03

Special Meeting Item

Office of the City Manager

PUBLIC HEARING
July 23, 2025

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jordan Klein, Director, Planning & Development Department

Subject: Zoning Adjustment Board Appeal: 2655 Shattuck, Use Permit #ZP2024-0057

RECOMMENDATION

Conduct a public hearing, and upon conclusion adopt a Resolution denying the appeal and affirming the Zoning Adjustment Board (ZAB) decision to approve Use Permit #ZP2024-0057 to demolish a one-story, 8,185-square-foot, non-residential building and construct an eight-story (85 feet), 84,399-square-foot mixed-use residential building containing 97 dwelling units (including ten Very Low-Income Density Bonus qualifying units), 2,117 square feet of ground-floor commercial space and 41 vehicle parking space, on a 23,527 square foot lot.

SUMMARY

On March 13, 2025, the ZAB approved Use Permit #ZP2024-0057 to demolish the existing one-story, non-residential building and construct an eight-story, mixed-use residential building containing a total 97 dwelling units, including ten Very Low-Income (VLI) units, 2,117 square feet of ground floor commercial space and 41 vehicle parking spaces. The project approval was based on findings that the project would not be detrimental to the general welfare of the City, aligns with the purpose of the zoning district, encourages the use of public transit, and facilitates the construction of affordable housing.

On March 26, 2025, the ZAB's decision was appealed by neighboring residents, who raised concerns that the approved project would be a detriment to their property and cause impacts related to safety, pollution, noise, traffic, and shade and shadows. They also claim the proposed project lacked prior public participation and does not include enough affordable housing units to satisfy the City's Inclusionary Housing Ordinance.

FISCAL IMPACTS OF RECOMMENDATION

None.

CURRENT SITUATION AND ITS EFFECTS

On December 4, 2023, the applicant submitted a Preliminary Use Permit application (PLN2023-0086) pursuant to SB 330.

On December 12, 2023, the SB 330 Preliminary Use Permit application was deemed complete, thereby vesting rights per SB 330.

On May 22, 2024, the applicant submitted a Use Permit application (#ZP2024-0057) pursuant to SB 330.

On June 12, 2024 the application was deemed incomplete.

On July 29, 2024 the application was updated and resubmitted.

On August 18, 2024 the application was deemed complete.

On February 6, 2025, the Landmarks Preservation Commission (LPC) took no action to initiate a Landmark or Structure of Merit designation and recommended that the ZAB approve the demolition.

On February 20, 2025, the Design Review Committee provided a favorable recommendation to the ZAB with recommendations for Final Design Review.

On February 27, 2025, the City mailed public hearing notices to property owners and occupants within 300 feet of the project site, as well as to interested neighborhood organizations. The City also posted notices at three nearby locations within the neighborhood.

On March 13, 2025, the ZAB held a public hearing for the Use Permit and received additional public comments. See Attachment 3 for the staff report submitted for ZAB consideration. Neighbors expressed both support and opposition to the project. Supporters appreciated the ground-floor commercial space and requested tenant improvements as a condition, while opponents raised concerns regarding potential impacts on their property related to safety, pollution, noise, traffic, and shade and shadows. The ZAB voted to approve the project with a 7-0-1-0 vote (Moved Allen, Second: Sanderson. Ayes: Kashani, Duffy, Gaffney, Mae Palmatier, Allen, Yung; Noes: None; Abstain: Thompson; Absent: None).

On March 26, 2025, neighboring residents filed an appeal of the ZAB's decision.

BACKGROUND

The project site is located along the northeast corner of Shattuck Avenue and Derby Street, within the Adeline Corridor Commercial District (C-AC). The project site is surrounded by primarily commercial uses and mixed-use buildings to the north, south, and west. A vacant auto sales site is located directly to the north of the project site. To the west, across Shattuck Avenue is a mix of commercial uses, the Berkeley Fire Station #5, and residential (apartment) uses. A student-oriented housing project has been recently constructed to the south of the site, across Derby Street. The surrounding

apartment and mixed-use buildings are between five and six stories in height. Existing single-family residences ranging from one to two stories are located to the east (behind the site), and to the south, also across Derby Street. The project site is served by several bus lines, with stops adjacent and nearby. The Ashby BART station is located approximately 0.5 miles to the south of the property.

Figure 1. Zoning

The proposed project would demolish the existing commercial building and construct an 84,399-square-foot mixed-use residential building containing 97 dwelling units (including ten Very Low-Income Density Bonus qualifying units), 2,117 square feet of ground-floor commercial space and 41 vehicle parking space. The proposed project is also providing 4,720 square-feet of useable open space, 48 bicycle parking spaces, and new street trees on Shattuck and Derby.

Street View

Figure 2: Site Plan/Ground Floor Plan

Figure 3: Shattuck Avenue Rendering Looking Southeast

Figure 4: South Elevation Facing Derby Street

Figure 5: East (Rear) Elevation Facing Existing Residential

Senate Bill 330 (Housing Crisis Act of 2019) and State Density Bonus

The proposed project qualifies as a housing development project under SB 330 and is requesting a density bonus under the State Density Bonus law. The total density bonus is calculated based on the site's base density and the allowable bonus granted for providing affordable housing. The base density reflects the maximum number of units allowed on the site while fully complying with applicable district development standards, including height, setbacks, usable open space, and parking requirements. The density bonus is then determined by the percentage of total units dedicated as affordable and their affordability level. For this site, the base density is 65 units. By proposing ten very low-income (VLI) units,15% of the total base units, the project qualifies for a 50% density bonus, increasing the maximum allowable density to 98 units. (See Table 1: Density Bonus)

Table 1: Density Bonus

Base Project Units [a]	Qualifying Units	Percent Density Bonus	Number of Density Bonus Units [a]	Proposed Project Units [a]
65	10 VLI Units (15% of base project)	50%	33 (50% of 65 units)	97 (32 used)

Notes:
a. Pursuant to Government Code 65915(q), all unit calculations are rounded up to the nearest whole number.

The proposed project is entitled to three concessions or incentives under Government Code Section 65915(d), as well as an unlimited number of development standard waivers under Government Code Section 65915(e). No concessions have been requested; however, the applicant is requesting five waivers from the following development standards:

- Waiver from BMC Section 23.204.150(E)(1)) to increase the FAR from 2.5 to 3.5
- Waiver from BMC Section 23.204.150(E)(1)) to increase the stories from 4 to 8 stories
- Waiver from BMC Section 23.204.150(E)(1)) to increase the height from 45 to 85 feet
- Waiver from BMC Section 23.204.150(E)(1)) to increase lot coverage from 70 to 74 percent
- Waiver from BMC Section 23.204.150(B)(3)(a), to reduce commercial lot depth from 30 feet to 27 feet 10 inches.

The waivers are requested because they are necessary to physically accommodate the additional 32 units as allowed under the State Density Bonus.

The City may only deny the waivers if it finds that the waivers would have a specific adverse impact upon public health and safety, or the physical environment, or on any

real property listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low-income, very-low income, and moderate-income households, or if the waiver would be contrary to State or Federal law. ZAB found that the project does not result in a significant, quantifiable, direct, and unavoidable impact based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete; therefore, the City cannot deny the requested waivers.

In addition, the project is subject to the Permit Streamlining Act (Chapter 4.5, beginning with Section 65920), which limits the number of public hearings to no more than five. The July 23, 2025 City Council meeting represents the fourth public hearing for the proposed project since the project application was deemed complete.

RATIONALE FOR RECOMMENDATION

The issues raised in the appellant's letter (Attachment 2) and staff's responses are detailed below. For the sake of brevity, the appeal issues are not re-stated in their entirety.

Issue 1: The appellants request that the project eliminate parking entirely in order to make the eastern wing shorter. If the parking is to remain, the appellant requests the driveway be moved from Derby Street to Shattuck in order to reduce traffic on Derby Street.

Response: Berkeley Municipal Code (BMC) Section 23.322.070(B), Off-Street Parking Maximums, regulates the maximum number of vehicle parking spaces allowed for residential development. This section states that residential projects may not exceed 0.5 off-street parking spaces per dwelling unit. Based on this standard, the project is permitted a maximum of 49 parking spaces and is proposing to provide 41 spaces, which is consistent with City requirements. The project is a housing development project under SB 330, and the development rights are considered vested. The City may not impose stricter parking limitations than those already allowed by code.

The request to relocate the driveway from Derby Street to Shattuck Avenue is not based on an objective development standard applicable to the project. Therefore, it cannot be required for an SB 330 project.

Issues 2: The appellant claims commercial space is unwarranted and request the removal of the commercial space in order to redesign the project with regards to height and circulation.

Response: Ground-floor commercial space is required under the C-AC Zoning District. BMC Section 23.204.150(B)(3)(a) "Commercial and Active Commercial Required," mandates that the first 30 feet of depth on the ground floor, measured from the building frontage, be reserved for commercial uses for all properties along the portion of

Shattuck Avenue between Dwight Way and Derby Street. The proposed project includes ground-floor commercial space with a depth of 27 feet and 10 inches and is requesting a waiver to reduce this requirement. The City does not have the authority to require the applicant to modify a waiver request or to redesign the project.

Issue 3: The appellant claims the proposed project would create shade impacts eastward along Derby Street and would further impact air, privacy and property values for the adjacent homes.

Response: The applicant submitted shadow studies illustrating sun angles at three times of day during the summer and winter solstices. The studies indicate new shadows would fall on the following nearby residences:

- Winter (2:48 PM): 2110, 2112, 2114, and 2116 Carleton Street and 2117 Derby Street, located to the northeast and east of the project site.

- Spring/Summer (5:12–5:30 PM): 2116, 2117, 2119, and 2123 Derby Street, located to the southeast and east of the site.

While the project would introduce new shadows on neighboring properties, these impacts would be limited in duration and extent and affect only portions of the buildings for a few hours of the day, only during certain times of the year. Such impacts are typical in a built urban environment and are not considered detrimental to the surrounding residential uses.

To address privacy, the proposed project includes trees and screening plants at the ground level as well as a landscaped roof on the second floor. In addition, all stories above the first floor are stepped back 20 feet from the nearest residential property line to further minimize potential privacy impacts.

Issue 4: The appellant argues that the ZAB hearing was premature because the public had not been provided an opportunity to review the "base project" prior to consideration of the proposed project. The appellant argues that, under the HAA and State Density Bonus law, a density bonus can only be granted after confirming that the base project complies with all zoning code requirements. The appellant further claims that this lack of transparency constitutes a violation of state law and warrants restarting the process.

Response: The proposed project was properly noticed and reviewed in accordance with City and State requirements. Under State Density Bonus law, the “base project” refers to a theoretical calculation of the maximum allowable density permitted by local zoning, not a separate proposal that requires design or discretionary review. The proposed project complies with all applicable zoning code requirements and objective design standards, except where waivers have been requested. Staff has followed all

procedures required by State law, and there are no legal grounds for denial of the project or for restarting the entitlement process.

Issue 5: The appellant argues that the City and the ZAB are incorrectly applying the Inclusionary Housing Ordinance and the affordable housing in-lieu fees are too low.

Response: The Inclusionary Housing Ordinance requires that all housing development projects dedicate at least 20 percent of the proposed project as below market rate units, pay an in-lieu fee, or a combination of both. If the proposed project is using the state density bonus, the 20 percent is calculated from the base project. The proposed project is providing 15 percent VLI below market rate units on site and will pay a prorated in-lieu fee, which is consistent with the requirements.

The affordable housing in-lieu fee was recently analyzed and revised. The study found that the current in-lieu fee level is similar to the City's typical contribution toward the cost of providing off-site affordable housing units in 100 percent affordable housing projects. Moreover, the in-lieu fee is automatically adjusted every two years, based on changes to the California Construction Cost Index.

ALTERNATIVE ACTIONS CONSIDERED
Pursuant to BMC Section 23.410.040(G), the Council may (1) continue the public hearing, (2) reverse, affirm, or modify the ZAB's decision, or (3) remand the matter to the ZAB.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS
The project approved by the ZAB is compliant with all applicable State and local environmental requirements, would be located in a transit-rich area, and would be built and operated according to current codes for energy conservation, waste reduction, and water conservation.

The proposed project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 ("Infill Development Project") and would not result in significant environmental effects.

CONTACT PERSON
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Anne Hersch, Land Use Planning Manager, (510) 981-7411
Robert Rivera, Senior Planner, (510) 981-7480

Attachments:
1: Draft Resolution

Exhibit A: Findings and Conditions, March 13, 2025
Exhibit B: Project Plans, August 26, 2024
2: ZAB Decision Appeal Letter, received March 26, 2025
3: ZAB Packet (Staff Report and attachments), dated March 13, 2025
4: Public Hearing Notice
5: Index to Administrative Record
6: Administrative Record

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

DENY THE APPEAL AND AFFIRM THE ZONING ADJUSTMENT BOARD DECISION TO APPROVE USE PERMIT #ZP2024-0057 TO DEMOLISH A ONE-STORY, 8,185-SQUARE-FOOT, NON-RESIDENTIAL BUILDING AND CONSTRUCT AN EIGHT-STORY (85-FEET), 84,399-SQUARE-FOOT MIXED USE BUILDING CONTAINING 97 DWELLING UNITS (INCLUDING 10 VERY LOW-INCOME, DENSITY BONUS QUALIFYING UNITS) AND 2,117 SQUARE FEET OF COMMERCIAL SPACE

WHEREAS, on December 4, 2023, the City received an SB330 Preliminary Use Permit application (PLN2023-0086); and

WHEREAS, on December 12, 2023, the SB 330 Preliminary Use Permit application (PLN2023-0086) was deemed complete; and

WHEREAS, on May 22, 2024, S.H. Kay, LLC (“applicant”) submitted a Use Permit Application (ZP2024-0057) to demolish a one-story, 8,185-square-foot, non-residential building and construct an eight-story (85-feet), 84,399-square-foot mixed use building containing 97 dwelling units (including 10 very low-income, density bonus qualifying units) and 2,117 square feet of commercial space; and

WHEREAS, on August 18, 2024, the Use Permit application (ZP2024-0057) was deemed complete; and

WHEREAS, on February 6, 2025, the Landmarks Preservation Commission (LPC) reviewed the demolition referral; and

WHEREAS, on February 20, 2025, the Design Review Committee conducted preliminary review and provided a favorable recommendation with suggested refinements; and

WHEREAS, on February 27, 2025, the City mailed public hearing notices to all adjacent property owners and occupants within 300 feet of the subject property, and to interested neighborhood organizations. Staff also posted the Notice of Public Hearing at three locations within the immediate vicinity of the subject site; and

WHEREAS, on March 13, 2025, the ZAB conducted a public hearing for the Use Permit application (ZP2024-0057). After considering the staff report, the administrative record, and hearing comments from staff, the applicant, and the members of the public, the ZAB approved the project by a vote of 7-0-1-0; and

WHEREAS, on March 26, 2025, neighbors of the proposed project (“appellants”) submitted an appeal of the ZAB decision to the City Clerk; and

WHEREAS, on or before July 9, 2025 staff posted the public hearing notice at the site and three nearby locations, and mailed notices to property owners and occupants within

300 feet of the project site, and to all registered neighborhood groups that cover this area. The Council must conduct a public hearing to resolve the appeal; and

WHEREAS, on July 23, 2025, the Council held a public hearing to consider the ZAB's decision, and in the opinion of this Council, the facts stated in, or ascertainable from the public record, including the staff report and comments made at the public hearing, warrant approving the project.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Berkeley hereby affirms the decision made by ZAB to approve a Use Permit #ZP2024-0057; adopts the Findings and Conditions of Approval in Exhibit A; and adopts the project plans in Exhibit B.

Exhibits
A: Findings and Conditions, March 13, 2025
B: Project Plans, dates August 26, 2024

PLANNING AND DEVELOPMENT

ZONING ADJUSTMENTS BOARD – FINDINGS

March 13, 2025

2655 Shattuck Avenue

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

ZONING PERMITS REQUIRED

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

CONCESSIONS/WAIVERS UNDER GOVERNMENT CODE SECTION 65915-65918

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

I. CEQA FINDINGS

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

B. The project meets all of the requirements of this exemption, as follows:

1. The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations.
2. The project occurs within the Berkeley City limits on a project site of no more than five acres, and is surrounded by urban uses.
3. The parcels within the project site have previously been developed and have no value as habitat for endangered, rare or threatened species.
4. The project will not result in any significant effects relating to traffic, noise, air quality or water quality. The Traffic Impact Analysis prepared for the project was reviewed by the City Transportation Division which concurred with the findings of less than significant impacts. City Standard Conditions will address potential impacts related to traffic, noise, air quality, and water quality.
5. The site can be adequately served by all required utilities and public services.

C. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect a historical resource.

II. HOUSING ACCOUNTABILTY ACT FINDINGS

A. The Housing Accountability Act, Government Code Section 65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that: (1) the development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and (2) there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.

B. The project includes construction of 84,399 square foot mixed-use building, including 97 dwelling units and 2,117 square feet of commercial uses. Because the base project complies with applicable, objective general plan and zoning standards, Section 65589.5(j) applies to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified.

III. DENSITY BONUS FINDINGS

A. Pursuant to Government Code Section 65915, the Zoning Adjustments Board finds that:

1. Under the City's methodology for implementing density bonuses, the base project consists of 65 units;

2. The project will provide at least ten Very Low Income (VLI) qualifying units in the 65-unit base project, as more fully set forth in Condition COA#33, Below Market Rate Units;

3. The project is entitled to a density increase of 50 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f), plus three concessions or incentives. This equates to a density bonus of up to 33 units above the base project, for a total of up to 98 units.

D. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers to modify development standards as necessary to accommodate these density bonus units.

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

E. In accordance with Government Code Section 65915(e), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of waivers is required 1) to construct the proposed project at the density permitted under State law; 2) approval of requested waivers will not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) approval of the requested waivers will not be contrary to State or Federal law.

IV. FINDINGS FOR APPROVAL

A. As required by BMC Section 23.406.040(E), Findings for Approval, the project, under the circumstances of this particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:

1. The project is consistent with all applicable C-AC District standards and qualifies for concessions and waivers for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915.

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

- 2110, 2112, 2114 and 2116 Carleton Street and 2117 Derby Street to the northeast and east of the site in winter in the afternoon (2:48 pm).

- 2116, 2117, 2119, and 2123 Derby Street to the southeast and east of the site in May and June in the afternoon (5:12/5:30 pm).

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

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

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

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

V. OTHER FINDINGS FOR APPROVAL

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

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

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

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

1. Purposes of the C-AC District include:

- Implement the General Plan's designation for Adeline Corridor Mixed Use area, as well as the policies of the Adeline Corridor Specific Plan;

- Promote equitable access to housing by preserving existing affordable housing, preventing displacement, and producing a substantial number of new affordable housing units;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING AND DEVELOPMENT

USE PERMIT ZP2024-0057 CONDITIONS OF APPROVAL

March 13, 2025

2655 Shattuck Avenue

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

I. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

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

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

4. **Conformance to Approved Plans (BMC Section 23.404.060(B)(4)).** All work performed under an approved permit shall comply with the approved plans and any conditions of approval.
5. **Exercise and Expiration of Permits (BMC Section 23.404.060(C)):**
   - **A.** A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.
   - **B.** A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.
   - **C.** The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with BMC Chapter 23.410, Appeals and Certification.
   - **D.** A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.
6. **Permit Remains Effective for Vacant Property (BMC Section 23.404.060(D)).** Once a Permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard Condition #5 above.
7. **Permit Modifications (BMC Section 23.404.070).** No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.
8. **Permit Revocation (BMC Section 23.404.080).** The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.
9. **Pay Transparency Acknowledgement (BMC Section 13.104.030).** Prior to the issuance of a building permit for any Project subject to this Chapter:
   - **A.** A Responsible Representative of the Permittee shall certify under penalty of perjury that the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code, and will be responsible for demonstrating compliance with this Chapter.

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

10. **Pay Transparency Attestations following Project Completion (BMC Section 13.104.040).** Within 10 days of the approved final inspection of any Project subject to this Chapter, each Permittee shall provide to the City for each Contractor and Qualifying Subcontractor a Pay Transparency Attestation on a form approved by the City. On each Pay Transparency Attestation, a Responsible Representative of the Contractor or Qualifying Subcontractor shall attest under penalty of perjury that the Contractor or Qualifying Subcontractor complied with BMC Chapter 13.104 and Labor Code sections 226(a) and 2810.5 for each employee who performed work on the Project. The City will maintain Pay Transparency Attestation forms for period of at least three years after their date of receipt by the City

11. **Posting of Wage Theft Ordinance (BMC Section 13.104.050).** Each day work is performed on the Project, each Permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of BMC Chapter 13.104; (B) explains that workers can report violations of Labor Code sections 226 and 2810.5 to the Labor Commissioner of the State of California; and (C) provides current contact information, including office address, telephone number, and email address of the Labor Commissioner of the State of California.

12. **Wage Theft Prevention Conditions of Approval (BMC Section 13.104.060).** The requirements of BMC Sections 13.104.030 through 13.104.050 shall be included as conditions of approval of any Use Permit or Zoning Certificate for any Project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under BMC Chapter 1.28 and/or the revocation or modification of any Use Permit issued for the Project under BMC Chapter 23.404.

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

II. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

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

Prior to Submittal of Any Building Permit:

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

    ☐ **Project Liaison** _____

    Name Phone #

15. **Garage Exiting Traffic.** The applicant shall submit plans to propose a traffic restriction for vehicles exiting the garage on Derby Street to right-turns only. The proposal is subject to the review by the City's Transportation Engineer and review against Transportation mitigation measures in the Adeline Corridor Plan EIR and MMRP (including Mitigation Measure T-2).

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

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

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

    A. Construction equipment should be well maintained and used judiciously to be as quiet as practical.

    B. Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.

    C. Utilize “quiet” models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.

    D. Locate stationary noise-generating equipment as far as possible from sensitive receptors when adjoining construction sites. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible.

    E. Prohibit unnecessary idling of internal combustion engines.

    F. If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.

    G. Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise.

    H. Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.

    I. Route construction related traffic along major roadways and away from sensitive receptors where feasible.

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

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

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

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

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

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

22. **Construction Noise Management -** Public Notice Required. At least two weeks prior to initiating any construction activities at the site, the applicant shall provide notice to businesses and residents within 500 feet of the project site. This notice shall at a minimum provide the following: (1) project description, (2) description of construction activities during extended work hours and reason for extended hours, (3) daily construction schedule (i.e., time of day) and expected duration (number of months), (4) the name and phone number of the Project Liaison for the project that is responsible for responding to any local complaints, and (5) that construction work is about to commence. The liaison would determine the cause of all construction-related complaints (e.g., starting too early, bad muffler, worker parking, etc.) and institute reasonable measures to correct the problem. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval.
23. **Construction Phases.** The applicant shall provide the Zoning Officer with a schedule of major construction phases with start dates and expected duration, a description of the activities and anticipated noise levels of each phase, and the name(s) and phone number(s) of the individual(s) directly supervising each phase. The Zoning Officer or his/her designee shall have the authority to require an on-site meeting with these individuals as necessary to ensure compliance with these conditions. The applicant shall notify the Zoning Officer of any changes to this schedule as soon as possible.
24. **Construction and Demolition Diversion.** Applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100 percent diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65 percent diversion of other nonhazardous construction and demolition waste.
25. **Toxics.** The applicant shall contact the Toxics Management Division (TMD) at 1947 Center Street or (510) 981-7470 to determine which of the following documents are required and timing for their submittal:

    A. **Phase I and Phase II Environmental Site Assessment (ESA) (per ASTM 1527).** A recent Phase I ESA (less than 2 years old) shall be submitted to the Toxics Management Division for developments for: all new commercial, industrial and mixed-use developments and all improvement projects that require work 5 or more feet below grade, and all new residential buildings with more than four dwelling units located in the Environmental Management Area (or EMA). The EMA can be viewed at: City of Berkeley Community GIS Portal (arcgis.com)

    B. Depending on the findings in the Phase I, a Phase II or additional investigation may be necessary. Any available soils and groundwater analytical data available for projects listed in this section must also be submitted to TMD.

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

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

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

i. procedures for soil and groundwater management including identification of pollutants and disposal methods;

ii. procedures to manage odors, dust and other potential nuisance conditions expected during development;

iii. notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and

iv. the name and phone number of the individual responsible for implementing the SGMP and who will respond to community questions or complaints.

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

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

i. The survey shall include the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals.

ii. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors must follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)

iii. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.

iv. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition.

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

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

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

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

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

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

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

Prior to Issuance of Any Building (Construction) Permit

26. **Final Design Review.** The Project requires approval of a Final Design Review application by the Design Review Committee.

27. **HVAC Noise Reduction.** Prior to the issuance of building permits, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.

28. **Interior Noise Levels.** Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.

29. **Solar Photovoltaic (Solar PV) and Battery Energy Storage Systems (ESS).** A solar PV system shall be installed, subject to specific limited exceptions, as specified by the Berkeley Energy Code (BMC Chapter 19.36). Energy storage system (ESS) readiness (new single-family, duplex, and townhouse homes) or ESS installation (new multifamily and most nonresidential buildings) shall be completed as specified by BMC Chapter 19.36. Location of the solar PV system and the ESS, if applicable, shall be noted on the construction plans. (Project required to meet applicable code at time of building permit application, if different from above.)

30. **Electric Vehicle (EV) Charging.** At least 10 percent of the project parking spaces for residential parking shall have installed Level 2 (40 amp) electric vehicle (EV) charging stations~~,~~ and at least 40 percent shall have installed low power Level 2 EV charging receptacles (20 amp), or any more stringent EV charging requirements as specified by the Berkeley Green Code (BMC Chapter 19.37). Required Level 2 charging stations and low power Level 2 EV charging receptacles shall be installed, maintained, and made available for building resident use. EV charging station installations, EV charging receptacles, and EV Capable spaces shall be noted on the construction plans. Public access parking spaces shall provide any applicable mandatory accessibility provisions. (Project required to meet applicable code at time of building permit application, if different from above.)

31. **Nonresidential Electric Vehicle (EV) Charging.** At least 10 percent of project parking spaces for nonresidential use shall have installed Level 2 (40 amp) electric vehicle (EV) charging stations and/or DC Fast Charging Stations, and least 20 percent shall be "EV Capable" equipped with raceway, electrical panel service capacity, and an electrical system to support future Level 2 (40 amp) EV charging stations, or any more stringent EV charging requirements, as specified by the Berkeley Green Code (BMC Chapter 19.37). EV charging station installations and EV Capable spaces shall be noted on the construction plans. Public access parking spaces shall provide any applicable mandatory accessibility provisions. (Project required to meet applicable code at time of building permit application, if different from above.)

32. **Water Efficient Landscaping.** Landscaping, totaling 500 square feet of more of new landscaping or 2,500 square feet or more of renovated irrigated area, shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO). MWELO-compliant landscape documentation including a planting, grading, and irrigation plan shall be included in site plans. Water budget calculations are also required for landscapes of 2,500 square feet or more and shall be included in site plans. The reference evapotranspiration rate (ETo) for Berkeley is 41.8.

33. **Recycling and Organics Collection.** Applicant shall provide recycling and organics collection areas for occupants, clearly marked on plans, which comply with the Alameda County Organics Reduction and Recycling Ordinance (2021-02). Contact the Zero Waste Division at RecyclingProgram@berkeleyca.gov.

34. **Public Works ADA.** Plans submitted for building permit shall include replacement of sidewalk, curb, gutter, and other streetscape improvements, as necessary to comply with current City of Berkeley standards for accessibility.

AFFORDABLE HOUSING REQUIREMENTS – RESIDENTIAL PROJECTS

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

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

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

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

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

Prior to Demolition or Start of Construction:

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

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

    A. Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes);

    B. Storage of building materials, equipment, dumpsters, debris anywhere in the public ROW;

    C. Provision of exclusive contractor parking on-street; or

    D. Significant truck activity.

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

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

During Construction:

42. **Construction Hours.** Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.

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

44. **Project Construction Website.** The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant.

    A. Contact information (i.e. “hotline” phone number, and email address) for the project construction manager

    B. Calendar and schedule of daily/weekly/monthly construction activities

    C. The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.

45. **Public Works - Implement Bay Area Air Quality Management District (BAAQMD)-** Recommended Measures during Construction. For all proposed projects, BAAQMD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:

    A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

    B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

    C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

    D. All vehicle speeds on unpaved roads shall be limited to 15 mph.

    E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

    F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator.

H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

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

A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAQMD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or

B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.

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

i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.

ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.

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

48. **Low-Carbon Concrete.** The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25 percent. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff. (Project required to meet applicable code at time of building permit application, if different from above.)

49. **Avoid Disturbance of Nesting Birds.** Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.

50. **Archaeological Resources (*Ongoing throughout demolition, grading, and/or construction*).** Pursuant to CEQA Guidelines section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:

    A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.

    B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.

    C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.

D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.

E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

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

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

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

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

A. The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.

B. Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.

C. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.

D. Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be shall be conducted prior to the issuance of a Building Permit.

E. All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.

F. All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.

G. All private or public projects that create and/or replace 5,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological). (Project required to meet applicable code at time of building permit application, if different from above.)

H. All on-site storm drain inlets must be labeled “No Dumping – Drains to Bay” or equivalent using methods approved by the City.

I. Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.

J. All loading areas must be designated to minimize “run-on” or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.

K. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.

L. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.

55. Public Works. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.

56. Public Works. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.

57. Public Works. The applicant shall ensure that all excavation accounts for surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.

58. Public Works. The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.

59. Public Works. Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.

60. **Public Works.** The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.

61. **Public Works / Building and Safety.** If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.

Prior to Final Inspection or Issuance of Occupancy Permit:

62. **Compliance with Conditions and Environmental Mitigations.** The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit. Occupancy is subject to verification of compliance to the Mitigation Monitoring and Reporting Program.

63. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated December 20, 2024.

64. **Percent for Public Art.** Consistent with BMC Section 23.316, the applicant shall either pay the required in-lieu fee or provide the equivalent amount in a financial guarantee to be released after installation of the On-Site Publicly Accessible Art.

65. **Transportation Demand Management.** Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Land Use Division staff to confirm that the physical improvements required in BMC Sections 23.334.030(C) and 23.322.090 (bike parking) have been installed. A Parking and Transportation Demand Management (PTDM) compliance report documenting that the programmatic measures required in BMC Sections 23.334.030(C) and 23.322.090 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the project is compliant with the applicable requirements in these sections.

    A. Consistent with BMC Section 23.334.030(A), all parking spaces provided for residents be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of Certificate of Occupancy or final inspection.

    B. Consistent with BMC Section 23.334.030(B), at least one of the following transit benefits shall be offered, at no cost to the resident, for a period of ten years after the issuance of a Certificate of Occupancy. A notice describing these transportation benefits shall be posted in a location or locations visible to all residents.

        i. One monthly pass for unlimited local bus transit service for every bedroom in each dwelling unit, up to a maximum of two benefits per dwelling unit.

ii. Subject to the review and approval of the Zoning Officer in consultation with the Transportation Division Manager, a functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted unlimited adult monthly pass for unlimited local bus transit service monthly local bus pass.

C. Consistent with BMC Section 23.334.030(C), publicly-available, real-time transportation information in a common area, such as a lobby or elevator bay, on televisions, computer monitors or other displays readily visible to residents and/or visitors, shall be provided. Transportation information shall include, but is not limited to, transit arrivals and departures for nearby transit routes.

D. Property owners may be required to pay administrative fees associated with compliance with this Condition.

At All Times:

66. **Compliance with Approved Plan.** The project shall conform to the plans and statements in the Use Permit.

67. **Transportation Demand Management Compliance.** A Transportation Demand Management compliance report shall be submitted to the Zoning Officer, on a form acceptable to the City, prior to occupancy, and on an annual basis for ten years thereafter, which demonstrates that the project complies with the applicable requirements. After three years of timely compliant submittals, staff has the option to accept less frequent submittals (minimum one every three years). Property owners may be required to pay administrative fees associated with compliance with this Condition, pursuant to BMC Section 23.334.040(B).

68. **Exterior Lighting.** All exterior lighting shall be energy efficient where feasible; and shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.

69. **Rooftop Projections.** No additional rooftop or elevator equipment shall be added to exceed the approved maximum roof height without submission of an application for a Use Permit Modification, subject to Board review and approval.

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

71. **Drainage Patterns.** The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.

72. **Electrical Meter.** Only one electrical meter fixture may be installed per dwelling unit.

73. **Loading.** All loading/unloading activities associated with deliveries to all uses shall be restricted to the hours of 7:00 a.m. to 10:00 p.m. daily.

74. **Residential Permit Parking.** No Residential Permit Parking (RPP) permits shall be issued to project residents, nor shall commercial placards be issued to non-residential occupants and/or users of the site. The Finance Department, Customer Service Center shall add these addresses to the list of addresses ineligible for RPP permits. The property owner shall notify all tenants of rental units, and/or buyers of condominium units, of this restriction in leases and/or contracts.

75. **Required Bike Parking.** Secure and on-site bike parking for at least 51 (45 long term and 6 short term [2 for commercial and 4 for residential]) bicycles shall be provided for the life of the building.

76. **Residential Electric Vehicle (EV) Charging.** Required Level 2 charging stations and low power Level 2 EV charging receptacles, as specified by the Berkeley Green Code (BMC Chapter 19.37) shall be maintained in good working condition and made available for building resident use. (Project required to meet applicable code at time of building permit application, if different from above.)

77. **Nonresidential Electric Vehicle (EV) Charging.** Required Level 2 charging stations and DC Fast Charge stations, as specified by the Berkeley Green Code (BMC Chapter 19.37) shall be maintained in *good working condition and made available for building occupant and/or visitor* use. (Project required to **meet applicable code at time of building permit application, if different from above.)**

78. **Tenant Notification.** The developer shall provide tenant notification, via a lease rider or deed covenant, that each dwelling unit is located in a mixed-use area that includes commercial, food service, and entertainment uses, and that each occupant shall not seek to impede their lawful operation.

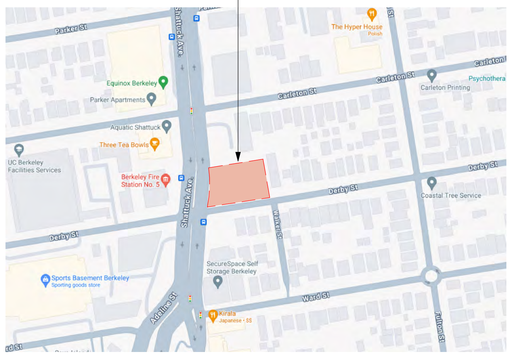
79. **Transit Subsidy Condition.** If 10 or more employees, the business operator shall reimburse employees the maximum non-taxable cost of commuting to and from work on public transportation (e.g., monthly passes) if they so commute, and a notice informing employees of the availability of such subsidy shall be permanently displayed in the employee area as per BMC Chapter 9.88.

2655 SHATTUCK AVE.

2655 SHATTUCK AVE., BERKELEY, CA 94704

KDN01 - DRC REVIEW - 08/26/24

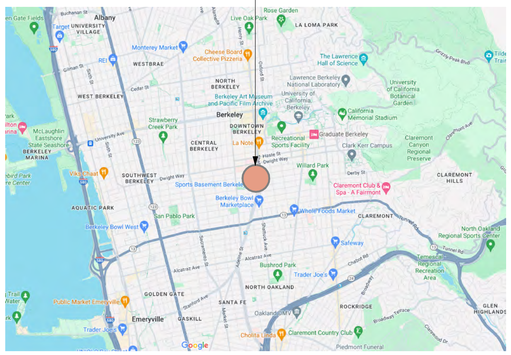
2655 SHATTUCK AVE.



6 PROJECT LOCATION

N

PROJECT LOCATION:
2665 SHATTUCK AVE.



5 VICINITY MAP

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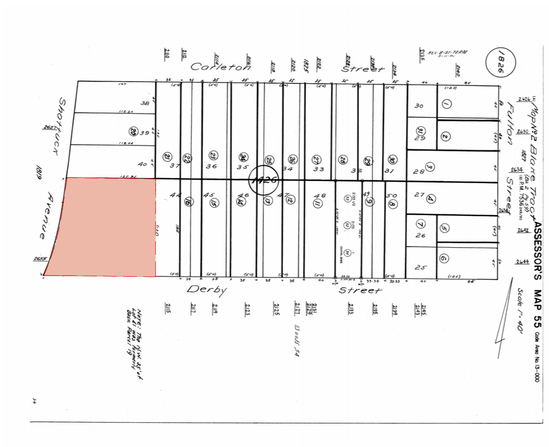

4 PARCEL MAP

N

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

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

2 PROJECT DESCRIPTION

OWNER:
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CIVIL:
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BRIAN DORWARD
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LANDSCAPE:
122 WEST DESIGN
(enter Street)
(enter City, State, Zip)

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1 PROJECT CONTACTS

For Assessment Use Only

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

SHEET LIST						
Sheet Number	Sheet Name	5/15/24 SB330 ENT. APP	8/26/24 DRC REVIEW	10/11/24 PLAN. REV. #2	12/16/24 Planning Rev. #3	
C7.0	DETAILS	•	•	•		
C7.1	DRAINAGE DETAILS	•	•	•		
C7.2	CITY OF BERKELEY STANDARD DETAILS	•	•	•		
C7.3	CITY OF BERKELEY POLLUTION PREVENTION PLAN	•	•	•		
C7.4	EROSION CONTROL DETAILS	•	•	•		
LANDSCAPE						
L1.0	SCHEMATIC LANDSCAPE PLAN	•	•	•		
L1.1	SCHEMATIC LANDSCAPE PLAN - ROOF DECK	•	•	•		
L2.0	LANDSCAPE CONCEPT IMAGERY	•	•	•		
L3.0	PLANTING CONCEPT PLAN	•	•	•		
L3.1	PLANTING CONCEPT PLAN - ROOF DECK	•	•	•		
L3.2A	PLANTING SCHEDULES	•	•	•		
L3.2B	PLANTING CONCEPT IMAGERY	•	•	•		
L4.0	IRRIGATION HYDROZONE PLAN	•	•	•		
L4.1	IRRIGATION HYDROZONE PLAN - ROOF DECK	•	•	•		
L4.2A	IRRIGATION EQUIPMENT, NOTES AND WELO CALCS	•	•	•		
ARCHITECTURAL						
A100.A	SITE PLAN - EXISTING	•	•	•		
A100.B	SITE PLAN - PROPOSED	•	•	•		

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

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEIDELSON KAHN
No. C-31027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

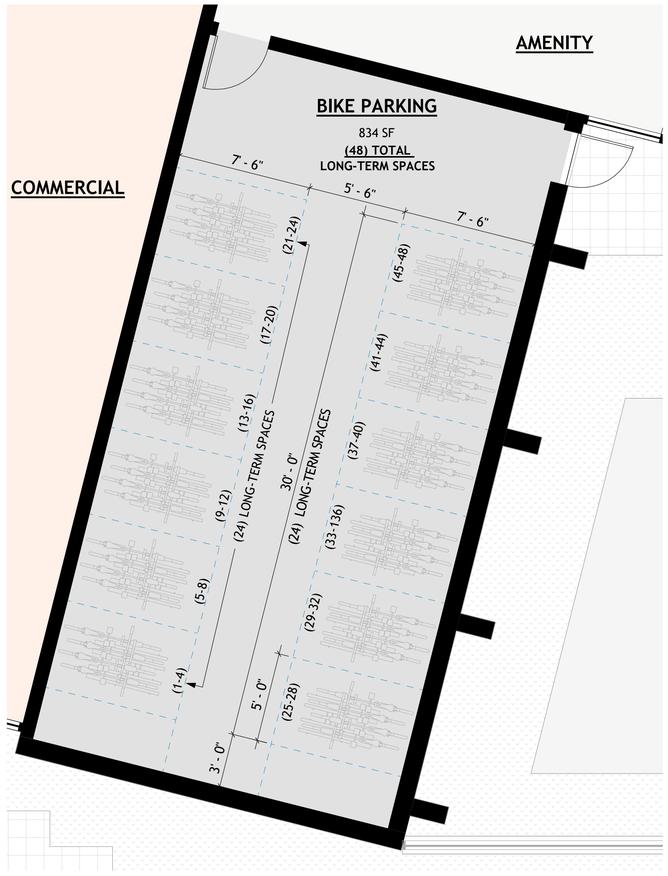
△	DATE	ISSUE RECORD
	5/15/24	DRC REVIEW
	8/26/24	DRC Review

PROJECT NO: KDN01

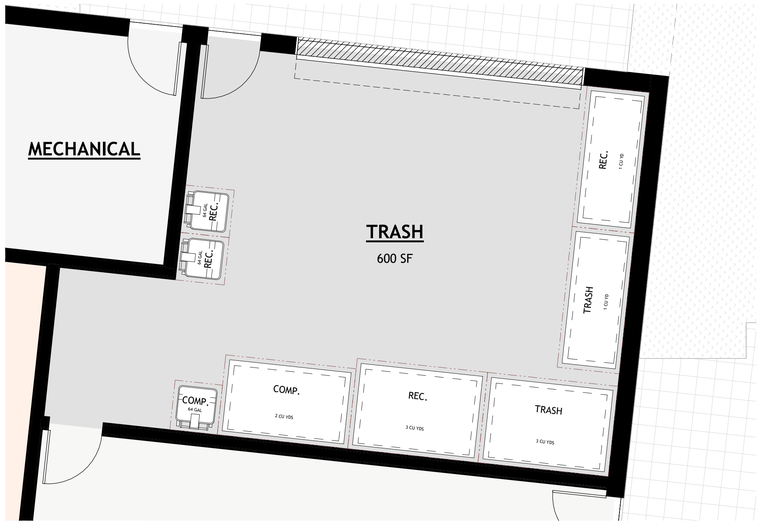
ISSUE DATE: 08/26/24

TITLE SHEET

G000

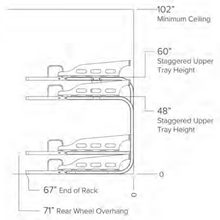


3 GROUND FLOOR PLAN
1/4" = 1'-0"



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

DERO | Dero Duplex — Submittal Sheet

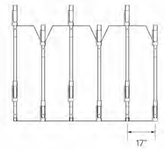


CAPACITY Varies per configuration
Minimum 6 bike system required for stability

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

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

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



U-lock compatible

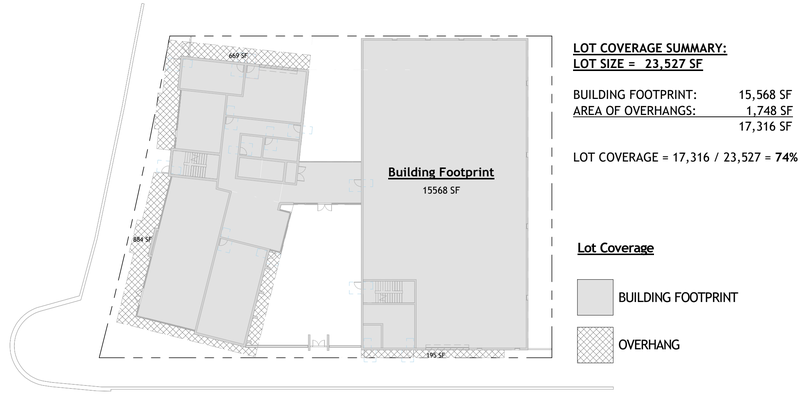
BICYCLE PARKING				
	Commercial Square Footage	Required	Proposed	Notes
Commercial Short-Term Spaces:	2,117	2	4	1 space / 2,000 sq ft
	Proposed Bedroom Count			
Residential Short-Term Spaces:	135	4	4	1 space / 40 Bedrooms
Residential Long-Term Spaces:		45	48	1 space / 3 Bedrooms

2655 SHATTUCK AVE.	
Waste, Recycling, & Compost Calculation	
Units	97
Bedrooms	135
Excess Capacity Factor	1
	135
50 gal/wk per 3 Occupants	2250 gal
Waste (40%)	900 gal
Recycling Paper (30%)	675 gal
Recycling Other (10%)	225 gal
Organics (20%)	450 gal

Container Calculation

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

ZONING CODE INFORMATION						
SITE INFORMATION						
PROJECT ADDRESS:	2655 SHATTUCK AVE					
CROSS STREET:	DERBY ST.					
APN:	55-1826-18-2					
ZONING DISTRICT:	C-AC / SUBAREA SOUTH SHATTUCK / COMMERICAL (BTWN DWIGHT + DERBY)					
GENERAL PLAN AREA:	ADELINE CORRIDOR MIXED USE					
SPECIAL ZONING OVERLAYS:	NO					
ZONING ADJACENCIES:	NORTH	EAST	SOUTH	WEST		
	C-AC	R-2	C-AC + R-2	C-AC		
SEISMIC SAFTY						
EARTHQUAKE FAULT RUPTURE ZONE:	NO	LIQUEFACTION ZONE:		NO		
LANDSLIDE ZONE:	NO	UN-REINFORCED MASONRY BLDG:		NO		
HISTORICAL PRESERVATION						
LANDMARK / STRUCTURE OF MERIT:	NO	STRUCTURE > 40 YEARS OLD.:		NO		
ENVIROMENTAL SAFETY						
CREEK BUFFER:	NO	FIRE ZONE:		NO		
ENVIRONMENTAL AREA:	NO	FLOOD ZONE (100-YEAR OR 1%):		NO		
DEVELOPMENT STANDARDS	EXISTING	PERMITTED / REQUIRED	BASE PROJECT	PROPOSED	NOTES	EXCEPTION REQUESTED BY STATE DENSITY BONUS WAIVER OR MODIFICATION
YARDS AND HEIGHT						
FRONT YARD SETBACK (WEST):	0	0	0	0 (LVLS 2-6)		
SIDE YARD SETBACK (NORTH):	81'	0	3'-1"	1' (LVL 1)		
STREET SIDE SETBACK (SOUTH):	1'	0	2 0	0 (LVLS 2-5)		
REAR YARD SETBACK (ABBUTTING RES.):	40'	10' @ 35' 20' @ 45'	20'	10' (LVL 1)	2	
BUILDING STORIES:	1	4	4	8		REQUEST WAIVER
MAXIMUM BUILDING HEIGHT:	20'	45'	45'	85'		
AVERAGE MAXIMUM HEIGHT:	18'	N/A	43'	83'		REQUEST WAIVER
AREAS						
LOT AREA - SF:	23,527	-	23,527	23,527		
GROSS FLOOR AREA - SF:	8,185	58,830	58,500 2	84,399		
BUILDING FOOTPRINT - SF:	8,185	16,469	14,910	17,316		
LOT COVERAGE - SF:	35%	70%	63%	74%		REQUEST WAIVER
FLOOR AREA RATIO (FAR):	0.35	2.5	2.5	3.6		REQUEST WAIVER
COMMERCIAL AREA - SF:	8,185	-	3,246	2,117		
2 COMMERCIAL DEPTH:	135'	30'	30'	27' - 10"		REQUEST WAIVER
2 USABLE OPEN SPACE (UOS) - SF:	N/A	3880.0	3,002	4,720	*40 SF / UNIT. SEE TABLE ON G003 FOR UOS CALCULATION*	
2 PUBLIC USABLE OPEN SPACE - SF:	0	N/A	0	577	*SEE TABLE ON G003 FOR UOS CALCULATION*	
UNITS						
UNITS / ACRE:	0	120	120	180		REQUEST WAIVER
DWELLING UNITS:	0	65	65	97		
ARCHITECTURAL AND ROOFTOP ELEMENTS						
TOTAL ROOF AREA - SF:	N/A	N/A	N/A	13,742		
TOTAL AREA OF ARCH / ROOFTOP ELEMENTS - SF:	N/A	N/A	N/A	345		
3 FACADE TRANSPARENCY						
GROUND FLOOR TRANSPARENCY:						
WEST ELEVATION	N/A	30% MIN.	N/A	58%	*SEE G031 FOR CALCULATIONS*	
SOUTH ELEVATION	N/A	30% MIN.	N/A	36%		
COMMERICAL TRANSPARENCY:						
WEST ELEVATION	N/A	65% MIN.	N/A	82%		
SOUTH ELEVATION	N/A	65% MIN.	N/A	97%		
VEHICLE PARKING REQUIREMENTS						
COMMERCIAL PARKING SPACES	24	0	0	0		
# ACCESSIBLE SPACES:	3	0	0	0		
# STANDARD SPACES:	21	0	0	0		
# COMPACT SPACES:	0	0	0	0		
# EV SPACES:	0	0	0	0		
# MOTORCYCLE SPACES:	0	0	0	0		
RESIDENTIAL PARKING SPACES	0	0	0	41		
# ACCESSIBLE SPACES:	0	0	0	2		
# STANDARD SPACES:	0	0	0	39		
# COMPACT SPACES:	0	0	0	0		
# EV SPACES:	0	0	0	8		
# MOTORCYCLE SPACES:	0	0	0	0		
BICYCLE PARKING						
COMMERCIAL SHORT -TERM:	0	2	0	4	*1 space / 2,000 sq ft*	
RESIDENTIAL SHORT-TERM:	0	4	0	4	*1 space / 40 Bedrooms*	
RESIDENTIAL LONG-TERM:	0	45	0	48	*1 space / 3 Bedrooms*	



LOT COVERAGE SUMMARY:
LOT SIZE = 23,527 SF

BUILDING FOOTPRINT:	15,568 SF
AREA OF OVERHANGS:	1,748 SF
	17,316 SF

LOT COVERAGE = 17,316 / 23,527 = **74%**

Lot Coverage

BUILDING FOOTPRINT

OVERHANG

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

N

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
DANIELLE FEIDELSON KAHN
No. C-31827
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

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

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

ZONING CODE INFORMATION

G001

Density Bonus - 8-Story

Project Address:	2655 Shattuck Ave
Project Code:	KDN01
Date:	5/17/2024

Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
53,895	64.91	65.00	15.00%	9.75	10.00	50.00%	32.50	33.00	98

Base Project Residential Square Footage	Floor	Residential Sq. Footage Proposed	studio	1-bed	2-bed	3-bed
10,305	first	3,210	0	0	0	0
14,530	second	14,785	14	5	4	0
14,530	third	14,785	14	5	4	0
14,530	fourth	14,785	14	5	4	0
	fifth	14,785	7	5	6	0
	sixth	7,250				10
	Seventh	5,175				
	Eighth	5,765				
53,895	TOTAL	80,540				
		Units:	49	20	18	10
		Bedrooms:	49	20	36	30

Target SF:	80,843
Total SF:	80,540
Prop. Units:	97
Avg Unit SF:	830
Beds / SF:	597
Total	
97	
135	

%VLI	%DB
5%	20.0%
6%	22.5%
7%	25.0%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.7%
14%	46.3%
15%	50.0%

Non-Qualifying Residential Support	1,742
Commercial:	2,117
Total Gross SF:	84,399

AREA SUMMARY - BASE BUILDING

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

U.O.S. SUMMARY - BASE BUILDING

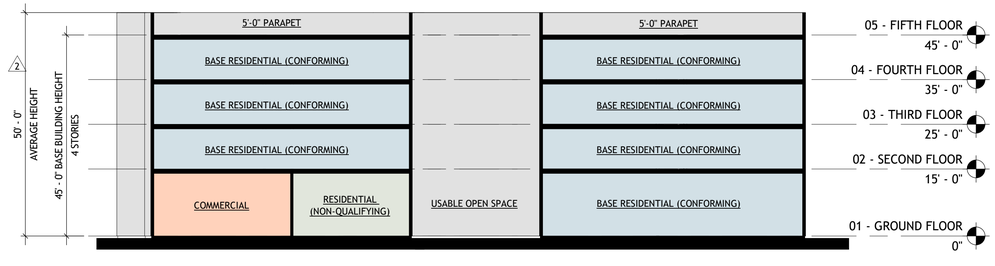
Level	Area
U.O.S.	
01 - GROUND FLOOR	3002 SF
	3002 SF

USABLE OPEN SPACE SUMMARY:

UOS REQUIRED: 40 SF / UNIT
40 SF x 65 UNITS = 2,600 SF
TOTAL PROPOSED: 3,002 SF

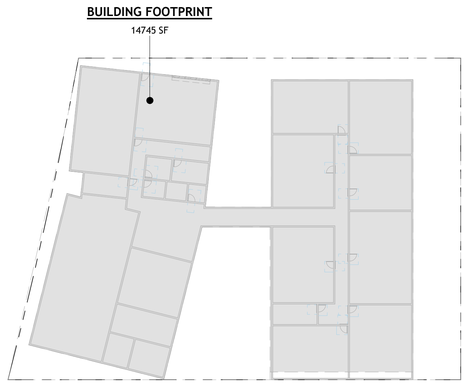
BASE PROJECT: LEGEND

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



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

BUILDING FOOTPRINT



LOT COVERAGE SUMMARY:
LOT SIZE = 23,527 SF

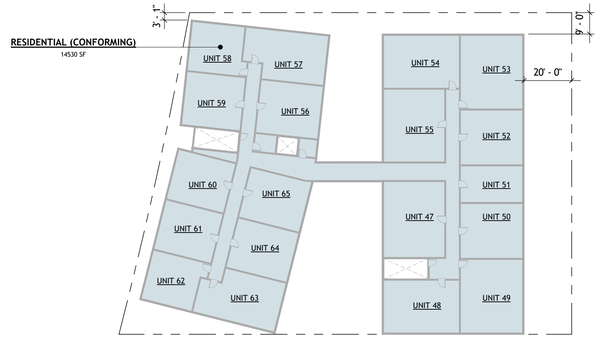
BUILDING FOOTPRINT: 14,745 SF

LOT COVERAGE = 14,745 / 23,527 = **63%**

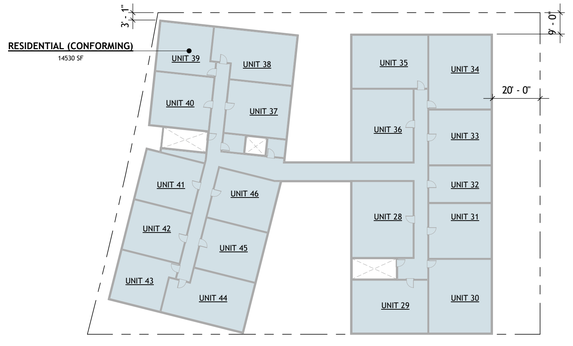
LOT COVERAGE

BUILDING FOOTPRINT

4 LOT COVERAGE DIAGRAM - BASE PROJECT
NOT TO SCALE

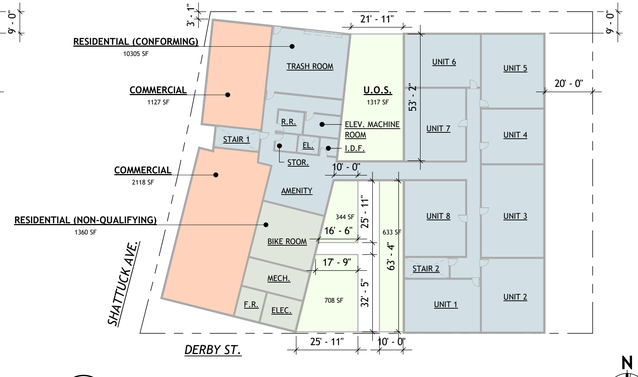


3 LEVEL 4
NOT TO SCALE



6 LEVEL 3
NOT TO SCALE

2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

N

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BERKELEY, CA 94704

LICENSED ARCHITECT DANIELLE FEIDELSON KAHN No. C-31027 01/31/2025 RENEWAL DATE STATE OF CALIFORNIA

DRC REVIEW

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

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

BASE PROJECT CALCULATIONS & DIAGRAM

G002.A

Density Bonus - 8-Story

Project Address:	2655 Shattuck Ave
Project Code:	KDN01
Date:	5/17/2024

Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
53,895	64.91	65.00	15.00%	9.75	10.00	50.00%	32.50	33.00	98

Base Project Residential Square Footage	Floor	Residential Sq. Footage Proposed	studio	1-bed	2-bed	3-bed		
10,305	first	3,210	0	0	0	0	Target SF:	80,843
14,530	second	14,785	14	5	4	0	Total SF:	80,540
14,530	third	14,785	14	5	4	0		
14,530	fourth	14,785	14	5	4	0	Prop. Units:	97
	fifth	14,785	7	5	6	0		
	sixth	7,250				10	Avg Unit SF:	830
	Seventh	5,175						
	Eighth	5,765					Beds / SF:	597
53,895	TOTAL	80,540					Total	
		Units:	49	20	18	10	97	
		Bedrooms:	49	20	36	30	135	

Non-Qualifying Residential Support	1,742
Commercial:	2,117
Total Gross SF:	84,399

%VLI	%DB
5%	20.0%
6%	22.5%
7%	25.0%
8%	27.5%
9%	30.0%
10%	32.5%
11%	35.0%
12%	38.7%
14%	46.3%
15%	50.0%

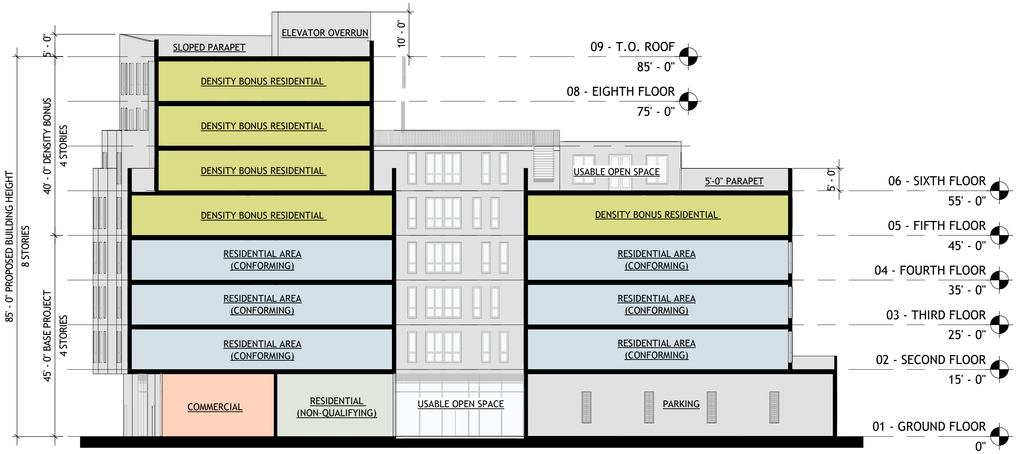
AREA SUMMARY - DENSITY BONUS

Level	Area	Unit Count
RESIDENTIAL AREA		
01 - GROUND FLOOR	3210 SF	0
02 - SECOND FLOOR	14785 SF	23
03 - THIRD FLOOR	14785 SF	23
04 - FOURTH FLOOR	14785 SF	23
05 - FIFTH FLOOR	14785 SF	18
06 - SIXTH FLOOR	7250 SF	0
07 - SEVENTH FLOOR	5175 SF	10
08 - EIGHTH FLOOR	5765 SF	0
	80540 SF	97
NON-QUALIFYING RESIDENTIAL AREA		
01 - GROUND FLOOR	1742 SF	0
	1742 SF	0
COMMERCIAL		
01 - GROUND FLOOR	2117 SF	0
	2117 SF	0
Grand total	84399 SF	97

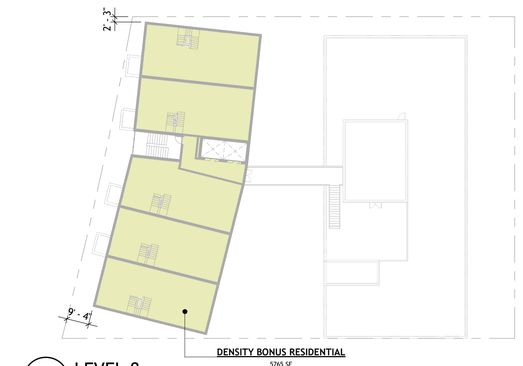
*REFER TO SHEET G003 FOR DENSITY BONUS U.O.S. CALCULATIONS AND DIAGRAMS

DENSITY BONUS LEGEND

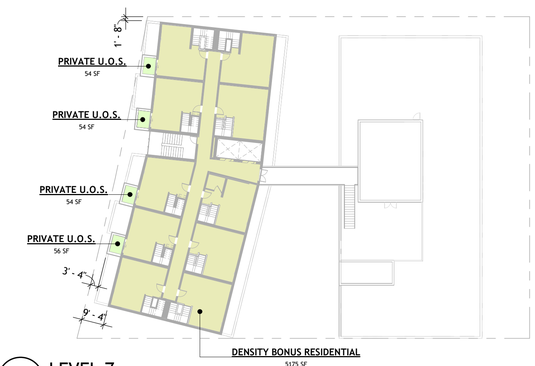
- COMMERCIAL
- DENSITY BONUS
- RESIDENTIAL AREA
- NON-QUALIFYING RESIDENTIAL AREA
- PARKING
- U.O.S.
- PRIVATE U.O.S.
- COMMERCIAL U.O.S.



