/21	USE PERMIT SET
△	08/12/21	UP RESUBMITAL
△	8/19/22	USE PERMIT SET

PROJECT #: RUE01
ISSUE DATE: 12/2/22

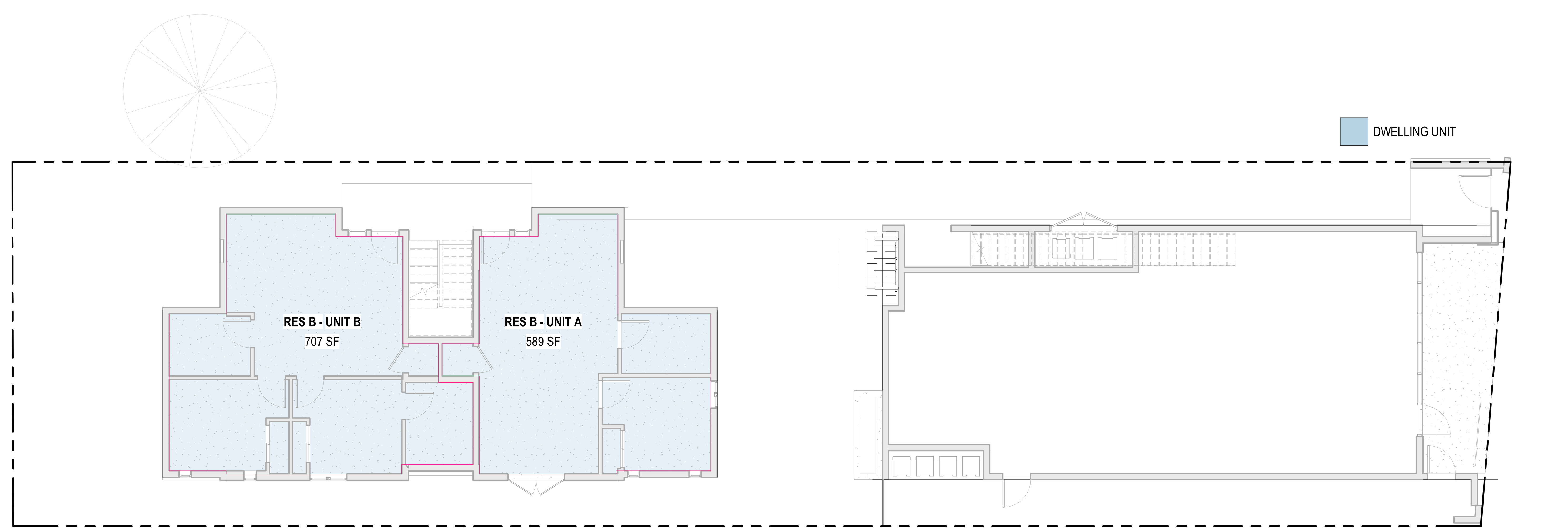
AREA PLANS & UOS ANALYSIS

G007

Area Schedule (RUFA)		
Name	UNIT TYPE	Area
RES A - UNIT B	2 BEDROOM	719 SF
RES A -UNIT A	2 BEDROOM	769 SF
RES B - UNIT A	1 BEDROOM	589 SF
RES B - UNIT B	2 BEDROOM	707 SF
RES B - UNIT C	1 BEDROOM	589 SF
RES B - UNIT D	2 BEDROOM	707 SF
Grand total		4080 SF



2 BLDG B - 2ND FLOOR
1/8" = 1'-0"



1 BLDG B - 1ST FLOOR
1/8" = 1'-0"

2/26/2025 12:48:05 PM

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STATE OF CALIFORNIA — NOT FOR CONSTRUCTION

USE PERMIT - RESPONSE TO COMMENTS

PROJECT ISSUE RECORD:

3	3/7/24	USE PERMIT- COA RESPONSE

PROJECT #: RUE01

ISSUE DATE: 03/06/24

AHCP RUFA PLAN

3

G008

1 G010 2942 COLLEGE AVE SITE CONTEXT PHOTO KEY
NOT TO SCALE

2 STREET VIEW LOOKING WEST

3 REARYARD, LOOKING WEST

4 REAR YARD, LOOKING EAST

5 REAR YARD LOOKING NORTH

6 REAR YARD, LOOKING SOUTH

7 SOUTH SIDEYARD, LOOKING EAST

8 NORTH SIDEYARD, LOOKING EAST

9 REAR YARD, (E) SHED (NORTH)

10 REAR YARD, (E) SHED (SOUTH)

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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA — REGISTERED ARCHITECT — NOT FOR CONSTRUCTION
EXPIRES: 01/31/2025

USE PERMIT - RESPONSE TO COMMENTS

△ PROJECT ISSUE RECORD:

	08/12/21	UP RESUBMITAL
	8/19/22	USE PERMIT SET

PROJECT #: RUE01
ISSUE DATE: 8/19/22

EXISTING SITE PHOTOS

G010

1/31/2024 12:02:41 PM

2 STREET STRIP ELEVATION - EXISTING
1/8" = 1'-0"

BLDG A T.O. PARAPET CAP
26'-6"

1 STREET STRIP ELEVATION - PROPOSED
1/8" = 1'-0"

4/7/2025 9:46:09 PM

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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA · REGISTERED ARCHITECT
NOT FOR CONSTRUCTION
04/15/2025

USE PERMIT - RESPONSE TO COMMENTS

△	PROJECT ISSUE RECORD:	
	02/12/21	USE PERMIT SET
	08/12/21	UP RESUBMITAL
	8/19/22	USE PERMIT SET

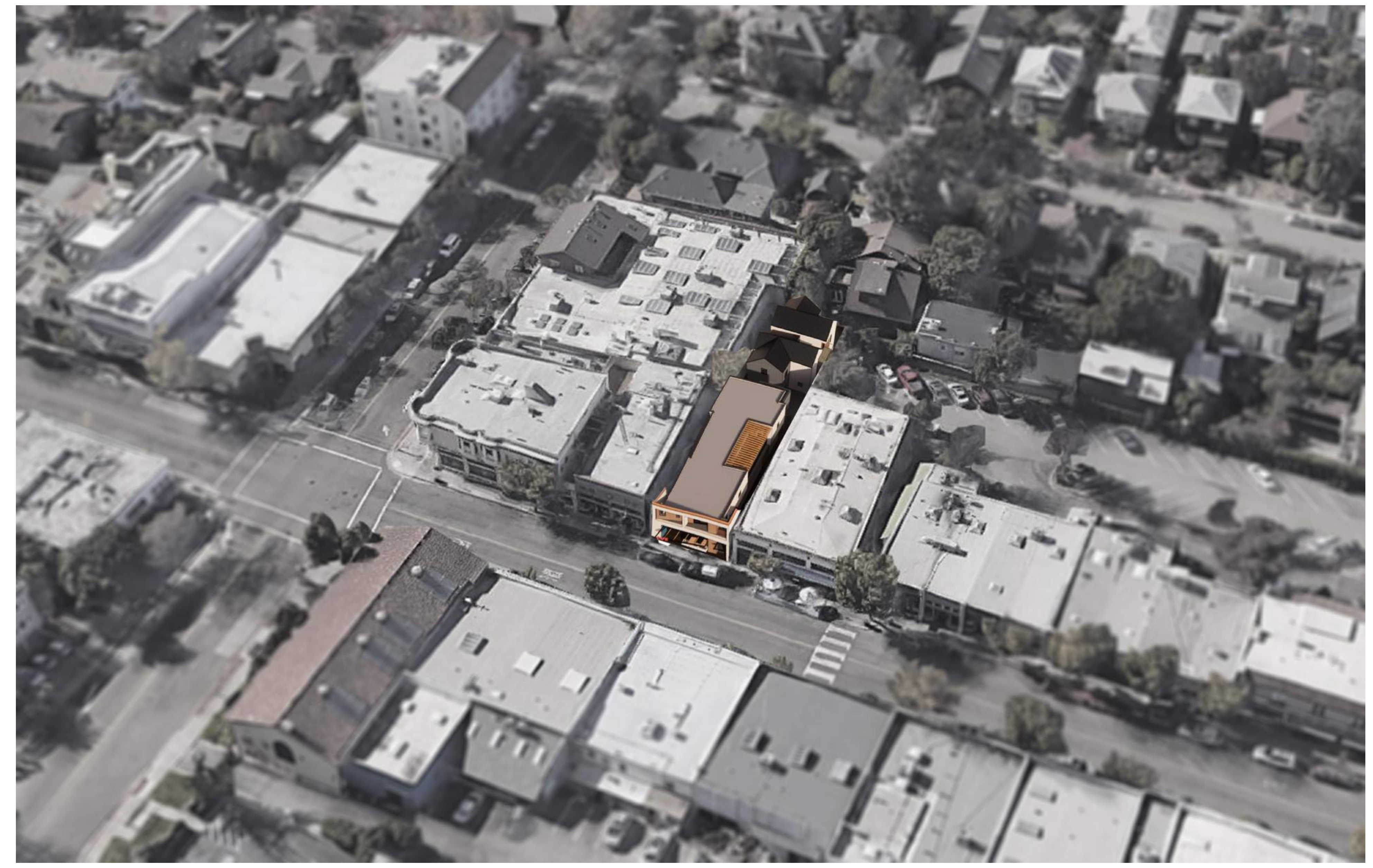
PROJECT #: RUE01

ISSUE DATE: 8/19/22

STREET STRIP ELEVATIONS

G030

4 REAR VIEW
1/8" = 1'-0"



3 AERIAL RENDER
1/8" = 1'-0"

2 STREET VIEW LOOKING NORTH
1 1/2" = 1'-0"

1 COLLEGE AVE VIEW
3/64" = 1'-0"

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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA · CHARLES FEIDELSON KAHN · REN. 01/31/2025 · C016027 · LICENSED ARCHITECT
NOT FOR CONSTRUCTION

USE PERMIT - RESPONSE TO COMMENTS

PROJECT ISSUE RECORD:

△	DATE	DESCRIPTION
	08/12/21	UP RESUBMITAL
	8/19/22	USE PERMIT SET

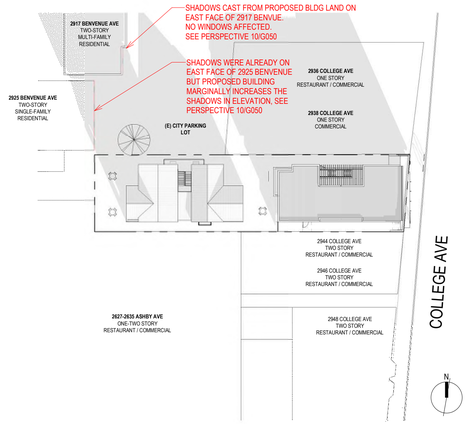
PROJECT #: RUE01

ISSUE DATE: 8/19/22

PERSPECTIVE VIEWS - PHOTO MONTAGE

G031

4/7/2025 9:40:39 PM



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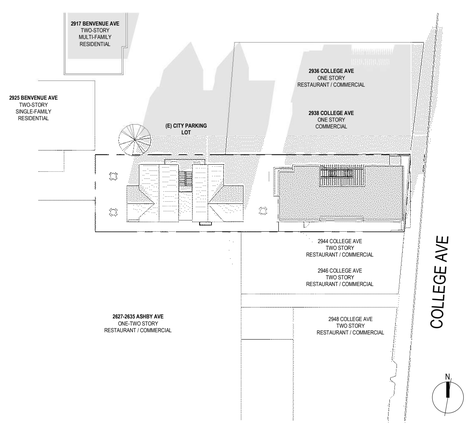

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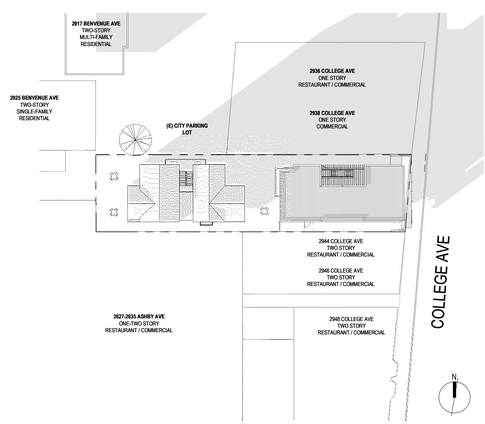

3 SHADOW STUDY PROPOSED - 12/21 2:53PM
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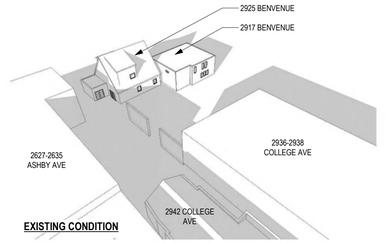
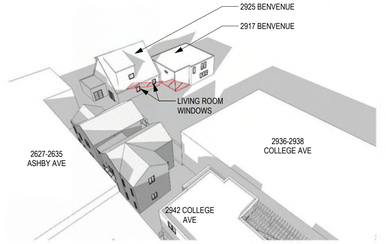
SHADOW STUDY LEGEND:

NEW PROPOSED SHADOW

NEW SHADOW AT RESIDENTIAL BUILDING



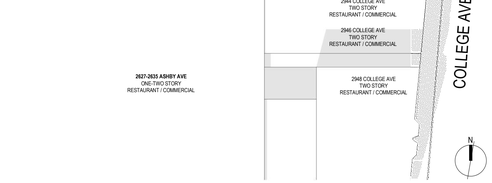
EXISTING CONDITION



PROPOSED CONDITION

10 2925 BENVENUE REAR - 12/21 9:21A
G050 NOT TO SCALE

4 SHADOW STUDY COMBINED - 12/21 9:21AM
1/32" = 1'-0"



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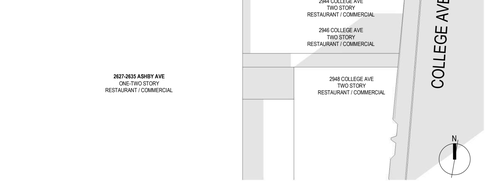

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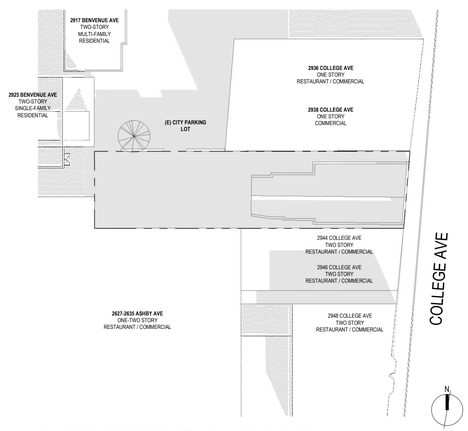

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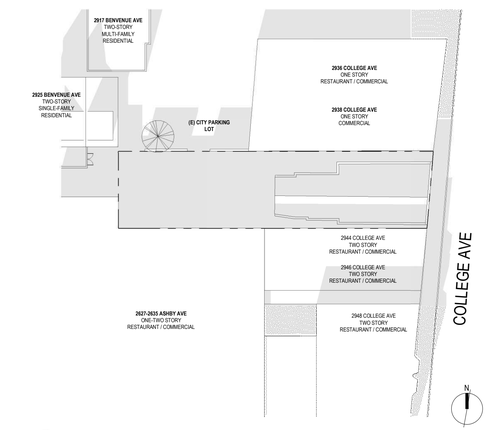
1/32" = 1'-0"



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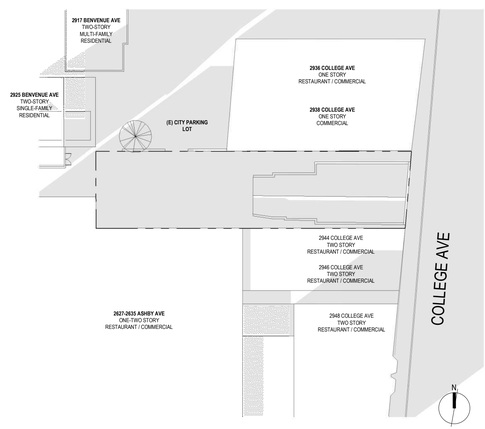

9 SHADOW STUDY EXISTING - 12/21 2:53PM
1/32" = 1'-0"

11 REAR OF 2925 BENVENUE PHOTO
3/32" = 1'-0"

1/31/2024 12:02:57 PM

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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA — REGISTERED PROFESSIONAL ARCHITECT — NOT FOR CONSTRUCTION — 12/31/2025