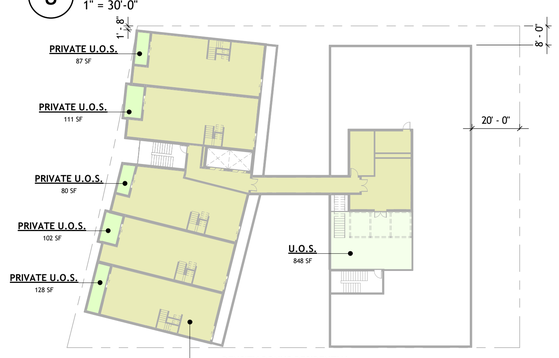
9 DENSITY BONUS PROPOSED SECTION
1/16" = 1'-0"



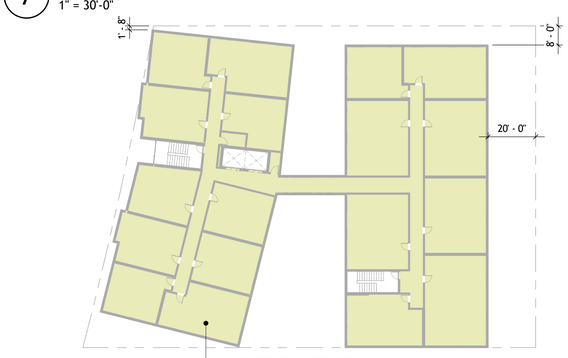
8 LEVEL 8
1" = 30'-0"



7 LEVEL 7
1" = 30'-0"

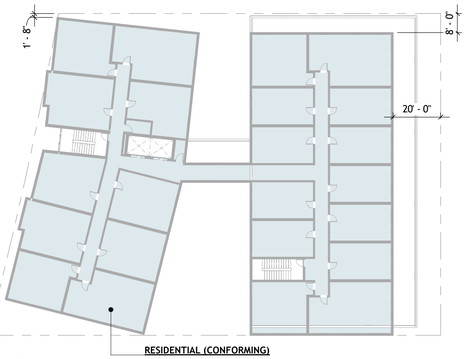


6 LEVEL 6
1" = 30'-0"

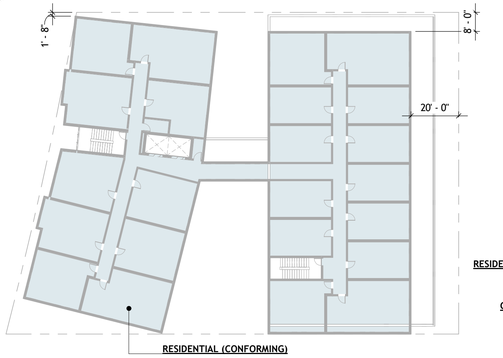


5 LEVEL 5
1" = 30'-0"

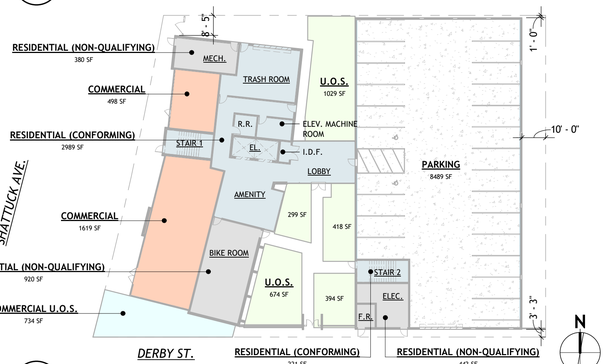
4 LEVEL 4
1" = 30'-0"



3 LEVEL 3
1" = 30'-0"



2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

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BERKELEY, CA 94704

LICENSED ARCHITECT DANIELLE FEIDELSON KAHN No. C-31027 01/31/2025 RENEWAL DATE STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

DENSITY BONUS CALCULATIONS & DIAGRAM

G002.B

Base Project Floor	Residential Unit Floor Area (SF)	# of Residential Units
02 - SECOND FLOOR	11429 SF	23
03 - THIRD FLOOR	11419 SF	23
04 - FOURTH FLOOR	11419 SF	23
05 - FIFTH FLOOR	11571 SF	18
06 - SIXTH FLOOR	5150 SF	0
07 - SEVENTH FLOOR	3730 SF	10
08 - EIGHTH FLOOR	4978 SF	0
TOTAL:	59697 SF	97

Final Residential Unit Floor Area (FP RUFA)	**59698**
Density Bonus	**50%**
1+ Density Bonus	**1.50**
Base Project Residential Unit Floor Area (BP RUFA) (FP RUFA / (1+DB)	**39799**

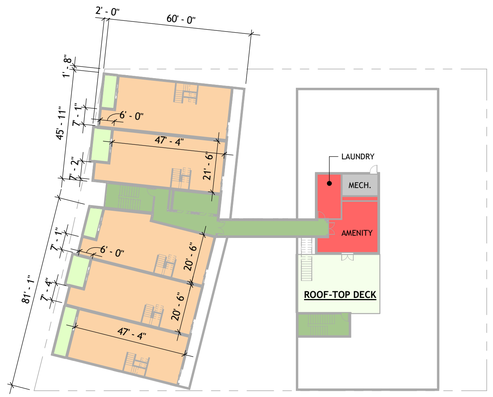
A	**Total Residential Unit Floor Area (SF) RUFA** (Base Project RUFA only for denisty projects)	
	39799	
B	**Total Residential Units** (Base Project only for density bonus projects)	
	65	
C	**Total BMR Units required (20% of B)**	
	13	
D	Total BMR Units Proposed	
	50% AMI (Very- Low Income)	10
	80% AMI (Lower Income)	0
	Total BMR Units	**10**
	Per Square Foot Fee based on Total Residential Unit Floor Area (Base Project only for density bonus projects)	
	$56.25	
	In Lieu Fee percentage calculation* (Affordable units required - affordabel units provided) / Affordable Units required	
	(* projects that provide no on-site affordable Units have a multiplier of 1)	**23.08%**
		(C-D) / C

RESIDENTIAL UNIT LEGEND

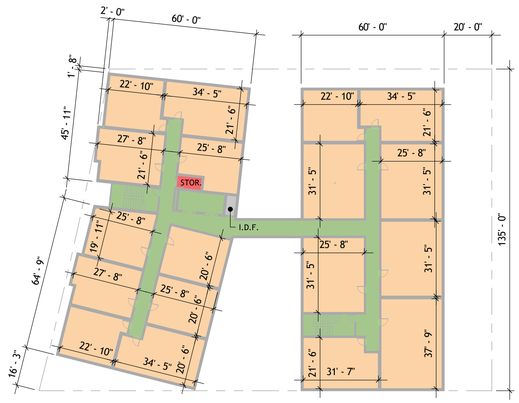
- COMMERCIAL
- RESIDENTIAL UNIT FLOOR AREA
- CIRCULATION
- AMENITY
- PARKING
- UTILITY
- P.O.P.O.S.
- U.O.S.
- PRIVATE U.O.S.

8 LEVEL 8
1" = 30'-0"

7 LEVEL 7
1" = 30'-0"



6 LEVEL 6
1" = 30'-0"



5 LEVEL 5
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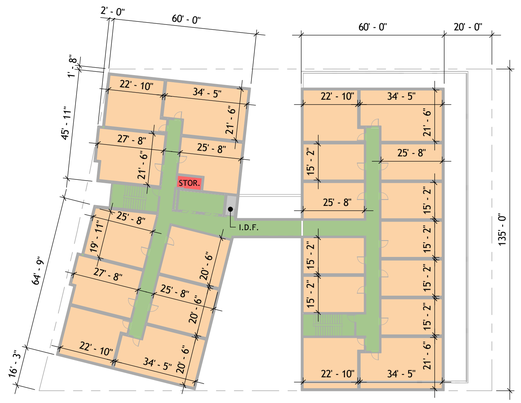

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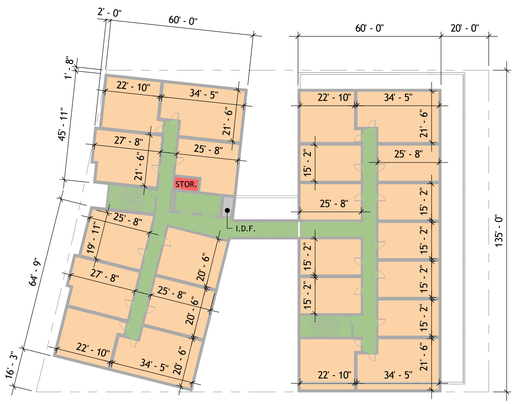

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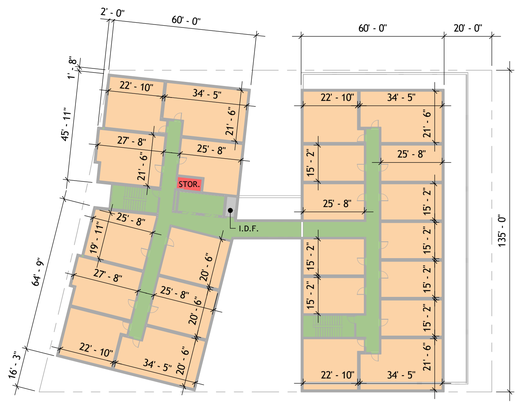

2 LEVEL 2
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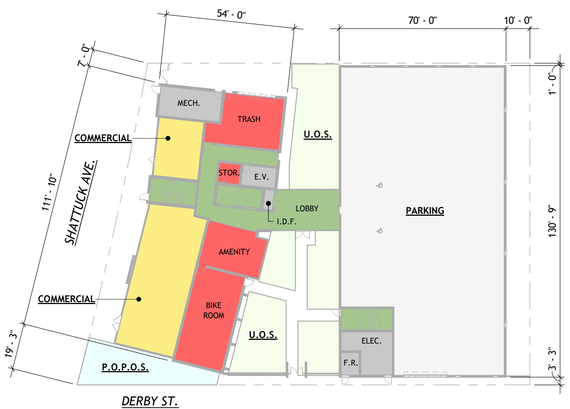

1 LEVEL 1
1" = 30'-0"

N

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2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
DANIELLE FEIDELSON KAHN
No. C-31027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
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PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

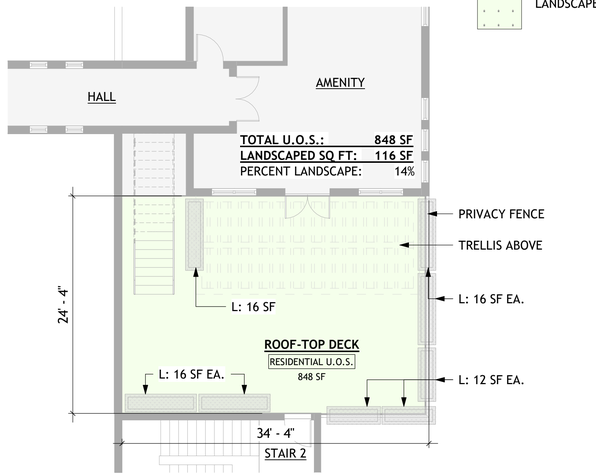
AFFORDABLE HOUSING COMPLIANCE PLAN

G002.C

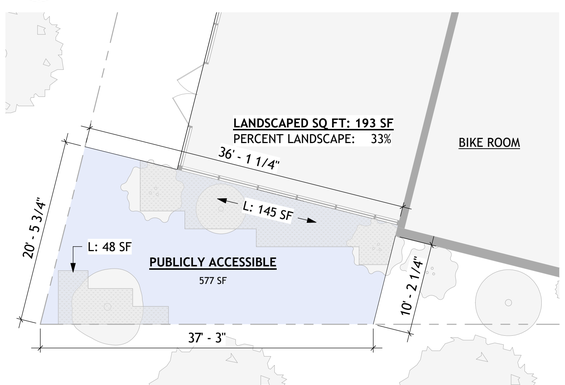
U.O.S. SUMMARY - DENSITY BONUS					
Floor	Total U.O.S. Per Floor	Public U.O.S. Hardscape (S.F.)	Public U.O.S. Landscape (S.F.)	Names/Locations	
1	2,718	1,425	1,293	Exterior Courtyard + Amenity Garden	
2	0	0	0	N/A	
3	0	0	0	N/A	
4	0	0	0	N/A	
5	0	0	0	N/A	
6	848	732	116	Roof-Top Deck	
7	0	0	0	N/A	
8	0	0	0	N/A	
Non-publicly accessible UOS	3,566	2,157	1,409	*3,880*	*SF Required (40 SF / Unit)*
			40%	*1,409*	*SF Landscape Required (40% of UOS)*
Publicly accessible UOS	1,154 (577 x 2)	384	193	*1 sqft of publicly accessible open space = 2 sqft of required on-site open space*	
			33%		
Total Usable Open Space	4,720				

USABLE OPEN SPACE

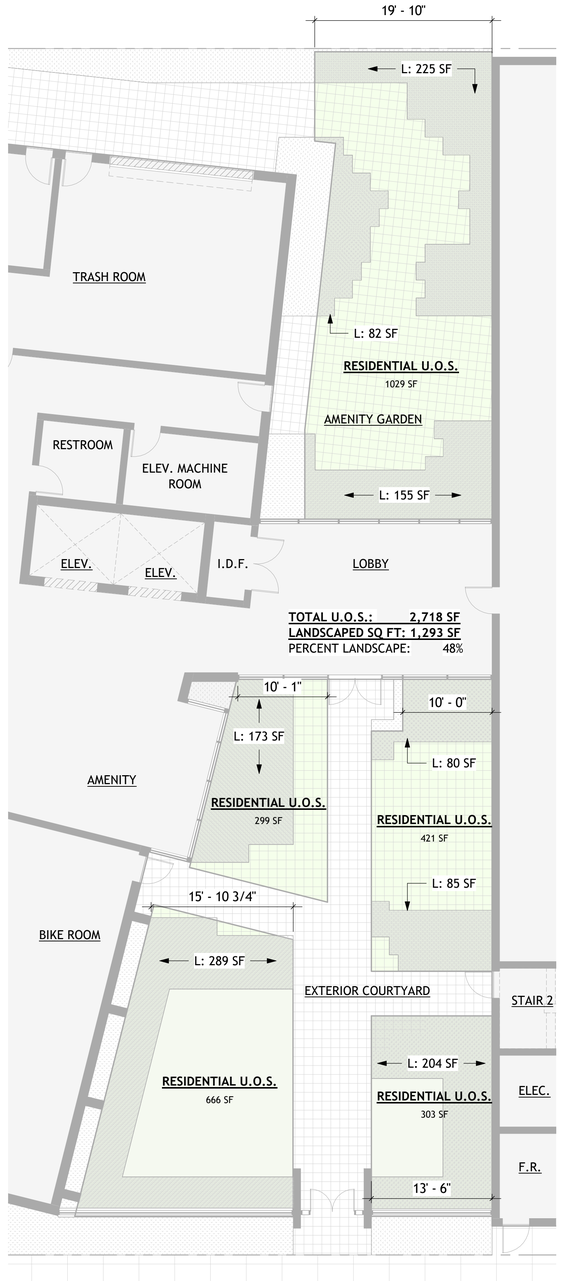
- NON - U.O.S
- PUBLICLY ACCESSIBLE U.O.S.
- RESIDENTIAL U.O.S.
- LANDSCAPED AREA



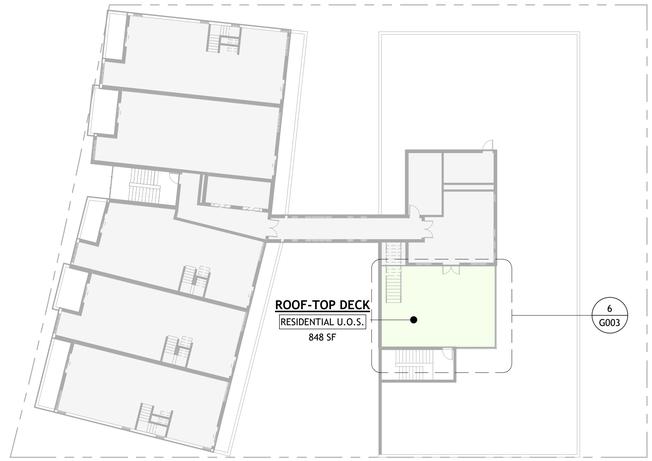
6 LEVEL 6 - ENLARGED ROOF-TOP DECK
1/8" = 1'-0"



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



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



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

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

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OPEN SPACE CALCULATIONS

G003

2 STREET CONTEXT ELEVATION - PROPOSED
NOT TO SCALE

1 STREET CONTEXT ELEVATION - EXISTING
NOT TO SCALE

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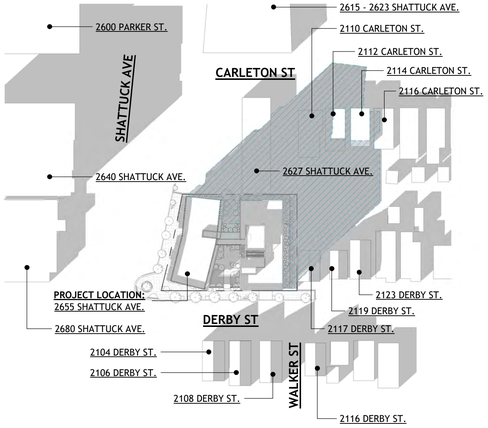
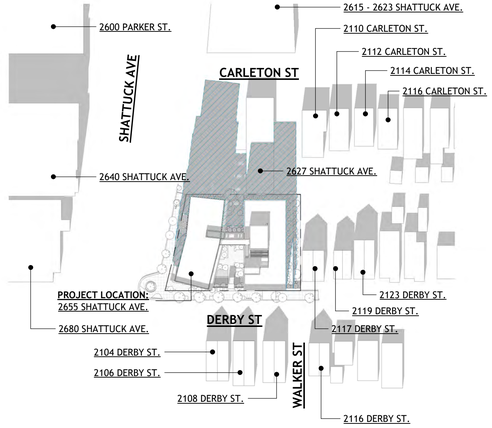
ISSUE DATE: 07/23/2024

STREET CONTEXT ELEVATIONS

G004



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



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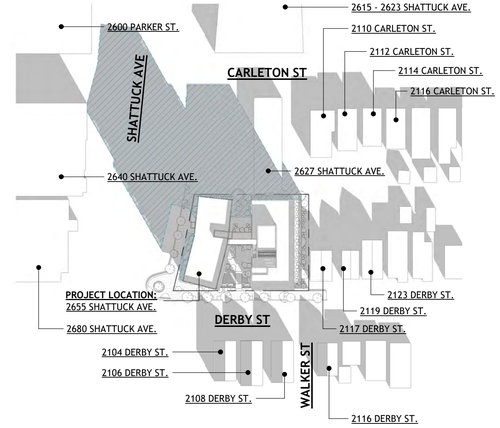

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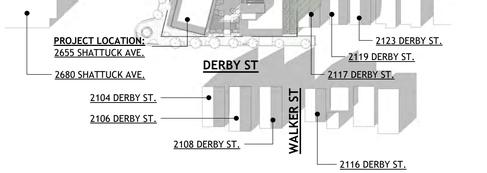

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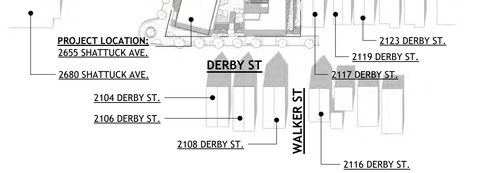

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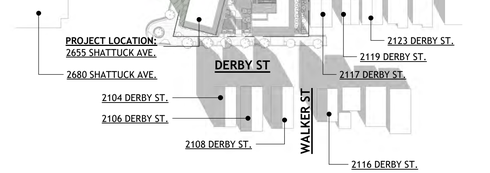

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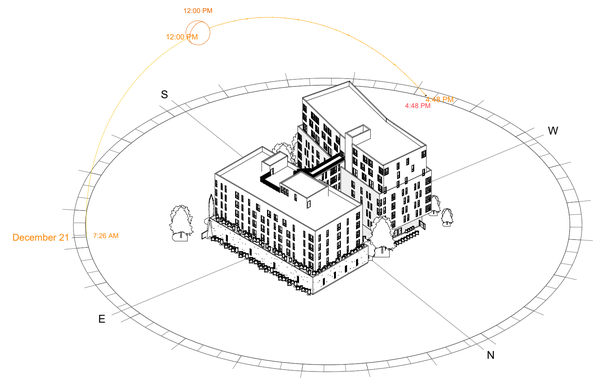
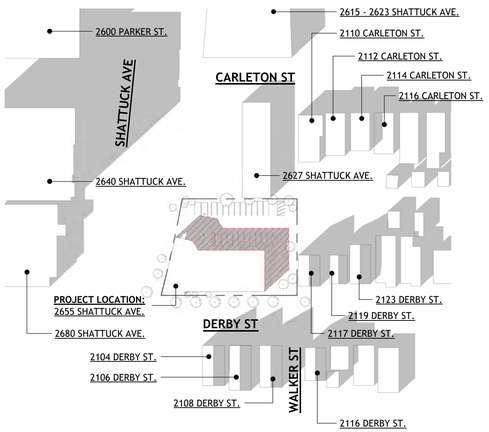


2 DECEMBER 21ST - SUN PATH
(SUNRISE - SUNSET)



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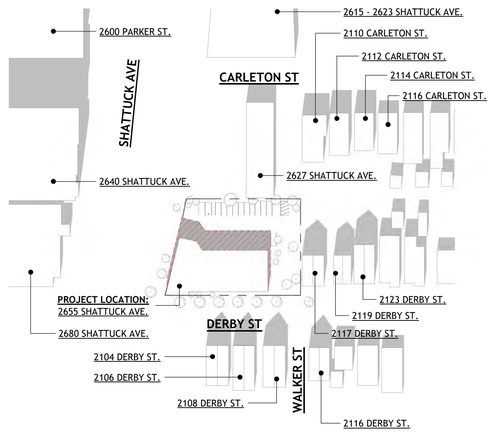

6 12/21 - 12:00 PM - EXISTING
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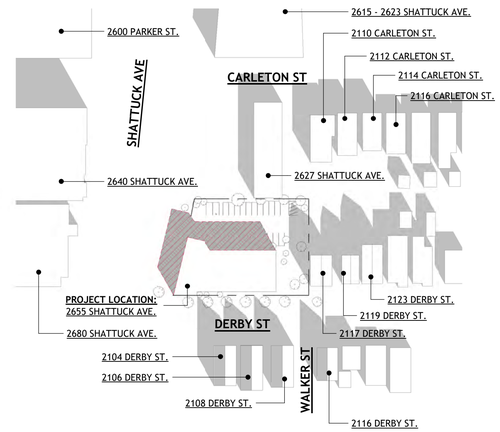

3 12/21 - 9:26 AM - EXISTING
1" = 100'-0"

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

N

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01/31/2025
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STATE OF CALIFORNIA

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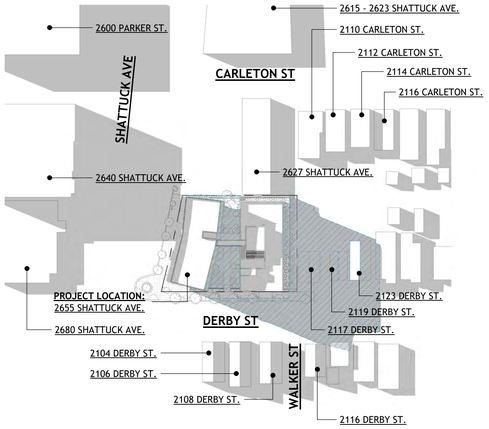
ISSUE DATE: 07/23/2024

SHADOW STUDIES - DECEMBER, 21ST

G020



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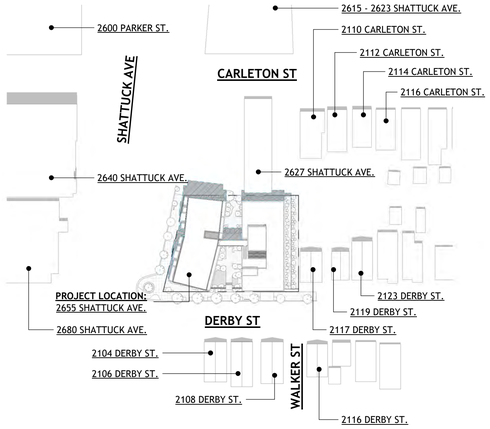

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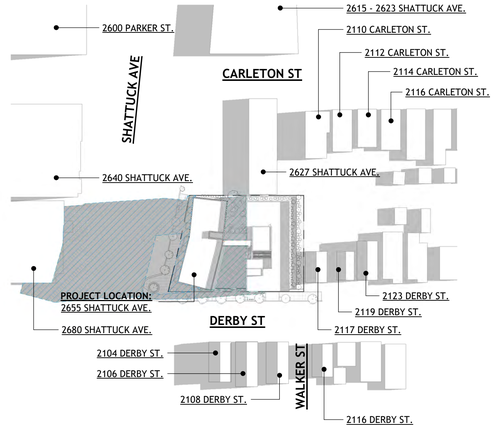

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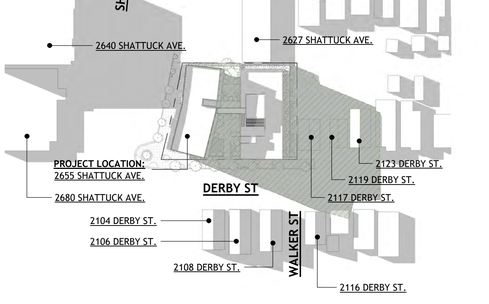

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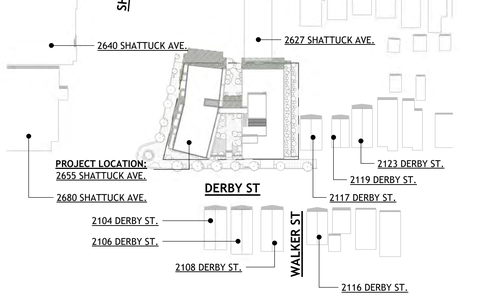

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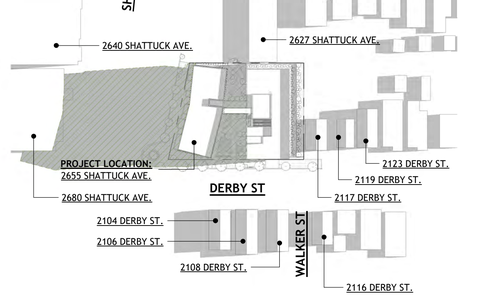

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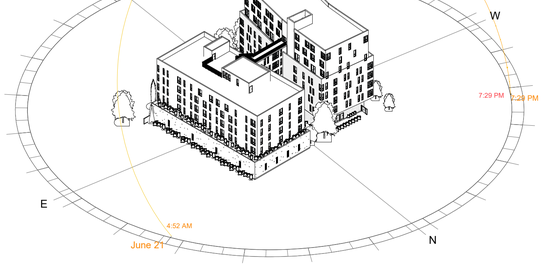
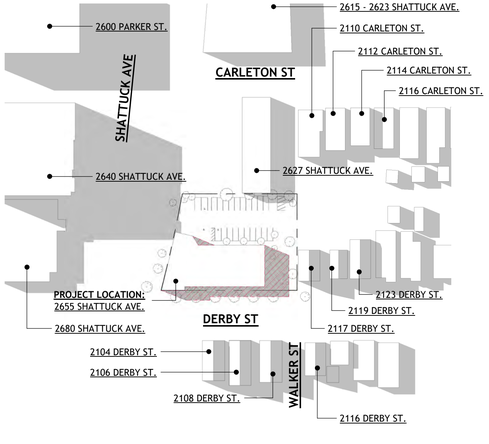
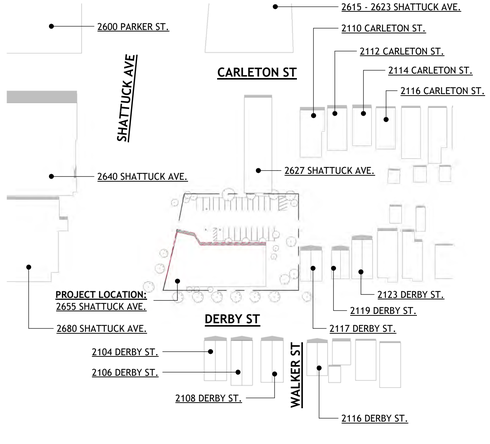


4 JUNE 21ST - SUN PATH
(SUNRISE - SUNSET)



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



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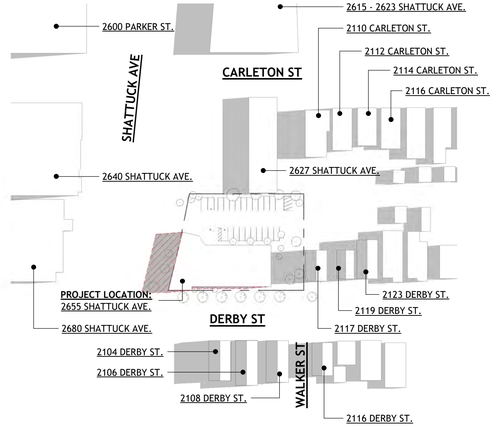

1 06/21 - 6:52 AM - EXISTING
1" = 100'-0"

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

N

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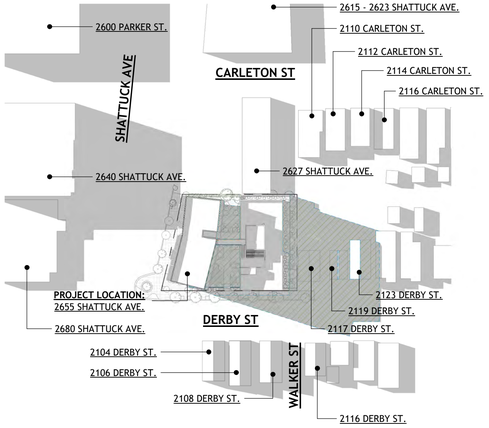
ISSUE DATE: 07/23/2024

SHADOW STUDIES - JUNE 21ST

G021



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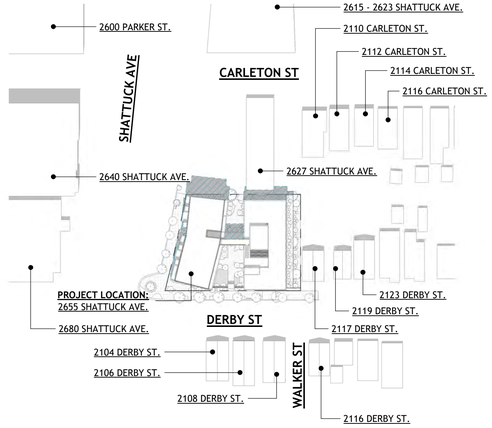

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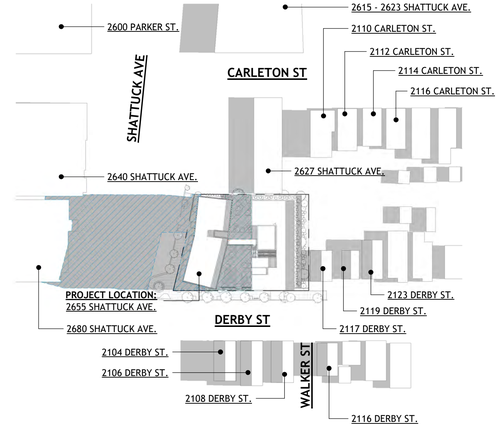

8 5/21 - 7:00 AM - COMBINED
1" = 100'-0"

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

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

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

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

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

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

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

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

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SHADOW STUDIES - MAY 21ST

G022

NEW HOME RATING SYSTEM, VERSION 9.1

MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource-efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Energy (35); Indoor Air Quality/Health (6), Resources (5), and Water (6); and meet the prerequisites CALGreen Mandatory, HERS, IAP, Other

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the *GreenPoint Rated New Home Rating Manual*. For more information please visit **www.greenpointrated.com**.
Build It Green is not a code enforcement agency.
A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

Points Targeted: 120
Certification Level Targeted: Gold
Compliance Pathway Targeted: All Electric High-Rise

POINTS REQUIRED (Minimum* Points; * = Largest Prereq)

Energy	IAQ/Health	Resource	Water
35	6	5	6
29.2	5	4.5	5.4

New Home Multifamily Version 9.1

Project Name: 2659 Shattuck Avenue
2655 Shattuck Avenue
Berkeley, CA
94704

	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resource	Water	Notes
	CALGreen							
Yes	**CALGreen Res** (REQUIRED)	N		Y	Y	Y	Y	
	A. SITE							
No	**A1. Construction Footprint** (Sole Photovoltaic Floor Beyond Local Ordinance OR 45% of IEAI Underlayment and Uninterrupted)	0				4		
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 75% C&D Waste Diversion (**Including** Alternative/ Daily Cover)				2			
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1			1			
Yes	**A3. Recycled Content Base Material** (Minimum 20% Post-Consumer Content)	1			1			
Yes	**A4. Heat Island Effect Reduction (Non-Roof)**	2	1	1				
Yes	**A5. Construction Environmental Quality Management Plan including Flush-Out**	1		1				
	A6. Stormwater Control: Prescriptive Path							
Yes	A6.1 Permeable Paving Material	1				1		
Yes	A6.2 Filtration and/or Bio-Retention Fixtures	1				1		
Yes	A6.3 Non-Leaching Roofing Materials	1				1		
No	A6.4 Smart Stormwater Street Design	0	1					
No	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Amount Runoff Emits)	0					0	
	B. FOUNDATION							
No	**B1. Low Carbon Concrete** (Minimum of 30%)	0			0			
No	**B2. Radon-Resistant Construction**	0						
No	**B3. Foundation Drainage System**	0			0			
No	**B4. Sealed Crawlspace**	0			1			
	B5. Structural Pest Controls							
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
	C. LANDSCAPE							
10.00%	Enter the landscape area percentage. Points capped at 3 if lor less than 15%							
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	1					1	
Yes	**C2. Three Inches of Organic Mulch in Planting Beds**	1					1	
	C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Invasiveness)	1				1		
Yes	C3.3 Drought Tolerant, California Native, or Other Appropriate Species	1					1	
	C4. Minimal Turf in Landscape							
TBD	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide							
TBD	C4.2 Turf on a Small Percentage of Landscaped Area							
No	**C5. Trees to Moderate Building Temperature** (at least 10% of West-Facing Glazing and Walls Shaded)	0	1	1				
Yes	**C6. High-Efficiency Irrigation System**	2						
No	**C7. One Inch of Compost in the Top Six to Twelve inches of Soil** (with Soil Testing)	0						
	C8. Rainwater Harvesting System							
No	C8.1 Rainwater Harvesting System with 300 Gallon Storage Capacity	0						
No	C8.2 Rainwater to Flush Toilets or Meet 50% of Landscape Irrigation Demand	0						
No	**C9. Recycled Wastewater Irrigation System**	0						
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	2						
TBD	**C11. Efficient Landscape Water Budget**							

New Home Multifamily Version 9.1

Project Name: 2659 Shattuck Avenue
2655 Shattuck Avenue
Berkeley, CA
94704

	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resource	Water	Notes
	C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 70% of Hardscapes and Fencing	0				1		
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥ 20%	0				1		
Yes	**C13. Reduced Light Pollution** (Exterior lighting fixtures shielded and directed downward)	1	1					
No	**C14. Large Stature Tree(s)**	0	1					
No	**C15. Third Party Landscape Program Certification**	0					1	
No	**C16. Maintenance Contract with Certified Professional** (Bay-Friendly Qualified Professional in Equiv.)	0					1	
No	**C17. Community Garden**	0	2					
	D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1			0	
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0					1	
No	D1.3 Advanced Framing Measures	0					2	
	D2. Construction Material Efficiencies							
No	D2.1 Prefabricated Wall or Roof Framing (Pre-assembled) wall and roof framing for at least 85% of project)	0					0	
No	D2.2 Prefabricated Modular Units	0					0	
No	**D3. Engineered Beams and Headers**	0					1	
No	**D4. Insulated Headers**	0		1				
	D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0					6	
No	D5.2 Panel Products	0					6	
	D6. Solid Wall Systems							
No	D6.1 At Least 90% of Floors	0					1	
No	D6.2 At Least 90% of Exterior Walls	0		1			1	
No	D6.3 At Least 90% of Roofs	0		1			1	
No	**D7. Energy Heels on Roof Trusses**	0		1				
No	**D8. Overhange and Gutters**	0		1			1	
	D9. Reduced Pollution Entering the Home from the Garage							
No	D9.1 Detached or No Garage	0			2			
No	D9.2 Mitigation Strategies for Attached Garage	0			1			
	D10. Structural Pest and Rot Controls							
No	D10.1 All Wood Located At Least 12 Inches Above the Soil	0					1	
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0					1	
No	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	0				1	1	
	E. EXTERIOR							
No	**E1. Environmentally Preferable Decking**	0					1	
No	**E2. Flashing Installation Third-Party Verified**	0					2	
No	**E3. Rain Screen Wall System**	0					2	
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1					1	
No	**E5. Durable and Fire Resistant Roofing Materials or Assembly**	0					1	
No	**E6. Vegetated Roof**	0	2	2				
No	**E7. Cool Roof**	0		1				
	F. INSULATION							
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
Yes	F1.1 Walls and Floors	0.5					0.5	
Yes	F1.2 Ceilings	0.5					0.5	
	F2. Low-Emitting Insulation							
Yes	F2.1 Walls and Floors	0.5				0.5		
Yes	F2.2 Ceilings	0.5				0.5		
	F3. Low GWP Insulation That Does Not Contain Fire Retardants							
Yes	F3.1 Cavity Walls and Floors	1				1		
Yes	F3.2 Ceilings	1				1		
Yes	F3.3 Interior and Exterior Insulation	1				1		
	G. PLUMBING							
	G1. Efficient Distribution of Domestic Hot Water							

Project Name: 2659 Shattuck Avenue
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	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resource	Water	Notes
No	G1.2 Water/Sense Volume Limit for Hot Water Distribution	0					1	
No	G1.3 Increased Efficiency in Hot Water Distribution	0					2	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.75 gpm	2					2	
Yes	G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm	1					1	
V.1.1 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams / 28 gpf OR 1.1 gpf	2					2	
No	G2.4 U-Urinals with Flats of ≤ 0.1 gpf	0					1	
No	**G3. Pre-Plumbing for Graywater System**	0					2	
No	**G4. Operational Graywater System**	0					4	
No	**G5. Thermostatic Shower Shut-Off Valve**	0					1	
Yes	**G6. Submeter Water for Tenants**	1					2	
	H. HEATING, VENTILATION, AND AIR CONDITIONING							
	H1. All Electric or Sealed Combustion Units							
No	H1.1 Sealed Combustion Furnace or Heat Pump	0			4			
No	H1.2 Sealed Combustion or Heat Pump Water Heater	0			2			
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0		1	1			
	H3. Effective Ductwork							
No	H3.1 Duct Mastic on Duct Joints and Seams	0			1			
No	H3.2 Pressure Balance the Ductwork System	0			1			
	H5. Advanced Practices for Cooling							
Yes	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	1		1				
No	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units.	0		1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2019 Ventilation Residential Standards	Y	N	N	N	N	N	
No	H6.2 Advanced Ventilation Standards	0			2			
No	H6.3 Outdoor Air is Filtered and Tempered	0			1			
	H7. Effective Range Design and Installation							
No	H7.1 Effective Range Hood Ducting and Design	0			1			
No	H7.2 Automatic Range Hood Control	0			1			
No	**H8. High Efficiency HVAC Filter (MERV 16+)**	0			1			
No	**H9. Advanced Refrigerants** (low global warming potential refrigerants)	0			1			
I. RENEWABLE ENERGY								
0.00%	**I1. Onsite Renewable Generation (PV, Micro-Hydro, and Wind)**				75			
	I2. Low Carbon Homes							
No	I2.1 Near Zero Energy Home (offset at least 80% of annual site energy use)	0			2			
No	I2.2 Near Zero Energy Home with Flexibility Strategies (Meet I2.1 and less stringent than I3.)	0			2			
	I3. Energy Storage and Thermal Load Shifting							
No	I3.1 Battery Energy Storage System (**BESS**)	0		2				
No	I3.2 Auxiliary Thermal Energy Storage System or Pre-Heating of Hot Water	0		1				
No	I3.3 Pre-Cooling Equipment for AC	0		1				
No	**I4. Solar Hot Water Systems to Preheat Domestic Hot Water**	0		4				
J. BUILDING PERFORMANCE AND TESTING								
No	**J1. Third-Party Verification of Quality of Insulation Installation**	0				1		
No	**J2. Supply and Return Air Flow Testing**	0			1			
No	**J3. Compartmentalization of Units** (minimum unconditioned pathways for indoor air (adjacents between units))	0			1			
No	**J4. All Electric or Combustion Appliance Safety Testing**	0			1			
All Electric High-Rise	**J5. Building Energy Performance**							**All Electric Compliance** - Multifamily must be all-electric and meet T24.
Select Climate Zone								Climate Zone Input
0.00%	J5.1 All Electric Home Meets or Outperforms Title 24 Part 6 (Required)	47		35+				ED/Res compliance margin from the Energy Use Summary (do not include renewables)
0.00%	J5.2 Non-Residential Spaces Outperform Title 24 (non-residential space 10' more 6% ≥20% of residential SF)			15				
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst** (Required)	1		1				
No	**J7. Participation in Utility Program with Third-Party Plan Review**	0		1				
No	**J8. ENERGY STAR® for Homes**	0						
No	**J9. EPA Indoor airPlus Certification**	0			2			
	K. FINISHES							

Project Name: 2659 Shattuck Avenue
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	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resource	Water	Notes
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	K1.1 Entryways to Individual Units (Thickness/size) surface or entrances and (permanent) leasering for when dirtiest)	0			1			
No	K1.2 Entryways to Buildings (Setbacks) (with surface at entrances and (built-in, permanent) walk-off mat or grill)	0			1			
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2			
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
No	K4.1 Cabinets	0					3	
No	K4.2 Interior Trim	0					3	
No	K4.3 Shelving	0					2	
No	K4.4 Doors	0					2	
No	K4.5 Countertops	0					1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
No	K5.1 Doors	0				1		
No	K5.2 Cabinets and Countertops	0				2		
No	K5.3 Interior Trim and Shelving	0				3		
No	**K6. Products That Comply With the Health Product Declaration Open Standard**	0				3		
No	**K7. Indoor Air Formaldehyde Testing** (Less Than 50 Parts Per Billion)	0				1		
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**	0				1		
	K9. Durable Cabinets							
No	K9.1 Durable Cabinet Construction (Plywood for basework and doors, dovetail joints)	0					1	
No	K9.2 Durable Cabinet Hardware (Ball-bearing drawer slides, two-pin/screw metal hinges)	0					1	
No	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**	0					1	
L. FLOORING								
>75%	**L1. Environmentally Preferable Flooring**	2					2	
Yes	**L3. Durable Flooring** (no flooring by hard surfaces)	2				1	1	
No	**L4. Thermal Mass Flooring**	0		1				
M. APPLIANCES AND LIGHTING								
Yes	**M1. ENERGY STAR® Dishwasher**	1						1
	M2. Efficient Clothes Washing and Drying							
65%	M2.1 CEE-Rated or ENERGY STAR® Clothes Washer	2		1				2
No	M2.2 ENERGY STAR® Dryer	0		2				
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
>20 Loads/ Week	**M3. Size-Efficient ENERGY STAR® Refrigerator**	0		2				
	M4. Permanent Centers for Waste Reduction Strategies							
No	M4.1 Built-In Recycling Center	0					1	
No	M4.2 Built-In Composting Center	0					1	
TBD	M4.3 Triple Trash Chutes in Multifamily Building (compost, recycle, and landfill)						1	
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2				
Yes	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by: Lighting Consultant	2		2				
Tier 1	**M6. Electric Vehicle Charging Stations and Infrastructure**	2		2	2			
Yes	**M7. Central Laundry**	1					1	
Yes	**M8. Gearless Elevator**	1		1				
Yes	**M9. Gas Infrastructure Removed for Major Alterations**	4			4			
TBD	**M10. All-Electric Commercial Kitchen**				4			
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	1	1				1	
No	N1.2 Designated Brownfield Site	0	1				1	
>50	N1.3 Conserve Resources by Increasing Density	3		2			3	
TBD	N1.4 Cluster Homes for Land Preservation	1	1				1	
	N1.5 Home Size Efficiency						10	
	Enter the area of the home, in square feet							
	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Major Transit Stop							

NEW HOME RATING SYSTEM, VERSION 9.1

MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource-efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Energy (35); Indoor Air Quality/Health (6), Resources (5), and Water (6); and meet the prerequisites CALGreen Mandatory, HERS, IAP, Other

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the *GreenPoint Rated New Home Rating Manual*. For more information please visit **www.greenpointrated.com**.
Build It Green is not a code enforcement agency.
A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

Points Targeted: 120
Certification Level Targeted: Gold
Compliance Pathway Targeted: All Electric High-Rise

POINTS REQUIRED (Minimum* Points; * = Largest Prereq)

Energy	IAQ/Health	Resource	Water
35	6	5	6
29.2	5	4.5	5.4

New Home Multifamily Version 9.1

Project Name: 2659 Shattuck Avenue
2655 Shattuck Avenue
Berkeley, CA
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	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resource	Water	Notes
	CALGreen							
Yes	**CALGreen Res** (REQUIRED)	N		Y	Y	Y	Y	
	A. SITE							
No	**A1. Construction Footprint** (Sole Photovoltaic Floor Beyond Local Ordinance OR 45% of IEAI Underlayment and Uninterrupted)	0				4		
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 75% C&D Waste Diversion (**Including** Alternative/ Daily Cover)				2			
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1			1			
Yes	**A3. Recycled Content Base Material** (Minimum 20% Post-Consumer Content)	1			1			
Yes	**A4. Heat Island Effect Reduction (Non-Roof)**	2	1	1				
Yes	**A5. Construction Environmental Quality Management Plan including Flush-Out**	1		1				
	A6. Stormwater Control: Prescriptive Path							
Yes	A6.1 Permeable Paving Material	1				1		
Yes	A6.2 Filtration and/or Bio-Retention Fixtures	1				1		
Yes	A6.3 Non-Leaching Roofing Materials	1				1		
No	A6.4 Smart Stormwater Street Design	0	1					
No	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Amount Runoff Emits)	0					0	
	B. FOUNDATION							
No	**B1. Low Carbon Concrete** (Minimum of 30%)	0			0			
No	**B2. Radon-Resistant Construction**	0						
No	**B3. Foundation Drainage System**	0			0			
No	**B4. Sealed Crawlspace**	0			1			
	B5. Structural Pest Controls							
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
	C. LANDSCAPE							
10.00%	Enter the landscape area percentage. Points capped at 3 if lor less than 15%							
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	1					1	
Yes	**C2. Three Inches of Organic Mulch in Planting Beds**	1					1	
	C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1		
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Invasiveness)	1				1		
Yes	C3.3 Drought Tolerant, California Native, or Other Appropriate Species	1					1	
	C4. Minimal Turf in Landscape							
TBD	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide							
TBD	C4.2 Turf on a Small Percentage of Landscaped Area							
No	**C5. Trees to Moderate Building Temperature** (at least 10% of West-Facing Glazing and Walls Shaded)	0	1	1				
Yes	**C6. High-Efficiency Irrigation System**	2						
No	**C7. One Inch of Compost in the Top Six to Twelve inches of Soil** (with Soil Testing)	0						
	C8. Rainwater Harvesting System							
No	C8.1 Rainwater Harvesting System with 300 Gallon Storage Capacity	0						
No	C8.2 Rainwater to Flush Toilets or Meet 50% of Landscape Irrigation Demand	0						
No	**C9. Recycled Wastewater Irrigation System**	0						
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	2						
TBD	**C11. Efficient Landscape Water Budget**							

Project Name: 2659 Shattuck Avenue
2655 Shattuck Avenue
Berkeley, CA
94704

	MEASURES	Points Achieved	Community	Energy	IAQ/Health	Resource	Water	Notes
No	**O9. Residents Are Offered Free or Discounted Transit Passes**	0	2					
No	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**	0				1		
No	**O11. Smokefree Housing**	0			2			
No	**O12. Integrated Pest Management Plan**	0				1		
	P. DESIGN CONSIDERATIONS							
	P1. Acoustics: Noise and Vibration Control		1		1			
	Enter the number of Tier 1 practices							
	Enter the number of Tier 2 practices							
	P2. Mixed-Use Design Strategies							
No	P2.1 Tenant Improvement Requirements for Build-Outs	0			1		1	
No	P2.2 Commercial Loading Area Separated for Residential Area	0			1			
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1			
	P3. Commissioning							
Yes	P3.1 Design Phase	1		1	1			
No	P3.2 Construction Phase	0		2	1			
No	P3.3 Post-Construction Phase	0		2	1			
Yes	**P4. Building Enclosure Testing**	1		1	1	1		

Summary						
Total Available Points in Specific Categories	387	49	104	90	37	57
Minimum Points Required in Specific Categories	50	2	29	6	6	9
Total Points Achieved	120.0	13.0	35.0	29.0	6.0	23.0

NOTE: The proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37) including solar PV system, battery energy storage, electric vehicle charging, and low-carbon concrete requirements. For building permit submittal, quantitative values for appliance fuel efficiency will be included in relevant building permit architectural sheets, and window and door schedules, and on architectural, plumbing, and mechanical sheets, matching those values stipulated in prescriptive or performance energy compliance documents.

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
DANIELLE FEIDELSON KAHN
No. C-31027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

GREEN POINT HOME CHECKLIST

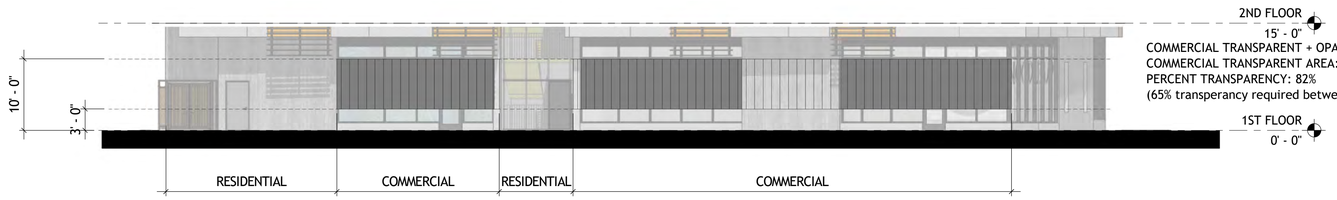
G030

COMMERCIAL TRANSPARENT + OPAQUE AREA: 183 SF
COMMERCIAL TRANSPARENT AREA: 177 SF
PERCENT TRANSPARENCY: 97%
(65% transperancy required between 3' and 10' per BMC 23.204.150.f.2.(c)ii)

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

GROUND FLOOR TRANSPARENT + OPAQUE AREA: 809 SF
GROUND FLOOR TRANSPARENT AREA: 293 SF
PERCENT TRANSPARENCY: 36%
(30% transperancy required between 3' and 10' per BMC 23.204.150.f.2.(a)iii)

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



COMMERCIAL TRANSPARENT + OPAQUE AREA: 588 SF
COMMERCIAL TRANSPARENT AREA: 480 SF
PERCENT TRANSPARENCY: 82%
(65% transperancy required between 3' and 10' per BMC 23.204.150.f.2.(c)ii)

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

LEGEND:

TRANSPARENT + OPAQUE AREA

TRANSPARENT AREA

GROUND FLOOR TRANSPARENT + OPAQUE AREA: 828 SF
GROUND FLOOR TRANSPARENT AREA: 480 SF
PERCENT TRANSPARENCY: 58%
(30% transperancy required between 3' and 10' per BMC 23.204.150.f.2.(a)iii)

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

2 WEST ELEVATION
NOT TO SCALE

1 SOUTH ELEVATION
NOT TO SCALE

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BERKELEY, CA 94704

LICENSED ARCHITECT
DANIELLE FEIDELSON KAHN
No. C-31027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION
3	12/20/24	PLANNING RESPONSE 3

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

FACADE TRANSPARENCY

3
G031

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON , AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GREENWOOD & MOORE, INC.

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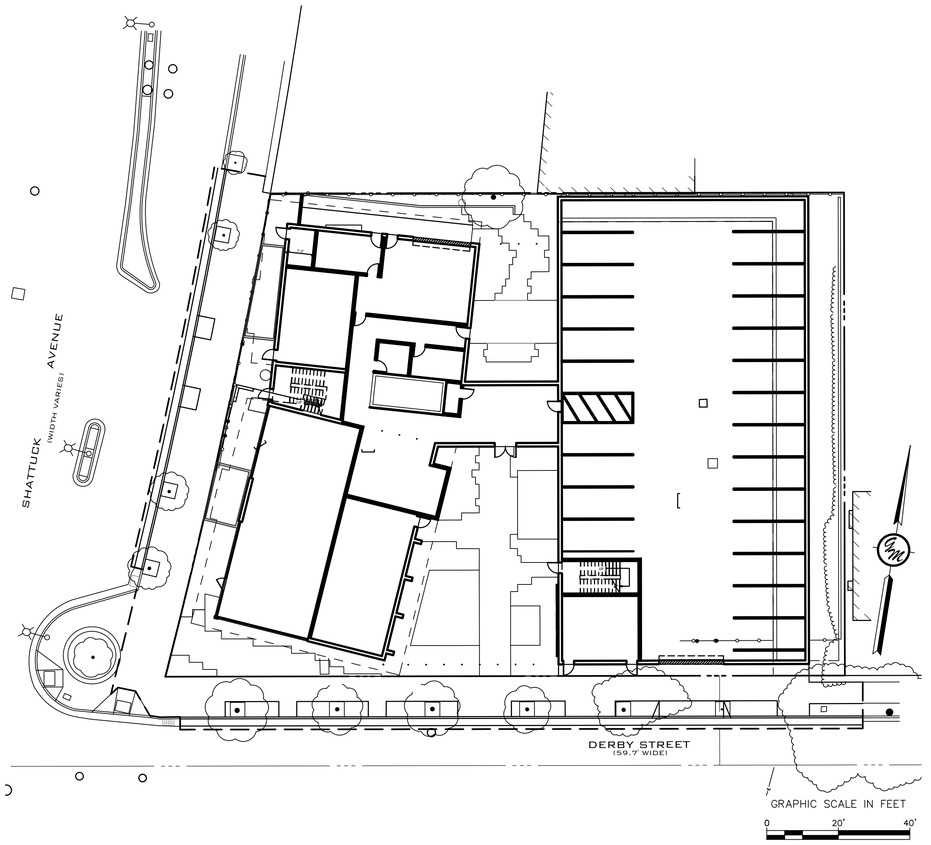
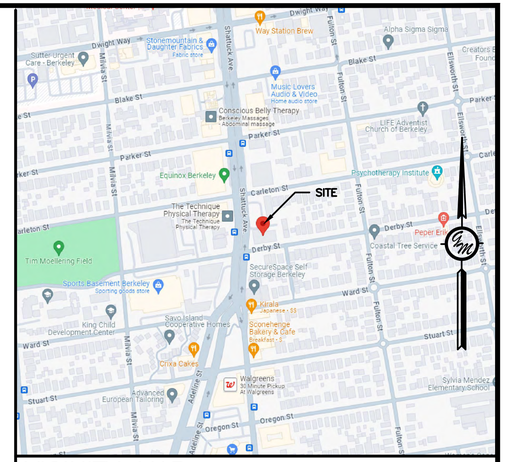
PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1826-18-2





VICINITY MAP

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

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

PROPERTY ADDRESS:
2655 SHATTUCK AVENUE
BERKELEY, CA 94704

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

EXISTING AND PROPOSED ZONING:
C-AC ADELINE CORRIDOR COMMERCIAL

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

SANITARY SEWER BY:
CITY OF BERKELEY SANITARY DISTRICT

WATER SERVICE BY:
EAST BAY MUNICIPAL UTILITY DISTRICT

GAS & ELECTRIC SERVICE BY:
PACIFIC GAS & ELECTRIC COMPANY

FIRE PROTECTION BY:
CITY OF BERKLEY FIRE DEPARTMENT

SITE

BASIS OF BEARINGS:

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

VERTICAL DATUM / BENCHMARK:

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

BOUNDARY NOTE:

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

TITLE REPORT NOTE:

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

UTILITIES NOTE:

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

REFERENCES:

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

PROJECT INFORMATION

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

SHEET INDEX

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PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
JEFFERY R. MOORE
No. C042628
Exp. 03/31/2025
STATE OF CALIFORNIA

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

COVER SHEET

CHECKED BY: XXX
DRAWN BY: STAFF
SCALE: 1"=20'
DATE 05/17/2024
PROJECT NO. 2024.018
PHASE NO. XX
SHEET NO. C0.0

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AB	AGGREGATE BASE
ABAG	ASSOCIATION OF BAY AREA GOVERNMENTS
ABS	ACRYLONITRILE BUTADIENE STYRENE
AC	ASPHALTIC CONCRETE
ACWD	ALAMEDA COUNTY WATER DISTRICT
AD	AREA DRAIN
ADA	AMERICAN DISABILITIES ACT
AE	ACCESS EASEMENT
AL	AREA LIGHT
ANC	ANCHOR
ANG PT	ANGLE POINT
AP	ANCHOR POLE
ARV	AIR RELIEF VALVE
ASB	AGGREGATE SUB-BASE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BC	BEGINNING OF CURVE
BLDG	BUILDING
BOC	BACK OF CURB
BOW	BACK OF SIDEWALK
BM	BENCH MARK
BO	BLOWOFF
BPD	BACKFLOW PREVENTION DEVICE
BVC	BEGINNING OF VERTICAL CURVE
BVCE	BEGINNING OF VERTICAL CURB ELEVATION
BVCS	BEGINNING OF VERTICAL CURB STATION
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
C&G	CURB AND GUTTER
CB	CATCH BASIN
CFS	CUBIC FEET PER SECOND
CIP	CAST IRON PIPE
CL	CENTERLINE
CL II	CLASS 2
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONF	CONFORM
CONC	CONCRETE
COTG	CLEANOUT TO GRADE
CVSAN	CASTRO VALLEY SANITARY
CY	CUBIC YARDS
DI	DROP INLET/DRAIN INLET
DIP	DUCTILE IRON PIPE
DWG	DRAWING
DWY	DRIVEWAY
(E)	EXISTING
EA	EACH
EBMUD	EAST BAY MUNICIPALITY DISTRICT
EC	END OF CURVE
EG	EXISTING GRADE
ELEC	ELECTRIC
ELECTRO	ELECTROLIER
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EV	ELECTRIC VEHICLE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EVC	END OF VERTICLE CURVE
EVCE	END OF VERTICAL CURB ELEVATION
EVCS	END OF VERTICAL CURB ELEVATION
EW	EACH WAY
FM	FORCE MAIN
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOWLINE
FS	FINISH SURFACE
G	GAS MAIN
GAS V	GAS VALVE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
G&M	GREENWOOD&MOORE
HC	HANDICAP
HGL	HYDRAULIC GRADE LINE
HOR	HORIZONTAL
HP	HIGH POINT
INT	INTERSECTION
INV	INVERT ELEVATION
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY
JP	JOINT POLE
JT	JOINT TRENCH
L	LENGTH
LAT	SEWER LATERAL
LBS	POUND
LF	LENGTH IN FEET
LP	LOW POINT
LS	LENGTH IN FEET
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
(N)	NEW
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
P	PAVEMENT
PCC	PORTLAND CONCRETE CEMENT
PCF	PER SQUARE FOOT
PG&E	PACIFIC GAS & ELECTRIC COMPANY
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
POC	POINT OF CURVE
PRC	POINT OF REVERSE CURVATURE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSI	POUND PER SQUARE INCH
PL	PROPERTY LINE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PV	PAVEMENT
PVC	POLY VINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
(R)	RADIAL LINE
RL	RIDGE LINE
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
RT	RIGHT
ROW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SHT	SHEET
SL	STREET LIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT/RISER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SIDEWALK
T	TELEPHONE LINE
TBO	TEMPORARY BLOWOFF
TC	TOP OF CURB
TELE	TELEPHONE
TS	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHEWISE
USD	UNION SANITARY DISTRICT
VAR	VARIES
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERICAL
VIF	VERIFY IN FIELD
W	WATER
W/	WITH
W/O	WITHOUT
WM	WATER METER
WV	WATER VALVE
YL	YARD LIGHT

ABBREVIATIONS

EXISTING	PROPOSED	DESCRIPTION
		AREA LIGHT
BO	BO	BLOWOFF
		BRUSH LINE
		BUILDING
CTV	CTV	CABLE TV LINE
		CATCH BASIN
		CONCRETE
		CURB
		CURB & GUTTER
		CURB, GUTTER & SIDEWALK
		CUT/FILL LINE
		DAYLIGHT LINE
DI		DROP INLET
E	E	ELECTRIC LINE
		ELECTROLIER
X	X	FENCE
		FIRE HYDRANT
F	F	FIRE MAIN
		FLAG POLE
G	G	GAS MAIN
		GAS VALVE
GM UPA	GM UPA	GAS METER
		GUY ANCHOR
JT	JT	JOINT TRENCH
		MONUMENT
	CO	SANITARY SEWER CLEANOUT
SS	SS	SANITARY SEWER LINE
SSMH	SSMH	SANITARY SEWER MANHOLE
		SIGN
		SLOPE
SD		STORM DRAIN LINE
		STORM DRAIN MANHOLE
T	T	TELEPHONE LINE
		TELEPHONE VAULT
		TRAFFIC SIGNAL
		TRANSFORMER
		UTILITY POLE
		VALLEY GUTTER
		WALL
		WATER GATE VALVE
W	W	WATER MAIN
WM	WM	WATER METER
		WATER VALVE

LEGEND

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PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
GREENWOOD & MOORE, INC.
No. CIV 12628
Exp. 06/31/2025
CIVIL
STATE OF CALIFORNIA