USE PERMIT - RESPONSE TO COMMENTS

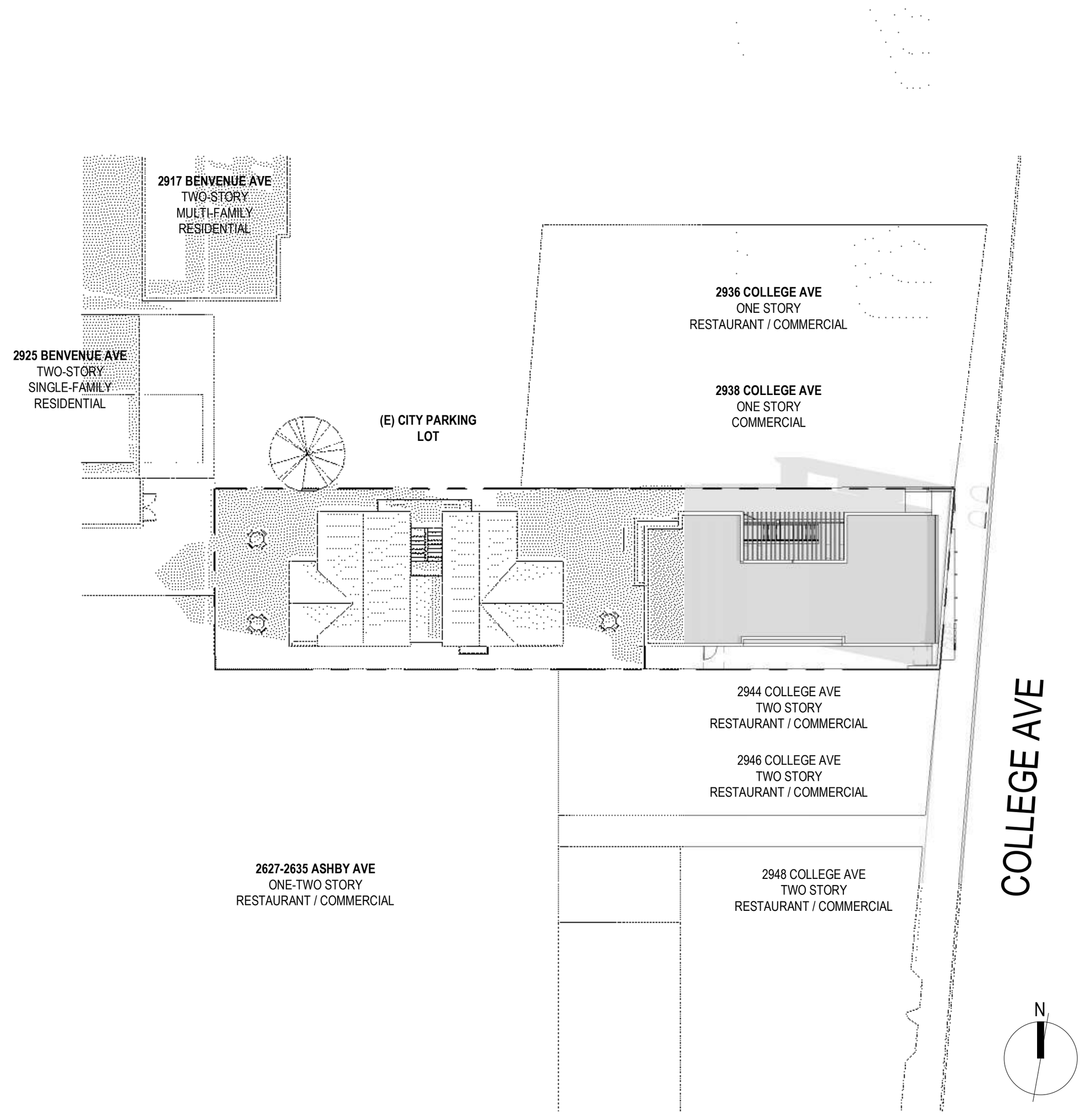
△		PROJECT ISSUE RECORD:
	02/12/21	USE PERMIT SET
	08/12/21	UP RESUBMITAL
	8/19/22	USE PERMIT SET
1	11/28/23	USE PERMIT RESPONSE TO COMMENTS

PROJECT #: RUE01

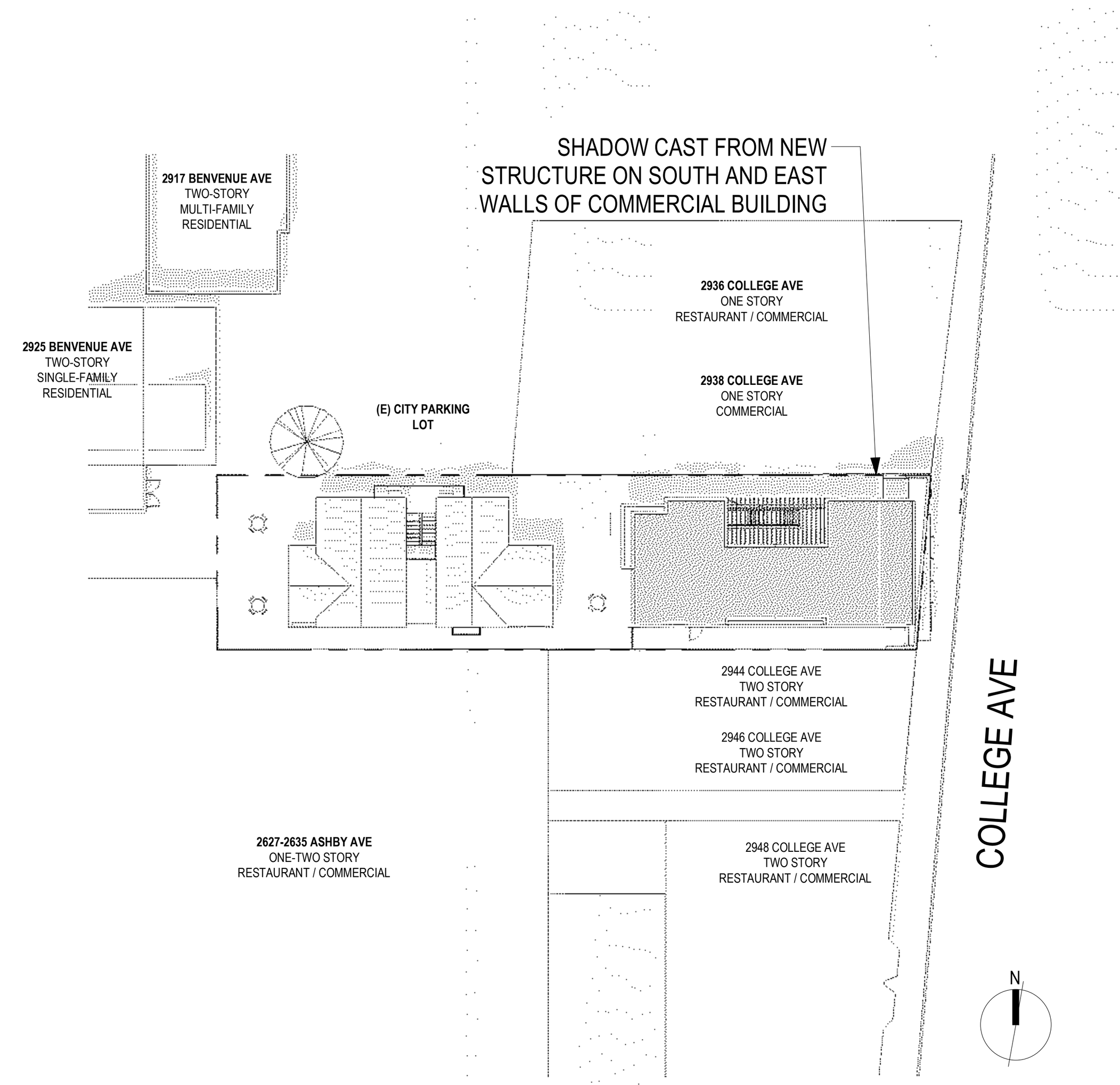
ISSUE DATE: 8/19/22

SHADOW STUDIES - DECEMBER 21

G050



1 SHADOW STUDY PROPOSED - 6/21 7:47AM
1/32" = 1'-0"



2 SHADOW STUDY PROPOSED - 6/21 12:00PM
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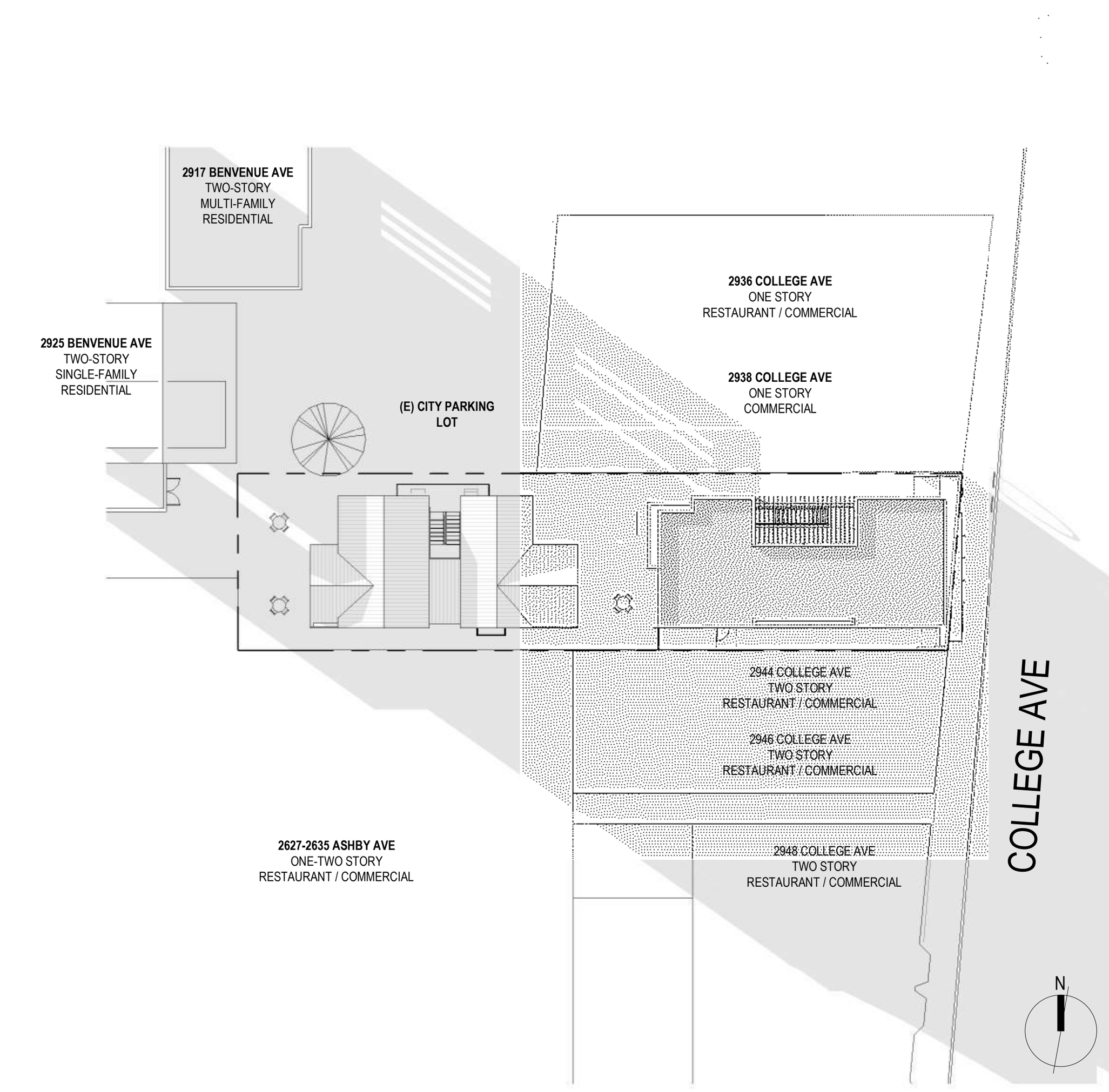

3 SHADOW STUDY PROPOSED - 06/21 6:34PM
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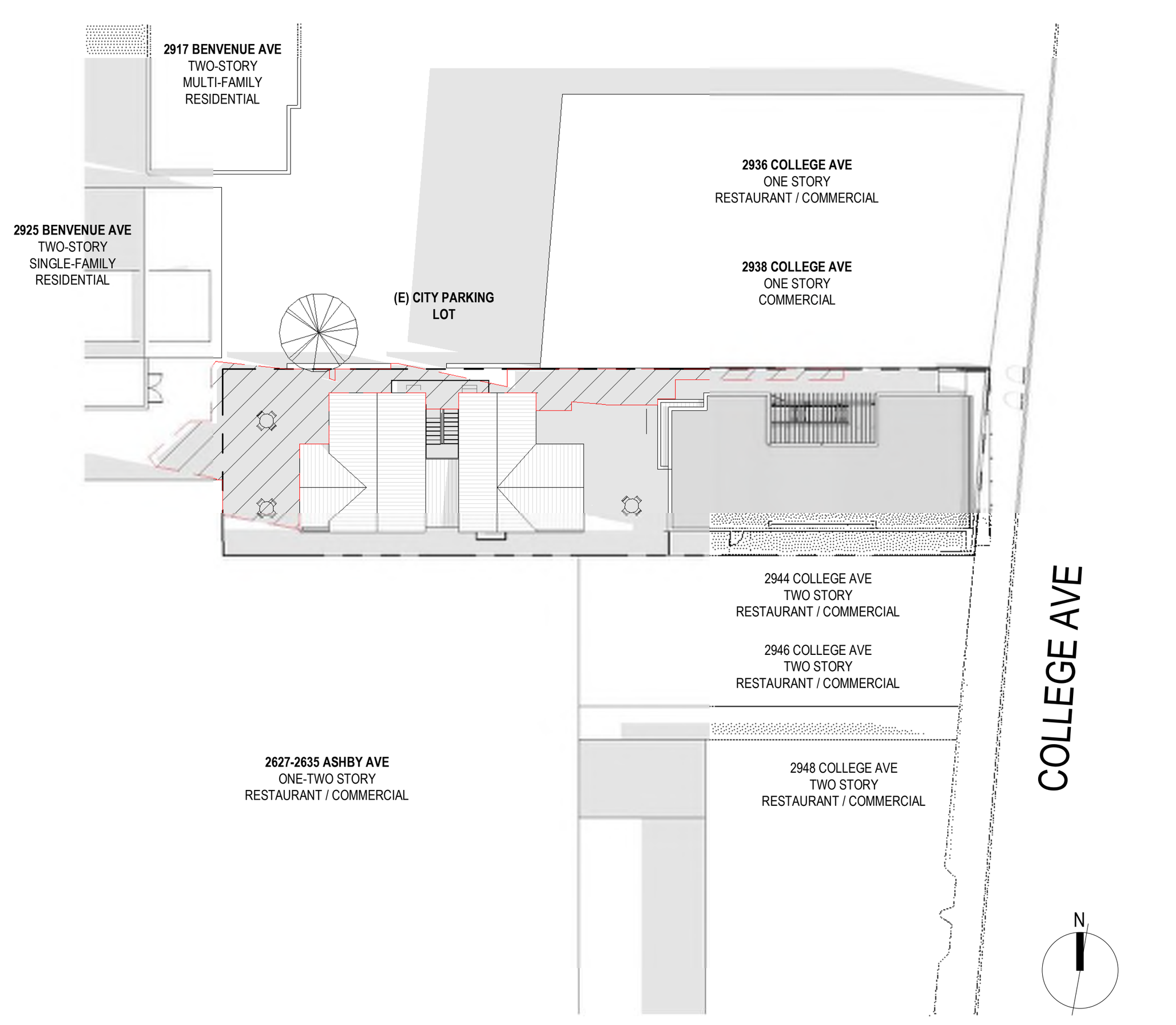
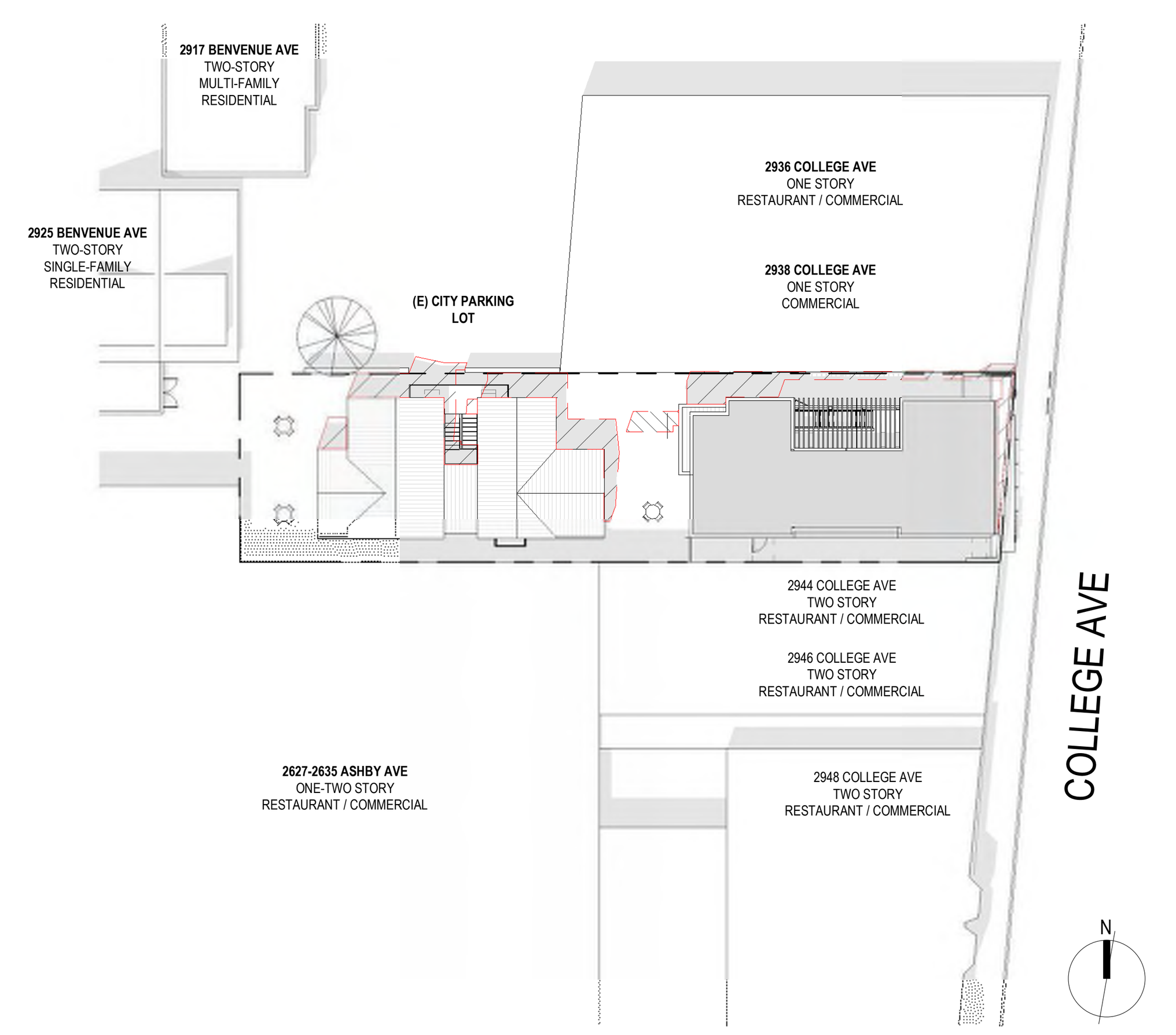


4 SHADOW STUDY COMBINED - 6/21 7:47AM
1/32" = 1'-0"



5 SHADOW STUDY COMBINED - 6/21 12:00PM
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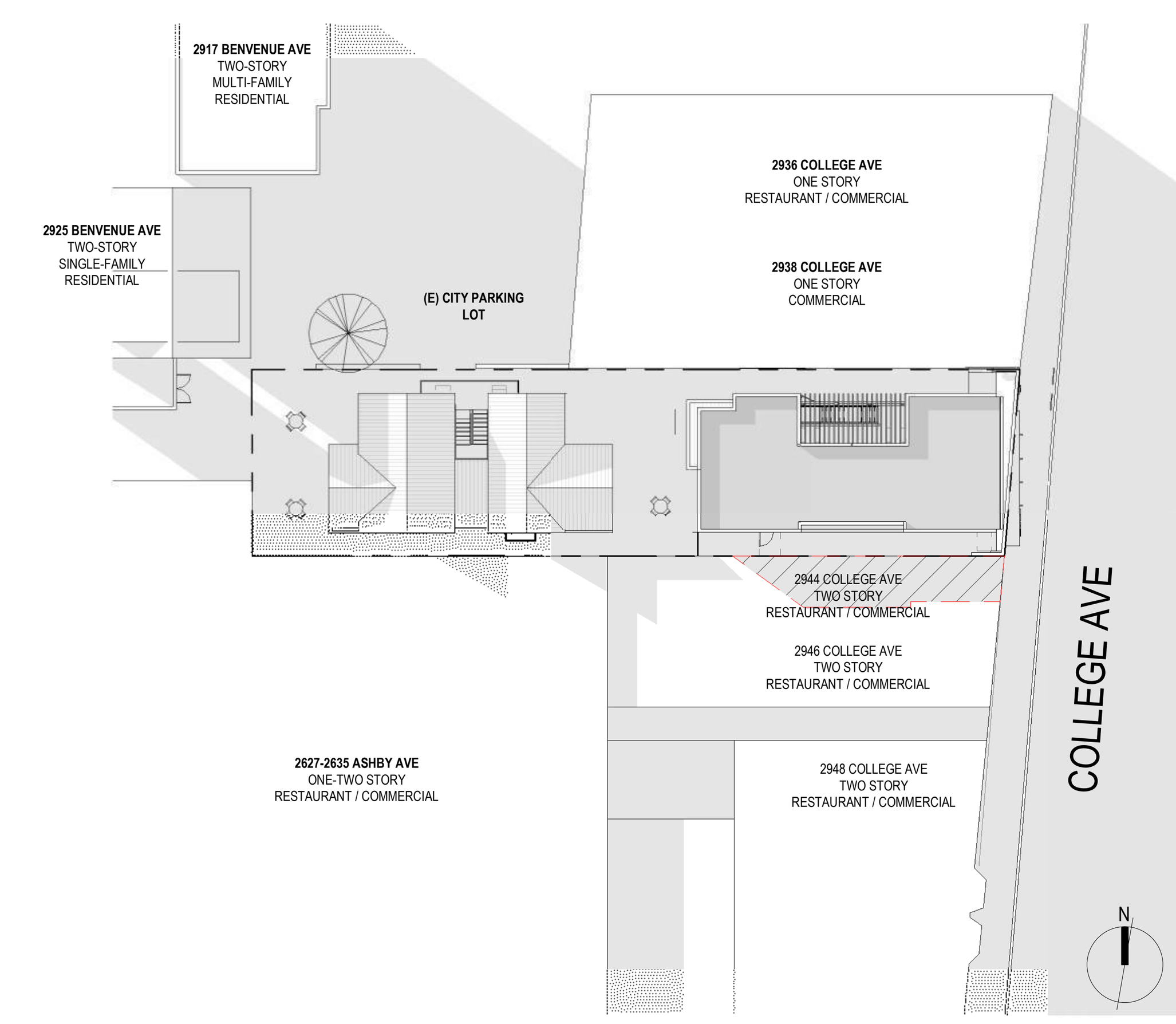
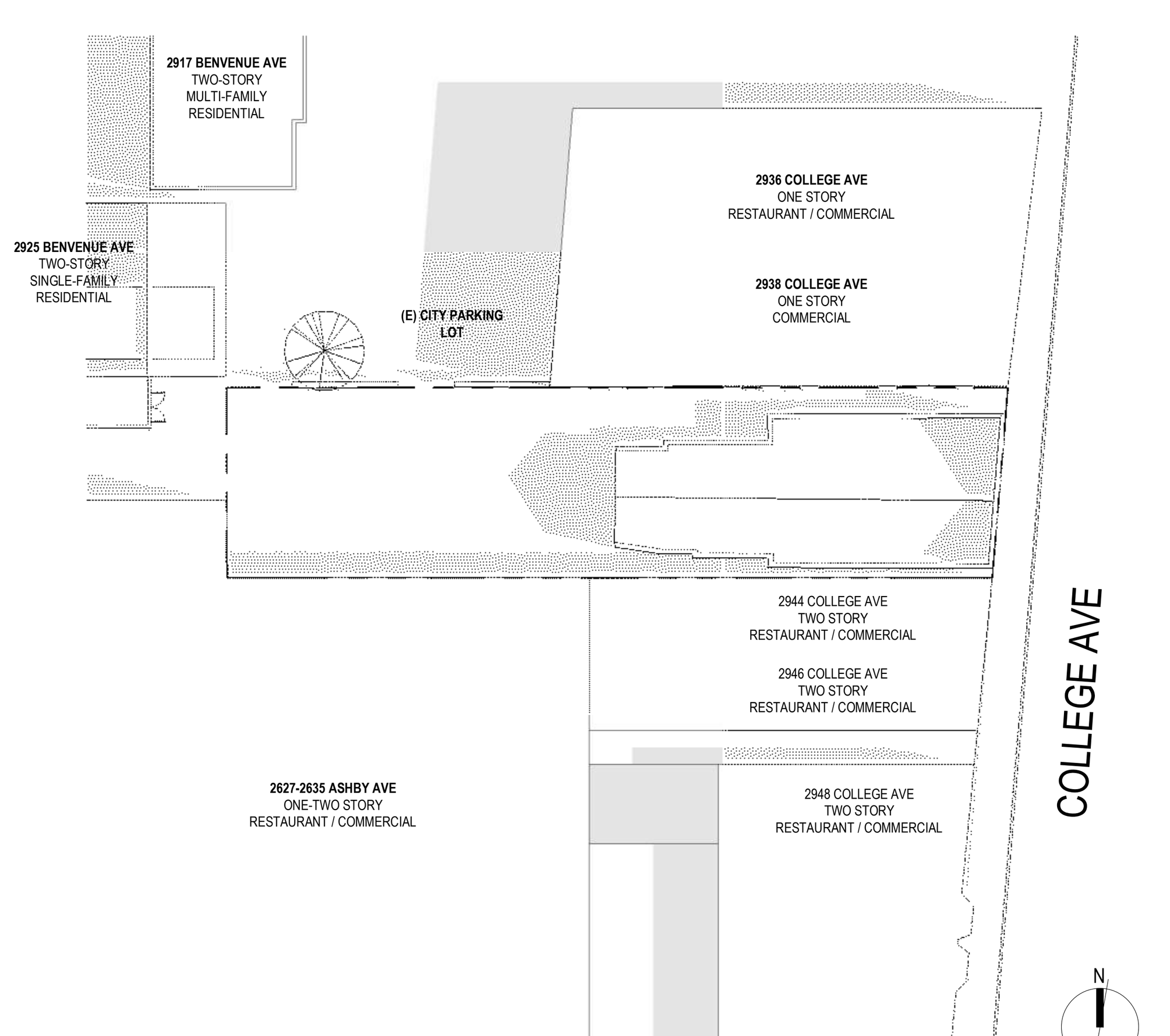


6 SHADOW STUDY COMBINED- 06/21 6:34PM
1/32" = 1'-0"



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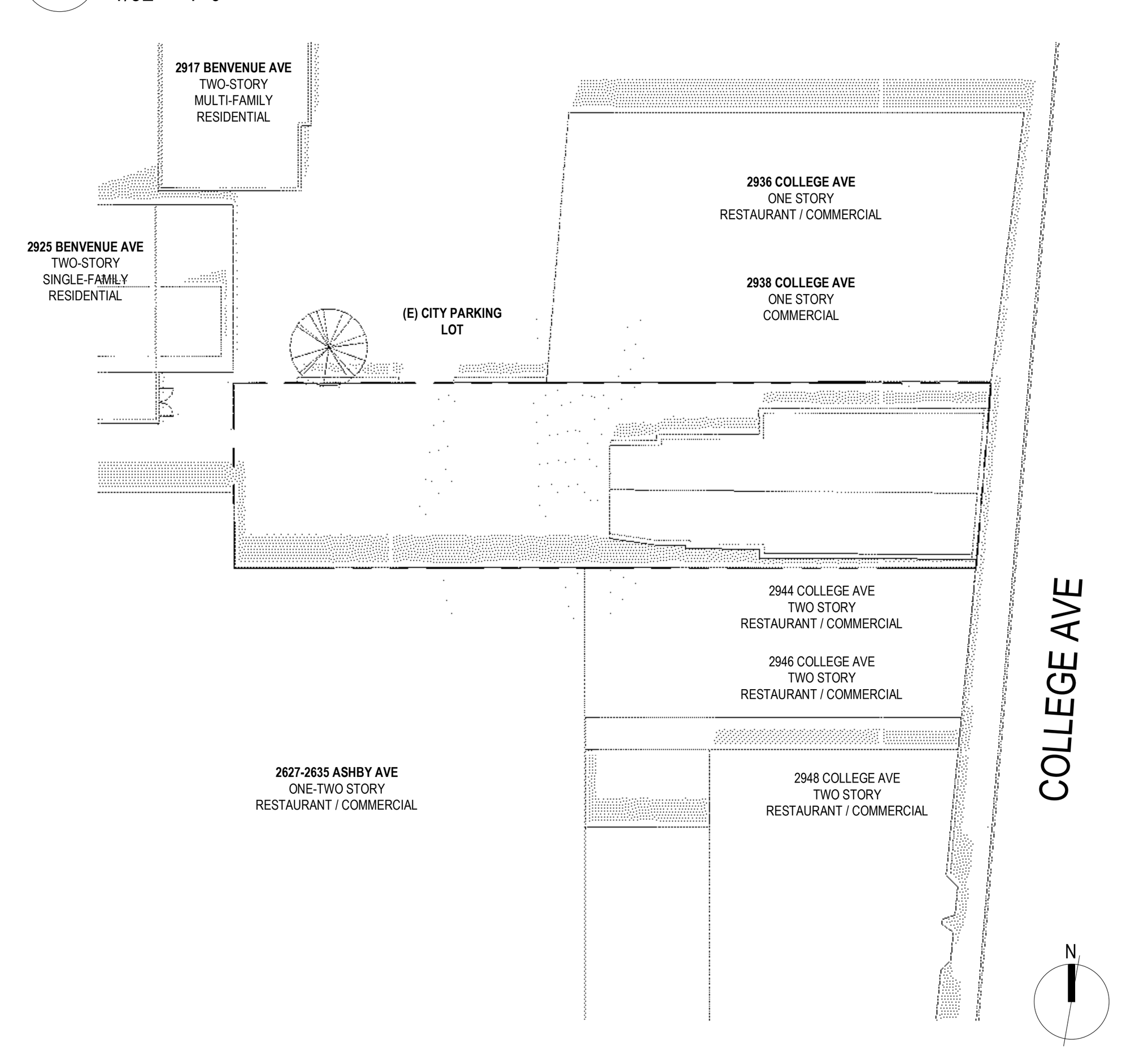
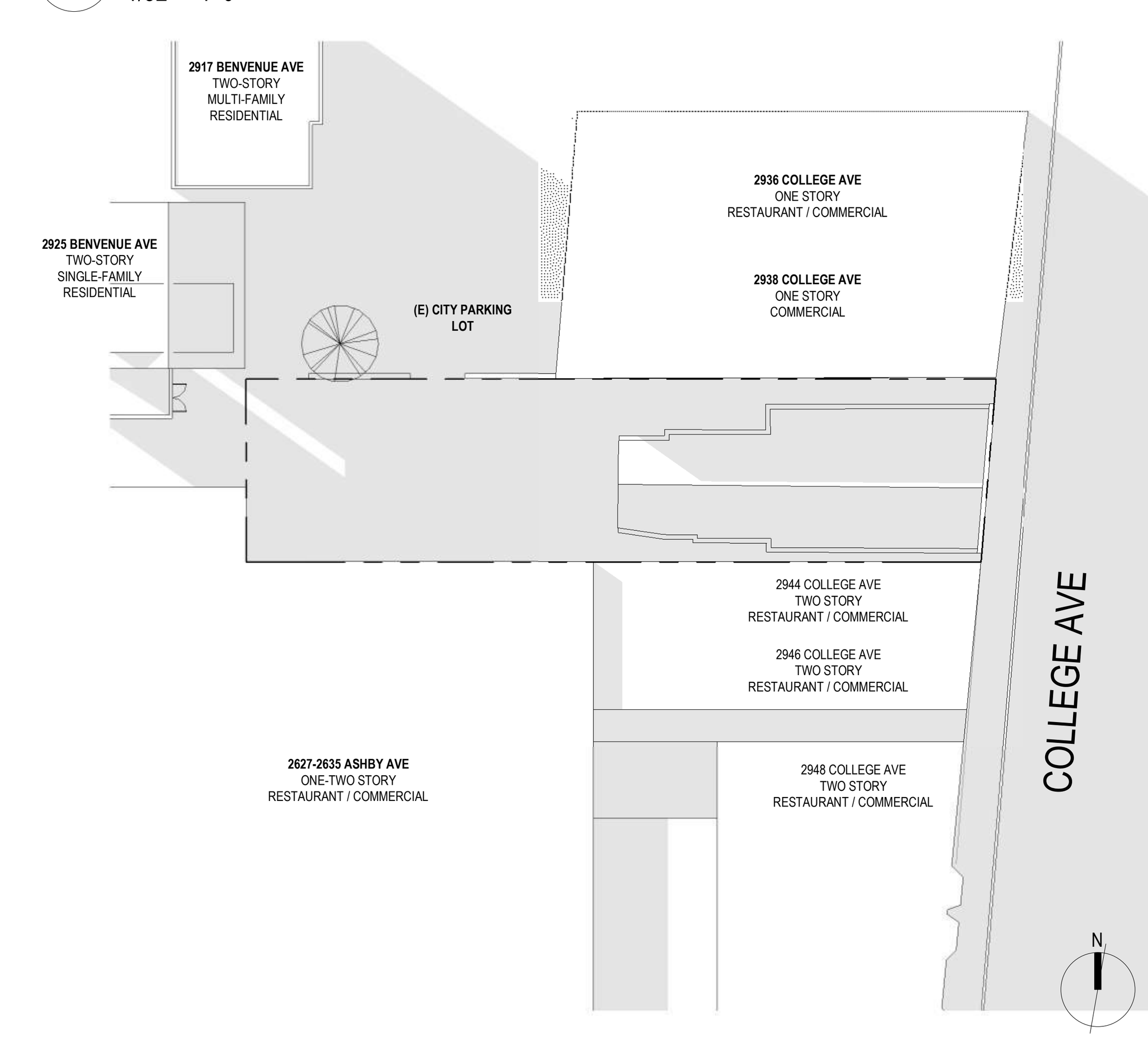
1/32" = 1'-0"