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

ABBREVIATION & LEGEND

CHECKED BY:	XXX
DRAWN BY:	STAFF
SCALE:	1"=20'
DATE	05/17/2024
PROJECT NO.	2024.018
PHASE NO.	XX
SHEET NO.	C0.1

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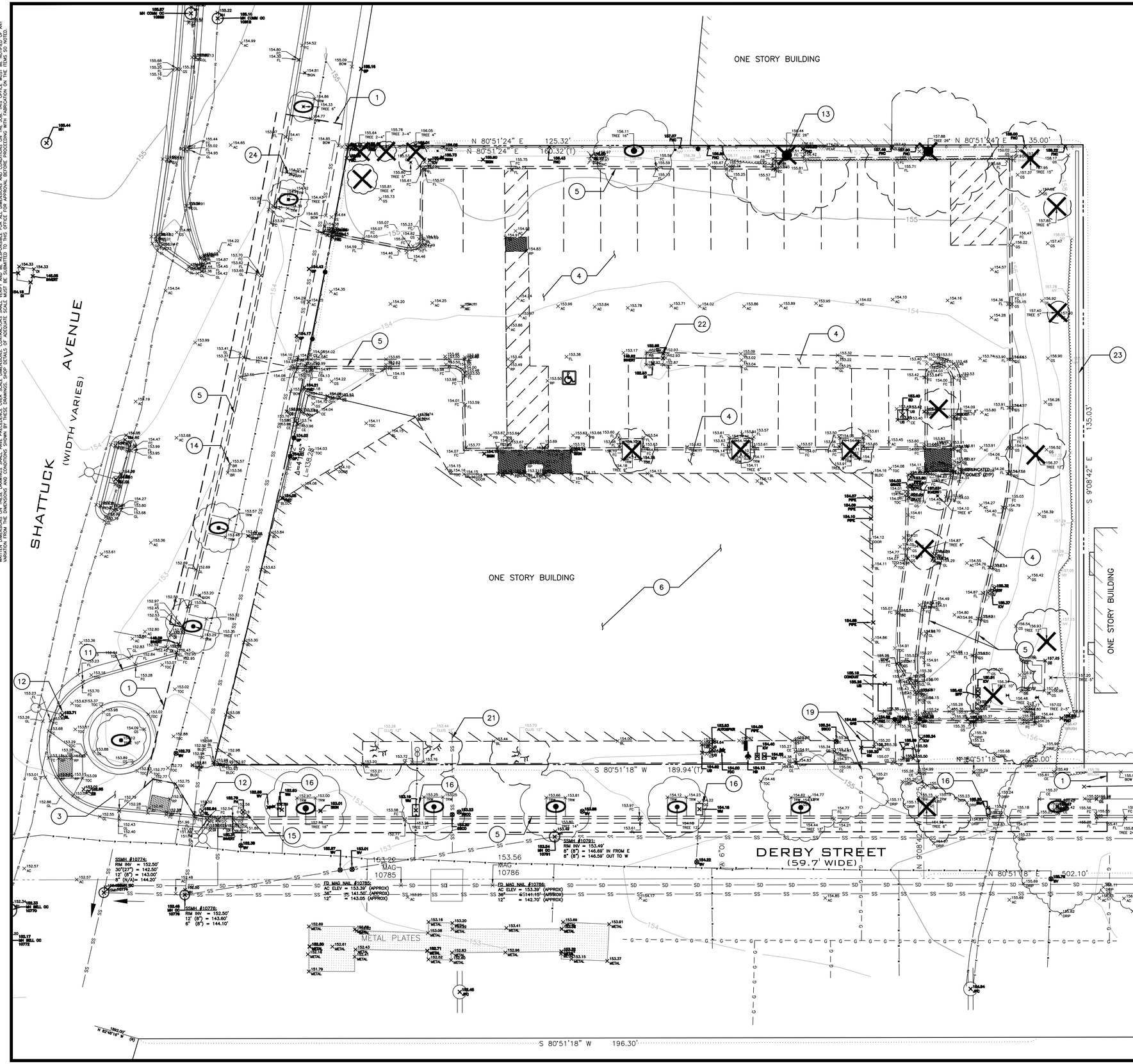

KEYNOTES: (#)

1. SAWCUT
2. LIMIT OF REMOVAL
3. (E) CONCRETE TO REMAIN
4. (E) CONCRETE/ASPHALT TO BE REMOVED
5. REMOVE (E) SIDEWALK, CURB, & GUTTER
6. (E) BUILDING & FOUNDATION TO BE DEMOLISHED, REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS. PG&E TO DISCONNECT ELECTRIC AND GAS SERVICE PRIOR TO DEMOLITION OF THE (E) BUILDING.
7. REMOVE (E) FENCE AND/OR GATE
8. (E) SIGN TO BE RELOCATED
9. (E) SIGN TO REMAIN
10. (E) SIGN TO BE REMOVED
11. (E) CURB & GUTTER TO REMAIN
12. (E) LIGHT POLE TO REMAIN
13. REMOVE (E) LIGHT POLE
14. (E) BIKE RACKS TO REMAIN
15. (E) FIRE HYDRANT TO REMAIN AND BE PROTECTED FOR THE DURATION OF CONSTRUCTION ACTIVITIES
16. REMOVE (E) WATER METER. CAP AND ABANDON (E) WATER LATERAL PER EBMUD STANDARDS (BY EBMUD)
17. (E) UTILITY BOX TO REMAIN
18. (E) UTILITY BOX TO BE RELOCATED. REFER TO UTILITY PLAN FOR ADDITIONAL INFORMATION.
19. PG&E TO REMOVE (E) GAS METER AND GAS LATERAL PRIOR TO DEMOLITION OF THE BUILDING. CONTRACTOR TO VERIFY LOCATION IN FIELD. CAP & ABANDON PER PG&E STANDARDS & REQUIREMENTS.
20. PG&E TO REMOVE (E) ELECTRIC METERS AND ASSOCIATED ELECTRIC LINE PRIOR TO DEMOLITION OF THE BUILDING. COORDINATE REMOVAL WITH OWNER AND PG&E.
21. ABANDON (E) SEWER LATERAL PER CITY OF BERKELEY REQUIREMENTS. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT: WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE–USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.
    A. IF THE LATERAL ENTERS THE MAIN BY MEANS OF A FACTORY MANUFACTURED WYE OR TEE BRANCH, AND IF THE MAIN AND WYE OR TEE BRANCH ARE ALL IN GOOD, UNDAMAGED CONDITION, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE MAIN. THE BRANCH PLUG SHALL BE SHALL BE ENCLOSED WITH A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, ¾" SIZE AGGREGATE. PORTLAND CEMENT CONCRETE. THE WYE BRANCH WITH RUBBER PLUG MUST BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO ENCLOSURE WITH CONCRETE AND BACKFILL OF THE TRENCH.
    B. IF THE LATERAL ENTERS THE MAIN BY ANY METHOD OTHER THAN BY A FACTORY WYE OR TEE BRANCH, OR IF THE EXISTING MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN. AN ENGINEERING INSPECTOR MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.
    C. THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH SAND AND JETTED TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.
    D. REMOVE (E) CLEANOUT FRAME & COVER.
22. REMOVE (E) DRAIN INLET & STORM DRAIN. CONTRACTOR TO FIELD VERIFY LOCATION.
23. (E) WALL TO REMAIN
24. (E) PARKING KIOSK TO REMAIN

X REMOVE (E) TREE AND/OR (E) STUMP

O (E) TREE TO REMAIN. PROTECT TREE DURING CONSTRUCTION

GRAPHIC SCALE IN FEET
0 10' 20'

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CIVIL
STATE OF CALIFORNIA

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

TOPOGRAPHIC SURVEY & DEMOLITION PLAN

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

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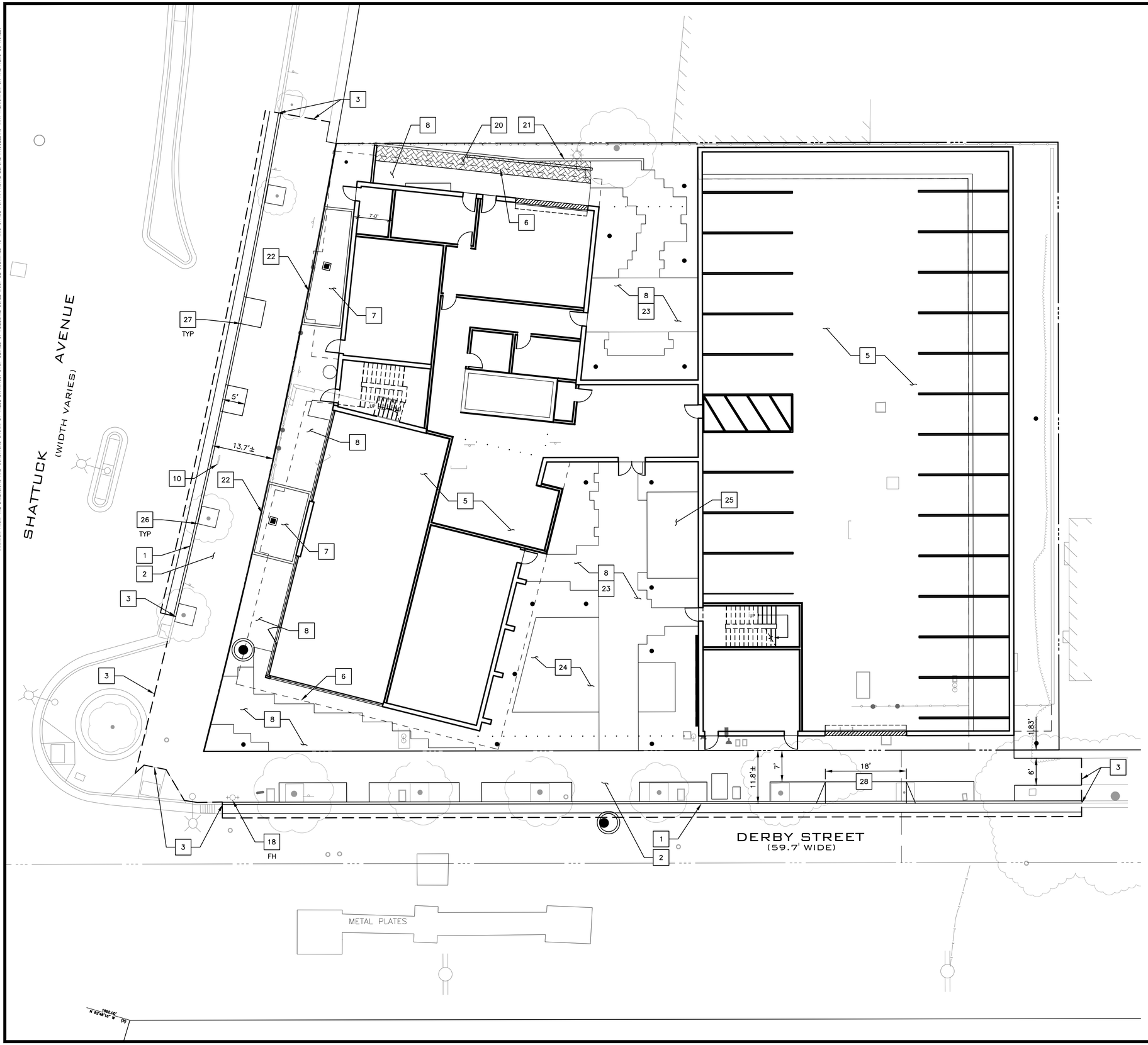

KEYNOTES #

1. (N) CONCRETE CURB & GUTTER PER CITY OF BERKELEY STANDARD DETAIL 8145. SEE DETAIL 1/C7.2
2. (N) CONCRETE SIDEWALK PER CITY BERKELEY STANDARD PLAN 8153. SEE DETAIL 2/C7.2
3. CONFORM TO EXISTING SAWCUT LINE
4. SAWCUT LINE. CONFORM TO (E) AC PER DETAIL 1/C7.0
5. (N) BUILDING. SEE ARCHITECTURAL PLANS
6. LINE OF BUILDING ABOVE
7. FLOW THROUGH PLANTER
8. (N) CONCRETE PAVING PER DETAIL 2/C7.0 TYPE 1.
9. (N) AC PAVING. MATCH (E) PAVEMENT SECTION OR AS DIRECTED BY CITY ENGINEER/INSPECTOR.
10. (E) BIKE RACK TO REMAIN
11. (E) SIGN TO REMAIN
12. RELOCATED 2-HOUR MAX PARKING SIGN. REFER TO DEMOLITION PLAN, SHEET C1.0 FOR ADDITIONAL INFORMATION
13. (E) PARKING METER TO REMAIN
14. (N) GATE BY OTHERS
15. PERMEABLE PAVERS PER DETAIL 9/C7.0
16. TRANSFORMER/ELECTRICAL BOX
17. (N) WATER METER
18. (E) FIRE HYDRANT
19. (E) ELECTRIC BOX TO REMAIN. REFER TO JOINT TRENCH DRAWING FOR ADDITIONAL INFORMATION
20. PERVIOUS PAVEMENT
21. 12" MAXIMUM HEIGHT CURB/WALL
22. RETAINING WALL AT FLOWTHROUGH PLANTER
23. SEE LANDSCAPE PLANS FOR PAVING TEXTURE, SCORING AND COLOR
24. DECOMPOSED GRANITE
25. RAISED DECK
26. MATCH (E) TREE PLANTER AT (E) TREE
27. (N) TREE PLANTER AT (N) TREE
28. (N) 18' DRIVEWAY PER CITY OF BERKELEY STANDARD DETAIL 8151

GRAPHIC SCALE IN FEET
0 10' 20'

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SITE PLAN

CHECKED BY:	XXX
DRAWN BY:	STAFF
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SHEET NO.	C2.0

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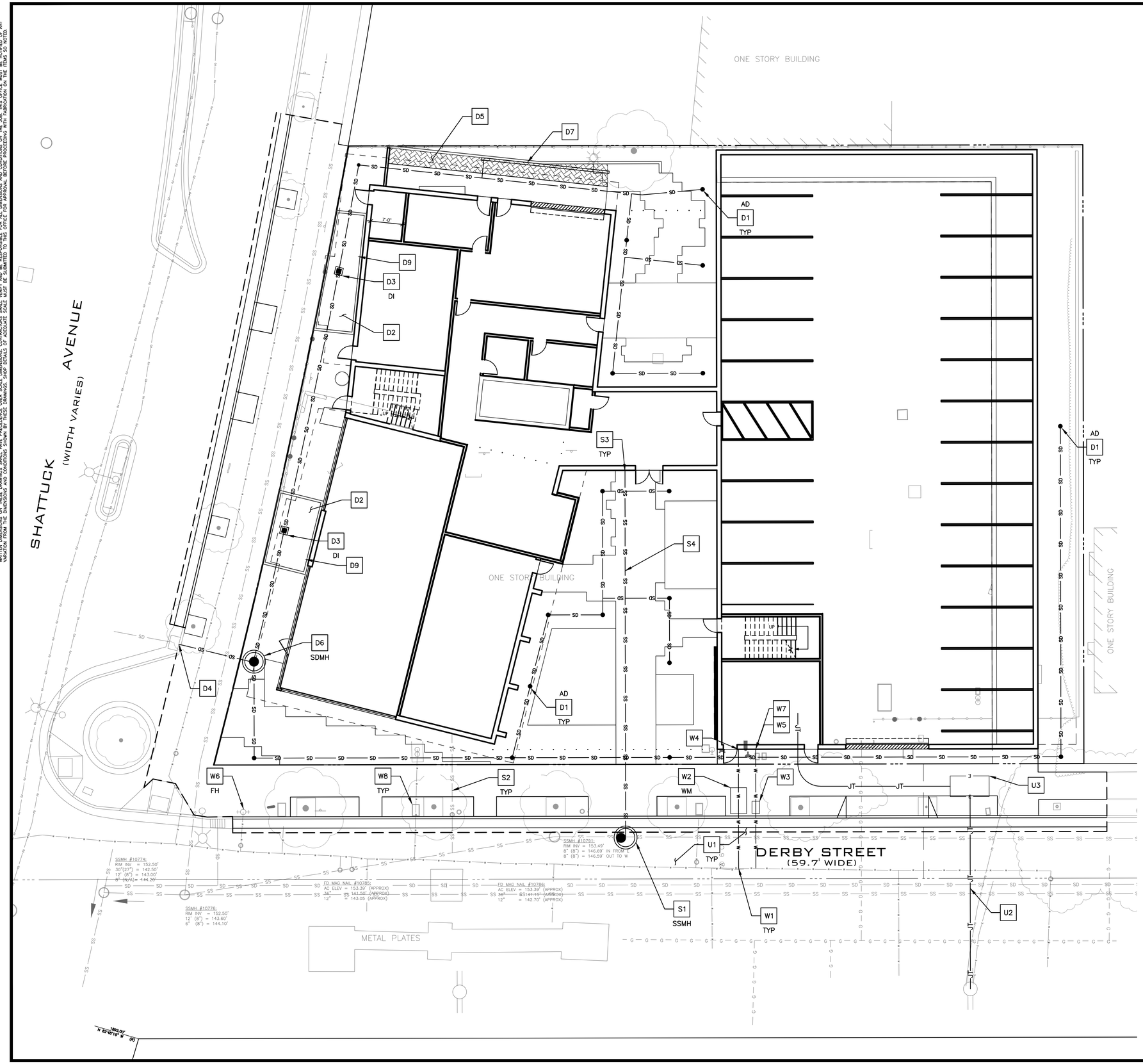

STORM DRAINAGE KEYNOTES D#

1. AREA DRAIN
2. FLOW THROUGH PLANTER
3. DRAIN INLET. GRATE TO BE 6" ABOVE FLOW THROUGH PLANTER FINISH GRADE
4. CONNECT TO (E) STORM DRAIN
5. PERMEABLE PAVERS
6. STORM DRAIN MANHOLE
7. TRENCH DRAIN
8. STORM WATER CLEANOUT
9. APPROXIMATE LOCATION OF RAIN WATER DOWNSPOUT TO OUTFALL INTO BIORETENTION AREA AT COBBLE DISSIPATOR

SEWER KEYNOTES S#

1. SSMH PER CITY OF BERKELEY STANDARD DETAIL 7895. SEE 4/C7.2 VERIFY EXISTING SEWER SIZE AND INVERT ELEVATION IN FIELD.
2. ABANDON (E) SEWER LATERAL. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT: WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.

A. IF THE LATERAL ENTERS THE MAIN BY MEANS OF A FACTORY MANUFACTURED WYE OR TEE BRANCH, AND IF THE MAIN AND WYE OR TEE BRANCH ARE ALL IN GOOD, UNDAMAGED CONDITION, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE MAIN. THE BRANCH PLUG SHALL BE SHALL BE ENCLOSED WITH A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, ¾" SIZE AGGREGATE. PORTLAND CEMENT CONCRETE. THE WYE BRANCH WITH RUBBER PLUG MUST BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO ENCLOSURE WITH CONCRETE AND BACKFILL OF THE TRENCH.

B. IF THE LATERAL ENTERS THE MAIN BY ANY METHOD OTHER THAN BY A FACTORY WYE OR TEE BRANCH, OR IF THE EXISTING MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN. AN ENGINEERING INSPECTOR MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.

C. THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH SAND AND JETTED TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.

D. REMOVE (E) CLEANOUT FRAME & COVER.

3. SEWER TO BUILDING. VERIFY LOCATION, SIZE AND ELEVATION WITH PLUMBING PLANS
4. 6" HDPE SDR 17 S=0.01 MINIMUM SLOPE

WATER KEYNOTES W#

1. CONNECT TO EXISTING WATER LINE PER EBMUD STANDARDS AND REQUIREMENTS
2. RESIDENTIAL APARTMENT DOMESTIC WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD AND PLUMBING PLANS.
3. WATER METER AND CHECK VALVE FOR FIRE SERVICE PER EBMUD STANDARDS AND REQUIREMENTS.
4. WATER SERVICE TO APARTMENT BUILDING. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
5. FIRE SERVICE TO BUILDING. SEE FIRE SERVICE PLANS BY OTHERS FOR MORE INFORMATION. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
6. (E) FIRE HYDRANT
7. FIRE DEPARTMENT CONNECTION. SEE PLANS BY OTHERS.
   7.1. THE FDC SHALL BE INSTALLED NO HIGHER THAN 3-FEET FROM FINISHED GRADE, AND SHALL BE LOCATED SO THAT FIRE APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM WILL NOT OBSTRUCT ACCESS TO THE BUILDINGS FOR OTHER FIRE APPARATUS.
   7.2. THE FDC SUPPLYING WATER TO THE STANDPIPE SYSTEM MUST CONSIST OF A THREE (3) 2-1/2-INCH INLET CONNECTION AND ONE (1) 5-INCH STORZ CONNECTION WITH A BUILT-IN DEBRIS SCREEN.
8. ABANDON (E) WATER SERVICE PER EBMUD STANDARDS AND REQUIREMENTS. (BY EBMUD)

UTILITY KEYNOTES U#

1. CONTRACTOR FIELD LOCATE (E) UTILITIES. NOTIFY ENGINEER OF ANY CONFLICTS WITH (E) UTILITIES.
2. JOINT TRENCH BY OTHERS. SEE JOINT TRENCH PLANS
3. TRANSFORMER (BY OTHERS)
4. ALL TRENCHING IN THE CITY RIGHT OF WAY TO BE PER CITY OF BERKELEY STANDARD DETAIL 8136. SEE 3/C7.2
5. PROVIDE 1' MINIMUM CLEARANCE AT UTILITY CROSSING. VIF

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PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
GREENWOOD & MOORE, INC.
No. C012628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

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

UTILITY PLAN

CHECKED BY:	XXX
DRAWN BY:	STAFF
SCALE:	1"=10'
DATE	05/17/2024
PROJECT NO.	2024.018
PHASE NO.	XX
SHEET NO.	C3.0

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SHATTUCK AVENUE
(WIDTH VARIES)

DERBY STREET
(59.7' WIDE)

ONE STORY BUILDING

PARCEL 3
GRANT DEED INSTRUMENT
NO. 2021396719
APN 055-1826-020

GRANT DEED INSTRUMENT
NO. 2018015174
APN 055-1826-021

PARCEL 2, GRANT DEED INSTRUMENT NO. 212326392

PARCEL 3,
INSTRUMENT

PARCEL 1, GRANT DEED INSTRUMENT
NO. 212326392
APN 055-1826-018-02

AREA= ±23,532.8 SQFT

GRANT DEED INSTRUMENT
NO. 2023120402
APN 055-1826-016

FF 154.25

FF 155.12

FF 153.35

DI

UP

JT

KEYNOTES:

1. CONFORM TO (E) AT SAWCUT LINE
2. SAWCUT PER 1/C7.0
3. ADJUST (E) UTILITY BOX COVER TO FINISH GRADE.
4. FLOWTHROUGH PLANTER
5. OVERFLOW DRAIN INLET. GRATE TO BE 6" ABOVE FINISH GRADE ELEVATION OF FLOW THROUGH PLANTER.

GRAPHIC SCALE IN FEET
0 10' 20'

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Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

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

GRADING PLAN

CHECKED BY:	XXX
DRAWN BY:	STAFF
SCALE:	1"=10'
DATE	05/17/2024
PROJECT NO.	2024.018
PHASE NO.	XX
SHEET NO.	C4.0

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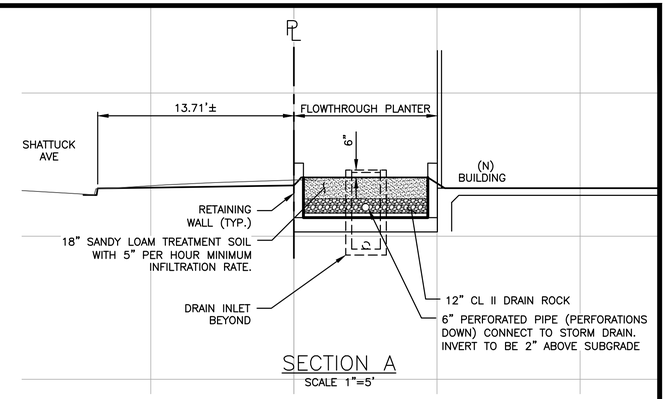

SECTION A
SCALE 1"=5'

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Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA

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

SECTIONS

CHECKED BY:	XXX
DRAWN BY:	STAFF
SCALE:	AS SHOWN
DATE	05/17/2024
PROJECT NO.	2024.018
PHASE NO.	XX
SHEET NO.	C4.1

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KEYNOTES

1. FLOWTHROUGH PLANTER AT ROOF
2. FLOWTHROUGH PLANTER AT GRADE
3. SELF RETAINING
4. SELF TREATING
5. PERMEABLE PAVERS
6. OVERFLOW DRAINAGE INLET GRATE ON DROP INLET TO BE 6" ABOVE FINISH GRADE ELEVATION OF BIORETENTION AREA
7. DISCHARGE ROOF STORM WATER RUNOFF FROM DOWNSPOUT INTO BIORETENTION AREA AT COBBLE OUTFALL

ABBREVIATIONS

DMA – DRAINAGE MANAGEMENT AREA

TCM – TREATMENT CONTROL MEASURE

SRA – SELF RETAINING AREA

STA – SELF TREATING AREA

LEGEND

- DMA BOUNDARY
- FLOWTHROUGH PLANTER
- PERVIOUS PAVERS

	IMPERVIOUS AREA (SQ.FT)	PERVIOUS PAVEMENT (SQ.FT)	LANDSCAPE (SQ.FT)	TOTAL (SQ.FT)
EXISTING	19,206	0	4,317	23,523
PROPOSED	18,564	175	4,784	23,523

		a	b	c	d	e	f				
DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURES (TCM)	TOTAL DRAINAGE AREA (SF)	LANDSCAPING (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF) *	TREATMENT AREA PROVIDED (SF)	DEPTH OF PONDING (INCHES)	TREATMENT TYPE	SIZING METHOD
DMA 1	TCM 1	9,643	1,330	8,313	1,330	8,446	338	1,330	N/A	FLOW THROUGH PLANTER	AREA METHOD*
DMA 2	TCM 2	7,538	323	7,215	323	7,247	290	311	N/A	FLOW THROUGH PLANTER	AREA METHOD*
DMA 3	SRA	2,336	898	1,438	898	1,528	61	0	N/A	SELF-RETAINING AREA	AREA METHOD*
DMA 4	SRA	1,497	837	660	837	744	30	175	N/A	PERVIOUS PAVEMENT	AREA METHOD*
DMA 5	STA	1,350	1,350	0	1,350	N/A	N/A	N/A	N/A	SELF-TREATING AREA	AREA METHOD*

*Required treatment area determined using Alameda County C3 Volume Capture method for bioretention sizing

SELF RETAINING AREAS					
	TREATMENT TYPE	IMPERVIOUS AREA (SF)	PERVIOUS PAVEMENT (SF)	LANDSCAPE (SF)	RATIO OF IMPERVIOUS AREA/PERVIOUS AREA (MUST BE LESS ≤ 2.0)
DMA 3	SRA	1,438	0	898	1.6
DMA 4	SRA	660	175	837	0.7

GRAPHIC SCALE IN FEET
0 10' 20'

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Exp. 03/31/2025
CIVIL
STATE OF CALIFORNIA

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

STORMWATER CONTROL PLAN

CHECKED BY: XXX
DRAWN BY: STAFF
SCALE: 1"=10'
DATE: 05/17/2024
PROJECT NO.: 2024.018
PHASE NO.: XX
SHEET NO.: C5.0

NS
HIEVE A LONG TERM, IN–PLACE
O 10 IN/HR, CAPABLE OF
O CONSIST OF 60%–70% SAND

NICIPALITY FOR APPROVAL:
SOIL.
PLIER OR AN ACCREDITED
N SOIL MEETS THE
SPECIFICATION.
THE FINE SAND COMPONENT
ASTM D 422, STANDARD TEST
SIS OF SOILS.
OMPOST PERFORMED IN
G ASSURANCE (STA) STANDARDS,

OF MIXED BIORETENTION SOIL.
PERFORMED IN ACCORDANCE WITH
N OF COMPOST AND COMPOSTING
ON ORGANIC MATTER METHOD.
THE COMPOST COMPONENT IN
ANDARD TEST METHOD FOR

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

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

LL BE ANALYZED BY AN
0, #40, #30 #8, #4, AND 3/8"
OVED BY MUNICIPALITY), AND MEET

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

53 FOR FINE AGGREGATE COMPLY
MENTS.

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

DELIVERY OF THE SOIL, THE
NALYSIS PERFORMED BY A
COMPOSTING COUNCIL'S COMPOST
NG APPROVED TEST METHODS FOR
POST (TMECC). THE LAB REPORT

ED AND INCLUDE ONE OF THE
GRASS CLIPPINGS, FOOD SCRAPS

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

HR
T BVS/
/DAY
GREES C) E.

RES IS SUFFICIENT TO INDICATE

TROL

CTAILING NUTRIENT CONTENT

R ABOVE PREFERRED
: SOLUBLE SHALL BE < 2.5 PPM
HOS/CM
VARY WITH PLANT SPECIES.
TURE
ALL BE ANALYZED BY AN
AND 1" SIEVES (ASTM D422 OR
THE FOLLOWING GRADATION.

F PASSING (BY WEIGHT)
MAX.
100
100
90
10

) AND 1100 DRY LBS/CUBIC

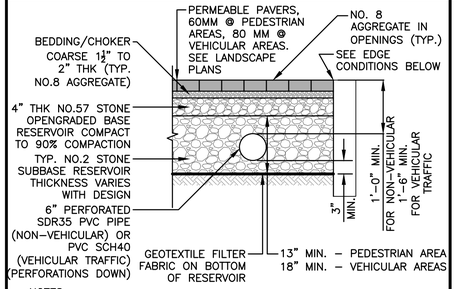
N 30%–55% OF DRY SOLIDS.
Y FREE OF INERT INGREDIENTS,
% BY WEIGHT OR VOLUME.
PROVIDE PROOF OF PROCESS TO
R EXAMPLE, TURNED WINDROWS
AT LEAST 5 TURNINGS DURING

MPN/4 GRAMS OF TS, OR

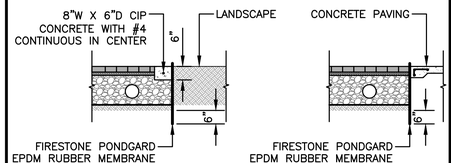
MERCURY, ETC.) PRODUCT MUST

PLIER WILL TEST ALL COMPOST
OR TO APPLICATION. SAMPLES
LLECTION PROCESS PROTOCOL.
E OBTAINED FROM THE U.S.
ORIAL HIGHWAY, SUITE 275,
931.
E SHALL BE SENT TO AN
THE COMPOST SUPPLIER

NOTES 9

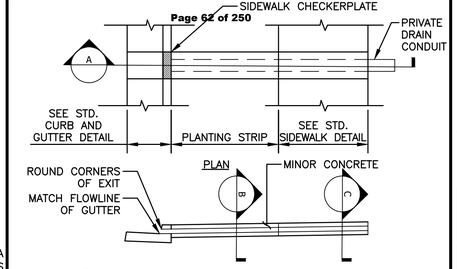


NOTES
1. ASTM NO.3 OR 4 STONE MAY BE SUBSTITUTED FOR NO.2 STONE
2. ASTM NO.89 OR 9 STONE MAY BE USED IN THE PAVERS OPENINGS
3. SPACE SUBDRAIN 10' MAX., SEE PLAN FOR LAYOUT
4. PAVERS CONSTRUCTED FROM NON–PERVIOUS CONCRETE SHALL HAVE 3/8" GAP BETWEEN PAVERS



1 1/2"=1'–0"

PERVIOUS PAVERS 8



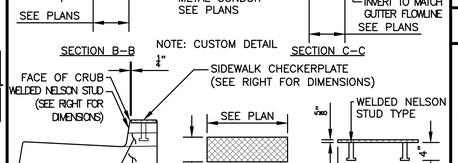
NOTE: CUSTOM DETAIL

SIDEWALK UNDERDRAIN CHECKERPLATE SHALL BE GALVANIZED STEEL WITH AN EMBOSSED NONSKID PATTERN

SIDEWALK CHECKERPLATE DETAIL

NOTES:
1. WHERE SIDEWALK UNDERDRAINS ARE INSTALLED AT LOCATIONS WHERE CURB, GUTTER, AND SIDEWALK IS EXISTING, REMOVE 24" OF CURB AND SIDEWALK SHALL BE SAWCUT AND REMOVED BETWEEN SCORELINES.
2. MULTIPLE PARALLEL SIDEWALK UNDERDRAINS SHALL HAVE 4" CLEAR BETWEEN EDGE OF PIPES.
3. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

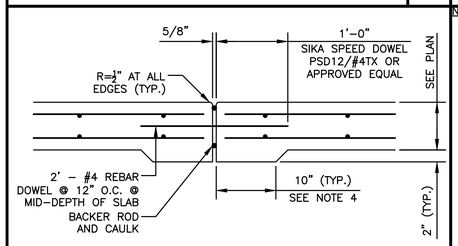
SIDEWALK DRAIN CONDUIT 5



NOTES
1. WEAKENED PLANE JOINTS ARE FOR USE IN NON–STRESSED SLABS SUPPORTED BY THE GRADE BELOW.
2. 5'–0" MAXIMUM SPACING RECOMMENDED (U.N.O. ON PLANS).
3. SEE SHOP DRAWINGS, BY OTHERS, FOR ALL CRACK CONTROL JOINTS AND CONSTRUCTION JOINTS IN DECORATIVE CONCRETE
4. SAWCUT JOINTS WITHIN 24 HOURS OF THE CONCRETE PLACEMENT.

1 1/2"=1'–0"

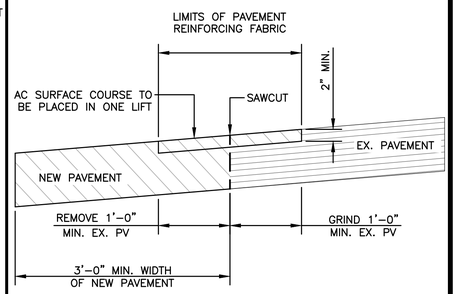
CRACK CONTROL JOINT 6



NOTES
1. PROVIDE CONSTRUCTION JOINTS AT 20' MAX. SPACING (BOTH DIRECTIONS) UNLESS NOTED OTHERWISE ON PLANS. SEE (5/C5.0) FOR CRACK CONTROL JOINTS
2. SEE SHOP DRAWINGS, BY OTHERS, FOR ALL CRACK CONTROL JOINTS AND CONSTRUCTION JOINTS IN DECORATIVE CONCRETE
3. CAULK ALL GAPS IN JOINTS W/ ELASTOMERIC SEALANT 30 DAYS AFTER CONCRETE PLACEMENT
4. AT 6" & 4" SLAB, THICKEN SLAB AS SHOWN OR

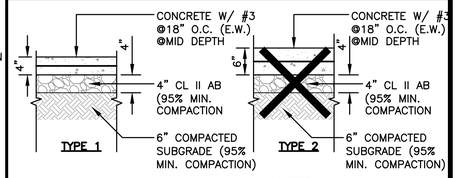
1 1/2"=1'–0"

EXPANSION JOINT 7



1"=1'–0"

SAWCUT 1

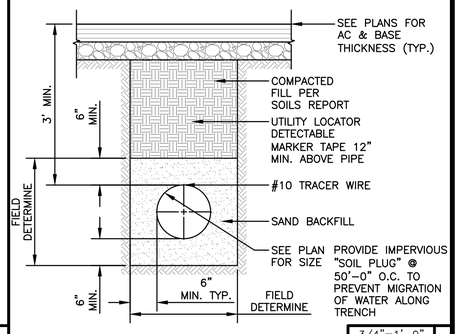


NOTES
1. PROVIDE LIGHT BROOM FINISH UNLESS NOTED OTHERWISE ON PLANS
2. PROVIDE TOOLED SCORELINES AT 5'.00" MAX & EXPANSION JOINTS AT 20' MAX UNLESS NOTED OTHERWISE

3/4"=1'–0"

CONCRETE SLAB 2

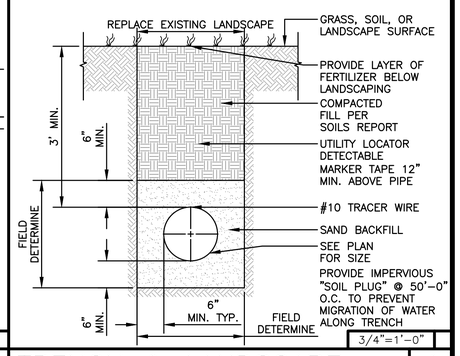
NOTES
1. SEE 3/7.4 FOR TRENCHING IN THE CITY RIGHT OF WAY



3/4"=1'–0"

ASPHALT TRENCH 3

NOTES
1. SEE 1/8.1 FOR TRENCH DETAIL AT ALL SANITARY SEWERS.



3/4"=1'–0"

TRENCH & LANDSCAPE 4

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

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

DETAILS

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

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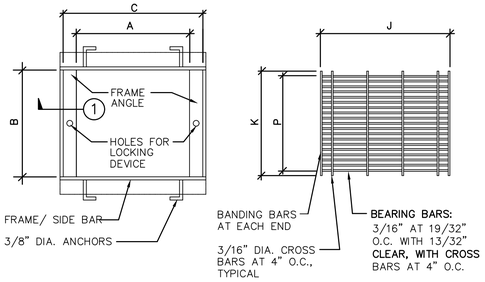
Central Precast

Title:	Date:	Dwg. No.
"ADA" WHEEL CHAIR PROOF FRAME AND GRATE DETAIL FOR DROP INLETS	05/15/03	CM
	Rev. — — —	Page No. 1–10



FRAME PLAN GRATE PLAN

MODEL	FRAMES A	B	C	BEARING ANGLE	SIDE BAR	GRATE J	K	P	BEARING BARS	BAND BAR	#
	IN	IN	IN	IN	IN	IN	IN	IN	IN	IN	BARS
CP1212 S	12–3/8	12–3/8	15	1–1/2X1–1/2	1–1/2x1/4	14–3/4	12–1/8	12–1/16	1–1/4X3/16	1x3/16	21
CP1818 S H	18–3/8	18–3/8	21	1–1/2X1–1/2 2X1–1/2	1–1/2x1/4 2x1/4	20–5/8	18–1/8	18	1–1/4x3/16 1–3/4x3/16	1x3/16 1–1/2x3/16	31
CP1824 S H	18–3/8	24–3/8	21	1–1/2X1–1/2 2X1–1/2	1–1/2x1/4 2x1/4	20–5/8	18–1/8	18	1–1/4x3/16 1–3/4x3/16	1x3/16 1–1/2x3/16	31
CP2424 S H	24–3/8	24–3/8	27	1–1/2X1–1/2 2–1/2X1–1/2	1–1/2x1/4 2–1/2x1/4	26–3/4	24–1/8	23–15/16	1–1/4x3/16 2–1/4x3/16	1x3/16 2x3/16	41

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

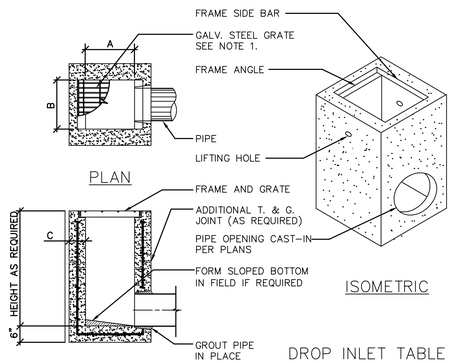
NOTES :

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

OR APPROVED EQUAL 7

Central Precast

Title:	Date:	Dwg. No.
CUSTOM PRECAST CONCRETE DROP INLETS	05/15/03	DI
	Rev. — — —	Page No. 1–2



TYPICAL SECTION

NOTES :

1. FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR H20 TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST SEE DRAWING "LOCK" ON PAGE 1–7. CLOSED–MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
2. FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. "DI–SO" PAGE 1–6 AND "DI–DO" PAGE 1–5.
3. FRAMES AND GRATES DETAILS SEE PAGES 1–8, 1–9, AND 1–10.
4. WALL THICKNESSES ON ALL D.I.S. CAN BE CHANGED UPON REQUEST.
5. 18" WIDE D.I.'S REPLACE THE OLD 16" WIDE BOX BK & 1K.

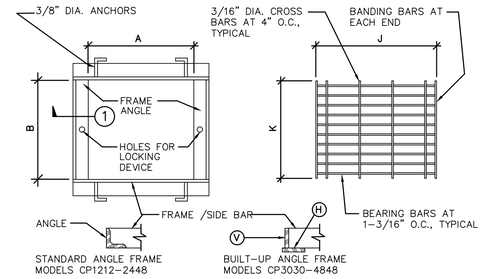
DROP INLET TABLE

MODEL No.	CPC MODEL NAME	A IN	A MM	B IN	B MM	C IN	C MM
CP1212	EK	12	300	12	300	4	100
CP1818	CK	18	450	18	450	5	125
CP1824	1K*	18	450	24	600	5	125
CP2424	2K	24	600	24	600	5	125
CP2430	3K	24	600	30	750	5	125
CP3030	5K	30	750	30	750	6	150
CP2436	1L	24	600	36	900	6	150
CP3636	1M	36	900	36	900	6	150
CP2448	3L	24	600	48	1200	6	150
CP3648	3M	36	900	48	1200	6	150
CP4848	1R	48	1200	48	1200	6	150

OR APPROVED EQUAL 6

Central Precast

Title:	Date:	Dwg. No.
PEDESTRIAN (NON TRAFFIC) BICYCLE–PROOF FRAMES & GRATES FOR DROP INLETS	05/15/03	PG
	Rev. 02/24/04	Page No. 1–8



DETAIL – 1

FRAME PLAN GRATE PLAN

MODEL No.	CPC MODEL NAME	A IN	B IN	FRAME ANGLE IN	SIDE BAR IN	WEIGHT LBS.	J IN	K IN	BEARING BARS IN	BANDING BARS IN	WEIGHT LBS.
CP1212	EK	12–3/8	12–3/8	1–1/2x1–1/2X3/16	1–1/2x1/4	10	14–11/16	12–1/8	1–1/4X3/16	1–3/16	13
CP1818	CK	18–5/16	18–5/16	1–1/2x1–1/4x1/8	1–1/4 ∠	7	20–5/8	18–1/8	1X3/16	3/4x3/16	20
CP1824	1K*	18–5/16	24–3/8	1–1/2x1–1/2x3/16	1–1/2X1/4	7	20–5/8	24–1/8	1X3/16	3/4x3/16	20
CP2424	2K	24–3/8	24–3/8			20	26–11/16	24–1/8	1X3/16X3/18	3/4x3/16	44
CP2430	3K	24–3/8	30–3/8			23	26–11/16	30–1/8			54
CP2436	1L	24–3/8	36–3/8			25	26–11/16	36–1/8			65
CP2448	3L	24–3/8	48–3/8			38	26–11/16	48			88
CP3030	5K	30–3/8	30–3/8			24	32–11/16	30–1/8			78
CP3636	1M	36–3/8	36–3/8	1–3/4x1–3/4X3/16	1–3/4x1/4	29	39–11/16	36–1/8	1–1/2X3/16	1–1/4x1/16	96
CP3648	3M	36–3/8	48–3/8	1–3/4x1–3/4X3/16	1–3/4x1/4	42	39–11/16	48	1–1/2X3/16	1–1/4x1/16	128
CP4848	1R	48–3/8	48–3/8	2x1–1/2X3/16	2x1/4	46	50–11/16	48	1–3/4X3/16	1–1/2x1/16	227

NOTES :

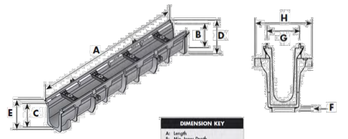
1. FRAMES AND GRATES ARE HOT–DIPPED GALVANIZED AFTER FABRICATION PER ASTM. SPEC. A–123.
2. FOR OPTIONAL GRATE LOCKING DEVICE SEE DWG. NO. LOCK, PAGE 1–7.

OR APPROVED EQUAL 4

NDS™ WE PUT WATER IN ITS PLACE
TECHNICAL SPECIFICATIONS

DURA SLOPE™ CHANNEL DRAINS

Specifications: NDS Dura Slope™ is a 6¼" wide, 48" long trench drain system with a built-in slope of 0.7%. Each channel section is molded of gray structural foam polyethylene with UV inhibitors and has a 4° inside diameter with a 2° radius bottom. The system consists of 4-foot channel sections including 24 pre-sloped channel sections and 9 neutral channel sections. The sloped channel sections enable the system to extend to a length of 96 feet with a continuous slope. Add neutral channels to extend the system run to an excess of 132 feet. By incorporating central collection through the use of the catch basin assembly, the Dura Slope™ trench drain system can be extended to lengths up to 266 feet. Dura Slope™ channels are designed with the pre-installed ProFit™ locking system, which maintains structural integrity during installation and locking devices for the grating. LevaLoc™ integral re-bar supports are located at 24" intervals along each side of the channel and contain an internal protruding knob designed to grip #3 or #4 re-bar (⅜"– ½") for easier channel height adjustment during installation. DuraLoc™ tongue and groove ends connect allowing for a precise fit and ensure straight channel runs, incorporating an integral snap-lock feature that prevents joint movement during channel installation. Each channel section is molded with a bottom outlet allowing for system versatility and ensuring proper drainage. Expansion joints must be provided parallel to each side of the drain run.



DIMENSION KEY
A: Length
B: Min. Inner Depth
C: Max. Inner Depth
D: Min. Outer Depth
E: Max. Outer depth

COMMON DIMENSION FOR ALL CHANNEL SECTIONS
J: Bottom Outlet Depth 0.65"
K: Width 6.25"
H: Re-Bar lock Width 15.187"

Lightweight 4 lb./modular sections
Easier handling and installation
Lower height (cuts)
2" radius bottom
Minimizes debris build-up
ProfitSystem retained
Durable and inexpensive
Less breakage versus concrete
High chemical resistance
Bottom outlet on each channel section
System versatility
Requires fewer accessories
0.7% built-in slope
Maintain optimum flow rates throughout system

LevaLoc™ rebar supports with integral snap lock
• Leads channel and grate re-bar
• Assures level placement
ProFit™ locking system
• Prevents channel and grate movement
• Keeps the system in alignment and secure
Interlocking tongue and groove joints
• Ensures alignment
• Ensures straight channel runs
• Prevents joint movement
Exterior T-shaped joint lock
• Provides additional locking mechanism
• Pre-slot shape or notch needed

PART NUMBERS	WEIGHT LBS	FLOW RATE GPM	LPM	A	DIMENSIONS (INCHES) B	C	D	E	PRODUCT CLASS
DS-090N	7.452	75	284	45°	3.998	3.998	5.354	5.760	2525
DS-091	7.534	75	284	45°	3.998	4.334	5.690	6.770	2525
DS-091N	7.852	89	337	45°	4.334	4.334	5.690	6.103	2525
DS-092	7.939	89	337	45°	4.334	4.670	6.026	6.106	2525
DS-ad93	8.269	103	390	45°	4.670	5.006	6.362	6.442	2525
DS-094	8.636	117	443	45°	5.006	5.342	6.698	6.778	2525
DS-094N	8.606	131	496	45°	5.342	5.342	6.750	7.111	2525
DS-095	8.956	131	496	45°	5.342	5.678	7.034	7.114	2525
DS-096	9.369	146	549	45°	5.678	6.014	7.370	7.450	2525
DS-097	9.741	160	602	45°	6.014	6.350	7.706	7.786	2525
DS-097N	10.040	173	655	45°	6.350	6.350	7.758	8.118	2525
DS-098	10.112	173	655	45°	6.350	6.686	8.042	8.122	2525
DS-099	10.494	187	708	45°	6.686	7.022	8.378	8.458	2525
DS-100	10.856	201	761	45°	7.022	7.358	8.714	8.794	2525
DS-100N	11.156	215	814	45°	7.358	7.358	8.716	9.127	2525
DS-101	11.228	215	814	45°	7.358	7.694	9.050	9.130	2525
DS-102	11.599	229	867	45°	7.694	8.030	9.386	9.466	2525
DS-103	11.971	243	920	45°	8.030	8.366	9.722	9.802	2525
DS-103N	12.271	257	973	45°	8.366	8.366	9.724	10.135	2525
DS-104	12.343	257	973	45°	8.366	8.702	10.058	10.138	2525
DS-105	12.714	271	1026	46°	8.702	9.038	10.394	10.474	2525
DS-106	13.086	285	1079	46°	9.038	9.374	10.730	10.810	2525
DS-106N	13.386	299	1132	46°	9.374	9.374	10.732	11.143	2525
DS-107	13.458	299	1132	46°	9.374	9.710	11.066	11.146	2525
DS-108	13.829	313	1185	46°	9.710	10.046	11.402	11.482	2525
DS-109	14.201	327	1238	46°	10.046	10.382	11.738	11.818	2525
DS-109N	14.501	341	1291	46°	10.382	10.382	11.740	12.151	2525
DS-110	14.573	341	1291	46°	10.382	10.718	12.074	12.154	2525
DS-111	14.945	355	1344	46°	10.718	11.054	12.410	12.490	2525
DS-112	15.316	368	1393	46°	11.054	11.390	12.746	12.826	2525
DS-112N	15.616	382	1446	46°	11.390	11.390	12.750	13.158	2525
DS-113	15.688	382	1446	46°	11.390	11.726	13.062	13.162	2525
DS-114	16.060	396	1499	46°	11.726	12.062	13.415	13.498	2525

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OR APPROVED EQUAL 1

NDS™ WE PUT WATER IN ITS PLACE
TECHNICAL SPECIFICATIONS

DURA SLOPE ACCESSORIES

	Part No.	Description	Color
	DS-122	ProFit™ Grate Lock	Black
	DS-123	Dura Slope Frame & End Cap Screws PH. # 6 x ¾" Use on DS-124 universal end cap & DS-127 Universal End Outlet downstream for (male) end. Use to attach DS-200 DI Frame to Channel	Steel
	DS-224	Universal End Cap Replaces DS-124, which will not work with DS-113 or deeper channels. Slides into upstream (female) end. Requires DS-123 screws on downstream (male) end.	Gray
	DS-227	Universal End Outlet Replaces DS-127, which will not work with DS-113 or deeper channels. Requires DS-123 screws for use on downstream (male) end. Fits to 4" S&D Pipe	Gray
2 ½"	DS-126	Bottom Outlet Adapter Fits to 4" S&D Pipe. DS-126 not required for Sch. 40 connection.	Gray
	629	Grate Screws FH # ¼ - 20 x 1½" Use with Grate # DS-231, DS-232, DS-670, DS-226 and 660-665. Use to secure grates in applications without DS-200 DI Frame	Steel
	DS-225	Dura Slope Ductile Iron Frame Screws FH # ¼ - 20 x 2½" Use to secure grates in applications that utilize DS-200 DI Frame.	Steel
6¼" 4"	DS-200	Dura Slope Ductile Iron Frame Use with Dura Slope Drains (page 40), Dura Slope Catch Basins (page 42). To be used with DS-231 or DS-232 grates.	Black

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NDS WE PUT WATER IN ITS PLACE

OR APPROVED EQUAL 2

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-7272 Fax: 510-581-8913 www.greenwoodmoore.com

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

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

DRAINAGE DETAILS

CHECKED BY: XXX
DRAWN BY: STAFF
SCALE: AS SHOWN
DATE 05/17/2024
PROJECT NO. 2024.018
PHASE NO. XX
SHEET NO. C7.1

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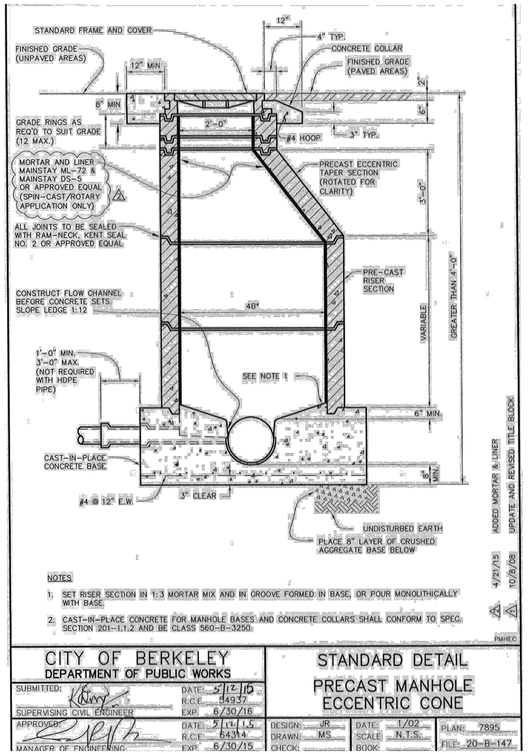
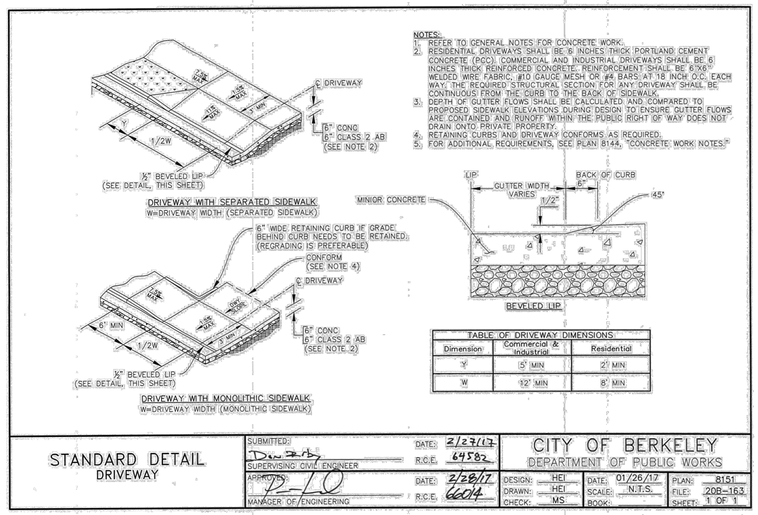


NOTES:
1. SET RISER SECTION IN 1:3 MORTAR MIX AND IN GROOVE FORMED IN BASE, OR POUR MONOLITHICALLY WITH BASE.
2. CAST-IN-PLACE CONCRETE FOR MANHOLE BASES AND CONCRETE COLLARS SHALL CONFORM TO SPEC. SECTION 201-1.1.2 AND BE CLASS 560-B-3250.

CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS					
SUBMITTED:	DATE: 5/12/10	STANDARD DETAIL PRECAST MANHOLE ECCENTRIC CONE			
SUPERVISING CIVIL ENGINEER	R.C.E. 44937 EXP. 6/30/16				
APPROVED:	DATE: 5/13/10	DESIGN: JR	DATE: 1/02	PLAN: 7895	
MANAGER OF ENGINEERING	R.C.E. 54314 EXP. 6/30/15	DRAWN: MS	SCALE: N.T.S.	FILE: 20-B-147	
		CHECK:	BOOK:		

COB PRECAST MANHOLE | 4

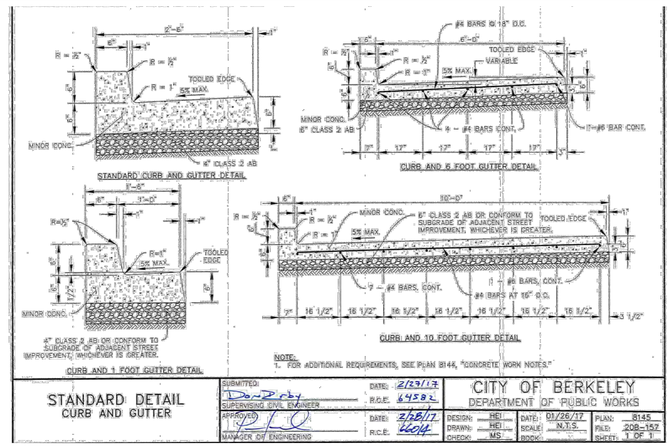


NOTES:
1. REFER TO GENERAL NOTES FOR CONCRETE WORK.
2. RESIDENTIAL DRIVEWAYS SHALL BE 6 INCHES THICK PORTLAND CEMENT CONCRETE (PCC). COMMERCIAL AND INDUSTRIAL DRIVEWAYS SHALL BE 6 INCHES THICK REINFORCED CONCRETE. REINFORCEMENT SHALL BE 6"X6" WELDED WIRE FABRIC, #10 GAUGE MESH OR #4 BARS AT 18 INCH O.C. EACH WAY. THE REQUIRED STRUCTURAL SECTION FOR ANY DRIVEWAY SHALL BE CONTINUOUS FROM THE CURB TO THE BACK OF SIDEWALK.
3. DEPTH OF GUTTER FLOWS SHALL BE CALCULATED AND COMPARED TO PROPOSED SIDEWALK ELEVATIONS DURING DESIGN TO ENSURE GUTTER FLOWS ARE CONTAINED AND RUNOFF WITHIN THE PUBLIC RIGHT OF WAY DOES NOT DRAIN ONTO PRIVATE PROPERTY.
4. RETAINING CURBS AND DRIVEWAY CONFORMS AS REQUIRED.
5. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

TABLE OF DRIVEWAY DIMENSIONS		
Dimension	Commercial & Industrial	Residential
'X'	5' MIN	2' MIN
W	12' MIN	8' MIN

STANDARD DETAIL DRIVEWAY					
SUBMITTED:	DATE: 2/27/17	CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS			
SUPERVISING CIVIL ENGINEER	R.C.E. 64582				
APPROVED:	DATE: 2/28/17	DESIGN: HEI	DATE: 01/26/17	PLAN: 8151	
MANAGER OF ENGINEERING	R.C.E. 66014	DRAWN: HEI	SCALE: N.T.S.	FILE: 20B-163	
		CHECK: MS	BOOK:	SHEET: 1 OF 1	

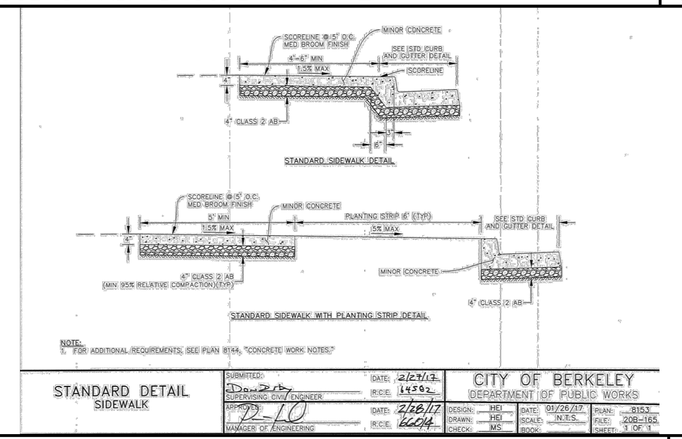
COB DRIVEWAY | 5



NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8146, "CONCRETE WORK NOTES."

STANDARD DETAIL CURB AND GUTTER					
SUBMITTED:	DATE: 2/27/17	CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS			
SUPERVISING CIVIL ENGINEER	R.C.E. 64582				
APPROVED:	DATE: 2/28/17	DESIGN: HEI	DATE: 01/26/17	PLAN: 8145	
MANAGER OF ENGINEERING	R.C.E. 66014	DRAWN: HEI	SCALE: N.T.S.	FILE: 20B-157	
		CHECK: MS	BOOK:	SHEET: 1 OF 1	

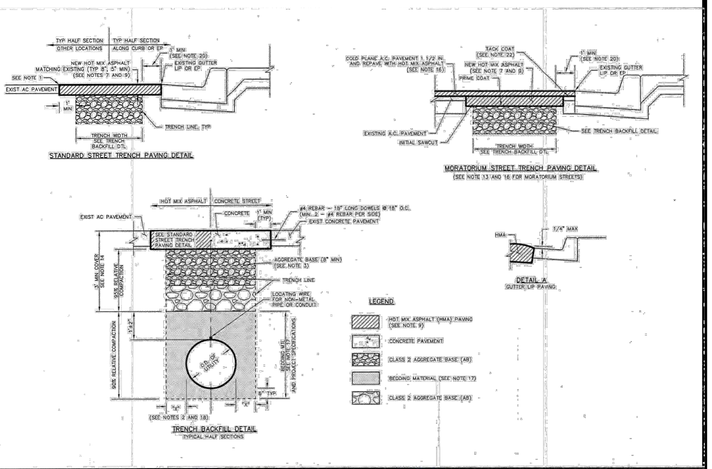
COB STANDARD CURB & GUTTER | 1



NOTE:
1. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

STANDARD DETAIL SIDEWALK					
SUBMITTED:	DATE: 2/27/17	CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS			
SUPERVISING CIVIL ENGINEER	R.C.E. 64582				
APPROVED:	DATE: 2/28/17	DESIGN: HEI	DATE: 01/26/17	PLAN: 8153	
MANAGER OF ENGINEERING	R.C.E. 66014	DRAWN: HEI	SCALE: N.T.S.	FILE: 20B-165	
		CHECK: MS	BOOK:	SHEET: 1 OF 1	

COB STANDARD SIDEWALK | 2



STANDARD DETAIL TRENCH EXCAVATION AND SURFACE RESTORATION					
SUBMITTED:	DATE: 7/6/16	CITY OF BERKELEY DEPARTMENT OF PUBLIC WORKS			
SUPERVISING CIVIL ENGINEER	R.C.E. 64582				
APPROVED:	DATE: 7/6/16	DESIGN: HEI	DATE: 06/2016	PLAN: 8136	
MANAGER OF ENGINEERING	R.C.E. 66014	DRAWN: HEI	SCALE:	FILE: 20-B-155	
		CHECK:	BOOK:	SHEET: 1 OF 2	

COB TRENCH EXCAVATION | 3

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

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

CITY OF BERKELEY STANDARD DETAILS

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

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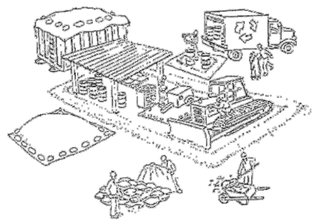
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS AND SPECIFICATIONS AND MUST BE GIVEN THE OPPORTUNITY TO VERIFY SUCH VARIATIONS BEFORE PROCEEDING WITH ANY CONSTRUCTION. ANY UNAUTHORIZED CHANGES AND USES SHALL BE THE RESPONSIBILITY OF THE PARTY MAKING SUCH CHANGES OR USING SUCH PLANS.

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 cntaminated soil according to their instructions.

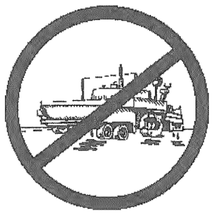
Dewatering operations

- 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

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REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
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Exp. 03/31/2026
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STATE OF CALIFORNIA

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

CITY OF BERKELEY
POLLUTION PREVENTION
PLAN

CHECKED BY:	XXX
DRAWN BY:	STAFF
SCALE:	NO SCALE
DATE	05/17/2024
PROJECT NO.	2024.018
PHASE NO.	XX
SHEET NO.	C7.3

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON , AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GREENWOOD & MOORE, INC.

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EROSION CONTROL NOTES

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

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

   CONTACT PERSON'S NAME: XXXXX
   TELEPHONE NUMBER: XXXXX

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

'BLANDO' BROME	40 LBS/ACRE
ZORRO FESCUE	10 LBS/ACRE
HYKON ROSE CLOVER	9 LBS/ACRE
SUB CLOVER	5 LBS/ACRE
CALIFORNIA NATIVE WILDFLOWER	8 LBS/ACRE
FERTILIZER	300 LBS/ACRE
ORGANIC BINDER	100 LBS/ACRE
STRAW MULCH	4000 LBS/ACRE

18. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY ENGINEER.
19. SANDBAGS, STRAW WATTLES AND/OR STRAW BALES SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
20. SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS ARE DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.
21. WHEN DIRECTED BY THE INSPECTOR, A 12–INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
22. WHEN PAD ELEVATIONS OF ADJACENT LOTS OR ELEVATIONS BETWEEN THE STREET AND THE LOT ARE SEPARATED BY MORE THAN 6 FEET, A MINIMUM 12" BERM SHALL BE MAINTAINED ALONG THE PROPERTY LINE SEPARATING THE LOTS, AND THE BERM SHALL DIRECT THE WATER TO THE OUTLET. VELOCITY CHECK DAMS SHALL BE INSTALLED BETWEEN THE OUTLET ON THE LOT AND THE STREET.
23. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREETS AT THE INTERVALS INDICATED BELOW IN NOTE #24. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF STRAW BALES, SANDBAGS OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE INSPECTOR, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES MAY NOT BE USED AS VELOCITY CHECK DAMS.
24. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

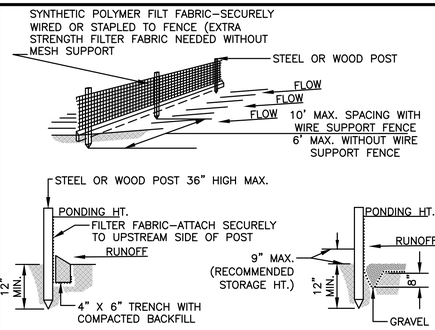
GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

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

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

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

EROSION CONTROL NOTES | 10

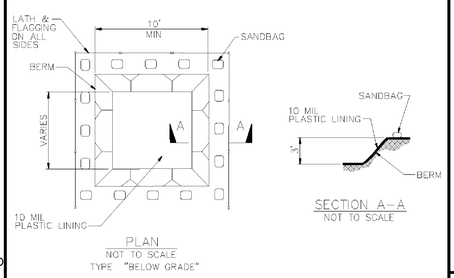


STANDARD DETAIL TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL TRENCH WITH GRAVEL

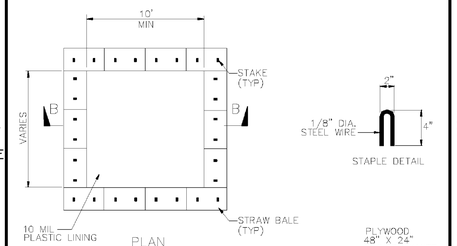
1/2"=1'–0"

SILT FENCE | 9



NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

WM–8 CONCRETE WASTE MANAGEMENT | 7



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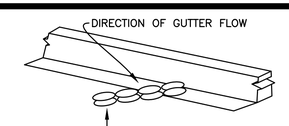
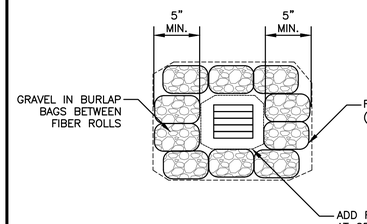
CONCRETE WASTE MANAGEMENT WM–8 | 8



NOTES
1. THICKNESS OF FILLED BAGS WHEN LAID FLAT SHALL NOT EXCEED 4".
2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS AND THE FACE OF CURB.
3. REMOVE ACCUMULATED SILT, DIRT, AND DEBRIS BEFORE IT EXCEEDS A THICKNESS OF 2" IN THE GUTTER.
4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

1/2"=1'–0"

GRAVEL BAG CHECK DAM | 4

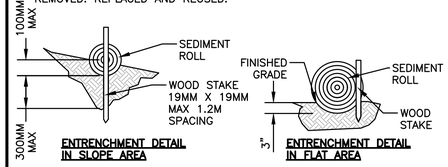


1/2"=1'–0"

INLET PROTECTION (UNPAVED AREAS) | 5

LIMITATIONS:
–DESIGNED FOR LOW SURFACE FLOWS NOT TO EXCEED 1 CFS FOR SMALL AREAS.
–DESIGNED FOR SHORT SLOPED OR SLOPES FLATTER THAN 3:1
– PRIMARY PURPOSE IS NOT SEDIMENT CONTROL, ALTHOUGH DO PROVIDE SOME SEDIMENT REMOVAL.

INSPECTION AND MAINTENANCE:
– REPAIR OR REPLACE SPLIT, TORN, UNRAVELING, OR SLUMPING FIBER ROLLS.
–INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS AND AT LEAST DAILY DURING PROLONGED RAINFALL. PERFORM REQUIRED MAINTENANCE.
–IN MOST CASES, FIBER ROLLS DO NOT REQUIRE REMOVAL AND CAN BE ABANDONED IN PLACE. IF NOTE EXCESSIVELY SOILED, ROLLS MAY BE REMOVED. REPLACED AND REUSED.



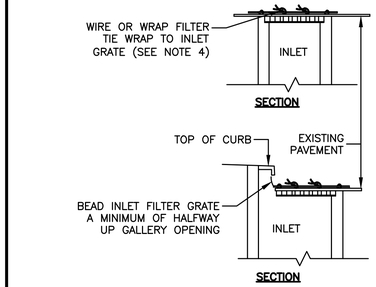
PURPOSE:
FIBER ROLLS (SEDIMENT LOGS OR WATTLES), COMPOSED OF BIO–DEGRADABLE FIBERS STUFFED IN A PHOTO–DEGRADEABLE OPEN WEAVE NETTING, ARE DESIGNED TO REDUCE SEDIMENT RUNOFF FROM DISTURBED SOILS INTO THE STORM DRAIN SYSTEM OR WATER–COURSES. FIBER ROLLS ARE POROUS AND ALLOW WATER TO FILTER THROUGH FIBERS AND TRAP SEDIMENT, INCREASE FILTRATION RATES, SLOW RUNOFF AND REDUCE SHEET AND HILL EROSION. WATTLES ALSO CREATE A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.

APPLICATION:
–ALONG THE FACE OF EXPOSED AND ERODIBLE SLOPES TO SHORTEN SLOPE LENGTH.
–AT GRADE BREAKS WHERE SLOPES TRANSITION TO A STEEPER SLOPE
–IN DRAINAGE SWALES TO SLOW FLOWS
–ALONG STREAMBANKS TO ASSIST STABILIZATION AND REVEGETATION

INSPECTION AND MAINTENANCE:
FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION. IN GENERAL, THESE WILL BE AS FOLLOWS:
–FINE GRADE THE SUBGRADE BY HAND DRESSING WHERE NECESSARY TO REMOVE LOCAL DEVIATIONS AND TO REMOVE LARGER STONES OR DEBRIS THAT WILL INHIBIT INTIMATE CONTACT OF THE FIBER ROLL WITH THE SUBGRADE.
–PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH 50 TO 100MM (2 TO 4 INCHES) DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
–SOIL EXCAVATION IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDERCUTTING THE ROLL.
–PLACE FIBER ROLLS INTO THE KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL WITHIN 6 FEET OF EACH END AND THEN EVERY SIX INCHES WITH 1" X 2" X 23" STAKES.
–STAKE ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE BUTTED SECURELY TO ONE ANOTHER TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.

1/2"=1'–0"

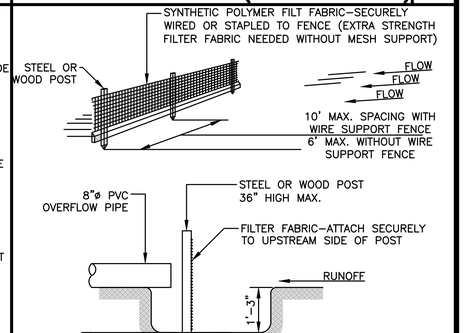
STRAW WATTLE | 6



NOTES:
1. FILTER FABRIC SHALL MEET CAL–TRANS OR HAY BAG SPECIFICATIONS.
2. FILTER MATERIAL AND GRATE SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1"
3. INLET FILTER GRATE SHALL BE MADE OF RE–BARS, CRISS CROSSED AT 6" (WELDED NUMBERED 3 OR TIED TOGETHER WITH WIRE) OR A PLATE WITH MINIMUM OF 75% OPEN AREA, BOTH OF SUFFICIENT STRENGTH TO PREVENT BENDING WHEN DRIVEN OVER BY A VEHICLE.
4. INLET FILTER GRATE SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE OR TIE–WRAPS (BEND OVER).
5. FILTERS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. REPAIRS, SEDIMENT/ DEBRIS REMOVAL SHALL BE MADE TO ASSURE EFFICIENCY OF FILTER SYSTEM.

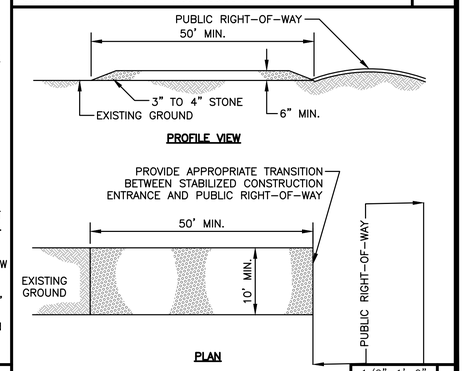
1/2"=1'–0"

INLET PROTECTION (PAVED AREAS) | 1



1/2"=1'–0"

SEDIMENT BASIN 1 | 2



1/2"=1'–0"

CONSTRUCTION ENTRANCE | 3

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Camino Valley Blvd. Ste. 200, Castro Valley, California, 94546
Tel: 510-581-7272 Fax: 510-581-8613 www.greenwoodmoore.com

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

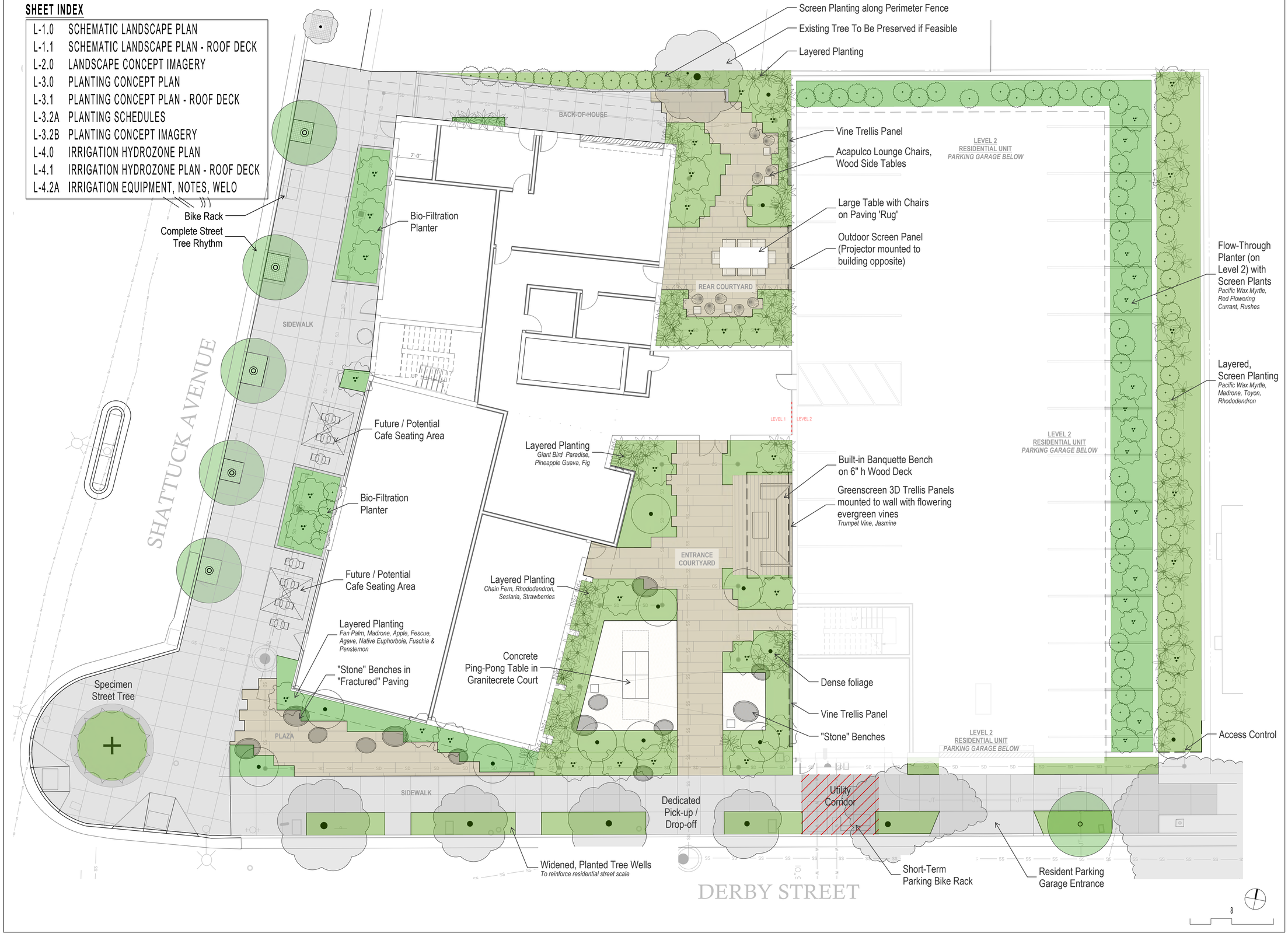
PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55–1826–18–2

EROSION CONTROL DETAILS

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

SHEET INDEX

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



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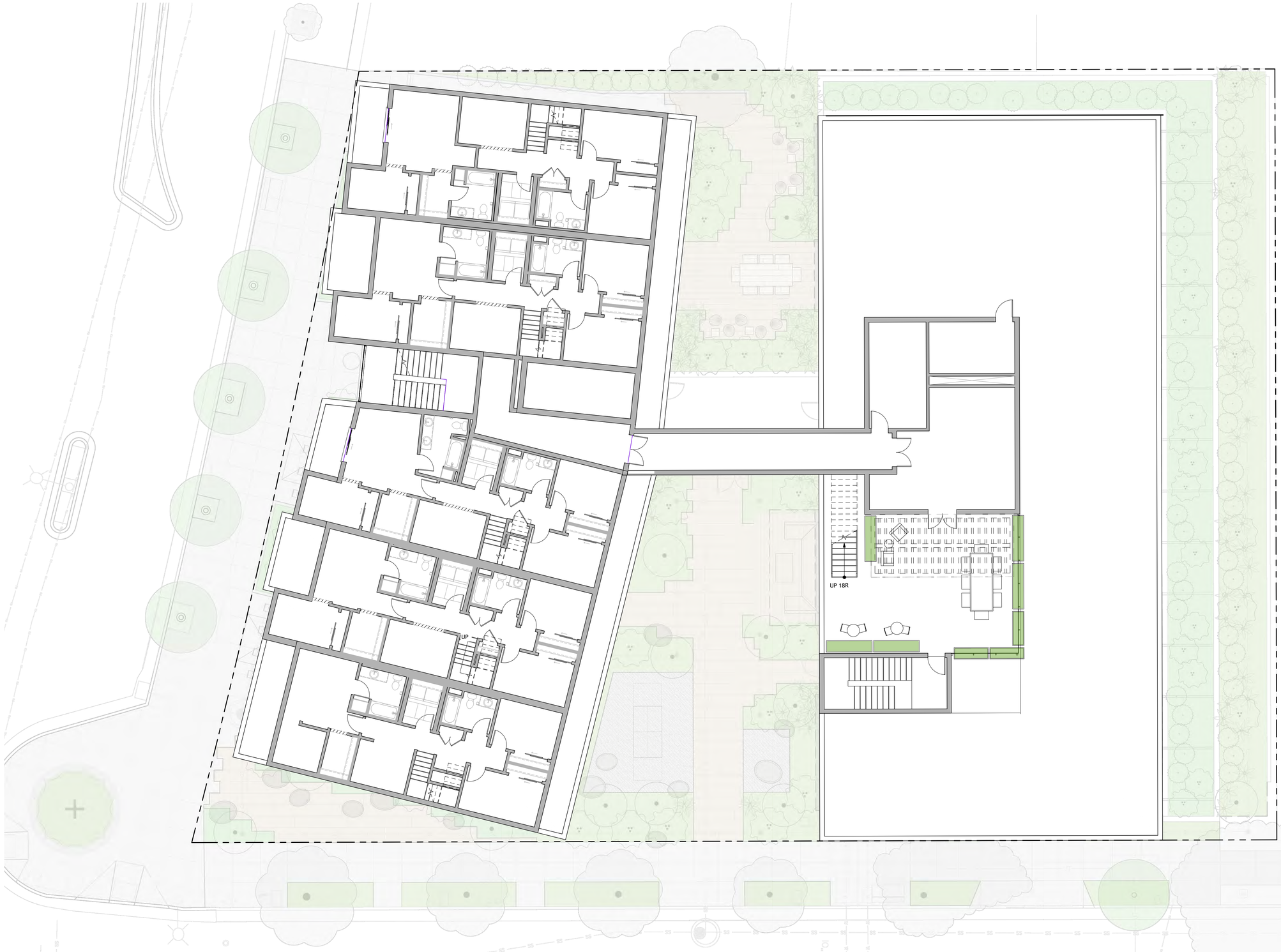
SCHEMATIC LANDSCAPE PLAN

L-1.0



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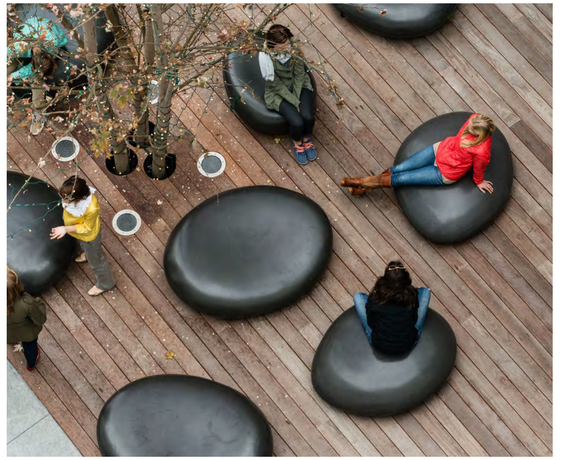
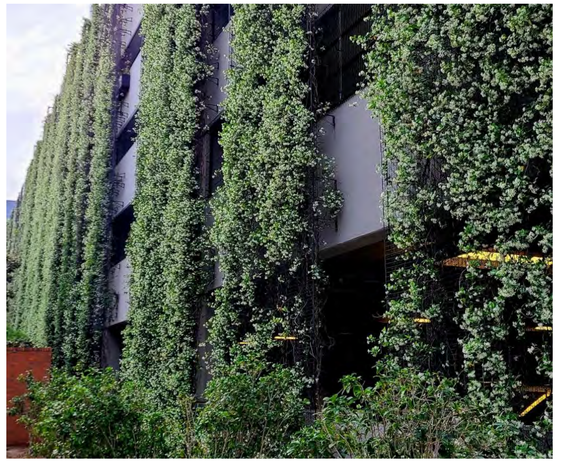
SCHEMATIC LANDSCAPE PLAN - ROOF DECK

L-1.1





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LANDSCAPE CONCEPT IMAGERY

L-2.0

PLANT SCHEDULE (ABBREVIATED)

(SEE SHEET L-3.2A FOR FULL SCHEDULE)

Symbol

Existing Tree to Remain

City Street Tree

Specimen Tree at Corner

Trees

Hedge and Screening

Streetscape - Shattuck Frontage

Streetscape - Derby Frontage

East Perimeter Buffer

Bio Treatment Planters

Courtyards

Vines

SHATTUCK AVENUE

DERBY STREET

7'-0"

8

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PLANTING CONCEPT PLAN

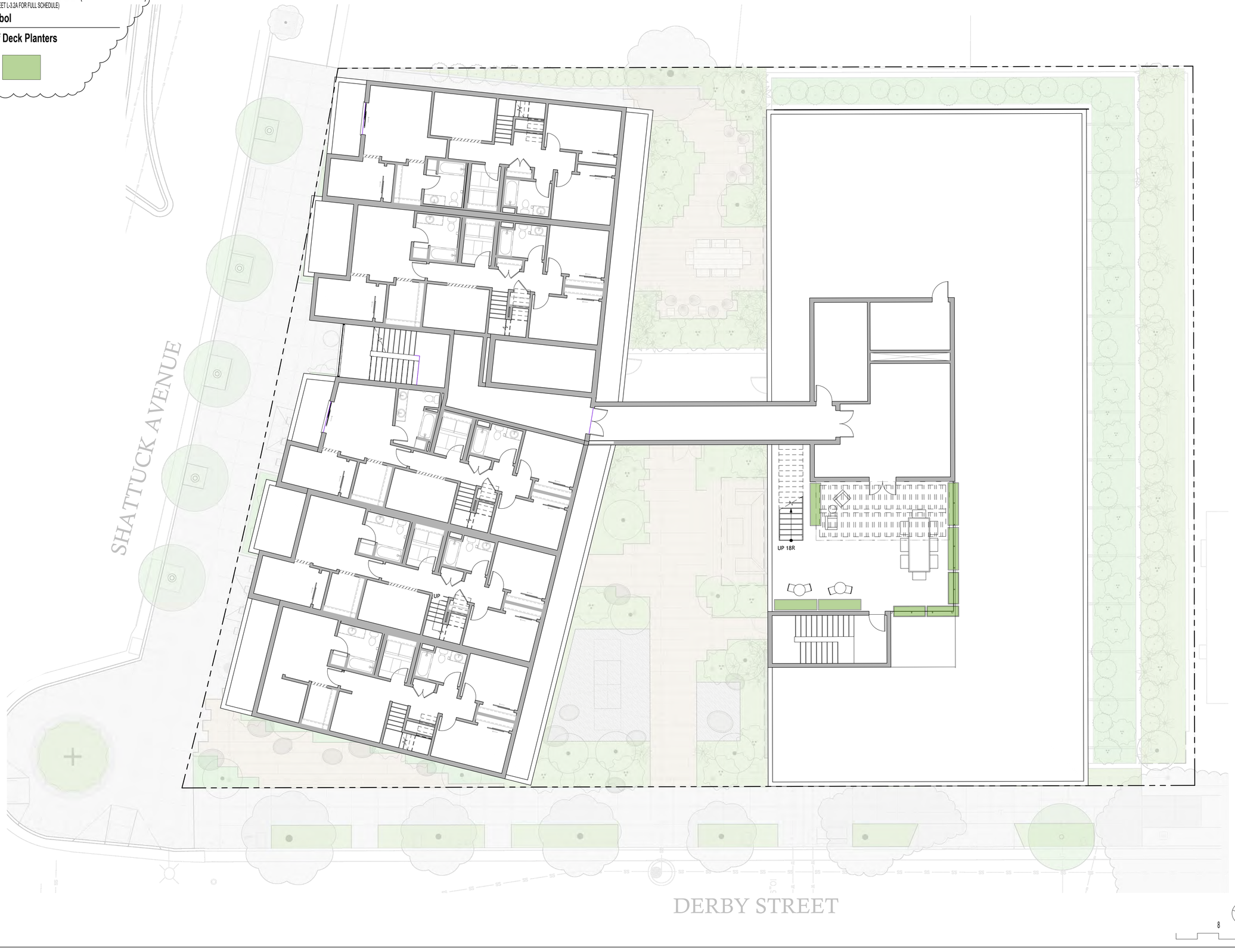
L-3.0

PLANT SCHEDULE (ABBREVIATED)

(SEE SHEET L-3.2A FOR FULL SCHEDULE)

Symbol

Roof Deck Planters



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PLANTING CONCEPT PLAN - ROOF DECK

L-3.1

PLANT SCHEDULE

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

PLANT SCHEDULE (cont.)

Symbol	Common Name	*Botanical Name*	Quantity	Size	Wucols	Notes
Mixed Shrubs, Perennials, Grasses & Groundcover by Zone (All species to be size #1 minimum.)						
East Perimeter Buffer						
	Pacific Wax Myrtle	*Myrica californa*		#15 Min.	M	Native Pollinator
	Toyon	*Heteromeles arbutifolia*				Native Pollinator
	Rhododendron	*Rhododendron spp.*				Native Pollinator
	Madrone	*Arbutus spp.*				Native Pollinator
	'Eve Case' Coffeeberry	*Rhamnus californica 'Eve Case'*				Native Pollinator
Bio Treatment Planters						
	Pacific Wax Myrtle	*Myrica californa*		#1	L	Staked at Fence / Wall, Native Pollinator
	Red Flowering Currant	*Ribes sanguineum*				Native Pollinator
	Berkeley Sedge	*Carex tumulicola**				Native
	Meadow Sedge	*Carex pansa**				Native
Courtyards						
	Giant Chain Fern	*Woodwardia fimbriata**		#1	M	Native
	Rhododendron	*Rhododendron spp.*				Pollinator
	Greenlee Moor Grass	*Sesleria 'Greenlee'*				
	Cut-leaf Philodendron	*Philodendron 'Xanadu'*				
	Tree Philodendron	*Philodendron selloum*				
	Western Sword Fern	*Polystichum fimbriata*				Native
	Japanese Tassel Fern	*Polystichum polyploides*				
	Cast-Iron Plan	*Aspidistra elatior*				
	Bromeliad spp,	*Bromeliad vars.*				
	Natal Lily	*Clivia miniata*				Pollinator
	Lily-of-the-Nile	*Agapanthus africanus*				Pollinator
	Lilyturf	*Liriope muscari*				Pollinator
	Cranesbill	*Geranium 'Rozanne'*				Pollinator
	Evergreen Huckleberry	*Vaccinium ovatum*				Native Pollinator
	'Eve Case' Coffeeberry	*Rhamnus californica 'Eve Case'*				Native Pollinator
	Manzanita species	*Arctostaphylos var.*				Native Pollinator
	Purple Heart	*Tradescantia purpurea*				
	Sweet Woodruff	*Gallium odoratum*				Native Pollinator
	Carpet Bugle	*Ajuga reptans*				Pollinator
	Mondo Grass	*Ophiopogon japonicus*				
	Alpine Strawberry	*Fragaria vesca*				Pollinator
	Yerba Buena	*Satureja douglasii*				Native Pollinator
	Bear's Breeches	*Acanthus mollis*				Pollinator
	Japanese forest grass	*Hakonechloa macra*				
	Sedge species	*Carex var.*				Native
Roof Deck Planters						
	Bay laurel	*Laurus nobilis*		#1	L	Pollinator
	Purple Hopseed Bush	*Dodonaea viscosa 'Purpurea'*			L	
	Fern Pine Textile	*Podocarpus henkelii*			M	
	Bamboo	*Bambusa textilis*			L	

PLANTING NOTES

1. PLANT SYMBOLS WITH MULTIPLE SPECIES LISTED MAY BE ANY OF THE SPECIES, AS AVAILABLE AT TIME OF INSTALLATION.
2. ALL PLANTING AREAS TO RECEIVE 3" LAYER COMPOSTED BARK MULCH (50% 'GARDEN MULCH' + 50% 'FOREST FLOOR BARK' BY: AMERICAN SOIL & STONE) CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL.
3. ALL PLANTING AREAS TO RECEIVE 1" COMPOST TO TOP 6" - 12" OF SOIL PER HORTICULTURAL SOILS TEST RECOMMENDATIONS.
4. ALL PROPOSED PLANT SPECIES ARE CLIMATE-ADAPTED TO BERKELEY AND ARE INTENDED TO BE LOW-MAINTENANCE.
5. APPROXIMATELY 75% OF THE PROPOSED PLANTS OFFER SOURCES OF FOOD / NECTAR FOR AN ARRAY OF NATIVE POLLINATOR AND WILDLIFE SPECIES (BEES, HUMMINGBIRDS, BUTTERFLIES, INSECTS, ETC.)
6. APPROXIMATELY 50% OF THE PROPOSED PLANTS ARE CALIFORNIA NATIVE SPECIES WITH ENHANCED BENEFICIAL QUALITIES FOR NATIVE ANIMAL SPECIES HABITAT, FOOD AND OVERALL ADAPTABILITY.
7. PLANT CITY STREET TREES ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 6)-2012.
8. USE FLEXI-PAVE IN CITY STREET TREE WELLS
9. SEE CITY OF BERKELEY 'TREE PRESERVATION DURING CONSTRUCTION' RECOMMENDATIONS FOR TREE PROTECTION GUIDELINES.

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PLANTING SCHEDULES

L-3.2A

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PLANTING
CONCEPT IMAGERY

L-3.2B

HYDROZONES (ABBREVIATED)

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

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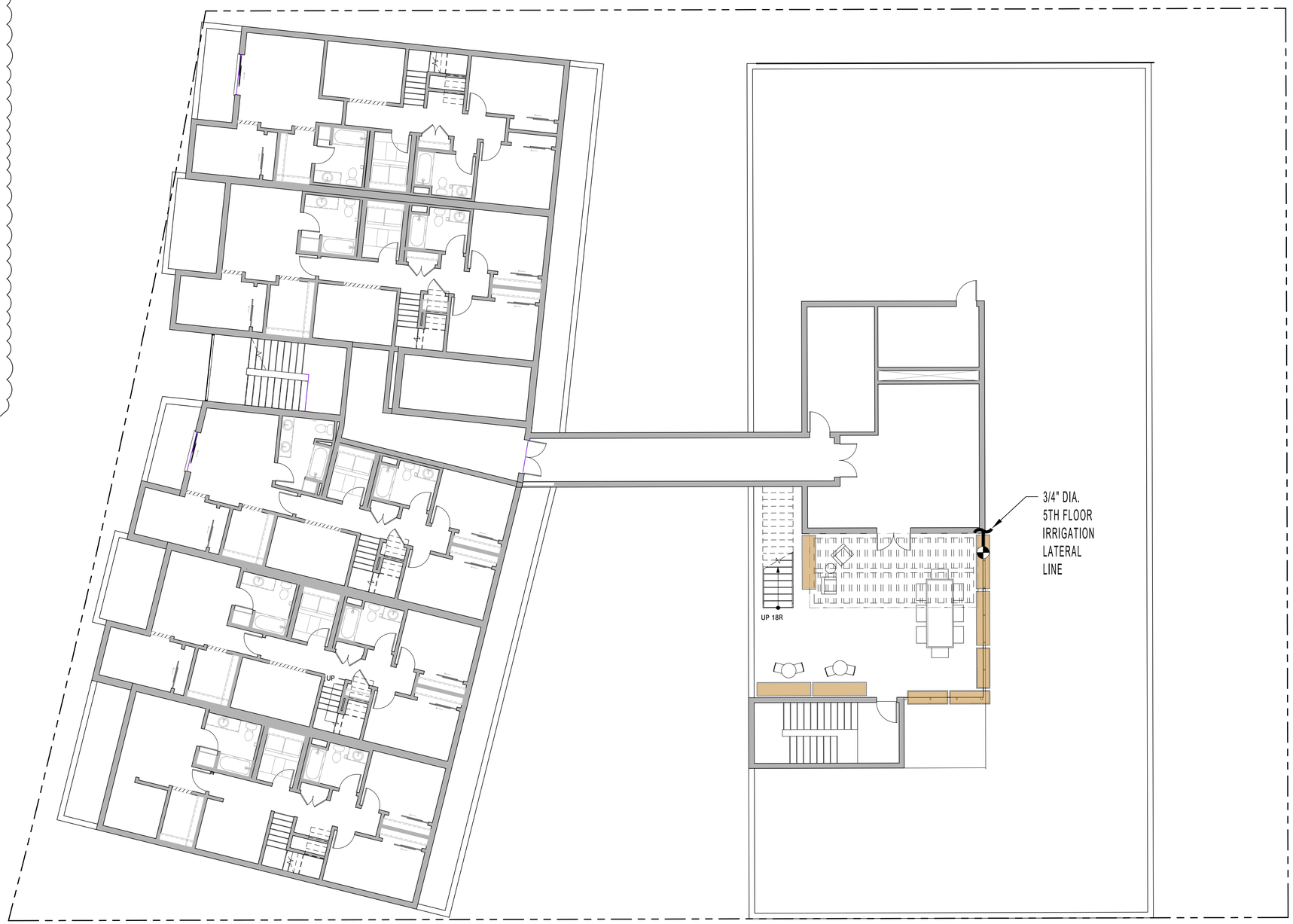
IRRIGATION HYDROZONE PLAN

L-4.0

HYDROZONES (ABBREVIATED)

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



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IRRIGATION HYDROZONE PLAN - ROOF DECK

L-4.1

8

HYDROZONES

SYMBOL	DESCRIPTION	AREA		IRRIGATION EMITTER TYPE
	SHATTUCK FRONTAGE - LOW	120 SF	1*	IN-LINE DRIP, SEE NOTE 2
	CORNER PLANTER - LOW	142 SF	1*	IN-LINE DRIP, SEE NOTE 2
	COURTYARD NORTH - MODERATE	768 SF	2*	IN-LINE DRIP, SEE NOTE 2
	COURTYARD SOUTH - MODERATE	937 SF	2*	IN-LINE DRIP, SEE NOTE 2
	DERBY FRONTAGE - LOW	277 SF	2*	IN-LINE DRIP, SEE NOTE 2
	DERBY STREET SCAPE - LOW	411 SF	2*	IN-LINE DRIP, SEE NOTE 2
	EAST PERIMETER - MODERATE	1,087 SF	2*	POINT SOURCE, SEE NOTE 1
	2ND FLOOR STORMWATER - LOW	1,330 SF	2	IN-LINE DRIP, SEE NOTE 2
	SHATTUCK STORMWATER - LOW	312 SF	1*	IN-LINE DRIP, SEE NOTE 2
	ROOF DECK PLANTERS - LOW	98 SF	1*	IN-LINE DRIP, SEE NOTE 2
	TOTAL:	5,482 SF		

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

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

IRRIGATION EQUIPMENT

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

WELO
Water Budget and Water Use Calculator

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:	5/15/2024
Project Name:	2655 Shattuck Ave
Project Contact:	Christian Macke
Project Contact Email:	macke@122westdesign.com

PRINT

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	41.8	0.45	-	5,482	**63,932**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	41.8	2,440	-	**63,241**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]

Difference between MAWA and ETWU **691** **Project meets water budget.**

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Shattuck Frontage	Drip	120	0.20	0.81	30
	2	Corner Planter	Drip	142	0.50	0.81	88
	3	Courtyard - North	Drip	768	0.50	0.81	474
	4	Courtyard - South	Drip	937	0.50	0.81	578
	5	Derby Frontage	Drip	277	0.20	0.81	68
	6	Derby Streetscape	Drip	411	0.20	0.81	101
	7	East Perimeter	Drip	1,087	0.50	0.81	671
	8	2nd Floor Planter	Drip	1,330	0.20	0.81	328
	9	Shattuck Stormwater	Drip	312	0.20	0.81	77
	10	Roof Deck Planter	Drip	98	0.20	0.81	24
		Landscape area (not including SLA)		**5,482**			**2,440**

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

Total Landscape Area (including SLA) from ETWU Calculation	**5,482**

IRRIGATION NOTES

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

CONTAINER SIZE	IN-LINE DRIP TUBING PLACEMENT (FROM CENTER OF PLANT)
#1	3"
#5	4"
#15	5"
24" BOX	5" AND 10" (2 LOOPS)

IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION NOTE

IRRIGATION POINT-OF-CONNECTION - CONNECT NEW COPPER PIPING TO NEW 1-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD).

PEAK IRRIGATION DEMAND: TBD G.P.M.
SYSTEM DESIGN PRESSURE: 40 P.S.I.
EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
IRRIGATED AREA OF COVERAGE: 5,679 SF

122 WEST
www.122westdesign.com
510.992.3122

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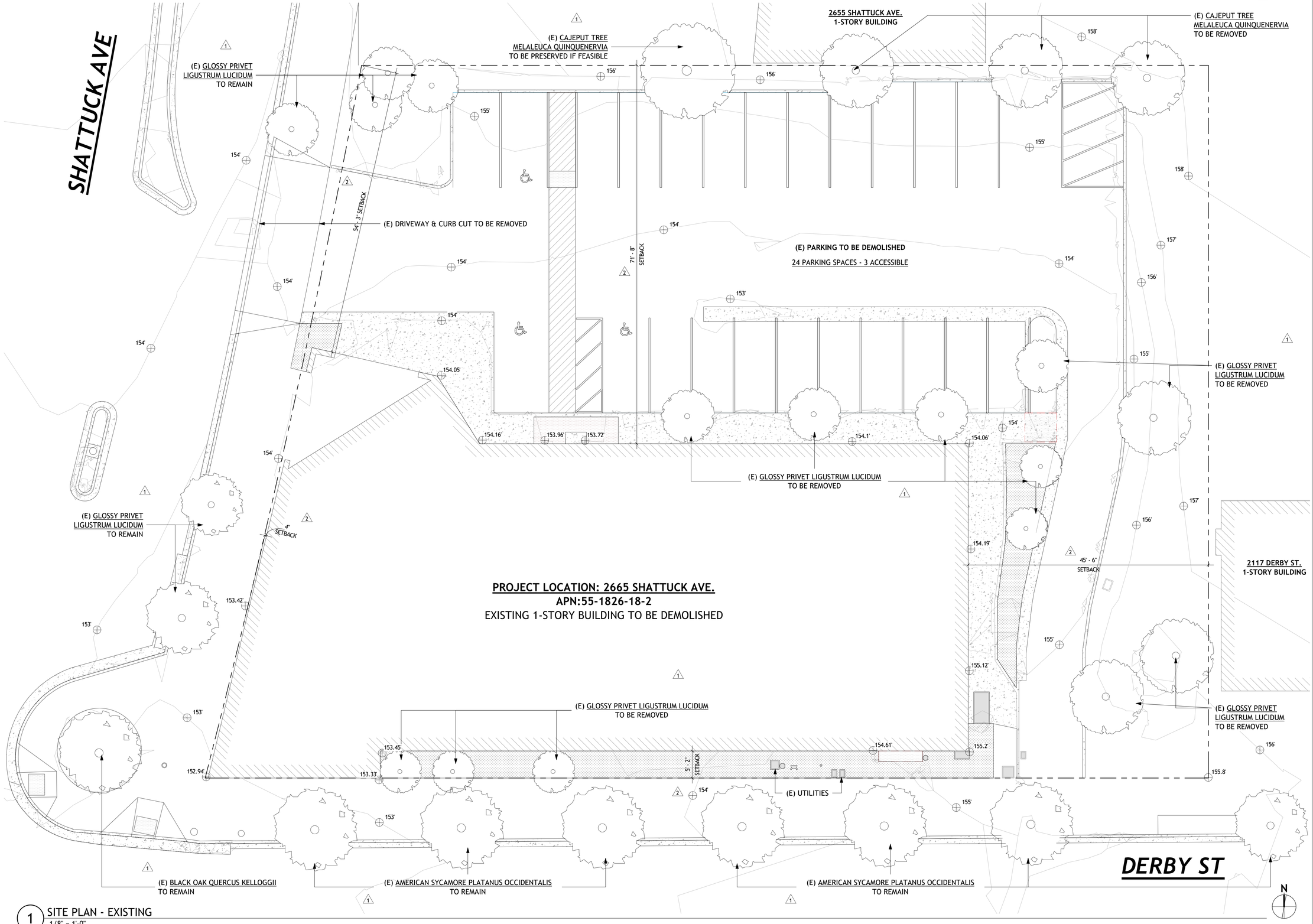
2655 SHATTUCK AVE
LANDSCAPE PLANS
2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL
DATE 12-05-2024
REVISIONS

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

IRRIGATION EQUIPMENT, NOTES, WELO CALCS

L-4.2A



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

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01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION
1	7/26/24	PLANNING RESPONSE 1
2	10/11/24	PLANNING RESPONSE 2

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

SITE PLAN - EXISTING

A100.A

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

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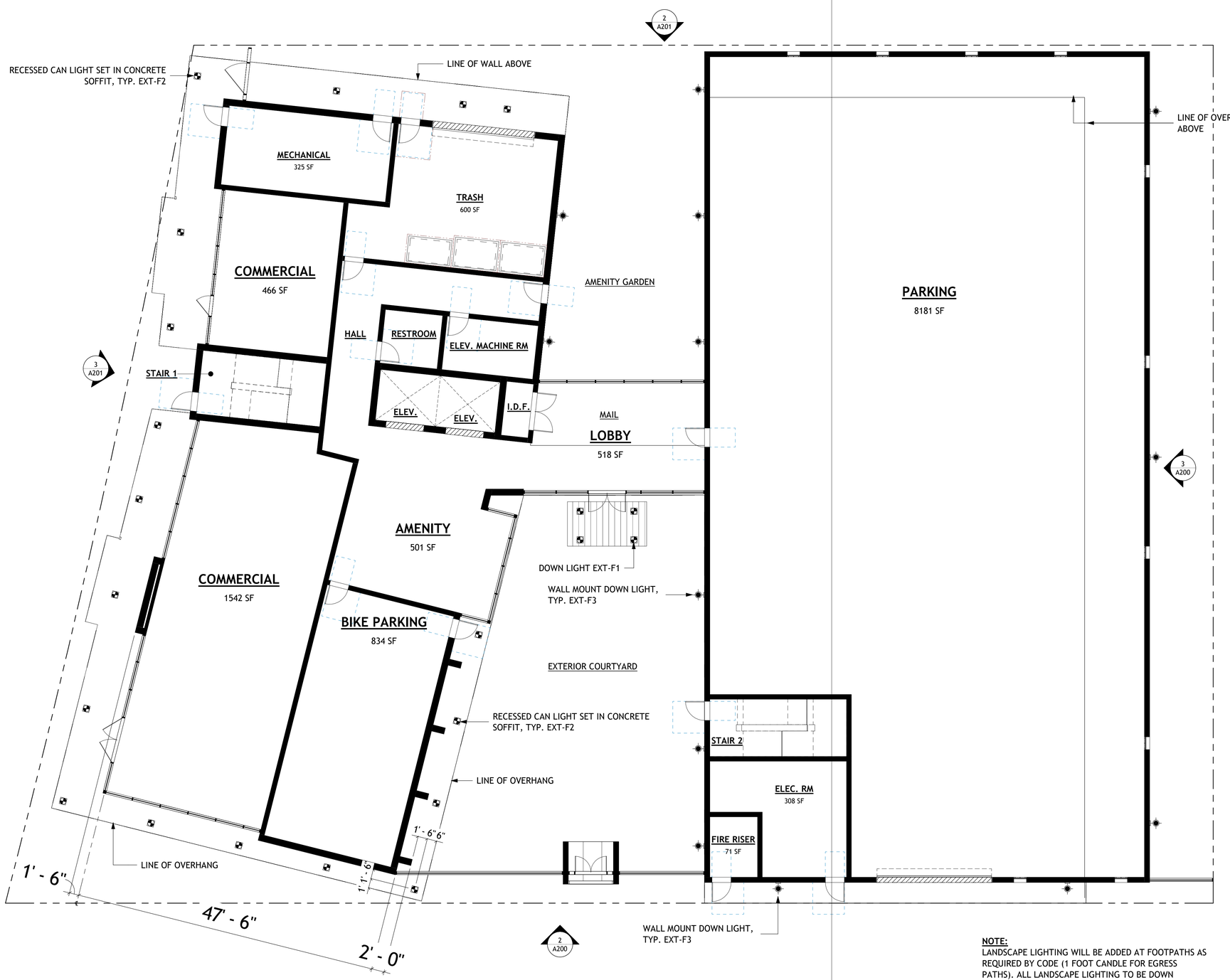
	5/15/24	SB330 APPLICATION
2	10/11/24	PLANNING RESPONSE 2

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

SITE PLAN - PROPOSED

A100.B



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

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

EXT-F1

TUBE ARCHITECTURAL DS-CD05

WAC LIGHTING

LED Ceiling Mounts

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent lighting. Comes in various light beam angle options.

FEATURES

- High performance exterior rated LED ceiling light
- Solid aluminum construction
- 30° visual cutoff angle or glare control
- 5 year warranty

SPECIFICATIONS

Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV) - 100% - 5%
0-10V, 100% - 1%
Light Source: High output 3 Step Mac Adam Ellipse COB
Rated life of 60,000 hours at L70
Finish: Electrostatically powder coated, white, black, bronze and graphite
Standards: IP65 rated, ETL & cETL wet location listed,
Energy Star® 2.2 rated. Title 24 JA8-2016 Compliant
Operating Temp: +13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam	Beam Angle	Color Temp	CRI	Reference Output¹ Lumens	CBCP	Efficacy (Lm/W)	Light Distribution	Finish
DS-CD05 5"	15W	S Spot 10°	Straight up or down	927 2700K 90 1825 10050 73 27 2700K 85 1746 12857 68 930 3000K 90 1895 10427 76 30 3000K 85 1249 12444 92 35 3500K 85 2302 12937 94 40 4000K 85 2379 13062 94						
DS-CD05 5"	15W	N Narrow 25°	Straight up or down	927 2700K 90 1810 5285 72 27 2700K 85 2195 5335 87 930 3000K 90 1880 5479 75 30 3000K 85 1570 5491 92 35 3500K 85 2310 6737 93 40 4000K 85 2331 6803 94						
DS-CD05 5"	15W	F Flood 38°	Straight up or down	927 2700K 90 1985 4515 79 27 2700K 85 2390 5417 95 930 3000K 90 1970 4685 79 30 3000K 85 2366 5681 96 35 3500K 85 2415 5912 96 40 4000K 85 2470 5970 99						

DS-CD05-_____

¹Reference output shown 25W output. Multiply by 0.7 to determine output for 17W combinations.

Example: **DS-CD05-9927-BK**

BK Black
WT White
BZ Bronze
GH Graphite

waclighting.com
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Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91761

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EXT-F2

R2FRDT-WD

WAC

2" FQ - Round Downlight Trim (Dim-To-Warm)

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

The FQ Recessed series offers a complete line of high performance LED luminaires that combine high efficiency, affordability and quality. The series features superlative glare control with 30° shielding, 35° vertical tilting and 360° horizontal rotation, and uniform floor-to-ceiling wall washing. Multiple power level options and a full line of round and square, trimmed and trimless luminaires offer versatile solutions for various lighting applications. Easy to order, install, and service.

FEATURES

- Two-piece die-cast construction
- Light engine mounted on trim with springs for easy replacement.
- 30° shielding angle design for better visual comfort
- Field-changeable beam angle with reflectors provided
- Accepts one Lens or glare control accessory
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction: Durable die-cast aluminum construction
Input Universal 120-277V AC 50/60 Hz
Dimming: Electronic Low Voltage (ELV) 100%-1%
TRIAC 100%-1%
0-10V 100-1%
Light Source: High output 3-step Mac Adam Ellipse COB
Rated life of 50,000 hours at L70
Mounting: Heavy gauge retention clips support trim firmly. Safety cabling standard. Ceiling cutout Ø 3 1/2". Accomodates 1/2" - 1" ceiling thickness
Finish: Electrostatically powder coated White, Black, Dark Bronze. Enamel coated Haze.
Standards: ETL & cETL Wet Location Listed, Energy Star 2.0, Title 24 JA8-2019 Compliant.

Model	Beam	Lumens	CBCP	Color Temp	CRI	Finishes	Reflector/Trim
R2FRDT Round Trim	15° 25° 40° 60°	1200 1000 800 600	17779 11499	WD 3000K 3500K	90	BK DB NICKT WT	Clear Haze Frosted Specular White

R2FRDT-WD-_____

Example: **R2FRDT-WD-BK** (Beam f 40° reflector H pre-installed, Beam W 55° reflector is included.)

Please see next page for housing units (required)!

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91761

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EXT-F3

TUBE ARCHITECTURAL DS-WS05

WAC LIGHTING

LED Wall Mounts

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES

- High performance exterior rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 3 year warranty

SPECIFICATIONS

Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV) - 100% - 5%
0-10V, 100% - 1%
Light Source: High output 3 Step Mac Adam Ellipse COB
Rated life of 60,000 hours at L70
Finish: Electrostatically powder coated, white, black, bronze and graphite
Standards: IP65 rated, ETL & cETL wet location listed,
Energy Star® 2.2 rated. Title 24 JA8-2016 Compliant
Operating Temp: +13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam	Beam Angle	Color Temp	CRI	Reference Output¹ Lumens	CBCP	Efficacy (lm/w)	Light Distribution	Finish
DS-WS05 5"	25W	S Straight up or down	10°	9275 2700K 90 1850 6915 73 27 2700K 85 2199 12027 86 9305 3000K 90 1900 7104 75 30 3000K 85 2265 12248 92 355 3500K 85 2350 12937 94 405 4000K 85 2350 12937 94						
DS-WS05 5"	25W	N Straight up or down	25°	9275 2700K 90 1810 5285 72 275 2700K 85 2195 5335 87 9305 3000K 90 1880 5478 75 30 3000K 85 2215 6747 93 355 3500K 85 2220 6747 93 405 4000K 85 2350 6963 94						
DS-WS05 5"	25W	F Straight up or down	38°	9275 2700K 90 1900 4313 77 27 2700K 85 2290 5174 93 9305 3000K 90 1850 4685 79 305 3000K 85 2390 5681 96 355 3500K 85 2442 5912 98 405 4000K 85 2470 5870 99						
DS-WS05 5"	25W	F Primary Light Path Wall Wash	38°	927A 2700K 90 2040 80 27A 2700K 85 2400 96 930A 3000K 90 2070 81 30A 3000K 85 2520 101 35A 3500K 85 2520 101 40A 4000K 85 2600 104	N/A					
DS-WS05 5"	25W	F Towards the wall	Beyond 38°	9278 2700K 90 2090 80 278 2700K 85 2400 96 9308 3000K 90 2075 81 308 3000K 85 2520 101 358 3500K 85 2575 103 408 4000K 85 2600 104	N/A					

DS-WS05-_____

¹Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

Example: **DS-WS05-F930A-WT**

BK Black
WT White
BZ Bronze
GH Graphite

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

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01/31/2025
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STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PROPOSED LIGHTING PLAN - GROUND FLOOR

N

A100.C

Proposed Residential

- COMMERCIAL
- RESIDENTIAL SUPPORT
- UTILITY
- PARKING

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

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

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

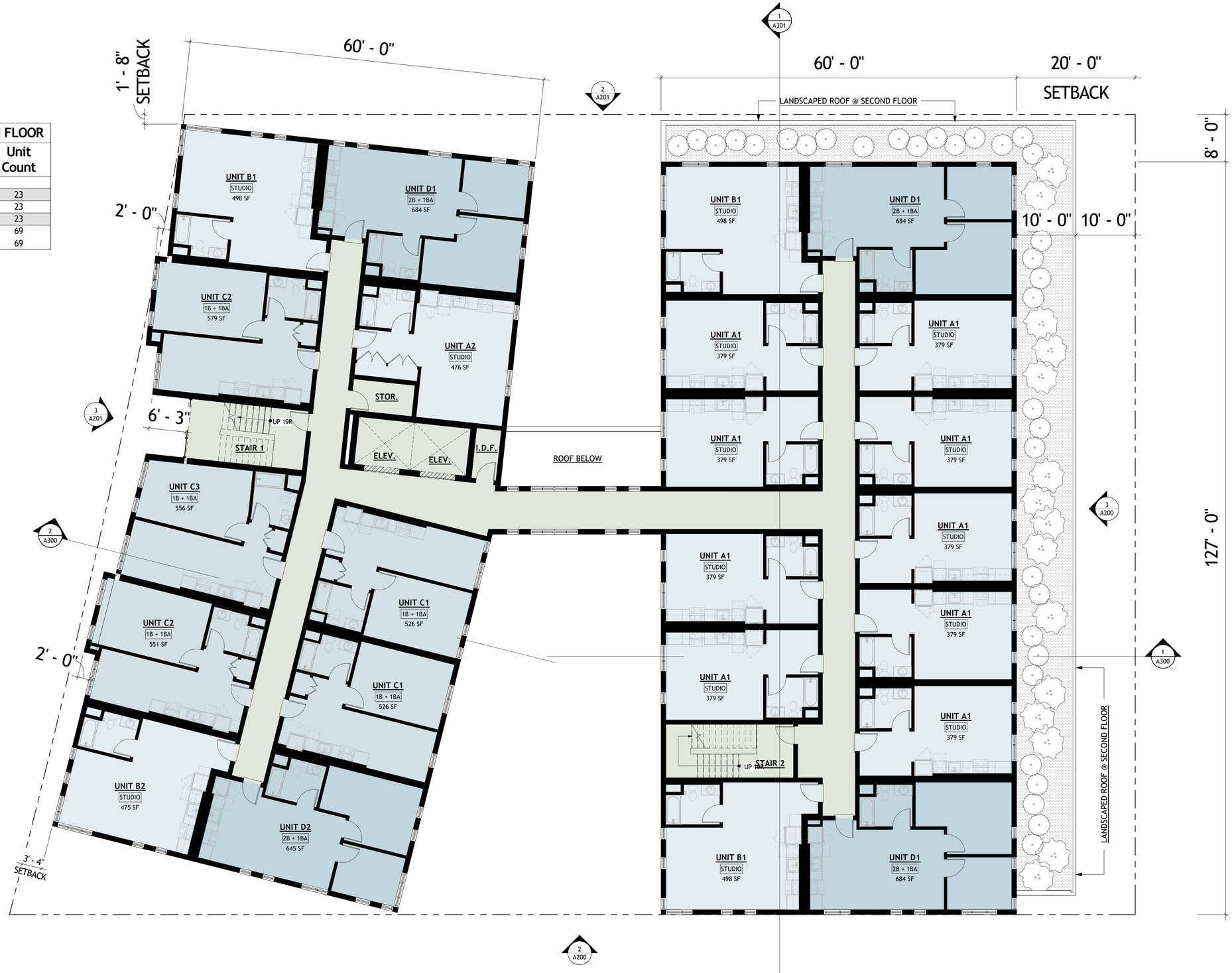
PROPOSED GROUND FLOOR PLAN

A101

AREA SUMMARY - SECOND-FOURTH FLOOR		
Level	Area	Unit Count
RESIDENTIAL AREA		
02 - SECOND FLOOR	14785 SF	23
03 - THIRD FLOOR	14785 SF	23
04 - FOURTH FLOOR	14785 SF	23
	44355 SF	69
2 Grand total	44355 SF	69

Proposed Residential

- STUDIO
- 1B + 1BA
- 2B + 1BA
- RESIDENTIAL SUPPORT



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

N

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	5/15/24	SB330 APPLICATION
2	10/11/24	PLANNING RESPONSE 2

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PROPOSED SECOND - FOURTH FLOOR PLAN

A102

AREA SUMMARY - FIFTH FLOOR		
Level	Area	Unit Count
RESIDENTIAL AREA		
05 - FIFTH FLOOR	14785 SF	18
	14785 SF	18
Grand total	14785 SF	18

2

Proposed Residential

- STUDIO
- 1B + 1BA
- 2B + 1BA
- 3B + 1BA
- RESIDENTIAL SUPPORT

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

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	5/15/24	SB330 APPLICATION
2	10/11/24	PLANNING RESPONSE 2

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PROPOSED FIFTH FLOOR PLAN

A103

AREA SUMMARY - SIXTH FLOOR	
Level	Area
RESIDENTIAL AREA	
06 - SIXTH FLOOR	7250 SF
	7250 SF
Grand total	7250 SF

2

Proposed Residential

- 3B + 2.5BA
- RESIDENTIAL SUPPORT
- UTILITY
- U.O.S.
- PRIVATE U.O.S.

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

N

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2	10/11/24	PLANNING RESPONSE 2

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ISSUE DATE: 07/23/2024

PROPOSED SIXTH FLOOR PLAN

A104

AREA SUMMARY - SEVENTH FLOOR		
Level	Area	Unit Count
RESIDENTIAL AREA		
05 - FIFTH FLOOR	14785 SF	18
	14785 SF	18
Grand total	14785 SF	18

2

Proposed Residential

- 3B + 2.5BA
- RESIDENTIAL SUPPORT
- PRIVATE U.O.S.