8 SHADOW STUDY EXISTING - 6/21 12:00PM
1/32" = 1'-0"



9 SHADOW STUDY EXISTING - 06/21 6:34PM
1/32" = 1'-0"

SHADOW STUDY LEGEND:

- NEW PROPOSED SHADOW
- NEW SHADOW AT RESIDENTIAL BUILDING

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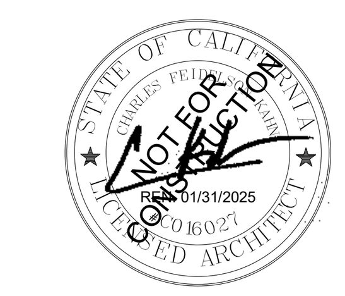
MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705



USE PERMIT - RESPONSE TO COMMENTS

PROJECT ISSUE RECORD:

	02/12/21	USE PERMIT SET
	08/12/21	UP RESUBMITAL
	8/19/22	USE PERMIT SET

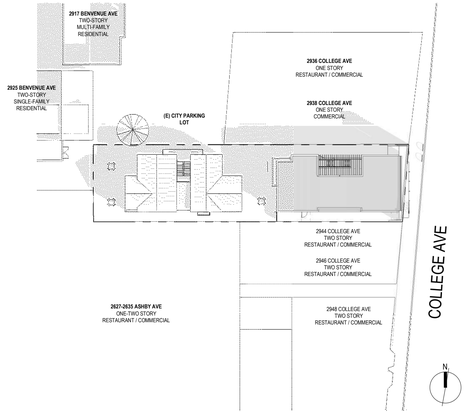
PROJECT #: RUE01

ISSUE DATE: 8/19/22

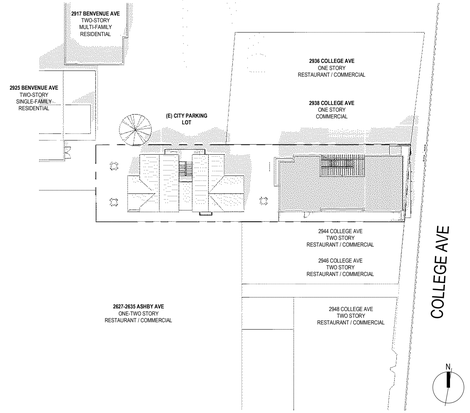
SHADOW STUDIES - JUNE 21

G051

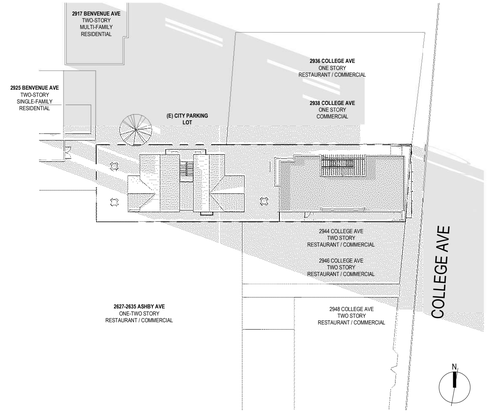
1/31/2024 12:03:02 PM



1 SHADOW STUDY PROPOSED - 8/21 8:30AM
1/32" = 1'-0"



2 SHADOW STUDY PROPOSED - 8/21 12:00PM
1/32" = 1'-0"

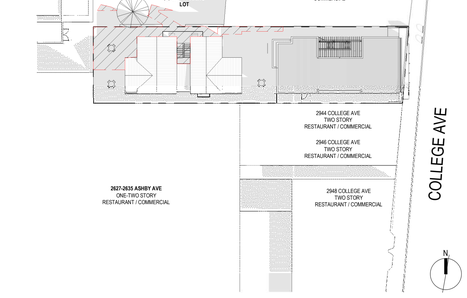


3 SHADOW STUDY PROPOSED - 08/21 5:54PM
1/32" = 1'-0"

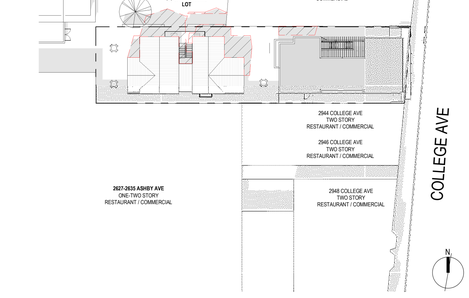
SHADOW STUDY LEGEND:

NEW PROPOSED SHADOW

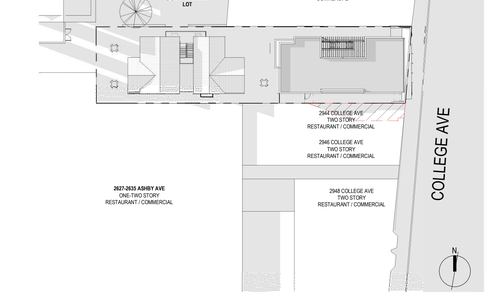
NEW SHADOW AT RESIDENTIAL BUILDING



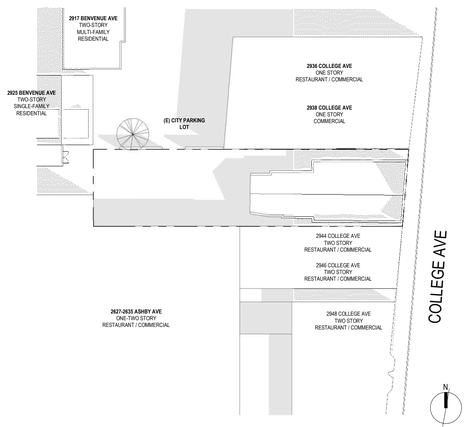
4 SHADOW STUDY COMBINED - 8/21 8:30AM
1/32" = 1'-0"



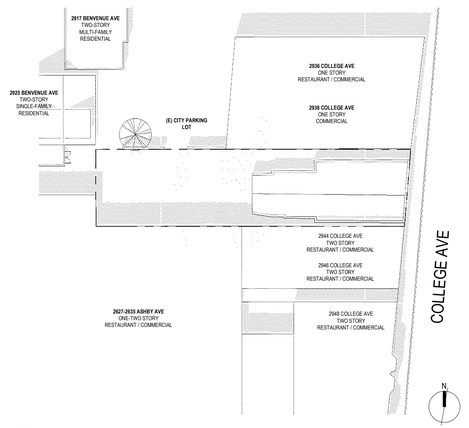
5 SHADOW STUDY COMBINED - 8/21 12:00PM
1/32" = 1'-0"



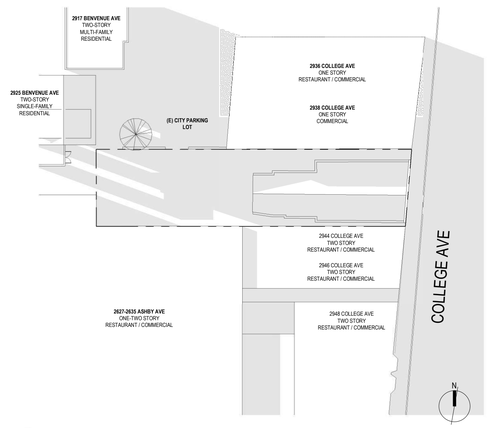
6 SHADOW STUDY COMBINED- 08/21 5:54PM
1/32" = 1'-0"



7 SHADOW STUDY EXISTING - 6/21 8:30 AM
1/32" = 1'-0"



8 SHADOW STUDY EXISTING - 8/21 12:00PM
1/32" = 1'-0"



9 SHADOW STUDY EXISTING - 08/21 5:54PM
1/32" = 1'-0"

1/31/2024 12:03:06 PM

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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA · REGISTERED PROFESSIONAL ARCHITECT
NOT FOR CONSTRUCTION
04/13/2025

USE PERMIT - RESPONSE TO COMMENTS

△	PROJECT ISSUE RECORD:
02/12/21	USE PERMIT SET
08/12/21	UP RESUBMITAL
8/19/22	USE PERMIT SET

PROJECT #: RUE01

ISSUE DATE: 8/19/22

SHADOW STUDIES - AUGUST 21

G052

GENERAL NOTES:
DIMENSIONS ARE IN FEET AND DECIMAL FEET.

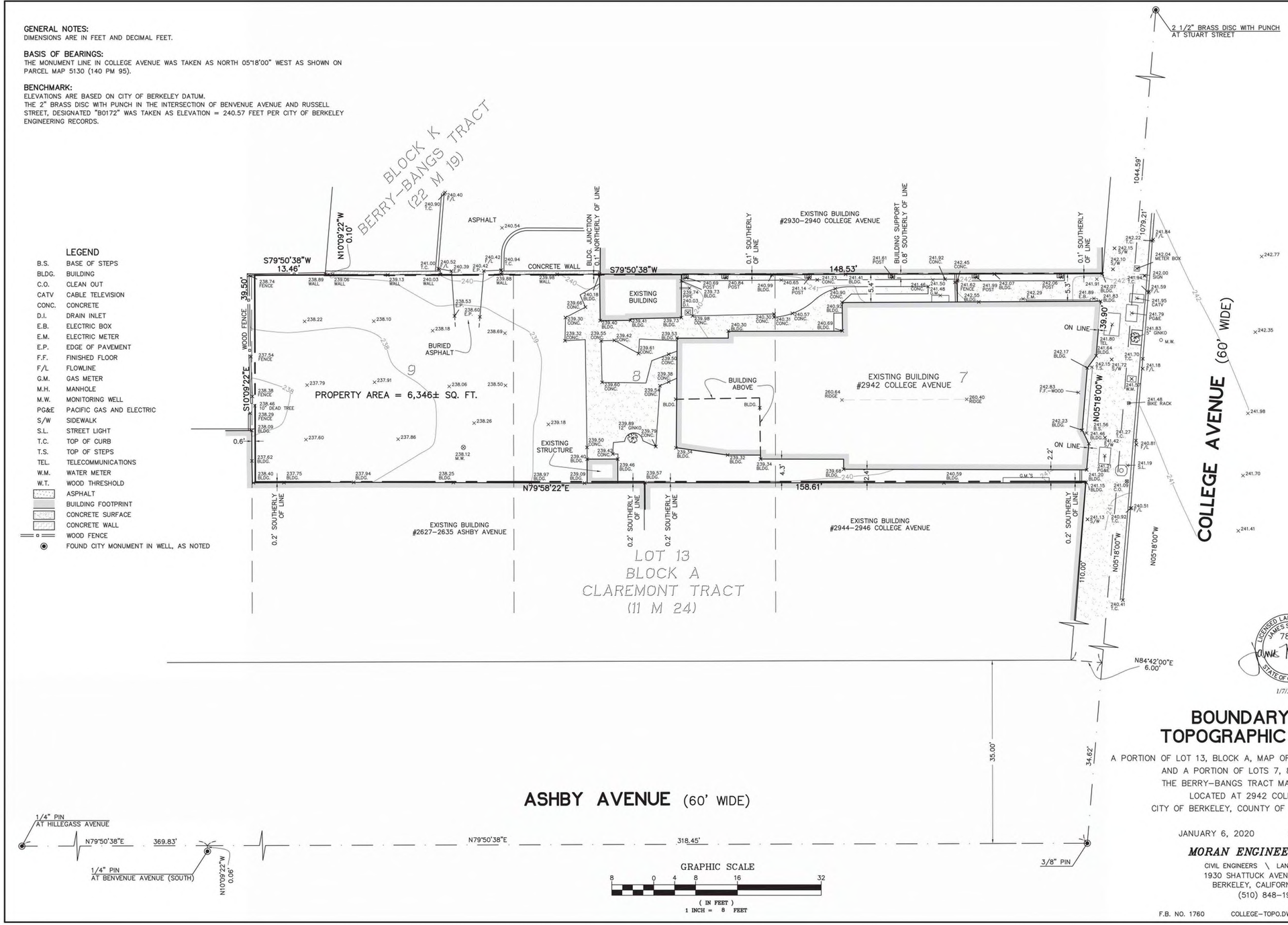
BASIS OF BEARINGS:
THE MONUMENT LINE IN COLLEGE AVENUE WAS TAKEN AS NORTH 05°18'00" WEST AS SHOWN ON PARCEL MAP 5130 (140 PM 95).

BENCHMARK:
ELEVATIONS ARE BASED ON CITY OF BERKELEY DATUM.
THE 2" BRASS DISC WITH PUNCH IN THE INTERSECTION OF BENVENUE AVENUE AND RUSSELL STREET, DESIGNATED "B0172" WAS TAKEN AS ELEVATION = 240.57 FEET PER CITY OF BERKELEY ENGINEERING RECORDS.

LEGEND

B.S.	BASE OF STEPS
BLDG.	BUILDING
C.O.	CLEAN OUT
CATV	CABLE TELEVISION
CONC.	CONCRETE
D.I.	DRAIN INLET
E.B.	ELECTRIC BOX
E.M.	ELECTRIC METER
E.P.	EDGE OF PAVEMENT
F.F.	FINISHED FLOOR
F/L	FLOWLINE
G.M.	GAS METER
M.H.	MANHOLE
M.W.	MONITORING WELL
PG&E	PACIFIC GAS AND ELECTRIC
S/W	SIDEWALK
S.L.	STREET LIGHT
T.C.	TOP OF CURB
T.S.	TOP OF STEPS
TEL.	TELECOMMUNICATIONS
W.M.	WATER METER
W.T.	WOOD THRESHOLD

ASPHALT
BUILDING FOOTPRINT
CONCRETE SURFACE
CONCRETE WALL
WOOD FENCE
FOUND CITY MONUMENT IN WELL, AS NOTED



LICENSED LAND SURVEYOR
JAMES S. MORAN
7881
STATE OF CALIFORNIA
1/7/2020

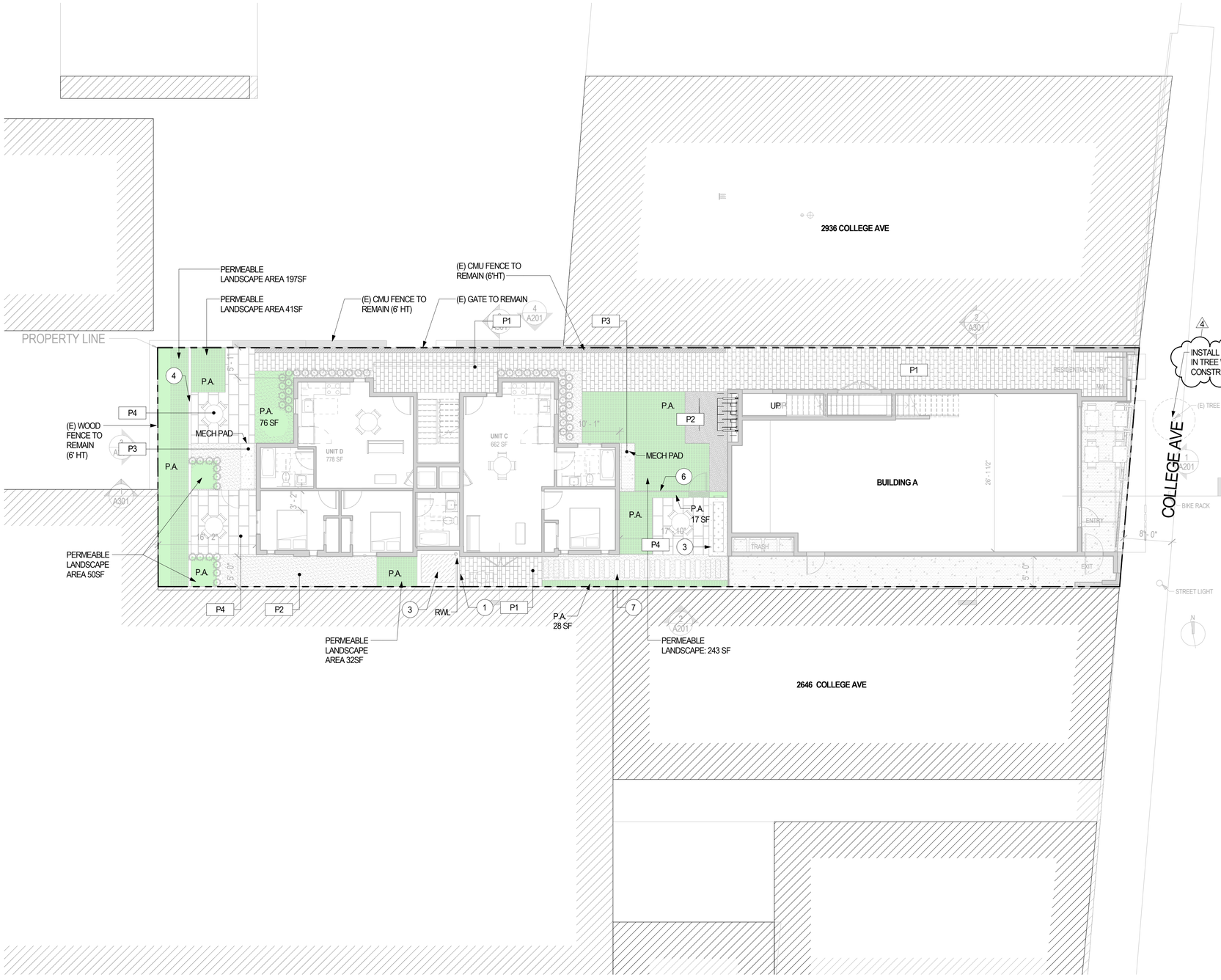
BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF LOT 13, BLOCK A, MAP OF CLAREMONT TRACT, (11 M 24)
AND A PORTION OF LOTS 7, 8, AND 9, BLOCK K,
THE BERRY-BANGS TRACT MAP NO. 3 (22 M 19)
LOCATED AT 2942 COLLEGE AVENUE
CITY OF BERKELEY, COUNTY OF ALAMEDA, CALIFORNIA

JANUARY 6, 2020 SCALE: 1" = 8'

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

F.B. NO. 1760 COLLEGE-TOPO.DWG JOB NO. 19-10349



1 01 - LANDSCAPE PLAN
1/8" = 1'-0"

MATERIAL LEGEND

SITE ELEMENTS

KEY	NAME
1	WOOD FENCE(6' HT)
3	CONCRETE FLOW-THRU PLANTER
4	TIMBER PLANTER EDGE
6	WOOD FENCE W/VINE TELLIS (6' HT)
7	PRECAST CONCRETE PAVER

PAVING SCHEDULE

SYMBOL	KEY	NAME
	P1	PRECAST CONCRETE PERMEABLE PAVERS (STANDARD FORMAT - BRICK)
	P2	CRUSHED GRAVEL
	P3	CAST IN PLACE CONCRETE
	P4	PRECAST CONC. PERMEABLE PAVERS (LARGE FORMAT)

PLANTING

SYMBOL	KEY	NAME
	P.A.	PLANTING AREA

STORM WATER CONTROL

SYMBOL	KEY	NAME
•		AREA DRAIN
•	RWL	RAIN WATER LEADER
		PERMEABLE LANDSCAPE AREA

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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA · JOSHUA FEIN · LICENSED ARCHITECT · NOT FOR CONSTRUCTION · 03/31/2025

USE PERMIT - RESPONSE TO COMMENTS

PROJECT ISSUE RECORD:

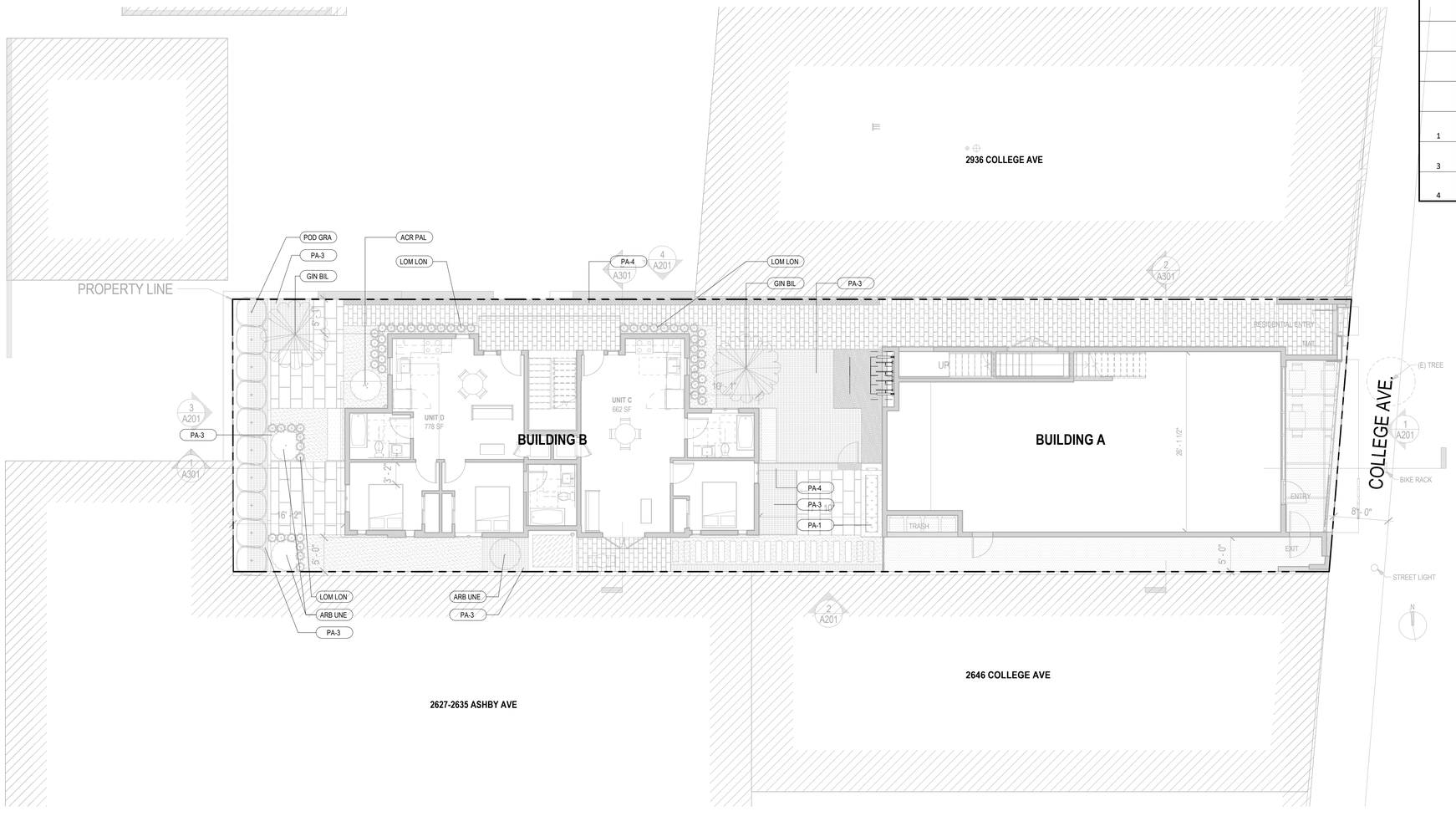
	8/19/22	USE PERMIT SET
4	2/25/2025	USE PERMIT - COMPLETION/ COMMENTS RESPONSE

PROJECT #: RUE01
ISSUE DATE: 8/19/22

LANDSCAPE PLAN

L001

2/25/2025 3:04:34 PM



PLANT LEGEND

PLANTING MATERIAL

WELO ZONE #	SYMBOL	KEY	NAME	QTY.	native/ pollinator?	%age of cover
5		LOM LON (PA-5)	Lomondra longifolia/ Mat Rush	99 SF	non native pollinator	11.67%
		ARB UNE	Arbutus unedo/ Strawberry Tree	3	non-native supports wildlife	
		POD-GRA	Podacarpus gracilior/ Fern Podacarpus	10	non-native	
		ACR PAL	Acer palmatum/ Japanese Maple	1	non-native supports wildlife	
		GIN BIL	Ginkgo biloba/ Gingko Tree	2	non-native supports wildlife	
1		PA-1	Bambusa multiplex 'Golden Goddess' / Golden Bamboo	23 SF	non-native supports wildlife	2.71%
3		PA-3	Ceanothus griseus horizontalis 'Yankee Point' / Ceanothus	726 SF	native supports pollinators	85.73%
4		PA-4	Ficus Pumila / Fig Ivy	82 SF	non-native	

total landscape coverage SF 848

1 01 - LANDSCAPE PLANTING PLAN
1/8" = 1'-0"

N
0 4' 8' 16'

1/31/2024 12:03:09 PM

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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA — REGISTERED LANDSCAPE ARCHITECT — NOT FOR CONSTRUCTION — 1/31/2025

USE PERMIT - RESPONSE TO COMMENTS

△ PROJECT ISSUE RECORD:

	8/19/22	USE PERMIT SET

PROJECT #: RUE01
ISSUE DATE: 8/19/22

PLANTING PLAN

L002

WELO
Water Budget and Water Use Calculator

INSTRUCTIONS:

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

Date:	7/29/2021
Project Name:	2942 College
Project Contact:	Christie Deng
Project Contact Email:	christie@studiokda.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area...	Total Landscape Area...	MAWA (gal/yr)	
	Residential	44.1	0.55	-	644	**9,685**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	44.1	347	-	**9,492**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]
Difference between MAWA and ETWU				**192**	**Project meets water budget.**

PA.#

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Bambusa	Drip	23	0.30	0.81	9
	2	Dracaena	Drip	0	0.30	0.81	0
	3	Ceanothus	Drip	440	0.50	0.81	272
	4	Lonicera	Drip	82	0.30	0.81	30
	5	Lomondra	Drip	99	0.30	0.81	37
	6						-
	Landscape area (not...			**644**			**347**

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

Total Landscape Area (including SLA) from...	**644**

PLANT LEGEND

PLANTING MATERIAL

WELO ZONE #	SYMBOL	KEY	NAME	QTY.	native/ pollinator?	%age of cover
5		LOM LON (PA-5)	Lomondra longifolia/ Mat Rush	99 SF	non native pollinator	11.67%
		ARB UNE	Arbutus unedo/ Strawberry Tree	3	non-native supports wildlife	
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total landscape coverage SF 848

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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA — REGISTERED LANDSCAPE ARCHITECT — NOT FOR CONSTRUCTION — 08/31/2025

USE PERMIT - RESPONSE TO COMMENTS

△ PROJECT ISSUE RECORD:

	8/19/22	USE PERMIT SET

PROJECT #: RUE01

ISSUE DATE: 8/19/22

WELO CALCULATIONS

L003

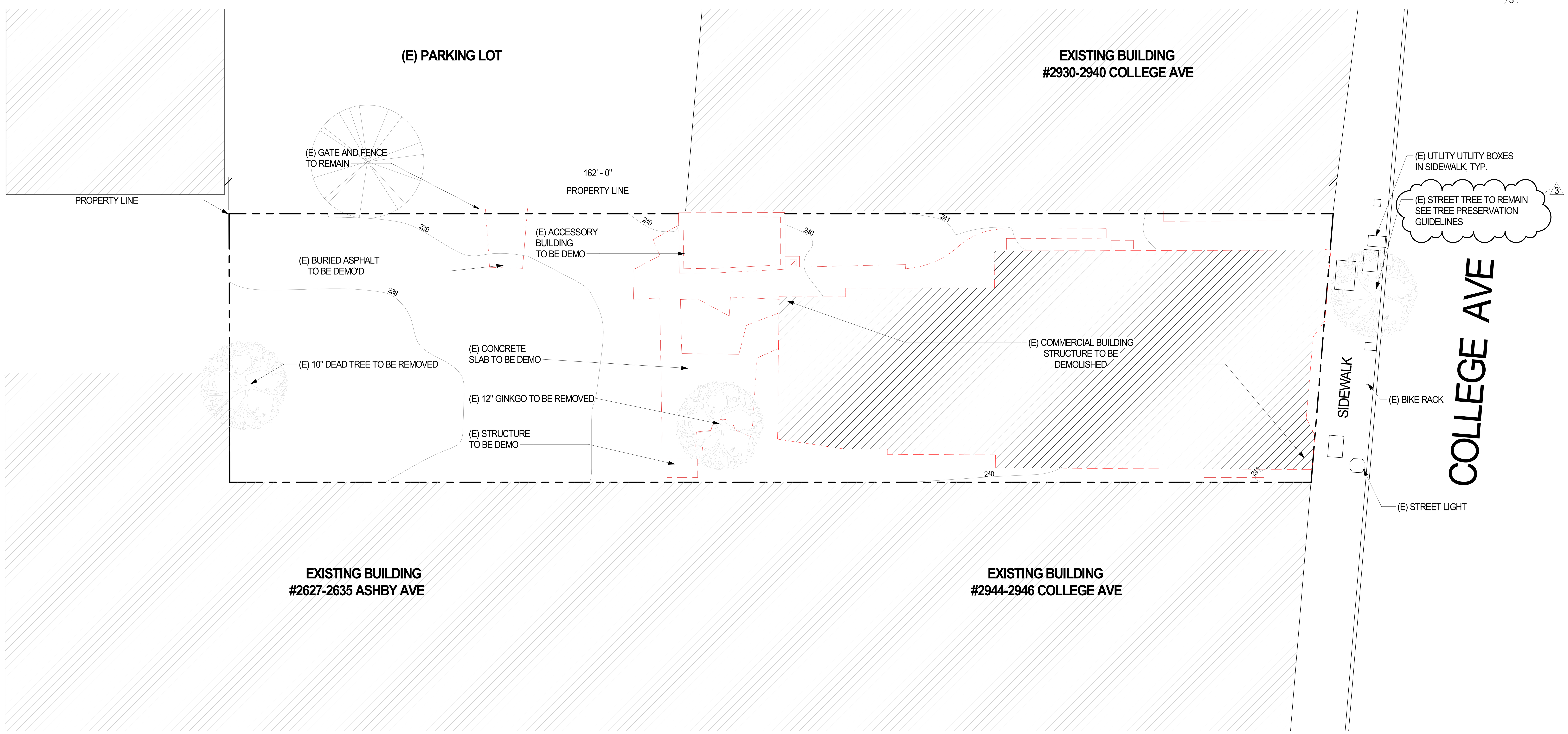
1/31/2024 12:03:09 PM

FIGURE 1

TREE PRESERVATION GUIDELINES:

- TREE PROTECTION ZONES: THE CALCULATED **TREE PROTECTION ZONE** IS THE AREA BENEATH THE DRIPLINE OF THE TREE. THE SPECIFIED **TREE PROTECTION ZONE** IS THE WIDTH OF THE PARKWAY. NO GRADING, EXCAVATION, CONSTRUCTION OR STORAGE OF MATERIALS SHALL OCCUR WITHIN THE SPECIFIED **TREE PROTECTION ZONE**. NO UNDERGROUND SERVICES INCLUDING UTILITIES, SUB-DRAINS, WATER OR SEWER SHALL BE PLACED IN THE TREE PROTECTION ZONE.
- TREE PROTECTION: ADD TREE PROTECTION FENCING TO PROTECT THE EXPOSED DRIPLINE WITHIN THE PARKWAY (FIGURE 1).
- IRRIGATION: ADD IRRIGATION TO WET THE SOIL IN THE PARKWAY TO A DEPTH OF 12 INCHES. ONCE SOIL IS AT FIELD CAPACITY, IRRIGATION CAN BE SCALED BACK TO REPLACE THE WATER LOST THROUGH EVAPOTRANSPIRATION (ET).
- MULCH: ADD 4 – 6 INCHES OF COURSE ORGANIC MULCH. THE MULCH SHOULD NOT COME IN CONTACT WITH THE TRUNK BUT SHOULD BE 24 INCHES AWAY FROM THE TRUNK.
- ANY ROOT PRUNING THAT WILL OCCUR WITHIN THE PARKWAY. ALL WORK IN THE AREA WILL REQUIRE PRIOR APPROVAL AND SHALL BE SUPERVISED BY THE PROJECT ARBORIST. ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT. REMOVAL OF ROOTS LARGER THAN 2 INCHES IN DIAMETER SHOULD BE AVOIDED.