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

N

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2	10/11/24	PLANNING RESPONSE 2

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PROPOSED SEVENTH FLOOR PLAN

A105

AREA SUMMARY - EIGHTH FLOOR	
Level	Area
RESIDENTIAL AREA	
08 - EIGHTH FLOOR	5765 SF
	5765 SF
Grand total	5765 SF

2 **Proposed Residential**

3B + 2.5BA

RESIDENTIAL SUPPORT

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

N

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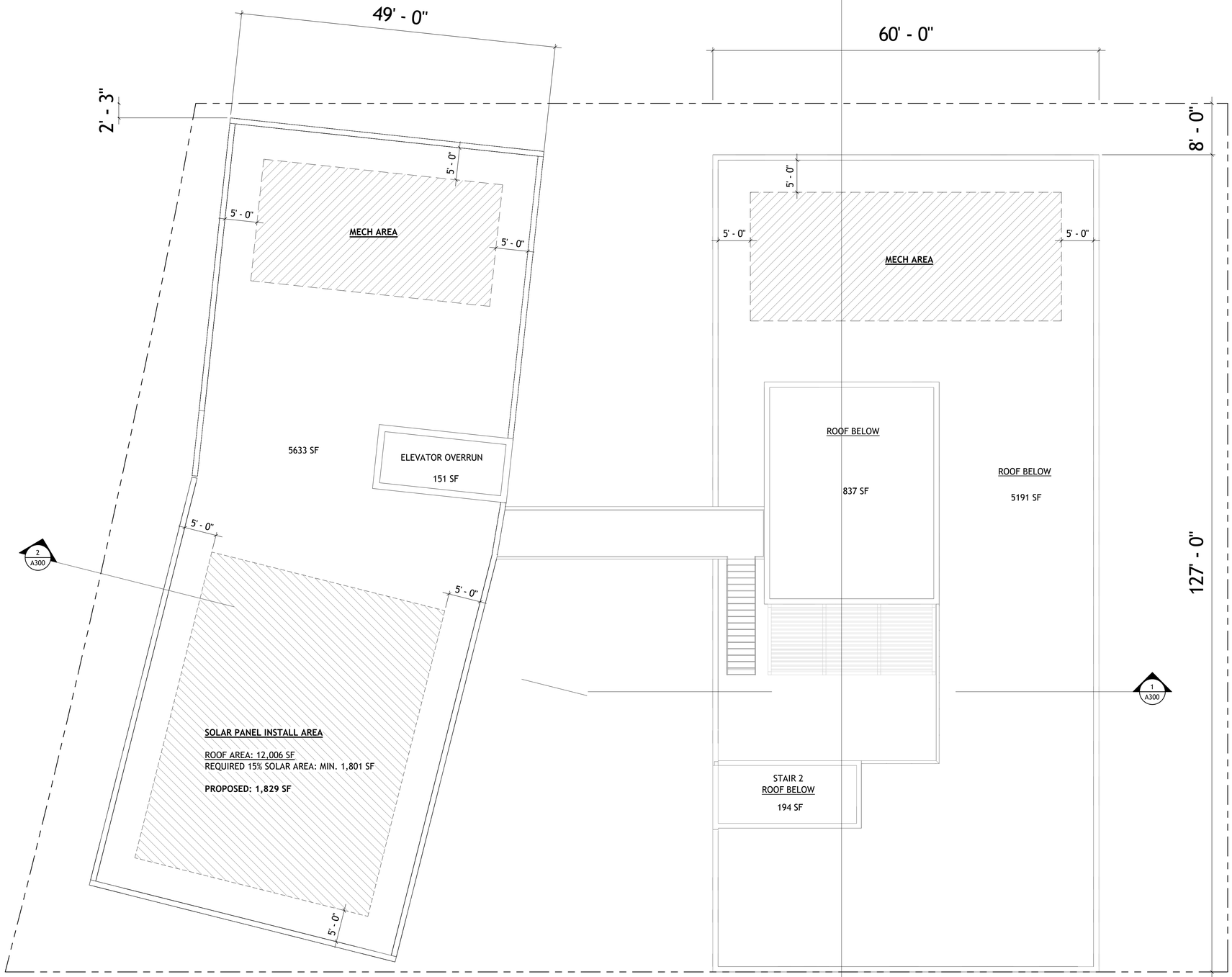
	5/15/24	SB330 APPLICATION
2	10/11/24	PLANNING RESPONSE 2

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PROPOSED EIGHTH FLOOR PLAN

A106



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

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	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PROPOSED ROOF PLAN

A107

3 EAST ELEVATION
1" = 10'-0"

2 SOUTH ELEVATION
1" = 10'-0"

M01
CEMENT PLASTER
COLOR: SW 7050 USEFUL GRAY

M02
CEMENT PLASTER
COLOR: SW 7046 ANONYMOUS

M03
HIGH PRESSURE LAMINATE
FUNDERMAX
COLOR: CINNAMON 5032 NT

M04
CEMENT PANEL
NICHIHA "NICHIFRONTIER"
COLOR: HAZELNUT

M05
VERTICAL BOARD FORMED CONCRETE
COLOR: NATURAL

M06
CEMENT PLASTER
COLOR: SW 6918 HUMOROUS GREEN

M07
TRELLIS WOOD GRAIN MEMBER
LONGBOARD ALUMINUM
COLOR: DARK ACACIA

M08
PAINTED METAL TRELLIS
COLOR: BLACK

M09
WOOD PRIVACY FENCE

M10
PAINTED METAL FENCE WITH WOOD GRAIN MEMBERS
COLORS: BLACK AND LONGBOARD ALUMINUM
COLOR: DARK ACACIA

M11
PAINTED METAL RAILING
COLOR: BLACK

M12
METAL MESH
MCNICHOLS, WIRE MESH, RECTANGULAR, 2"X4" MESH,
COLOR: GALVANIZED MTL

M13
ALUMINUM STOREFRONT
COLOR: BLACK

1 Material Legend

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
DANIELLE FEIDELSON KAHN
No. C-31827
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PROPOSED EXTERIOR ELEVATIONS & MATERIALS

A200

3 WEST ELEVATION
1" = 10'-0"

2 NORTH ELEVATION
1" = 10'-0"

M01
CEMENT PLASTER
COLOR: SW 7050 USEFUL GRAY

M02
CEMENT PLASTER
COLOR: SW 7046 ANONYMOUS

M03
HIGH PRESSURE LAMINATE
FUNDERMAX
COLOR: CINNAMON 5032 NT

M04
CEMENT PANEL
NICHIHA "NICHIFRONTIER"
COLOR: HAZELNUT

M05
VERTICAL BOARD FORMED CONCRETE
COLOR: NATURAL

M06
CEMENT PLASTER
COLOR: SW 6918 HUMOROUS GREEN

M07
TRELLIS WOOD GRAIN MEMBER
LONGBOARD ALUMINUM
COLOR: DARK ACACIA

M08
PAINTED METAL TRELLIS
COLOR: BLACK

M09
WOOD PRIVACY FENCE

M10
PAINTED METAL FENCE WITH WOOD GRAIN MEMBERS
COLORS: BLACK AND LONGBOARD ALUMINUM
COLOR: DARK ACACIA

M11
PAINTED METAL RAILING
COLOR: BLACK

M12
METAL MESH
MCNICHOLS, WIRE MESH, RECTANGULAR, 2"X4" MESH,
COLOR: GALVANIZED MTL

M13
ALUMINUM STOREFRONT
COLOR: BLACK

1 Material Legend

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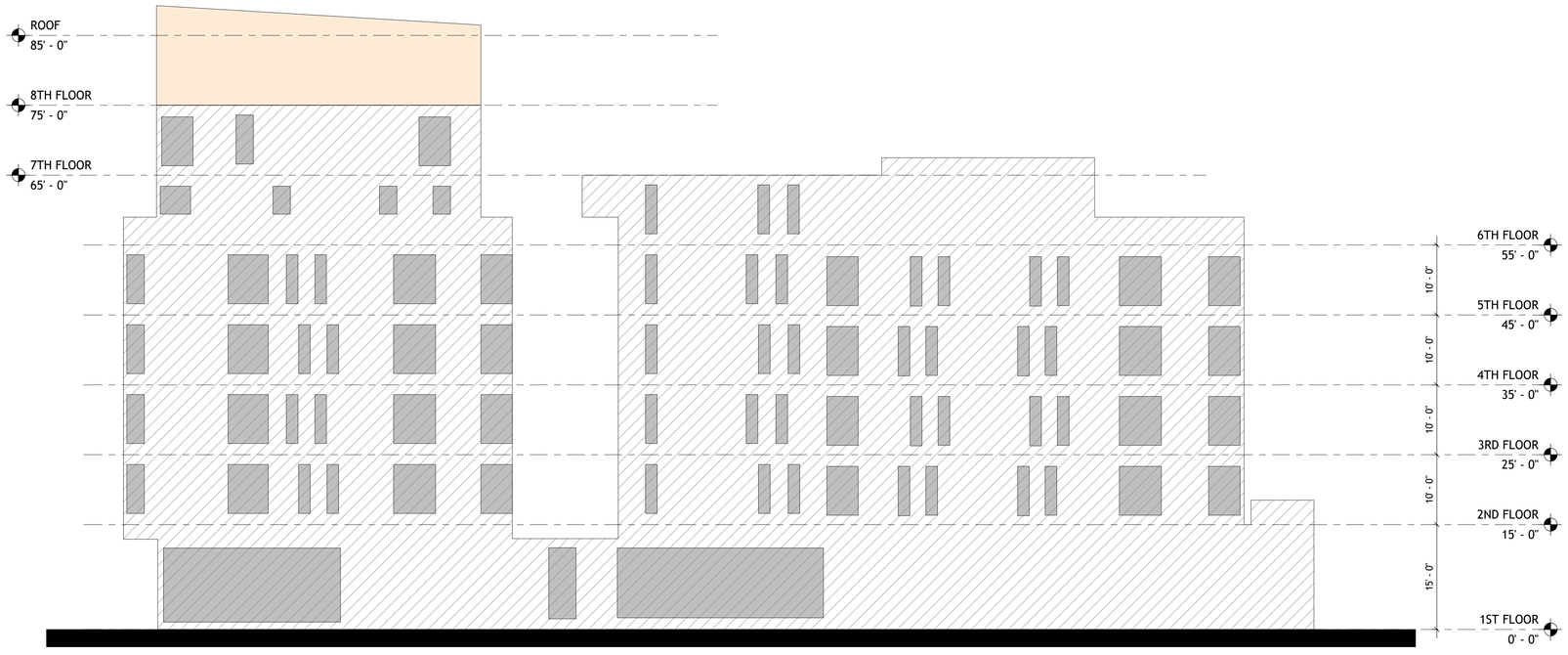
PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PROPOSED EXTERIOR ELEVATIONS & MATERIALS

A201

3 EAST ELEVATION
1" = 10'-0"



2 SOUTH ELEVATION
1" = 10'-0"

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

1,654 SF / 9,542 SF x 100 = 17%

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

2,132 SF / 10,144 SF x 100 = 21%

BIRD SAFE GLAZING

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

LEGEND

BIRD SAFE GLAZING AREA

NEW FACADE AREA

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

1 BIRD SAFE GLAZING LEGEND

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STATE OF CALIFORNIA

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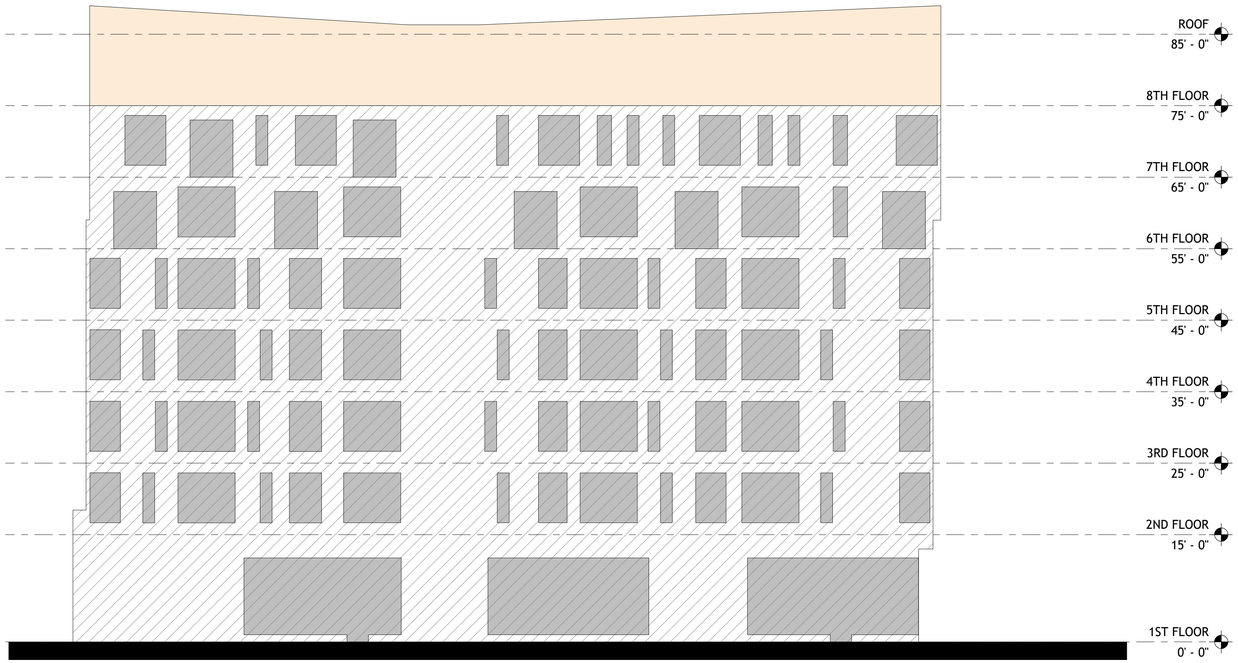
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

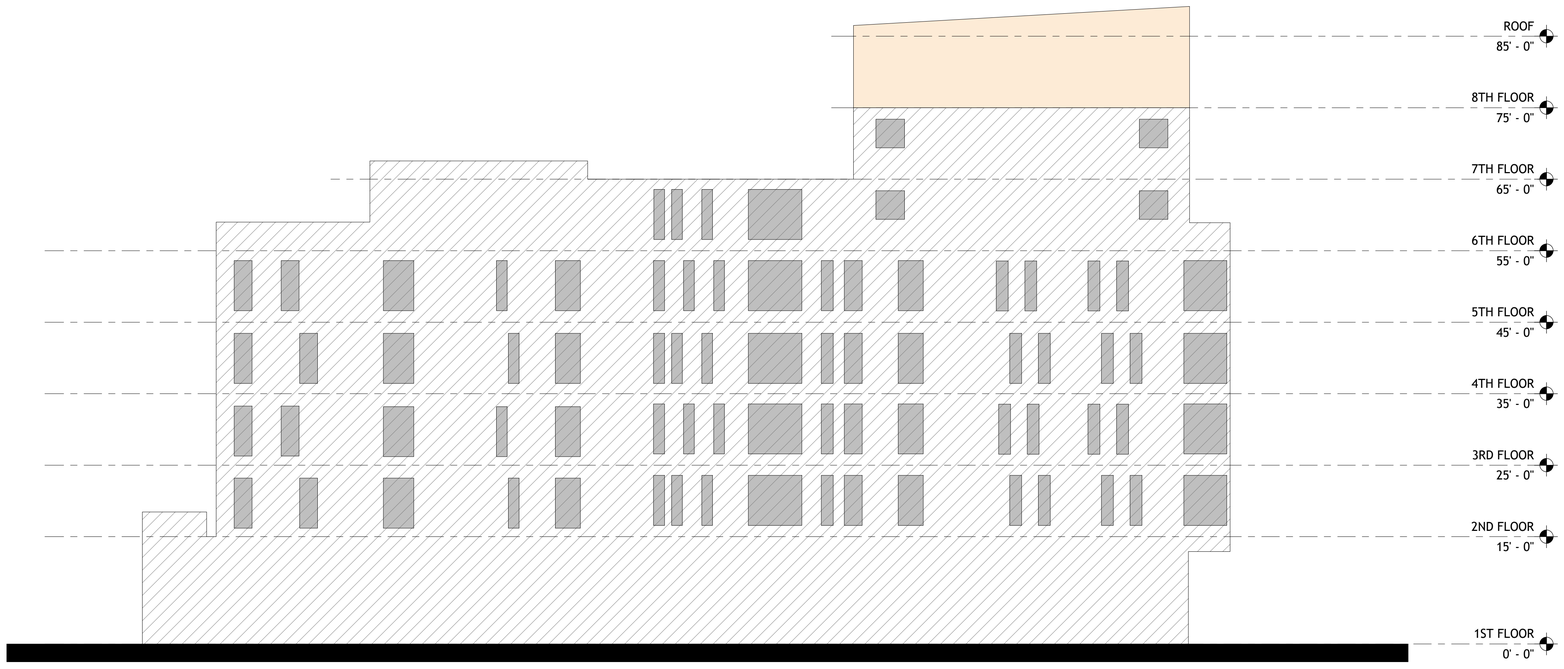
ISSUE DATE: 07/23/2024

PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY

A202



3 WEST ELEVATION
1" = 10'-0"



2 NORTH ELEVATION
1" = 10'-0"

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

3,338 SF / 8,900 SF x 100 = 38%

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

1,454 SF / 9,712 SF x 100 = 15%

BIRD SAFE GLAZING

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

LEGEND

BIRD SAFE GLAZING AREA

NEW FACADE AREA

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

1 BIRD SAFE GLAZING LEGEND

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	5/15/24	SB330 APPLICATION

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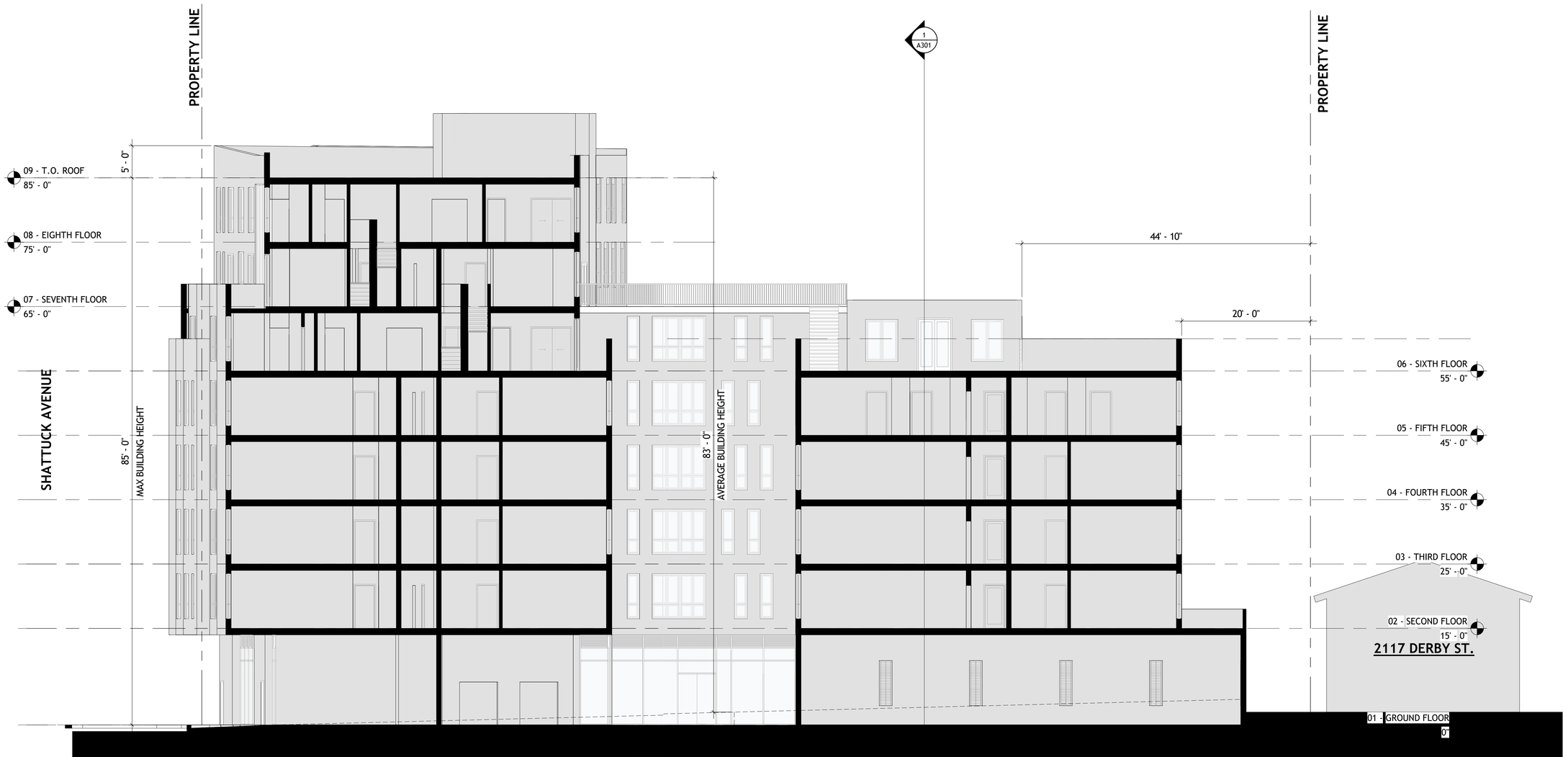
ISSUE DATE: 07/23/2024

PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY

A203



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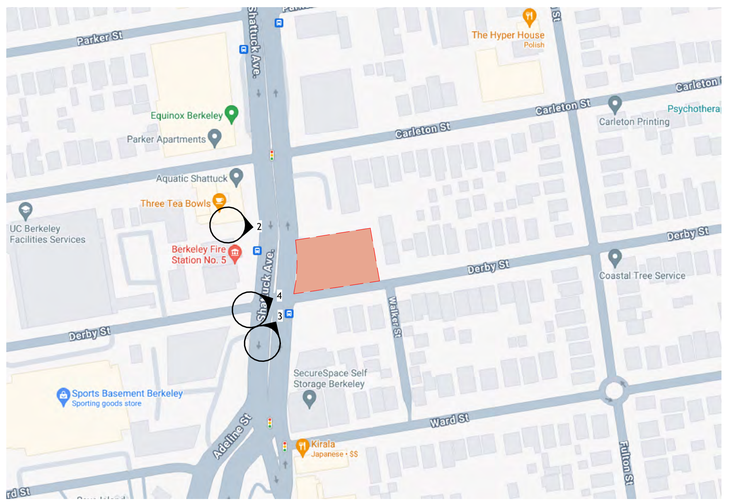
PROPOSED BUIDLING SECTION

A300

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

2 PERSPECTIVE 1 - SHATTUCK AVE. LOOKING SOUTHEAST

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



1 KEY MAP

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PERSPECTIVE VIEWS

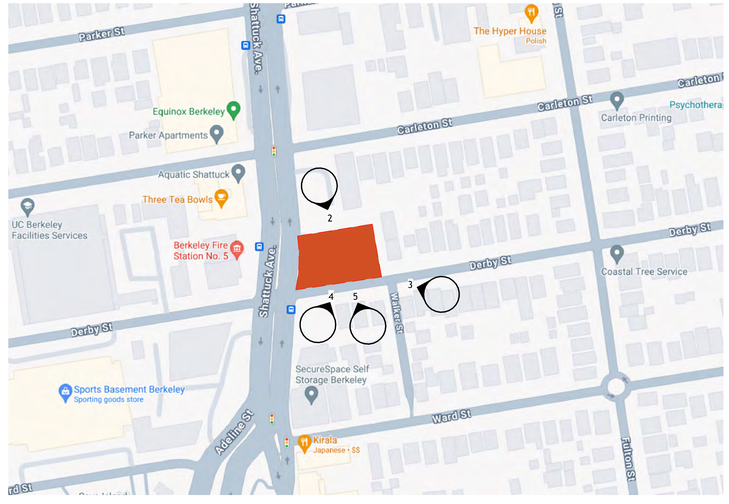
A400

5 PERSPECTIVE 4 - ENTRY COURTYARD 1

4 PERSPECTIVE 5 - ENTRY COURTYARD 2

3 PERSPECTIVE 6 - ENLARGED AMENITY GARDEN

2 PERSPECTIVE 6 - ENLARGED AMENITY GARDEN



1 KEY MAP

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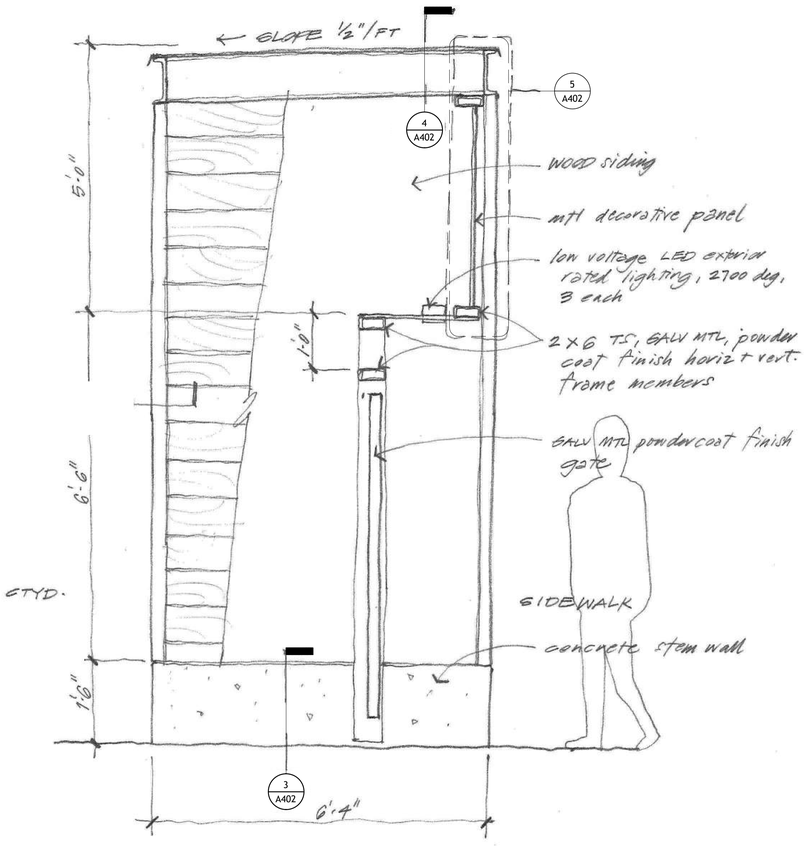
ISSUE DATE: 07/23/2024

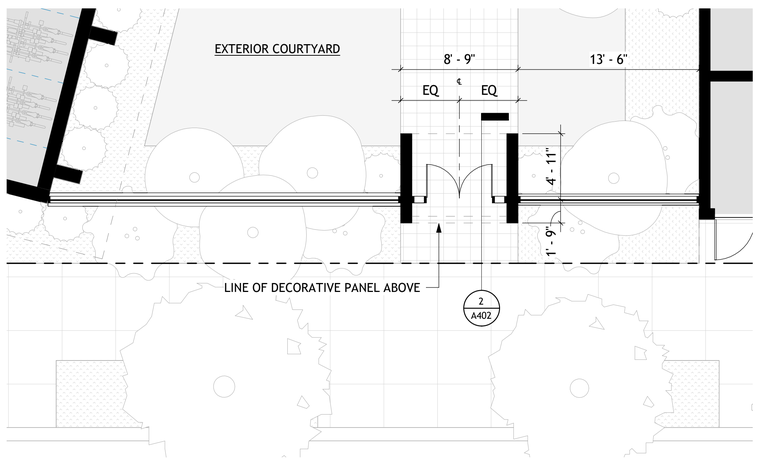
PERSPECTIVE VIEWS

A401

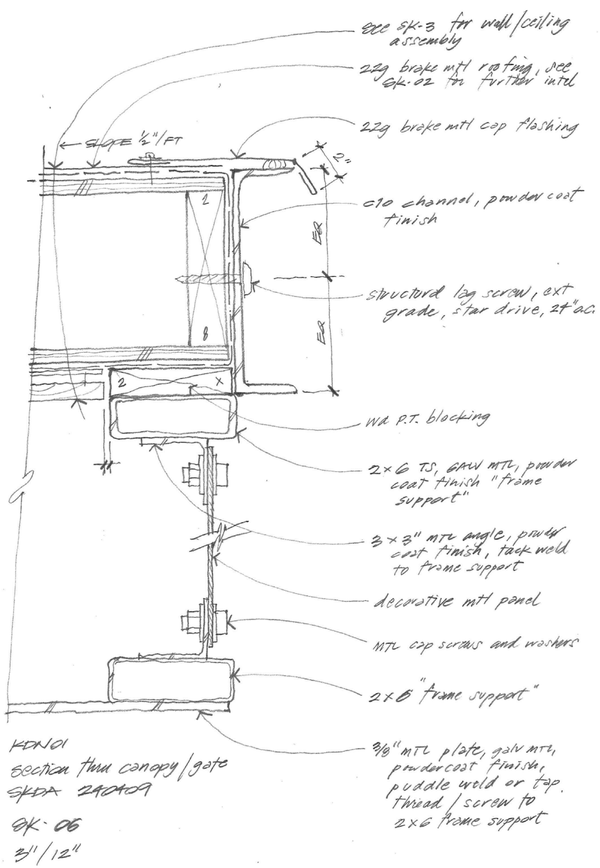
6 PERSPECTIVE 7 - ENLARGED ENTRY GATE



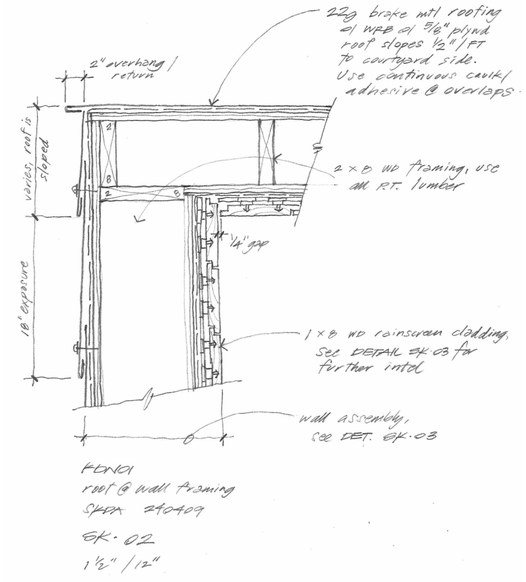
2 CROSS-SECTION @ ENTRY PORTAL
3/4" = 1'-0"



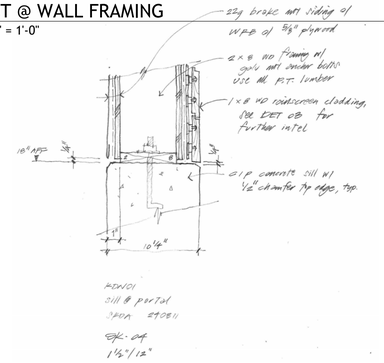
1 ENLARGED ENTRY GATE
3/16" = 1'-0"



5 CROSS-SECTION 1- ENLARGED ENTRY GATE
3" = 1'-0"



4 ROOF @ WALL FRAMING
1 1/2" = 1'-0"



3 FOUNDATION DETAIL @ ENTRY PORTAL
1 1/2" = 1'-0"

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LICENSED ARCHITECT DANIELLE FEIDELSON KAHN No. C-31027 01/31/2025 RENEWAL DATE STATE OF CALIFORNIA

DRC REVIEW

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	5/15/24	SB330 APPLICATION

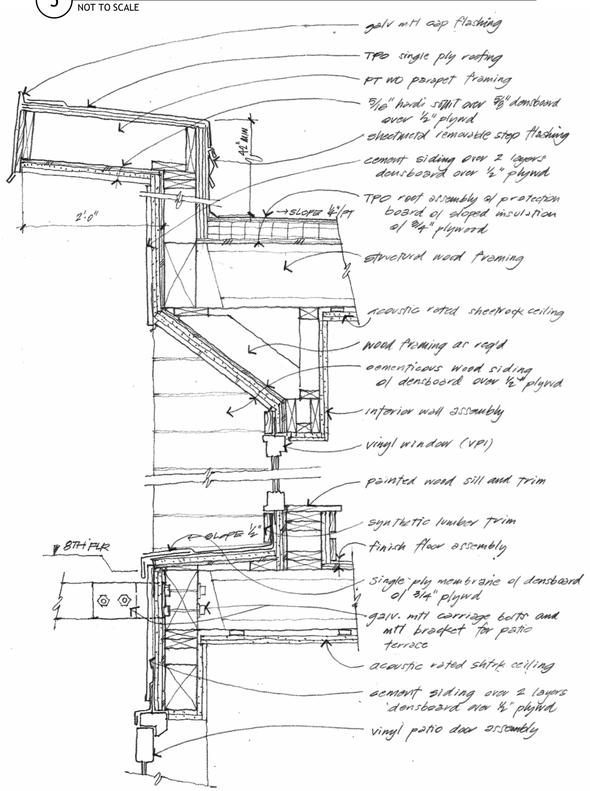
PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

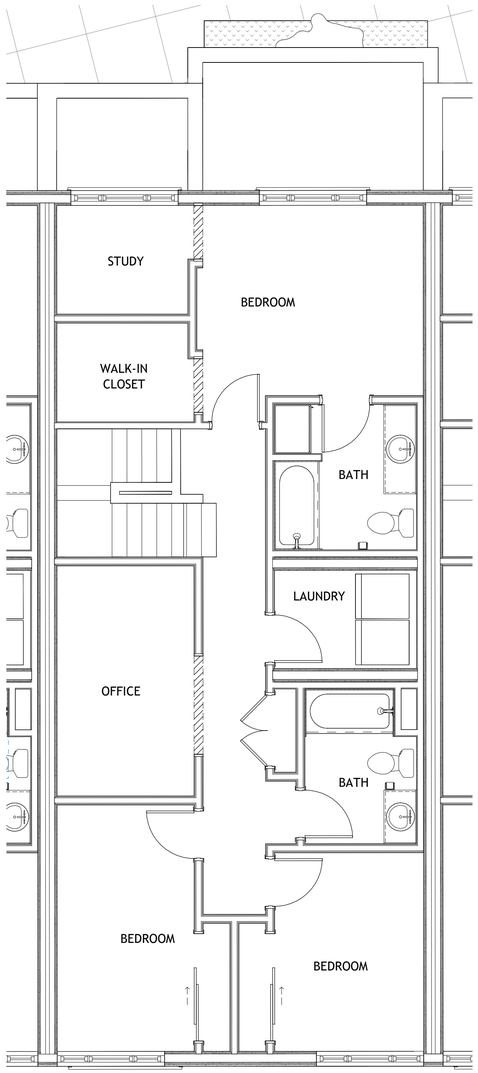
PERSPECTIVE VIEWS

A402

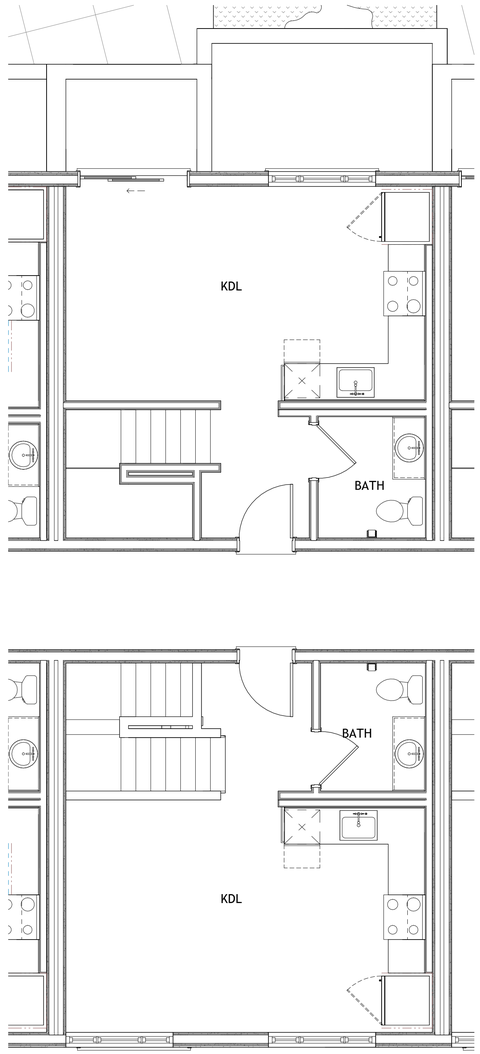
5 BRISE SOLEIL EXAMPLE
NOT TO SCALE



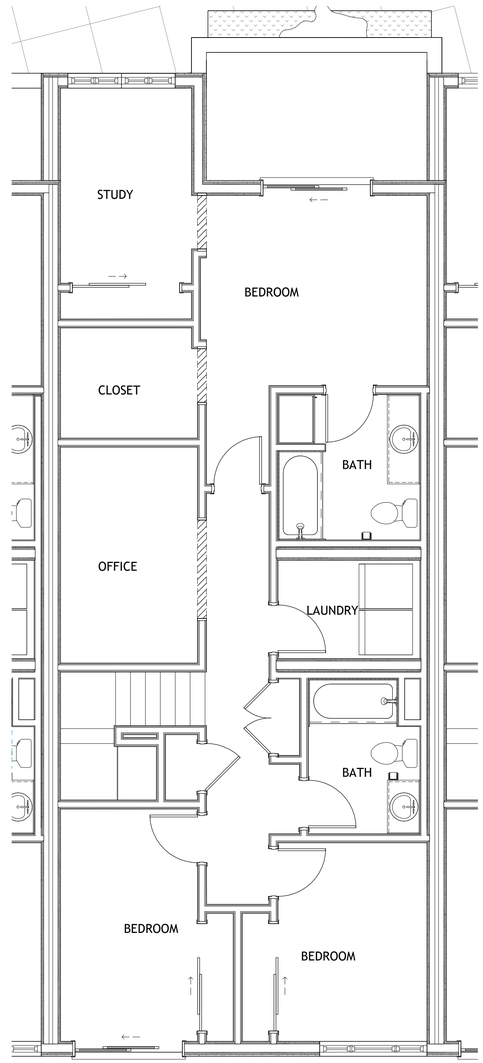
4 PARAPET, WINDOW, BRISE SOLEI DETAIL
1" = 1'-0"



3 ENLARGED PLAN - EIGHTH FLOOR
1/4" = 1'-0"



2 ENLARGED PLAN - SEVENTH FLOOR
1/4" = 1'-0"



1 ENLARGED PLAN - SIXTH FLOOR
1/4" = 1'-0"

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	5/15/24	SB330 APPLICATION
2	10/11/24	PLANNING RESPONSE 2

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

ENLARGED TOWNHOME PLAN

2
A403

CITY OF BERKELEY - CITY CLERK
2025 MAR 26 PM4:35

The neighbors adjacent and close to 2655 Shattuck wish to appeal the 3/13/2025 ZAB decision to approve this project.

Our appeal is based on our concerns regarding: safety, pollution, noise due to entrance/egress for cars on Derby; ill-considered parking plans that create detriments for neighboring properties; unnecessary commercial space in a residential building; detriments to neighboring properties' solar panels due to shade; height shade impacts well up Derby Street; lack of prior public participation in the "density bonus" process—even when requested; and lack of inclusionary affordable units.

We agree that there is a need for more housing. We understand too, and appreciate, that the architects have already made concessions in favor of the neighbors. But in order to mitigate further the harm to the character of the surrounding neighborhood, our appeal to reduce the massing and height is as follows.

(1) Please consider eliminating parking altogether, thereby making the eastern wing one story shorter. This is the way of the future; more and more cities are allotting space where cars are not allowed. And this corner of Shattuck is both very high on the walkable scale and across the street from a bus stop as well as midway between two Bart stations. If this seems unfeasible perhaps eliminate half the parking (adding another step-down) and assign spots to those with families of three or more.

If some or all parking must remain, as to the entrance, the city has an existing protected lane on Shattuck with an existing two-way driveway in/out of that protected lane. The decision of previous City rulings placed this driveway in that spot. The current plans have the driveway on Derby Street across from Walker. This will create more traffic hazards than the protected lane; this will endanger the bike way and pedestrians going to Berkeley High, Berkeley Bowl, and destinations on Telegraph, as well as the children and traffic in and around Walker Street. The City should honor is earlier commitments to traffic on this property dating back to when the lot was a video store. It is also a flagrant misuse of city infrastructure to not utilize the protected, extra

lane on Shattuck as they are used in downtown.

(2) Commercial space outside of a corner cafe is unwarranted. Commercial is not protected by the HAA state law. Removing the commercial space other than a cafe would allow for moving the driveway, lowering the height of the building, and possibly reconfiguring the parking.

(3) Shade: at eight stories this will be the tallest building around and it will create shade detriments eastward along Derby Spring Summer and Fall. It will also shade nearby solar panels in late spring and summer. The proximity of this looming 8-story structure is a severe detriment furthermore in terms of light, air, privacy and property values for the adjacent home to the immediate east.

(4) The ZAB hearing was premature and did not have the ability to rule on this project because no one saw the "base project." The HAA "density bonus" states that the bonus can only be awarded if the project meets all current zoning and code regulations. We requested in writing in December of 2023 to be apprised of each step in the process. We heard nothing back. So we had not seen the "base project" before the DRC meeting was scheduled. This cannot be hidden from the public and is an actionable violation of the HAA and other state laws. This process needs to start all over. The legal complaints are about what happened before the approved "density bonus" was granted—so the "immunity" from the HAA does not apply. This is about the process before that "bonus" was erroneously granted.

(5) The City and ZAB is in violation of the 20% inclusionary affordable housing requirement and the "in lieu" fees are too low to compensate.

Two further more general objections from some of the neighbors: Berkeley has already met its "market rate" housing requirements, California and the nation have a falling birth rate, and people are leaving California. But Berkeley has failed to do a census of available units, rates, etc., and so this building is likely surplus. Additionally it adds to the cumulative impact of many other apartment houses on Shattuck.

2701 Shattuck appears to be 70-80% vacant.

Berkeley needs a planning department that is responsive to the cities and residents. Right now the Planning Department is paid out of developers' fees. This is too cozy and gives the appearance of bias and conflict of interest. The city's conflict of interest laws should apply and the Planning Department should be put back on the general fund and paid accordingly.

Thank you for your consideration.
Signature page is attached to this appeal.
Note that while many more neighbors spoke of their strong objections at the March 13 meeting, this appeal is signed only by the closest neighbors because we did not understand the deadline until today, when there was no time to gather 25 signatures.

The undersigned wish to appeal the ZAB decision on 2655 Shattuck. We are all neighbors within 300 ft of this location

Name	Address	Signature	Date
Todd Darling	2106 Derby St Berkeley 94705		3/26/25
Linda Darling	2106 Derby St Berkeley 94705		3/26/25
Gail Brown	2124 Derby St	Gail Brown	3/26/25
	2124 Derby St	EUGENE TURITZ	3/26/25
Louise Rosenbrantz	2124 Derby St.	Louise Rosenbrantz	3/26/25
Eugenie Candau	2108 Derby St.	Eugenie Candau	3/26/25
Elizabeth Ditmars	2117 Derby St.		3/26/25
Monica Carroneri	2116 Derby St		3/26/25
KEVIN COUGHLIN	2703 WALKER ST		3.26.25

ZONING ADJUSTMENTS BOARD

STAFF REPORT

FOR BOARD ACTION

MARCH 13, 2025

2655 Shattuck Avenue

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

I. Background

A. Land Use Designations:

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

B. Zoning Permits Required:

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

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

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

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

D. CEQA Recommendation:

It is staff's recommendation to the Zoning Adjustments Board (ZAB) that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000, et seq. and California Code of Regulations, Section15000, et seq.) pursuant to CEQA Guidelines Section 15332 ("In-Fill Development Projects").

E. Parties Involved:

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

Figure 1: Vicinity and Zoning Districts Map

Legend

C-AC: Adeline Corridor Commercial

R-2: Restricted Two-Family Residential

R-2A: Restricted Multiple-Family Residential

C-SA: South Area Commercial District

File location: \\cobnas11\g$\Departmental-Data\Planning\LANDUSE\Projects by Address\Shattuck\2655\ZP2024-0057\5-FINAL PUBLIC REPORTS + ATTACHMENTS [WORD]\2024-03-13 ZAB\David Assembly\2025-03-13_Staff Report_2655 Shattuck.docx

Figure 2: Site Plan/Ground Floor Plan

Figure 3: Landscaping Plan

Figure 4: Shattuck Avenue Rendering Looking Southeast

Figure 5: South Elevation Facing Derby Street

Figure 6: East (Rear) Elevation Facing Existing Residential

Table 1: Land Use Information

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

Table 2: Special Characteristics

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

Characteristic	Applicability	Explanation
Historic Resources	No	Portions of the existing building are more than 40 years old, and the project was forwarded to the Landmarks Preservation Commission (LPC) for review (BMC Section 23.326.070(C)). On February 6, 2025, the LPC took no action to initiate a Landmark or Structure of Merit designation and recommended that the ZAB approve the demolition. See Section IV.B for discussion.
Housing Accountability Act (HAA) (Gov't Code Section 65589.5(j))	Yes	The project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2)[a]. The base project complies with applicable, objective general plan and zoning standards, and thus section (j) of the Housing Accountability Act applies, and the project cannot be denied at the density proposed unless the findings for denial can be made. See Section V.A of this report for additional discussion on compliance with the Housing Accountability Act.
Housing Crisis Act of 2019 (SB 330)	Yes	The project meets the definition of a "Housing Development Project" per Government Code Section 65589.5(h)(2).[a] See Section V.B of this report for additional discussion on the sections of SB 330 that apply to the project.
Public Art on Private Projects (BMC Chapter 23C.23)	Yes	The project is subject to the Percentage for Public Art on Private Projects Ordinance and will pay fees to meet the public art requirement (0.8% of total building permit valuation).
Rent Controlled Units	No	The project would not demolish rent controlled dwelling units.
Residential Preferred Parking (RPP)	Yes	The site is located in an RPP zone J. The project is not eligible for RPP permits per BMC Section 14.72.080(C)(1) as no permits shall be issued to residents in newly constructed residential units.
Seismic Hazards (SHMA)	No	The project site is not located within an area susceptible to landslide/liquefaction/fault rupture as shown on the State Seismic Hazard Zones map[b]
Soil/Groundwater Contamination	Yes	The project site is within the City's Environmental Management Area and is not on the Cortese List[c]. The applicant has submitted a Phase I report. No further investigation is recommended. Standard Conditions of Approval related to hazardous materials would apply.

Characteristic	Applicability	Explanation
Transit	Yes	The project area is served by the AC Transit lines 7, 18, F, 36, 800,and is 0.5 miles from the Downtown Berkeley Bay Area Rapid Transit (BART) station.

Notes:

a. BMC 23.328.020(E) defines a "Housing Development Project" for purposes of inclusionary housing requirements as “a development project, including a Mixed-Use Residential project involving the new construction of at least one Residential Unit. Projects with one or more buildings or projects including multiple contiguous parcels under common ownership or control shall be considered as a sole Housing Development Project and not as individual projects.

b. California Department of Conservation. DOC Maps: Geologic Hazards. Available: https://maps.conservation.ca.gov/geologichazards/

c. The Cortese List is an annually updated list of hazardous materials sites complied pursuant Government Code Section 65962.5.

Table 3: Project Chronology

Date	Action
December 4, 2023	SB 330 complete preliminary housing development project application submitted
May 22, 2024	SB 330 Use Permit Application submitted
June 12, 2024	Application deemed incomplete
July 29, 2024	Application resubmitted
August 18, 2024	Application deemed complete
February 6, 2025	Landmarks Preservation Commission hearing (demolition referral)
February 20, 2025	Design Review Committee Preliminary Design Review
February 27, 2025	Public hearing notices mailed/posted
March 13, 2025	ZAB hearing

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

Standard		Existing	Proposed Total	Permitted/Required
Lot Area (sq. ft.)		23,527	No change	N/A
Gross Floor Area (sq. ft.)		8,185	84,399	N/A
Commercial Floor Area (sq. ft.)		8,185	2,117 (-6,068)	N/A
Floor Area Ratio		0.35	3.5	2.5 max
Dwelling Units	Total	0	97	65 units (consistent with base project)
	Affordable	0	10	0-14 (Less than 14% for a Tier 1 project in the South Shattuck Subarea)
Building Height (ft. - in.)	Maximum	20	85	45 max
	Stories	1	8	4 max
Building Setbacks (ft. - in.)	Front (Shattuck)	0	0	0 min
	Rear	40	10 at ground floor, 20 feet floors 2-5	10’ min at 35’ 20’ min at 45’
	Left Side (North)	81	0	0 min
	Street Side (Derby)	1	0	0 min
Lot Coverage (%)		35	74	70 max
Usable Open Space (sq. ft.)		N/A	4,720	3,880
Parking	Automobile – Commercial	24	0	0 min*
	Automobile - Residential	0	41	0 min/49 max**
	Bicycle – Commercial	0	4	2 (1 space/2,000 s.f.)
	Bicycle – Short Term	0	4	4 (1 space/40 bedrooms)
	Bicycle – Long Term	0	48	45 (1 space/3 bedrooms)

= Waiver requested to modify the district standard.

Abbreviations: sq.ft.= square feet; d.u.=dwelling unit; min.=minimum; max.=maximum; bldg. ht.=building height

* Pursuant to Assembly Bill 2097, no parking is required for commercial uses on a site located within ½-mile of a major transit stop.

**Pursuant to BMC Section 23.322.070, the maximum number of off-street parking spaces is 0.5 spaces per dwelling unit

II. Project Setting

A. Neighborhood/Area Description:

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

B. Site Conditions:

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

C. C-AC District Regulatory Context:

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

III. Project Description

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

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

B. Base Project and Density Bonus:

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

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

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

Table 5: Density Bonus

Base Project Units [a]	Qualifying Units	Percent Density Bonus	Number of Density Bonus Units [a]	Proposed Project Units [a]
65	10 VLI Units (15% of base project)	50%	33 (50% of 65 units)	98 (32 used)

Notes:
a. Pursuant to Government Code 65915(q), all unit calculations are rounded up to the nearest whole number.
Abbreviations: % = percent

IV. Community Discussion

A. Neighbor/Community Concerns:

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

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

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

B. Landmarks Preservation Commission:

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

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

C. Design Review Committee:

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

Conditions

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

Recommendations

Site Design

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

Exterior Finishes

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

Landscaping

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

Windows

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

V. Issues and Analysis

A. CEQA Approach and Recommendation

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

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

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

B. Housing Accountability Act Analysis:

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

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

The project is a "housing development project" consisting of a mixed-use building with at least two-thirds of the floor area in residential use. The Base Project includes Use Permits and/or Administrivia Use Permits[3] to for projections above the height limit, and complies with applicable, objective general plan and zoning standards. Government Code Section 65589.5(j)(3) provides that a request for a density bonus "shall not

[2] A "specific, adverse impact" means "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete."
[3] The City has determined that the "protections afforded by the HAA and the definition of a base project for density bonus calculations apply to a housing development project up to and including the maximum development allowed with use permits and/or administrative use permits."

constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision." Therefore, the City may not deny the Base Project or density bonus request or reduced the density with respect to those units without basing its decision on the written findings under Section 65589.5(j), above.

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

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

C. Housing Crisis Act of 2019 – Senate Bill (SB) 330:

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

1. **Government Code Section 65905.5(a)** states that if a proposed housing development project complies with the applicable, objective general plan and zoning standards in affect at the time an application is deemed complete, then the city shall not conduct more than five hearings in connection with the approval of that housing development project. This includes all public hearings in connection with the approval of the housing development project and any continuances of such public hearings. The city must consider and either approve or disapprove the project at any of the five hearings consistent with applicable timelines under the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920)).

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

2. **Government Code Section 65913.10(a)** requires that the City determine whether the proposed development project site is a historic site at the time the application for the housing development project is deemed complete. The determination as to whether the parcel is a historic site must remain valid during the pendency of the housing development project, unless any archaeological, paleontological, or tribal

cultural resources are encountered during any grading, site disturbance, or building alteration activities.

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

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

D. Density Bonus Concessions and Waivers:

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

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

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

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

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

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

E. Demolition of Nonresidential Buildings and Structures:

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

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

F. Administrative Use Permit for Rooftop Projections

BMC Section 23.304.050(A) requires an Administrative Use Permit for roof-top projections, such as mechanical penthouses, elevator equipment rooms or stair towers, that would exceed the maximum height limit. Such projections are limited to no more than 15 percent of the average floor area of all of the building's floors and cannot be used as habitable space or for commercial purposes. The project would include a staircase/elevator penthouse totaling 345 square feet that would extend ten feet over the 85-foot roof height. The penthouses represent less than three percent (3%) of the 13,742-square-foot average of all the floor areas. The projection is, therefore, permissible.

VI. Other Considerations (Zoning and Land Use Considerations)

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

[5] See Footnote 5.

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

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

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

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

Purposes of the C-AC District include:

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

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

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

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

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

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

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

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

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

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

1. Is consistent with the purpose of the district;

2. Is compatible in design and character with the district and the adjacent residential neighborhoods;

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

4. Complies with the Adeline Corridor Specific Plan's adopted Mitigation Monitoring and Reporting Program (MMRP).

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

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

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

D. General Non-Detriment Finding:

BMC Section 23.406.040(E) states that before the ZAB approves an application for a Use Permit, it must find that the project, under the circumstances of this particular case existing at the time at which the application is granted, would not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or

working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City.

1. Shadows: The applicant submitted shadow studies documenting sun angles at three times throughout the day during the summer and winter solstice. New shadows would affect dwellings at the following locations:
   - 2110, 2112, 2114 and 2116 Carleton Street and 2117 Derby Street to the northeast and east of the site in winter in the afternoon (2:48 pm).
   - 2116, 2117, 2119, and 2123 Derby Street to the southeast and east of the site in May and June in the afternoon (5:12/5:30 pm).

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

E. General Plan Consistency:

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

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

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

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

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

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

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

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

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

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

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

F. Area Plan Consistency:

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

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

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

VII. Recommendation

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

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

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

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

PLANNING AND DEVELOPMENT

ZONING ADJUSTMENTS BOARD – FINDINGS

March 13, 2025

2655 Shattuck Avenue

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

ZONING PERMITS REQUIRED

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

CONCESSIONS/WAIVERS UNDER GOVERNMENT CODE SECTION 65915-65918

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

I. CEQA FINDINGS

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

B. The project meets all of the requirements of this exemption, as follows:

1. The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations.
2. The project occurs within the Berkeley City limits on a project site of no more than five acres, and is surrounded by urban uses.
3. The parcels within the project site have previously been developed and have no value as habitat for endangered, rare or threatened species.
4. The project will not result in any significant effects relating to traffic, noise, air quality or water quality. The Traffic Impact Analysis prepared for the project was reviewed by the City Transportation Division which concurred with the findings of less than significant impacts. City Standard Conditions will address potential impacts related to traffic, noise, air quality, and water quality.
5. The site can be adequately served by all required utilities and public services.

C. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect a historical resource.

II. HOUSING ACCOUNTABILTY ACT FINDINGS

A. The Housing Accountability Act, Government Code Section 65589.5(j) requires that when a proposed housing development complies with applicable, objective general plan and zoning standards, a local agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that: (1) the development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and (2) there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.

B. The project includes construction of 84,399 square foot mixed-use building, including 97 dwelling units and 2,117 square feet of commercial uses. Because the base project complies with applicable, objective general plan and zoning standards, Section 65589.5(j) applies to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified.

III. DENSITY BONUS FINDINGS

A. Pursuant to Government Code Section 65915, the Zoning Adjustments Board finds that:

1. Under the City's methodology for implementing density bonuses, the base project consists of 65 units;

2. The project will provide at least ten Very Low Income (VLI) qualifying units in the 65-unit base project, as more fully set forth in Condition COA#33, Below Market Rate Units;
3. The project is entitled to a density increase of 50 percent over the otherwise maximum allowable residential density under the Zoning Ordinance and General Plan Land Use Element, under the requirements of Government Code Section 65915(b) and (f), plus three concessions or incentives. This equates to a density bonus of up to 33 units above the base project, for a total of up to 98 units.

D. In accordance with Government Code Section 65915(e) the Zoning Adjustments Board hereby grants the following waivers to modify development standards as necessary to accommodate these density bonus units.

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

E. In accordance with Government Code Section 65915(e), in order to allow construction of the proposed project with the density permitted under State law, the Zoning Adjustments Board finds that the approval of waivers is required 1) to construct the proposed project at the density permitted under State law; 2) approval of requested waivers will not have a specific adverse impact upon public health and safety, or the physical environment, or on any real property listed in the California Register of Historical Resources; and 3) approval of the requested waivers will not be contrary to State or Federal law.

IV. FINDINGS FOR APPROVAL

A. As required by BMC Section 23.406.040(E), Findings for Approval, the project, under the circumstances of this particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:

1. The project is consistent with all applicable C-AC District standards and qualifies for concessions and waivers for the listed district standards granted pursuant to State Density Bonus, Government Code, Section 65915.

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

- 2110, 2112, 2114 and 2116 Carleton Street and 2117 Derby Street to the northeast and east of the site in winter in the afternoon (2:48 pm).

- 2116, 2117, 2119, and 2123 Derby Street to the southeast and east of the site in May and June in the afternoon (5:12/5:30 pm).

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

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

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

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

V. OTHER FINDINGS FOR APPROVAL

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

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

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

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

1. Purposes of the C-AC District include:

- Implement the General Plan's designation for Adeline Corridor Mixed Use area, as well as the policies of the Adeline Corridor Specific Plan;

- Promote equitable access to housing by preserving existing affordable housing, preventing displacement, and producing a substantial number of new affordable housing units;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNING AND DEVELOPMENT

USE PERMIT ZP2024-0057 CONDITIONS OF APPROVAL

March 13, 2025

2655 Shattuck Avenue

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

I. STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

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

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

4. **Conformance to Approved Plans (BMC Section 23.404.060(B)(4)).** All work performed under an approved permit shall comply with the approved plans and any conditions of approval.
5. **Exercise and Expiration of Permits (BMC Section 23.404.060(C)):**
   - **A.** A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.
   - **B.** A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.
   - **C.** The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with BMC Chapter 23.410, Appeals and Certification.
   - **D.** A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.
6. **Permit Remains Effective for Vacant Property (BMC Section 23.404.060(D)).** Once a Permit for a use is exercised and the use is established, the permit authorizing the use remains effective even if the property becomes vacant. The same use as allowed by the original permit may be re-established without obtaining a new permit, except as set forth in Standard Condition #5 above.
7. **Permit Modifications (BMC Section 23.404.070).** No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Board. The Zoning Officer may approve changes to plans approved by the Board, consistent with the Board's policy adopted on May 24, 1978, which reduce the size of the project.
8. **Permit Revocation (BMC Section 23.404.080).** The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Zoning Officer, Zoning Adjustments Board (ZAB), or City Council referral.
9. **Pay Transparency Acknowledgement (BMC Section 13.104.030).** Prior to the issuance of a building permit for any Project subject to this Chapter:
   - **A.** A Responsible Representative of the Permittee shall certify under penalty of perjury that the Permittee has reviewed Chapter 13.104 of the Berkeley Municipal Code, and will be responsible for demonstrating compliance with this Chapter.

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

10. **Pay Transparency Attestations following Project Completion (BMC Section 13.104.040).** Within 10 days of the approved final inspection of any Project subject to this Chapter, each Permittee shall provide to the City for each Contractor and Qualifying Subcontractor a Pay Transparency Attestation on a form approved by the City. On each Pay Transparency Attestation, a Responsible Representative of the Contractor or Qualifying Subcontractor shall attest under penalty of perjury that the Contractor or Qualifying Subcontractor complied with BMC Chapter 13.104 and Labor Code sections 226(a) and 2810.5 for each employee who performed work on the Project. The City will maintain Pay Transparency Attestation forms for period of at least three years after their date of receipt by the City

11. **Posting of Wage Theft Ordinance (BMC Section 13.104.050).** Each day work is performed on the Project, each Permittee shall post, and keep posted in a conspicuous location where it may be easily read by employees during the hours of the workday, a notice that: (A) contains the text of BMC Chapter 13.104; (B) explains that workers can report violations of Labor Code sections 226 and 2810.5 to the Labor Commissioner of the State of California; and (C) provides current contact information, including office address, telephone number, and email address of the Labor Commissioner of the State of California.

12. **Wage Theft Prevention Conditions of Approval (BMC Section 13.104.060).** The requirements of BMC Sections 13.104.030 through 13.104.050 shall be included as conditions of approval of any Use Permit or Zoning Certificate for any Project that is subject to this Chapter. Failure to comply with the requirements of any provision of this Chapter shall be grounds for issuance of an administrative citation under BMC Chapter 1.28 and/or the revocation or modification of any Use Permit issued for the Project under BMC Chapter 23.404.

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

II. ADDITIONAL CONDITIONS IMPOSED BY THE ZONING ADJUSTMENTS BOARD

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

Prior to Submittal of Any Building Permit:

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

☐ **Project Liaison** _____

Name Phone #

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

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

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

    C. Construction equipment should be well maintained and used judiciously to be as quiet as practical.

    D. Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment.

    E. Utilize “quiet” models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible.

    F. Locate stationary noise-generating equipment as far as possible from sensitive receptors when adjoining construction sites. Construct temporary noise barriers or partial enclosures to acoustically shield such equipment where feasible.

    G. Prohibit unnecessary idling of internal combustion engines.

    H. If impact pile driving is required, pre-drill foundation pile holes to minimize the number of impacts required to seat the pile.

    I. Construct solid plywood fences around construction sites adjacent to operational business, residences or other noise-sensitive land uses where the noise control plan analysis determines that a barrier would be effective at reducing noise.

    J. Erect temporary noise control blanket barriers, if necessary, along building facades facing construction sites. This mitigation would only be necessary if conflicts occurred which were irresolvable by proper scheduling. Noise control blanket barriers can be rented and quickly erected.

    K. Route construction related traffic along major roadways and away from sensitive receptors where feasible.

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

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

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

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

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

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

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

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

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

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

   i. procedures for soil and groundwater management including identification of pollutants and disposal methods;

   ii. procedures to manage odors, dust and other potential nuisance conditions expected during development;

   iii. notification to TMD within 24 hours of the discovery of any previously undiscovered contamination; and

   iv. the name and phone number of the individual responsible for implementing the SGMP and who will respond to community questions or complaints.

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

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

i. The survey shall include the identification of all materials to be disturbed for lead-based paints, PCB containing equipment and caulking, hydraulic fluids, refrigerants, treated wood, and mercury containing devices (including fluorescent light bulbs and mercury switches), asbestos and other hazardous materials and chemicals.

ii. If asbestos is identified, Bay Area Air Quality Management District Regulation 11-2-401.3 a notification must be made and the J number must be made available to the City of Berkeley Permit Service Center. Contractors must follow state regulations where there is asbestos-related work involving 100 square feet or more of asbestos containing material (8 Cal. Code Regs. §1529, §341.6 et seq.)

iii. The report to the TMD shall include, in addition to the survey, plans on hazardous materials and hazardous waste removal and disposal that comply with State and Federal codes including California Code of Regulations (CCR) 66260 et seq.

iv. Documentation evidencing disposal of hazardous waste in compliance with the survey shall be submitted to TMD within 30 days of the completion of the demolition.

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

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

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

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

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

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

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

Prior to Issuance of Any Building (Construction) Permit

25. **Final Design Review.** The Project requires approval of a Final Design Review application by the Design Review Committee.

26. **HVAC Noise Reduction.** Prior to the issuance of building permits, the project applicant shall submit plans that show the location, type, and design of proposed heating, ventilation, and cooling (HVAC) equipment. In addition, the applicant shall provide product specification sheets or a report from a qualified acoustical consultant showing that operation of the proposed HVAC equipment will meet the City's exterior noise requirements in BMC Section 13.40.050. The City's Planning and Development Department shall review the submitted plans, including the selected HVAC equipment, to verify compliance with exterior noise standards.

27. **Interior Noise Levels.** Prior to issuance of a building permit, the applicant shall submit a report to the Building and Safety Division and the Zoning Officer by a qualified acoustic engineer certifying that the interior residential portions of the project will achieve interior noise levels of no more than 45 Ldn (Average Day-Night Levels). If the adopted Building Code imposes a more restrictive standard for interior noise levels, the report shall certify compliance with this standard.

28. **Solar Photovoltaic (Solar PV) and Battery Energy Storage Systems (ESS).** A solar PV system shall be installed, subject to specific limited exceptions, as specified by the Berkeley Energy Code (BMC Chapter 19.36). Energy storage system (ESS) readiness (new single-family, duplex, and townhouse homes) or ESS installation (new multifamily and most nonresidential buildings) shall be completed as specified by BMC Chapter 19.36. Location of the solar PV system and the ESS, if applicable, shall be noted on the construction plans. (Project required to meet applicable code at time of building permit application, if different from above.)

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

AFFORDABLE HOUSING REQUIREMENTS – RESIDENTIAL PROJECTS

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

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

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

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

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

Prior to Demolition or Start of Construction:

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

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

    A. Alterations, closures, or blockages to sidewalks, pedestrian paths or vehicle travel lanes (including bicycle lanes);

    B. Storage of building materials, equipment, dumpsters, debris anywhere in the public ROW;

    C. Provision of exclusive contractor parking on-street; or

    D. Significant truck activity.

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

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

During Construction:

41. **Construction Hours.** Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.

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

43. **Project Construction Website.** The applicant shall establish a project construction website with the following information clearly accessible and updated monthly or more frequently as changes warrant.

    A. Contact information (i.e. “hotline” phone number, and email address) for the project construction manager

    B. Calendar and schedule of daily/weekly/monthly construction activities

    C. The final Conditions of Approval, Mitigation Monitoring and Reporting Program, Transportation Construction Plan, Construction Noise Reduction Program, and any other reports or programs related to construction noise, air quality, and traffic.

44. **Public Works - Implement Bay Area Air Quality Management District (BAAQMD)-** Recommended Measures during Construction. For all proposed projects, BAAQMD recommends implementing all the Basic Construction Mitigation Measures, listed below to meet the best management practices threshold for fugitive dust:

    A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

    B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

    C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

    D. All vehicle speeds on unpaved roads shall be limited to 15 mph.

    E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

    F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer specifications. All equipment shall be checked by a certified visible emissions evaluator.

H. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

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

A. The project applicant shall prepare a health risk assessment that demonstrates the project's on-site emissions of diesel particulate matter during construction will not exceed health risk screening criteria after a screening-level health risk assessment is conducted in accordance with current guidance from BAAQMD and OEHHA. The health risk assessment shall be submitted to the Land Use Planning Division for review and approval prior to the issuance of building permits; or

B. All construction equipment shall be equipped with Tier 2 or higher engines and the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by the California Air Resources Board (CARB). The equipment shall be properly maintained and tuned in accordance with manufacturer specifications.