TREE PRESERVATION GUIDELINES
1/8" = 1'-0"



1 EXISTING & DEMO SITE PLAN
1/8" = 1'-0"

2/25/2025 3:01:44 PM

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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

NOT FOR CONSTRUCTION

USE PERMIT - RESPONSE TO COMMENTS

PROJECT ISSUE RECORD:

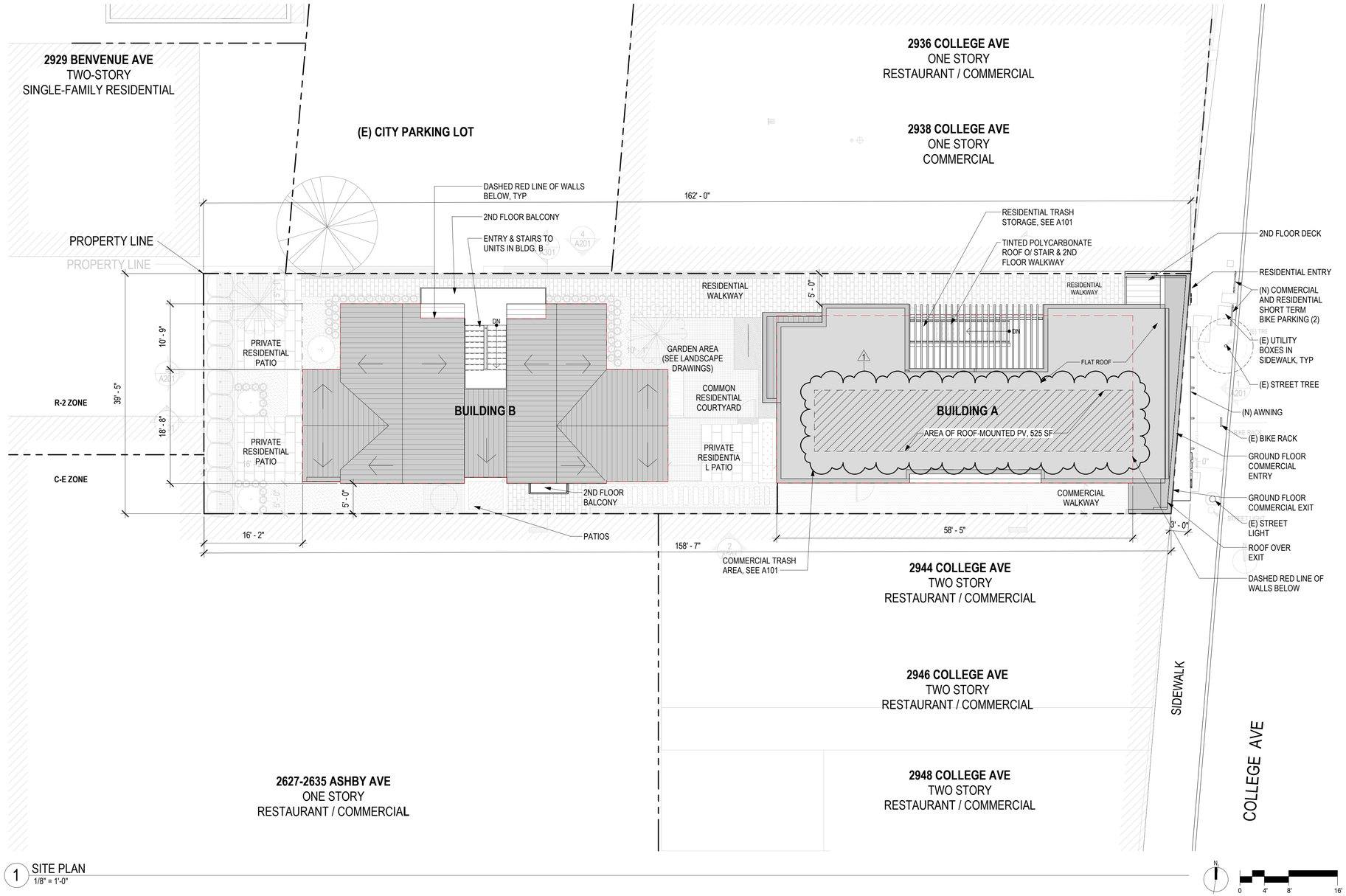
	02/12/21	USE PERMIT SET
	08/12/21	UP RESUBMITAL
	8/19/22	USE PERMIT SET
3	3/7/24	USE PERMIT- COA RESPONSE

PROJECT #: RUE01

ISSUE DATE: 8/19/22

EXISTING & DEMO SITE PLAN

A050



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

1/31/2024 12:01:47 PM

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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
1/31/2025
REGISTERED ARCHITECT

USE PERMIT - RESPONSE TO COMMENTS

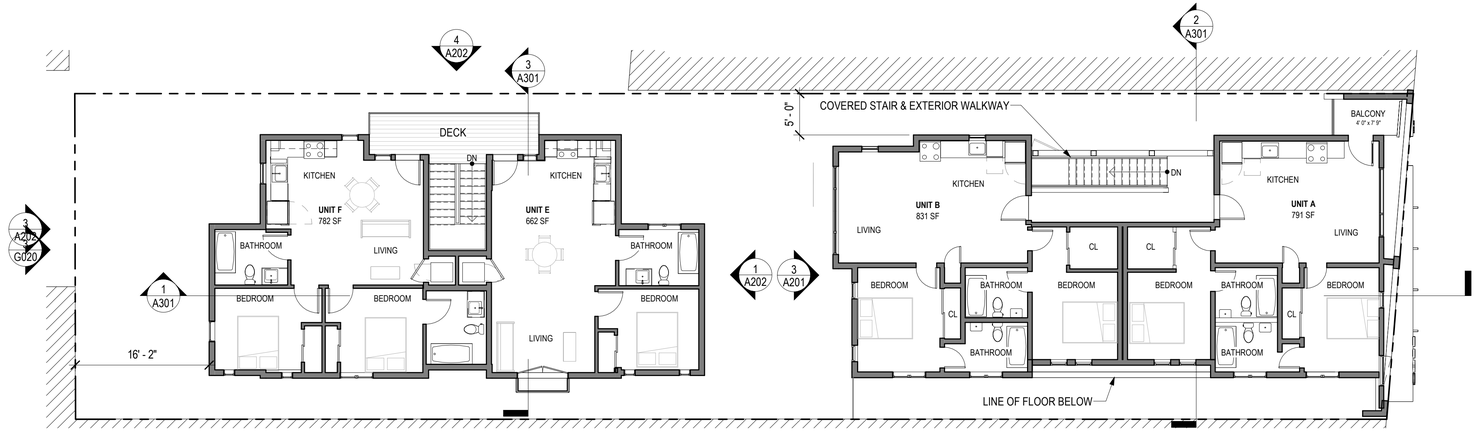
△ PROJECT ISSUE RECORD:

	02/12/21	USE PERMIT SET
	08/12/21	UP RESUBMITAL
	9/15/21	UP RESUBMITAL 2
	8/19/22	USE PERMIT SET
1	2/2/24	USE PERMIT RESPONSE TO COMMENTS #3

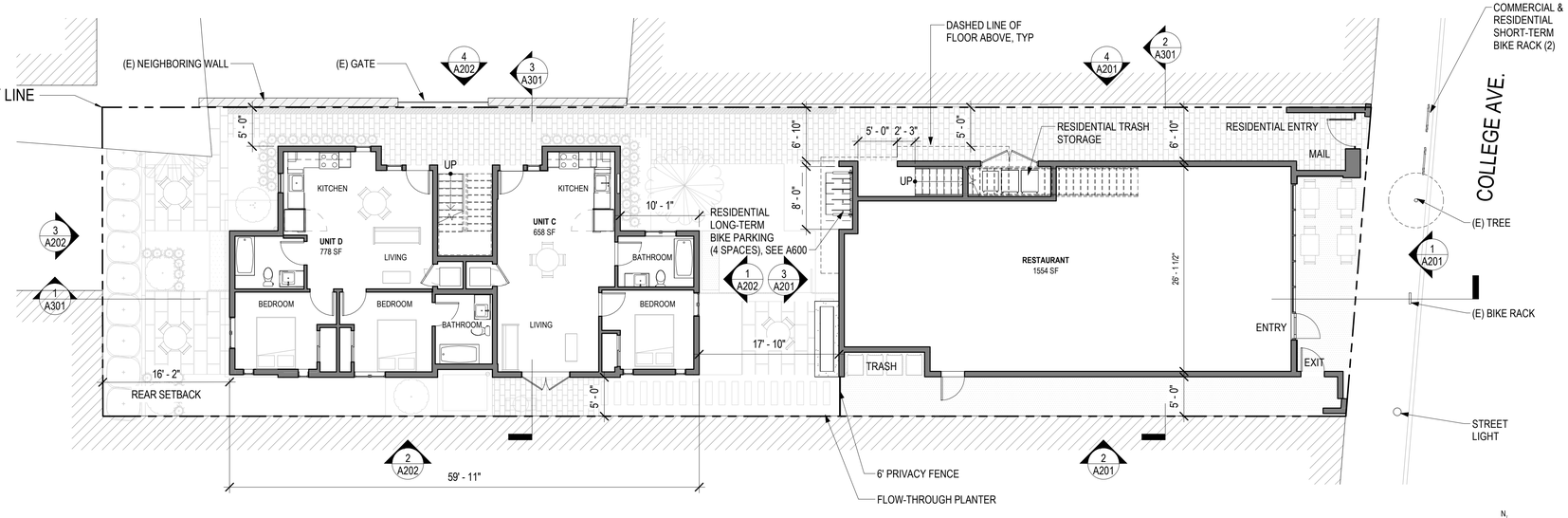
PROJECT #: RUE01
ISSUE DATE: 1/31/2024

SITE PLAN

A100



2 SECOND FLOOR
1/8" = 1'-0"



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

NATURAL GAS PROHIBITION

THE PROPOSED PROJECT WILL BE ALL ELECTRIC, WITH NO RELIANCE UPON NATURAL GAS INFRASTRUCTURE IN COMPLIANCE WITH BMC CHAPTER 12.80. THE RESIDENTIAL PORTION OF THE PROJECT IS DESIGNED TO COMPLY WITH THE BERKELEY ENERGY CODE, BMC CHAPTER 19.36, AND BERKELEY GREEN CODE, BMC CHAPTER 19.37, WITH ROOF AREAS SOLAR READY FOR SOLAR PV SYSTEMS AND INSTALLED CONDUITS FROM ROOF TO ELECTRICAL PANELS. THE UNITS WILL USE ELECTRIC HEAT PUMP SYSTEMS FOR HEATING, COOLING AND HOT WATER. THE UNITS WILL ALSO FEATURE ALL ELECTRIC KITCHEN APPLIANCES. THE COMMERCIAL SPACE DESIGNED FOR RESTAURANT SPACE WILL USE HIGH EFFICIENCY HEAT PUMP WATER HEATERS, STORAGE TANKS AND RE-CIRCULATION PUMPS TO PROVIDE THE HIGH TEMP, HIGH DEMAND OF HOT WATER FOR WASHING DISHES, HANDS AND FOOD PREPARATION. FUTURE COOKING EQUIPMENT WILL BE ALL ELECTRIC COMMERCIAL GRADE EQUIPMENT. THE HEATING AND COOLING WILL BE PROVIDED BY ALL-ELECTRIC HEAT PUMPS AND OUTDOOR HEAT LAMPS FOR THE FRONT AND BACK PATIO SPACES WILL BE ALL ELECTRIC AS WELL.

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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA — NOT FOR CONSTRUCTION — 1/31/2025 — REGISTERED ARCHITECT

USE PERMIT - RESPONSE TO COMMENTS

PROJECT ISSUE RECORD:

02/12/21	USE PERMIT SET
08/12/21	UP RESUBMITAL
8/19/22	USE PERMIT SET

PROJECT #: RUE01
ISSUE DATE: 1/31/24

FLOOR PLANS

A101

GENERAL BUILDING ELEVATION LEGEND

CM-1
CEMENT PLASTER
MFR: BENJAMIN MOORE, COLOR: BARE (BM OC-98)

C-1
CERACLAD CERAMIC COATED EXTERIOR SIDING PANELS
COLOR: CAST STRIPE PEARL

C-2
CERACLAD CERAMIC COATED EXTERIOR SIDING PANELS
COLOR: MODERN STRIPE MIDNIGHT BLUE

V-1
BLACK VINYL FRAME (RESIDENTIAL WINDOWS)
MFR: TBD

MT-1
BLACK ALUMINIUM FRAME (COMMERCIAL STOREFRONT WINDOWS)
MFR: TBD

MT-2
BLACK PAINTED METAL
MFR: TBD

M-3
STANDING SEAM METAL ROOF
MFR: AEP SPAN, COLOR: SLATE GRAY

WD-1
SOLID WOOD
SPECIES: REDWOOD

PN-1
NICHIHIA WOOD COMPOSITE RAINSCREEN VINTAGE WOOD
SPECIES: CEDAR

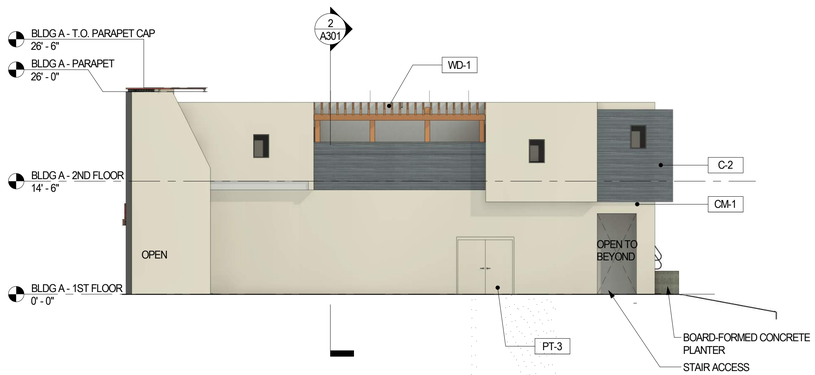
PN-2
TRESPA PURA LINE RAINSCREEN
COLOR: IPE

PT-1
PAINTED WOOD
MFR: BENJAMIN MOORE, COLOR: GOLDEN HARVEST (BM 2157-20)

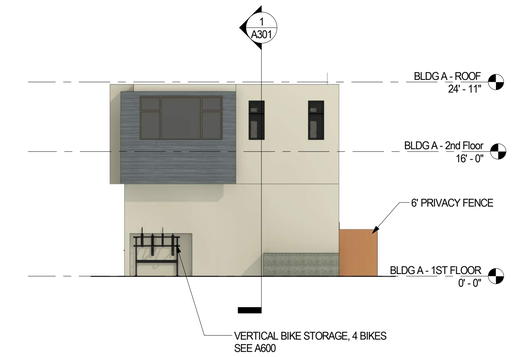
PT-2
PAINTED ALUMINUM
MFR: BENJAMIN MOORE, COLOR: MASADA (BM AF-220)

PT-3
PAINTED ALUMINUM
MFR: BENJAMIN MOORE, COLOR: BARE (BM OC-98)