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

i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.

ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. The Emissions Plan shall be submitted to the Public Works Department for review and approval prior to the issuance of building permits.

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

47. **Low-Carbon Concrete.** The project shall maintain compliance with the Berkeley Green Code (BMC Chapter 19.37) including use of concrete mix design with a cement reduction of at least 25 percent. Documentation on concrete mix design shall be available at all times at the construction site for review by City Staff. (Project required to meet applicable code at time of building permit application, if different from above.)

48. **Avoid Disturbance of Nesting Birds.** Initial site disturbance activities, including vegetation and concrete removal, shall be prohibited during the general avian nesting season (February 1 to August 30), if feasible. If nesting season avoidance is not feasible, the applicant shall retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and activity status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation and concrete removal. In the event that active nests are discovered, a suitable buffer (typically a minimum buffer of 50 feet for passerines and a minimum buffer of 250 feet for raptors) shall be established around such active nests and no construction shall be allowed inside the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground-disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between August 31 and January 31.

49. **Archaeological Resources (*Ongoing throughout demolition, grading, and/or construction*).** Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore:

    A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.

    B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.

    C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.

D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.

E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

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

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

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

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

A. The project plans shall identify and show site-specific Best Management Practices (BMPs) appropriate to activities conducted on-site to limit to the maximum extent practicable the discharge of pollutants to the City's storm drainage system, regardless of season or weather conditions.

B. Trash enclosures and/or recycling area(s) shall be covered; no other area shall drain onto this area. Drains in any wash or process area shall not discharge to the storm drain system; these drains should connect to the sanitary sewer. Applicant shall contact the City of Berkeley and EBMUD for specific connection and discharge requirements. Discharges to the sanitary sewer are subject to the review, approval and conditions of the City of Berkeley and EBMUD.

C. Landscaping shall be designed with efficient irrigation to reduce runoff, promote surface infiltration and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Where feasible, landscaping should be designed and operated to treat runoff. When and where possible, xeriscape and drought tolerant plants shall be incorporated into new development plans.

D. Design, location and maintenance requirements and schedules for any stormwater quality treatment structural controls shall be submitted to the Department of Public Works for review with respect to reasonable adequacy of the controls. The review does not relieve the property owner of the responsibility for complying with BMC Chapter 17.20 and future revisions to the City's overall stormwater quality ordinances. This review shall be shall be conducted prior to the issuance of a Building Permit.

E. All paved outdoor storage areas must be designed to reduce/limit the potential for runoff to contact pollutants.

F. All on-site storm drain inlets/catch basins must be cleaned at least once a year immediately prior to the rainy season. The property owner shall be responsible for all costs associated with proper operation and maintenance of all storm drainage facilities (pipelines, inlets, catch basins, outlets, etc.) associated with the project, unless the City accepts such facilities by Council action. Additional cleaning may be required by City of Berkeley Public Works Engineering Dept.

G. All private or public projects that create and/or replace 5,000 square feet or more of impervious surface must comply with Provision C.3 of the Alameda County NPDES permit and must incorporate stormwater controls to enhance water quality. Permit submittals shall include a Stormwater Requirement Checklist and detailed information showing how the proposed project will meet Provision C.3 stormwater requirements, including a) Site design measures to reduce impervious surfaces, promote infiltration, and reduce water quality impacts; b) Source Control Measures to keep pollutants out of stormwater runoff; c) Stormwater treatment measures that are hydraulically sized to remove pollutants from stormwater; d) an O & M (Operations and Maintenance) agreement for all stormwater treatment devices and installations; and e) Engineering calculations for all stormwater devices (both mechanical and biological). (Project required to meet applicable code at time of building permit application, if different from above.)

H. All on-site storm drain inlets must be labeled “No Dumping – Drains to Bay” or equivalent using methods approved by the City.

I. Most washing and/or steam cleaning must be done at an appropriately equipped facility that drains to the sanitary sewer. Any outdoor washing or pressure washing must be managed in such a way that there is no discharge or soaps or other pollutants to the storm drain. Sanitary connections are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.

J. All loading areas must be designated to minimize “run-on” or runoff from the area. Accumulated waste water that may contribute to the pollution of stormwater must be drained to the sanitary sewer or intercepted and pretreated prior to discharge to the storm drain system. The property owner shall ensure that BMPs are implemented to prevent potential stormwater pollution. These BMPs shall include, but are not limited to, a regular program of sweeping, litter control and spill cleanup.

K. Sidewalks and parking lots shall be swept regularly to prevent the accumulation of litter and debris. If pressure washed, debris must be trapped and collected to prevent entry to the storm drain system. If any cleaning agent or degreaser is used, wash water shall not discharge to the storm drains; wash waters should be collected and discharged to the sanitary sewer. Discharges to the sanitary sewer are subject to the review, approval and conditions of the sanitary district with jurisdiction for receiving the discharge.

L. The applicant is responsible for ensuring that all contractors and sub-contractors are aware of and implement all stormwater quality control measures. Failure to comply with the approved construction BMPs shall result in the issuance of correction notices, citations, or a project stop work order.

54. **Public Works.** Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.

55. **Public Works.** All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.

56. **Public Works.** The applicant shall ensure that all excavation accounts for surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.

57. **Public Works.** The project sponsor shall maintain sandbags or other devices around the site perimeter during the rainy season to prevent on-site soils from being washed off-site and into the storm drain system. The project sponsor shall comply with all City ordinances regarding construction and grading.

58. **Public Works.** Prior to any excavation, grading, clearing, or other activities involving soil disturbance during the rainy season the applicant shall obtain approval of an erosion prevention plan by the Building and Safety Division and the Public Works Department. The applicant shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.

59. **Public Works.** The removal or obstruction of any fire hydrant shall require the submission of a plan to the City's Public Works Department for the relocation of the fire hydrant during construction.

60. **Public Works / Building and Safety.** If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.

Prior to Final Inspection or Issuance of Occupancy Permit:

61. **Compliance with Conditions and Environmental Mitigations.** The project shall conform to the plans and statements in the Use Permit. The developer is responsible for providing sufficient evidence to demonstrate compliance with the requirements throughout the implementation of this Use Permit. Occupancy is subject to verification of compliance to the Mitigation Monitoring and Reporting Program.

62. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated December 20, 2024.

63. **Percent for Public Art.** Consistent with BMC Section 23.316, the applicant shall either pay the required in-lieu fee or provide the equivalent amount in a financial guarantee to be released after installation of the On-Site Publicly Accessible Art.

64. **Transportation Demand Management.** Prior to issuance of a Certificate of Occupancy, the property owner shall facilitate a site inspection by Land Use Division staff to confirm that the physical improvements required in BMC Sections 23.334.030(C) and 23.322.090 (bike parking) have been installed. A Parking and Transportation Demand Management (PTDM) compliance report documenting that the programmatic measures required in BMC Sections 23.334.030(C) and 23.322.090 are implemented shall be submitted to the Land Use Division prior to occupancy, and on an annual basis thereafter, which demonstrates that the project is compliant with the applicable requirements in these sections.

    A. Consistent with BMC Section 23.334.030(A), all parking spaces provided for residents be leased or sold separate from the rental or purchase of dwelling units for the life of the dwelling units. The property owner shall notify all residents of this restriction in leases and/or contracts, and shall provide sample leases and/or contracts including such notification to the project planner prior to issuance of Certificate of Occupancy or final inspection.

    B. Consistent with BMC Section 23.334.030(B), at least one of the following transit benefits shall be offered, at no cost to the resident, for a period of ten years after the issuance of a Certificate of Occupancy. A notice describing these transportation benefits shall be posted in a location or locations visible to all residents.

        i. One monthly pass for unlimited local bus transit service for every bedroom in each dwelling unit, up to a maximum of two benefits per dwelling unit.

ii. Subject to the review and approval of the Zoning Officer in consultation with the Transportation Division Manager, a functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted unlimited adult monthly pass for unlimited local bus transit service monthly local bus pass.

C. Consistent with BMC Section 23.334.030(C), publicly-available, real-time transportation information in a common area, such as a lobby or elevator bay, on televisions, computer monitors or other displays readily visible to residents and/or visitors, shall be provided. Transportation information shall include, but is not limited to, transit arrivals and departures for nearby transit routes.

D. Property owners may be required to pay administrative fees associated with compliance with this Condition.

At All Times:

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

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

2655 SHATTUCK AVE.

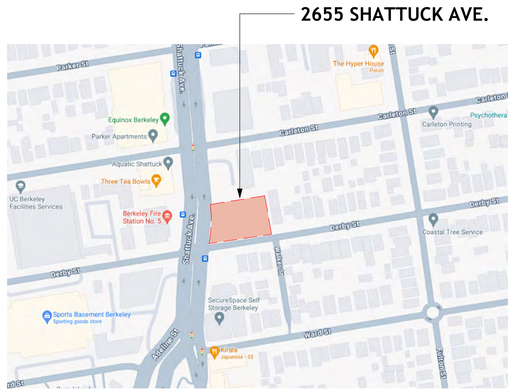
2655 SHATTUCK AVE., BERKELEY, CA 94704

KDN01 - DRC REVIEW - 08/26/24

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

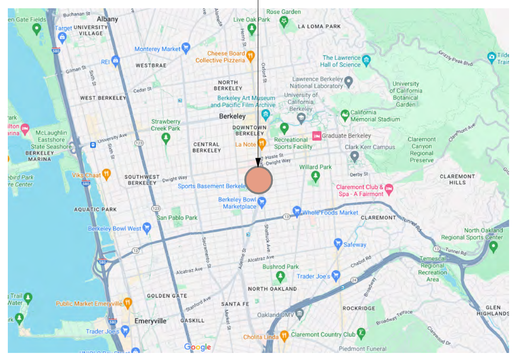
THE SITE'S REDEVELOPMENT WILL INCLUDE THE DEMOLITION OF THE EXISTING VACANT BUILDING OCCUPYING 2655 SHATTUCK AVENUE, A 1-STORY 8,185 SF COMMERCIAL BUILDING TO ALLOW DEVELOPMENT OF A NEW 8 STORY, 83,479 SF MULTI-FAMILY MIXED-USE BUILDING. WE PROPOSE A ±2,117 SF RETAIL SPACE AT THE GROUND FLOOR WITH 97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

6 PROJECT LOCATION

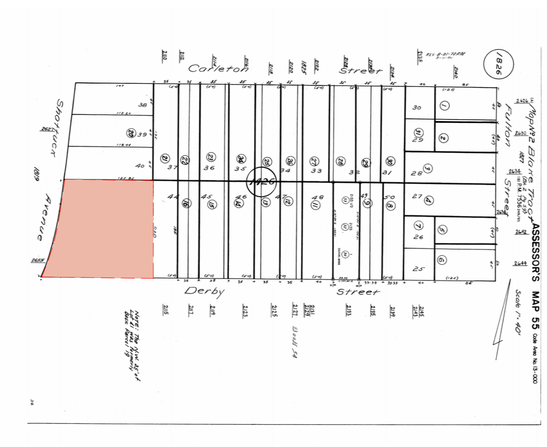


2 PROJECT DESCRIPTION

PROJECT LOCATION:
2665 SHATTUCK AVE.



5 VICINITY MAP



4 PARCEL MAP

1 PROJECT CONTACTS

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

JOE KIDRON
kidron1@comast.net

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

TEL:(510) 581-2772

BRIAN DORWARD
bdorward@greenwoodmoore.com

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

TEL:(510) 992-3122

CHRISTIAN MACKE
cmacke@122westdesign.com

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

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

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TILL HOUTERMANS
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BRETT SPENCER
brett@studiokda.com

For Assessment Use Only

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

SHEET LIST					
Sheet Number	Sheet Name	5/15/24 SB330 ENT. APP	8/26/24 DRC REVIEW	10/11/24 PLAN. REV. #2	12/16/24 Planning Rev. #3
C7.0	DETAILS	•	•	•	
C7.1	DRAINAGE DETAILS	•	•	•	
C7.2	CITY OF BERKELEY STANDARD DETAILS	•	•	•	
C7.3	CITY OF BERKELEY POLLUTION PREVENTION PLAN	•	•	•	
C7.4	EROSION CONTROL DETAILS	•	•	•	
LANDSCAPE					
L1.0	SCHEMATIC LANDSCAPE PLAN	•	•	•	
L1.1	SCHEMATIC LANDSCAPE PLAN - ROOF DECK	•	•	•	
L2.0	LANDSCAPE CONCEPT IMAGERY	•	•	•	
L3.0	PLANTING CONCEPT PLAN	•	•	•	
L3.1	PLANTING CONCEPT PLAN - ROOF DECK	•	•	•	
L3.2A	PLANTING SCHEDULES	•	•	•	
L3.2B	PLANTING CONCEPT IMAGERY	•	•	•	
L4.0	IRRIGATION HYDROZONE PLAN	•	•	•	
L4.1	IRRIGATION HYDROZONE PLAN - ROOF DECK	•	•	•	
L4.2A	IRRIGATION EQUIPMENT, NOTES AND WELO CALCS	•	•	•	
ARCHITECTURAL					
A100.A	SITE PLAN - EXISTING	•	•	•	
A100.B	SITE PLAN - PROPOSED	•	•	•	

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

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEIDELSON KAHN
No. C41807
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

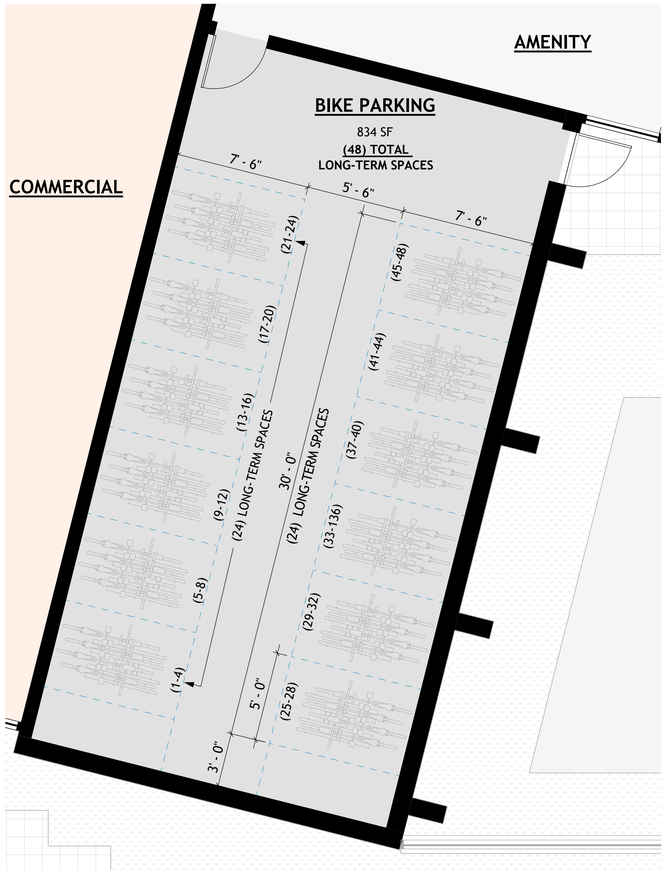
△	DATE	ISSUE RECORD
	5/15/24	DRC REVIEW
	8/26/24	DRC Review

PROJECT NO: KDN01

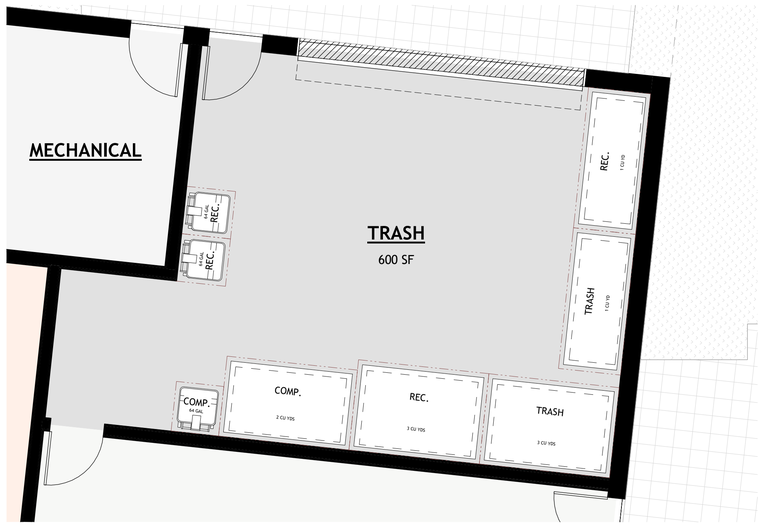
ISSUE DATE: 08/26/24

TITLE SHEET

G000



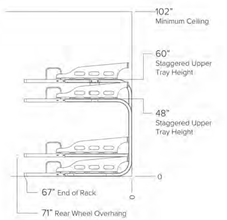
3 GROUND FLOOR PLAN
1/4" = 1'-0"



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

DERO | Dero Duplex

Submittal Sheet

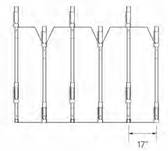


CAPACITY Varies per configuration
Minimum 6 bike system required for stability

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

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

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



U-lock compatible

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

2655 SHATTUCK AVE.	
Waste, Recycling, & Compost Calculation	
Units	97
Bedrooms	135
Excess Capacity Factor	1
	135
50 gal/wk per 3 Occupants	2250 gal
Waste (40%)	900 gal
Recycling Paper (30%)	675 gal
Recycling Other (10%)	225 gal
Organics (20%)	450 gal

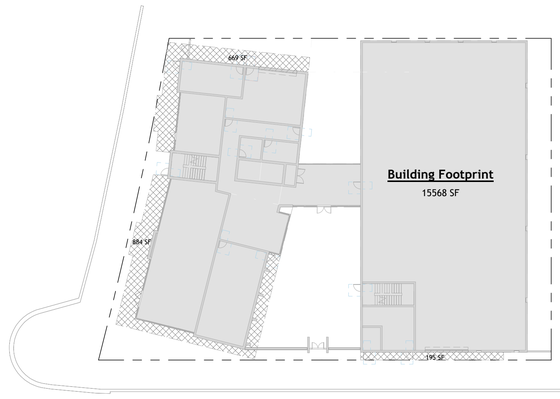
Container Calculation

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

ZONING CODE INFORMATION

SITE INFORMATION						
PROJECT ADDRESS:	2655 SHATTUCK AVE					
CROSS STREET:	DERBY ST.					
APN:	55-1826-18-2					
ZONING DISTRICT:	C-AC / SUBAREA SOUTH SHATTUCK / COMMERICAL (BTWN DWIGHT + DERBY)					
GENERAL PLAN AREA:	ADELINE CORRIDOR MIXED USE					
SPECIAL ZONING OVERLAYS:	NO					
ZONING ADJACENCIES:	NORTH	EAST	SOUTH	WEST		
	C-AC	R-2	C-AC + R-2	C-AC		
SEISMIC SAFTY						
EARTHQUAKE FAULT RUPTURE ZONE:	NO	LIQUEFACTION ZONE:		NO		
LANDSLIDE ZONE:	NO	UN-REINFORCED MASONRY BLDG:		NO		
HISTORICAL PRESERVATION						
LANDMARK / STRUCTURE OF MERIT:	NO	STRUCTURE > 40 YEARS OLD:		NO		
ENVIROMENTAL SAFETY						
CREEK BUFFER:	NO	FIRE ZONE:		NO		
ENVIRONMENTAL AREA:	NO	FLOOD ZONE (100-YEAR OR 1%):		NO		

DEVELOPMENT STANDARDS	EXISTING	PERMITTED / REQUIRED	BASE PROJECT	PROPOSED	NOTES	EXCEPTION REQUESTED BY STATE DENSITY BONUS WAIVER OR MODIFICATION
YARDS AND HEIGHT						
FRONT YARD SETBACK (WEST):	0	0	0	0 (LVLS 2-6)		
SIDE YARD SETBACK (NORTH):	81'	0	3'-1"	1' (LVL 1)		
STREET SIDE SETBACK (SOUTH):	1'	0	2 0	0 (LVLS 2-5)		
REAR YARD SETBACK (ABBUTTING RES.):	40'	10' @ 35' 20' @ 45'	20'	10' (LVL 1)	2	
BUILDING STORIES:	1	4	4	8		REQUEST WAIVER
MAXIMUM BUILDING HEIGHT:	20'	45'	45'	85'		
AVERAGE MAXIMUM HEIGHT:	18'	N/A	43'	83'		REQUEST WAIVER
AREAS						
LOT AREA - SF:	23,527	-	23,527 2	23,527		
GROSS FLOOR AREA - SF:	8,185	58,830	58,500 2	84,399		
BUILDING FOOTPRINT - SF:	8,185	16,469	14,910	17,316		
LOT COVERAGE - SF:	35%	70%	63%	74%		REQUEST WAIVER
FLOOR AREA RATIO (FAR):	0.35	2.5	2.5	3.6		REQUEST WAIVER
COMMERCIAL AREA - SF:	8,185	-	3,246	2,117		
2 COMMERCIAL DEPTH:	135'	30'	30'	27' - 10"		REQUEST WAIVER
USABLE OPEN SPACE (UOS) - SF:	N/A	3880.0	3,002	4,720	*40 SF / UNIT. SEE TABLE ON G003 FOR UOS CALCULATION*	
2 PUBLIC USABLE OPEN SPACE - SF:	0	N/A	0	577	*SEE TABLE ON G003 FOR UOS CALCULATION*	
UNITS						
UNITS / ACRE:	0	120	120	180		REQUEST WAIVER
DWELLING UNITS:	0	65	65	97		
ARCHITECTURAL AND ROOFTOP ELEMENTS						
TOTAL ROOF AREA - SF:	N/A	N/A	N/A	13,742		
TOTAL AREA OF ARCH. / ROOFTOP ELEMENTS - SF:	N/A	N/A	N/A	345		
3 FAÇADE TRANSPARENCY						
GROUND FLOOR TRANSPARENCY						
WEST ELEVATION	N/A	30% MIN.	N/A	58%	*SEE G031 FOR CALCULATIONS*	
SOUTH ELEVATION	N/A	30% MIN.	N/A	36%		
COMMERICAL TRANSPARENCY:						
WEST ELEVATION	N/A	65% MIN.	N/A	82%		
SOUTH ELEVATION	N/A	65% MIN.	N/A	97%		
VEHICLE PARKING REQUIREMENTS						
COMMERCIAL PARKING SPACES	24	8	0	0		
# ACCESSIBLE SPACES:	3	0	0	0		
# STANDARD SPACES:	21	0	0	0		
# COMPACT SPACES:	0	0	0	0		
# EV SPACES:	0	0	0	0		
# MOTORCYCLE SPACES:	0	0	0	0		
RESIDENTIAL PARKING SPACES	0	0	0	41		
# ACCESSIBLE SPACES:	0	0	0	2		
# STANDARD SPACES:	0	0	0	39		
# COMPACT SPACES:	0	0	0	0		
# EV SPACES:	0	0	0	8		
# MOTORCYCLE SPACES:	0	0	0	0		
BICYCLE PARKING						
COMMERCIAL SHORT -TERM:	0	2	0	4	*1 space / 2,000 sq ft*	
RESIDENTIAL SHORT-TERM:	0	4	0	4	*1 space / 40 Bedrooms*	
RESIDENTIAL LONG-TERM:	0	45	0	48	*1 space / 3 Bedrooms*	



LOT COVERAGE SUMMARY:
LOT SIZE = 23,527 SF

BUILDING FOOTPRINT:	15,568 SF
AREA OF OVERHANGS:	1,748 SF
	17,316 SF

LOT COVERAGE = 17,316 / 23,527 = **74%**

Lot Coverage

BUILDING FOOTPRINT

OVERHANG

N

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

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT — CHARLES FEIDELSON PAHL — No. C-31607 — 07/31/2025 RENEWAL DATE — STATE OF CALIFORNIA

DRC REVIEW

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

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

ZONING CODE INFORMATION

G001

Density Bonus - 8-Story

Project Address:	2655 Shattuck Ave
Project Code:	KDN01
Date:	5/17/2024

Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
53,895	64.91	65.00	15.00%	9.75	10.00	50.00%	32.50	33.00	98

Base Project Residential Square Footage	Floor	Residential Sq. Footage Proposed	studio	1-bed	2-bed	3-bed	%VLI	%DB
10,305	first	3,210	0	0	0	0	5%	20.0%
14,530	second	14,785	14	5	4	0	6%	22.5%
14,530	third	14,785	14	5	4	0	7%	25.0%
14,530	fourth	14,785	14	5	4	0	8%	27.5%
	fifth	14,785	7	5	6	0	9%	30.0%
	sixth	7,250				10	10%	32.5%
	Seventh	5,175					11%	35.0%
	Eighth	5,765					12%	38.7%
53,895	TOTAL	80,540					14%	46.3%
							15%	50.0%
		Units:	49	20	18	10		
		Bedrooms:	49	20	36	30		

Target SF:	80,843
Total SF:	80,540
Prop. Units:	97
Avg Unit SF:	830
Beds / SF:	597
Total	
	97
	135

Non-Qualifying Residential Support	1,742
Commercial:	2,117
Total Gross SF:	84,399

AREA SUMMARY - BASE BUILDING

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

U.O.S. SUMMARY - BASE BUILDING

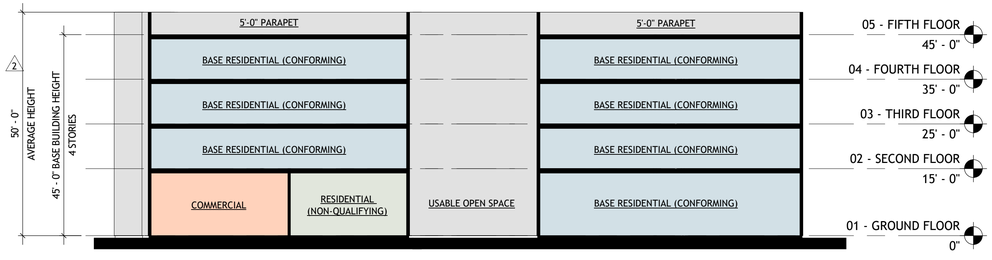
Level	Area
U.O.S.	
01 - GROUND FLOOR	3002 SF
	3002 SF

USABLE OPEN SPACE SUMMARY:

UOS REQUIRED: 40 SF / UNIT
40 SF x 65 UNITS = 2,600 SF
TOTAL PROPOSED: 3,002 SF

BASE PROJECT: LEGEND

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



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

4 LOT COVERAGE DIAGRAM - BASE PROJECT
NOT TO SCALE

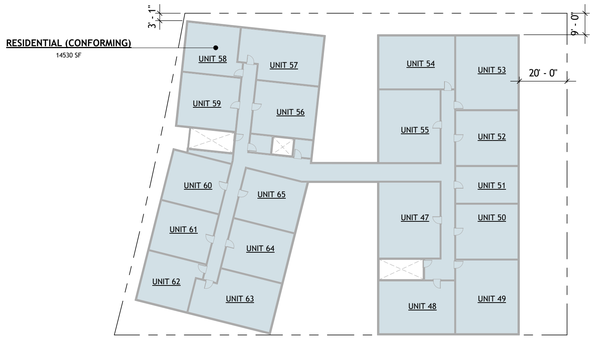
LOT COVERAGE SUMMARY:
LOT SIZE = 23,527 SF

BUILDING FOOTPRINT: 14,745 SF

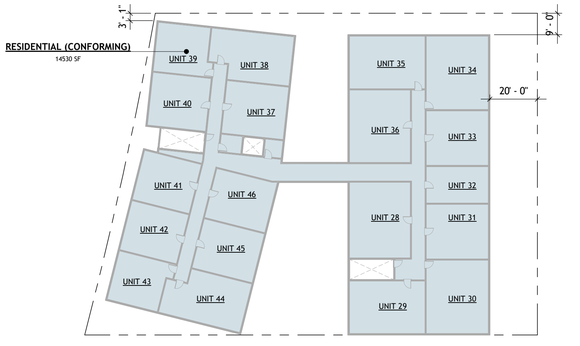
LOT COVERAGE = 14,745 / 23,527 = **63%**

LOT COVERAGE

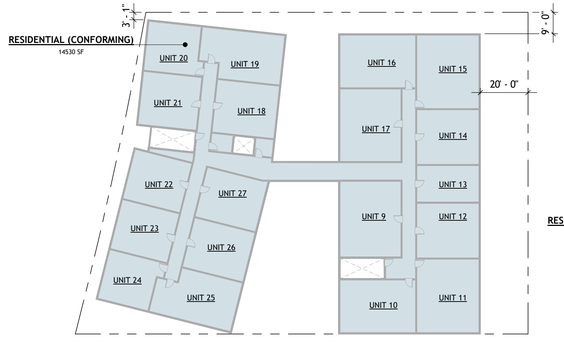
BUILDING FOOTPRINT



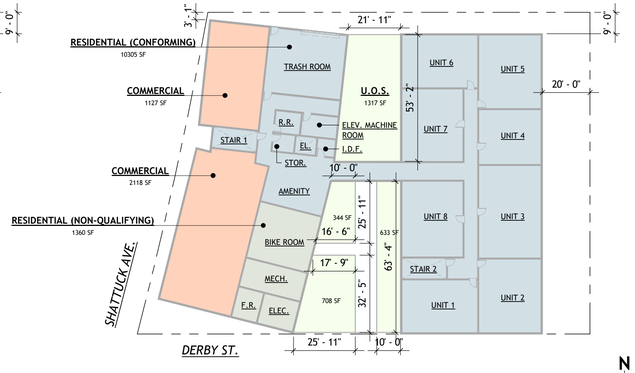
3 LEVEL 4
NOT TO SCALE



6 LEVEL 3
NOT TO SCALE



2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

N

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No. C-18027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

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

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

BASE PROJECT CALCULATIONS & DIAGRAM

G002.A

Density Bonus - 8-Story

Project Address:	2655 Shattuck Ave
Project Code:	KDN01
Date:	5/17/2024

Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	#VLI	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density (rounded up)	VLI = Very Low Income <50 AMI	% VLI x Base # Units			%Bonus x Base # Units	%Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
53,895	64.91	65.00	15.00%	9.75	10.00	50.00%	32.50	33.00	98

Base Project Residential Square Footage	Floor	Residential Sq. Footage Proposed	studio	1-bed	2-bed	3-bed	%VLI	%DB
10,305	first	3,210	0	0	0	0	5%	20.0%
14,530	second	14,785	14	5	4	0	6%	22.5%
14,530	third	14,785	14	5	4	0	7%	25.0%
14,530	fourth	14,785	14	5	4	0	8%	27.5%
	fifth	14,785	7	5	6	0	9%	30.0%
	sixth	7,250					10%	32.5%
	Seventh	5,175				10	11%	35.0%
	Eighth	5,765					12%	38.7%
53,895	TOTAL	80,540					14%	46.3%
		Units:	49	20	18	10	15%	50.0%
		Bedrooms:	49	20	36	30		

Target SF:	80,843	
Total SF:	80,540	
Prop. Units:	97	
Avg Unit SF:	830	
Beds / SF:	597	
Total	97	135

Non-Qualifying Residential Support	1,742
Commercial:	2,117
Total Gross SF:	84,399

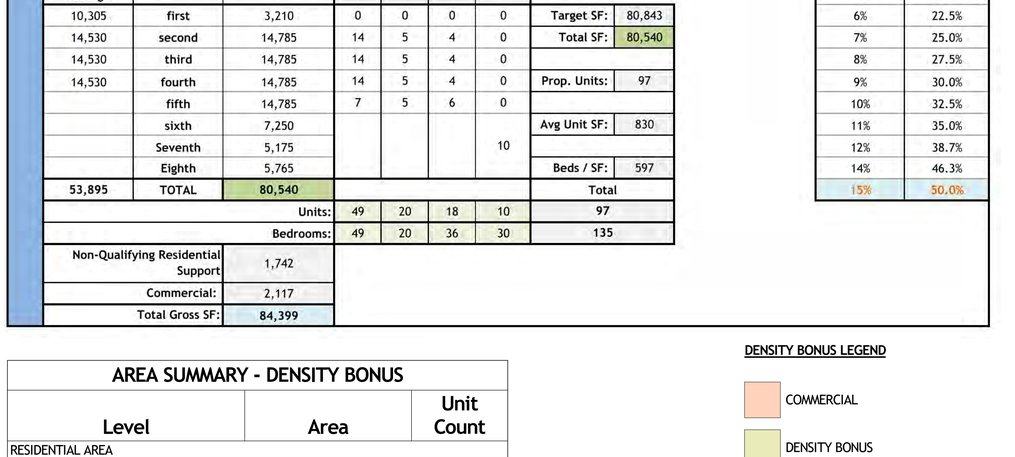
AREA SUMMARY - DENSITY BONUS

Level	Area	Unit Count
RESIDENTIAL AREA		
01 - GROUND FLOOR	3210 SF	0
02 - SECOND FLOOR	14785 SF	23
03 - THIRD FLOOR	14785 SF	23
04 - FOURTH FLOOR	14785 SF	23
05 - FIFTH FLOOR	14785 SF	18
06 - SIXTH FLOOR	7250 SF	0
07 - SEVENTH FLOOR	5175 SF	10
08 - EIGHTH FLOOR	5765 SF	0
	80540 SF	97
NON-QUALIFYING RESIDENTIAL AREA		
01 - GROUND FLOOR	1742 SF	0
	1742 SF	0
COMMERCIAL		
01 - GROUND FLOOR	2117 SF	0
	2117 SF	0
Grand total	84399 SF	97

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

DENSITY BONUS LEGEND

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



9 DENSITY BONUS PROPOSED SECTION
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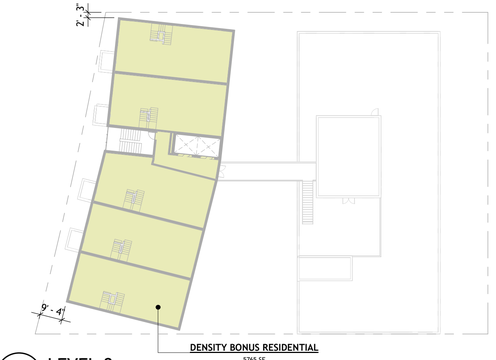

8 LEVEL 8
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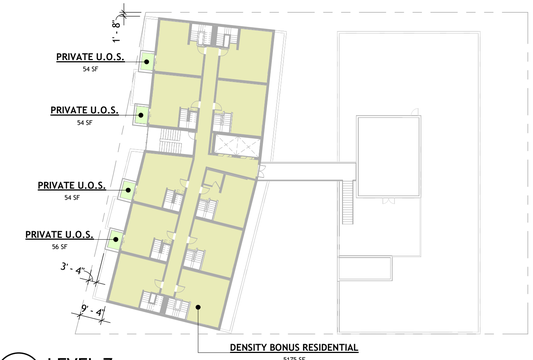

7 LEVEL 7
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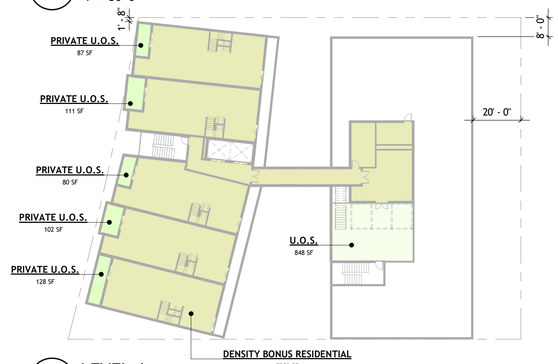
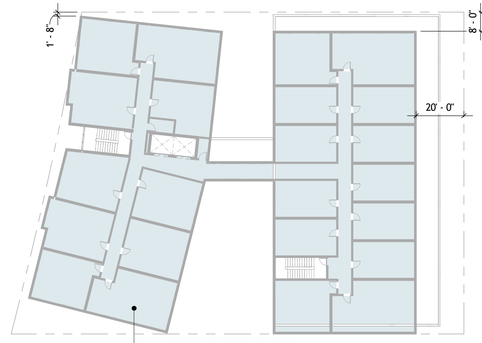
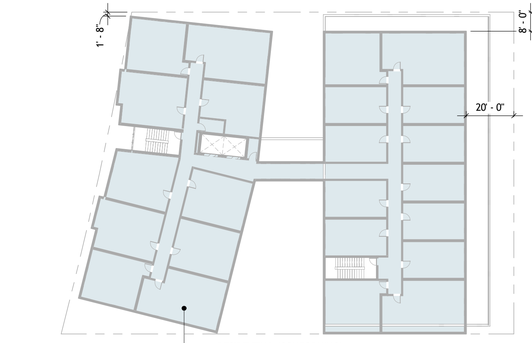


6 LEVEL 6
1" = 30'-0"

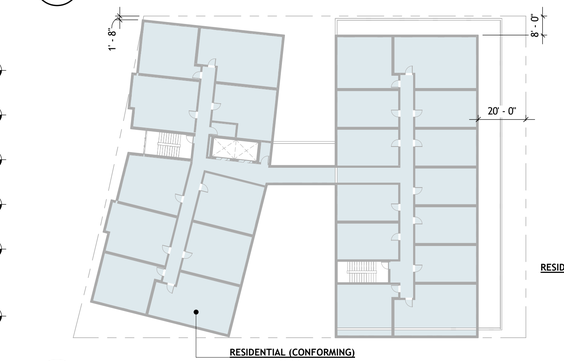
5 LEVEL 5
1" = 30'-0"



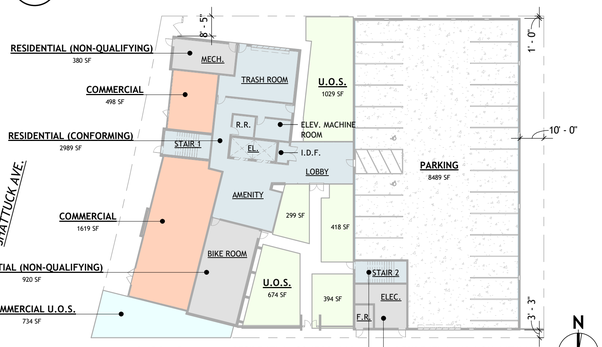
4 LEVEL 4
1" = 30'-0"



3 LEVEL 3
1" = 30'-0"



2 LEVEL 2
1" = 30'-0"



1 LEVEL 1
1" = 30'-0"

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DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

DENSITY BONUS CALCULATIONS & DIAGRAM

G002.B

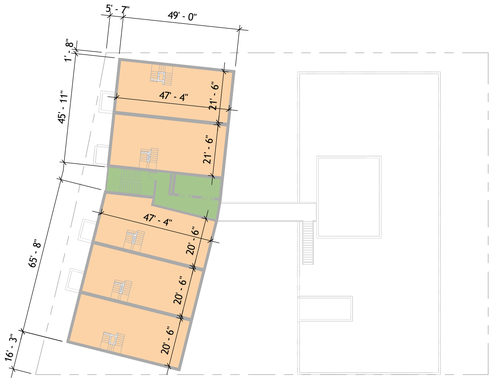
Base Project Floor	Residential Unit Floor Area (SF)	# of Residential Units
02 - SECOND FLOOR	11429 SF	23
03 - THIRD FLOOR	11419 SF	23
04 - FOURTH FLOOR	11419 SF	23
05 - FIFTH FLOOR	11571 SF	18
06 - SIXTH FLOOR	5150 SF	0
07 - SEVENTH FLOOR	3730 SF	10
08 - EIGHTH FLOOR	4978 SF	0
TOTAL:	59697 SF	97

Final Residential Unit Floor Area (FP RUFA)	**59698**
Density Bonus	**50%**
1+ Density Bonus	**1.50**
Base Project Residential Unit Floor Area (BP RUFA) (FP RUFA / (1+DB)	**39799**

A	**Total Residential Unit Floor Area (SF) RUFA** (Base Project RUFA only for denisty projects)	
	39799	
B	**Total Residential Units** (Base Project only for density bonus projects)	
	65	
C	**Total BMR Units required (20% of B)**	
	13	
D	Total BMR Units Proposed	
	50% AMI (Very- Low Income)	10
	80% AMI (Lower Income)	0
	Total BMR Units	**10**
	Per Square Foot Fee based on Total Residential Unit Floor Area (Base Project only for density bonus projects)	
	$56.25	
	In Lieu Fee percentage calculation* (Affordable units required - affordabel units provided) / Affordable Units required	
	(* projects that provide no on-site affordable Units have a multiplier of 1)	**23.08%**
		(C-D) / C

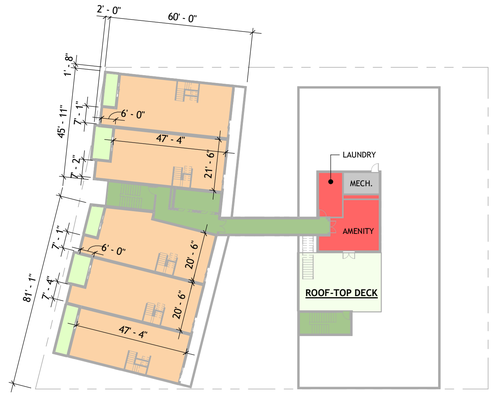
RESIDENTIAL UNIT LEGEND

- COMMERCIAL
- RESIDENTIAL UNIT FLOOR AREA
- CIRCULATION
- AMENITY
- PARKING
- UTILITY
- P.O.P.O.S.
- U.O.S.
- PRIVATE U.O.S.

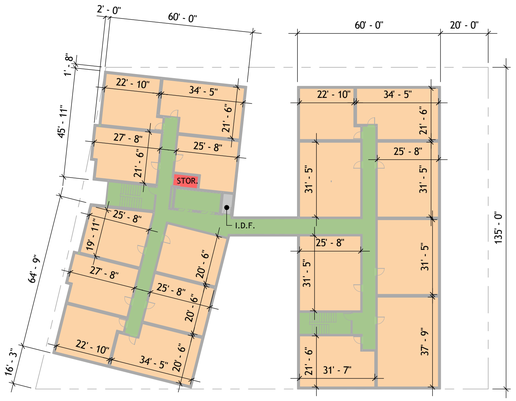


8 LEVEL 8
1" = 30'-0"

7 LEVEL 7
1" = 30'-0"



6 LEVEL 6
1" = 30'-0"



5 LEVEL 5
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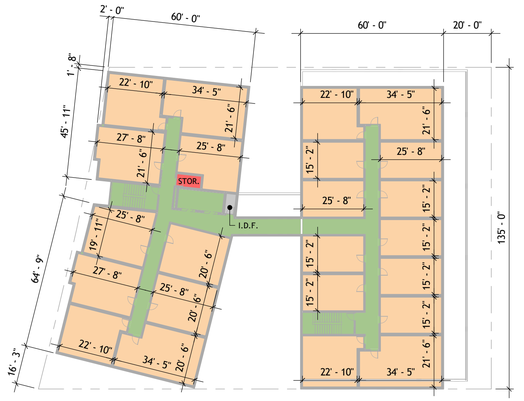

4 LEVEL 4
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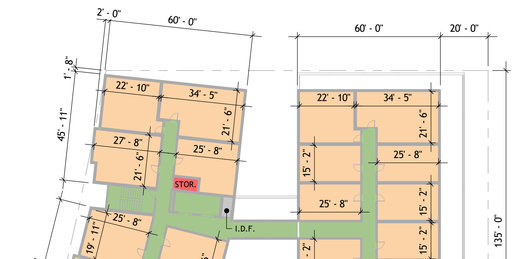

3 LEVEL 3
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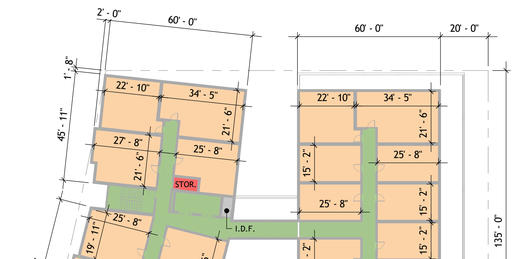

2 LEVEL 2
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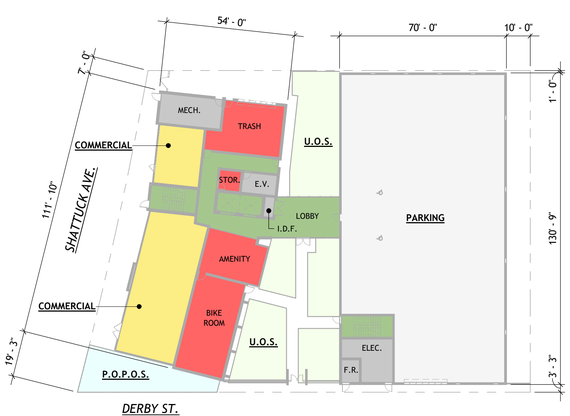

1 LEVEL 1
1" = 30'-0"

N

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No. C-18027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

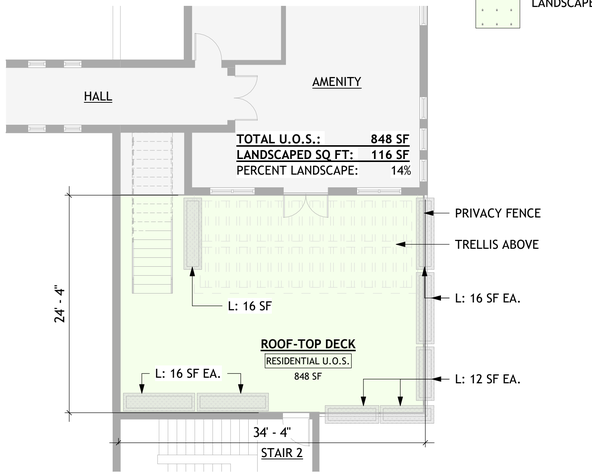
AFFORDABLE HOUSING COMPLIANCE PLAN

G002.C

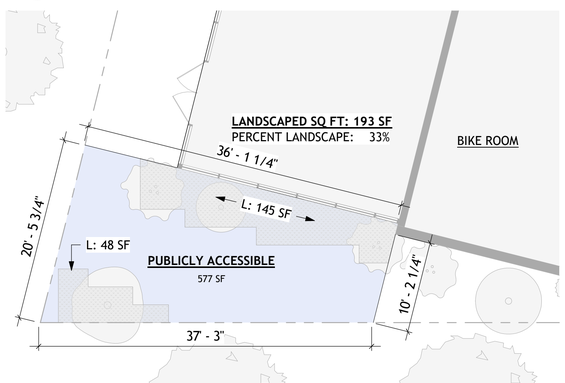
U.O.S. SUMMARY - DENSITY BONUS				
Floor	Total U.O.S. Per Floor	Public U.O.S. Hardscape (S.F.)	Public U.O.S. Landscape (S.F.)	Names/Locations
1	2,718	1,425	1,293	Exterior Courtyard + Amenity Garden
2	0	0	0	N/A
3	0	0	0	N/A
4	0	0	0	N/A
5	0	0	0	N/A
6	848	732	116	Roof-Top Deck
7	0	0	0	N/A
8	0	0	0	N/A
Non-publicly accessible UOS	3,566	2,157	1,409	*3,880* SF Required (40 SF / Unit)
			40%	*1,409* SF Landscape Required (40% of UOS)
Publicly accessible UOS	1,154 (577 x 2)	384	193	*1 sqft of publicly accessible open space = 2 sqft of required on-site open space*
			33%	
Total Usable Open Space	4,720			

USABLE OPEN SPACE

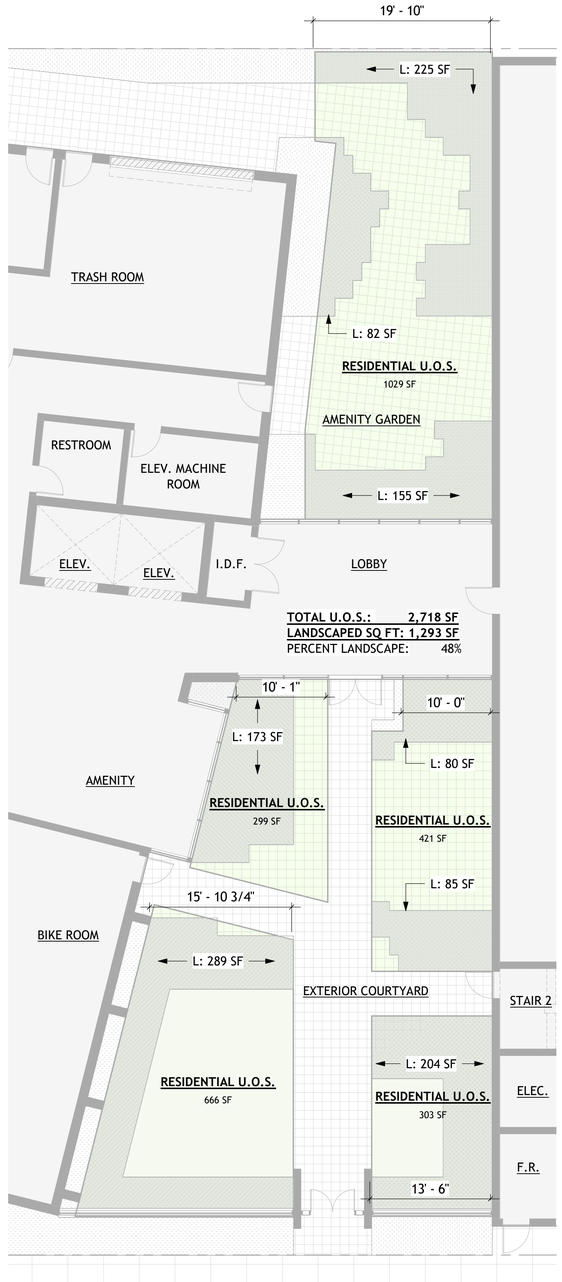
- NON - U.O.S
- PUBLICLY ACCESSIBLE U.O.S.
- RESIDENTIAL U.O.S.
- LANDSCAPED AREA



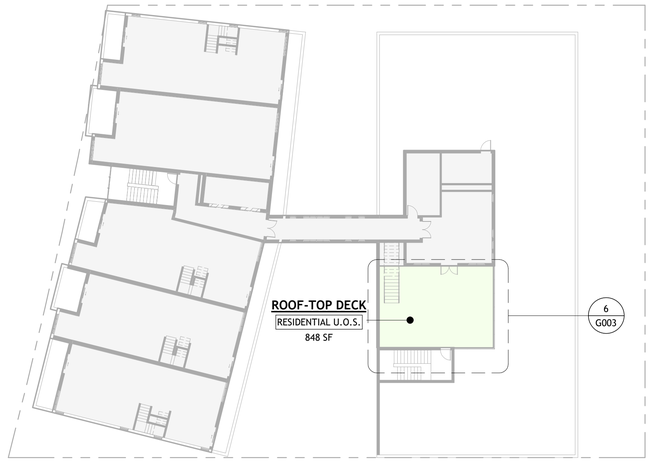
6 LEVEL 6 - ENLARGED ROOF-TOP DECK
1/8" = 1'-0"



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



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



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

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

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No. C-31827
07/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

OPEN SPACE CALCULATIONS

G003

2 STREET CONTEXT ELEVATION - PROPOSED
NOT TO SCALE

1 STREET CONTEXT ELEVATION - EXISTING
NOT TO SCALE

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JAMES FEIDELSON KAHN
No. C-31027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

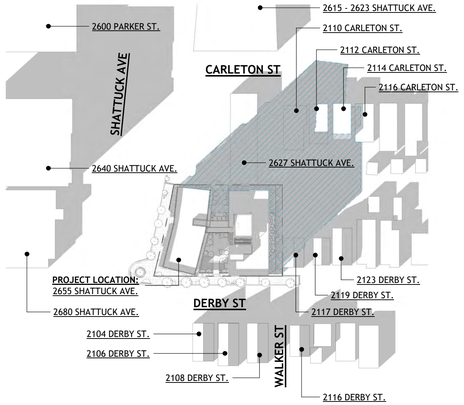
△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

STREET CONTEXT ELEVATIONS

G004



11 12/21 - 2:48 PM - COMBINED
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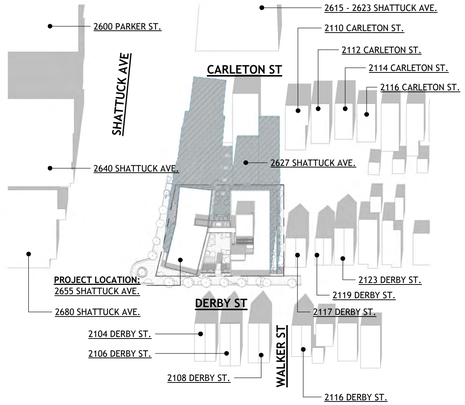

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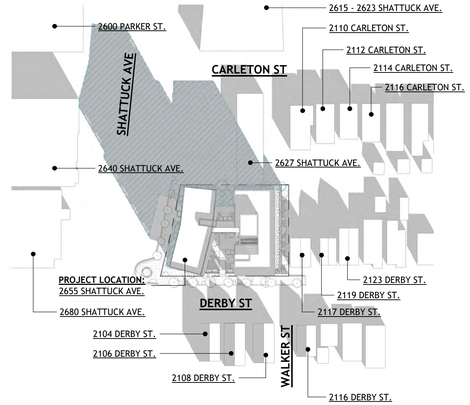

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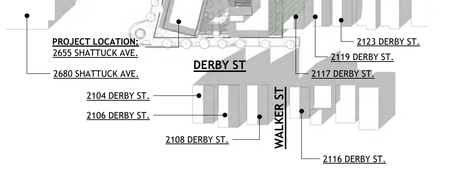

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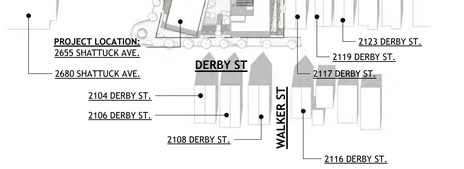

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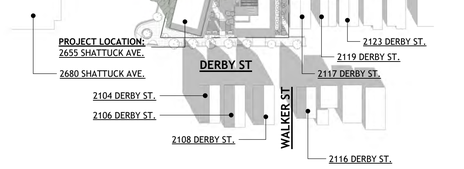

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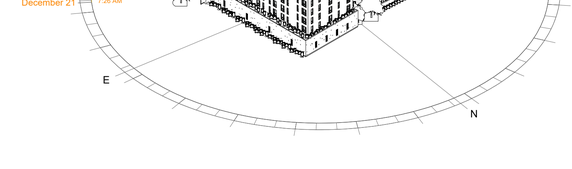
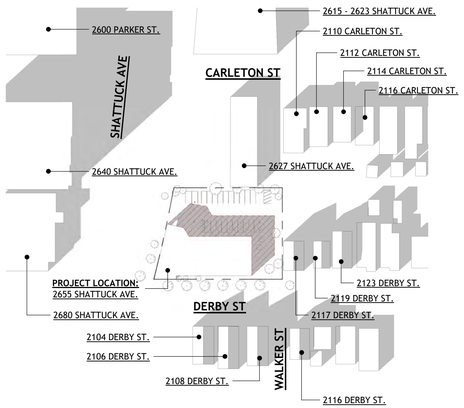


2 DECEMBER 21ST - SUN PATH
(SUNRISE - SUNSET)



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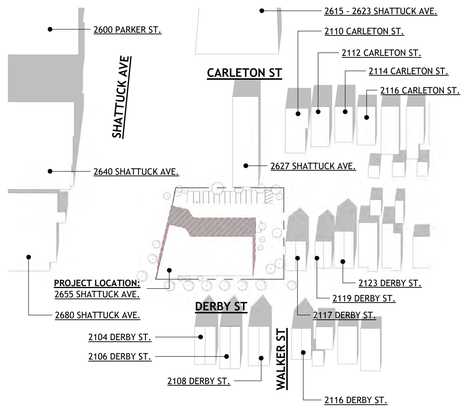

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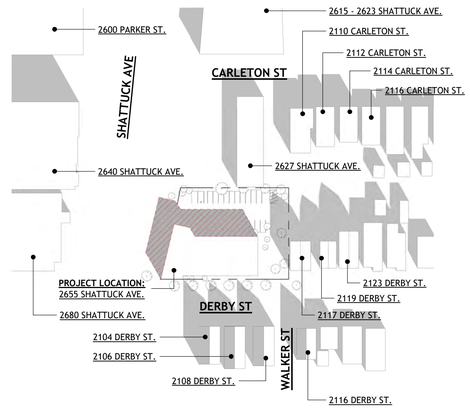

3 12/21 - 9:26 AM - EXISTING
1" = 100'-0"

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

N

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BERKELEY, CA 94704

LICENSED ARCHITECT
JAMES FRIEDLSEIN
No. C-18267
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

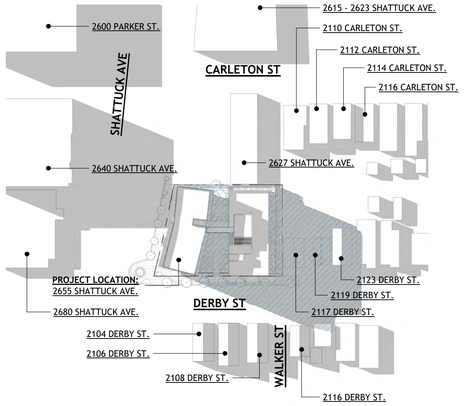
△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

SHADOW STUDIES - DECEMBER, 21ST

G020



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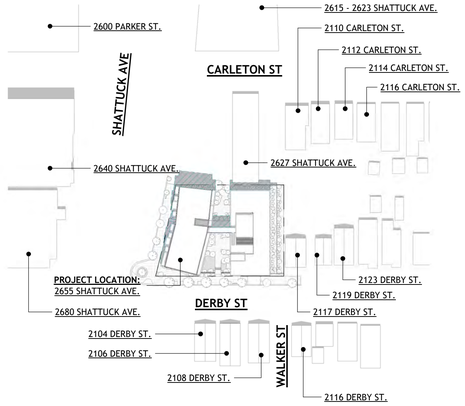

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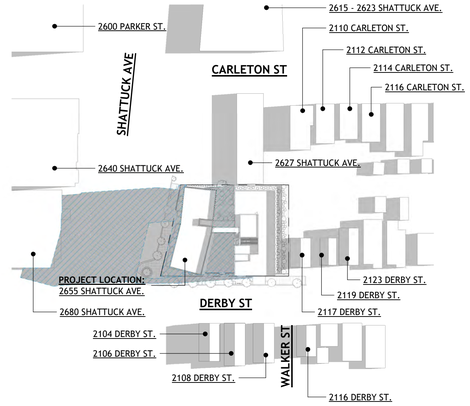

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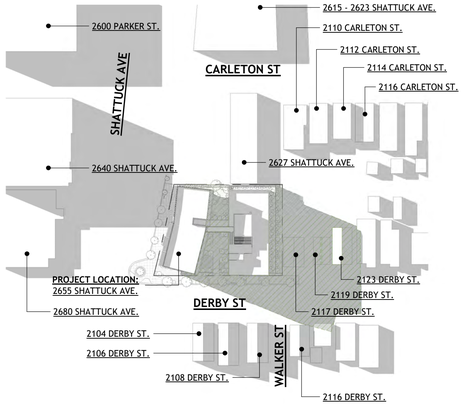

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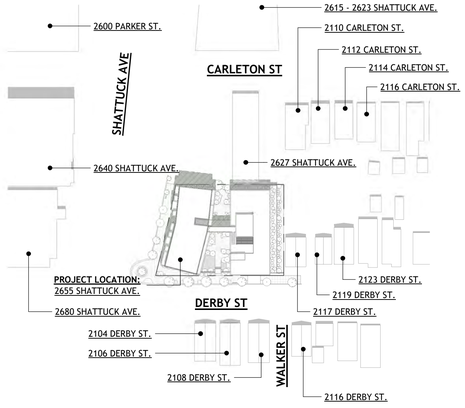

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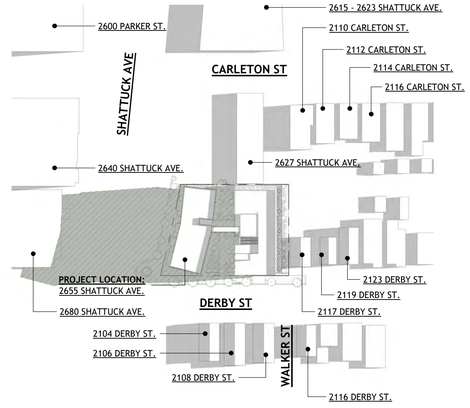

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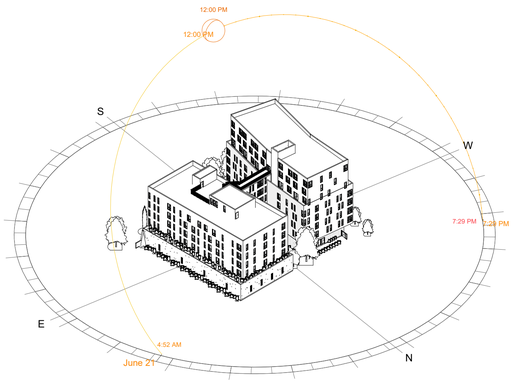
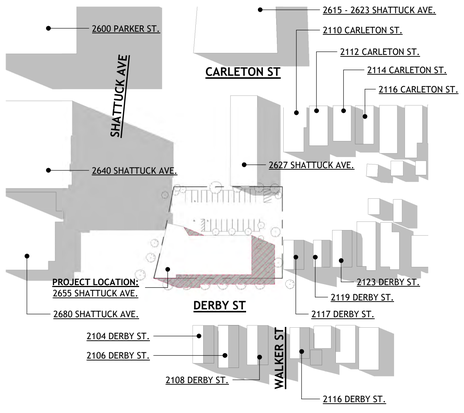


4 JUNE 21ST - SUN PATH
(SUNRISE - SUNSET)



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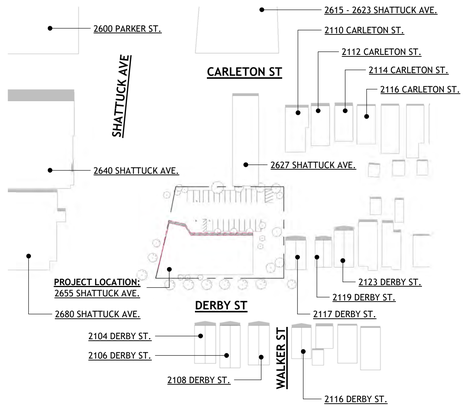

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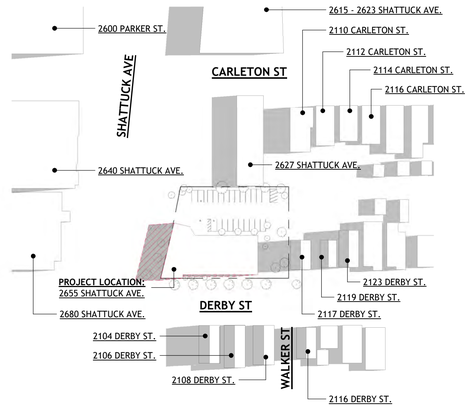

1 06/21 - 6:52 AM - EXISTING
1" = 100'-0"

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

N

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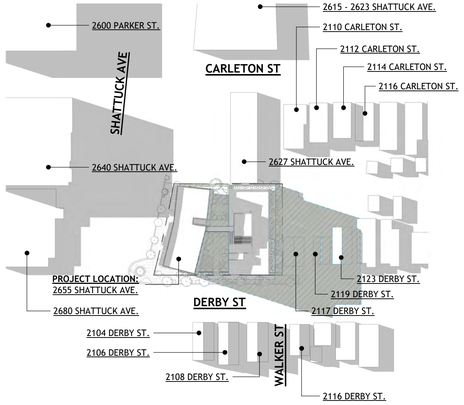
ISSUE DATE: 07/23/2024

SHADOW STUDIES - JUNE 21ST

G021



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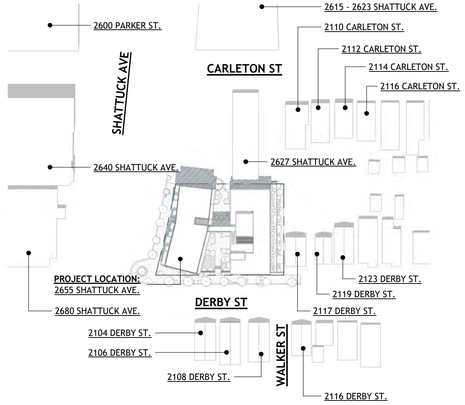

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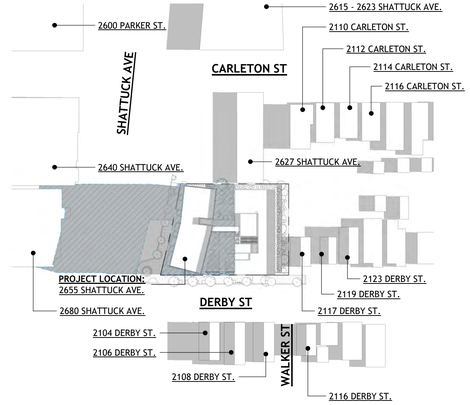

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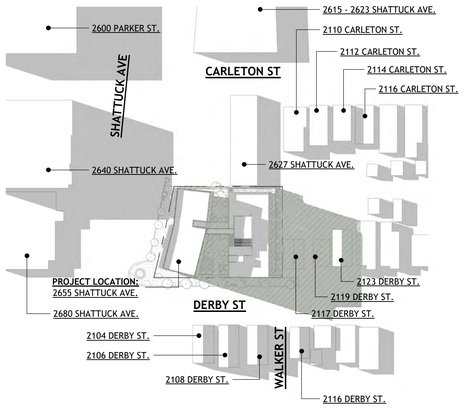

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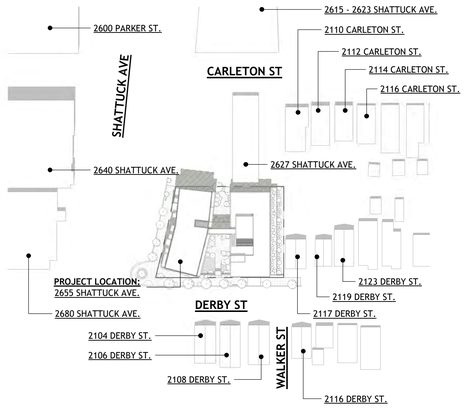

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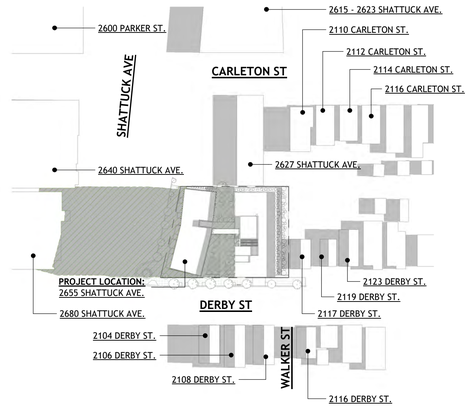

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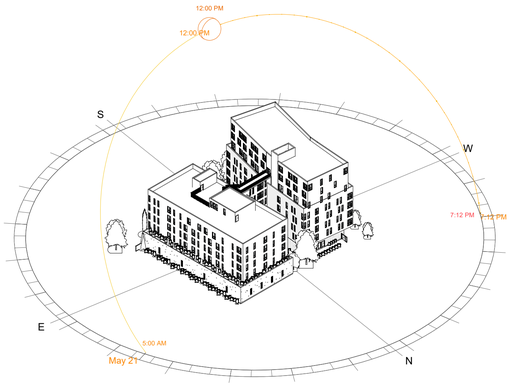
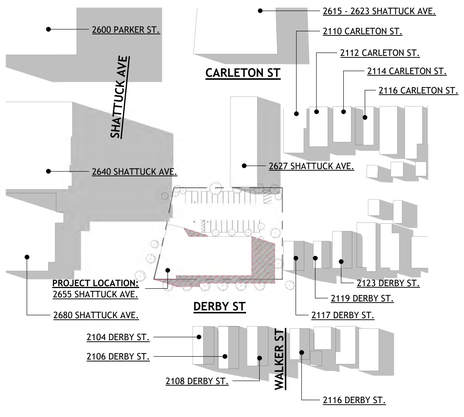


4 MAY 21ST - SUN PATH
(SUNRISE - SUNSET)



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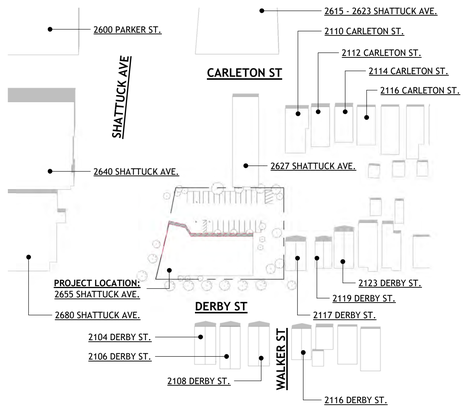

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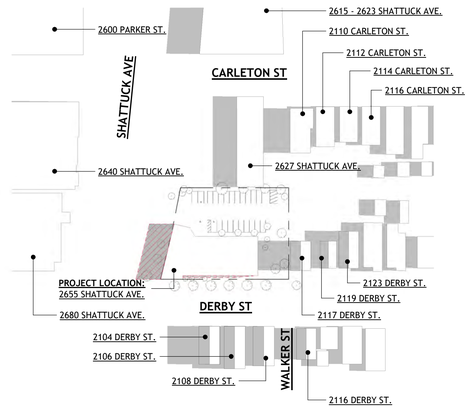

1 5/21 - 7:00 AM - EXISTING
1" = 100'-0"

EXISTING SHADOW

NEW SHADOW

OVERLAY SHADOW

1 Shadow Study Legend

N

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△	DATE	ISSUE RECORD
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PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

SHADOW STUDIES - MAY 21ST

G022

NEW HOME RATING SYSTEM, VERSION 9.1

MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource-efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points. Earn the following minimum points per category: Community (2) Energy (35), Indoor Air Quality/Health (6), Resources (5), and Water (5); and meet the prerequisites CALGreen Mandatory, Hknown, ...

Directions for Use: Column A is a dropdown menu with the options of "Yes", "No", or "TBD" or a range of percentages to allocate points. Select the appropriate dropdown and the appropriate points will appear in the blue "points achieved" column.

The criteria for the green building practices listed below are described in the *GreenPoint Rated New Home Rating Manual*. For more information please visit **www.greenpointrated.com**.

Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

New Home Multifamily Version 9.1

Points Targeted: 120
Certification Level Targeted: Gold
Compliance Pathway Targeted: All Electric High-Rise

POINTS REQUIRED

Points Achieved	Community	Energy	IAQ/Health	Resources	Water
120.0	2	35	6	5	5
135.0	33.5	43.5	24.5	19.5	19.5

* = Targeted Points

Project Name: 2655 Shattuck Avenue
2655 Shattuck Avenue,
Berkeley,
94704

Points Achieved	MEASURES	Possible Points						Notes
			Community	Energy	IAQ/Health	Resources	Water	
CALGreen:								
Yes	**CALGreen Res** (REQUIRED)	R						
A. SITE								
No	**A1. Construction Footprint** (Up to Prescriptive Floor Area and Lot Coverage Limits per Berkeley Municipal Code)	0				1		
	A2. Job Site Construction Waste Diversion							
TBD	A2.1 70% C&D Waste Diversion (**including** Alternative Daily Cover)	TBD					2	
Yes	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1					1	
Yes	**A3. Recycled Content Base Material** (Minimum 20% Post-Consumer Content)	1					1	
Yes	**A4. Heat Island Effect Reduction (Non-Roof)**	2		1	1			
Yes	**A5. Construction Environmental Quality Management Plan including Flush-Out**	1			1			
	A6. Stormwater Control: Prescriptive Path							
Yes	A6.1 Permeable Paving Material	1					1	
TBD	A6.2 Filtration and/or Bio-Retention Features	1					1	
Yes	A6.3 Non-Leaching Roofing Materials	1					1	
No	A6.4 Smart Stormwater Street Design	0	1					
No	**A7. Stormwater Control: Performance Path** (Capture and Treat 85% of Amount Runoff (Onsite))	0					0	
B. FOUNDATION								
No	**B1. Low Carbon Concrete** (Minimum of 30%)	0				0		
No	**B2. Radon-Resistant Construction**	0			0			
N/A	**B3. Foundation Drainage System**	0				0		
No	**B4. Sealed Crawlspace**	0			1			
	B5. Structural Pest Controls							
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
C. LANDSCAPE								
19.00%	Enter the landscape area percentage. Points capped at 5 for less than 15%							
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	1					1	
Yes	**C2. Three Inches of Organic Mulch in Planting Beds**	1					1	
	C3. Resource Efficient Landscapes							
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1					1	
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size (Limited Invasiveness)	1					1	
Yes	C3.3 Drought Tolerant, California Native, or Other Appropriate Species	3					3	
	C4. Minimal Turf in Landscape							
TBD	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	TBD					2	
TBD	C4.2 Turf as a Small Percentage of Landscaped Area	TBD					2	
No	**C5. Trees to Moderate Building Temperature** (at least 50% of West-Facing Glazing and Walls Shaded)	0		1	1			
Yes	**C6. High-Efficiency Irrigation System**	2					2	
No	**C7. One Inch of Compost in the Top Six to Twelve inches of Soil** (with Soil Testing)	0					2	
	C8. Rainwater Harvesting System							
No	C8.1 Rainwater Harvesting System with 300 Gallon Storage Capacity	0					1	
No	C8.2 Rainwater to Flush Toilets or Meet 50% of Landscape Irrigation Demand	0					3	
No	**C9. Recycled Wastewater Irrigation System**	0					1	
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	2					2	
TBD	**C11. Efficient Landscape Water Budget**	TBD					1	

Points Achieved	MEASURES	Possible Points						Notes
			Community	Energy	IAQ/Health	Resources	Water	
	C12. Environmentally Preferable Materials for Site							
No	C12.1 Environmentally Preferable Materials for 70% of Hardscapes and Fencing	0				1		
No	C12.2 Pay Structures and Surfaces Have an Average Recycled Content ≥ 20%	0				1		
Yes	**C13. Reduced Light Pollution** (Exterior lighting fixtures shielded and directed downward)	1	1					
No	**C14. Large Stature Tree(s)**	R	1					
No	**C15. Third Party Landscape Program Certification**	0					1	
No	**C16. Maintenance Contract with Certified Professional** (Bay-Friendly Qualified Professional in Equity ...)	0					1	
No	**C17. Community Garden**	0	1					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
	D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0			1		2	
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0					1	
No	D1.3 Advanced Framing Measures	0					2	
	D2. Construction Material Efficiencies							
No	D2.1 Prefabricated Wall or Roof Framing (Pre-assembled wall and roof framing for at least 85% of project)	0					2	
No	D2.2 Prefabricated Modular Units	0					6	
No	**D3. Engineered Beams and Headers**	0					1	
No	**D4. Insulated Headers**	0			1			
	D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0					4	
No	D5.2 Panel Products	0					3	
	D6. Solid Wall Systems							
No	D6.1 At Least 90% of Floors	0					1	
No	D6.2 At Least 90% of Exterior Walls	0		1			1	
No	D6.3 At Least 90% of Roofs	0		1			1	
No	**D7. Energy Heels on Roof Trusses**	0		1				
No	**D8. Overhangs and Gutters**	0		1			1	
	D9. Reduced Pollution Entering the Home from the Garage							
No	D9.1 Detached or No Garage	0			2			
No	D9.2 Mitigation Strategies for Attached Garage	0			1			
	D10. Structural Pest and Rot Controls							
No	D10.1 All Wood Located At Least 12 Inches Above the Soil	0					1	
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0					1	
No	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	0			1		1	
E. EXTERIOR								
No	**E1. Environmentally Preferable Decking**	0					1	
No	**E2. Flashing Installation Third-Party Verified**	0					2	
No	**E3. Rain Screen Wall System**	0					3	
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1					1	
No	**E5. Durable and Fire Resistant Roofing Materials or Assembly**	0					1	
No	**E6. Vegetated Roof**	0	2	2				
No	**E7. Cool Roof**	0		1				
F. INSULATION								
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
Yes	F1.1 Walls and Floors	0.5					0.5	
Yes	F1.2 Ceilings	0.5					0.5	
	F2. Low-Emitting Insulation							
Yes	F2.1 Walls and Floors	0.5			0.5			
Yes	F2.2 Ceilings	0.5			0.5			
	F3. Low GWP Insulation That Does Not Contain Fire Retardants							
Yes	F3.1 Cavity Walls and Floors	1			1			
Yes	F3.2 Ceilings	1			1			
Yes	F3.3 Interior and Exterior Insulation	1			1			
G. PLUMBING								
	G1. Efficient Distribution of Domestic Hot Water							

Points Achieved	MEASURES	Possible Points						Notes
			Community	Energy	IAQ/Health	Resources	Water	
	G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads 1.75 gpm	2					2	
Yes	G2.2 WaterSense Bathroom Faucets with ≤ 1.0 gpm	1					1	
1/1.1 gal	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less than 500 Grams 1.28 gpf OR 1.1 gpf	2					2	
No	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf	0					1	
No	**G3. Pre-Plumbing for Graywater System**	0					2	
No	**G4. Operational Graywater System**	0					4	
No	**G5. Thermostatic Shower Shut-Off Valve**	0					1	
Yes	**G6. Submeter Water for Tenants**	1					1	
H. HEATING, VENTILATION, AND AIR CONDITIONING								
	H1. All Electric or Sealed Combustion Units							
No	H1.1 Sealed Combustion Furnace or Heat Pump	0			1			
No	H1.2 Sealed Combustion or Heat Pump Water Heater	0			1			
No	**H2. High Performing Zoned Hydronic Radiant Heating System**	0			1			
	H3. Effective Ductwork							
No	H3.1 Duct Mastic on Duct Joints and Seams	0			1			
No	H3.2 Pressure Balance the Ductwork System	0			1			
	H5. Advanced Practices for Cooling							
Yes	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	1		1				
No	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	0		1				
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2019 Ventilation Residential Standards	Y	n	n	n	n	n	
No	H6.2 Advanced Ventilation Standards	0			2			
No	H6.3 Outdoor Air Is Filtered and Tempered	0			1			
	H7. Effective Range Design and Installation							
No	H7.1 Effective Range Hood Ducting and Design	0			1			
No	H7.2 Automatic Range Hood Control	0			1			
No	**H8. High Efficiency HVAC Filter (MERV 16+)**	0			1			
Yes	**H9. Advanced Refrigerants** (low global warming potential (GWP) refrigerants)	1			1			
I. RENEWABLE ENERGY								
0.00%	**I1. Onsite Renewable Generation (PV, Micro Hydro, and Wind)**							
	I2. Low Carbon Homes							
No	I2.1 Near Zero Energy Home (offset at least 80% of annual site energy use)	0		2				
No	I2.2 Near Zero Energy Home with Flexibility Strategies (Need to 1 and any strategies from I2.)	0		2				
	I3. Energy Storage and Thermal Load Shifting							
No	I3.1 Battery Energy Storage System (BESS)	0		2				
No	I3.2 Auxiliary Thermal Energy Storage System or Pre-Heating of Hot Water	0		1				
No	I3.3 Pre-Cooling Equipment for AC	0		1				
No	**I4. Solar Hot Water Systems to Preheat Domestic Hot Water**	0		4				
J. BUILDING FYSTOPMANCE AND TESTING								
No	**J1. Third-Party Verification of Quality of Insulation Installation**	0			1			
No	**J2. Supply and Return Air Flow Testing**	0			1	1		
No	**J3. Compartmentalization of Units** (Minimum unconditioned pathways for indoor air (adjacent) between units)	0			1	1		
No	**J4. All Electric or Combustion Appliance Safety Testing**	0			1			
All Electric High-Rise	**J5. Building Energy Performance**							**All Electric Compliance** - Multifamily must be all-electric and meet T24.
Select Climate Zone								Climate Zone Input
0.00%	J5.1 All Electric Home Meets or Outperforms Title 24 Part 6 (Required)	41		15+				EDR2in compliance margin from the Energy Use Summary (do not include renewables)
0.00%	J5.2 Non-Residential Spaces Outperform Title 24 (Low-residential space 97 must be ≥20% of residential SF)			15				
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst** (Required)	1		1				
No	**J7. Participation in Utility Program with Third-Party Plan Review**	0		1				
No	**J8. ENERGY STAR® for Homes**	0		1				
No	**J9. EPA Indoor airPlus Certification**	0			2			
K. FINISHES								

Points Achieved	MEASURES	Possible Points						Notes
			Community	Energy	IAQ/Health	Resources	Water	
	K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	K1.1 Entryways to Individual Units (Walkways from curbside or entrances and (permanent) breezeway for other dwellings)	0			1			
No	K1.2 Entryways to Buildings (Walkways hard surface at entrances and (non-, permanent) walk-off mat at grill)	0			1			
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2			
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1			
	K4. Environmentally Preferable Materials for Interior Finish							
No	K4.1 Cabinets	0					2	
No	K4.2 Interior Trim	0					2	
No	K4.3 Shelving	0					2	
No	K4.4 Doors	0					2	
No	K4.5 Countertops	0					1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
No	K5.1 Doors	0			1			
No	K5.2 Cabinets and Countertops	0			2			
No	K5.3 Interior Trim and Shelving	0			2			
No	**K6. Products That Comply With the Health Product Declaration Open Standard**	0			2			
No	**K7. Indoor Air Formaldehyde Testing** (Less Than 50 Parts Per Billion)	0			2			
No	**K8. Comprehensive Inclusion of Low Emitting Finishes**				1			
	K9. Durable Cabinets							
No	K9.1 Durable Cabinet Construction (Plywood for casework and doors, dovetail joints)	0				1		
No	K9.2 Durable Cabinet Hardware (Ball bearing dresser slides, two-piece/pivot metal hinges)	0				1		
No	**K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes**	0				1		
L. FLOORING								
475%	**L1. Environmentally Preferable Flooring**	4				3		
Yes	**L3. Durable Flooring** (All flooring is hard surfaces)	2			1	1		
No	**L4. Thermal Mass Flooring**	0	1					
M. APPLIANCES AND LIGHTING								
Tier 1	**M1. ENERGY STAR® Dishwasher**	Y					Y	
	M2. Efficient Clothes Washing and Drying							
501-	M2.1 CEE-Rated or ENERGY STAR® Clothes Washer	2		1			2	
No	M2.2 ENERGY STAR® Dryer	0		1				
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5				
<2cf cubic feet	**M3. Size-Efficient ENERGY STAR® Refrigerator**	R		2				
	M4. Permanent Centers for Waste Reduction Strategies							
No	M4.1 Built-In Recycling Center	0				1		
No	M4.2 Built-In Composting Center	0				1		
TBD	M4.3 Triple Trash Chutes in Multifamily Building (Compost, recycle, and landfill)	TBD				1		
	M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2				
Yes	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	2		2				
Tier 1	**M6. Electric Vehicle Charging Stations and Infrastructure**	2		2	0			
Yes	**M7. Central Laundry**	1					1	
Yes	**M8. Gearless Elevator**	1		1				
Yes	**M9. Gas Infrastructure Removed for Major Alterations**	4			4			
TBD	**M10. All-Electric Commercial Kitchen**				4			
N. COMMUNITY								
	N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1		
No	N1.2 Designated Brownfield Site	0	1			1		
>50	N1.3 Conserve Resources by Increasing Density	2		2		2		
TBD	N1.4 Cluster Homes for Land Preservation	TBD	1			1		
	N1.5 Home Size Efficiency					10		
	Enter the area of the home, in square feet							
	Enter the number of bedrooms							
	N2. Home(s)/Development Located Near Major Transit Stop							

Points Achieved	MEASURES	Possible Points						Notes
			Community	Energy	IAQ/Health	Resources	Water	
No	**O9. Residents Are Offered Free or Discounted Transit Passes**	0	2					
No	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**	0				1		
No	**O11. Smokefree Housing**	0				2		
No	**O12. Integrated Pest Management Plan**	0				1		
P. DESIGN CONSIDERATIONS								
	P1. Acoustics: Noise and Vibration Control		1			1		
	Enter the number of Tier 1 practices							
	Enter the number of Tier 2 practices							
	P2. Mixed-Use Design Strategies							
No	P2.1 Tenant Improvement Requirements for Build-Outs	0			1		1	
N/A	P2.2 Commercial Loading Area Separated for Residential Area	0			1			
Yes	P2.3 Separate Mechanical and Plumbing Systems	1			1			
	P3. Commissioning							
Yes	P3.1 Design Phase	Y		1	1			
No	P3.2 Construction Phase	0		2	1			
No	P3.3 Post-Construction Phase	0		2	1			
Yes	**P4. Building Enclosure Testing**	1		1	1			

Summary

Total Available Points in Specific Categories	387	49	104	90	37	57
Minimum Points Required In Specific Categories	90	2	29	6	6	6
Total Points Achieved	120.0	1.5	35.0	29.0	13.5	20.5

NOTE: The proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37) including solar PV system, battery energy storage, electric vehicle charging, and low-carbon concrete requirements. For building permit submittal, quantitative values for appliance fuel efficiency will be included in relevant building permit architectural sheets, and window and door schedules, and on architectural, plumbing, and mechanical sheets, matching those values stipulated in prescriptive or performance energy compliance documents.

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
JAMES FEDERSON EVANS
No. C016227
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

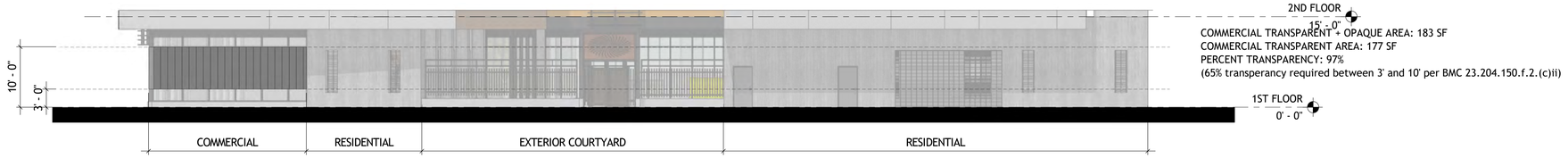
△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

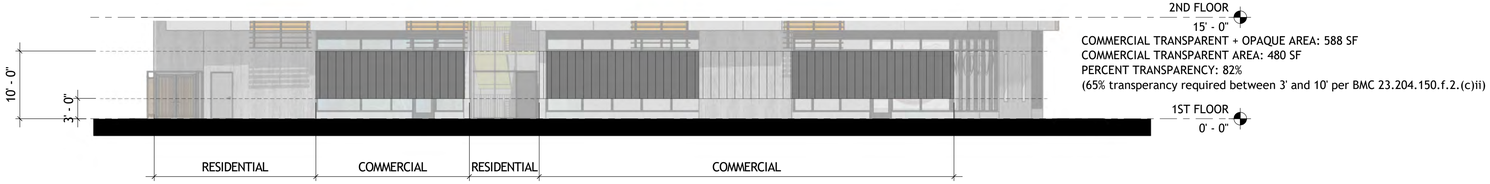
GREEN POINT HOME CHECKLIST

G030



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

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



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

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

2 WEST ELEVATION
NOT TO SCALE

1 SOUTH ELEVATION
NOT TO SCALE

LEGEND:

TRANSPARENT + OPAQUE AREA

TRANSPARENT AREA

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
JAMES FRIEDLSEIN
No. C-18267
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION
3	12/20/24	PLANNING RESPONSE 3

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

FACADE TRANSPARENCY

3
G031

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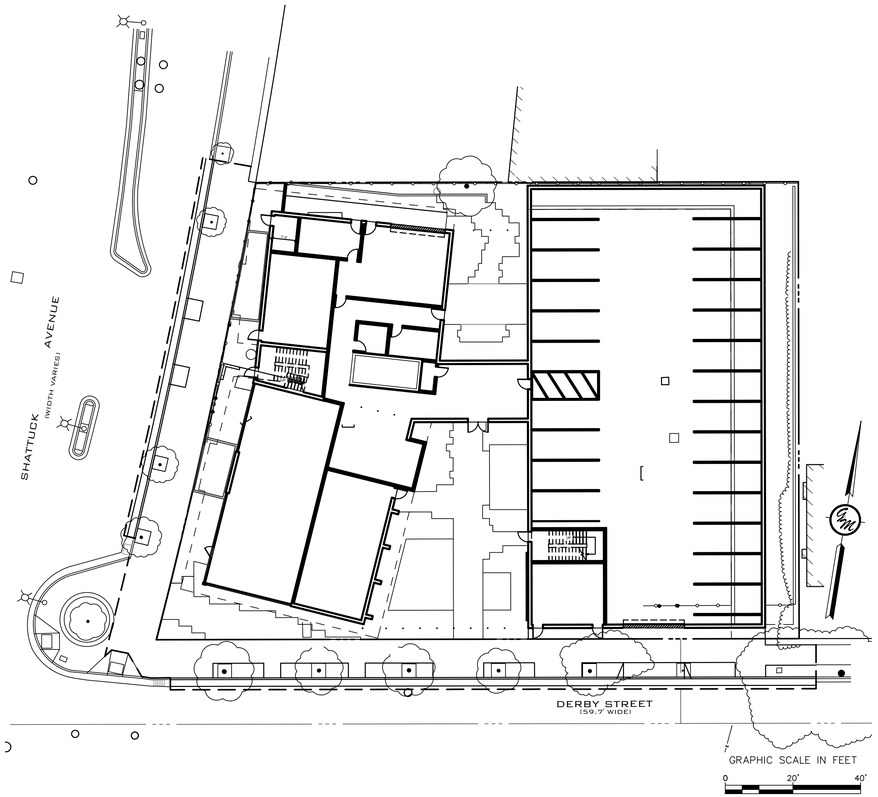
PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1826-18-2



SITE

BASIS OF BEARINGS:

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

VERTICAL DATUM / BENCHMARK:

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

BOUNDARY NOTE:

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

TITLE REPORT NOTE:

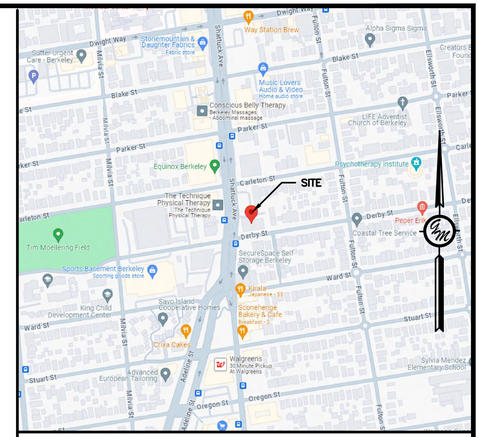
AS OF THE DATE OF THIS SURVEY A CURRENT TITE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR FOR EXAMINATION. THEREFORE, THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES ON OR APPURTENANT TO THE SURVEYED PROPERTY THAT EXIST OF RECORD BUT ARE NOT DELINEATED HEREON.

UTILITIES NOTE:

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

REFERENCES:

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



VICINITY MAP

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

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

PROPERTY ADDRESS:
2655 SHATTUCK AVENUE
BERKELEY, CA 94704

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

EXISTING AND PROPOSED ZONING:
C-AC ADELINE CORRIDOR COMMERCIAL

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

SANITARY SEWER BY:
CITY OF BERKELEY SANITARY DISTRICT

WATER SERVICE BY:
EAST BAY MUNICIPAL UTILITY DISTRICT

GAS & ELECTRIC SERVICE BY:
PACIFIC GAS & ELECTRIC COMPANY

FIRE PROTECTION BY:
CITY OF BERKELEY FIRE DEPARTMENT

PROJECT INFORMATION

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

SHEET INDEX

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Castro Valley Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510-581-2772 Fax: 510-581-2813 www.greenwoodmoore.com

REGISTERED PROFESSIONAL ENGINEER
JEFFERY R. MOORE
No. C043628
Exp. 03/31/2026
CIVIL
STATE OF CALIFORNIA
PRELIMINARY
NOT FOR CONSTRUCTION

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

COVER SHEET

CHECKED BY: XXX
DRAWN BY: STAFF
SCALE: 1"=20'
DATE 05/17/2024
PROJECT NO. 2024.018
PHASE NO. XX
SHEET NO. C0.0

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AB	AGGREGATE BASE
ABAG	ASSOCIATION OF BAY AREA GOVERNMENTS
ABS	ACRYLONITRILE BUTADIENE STYRENE
AC	ASPHALTIC CONCRETE
ACWD	ALAMEDA COUNTY WATER DISTRICT
AD	AREA DRAIN
ADA	AMERICAN DISABILITIES ACT
AE	ACCESS EASEMENT
AL	AREA LIGHT
ANC	ANCHOR
ANG PT	ANGLE POINT
AP	ANCHOR POLE
ARV	AIR RELIEF VALVE
ASB	AGGREGATE SUB-BASE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BC	BEGINNING OF CURVE
BLDG	BUILDING
BOC	BACK OF CURB
BOW	BACK OF SIDEWALK
BM	BENCH MARK
BO	BLOWOFF
BPD	BACKFLOW PREVENTION DEVICE
BVC	BEGINNING OF VERTICAL CURVE
BVCE	BEGINNING OF VERTICAL CURB ELEVATION
BVCS	BEGINNING OF VERTICAL CURB STATION
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
C&G	CURB AND GUTTER
CB	CATCH BASIN
CFS	CUBIC FEET PER SECOND
CIP	CAST IRON PIPE
CL	CENTERLINE
CL II	CLASS 2
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONF	CONFORM
CONC	CONCRETE
COTG	CLEANOUT TO GRADE
CVSAN	CASTRO VALLEY SANITARY
CY	CUBIC YARDS
DI	DROP INLET/DRAIN INLET
DIP	DUCTILE IRON PIPE
DWG	DRAWING
DWY	DRIVEWAY
(E)	EXISTING
EA	EACH
EBMUD	EAST BAY MUNICIPALITY DISTRICT
EC	END OF CURVE
EG	EXISTING GRADE
ELEC	ELECTRIC
ELECTRO	ELECTROLIER
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EV	ELECTRIC VEHICLE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EVC	END OF VERTICLE CURVE
EVCE	END OF VERTICAL CURB ELEVATION
EVCS	END OF VERTICAL CURB ELEVATION
EW	EACH WAY
FM	FORCE MAIN
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOWLINE
FS	FINISH SURFACE
G	GAS MAIN
GAS V	GAS VALVE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
G&M	GREENWOOD&MOORE
HC	HANDICAP
HGL	HYDRAULIC GRADE LINE
HOR	HORIZONTAL
HP	HIGH POINT
INT	INTERSECTION
INV	INVERT ELEVATION
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY
JP	JOINT POLE
JT	JOINT TRENCH
L	LENGTH
LAT	SEWER LATERAL
LBS	POUND
LF	LENGTH IN FEET
LP	LOW POINT
LS	LENGTH IN FEET
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
(N)	NEW
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
P	PAVEMENT
PCC	PORTLAND CONCRETE CEMENT
PCF	PER SQUARE FOOT
PG&E	PACIFIC GAS & ELECTRIC COMPANY
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
POC	POINT OF CURVE
PRC	POINT OF REVERSE CURVATURE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSI	POUND PER SQUARE INCH
PL	PROPERTY LINE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PV	PAVEMENT
PVC	POLY VINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
(R)	RADIAL LINE
RL	RIDGE LINE
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
RT	RIGHT
ROW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SHT	SHEET
SL	STREET LIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT/RISER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SIDEWALK
T	TELEPHONE LINE
TBO	TEMPORARY BLOWOFF
TC	TOP OF CURB
TELE	TELEPHONE
TS	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHEWISE
USD	UNION SANITARY DISTRICT
VAR	VARIES
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERICAL
VIF	VERIFY IN FIELD
W	WATER
W/	WITH
W/O	WITHOUT
WM	WATER METER
WV	WATER VALVE
YL	YARD LIGHT

ABBREVIATIONS

EXISTING	PROPOSED	DESCRIPTION
		AREA LIGHT
BO	BO	BLOWOFF
		BRUSH LINE
		BUILDING
CTV	CTV	CABLE TV LINE
		CATCH BASIN
		CONCRETE
		CURB
		CURB & GUTTER
		CURB, GUTTER & SIDEWALK
		CUT/FILL LINE
		DAYLIGHT LINE
DI		DROP INLET
E	E	ELECTRIC LINE
		ELECTROLIER
X	X	FENCE
		FIRE HYDRANT
F	F	FIRE MAIN
		FLAG POLE
G	G	GAS MAIN
		GAS VALVE
GM UPA	GM UPA	GAS METER
		GUY ANCHOR
JT	JT	JOINT TRENCH
		MONUMENT
	CO	SANITARY SEWER CLEANOUT
SS	SS	SANITARY SEWER LINE
SSMH	SSMH	SANITARY SEWER MANHOLE
		SIGN
		SLOPE
SD		STORM DRAIN LINE
D		STORM DRAIN MANHOLE
T	T	TELEPHONE LINE
		TELEPHONE VAULT
		TRAFFIC SIGNAL
		TRANSFORMER
		UTILITY POLE
		VALLEY GUTTER
		WALL
		WATER GATE VALVE
W	W	WATER MAIN
WM	WM	WATER METER
		WATER VALVE

LEGEND

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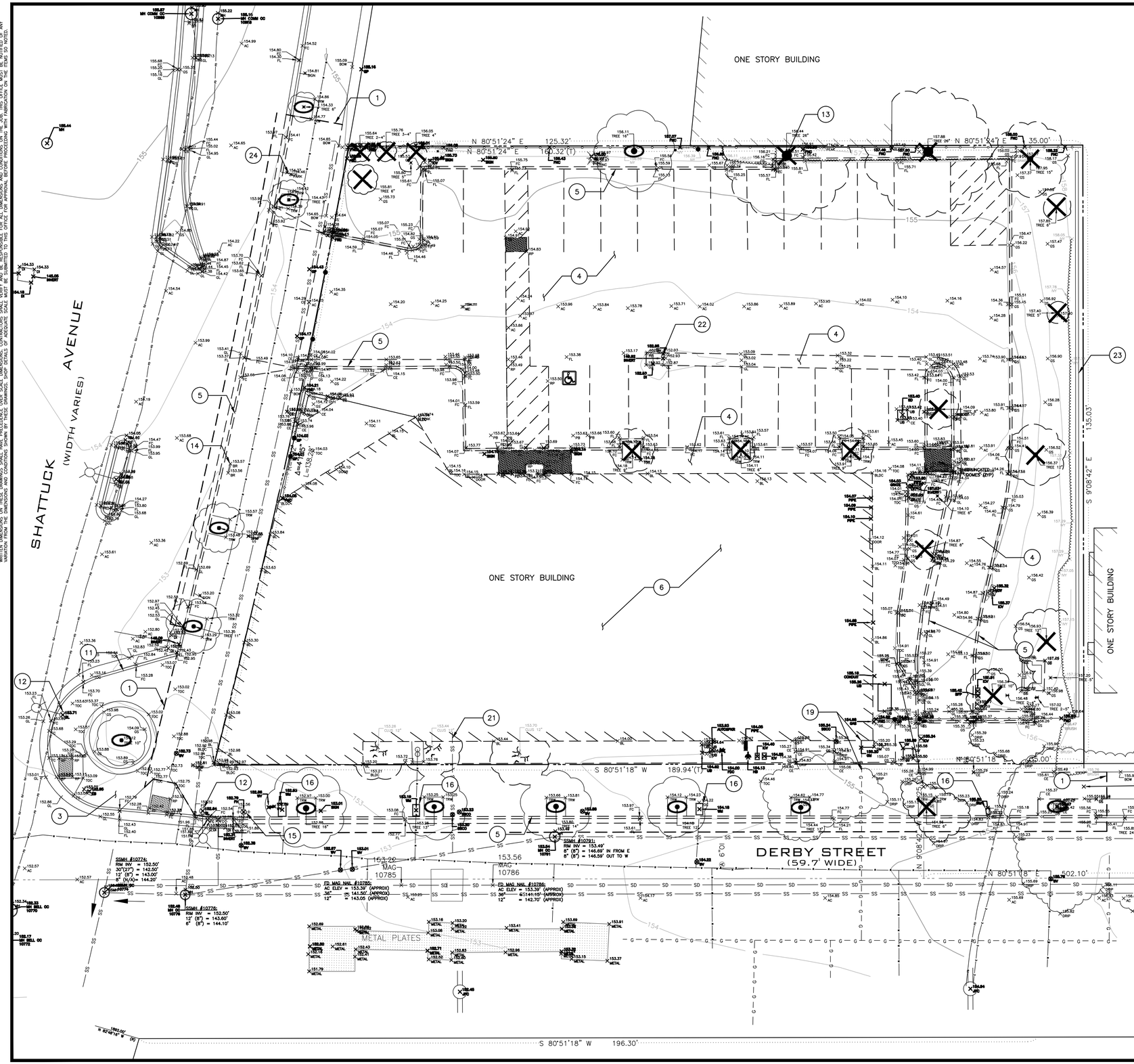
PRELIMINARY PLANS
2655 SHATTUCK AVENUE
BERKELEY, CA 94704
APN: 55-1826-18-2

REGISTERED PROFESSIONAL ENGINEER
JEFFREY R. MOORE
No. C041528
EXP. 03/31/2026
CIVIL
STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

ABBREVIATION & LEGEND

CHECKED BY: XXX
DRAWN BY: STAFF
SCALE: 1"=20'
DATE: 05/17/2024
PROJECT NO.: 2024.018
PHASE NO.: XX
SHEET NO.: C0.1

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF GREENWOOD & MOORE, INC. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ACCURATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON THE ITEMS SO NOTED



KEYNOTES: (#)

1. SAWCUT
2. LIMIT OF REMOVAL
3. (E) CONCRETE TO REMAIN
4. (E) CONCRETE/ASPHALT TO BE REMOVED
5. REMOVE (E) SIDEWALK, CURB, & GUTTER
6. (E) BUILDING & FOUNDATION TO BE DEMOLISHED, REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS. PG&E TO DISCONNECT ELECTRIC AND GAS SERVICE PRIOR TO DEMOLITION OF THE (E) BUILDING.
7. REMOVE (E) FENCE AND/OR GATE
8. (E) SIGN TO BE RELOCATED
9. (E) SIGN TO REMAIN
10. (E) SIGN TO BE REMOVED
11. (E) CURB & GUTTER TO REMAIN
12. (E) LIGHT POLE TO REMAIN
13. REMOVE (E) LIGHT POLE
14. (E) BIKE RACKS TO REMAIN
15. (E) FIRE HYDRANT TO REMAIN AND BE PROTECTED FOR THE DURATION OF CONSTRUCTION ACTIVITIES
16. REMOVE (E) WATER METER. CAP AND ABANDON (E) WATER LATERAL PER EBMUD STANDARDS (BY EBMUD)
17. (E) UTILITY BOX TO REMAIN
18. (E) UTILITY BOX TO BE RELOCATED. REFER TO UTILITY PLAN FOR ADDITIONAL INFORMATION.
19. PG&E TO REMOVE (E) GAS METER AND GAS LATERAL PRIOR TO DEMOLITION OF THE BUILDING. CONTRACTOR TO VERIFY LOCATION IN FIELD. CAP & ABANDON PER PG&E STANDARDS & REQUIREMENTS.
20. PG&E TO REMOVE (E) ELECTRIC METERS AND ASSOCIATED ELECTRIC LINE PRIOR TO DEMOLITION OF THE BUILDING. COORDINATE REMOVAL WITH OWNER AND PG&E.
21. ABANDON (E) SEWER LATERAL PER CITY OF BERKELEY REQUIREMENTS. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT: WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.
    A. IF THE LATERAL ENTERS THE MAIN BY MEANS OF A FACTORY MANUFACTURED WYE OR TEE BRANCH, AND IF THE MAIN AND WYE OR TEE BRANCH ARE ALL IN GOOD, UNDAMAGED CONDITION, THE LATERAL SHALL BE DISCONNECTED AND THE BRANCH SHALL BE PLUGGED WITH AN EXPANDABLE NEOPRENE RUBBER PLUG AT THE MAIN. THE BRANCH PLUG SHALL BE SHALL BE ENCLOSED WITH A MINIMUM THICKNESS OF 6 INCHES OF 6 SACK, ¾" SIZE AGGREGATE. PORTLAND CEMENT CONCRETE. THE WYE BRANCH WITH RUBBER PLUG MUST BE INSPECTED AND APPROVED BY AN ENGINEERING INSPECTOR PRIOR TO ENCLOSURE WITH CONCRETE AND BACKFILL OF THE TRENCH.
    B. IF THE LATERAL ENTERS THE MAIN BY ANY METHOD OTHER THAN BY A FACTORY WYE OR TEE BRANCH, OR IF THE EXISTING MAIN, WYE OR TEE BRANCH IS DAMAGED IN ANY WAY, THE SECTION OF MAIN CONTAINING THE LATERAL ENTRY OPENING SHALL BE REMOVED AND REPLACED WITH A NEW SECTION OF PIPE OF THE SAME DIAMETER AS THE EXISTING MAIN. AN ENGINEERING INSPECTOR MUST INSPECT THE NEW MAIN SECTION BEFORE BACKFILL.
    C. THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH SAND AND JETTED TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.
    D. REMOVE (E) CLEANOUT FRAME & COVER.
22. REMOVE (E) DRAIN INLET & STORM DRAIN. CONTRACTOR TO FIELD VERIFY LOCATION.
23. (E) WALL TO REMAIN
24. (E) PARKING KIOSK TO REMAIN

X REMOVE (E) TREE AND/OR (E) STUMP

O (E) TREE TO REMAIN. PROTECT TREE DURING CONSTRUCTION

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JOSEPH A. MOORE
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PRELIMINARY PLANS
2655 SHATTUCK AVENUE
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APN: 55-1826-18-2

TOPOGRAPHIC SURVEY & DEMOLITION PLAN

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

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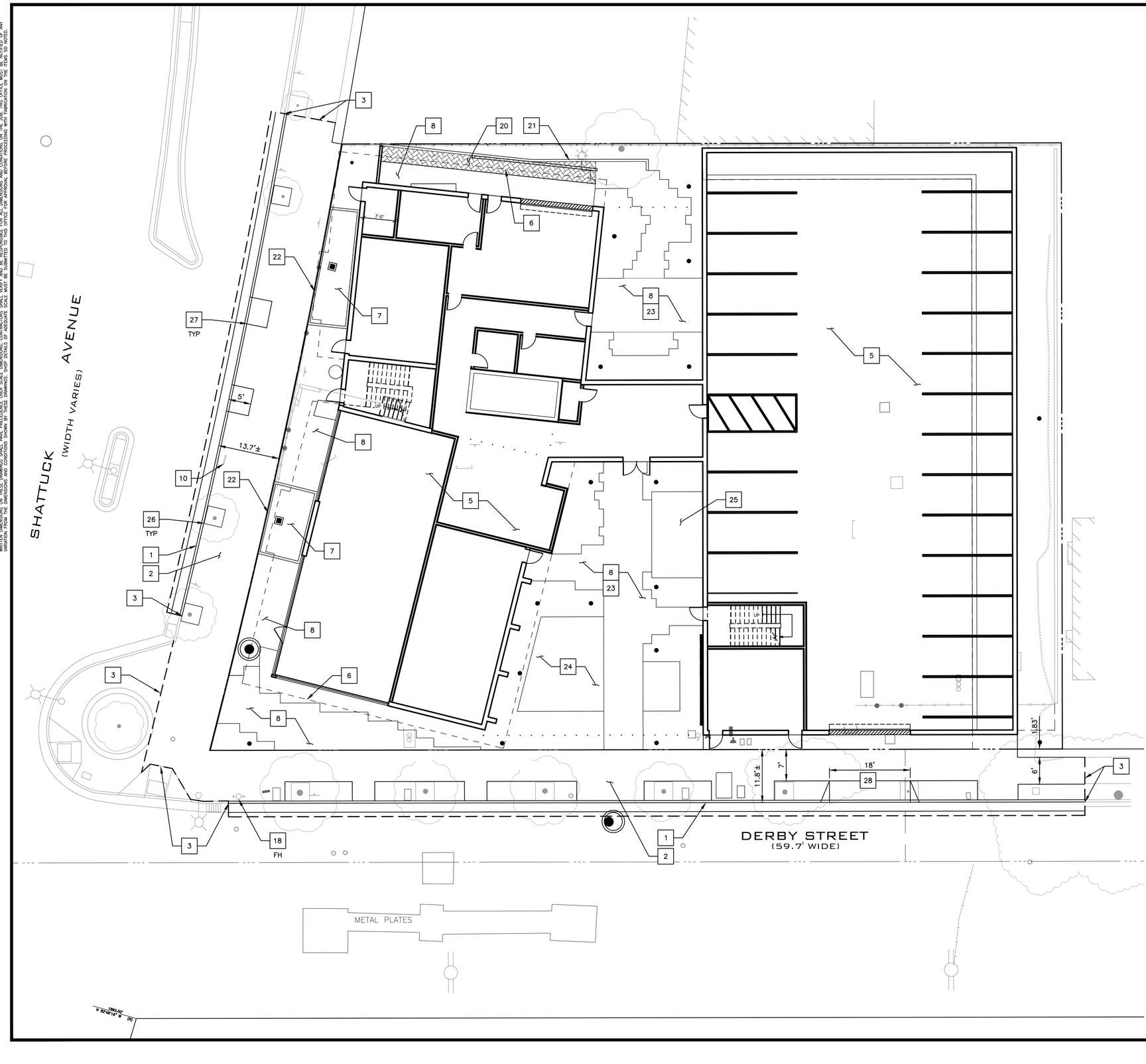

KEYNOTES #

1. (N) CONCRETE CURB & GUTTER PER CITY OF BERKELEY STANDARD DETAIL 8145. SEE DETAIL 1/C7.2
2. (N) CONCRETE SIDEWALK PER CITY BERKELEY STANDARD PLAN 8153. SEE DETAIL 2/C7.2
3. CONFORM TO EXISTING SAWCUT LINE
4. SAWCUT LINE. CONFORM TO (E) AC PER DETAIL 1/C7.0
5. (N) BUILDING. SEE ARCHITECTURAL PLANS
6. LINE OF BUILDING ABOVE
7. FLOW THROUGH PLANTER
8. (N) CONCRETE PAVING PER DETAIL 2/C7.0 TYPE 1.
9. (N) AC PAVING. MATCH (E) PAVEMENT SECTION OR AS DIRECTED BY CITY ENGINEER/INSPECTOR.
10. (E) BIKE RACK TO REMAIN
11. (E) SIGN TO REMAIN
12. RELOCATED 2-HOUR MAX PARKING SIGN. REFER TO DEMOLITION PLAN, SHEET C1.0 FOR ADDITIONAL INFORMATION
13. (E) PARKING METER TO REMAIN
14. (N) GATE BY OTHERS
15. PERMEABLE PAVERS PER DETAIL 9/C7.0
16. TRANSFORMER/ELECTRICAL BOX
17. (N) WATER METER
18. (E) FIRE HYDRANT
19. (E) ELECTRIC BOX TO REMAIN. REFER TO JOINT TRENCH DRAWING FOR ADDITIONAL INFORMATION
20. PERVIOUS PAVEMENT
21. 12" MAXIMUM HEIGHT CURB/WALL
22. RETAINING WALL AT FLOWTHROUGH PLANTER
23. SEE LANDSCAPE PLANS FOR PAVING TEXTURE, SCORING AND COLOR
24. DECOMPOSED GRANITE
25. RAISED DECK
26. MATCH (E) TREE PLANTER AT (E) TREE
27. (N) TREE PLANTER AT (N) TREE
28. (N) 18' DRIVEWAY PER CITY OF BERKELEY STANDARD DETAIL 8151

GRAPHIC SCALE IN FEET
0 10' 20'

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

SITE PLAN

CHECKED BY:	XXX
DRAWN BY:	STAFF
SCALE:	1"=10'
DATE	05/17/2024
PROJECT NO.	2024.018
PHASE NO.	XX
SHEET NO.	C2.0

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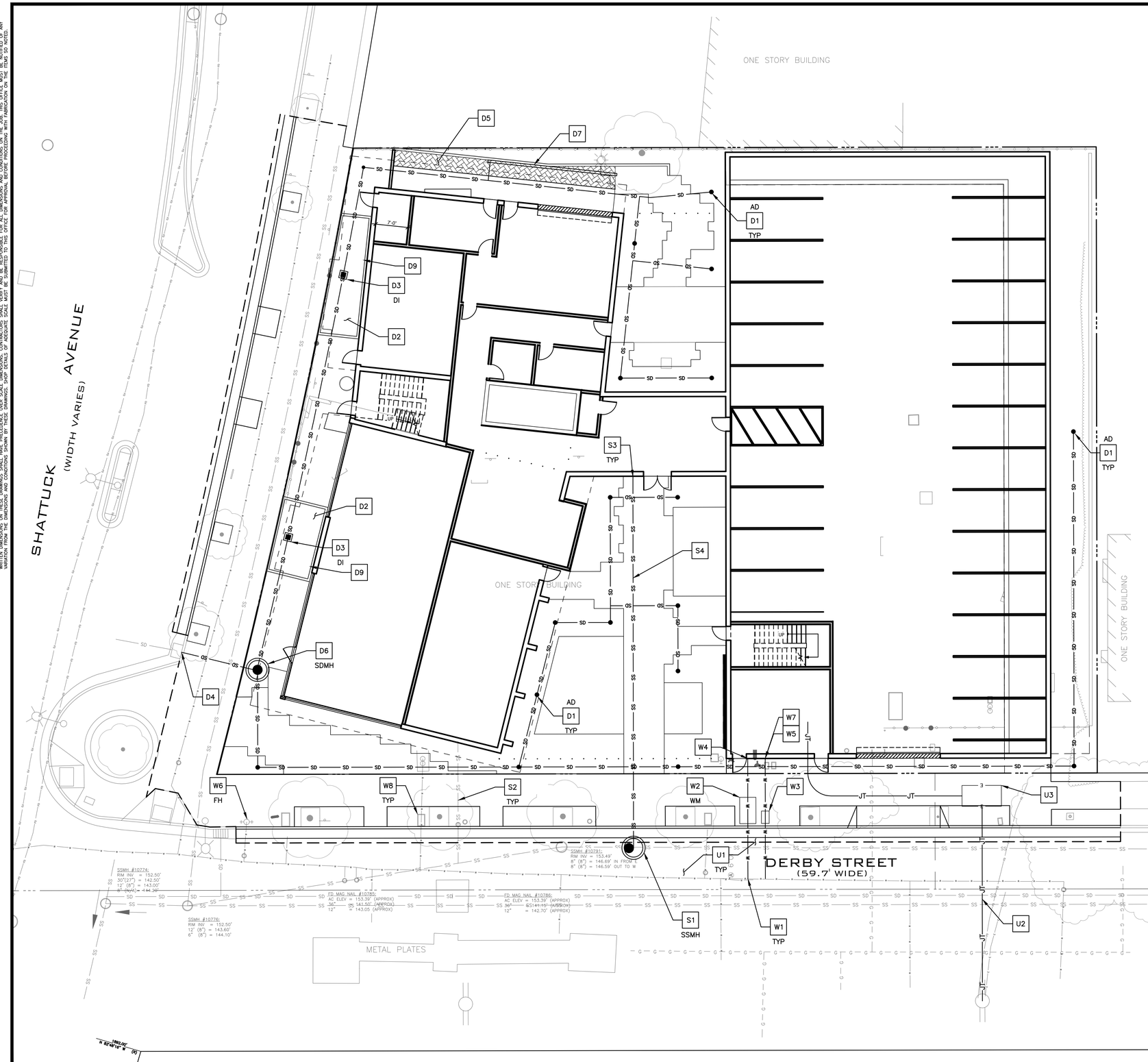

GRAPHIC SCALE IN FEET
0 10' 20'

STORM DRAINAGE KEYNOTES D#

1. AREA DRAIN
2. FLOW THROUGH PLANTER
3. DRAIN INLET. GRATE TO BE 6" ABOVE FLOW THROUGH PLANTER FINISH GRADE
4. CONNECT TO (E) STORM DRAIN
5. PERMEABLE PAVERS
6. STORM DRAIN MANHOLE
7. TRENCH DRAIN
8. STORM WATER CLEANOUT
9. APPROXIMATE LOCATION OF RAIN WATER DOWNSPOUT TO OUTFALL INTO BIORETENTION AREA AT COBBLE DISSIPATOR

SEWER KEYNOTES S#

1. SSMH PER CITY OF BERKELEY STANDARD DETAIL 7895. SEE 4/C7.2 VERIFY EXISTING SEWER SIZE AND INVERT ELEVATION IN FIELD.
2. ABANDON (E) SEWER LATERAL. FOR BUILDING DEMOLITION AND LATERAL ABANDONMENT: WHEN A BUILDING IS TO BE DEMOLISHED AND THE EXISTING LATERAL IS NOT TO BE RE-USED, THE LATERAL SEWER SHALL BE DUG AND EXPOSED WHERE IT ENTERS THE MAIN.

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C. THE ABANDONED LATERAL PIPE SHALL BE FILLED WITH SAND AND JETTED TO PREVENT THE PIPE FROM BECOMING A HOME FOR RODENTS OR OTHER DISEASE VECTORS.

D. REMOVE (E) CLEANOUT FRAME & COVER.

3. SEWER TO BUILDING. VERIFY LOCATION, SIZE AND ELEVATION WITH PLUMBING PLANS
4. 6" HDPE SDR 17 S=0.01 MINIMUM SLOPE

WATER KEYNOTES W#

1. CONNECT TO EXISTING WATER LINE PER EBMUD STANDARDS AND REQUIREMENTS
2. RESIDENTIAL APARTMENT DOMESTIC WATER METER PER EBMUD STANDARDS AND REQUIREMENTS. VERIFY METER SIZE WITH EBMUD AND PLUMBING PLANS.
3. WATER METER AND CHECK VALVE FOR FIRE SERVICE PER EBMUD STANDARDS AND REQUIREMENTS.
4. WATER SERVICE TO APARTMENT BUILDING. VERIFY SIZE AND LOCATION WITH PLUMBING PLANS. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
5. FIRE SERVICE TO BUILDING. SEE FIRE SERVICE PLANS BY OTHERS FOR MORE INFORMATION. PROVIDE BACKFLOW DEVICE AT BUILDING PER EBMUD STANDARDS AND REQUIREMENTS.
6. (E) FIRE HYDRANT
7. FIRE DEPARTMENT CONNECTION. SEE PLANS BY OTHERS.
   7.1. THE FDC SHALL BE INSTALLED NO HIGHER THAN 3-FEET FROM FINISHED GRADE, AND SHALL BE LOCATED SO THAT FIRE APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM WILL NOT OBSTRUCT ACCESS TO THE BUILDINGS FOR OTHER FIRE APPARATUS.
   7.2. THE FDC SUPPLYING WATER TO THE STANDPIPE SYSTEM MUST CONSIST OF A THREE (3) 2-1/2-INCH INLET CONNECTION AND ONE (1) 5-INCH STORZ CONNECTION WITH A BUILT-IN DEBRIS SCREEN.
8. ABANDON (E) WATER SERVICE PER EBMUD STANDARDS AND REQUIREMENTS. (BY EBMUD)

UTILITY KEYNOTES U#

1. CONTRACTOR FIELD LOCATE (E) UTILITIES. NOTIFY ENGINEER OF ANY CONFLICTS WITH (E) UTILITIES.
2. JOINT TRENCH BY OTHERS. SEE JOINT TRENCH PLANS
3. TRANSFORMER (BY OTHERS)
4. ALL TRENCHING IN THE CITY RIGHT OF WAY TO BE PER CITY OF BERKELEY STANDARD DETAIL 8136. SEE 3/C7.2
5. PROVIDE 1' MINIMUM CLEARANCE AT UTILITY CROSSING. VIF

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REGISTERED PROFESSIONAL ENGINEER
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PRELIMINARY NOT FOR CONSTRUCTION

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

UTILITY PLAN

CHECKED BY:	XXX
DRAWN BY:	STAFF
SCALE:	1"=10'
DATE	05/17/2024
PROJECT NO.	2024.018
PHASE NO.	XX
SHEET NO.	C3.0

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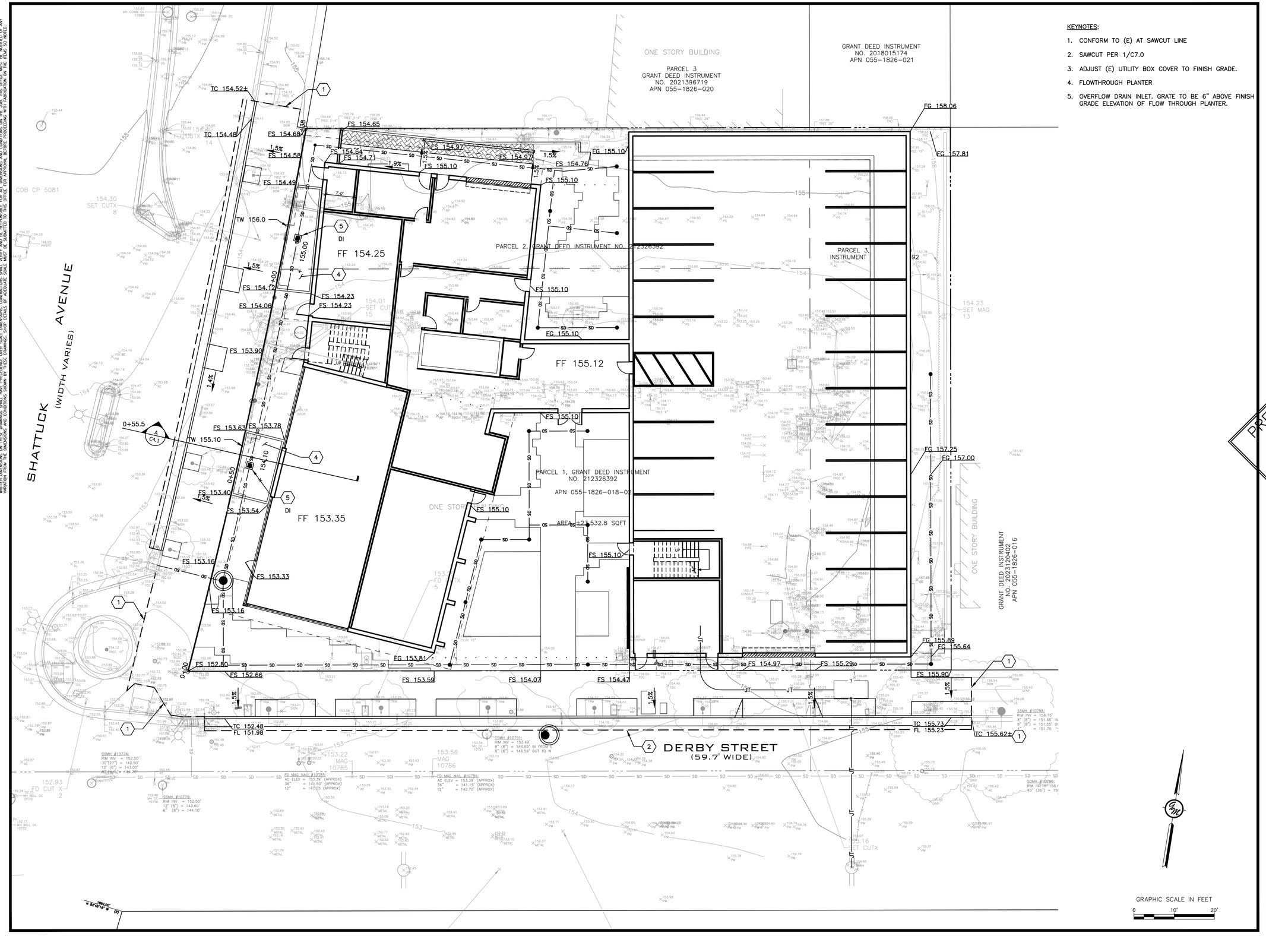

KEYNOTES:

1. CONFORM TO (E) AT SAWCUT LINE
2. SAWCUT PER 1/C7.0
3. ADJUST (E) UTILITY BOX COVER TO FINISH GRADE.
4. FLOWTHROUGH PLANTER
5. OVERFLOW DRAIN INLET. GRATE TO BE 6" ABOVE FINISH GRADE ELEVATION OF FLOW THROUGH PLANTER.