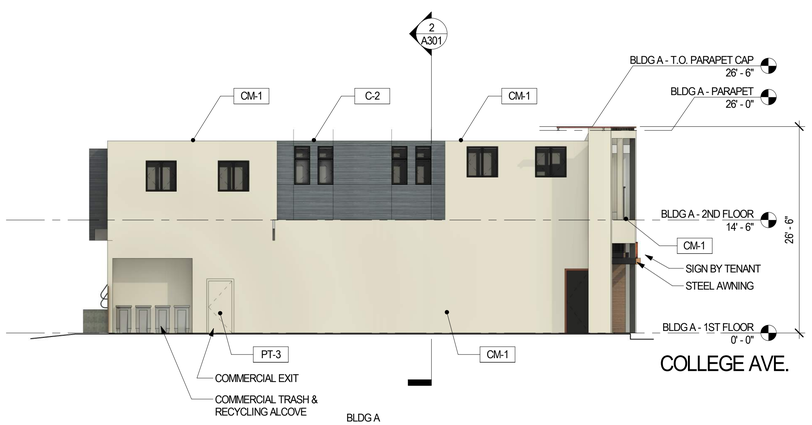
CT-1
CEMENT TILE
MFR: CLE, COLOR: FEDERAL BLUE+WHITE, HEX



4 NORTH ELEVATION - BUILDING A
1/8" = 1'-0"



3 WEST ELEVATION - BUILDING A
1/8" = 1'-0"



2 SOUTH ELEVATION - BUILDING A
1/8" = 1'-0"

1 EAST ELEVATION - BUILDING A
1/8" = 1'-0"

4/8/2025 9:12:05 AM

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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA — LICENSED ARCHITECT — NOT FOR CONSTRUCTION — 04/15/2025

USE PERMIT - RESPONSE TO COMMENTS

△ PROJECT ISSUE RECORD:

	02/12/21	USE PERMIT SET
	08/12/21	UP RESUBMITAL
	8/19/22	USE PERMIT SET

PROJECT #: RJE01
ISSUE DATE: 8/19/22

ELEVATIONS - BLDG A

A201

GENERAL BUILDING ELEVATION LEGEND

CM-1
CEMENT PLASTER
MFR: BENJAMIN MOORE, COLOR: BARE (BM OC-98)

C-1
CERACLAD CERAMIC COATED EXTERIOR SIDING PANELS
COLOR: CAST STRIPE PEARL

C-2
CERACLAD CERAMIC COATED EXTERIOR SIDING PANELS
COLOR: MODERN STRIPE MIDNIGHT BLUE

MT-1
BLACK ALUMINIUM FRAME (COMMERCIAL STOREFRONT WINDOWS)
MFR: TBD

MT-2
BLACK PAINTED METAL
MFR: TBD

V-1
BLACK VINYL FRAME (RESIDENTIAL WINDOWS)
MFR: TBD

M-3
STANDING SEAM METAL ROOF
MFR: AEP SPAN, COLOR: SLATE GRAY

WD-1
SOLID WOOD
SPECIES: REDWOOD

PN-1
NICHIHIA WOOD COMPOSITE RAINSCREEN VINTAGE WOOD
SPECIES: CEDAR

PN-2
TRESPA PURA LINE RAINSCREEN
COLOR: IPE

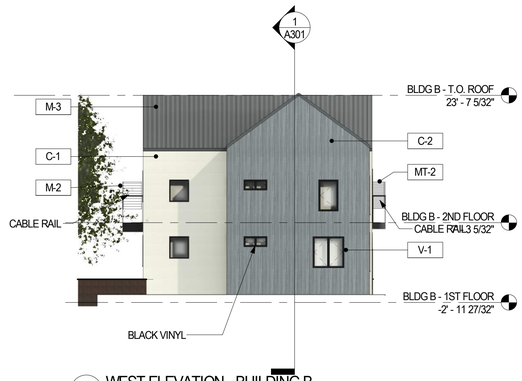
PT-1
PAINTED WOOD
MFR: BENJAMIN MOORE, COLOR: GOLDEN HARVEST (BM 2157-20)

PT-2
PAINTED ALUMINUM
MFR: BENJAMIN MOORE, COLOR: MASADA (BM AF-220)

CT-1
CEMENT TILE
MFR: CLE, COLOR: FEDERAL BLUE+WHITE, HEX

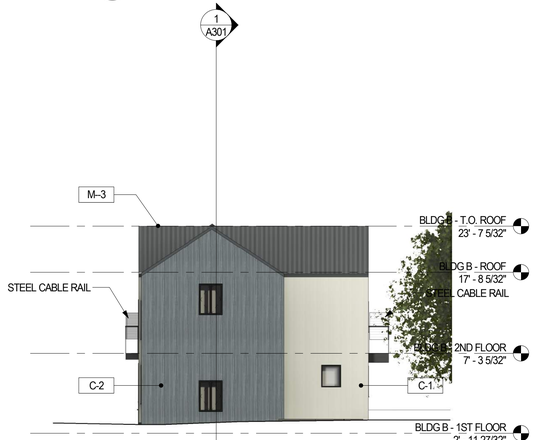
PT-3
PAINTED ALUMINUM
MFR: BENJAMIN MOORE, COLOR: BARE (BM OC-98)

4 NORTH ELEVATION - BUILDING B
1/8" = 1'-0"



3 WEST ELEVATION - BUILDING B
1/8" = 1'-0"

2 SOUTH ELEVATION - BUILDING B
1/8" = 1'-0"



1 EAST ELEVATION - BUILDING B
1/8" = 1'-0"

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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA — REGISTERED ARCHITECT — NOT FOR CONSTRUCTION — 03/31/2025

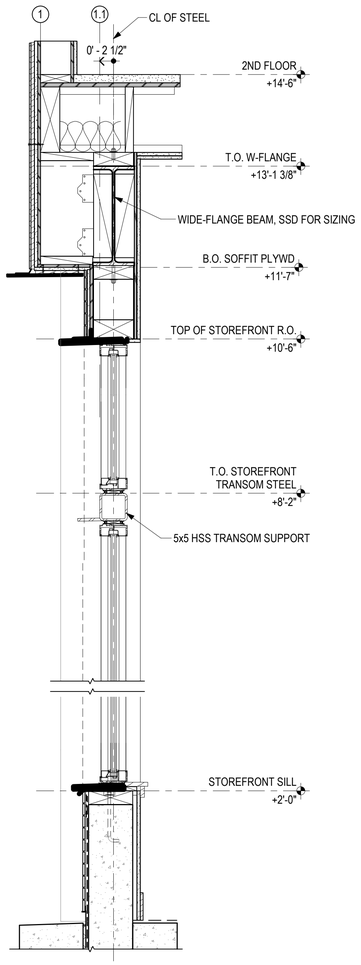
USE PERMIT - RESPONSE TO COMMENTS

△	PROJECT ISSUE RECORD:	
	02/12/21	USE PERMIT SET
	08/12/21	UP RESUBMITAL
	8/19/22	USE PERMIT SET

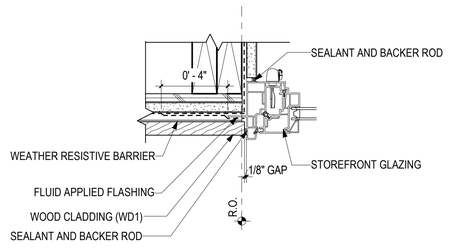
PROJECT #: RUE01
ISSUE DATE: 8/19/22

ELEVATIONS - BLDG B

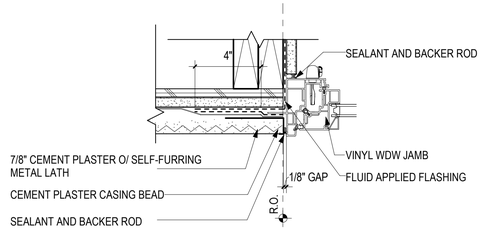
A202



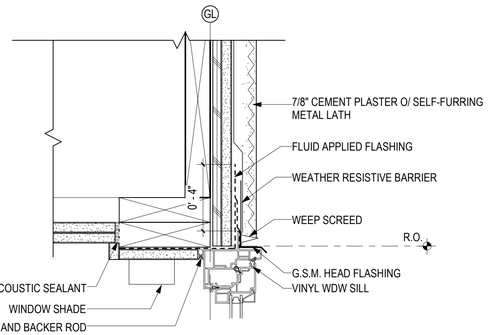
5 CLERESTORY STOREFRONT SECTION
1" = 1'-0"



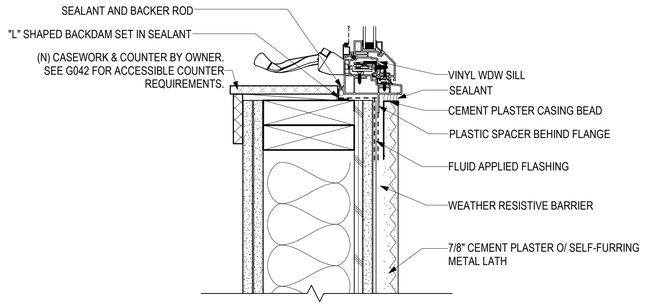
4 VINYL WDW JAMB @ CLADDING
3" = 1'-0"



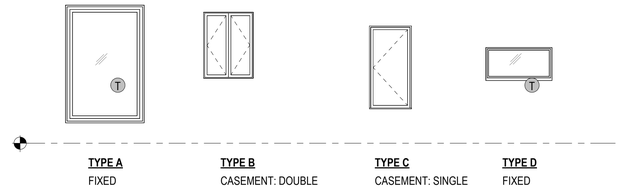
3 VINYL WDW JAMB @ CEMENT PLASTER
3" = 1'-0"



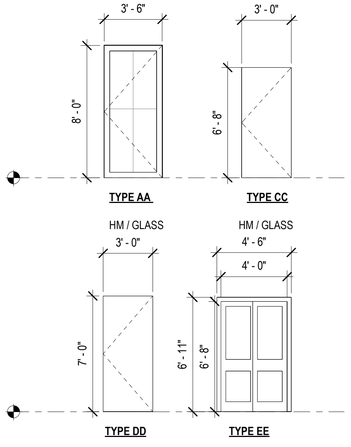
2 VINYL WDW HEADER @ CEMENT PLASTER
3" = 1'-0"



1 VINYL WDW SILL @ CEMENT PLASTER
3" = 1'-0"



WINDOW LEGEND
1/4" = 1'-0"



DOOR LEGEND
1/4" = 1'-0"

DOOR SCHEDULE

TYPE	WIDTH	HEIGHT	DOOR MAT'L	Count	NOTES
AA 1	3' - 6"	8' - 0"	HM / GLASS	1	
AA 2	3' - 0"	7' - 0"	HM / GLASS	1	
AA 3	3' - 0"	8' - 0"	ALUMINUM	1	
CC	3' - 0"	6' - 8"		7	
CC 1	2' - 6"	6' - 8"		8	
CC 2	2' - 0"	6' - 8"		2	WASHER / DRYER
DD	3' - 0"	7' - 0"		1	
EE 1	4' - 0"	6' - 8"	WOOD	8	<varies>
EE 2	6' - 0"	6' - 8"	WOOD	2	SLIDING CLOSET
EE 6	2' - 10"	6' - 8"		4	
EE 7	3' - 0"	6' - 8"		10	
EE 9	6' - 0"	6' - 8"		2	
EE 13	3' - 2 1/4"	7' - 9 1/2"		1	
EE 14	7' - 0"	7' - 0"		1	
EE 15	3' - 0"	6' - 8"		1	

GENERAL DOOR NOTES:

1. INTERIOR COMMERCIAL DOORS TO BE 18 GAUGE; EXTERIOR DOORS TO BE 16 GAUGE.

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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA — REGISTERED ARCHITECT — NOT FOR CONSTRUCTION — 01/31/2025

USE PERMIT - RESPONSE TO COMMENTS

PROJECT ISSUE RECORD:

02/12/21	USE PERMIT SET
08/12/21	UP RESUBMITTAL
8/19/22	USE PERMIT SET

PROJECT #: RUE01
ISSUE DATE: 8/19/22

DOOR AND WINDOW SCHEDULE

A600

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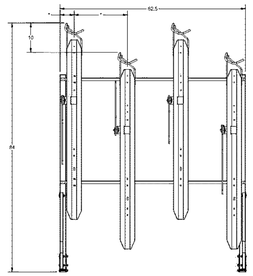
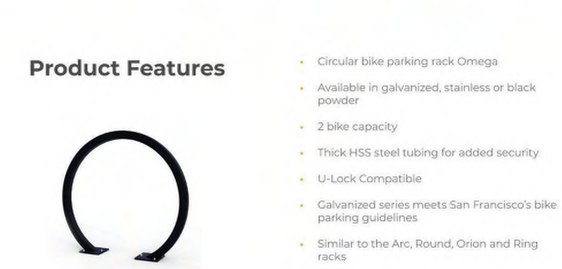


8144V Shown

Dimensions

Model #	Single Sided (SS)/ Double Sided (DS)	Total # of Bikes Parked	Bike Spacing	Frame Width
Locking				
8133V	SS	3	15-18"	44.5"
8134V	SS	3	24"	62.5"
8144V	SS	4	15-18"	62.5"
8145V	SS	4	24"	80.5"
8155V	SS	5	15-18"	80.5"
8166V	DS	6	15-18"	44.5"
8168V	DS	6	24"	62..5"
8188V	DS	8	15-18"	62.5"
8180V	DS	8	24"	80.5"
8100V	DS	10	15-18"	80.5"

2 A601 SARIS VERTICAL BIKE RACK
NOT TO SCALE

1 A601 OMEGA BIKE RACK
NOT TO SCALE

1/31/2024 12:02:27 PM

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MIXED-USE COLLEGE AVE DEVELOPMENT

2942 COLLEGE AVENUE
BERKELEY, CA 94705

STATE OF CALIFORNIA — REGISTERED ARCHITECT — NOT FOR CONSTRUCTION — 01/31/2025

USE PERMIT - RESPONSE TO COMMENTS

△ PROJECT ISSUE RECORD:

	02/12/21	USE PERMIT SET
	8/19/22	USE PERMIT SET

PROJECT #: RUE01

ISSUE DATE: 8/19/22

MISC. SPECS AND DETAILS

A601

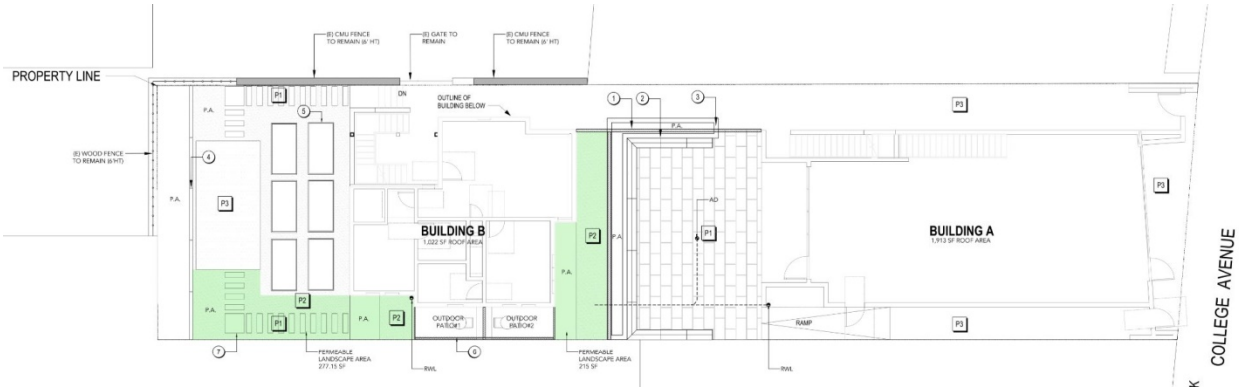
Mixed-Use Development: 2942 College Ave
Applicant Statement
August 08, 2022
November 28, 2023 (revised)
Use Permit #ZP2022-0136

Project Overview

Studio KDA (SKDA) is pleased to present this proposal for a new 2-story mixed-use building and a new 2-story residential building at 2942 College Ave. The site is currently a single story commercial building that has remained vacant since March 2018. The site's redevelopment will involve the demolition (reference Use Permit #ZP2021-0072) and removal of the existing building to provide space for the new development consisting of ***1,400 SF*** ground floor commercial space designed for food service- potential café use or retail use in addition to ***4,598 SF*** or residential space to provide 6 apartment units. Current development standards in the CE zoning district allow for a maximum development of .8 FAR. Per the recently passed SB 478 legislation, for projects that have between 3 and 8 residential units, the maximum FAR can be no less than 1.0. The proposed project, under SB 478, has 6,321 gross square feet and will be just under 1.0 FAR or 6,346 square foot maximum.

Project Description

Currently, the 6,346 square foot with a 39.5 foot width lot at 2942 College Ave is an unoccupied commercial single-story building that is part of the College Ave commercial street corridor. The proposed project will feature a front, street facing 2-story mixed-use building – "Building A" that will maintain the existing uninterrupted neighborhood commercial street context of College Avenue between Ashby Avenue to the south and Russell Street to the North. "Building A" will also feature two new residential units above the ***1,400 SF*** ground floor commercial space with independent access along the north side of the property.



A second 2-story residential building with 4 units, “Building B”, is proposed towards the rear of the lot. The two proposed buildings will be separated by 17’-10” with a common courtyard area all residential units located in-between the two buildings. The minimum, 16’-2” rear yard setback has been designed to provide a private landscaped space dedicated to the residential tenants.

At the street, the proposed 2 level (28’-0” high) mixed use building will maintain the existing pedestrian orientated fabric of street. The 8’ plus deep front patio will provide an inviting respite to the narrow and often pedestrian crowded sidewalk, complimenting the beloved La Mediterrannee restaurant’s patio just to north. The proposed new façade builds off the existing rhythm of storefront bays with clerestory windows above, but also separates itself with subtle asymmetry and shifting of planes highlighted by a wood patterned HPL paneling. The horizontal grained paneling plane is perpendicular to the east-west property lines while the white stucco clad building frame follows north-east angle of College Ave, creating deeper insets and shadows as the façade runs south to north. The residential entry is located to the north side of front façade, recessed from the street and with an awning to provide cover and bring attention the residential entry for the upper and back units. Just inside the custom decorative patterned residential entry gate off of College Ave is a covered mailbox and package drop area leading to 6’-10” wide walkway between the existing 2940 College Avenue building to the north and the new building.

The walkway to the rear residential building, “Building B” leads past the stairs to the upper units in “Building A” and past a residential common courtyard area and covered bike storage area. The entries to the 4 new stacked units in “Building B” are located on the north side of the building to provide privacy from “Building A” and the ground level patio. In addition to 17 foot plus separation between the buildings, the floor levels in each building are offset from each other and the windows in the “Building B” are located on the north and south facades to minimize noise infiltration and allow for privacy between units and outdoor spaces. A large private back yard area has been provided at the rear of the property for exclusive use of the residential tenants and their guests. “Building B” features a neutral warm complimentary color pallet, but it is more residential in form and materials, reflecting its use, as well as to reduce the mass of the building to increase light and air to balance of the site.

Zoning Information

Standard (BMC Section 23D.36)		Existing	Proposed Total	Permitted/Required
Lot Area (sq. ft.) – Total		6,346 SF	6,346 SF	NA
Commercial Floor Area		2,408 SF	1,296 SF	NA
Residential Floor Area		0	3,278 SF	NA
Gross Floor Area (sq. ft.) – Total		2,408 SF	4,574 SF	NA
Building Footprint		2,408 SF	2,538 SF	NA
Lot Coverage		38%	40%	NA
FAR		.38	.72	.8
Dwelling Units		0	4	NA
Height	Maximum	20’	26’5’’ BLDG A 22’0” BLDG B	28’ max.
	Stories	1	2	2 max.
Building Setbacks	Front	0	0	0
	Side	5’6” (Left) 2’3” (Right)	5’ (Left) 5’ (Right)	0
	Rear	82’	30’	10’ min.
Usable Open Space – Rear Yard		0	1,184 SF	
Usable Open Space – Total (sq. ft.)		0	1,184 SF	200 sf/unit = 800 SF
Parking	Residential	0	0	Per R-3, 1/Unit = 4
	Commercial	0	0	0 Spaces where commercial space is less than 6,000 SF
	Total	0	0	4
	Bicycle	0	4	0

Use Permits Requested

1. **23E.44.030 (UPPH) –** to authorize new Mixed Use Development with 6 new residential units and commercial space
2. **23E.44.030 (AUP) –** to authorize new Food Service Establishment
3. **23E.44.040 –** to allow for numerical limitations to be exceeded for new Food Service Establishments

CEQA Determination

The project is eligible for a CEQA Categorical Exemption as an In-Fill Development Project, pursuant to Section 15332: In-Fill Development Projects. This project meets the eligibility for a Class 32 exemption as follows:

- 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 designated in the General Plan as a community commercial district, consistent with the proposed use and density of the project which conforms to all Zoning Ordinance development standards, except for the residential off-site parking requirement. The project is zoned C-E (Elmwood Commercial) which allows mixed use development where scale and balance of retail goods and services are maintained.
- The project occurs within city limits on a project site of less than five acres that is entirely surrounded by urban uses. The site is flanked to the north and south and across the street to the east by commercial uses. Residential uses within the R-2 zone to the west
- The project site has no value as habitat for endangered, rare, or threatened species. No habitat exists on the site, which is currently used as a parking lot.
- Approval of the project would result in a development of a small scale that would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project is of modest density residential scale, close to public transportation options and within the scope of the development anticipated by City policies and zoning.
- The site is adequately served by all required utilities and public services. The property is a small infill parcel, and consistent with land use policies, is not of a scale to trigger the need for analysis or expansion of utilities and services.

Project Setting

The project site is located on a lot of 6,346 square feet within the Elmwood-Commercial District (C-E) on the west side of College Avenue, between Ashby Avenue and Russell Street, APN number 052-1568 009. The site currently has a single story 2,408 square foot commercial building facing College Avenue. This section of College Ave is a vibrant commercial corridor with retail, restaurant and services located within a mix of low 1 and 2 story buildings, with office and residential uses primarily featured on the second level. The location of the project 8/10 mile from the UC Berkeley Campus along the north-south College Ave transportation corridor, less than 3/8 mile to the north-south Telegraph Ave transportation corridor and less than 1 mile from Ashby and Rockridge BART Stations offers public, shared or vehicle-less transportation and access to schools, shopping, services and employment opportunities.

Natural Gas Prohibition

The proposed project will be all electric, with no reliance upon natural gas infrastructure in compliance with BMC Chapter 12.80. The project is designed to comply with the Berkeley Energy Code, BMC Chapter 19.36, and Berkeley Green Code, BMC Chapter 19.37, with roof areas solar ready for solar PV systems and installed conduits from roof to electrical panels.

Required Use Permit Findings

Findings to Authorize Approval of Use Permits – Section 23.406.040E. This section authorizes the approval of Use Permits upon finding that the establishment, maintenance or operation of the use, or construction of a building, will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood 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. Approval of a Use Permit also requires making the findings of the District.

Response: The construction, establishment, maintenance, and operation of the proposed project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of the neighborhood or the City as a whole. The project will redevelop an unoccupied 1-story commercial building into a 2-story mixed use building with an active street and sidewalk engagement and provision of new housing opportunities in a scale appropriate to the neighborhood. Residents at the project site will be in proximity to a number of education and employment opportunities as well as close proximity to the goods and services along College Avenue. As such, the project fulfills the goals of the City's General Plan and Climate Action Plan. Therefore, the project will not be in any way detrimental to the area or neighborhood or to the City as a whole.

Findings to Authorize Approval of Use Permits – Section 23.204.080.A *District Purpose.*

The purpose of the Elmwood Commercial (C-E) district is to:

1. Implement the General Plan's designation for a community commercial district in this area;
2. Maintain a scale and balance of retail goods and services in the district to compatibly serve the everyday needs of surrounding neighborhoods by:

(a) Providing locations for retail goods and service establishments to serve surrounding neighborhoods;
(b) Preventing development which exceeds the amount and intensity of use that is compatible with adjacent residential neighborhoods;
(c) Limiting the space occupied by businesses that generate high traffic and/or parking demands;
(d) Controlling the proliferation of establishments which, if not limited, might expand to displace establishments needed to serve surrounding neighborhoods; and
(e) Permitting other uses which serve this objective; and

3. Ensure that new buildings, alterations, and additions to existing buildings harmonize with their surroundings.

Response: The proposed project aligns with the Elmwood Commercial District's purpose through its thoughtful consideration of the existing commercial building fabric and engaging pedestrian experience. The commercial building will be replaced by a new mixed-use development with restaurant use on the ground level and residential uses above and behind. The primary street facing façade harmonizes with the existing streetscape following the pattern of existing storefronts with clerestory windows above but with a modern design influence. To build upon the active neighborhood and destination restaurant scene, the restaurant storefront will be recessed to allow for comfortable and protected outdoor seating adjacent to the sidewalk that does not encroach upon the narrow sidewalk but will enhance both the pedestrian and dining experience. As the restaurant serves the neighborhood, so do the residential units which provides desirable low rise residential housing with dedicated ground level landscaped open space.

Findings to Authorize Approval of Use Permits – Section 23.204.080.B.2

Numerical and Size Limitations. Food Service Establishments number limit is 25 total

Response: At the time of initial use permit application there was 1 remaining food service space. If that spot no longer exists at the time of finalizing the use-permit then we intend to appeal to ZAB to allow a use to exceed the limitations given that, per Section 23.204.80.B.2. footnote 2 : i. *The use will result in the positive enhancement of the purposes of the district;* and ii. *The use is likely to experience substantial patronage by surrounding residents as indicated by neighborhood resident support, merchant support, marketing surveys, or other information.*

Findings to Authorize Approval of Use Permits – Section 23.204.080.E

Permit Findings. To approve an AUP or Use Permit for a project in the C-E district, the review authority must make the findings in Section 23.406.040 (Use Permits) and find the following:

1. The proposed use or structure will:

(a) Encourage and maintain the present street frontage and pedestrian orientation of the district;

(b) Be compatible in design and character with the commercial district and the adjacent residential neighborhoods; and

(c) Be compatible with the purposes set forth in Section 23.204.080.A (District Purpose) and the existing character of the district.

2. The proposed use or structure will not:

(a) Interfere with the continuity of retail or compatible service facilities at the ground level;

(b) Interrupt a continuous wall of building facades;

(c) Generate traffic and parking demand beyond the capacity of the commercial district or significantly increase impacts on adjacent residential neighborhoods;

(d) Result in domination of this district by one type of use; and

(e) Generate objectionable odors nor excessive levels of noise. (Ord. 7850-NS § 15, 2023; Ord. 7835-NS § 2, 2022: Ord. 7787-NS § 2 (Exh. A), 2021)

Response: As a small scale mixed-use development, the proposed project will add to the much needed housing in this desirable neighborhood, maintain the active commercial street frontage and enhance the pedestrian experience of the district. By definition, the mixed-use project will not result in domination of

one type of use in this district in providing both commercial and residential uses. As mentioned in the findings for Section 23.204.080A the recessed frontage of the restaurant will allow for outdoor patio seating which benefits the pedestrian experience along College Ave. Much care has been taken in harmonizing the street frontage with the adjacent street frontages, by matching the storefront and clerestory window scale and incorporating high quality materials with texture, which will enrich and complement the sidewalk level experience. The proposed restaurant faces College Ave to the east which should serve to minimize noise level concerns by directing any tenant/patron generated noise towards an already active street. Several existing restaurants are in the immediate vicinity and the proposed restaurant use should not create additional odors or can be mitigated by odor reduction devices such as 'smog hog'.

Project Team

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Mary E. Oram
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March 31, 2025

City of Berkeley Planning and Development Department
Land Use Planning Division
1947 Center Street 2nd Floor
Berkeley, CA 94704

Re: Planned development at 2942 College Avenue

To whom it may concern,

Although I own and operate a business in the Elmwood Business District, I am writing this letter as a private citizen.

Yesterday I received a letter from your department describing the planned development at 2942 College Avenue, tearing down one building which housed a drycleaning business and replacing it with two buildings, one with commercial on the ground floor and two residential units above and the other with four residential units. The letter states that an initial study has determined that "this project would have a less than significant impact on the environment with the implementation of mitigation measures, and therefore a Mitigated Negative Declaration (MND) is proposed."

I am in favor of building more housing in Berkeley to meet housing needs. My concerns are related to how this project will be built safely without disrupting the lively Elmwood business community.

I live across the street from Willard Park where, for over a year now, the former clubhouse was removed and is being replaced by a much larger community center. The neighbors have lived with more than a year of disruption, and this project is not yet finished. A large slice of the park has been fenced off for access to the site and storage of construction vehicles and materials. Even though work hours are not supposed to start until 7 am, large trucks have delivered loads of materials as early as 5 am, making lots of noise. Monday through Friday the street has been full of construction vehicles and the workers' personal vehicles, reducing the available parking for residents and people using the part of the park that is still open.

I look at the 2900-2959 block of College Avenue and don't see how this proposed construction project will work without substantial mitigations.

The ground needs to be tested for the presence of chemicals from the former drycleaning business, and if chemical contamination is found, it needs to be removed. This must be a requirement for CEQA.

The construction workers need to park their personal vehicles at a remote location and be bussed to the site so as not to take away parking that is used by the existing businesses and their customers.

During demolition and construction, something needs to be done to control dust.

I believe that there is a continuing rodent problem in the area behind the restaurants. Construction is only going to stir up this activity. What will be done to keep the rodent population under control?

The developer needs to work with the businesses, particularly on the even numbered side of the street, to work out the hours when materials can be delivered and debris removed, and where materials can be stored.

The developer needs to install a porta-potty for the use of the workers.

How long is the demolition and reconstruction expected to last? What route will construction vehicles use to access the site—from Benvenue through the road restriction on Russell or from College Avenue? Both options present challenges.

Have the owners and residents of the buildings on Russell Street been notified? 2638 Russell will probably be impacted the most, but so will all the other people living on either side of that half block.

The AC Transit 51B bus runs along College Avenue. This is the route with the highest ridership in the entire AC Transit system. What will be done to make sure that construction vehicles do not interfere with this route?

I observe over the past few years some businesses in the Elmwood closing and spaces remaining vacant for extended periods of time before a new business moves in. I conclude that this is still a challenging time to run a store. My concern is that the disruption that this project will put too much strain on some existing businesses so that at the end of the project there will be one new space for a business, six new residential units, and a number of newly vacant storefronts on College Avenue. I would not consider this a success.

Although, except for the possible presence of chemical contamination, this project does not need any other CEQA mitigations, the nature of the project and the limitations that the site imposes require extensive mitigations for non-CEQA issues. This project should not be approved until the developer, Berkeley Planning staff, representatives of the Elmwood Business Association have met and negotiated a plan that will allow the project to be built without causing substantial harm to the Elmwood Business District and the adjacent neighborhood. I hope that a plan to facilitate these negotiations is already underway.

Thank you for taking my concerns into consideration.

Sincerely,

Mary E. Oram
Owner, ERI Property Management
2980 College Avenue #5
Berkeley, CA 94705

Cc: Councilmember Humbert

Re Proposed Design for 2942 College Ave. - Request Rejection April 3, 2025

Dear members of the Design Review Committee,

My Perspective. I write to you as a lifelong resident of the Elmwood neighborhood and patron of its merchants. From the late 1970s to mid-1980s, I also served eight years on Berkeley's Design Review Committee, including a term as its chair.

Eastern Elevation. Assuming Mr. Karimzadegan's April 1, 2025 statement to me by email is accurate, there has been no change to the proposed eastern elevation of the project since the 2021 Zoning application (please see attached rendering from page 10 of this application.)

If there has been no change, then I respectfully request you reject the design, and require the architects to submit a new proposed eastern elevation.

When this proposed street elevation was originally posted on the property several years ago, I'm told a number of concerned merchants and neighbors met with the architects requesting changes to the colors, texture, and height at the street. It appears the architects were not responsive to their concerns.

Existing Neighborhood Architecture. Please require the eastern elevation be redesigned to blend in with the existing architecture of this unusual two-block commercial district. As you know, this district consists almost entirely of century-old buildings with many dozens of small retail shops and restaurants. Most of these are owned and operated by local residents.

Increased Building Height at Street. The proposed design would unnecessarily set a precedent for increasing the height of the intermediate commercial structures on this block front. The buildings at each end of this block front are taller, but all commercial buildings between these two corner buildings are of significantly lower heights. The same is true for the commercial buildings on the eastern side of this block front.

The lower height of all of these intermediate commercial buildings provides an unusually open sunny corridor in this block. This is an important aspect of the appeal of its many restaurants with outdoor street-side seating, and its general appeal as a walkable commercial district.

Increased Shadow. Please require the second floor of the eastern elevation be redesigned with a lower height to match the existing mid-block buildings, or a small setback to avoid the substantial increase of the afternoon shadow over the shadow cast by the existing building.

Commercial Viability. City officials have often indicated they support the continued commercial viability of this small neighborhood shopping district. Redesign of the eastern elevation of the proposed project will help accomplish this.

Existing Context. The applicant's submission states an intent to maintain the existing neighborhood commercial street context. Please require their design accomplishes this.

Respectfully submitted,
Ron Kelly
2731 Webster St.
Berkeley, California 94705


CAFE
BIERGARTEN
2946 COLLEGE AVE
2942 COLLEGE AVE
2940 COLLEGE AVE