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STATE OF CALIFORNIA

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

GRADING PLAN

CHECKED BY:	XXX
DRAWN BY:	STAFF
SCALE:	1"=10'
DATE	05/17/2024
PROJECT NO.	2024.018
PHASE NO.	XX
SHEET NO.	C4.0

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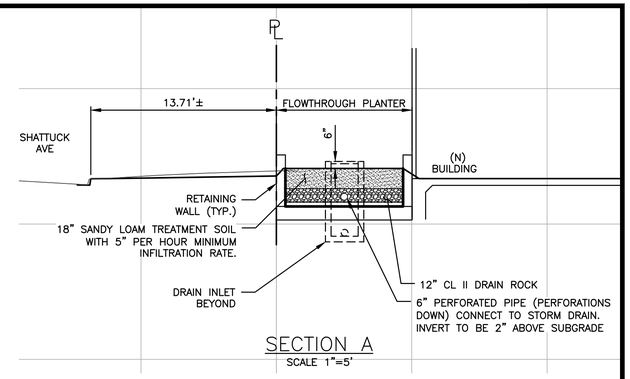

SECTION A
SCALE 1"=5'

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

SECTIONS

CHECKED BY:	XXX
DRAWN BY:	STAFF
SCALE:	AS SHOWN
DATE	05/17/2024
PROJECT NO.	2024.018
PHASE NO.	XX
SHEET NO.	C4.1

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KEYNOTES

1. FLOWTHROUGH PLANTER AT ROOF
2. FLOWTHROUGH PLANTER AT GRADE
3. SELF RETAINING
4. SELF TREATING
5. PERMEABLE PAVERS
6. OVERFLOW DRAINAGE INLET GRATE ON DROP INLET TO BE 6" ABOVE FINISH GRADE ELEVATION OF BIORETENTION AREA
7. DISCHARGE ROOF STORM WATER RUNOFF FROM DOWNSPOUT INTO BIORETENTION AREA AT COBBLE OUTFALL

ABBREVIATIONS

DMA – DRAINAGE MANAGEMENT AREA
TCM – TREATMENT CONTROL MEASURE
SRA – SELF RETAINING AREA
STA – SELF TREATING AREA

LEGEND

DMA BOUNDARY
FLOWTHROUGH PLANTER
PERVIOUS PAVERS

	IMPERVIOUS AREA (SQ.FT)	PERVIOUS PAVEMENT (SQ.FT)	LANDSCAPE (SQ.FT)	TOTAL (SQ.FT)
EXISTING	19,206	0	4,317	23,523
PROPOSED	18,564	175	4,784	23,523

DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURES (TCM)	a TOTAL DRAINAGE AREA (SF)	b LANDSCAPING (SF)	c IMPERVIOUS AREA (SF)	d EFFECTIVE PERVIOUS AREA (SF)	e EFFECTIVE IMPERVIOUS AREA (SF)	f TREATMENT AREA REQUIRED (SF) *	TREATMENT AREA PROVIDED (SF)	DEPTH OF PONDING (INCHES)	TREATMENT TYPE	SIZING METHOD
DMA 1	TCM 1	9,643	1,330	8,313	1,330	8,446	338	1,330	N/A	FLOW THROUGH PLANTER	AREA METHOD*
DMA 2	TCM 2	7,538	323	7,215	323	7,247	290	311	N/A	FLOW THROUGH PLANTER	AREA METHOD*
DMA 3	SRA	2,336	898	1,438	898	1,528	61	0	N/A	SELF-RETAINING AREA	AREA METHOD*
DMA 4	SRA	1,497	837	660	837	744	30	175	N/A	PERVIOUS PAVEMENT	AREA METHOD*
DMA 5	STA	1,350	1,350	0	1,350	N/A	N/A	N/A	N/A	SELF-TREATING AREA	AREA METHOD*

*Required treatment area determined using Alameda County C3 Volume Capture method for bioretention sizing

SELF RETAINING AREAS

	TREATMENT TYPE	IMPERVIOUS AREA (SF)	PERVIOUS PAVEMENT (SF)	LANDSCAPE (SF)	RATIO OF IMPERVIOUS AREA/PERVIOUS AREA (MUST BE LESS ≤ 2.0)
DMA 3	SRA	1,438	0	898	1.6
DMA 4	SRA	660	175	837	0.7

GRAPHIC SCALE IN FEET
0 10' 20'

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CHRISTOPHER R. MOORE
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Exp. 03/31/2026
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PRELIMINARY PLANS
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BERKELEY, CA 94704
APN: 55–1826–18–2

STORMWATER CONTROL PLAN

CHECKED BY: XXX
DRAWN BY: STAFF
SCALE: 1"=10'
DATE: 05/17/2024
PROJECT NO. 2024.018
PHASE NO. XX
SHEET NO. C5.0

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

NICIPALITY FOR APPROVAL:
SOIL.
PLIER OR AN ACCREDITED
N SOIL MEETS THE
SPECIFICATION.
THE FINE SAND COMPONENT
ASTM D 422, STANDARD TEST
SIS OF SOILS.
OMPOST PERFORMED IN
G ASSURANCE (STA) STANDARDS,

)F MIXED BIORETENTION SOIL.
PERFORMED IN ACCORDANCE WITH
N OF COMPOST AND COMPOSTING
)N ORGANIC MATTER METHOD.
THE COMPOST COMPONENT IN
NDARD TEST METHOD FOR

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

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

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

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

:3 FOR FINE AGGREGATE COMPLY
MENTS.

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

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

ED AND INCLUDE ONE OF THE
GRASS CLIPPINGS, FOOD SCRAPS

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

IR
T BVS/
'DAY
GREES C) E.

RES IS SUFFICIENT TO INDICATE

TROL

TAILING NUTRIENT CONTENT

: ABOVE PREFERRED
: SOLUBLE SHALL BE < 2.5 PPM
HOS/CM
VARY WITH PLANT SPECIES.
TURE
ALL BE ANALYZED BY AN
AND 1" SIEVES (ASTM D422 OR
THE FOLLOWING GRADATION.

' PASSING (BY WEIGHT)
MAX.
100
100
90
10

) AND 1100 DRY LBS/CUBIC

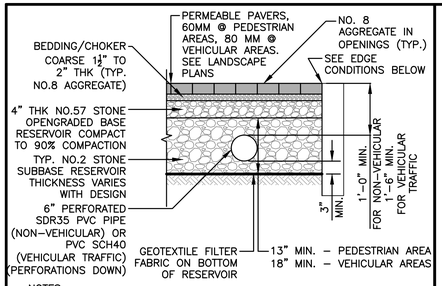
4 30%-55% OF DRY SOLIDS.
Y FREE OF INERT INGREDIENTS,
% BY WEIGHT OR VOLUME.
PROVIDE PROOF OF PROCESS TO
R EXAMPLE, TURNED WINDROWS
AT LEAST 5 TURNINGS DURING

MPN/4 GRAMS OF TS, OR

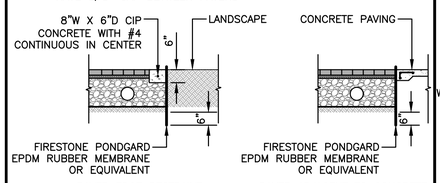
MERCURY, ETC.) PRODUCT MUST

PLIER WILL TEST ALL COMPOST
OR TO APPLICATION. SAMPLES
LLECTION PROCESS PROTOCOL.
E OBTAINED FROM THE U.S.
ORIAL HIGHWAY, SUITE 275,
)31,
E SHALL BE SENT TO AN
THE COMPOST SUPPLIER

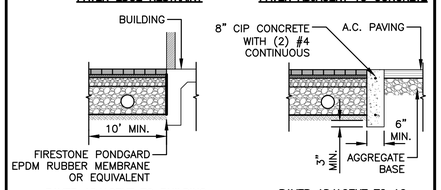
NOTES | 9



NOTES
1. ASTM NO.3 OR 4 STONE MAY BE SUBSTITUTED FOR NO.2 STONE
2. ASTM NO.89 OR 9 STONE MAY BE USED IN THE PAVERS OPENINGS
3. SPACE SUBDRAIN 10' MAX., SEE PLAN FOR LAYOUT
4. PAVERS CONSTRUCTED FROM NON-PERVIOUS CONCRETE SHALL HAVE 3/8" GAP BETWEEN PAVERS



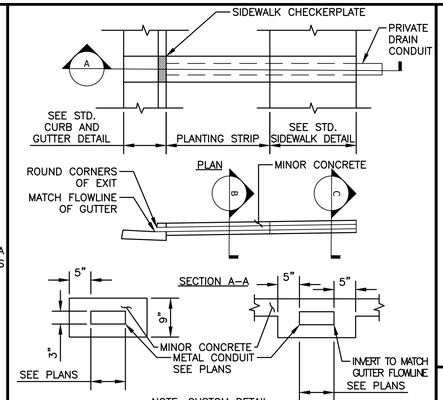
PAVER EDGE RESTRAINT | PAVER ADJACENT TO CONCRETE



PAVER ADJACENT TO BUILDING | PAVER ADJACENT TO AC

1 1/2"=1'-0"

PERVIOUS PAVERS | 8

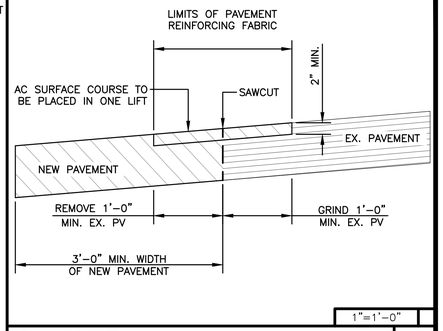


SIDEWALK UNDERDRAIN CHECKERPLATE SHALL BE GALVANIZED STEEL WITH AN EMBOSSED NONSKID PATTERN

SIDEWALK CHECKERPLATE DETAIL

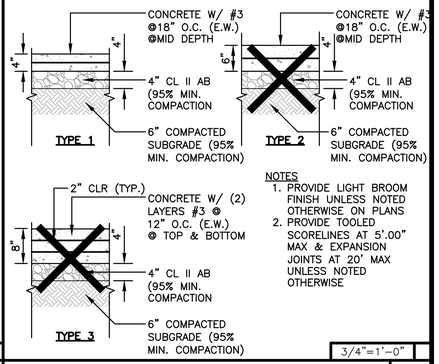
NOTES:
1. WHERE SIDEWALK UNDERDRAINS ARE INSTALLED AT LOCATIONS WHERE CURB, GUTTER, AND SIDEWALK IS EXISTING, REMOVE 24" OF CURB AND SIDEWALK SHALL BE SAWCUT AND REMOVED BETWEEN SCORELINES.
2. MULTIPLE PARALLEL SIDEWALK UNDERDRAINS SHALL HAVE 4" CLEAR BETWEEN EDGE OF PIPES.
3. FOR ADDITIONAL REQUIREMENTS, SEE PLAN 8144, "CONCRETE WORK NOTES."

SIDEWALK DRAIN CONDUIT | 5



1"=1'-0"

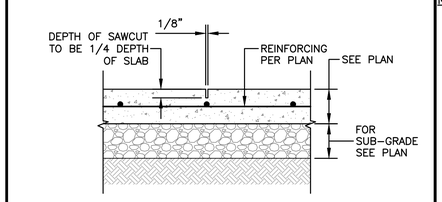
SAWCUT | 1



NOTES
1. PROVIDE LIGHT BROOM FINISH UNLESS NOTED OTHERWISE ON PLANS
2. PROVIDE TOOLED SCORELINES AT 5'.00" MAX & EXPANSION JOINTS AT 20' MAX UNLESS NOTED OTHERWISE

3/4"=1'-0"

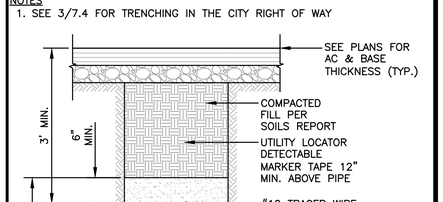
CONCRETE SLAB | 2



NOTES
1. WEAKENED PLANE JOINTS ARE FOR USE IN NON-STRESSED SLABS SUPPORTED BY THE GRADE BELOW.
2. 5'-0" MAXIMUM SPACING RECOMMENDED (U.N.O. ON PLANS).
3. SEE SHOP DRAWINGS, BY OTHERS, FOR ALL CRACK CONTROL JOINTS AND CONSTRUCTION JOINTS IN DECORATIVE CONCRETE
4. SAWCUT JOINTS WITHIN 24 HOURS OF THE CONCRETE PLACEMENT.

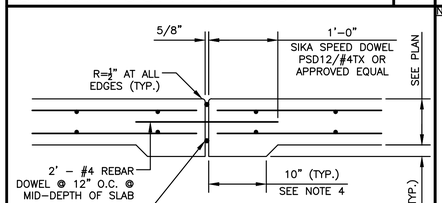
1 1/2"=1'-0"

CRACK CONTROL JOINT | 6



3/4"=1'-0"

ASPHALT TRENCH | 3

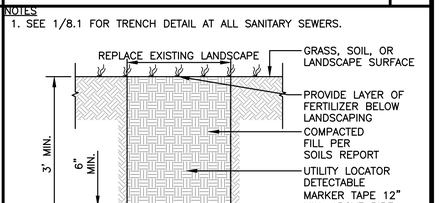


NOTES
1. PROVIDE CONSTRUCTION JOINTS AT 20' MAX. SPACING (BOTH DIRECTIONS) UNLESS NOTED OTHERWISE ON PLANS. SEE 5/C5.0) FOR CRACK CONTROL JOINTS
2. SEE SHOP DRAWINGS, BY OTHERS, FOR ALL CRACK CONTROL JOINTS AND CONSTRUCTION JOINTS IN DECORATIVE CONCRETE
3. CAULK ALL GAPS IN JOINTS W/ ELASTOMERIC SEALANT 30 DAYS AFTER CONCRETE PLACEMENT
4. AT 6" & 4" SLAB, THICKEN SLAB AS SHOWN

OR

1 1/2"=1'-0"

EXPANSION JOINT | 7



3/4"=1'-0"

TRENCH & LANDSCAPE | 4

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

DETAILS

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

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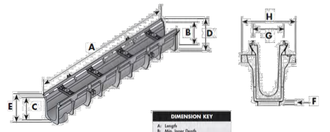
NDS™ WE PUT WATER IN ITS PLACE — TECHNICAL SPECIFICATIONS

DURA SLOPE™ CHANNEL DRAINS

Specifications: NDS Dura Slope™ is a 6¼" wide, 48" long trench drain system with a built-in slope of 0.7%. Each channel section is molded of gray structural foam polyethylene with UV inhibitors and has a 4" inside diameter with a 2" radius bottom. The system consists of 4-foot channel sections including 24 pre-sloped channel sections and 9 neutral channel sections. The sloped channel sections enable the system to extend to a length of 96 feet with a continuous slope. Add neutral channels to extend the system run to an excess of 132 feet. By incorporating central collection through the use of the catch basin assembly, the Dura Slope™ trench drain system can be extended to lengths up to 266 feet. Dura Slope™ channels are designed with the pre-installed ProFit™ locking system, which maintains structural integrity during installation and locking devices for the grating. LeveLoc™ integral re-bar supports are located at 24" intervals along each side of the channel and contain an internal protruding knob designed to grip #3 or #4 re-bar (⅜"– ½") for easier channel height adjustment during installation. DuraLoc™ tongue and groove ends connect allowing for a precise fit and ensure straight channel runs, incorporating an integral snap-lock feature that prevents joint movement during channel installation. Each channel section is molded with a bottom outlet allowing for system versatility and ensuring proper drainage. Expansion joints must be provided parallel to each side of the drain run.



DIMENSION KEY
A: Length
B: Max. Inner Depth
C: Min. Inner Depth
D: Min. Outer Depth
E: Max. Outer Depth

COMMON DIMENSION FOR ALL CHANNEL SECTIONS
F: Bottom Outlet Depth 0.43"
G: Width 6"
H: Re-bar Lock Width 10.193"

Lightweight 4 ft modular section for ease handling and installation. Lower height (cm).

2" radius bottom channel sides (tube) up.

Polyethylene material. Durable and inexpensive. Corrosion resistant. HS1000 High chemical resistance.

Bottom outlet on each channel section for system versatility. Requires fewer accessories.

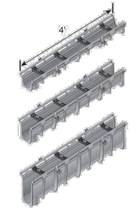
0.7% Built-in slope*. Maintain optimum flow rates throughout system.

Loose T-Grate supports with 1" wide openings. Ideal for pedestrian areas. Can be used as a footrest.

Perforated Grate. Open area of grate is 0.19 sq. ft. per foot. Low profile & height 1" max. Superb product & shipping and handling efficiency.

Heelguard Grate. Open area of grate is 0.19 sq. ft. per foot. Heelguard design. Low profile & height 1" max. Easy assembly and installation.

ProGrate™ integral anti-tilt bar system. Ideal for heavy traffic installations. Fits any clamp or screw market.



PART NUMBERS	WEIGHT (LBS)	FLOW RATE GPM	LPM	DIMENSIONS (INCHES) A	B	C	D	E	PRODUCT CLASS
DS-0909	7.452	75	284	48"	3.868	3.899	5.354	5.700	2525
DS-09	7.554	75	284	48"	3.868	4.304	5.866	6.170	2525
DS-0909	7.910	89	337	48"	4.164	4.534	5.866	6.170	2525
DS-092	7.909	89	337	48"	4.334	4.670	6.035	6.106	2525
DS-w905	8.359	103	390	48"	4.670	5.006	6.362	6.442	2525
DS-094	8.630	117	443	48"	5.006	5.342	6.688	6.778	2525
DS-094N	8.926	131	496	48"	5.342	5.342	6.700	7.111	2525
DS-095	9.222	145	548	48"	5.342	5.678	7.026	7.447	2525
DS-096	9.369	145	548	48"	5.678	6.014	7.372	7.450	2525
DS-097	9.741	159	602	48"	6.014	6.350	7.706	7.786	2525
DS-097N	10.040	173	655	48"	6.350	6.350	7.706	8.119	2525
DS-098	10.112	173	655	48"	6.350	6.686	8.042	8.122	2525
DS-099	10.464	187	708	48"	6.686	7.022	8.378	8.458	2525
DS-102	10.858	201	761	48"	7.022	7.358	8.714	8.794	2525
DS-102N	11.157	215	814	48"	7.358	7.694	9.050	9.130	2525
DS-103	11.228	215	814	48"	7.358	7.694	9.050	9.130	2525
DS-102	11.599	229	867	48"	7.694	8.030	9.386	9.466	2525
DS-103	11.971	243	920	48"	8.030	8.366	9.722	9.802	2525
DS-103N	12.273	257	973	48"	8.366	8.366	9.724	10.135	2525
DS-104	12.344	257	973	48"	8.366	8.702	10.060	10.138	2525
DS-105	12.714	271	1026	48"	8.702	9.038	10.396	10.474	2525
DS-106	13.086	285	1079	48"	9.038	9.374	10.730	10.810	2525
DS-106N	13.386	299	1132	48"	9.374	9.374	10.732	11.143	2626
DS-107	13.458	299	1132	48"	9.374	9.710	11.066	11.146	2525
DS-108	13.829	313	1185	48"	9.710	10.046	11.402	11.482	2525
DS-109	14.201	327	1238	48"	10.046	10.382	11.738	11.818	2525
DS-109N	14.500	341	1291	48"	10.382	10.382	11.738	12.151	2626
DS-110	14.573	341	1291	48"	10.382	10.718	12.074	12.154	2525
DS-111	14.945	355	1344	48"	10.719	11.054	12.410	12.490	2525
DS-112	15.316	368	1397	48"	11.054	11.390	12.746	12.826	2525
DS-112N	15.616	382	1448	48"	11.390	11.390	12.765	13.158	2525
DS-113	15.688	382	1448	48"	11.390	11.726	13.082	13.162	2525
DS-114	16.060	396	1499	48"	11.726	12.062	13.418	13.496	2525

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Visit ndspro.com for specs, detail drawings, and case studies

NDS™ WE PUT WATER IN ITS PLACE

OR APPROVED EQUAL | 1

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DRAINAGE DETAILS

CHECKED BY:	XXX
DRAWN BY:	STAFF
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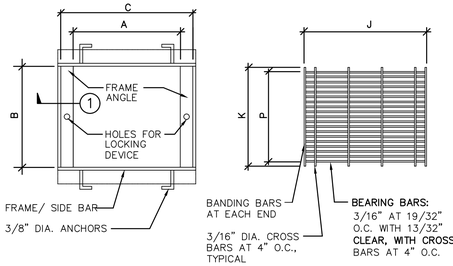
PHASE NO.	XX
SHEET NO.	C7.1

Central Precast

Title: "ADA" WHEEL CHAIR PROOF FRAME AND GRATE DETAIL FOR DROP INLETS | Date: 05/15/03 | Rev. — | Dwg. No. CM | Page No. 1–10



FRAME PLAN GRATE PLAN

MODEL	FRAMES A IN	B IN	C IN	BEARING ANGLE IN	SIDE BAR IN	GRATE J IN	K IN	P IN	BEARING BARS IN	BAND BAR IN	# BARS
CP1212 S	12–3/8	12–3/8	15	1–1/2X1–1/2	1–1/2x1/4	14–3/4	12–1/8	12–1/16	1–1/4X3/16	1x3/16	21
CP1818 S H	18–3/8	18–3/8	21	1–1/2X1–1/2 2X1–1/2	1–1/2x1/4 2x1/4	20–5/8	18–1/8	18	1–1/4x3/16 1–3/4x3/16	1x3/16 1–1/2x3/16	31
CP1824 S H	18–3/8	24–3/8	21	1–1/2X1–1/2 2X1–1/2	1–1/2x1/4 2x1/4	20–5/8	18–1/8	18	1–1/4x3/16 1–3/4x3/16	1x3/16 1–1/2x3/16	31
CP2424 S H	24–3/8	24–3/8	27	1–1/2X1–1/2 2–1/2X1–1/2	1–1/2x1/4 2–1/2x1/4	26–3/4	24–1/8	23–15/16	1–1/4x3/16 2–1/4x3/16	1x3/16 2x3/16	41

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

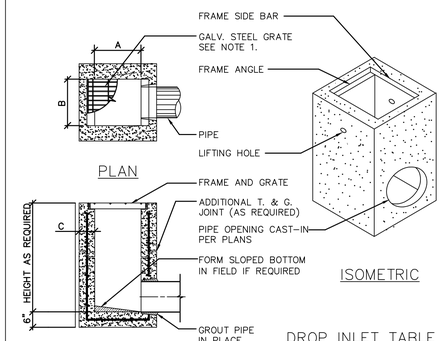
NOTES :

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

OR APPROVED EQUAL | 7

Central Precast

Title: CUSTOM PRECAST CONCRETE DROP INLETS | Date: 05/15/03 | Rev. — | Dwg. No. DI | Page No. 1–2



TYPICAL SECTION

NOTES :

1. FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR H20 TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST SEE DRAWING "LOCK" ON PAGE 1–7. CLOSED–MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
2. FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. "DI–SO" PAGE 1–6 AND "DI–DO" PAGE 1–5.
3. FRAMES AND GRATES DETAILS SEE PAGES 1–8, 1–9, AND 1–10.
4. WALL THICKNESSES ON ALL D.I.S. CAN BE CHANGED UPON REQUEST.
5. 18" WIDE D.I.'S REPLACE THE OLD 16" WIDE BOX BK & 1K.

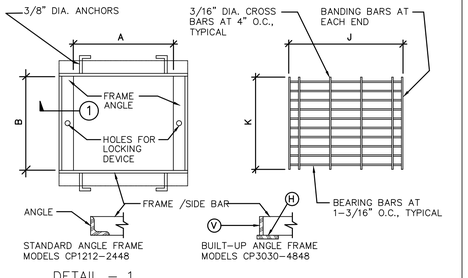
DROP INLET TABLE

MODEL No.	CPC MODEL NAME	A IN	A MM	B IN	B MM	C IN	C MM
CP1212	EK	12	300	12	300	4	100
CP1818	CK	18	450	18	450	5	125
CP1824	1K*	18	450	24	600	5	125
CP2424	2K	24	600	24	600	5	125
CP2430	3K	24	600	30	750	5	125
CP3030	5K	30	750	30	750	6	150
CP2436	1L	24	600	36	900	6	150
CP3636	1M	36	900	36	900	6	150
CP2448	3L	24	600	48	1200	6	150
CP3648	3M	36	900	48	1200	6	150
CP4848	1R	48	1200	48	1200	6	150

OR APPROVED EQUAL | 6

Central Precast

Title: PEDESTRIAN (NON TRAFFIC) BICYCLE–PROOF FRAMES & GRATES FOR DROP INLETS | Date: 05/15/03 | Rev. 02/24/04 | Dwg. No. PG | Page No. 1–8



DETAIL – 1

FRAME PLAN GRATE PLAN

MODEL No.	CPC MODEL NAME	FRAMES A IN	B IN	FRAME ANGLE IN	SIDE BAR IN	WEIGHT LBS.	GRATES J IN	K IN	BEARING BARS IN	BANDING BARS IN	WEIGHT LBS.
CP1212	EK	12–3/8	12–3/8	1–1/2x1–1/2X3/16	1–1/2x1/4	10	14–11/16	12–1/8	1–1/4X3/16	1–3/16	13
CP1818	CK	18–5/16	18–5/16	1–1/2x1–1/4x1/8	1–1/4 ∠	7	20–5/8	18–1/8	1X3/16	3/4x3/16	20
CP1824	1K*	18–5/16	24–3/8	1–1/2x1–1/2x3/16	1–1/2X1/4	7	20–5/8	24–1/8	1X3/16	3/4x3/16	20
CP2424	2K	24–3/8	24–3/8			20	26–11/16	24–1/8	1X3/16X3/16	3/4x3/16	44
CP2430	3K	24–3/8	30–3/8			23	26–11/16	30–1/8			54
CP2436	1L	24–3/8	36–3/8			25	26–11/16	36–1/8			65
CP2448	3L	24–3/8	48–3/8			38	26–11/16	48			88
CP3030	5K	30–3/8	30–3/8			24	32–11/16	30–1/8			78
CP3636	1M	36–3/8	36–3/8	1–3/4x1–3/4X3/16	1–3/4x1/4	29	39–11/16	36–1/8	1–1/2X3/16	1–1/4x1/16	96
CP3648	3M	36–3/8	48–3/8	1–3/4x1–3/4X3/16	1–3/4x1/4	42	39–11/16	48	1–1/2X3/16	1–1/4x1/16	128
CP4848	1R	48–3/8	48–3/8	2x1–1/2X3/16	2x1/4	46	50–11/16	48	1–3/4X3/16	1–1/2x1/16	227

NOTES :

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

OR APPROVED EQUAL | 4

NDS™ WE PUT WATER IN ITS PLACE — TECHNICAL SPECIFICATIONS

DURA SLOPE ACCESSORIES

	Part No.	Description	Color
	DS-122	ProFit™ Grate Lock	Black
	DS-123	Dura Slope Frame & End Cap Screws PH. # 6 x ¾" Use on DS-124 universal end cap & DS-127 Universal End Outlet downstream for (male) end. Use to attach DS-200 DI Frame to Channel	Steel
	DS-224	Universal End Cap Replaces DS-124, which will not work with DS-113 or deeper channels. Slides into upstream (female) end. Requires DS-123 screws on downstream (male) end.	Gray
	DS-227	Universal End Outlet Replaces DS-127, which will not work with DS-113 or deeper channels. Requires DS-123 screws for use on downstream (male) end. Fits to 4" S&D Pipe	Gray
2 ¼"	DS-126	Bottom Outlet Adapter Fits to 4" S&D Pipe. DS-126 not required for Sch. 40 connection.	Gray
	629	Grate Screws FH # ¼"- 20 x 1½" Use with Grate # DS-231, DS-232, DS-670, DS-226 and 660-665. Use to secure grates in applications without DS-200 DI Frame	Steel
	DS-225	Dura Slope Ductile Iron Frame Screws FH # ¼"-20 x 2¼" Use to secure grates in applications that utilize DS-200 DI Frame	Steel
6¾"	DS-200	Dura Slope Ductile Iron Frame Use with Dura Slope Drains (page 40). Dura Slope Catch Basins (page 42). To be used with DS-231 or DS-232 grates.	Black

851 N. Harvard Avenue
Lindsay, CA 93247
800-726-1994

Visit ndspro.com for specs, detail drawings, and case studies

NDS™ WE PUT WATER IN ITS PLACE

OR APPROVED EQUAL | 2

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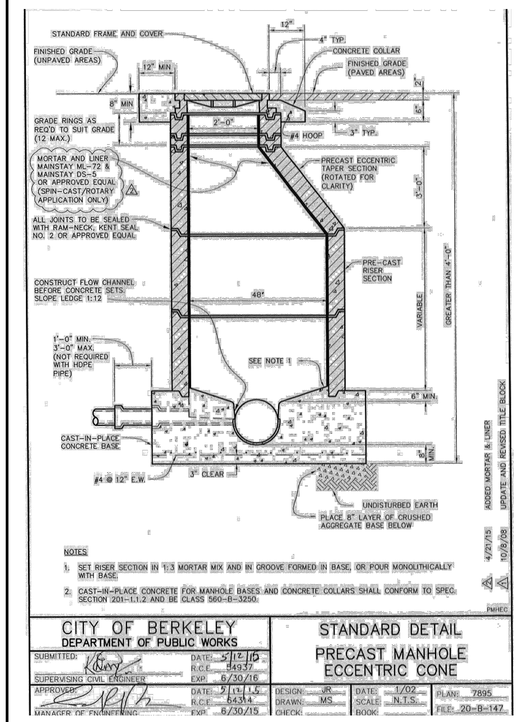
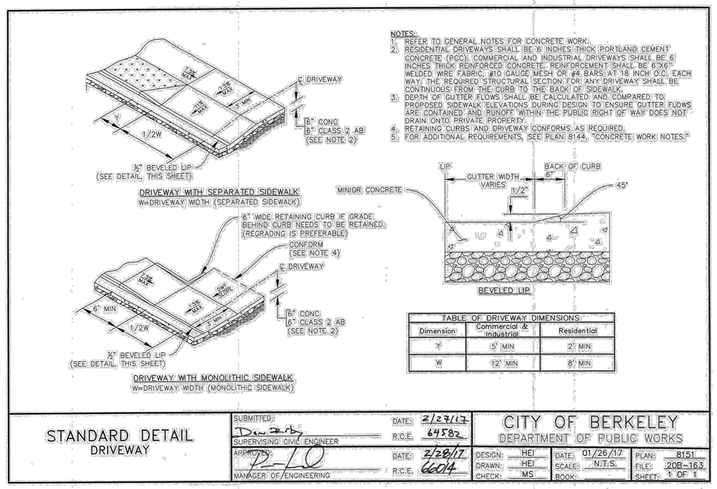
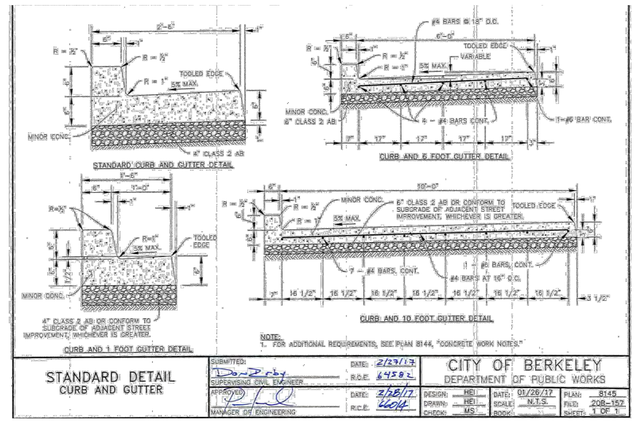


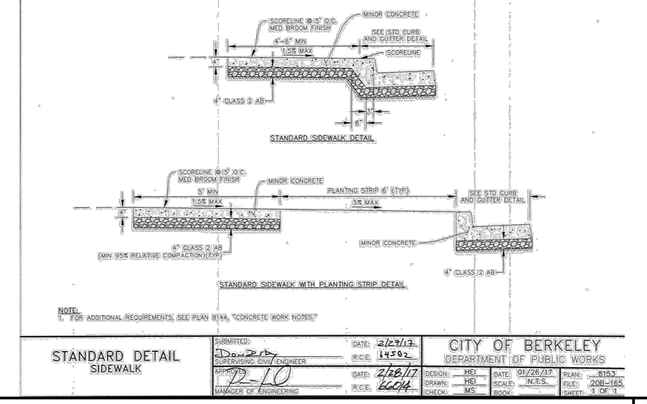
COB PRECAST MANHOLE | 4



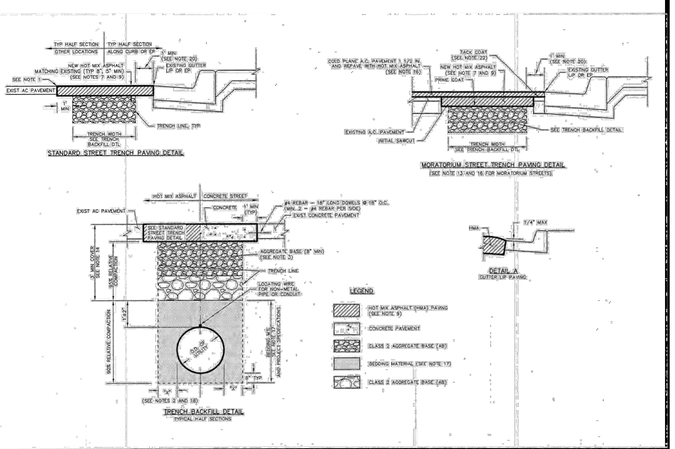
COB DRIVEWAY | 5



COB STANDARD CURB & GUTTER | 1



COB STANDARD SIDEWALK | 2



COB TRENCH EXCAVATION | 3

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Camino Ramon Blvd., Ste. 200, Castro Valley, California, 94546
Tel: 510/583-1272 Fax: 510/583-0813 www.greenwoodmoore.com

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

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

CITY OF BERKELEY STANDARD DETAILS

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

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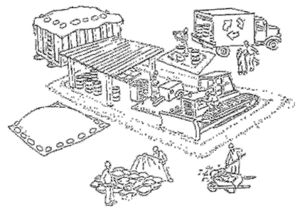
City of Berkeley's
Pollution Prevention - It's Part of the Plan



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 cntaminated soil according to their instructions.

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

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

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

CITY OF BERKELEY
POLLUTION PREVENTION
PLAN

CHECKED BY:	XXX
DRAWN BY:	STAFF
SCALE:	NO SCALE
DATE	05/17/2024
PROJECT NO.	2024.018
PHASE NO.	XX
SHEET NO.	C7.3

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EROSION CONTROL NOTES

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

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

   CONTACT PERSON'S NAME: XXXXX
   TELEPHONE NUMBER: XXXXX

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

'BLANDO' BROME	40 LBS/ACRE
ZORRO FESCUE	10 LBS/ACRE
HYKON ROSE CLOVER	9 LBS/ACRE
SUB CLOVER	5 LBS/ACRE
CALIFORNIA NATIVE WILDFLOWER	8 LBS/ACRE
FERTILIZER	300 LBS/ACRE
ORGANIC BINDER	100 LBS/ACRE
STRAW MULCH	4000 LBS/ACRE

18. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY ENGINEER.
19. SANDBAGS, STRAW WATTLES AND/OR STRAW BALES SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS. WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE INSPECTOR.
20. SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS ARE DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE INSPECTOR.
21. WHEN DIRECTED BY THE INSPECTOR, A 12–INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
22. WHEN PAD ELEVATIONS OF ADJACENT LOTS OR ELEVATIONS BETWEEN THE STREET AND THE LOT ARE SEPARATED BY MORE THAN 6 FEET, A MINIMUM 12" BERM SHALL BE MAINTAINED ALONG THE PROPERTY LINE SEPARATING THE LOTS, AND THE BERM SHALL DIRECT THE WATER TO THE OUTLET. VELOCITY CHECK DAMS SHALL BE INSTALLED BETWEEN THE OUTLET ON THE LOT AND THE STREET.
23. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED STREETS AT THE INTERVALS INDICATED BELOW IN NOTE #24. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF STRAW BALES, SANDBAGS OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE INSPECTOR, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES MAY NOT BE USED AS VELOCITY CHECK DAMS.
24. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

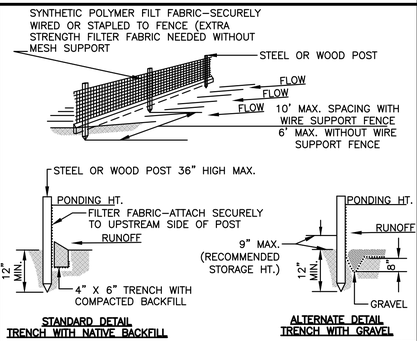
GRADE OF CHANNEL	INTERVAL
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

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

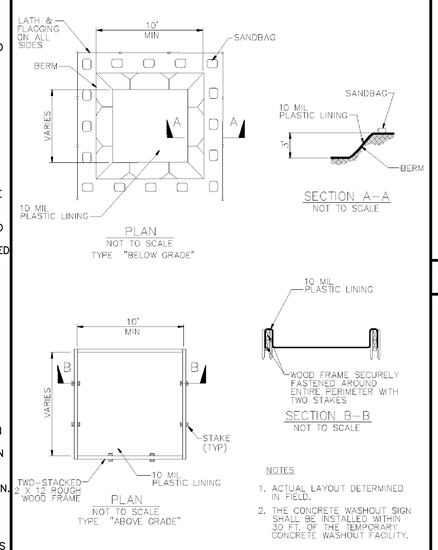
GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

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

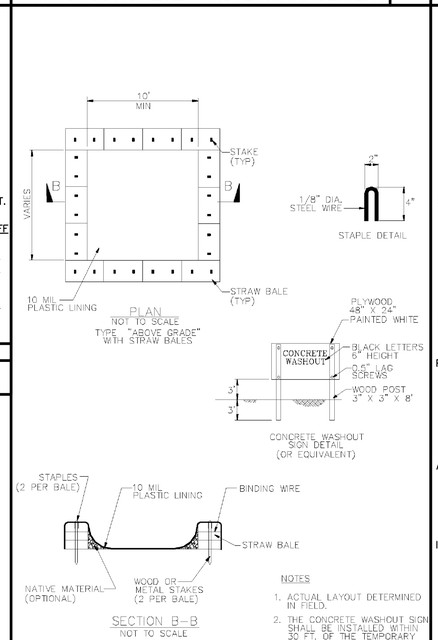
EROSION CONTROL NOTES | 10



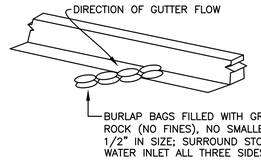
SILT FENCE | 9



WM–8 CONCRETE WASTE MANAGEMENT | 7



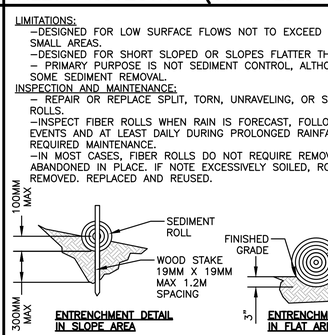
CONCRETE WASTE MANAGEMENT WM–8 | 8



NOTES
1. THICKNESS OF FILLED BAGS WHEN LAID FLAT SHALL NOT EXCEED 4".
2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS AND THE FACE OF CURB.
3. REMOVE ACCUMULATED SILT, DIRT, AND DEBRIS BEFORE IT EXCEEDS A THICKNESS OF 2" IN THE GUTTER.
4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

1/2"=1'–0"

GRAVEL BAG CHECK DAM | 4



1/2"=1'–0"

INLET PROTECTION (UNPAVED AREAS) | 5

LIMITATIONS:
–DESIGNED FOR LOW SURFACE FLOWS NOT TO EXCEED 1 CFS FOR SMALL AREAS.
–DESIGNED FOR SHORT SLOPED OR SLOPES FLATTER THAN 3:1
– PRIMARY PURPOSE IS NOT SEDIMENT CONTROL, ALTHOUGH DO PROVIDE SOME SEDIMENT REMOVAL.

INSPECTION AND MAINTENANCE:
– REPAIR OR REPLACE SPLIT, TORN, UNRAVELING, OR SLUMPING FIBER ROLLS.
–INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS AND AT LEAST DAILY DURING PROLONGED RAINFALL. PERFORM REQUIRED MAINTENANCE.
–IN MOST CASES, FIBER ROLLS DO NOT REQUIRE REMOVAL AND CAN BE ABANDONED IN PLACE. IF NOTE EXCESSIVELY SOILED, ROLLS MAY BE REMOVED. REPLACED AND REUSED.

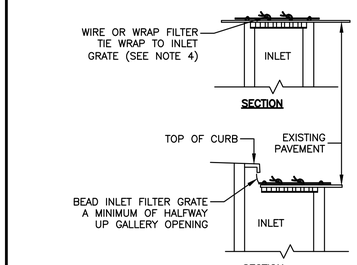
PURPOSE:
FIBER ROLLS (SEDIMENT LOGS OR WATTLES), COMPOSED OF BIO–DEGRADABLE FIBERS STUFFED IN A PHOTO–DEGRADEABLE OPEN WEAVE NETTING, ARE DESIGNED TO REDUCE SEDIMENT RUNOFF FROM DISTURBED SOILS INTO THE STORM DRAIN SYSTEM OR WATER–COURSES. FIBER ROLLS ARE POROUS AND ALLOW WATER TO FILTER THROUGH FIBERS AND TRAP SEDIMENT, INCREASE FILTRATION RATES, SLOW RUNOFF AND REDUCE SHEET AND HILL EROSION. WATTLES ALSO CREATE A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.

APPLICATION:
–ALONG THE FACE OF EXPOSED AND ERODIBLE SLOPES TO SHORTEN SLOPE LENGTH.
–AT GRADE BREAKS WHERE SLOPES TRANSITION TO A STEEPER SLOPE
–IN DRAINAGE SWALES TO SLOW FLOWS
–ALONG STREAMBANKS TO ASSIST STABILIZATION AND REVEGETATION

INSPECTION AND MAINTENANCE:
FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION. IN GENERAL, THESE WILL BE AS FOLLOWS:
–FINE GRADE THE SUBGRADE BY HAND DRESSING WHERE NECESSARY TO REMOVE LOCAL DEVIATIONS AND TO REMOVE LARGER STONES OR DEBRIS THAT WILL INHIBIT INTIMATE CONTACT OF THE FIBER ROLL WITH THE SUBGRADE.
–PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH 50 TO 100MM (2 TO 4 INCHES) DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
–SOIL EXCAVATION IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDERCUTTING THE ROLL.
–PLACE FIBER ROLLS INTO THE KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL WITHIN 6 FEET OF EACH END AND THEN EVERY SIX INCHES WITH 1" X 2" X 23" STAKES.
–STAKE ARE TYPICALLY DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE BUTTED SECURELY TO ONE ANOTHER TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.

1/2"=1'–0"

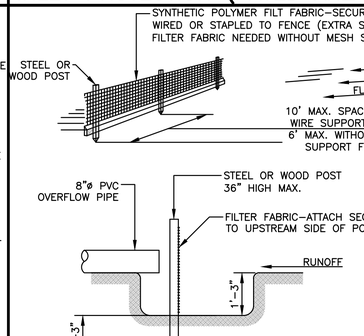
STRAW WATTLE | 6



NOTES:
1. FILTER FABRIC SHALL MEET CAL–TRANS OR HAY BAG SPECIFICATIONS.
2. FILTER MATERIAL AND GRATE SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1"
3. INLET FILTER GRATE SHALL BE MADE OF RE–BARS, CRISS CROSSED AT 6" (WELDED NUMBERED 3 OR TIED TOGETHER WITH WIRE) OR A PLATE WITH MINIMUM OF 75% OPEN AREA, BOTH OF SUFFICIENT STRENGTH TO PREVENT BENDING WHEN DRIVEN OVER BY A VEHICLE.
4. INLET FILTER GRATE SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE OR TIE–WRAPS (BEND OVER).
5. FILTERS SHALL BE INSPECTED WEEKLY AND AFTER EACH RAINFALL. REPAIRS, SEDIMENT/ DEBRIS REMOVAL SHALL BE MADE TO ASSURE EFFICIENCY OF FILTER SYSTEM.

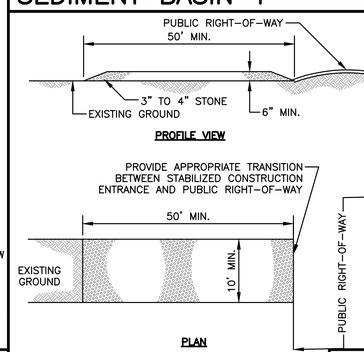
1/2"=1'–0"

INLET PROTECTION (PAVED AREAS) | 1



1/2"=1'–0"

SEDIMENT BASIN 1 | 2



1/2"=1'–0"

CONSTRUCTION ENTRANCE | 3

GREENWOOD & MOORE, INC
Civil Engineers • Designers
Land Surveyors • Planners
3111 Camino Ramon Blvd., Ste. 200, Camino Valley, California, 94546
Tel: 510-837-2777 Fax: 510-837-4813 www.greenwoodmoore.com

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

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

EROSION CONTROL DETAILS

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

SHEET INDEX

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

Screen Planting along Perimeter Fence

Existing Tree To Be Preserved if Feasible

Layered Planting

Vine Trellis Panel

Acapulco Lounge Chairs, Wood Side Tables

Large Table with Chairs on Paving 'Rug'

Outdoor Screen Panel (Projector mounted to building opposite)

Flow-Through Planter (on Level 2) with Screen Plants
Pacific Wax Myrtle, Red Flowering Currant, Rushes

Layered, Screen Planting
Pacific Wax Myrtle, Madrone, Toyon, Rhododendron

Bike Rack

Complete Street Tree Rhythm

Bio-Filtration Planter

Future / Potential Cafe Seating Area

Bio-Filtration Planter

Future / Potential Cafe Seating Area

Layered Planting
Fan Palm, Madrone, Apple, Fescue, Agave, Native Euphorboia, Fuschia & Penstemon

"Stone" Benches in "Fractured" Paving

Specimen Street Tree

Layered Planting
Giant Bird Paradise, Pineapple Guava, Fig

Layered Planting
Chain Fern, Rhododendron, Seslaria, Strawberries

Concrete Ping-Pong Table in Granitecrete Court

Built-in Banquette Bench on 6" h Wood Deck

Greenscreen 3D Trellis Panels mounted to wall with flowering evergreen vines
Trumpet Vine, Jasmine

Dense foliage

Vine Trellis Panel

"Stone" Benches

Access Control

Widened, Planted Tree Wells
To reinforce residential street scale

Dedicated Pick-up / Drop-off

Utility Corridor

Short-Term Parking Bike Rack

Resident Parking Garage Entrance

BACK-OF-HOUSE

REAR COURTYARD

ENTRANCE COURTYARD

PLAZA

SIDEWALK

LEVEL 2
RESIDENTIAL UNIT
PARKING GARAGE BELOW

SHATTUCK AVENUE

DERBY STREET

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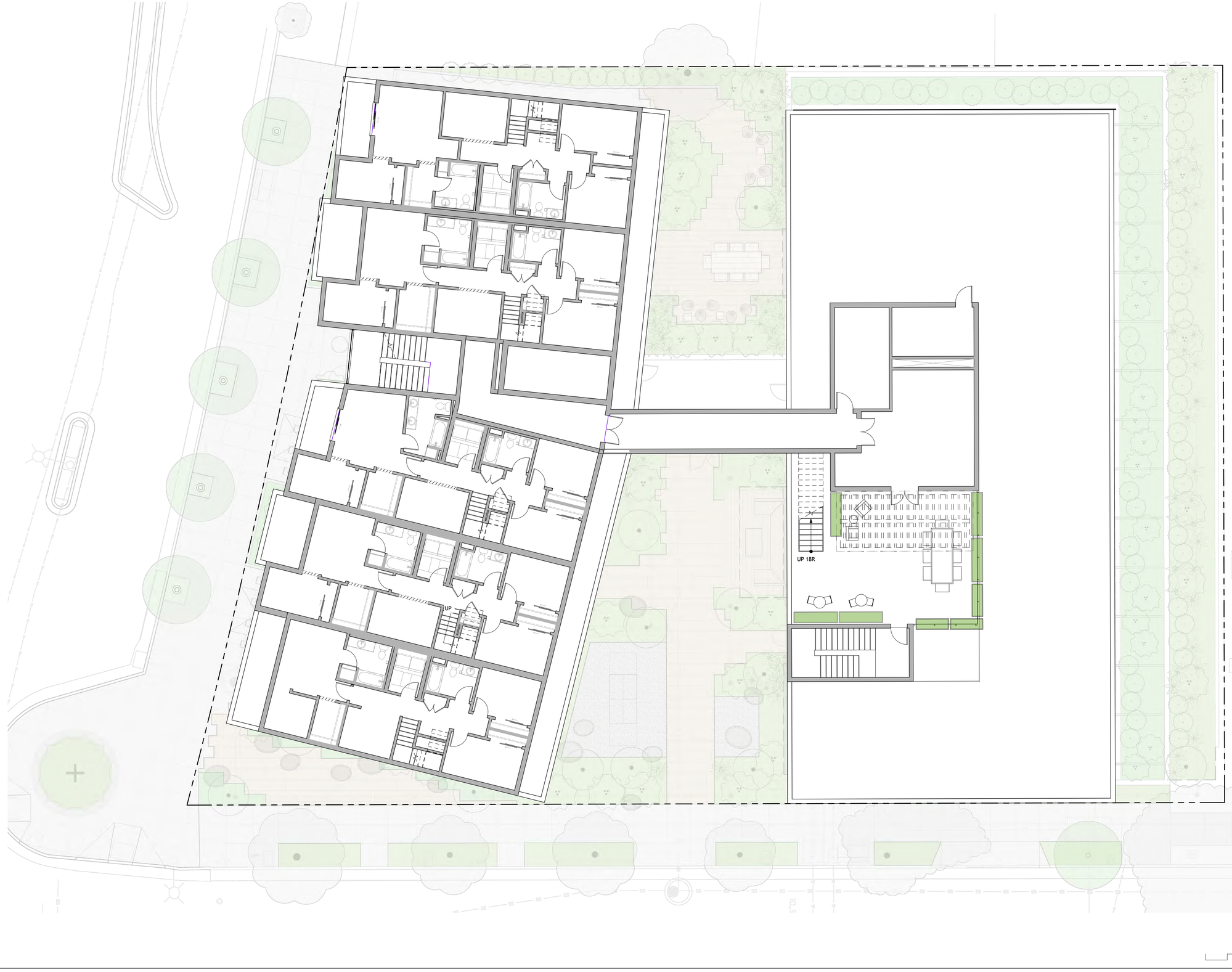
2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL
DATE 12-05-2024
REVISIONS

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

SCHEMATIC LANDSCAPE PLAN

L-1.0



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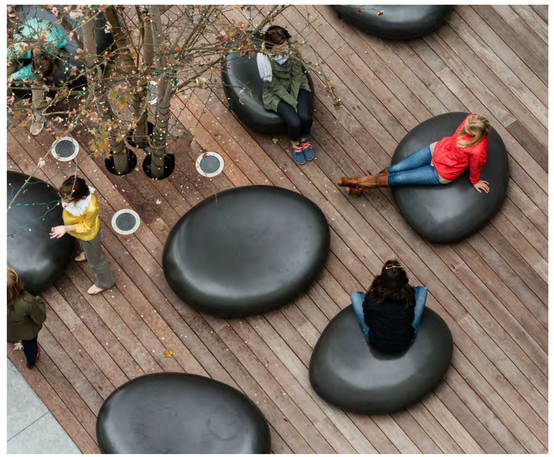
SCHEMATIC LANDSCAPE PLAN - ROOF DECK

L-1.1



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LANDSCAPE CONCEPT IMAGERY

L-2.0

PLANT SCHEDULE (ABBREVIATED)

(SEE SHEET L-3.2A FOR FULL SCHEDULE)

Symbol

Existing Tree to Remain

City Street Tree

Specimen Tree at Corner

Trees

Hedge and Screening

Streetscape - Shattuck Frontage

Streetscape - Derby Frontage

East Perimeter Buffer

Bio Treatment Planters

Courtyards

Vines

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PLANTING CONCEPT PLAN

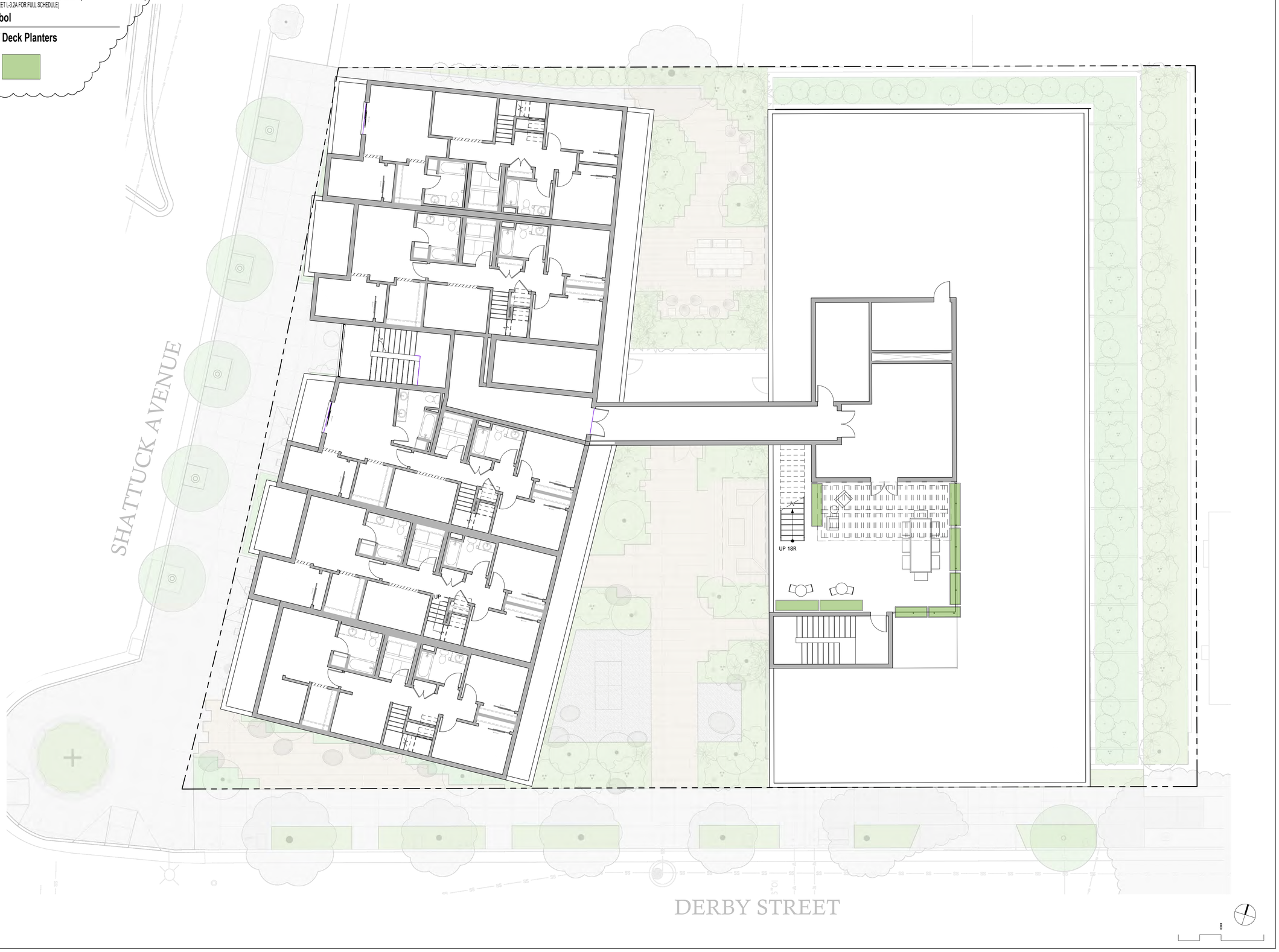
L-3.0

PLANT SCHEDULE (ABBREVIATED)

(SEE SHEET L-3.2A FOR FULL SCHEDULE)

Symbol

Roof Deck Planters



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2	AGENCY RE-SUBMITTAL	12/05/2024

PLANTING CONCEPT PLAN - ROOF DECK

L-3.1

PLANT SCHEDULE

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

PLANT SCHEDULE (cont.)

Symbol	Common Name	*Botanical Name*	Quantity	Size	Wucols	Notes
Mixed Shrubs, Perennials, Grasses & Groundcover by Zone (All species to be size #1 minimum.)						
East Perimeter Buffer						
	Pacific Wax Myrtle	*Myrica california*		#15 Min.	M	Native Pollinator
	Toyon	*Heteromeles arbutifolia*				Native Pollinator
	Rhododendron	*Rhododendron spp.*				Native Pollinator
	Madrone	*Arbutus spp.*				Native Pollinator
	'Eve Case' Coffeeberry	*Rhamnus californica 'Eve Case'*				Native Pollinator
Bio Treatment Planters						
	Pacific Wax Myrtle	*Myrica california*		#1	L	Staked at Fence / Wall, Native Pollinator
	Red Flowering Currant	*Ribes sanguineum*				Native Pollinator
	Berkeley Sedge	*Carex tumulicola**				Native
	Meadow Sedge	*Carex pansa**				Native
Courtyards						
	Giant Chain Fern	*Woodwardia fimbriata**		#1	M	Native
	Rhododendron	*Rhododendron spp.*				Pollinator
	Greenlee Moor Grass	*Sesleria 'Greenlee'*				
	Cut-leaf Philodendron	*Philodendron 'Xanadu'*				
	Tree Philodendron	*Philodendron selloum*				
	Western Sword Fern	*Polystichum fimbriata*				Native
	Japanese Tassel Fern	*Polystichum polyploides*				
	Cast-Iron Plan	*Aspidistra elatior*				
	Bromeliad spp,	*Bromeliad vars.*				
	Natal Lily	*Clivia miniata*				Pollinator
	Lily-of-the-Nile	*Agapanthus africanus*				Pollinator
	Lilyturf	*Liriope muscari*				Pollinator
	Cranesbill	*Geranium 'Rozanne'*				Pollinator
	Evergreen Huckleberry	*Vaccinium ovatum*				Native Pollinator
	'Eve Case' Coffeeberry	*Rhamnus californica 'Eve Case'*				Native Pollinator
	Manzanita species	*Arctostaphylos var.*				Native Pollinator
	Purple Heart	*Tradescantia purpurea*				
	Sweet Woodruff	*Gallium odoratum*				Native Pollinator
	Carpet Bugle	*Ajuga reptans*				Pollinator
	Mondo Grass	*Ophiopogon japonicus*				
	Alpine Strawberry	*Fragaria vesca*				Pollinator
	Yerba Buena	*Satureja douglasii*				Native Pollinator
	Bear's Breeches	*Acanthus mollis*				Pollinator
	Japanese forest grass	*Hakonechloa macra*				
	Sedge species	*Carex var.*				Native
Roof Deck Planters						
	Bay laurel	*Laurus nobilis*		#1	L	Pollinator
	Purple Hopseed Bush	Dodonaea viscosa 'Purpurea'			L	
	Fern Pine Textile	Podocarpus henkellii			M	
	Bamboo	Bambusa textilis			L	

PLANTING NOTES

1. PLANT SYMBOLS WITH MULTIPLE SPECIES LISTED MAY BE ANY OF THE SPECIES, AS AVAILABLE AT TIME OF INSTALLATION.
2. ALL PLANTING AREAS TO RECEIVE 3" LAYER COMPOSTED BARK MULCH (50% 'GARDEN MULCH' + 50% 'FOREST FLOOR BARK' BY: AMERICAN SOIL & STONE) CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL.
3. ALL PLANTING AREAS TO RECEIVE 1" COMPOST TO TOP 6" - 12" OF SOIL PER HORTICULTURAL SOILS TEST RECOMMENDATIONS.
4. ALL PROPOSED PLANT SPECIES ARE CLIMATE-ADAPTED TO BERKELEY AND ARE INTENDED TO BE LOW-MAINTENANCE.
5. APPROXIMATELY 75% OF THE PROPOSED PLANTS OFFER SOURCES OF FOOD / NECTAR FOR AN ARRAY OF NATIVE POLLINATOR AND WILDLIFE SPECIES (BEES, HUMMINGBIRDS, BUTTERFLIES, INSECTS, ETC.)
6. APPROXIMATELY 50% OF THE PROPOSED PLANTS ARE CALIFORNIA NATIVE SPECIES WITH ENHANCED BENEFICIAL QUALITIES FOR NATIVE ANIMAL SPECIES HABITAT, FOOD AND OVERALL ADAPTABILITY.
7. PLANT CITY STREET TREES ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 (PART 6)-2012.
8. USE FLEXI-PAVE IN CITY STREET TREE WELLS
9. SEE CITY OF BERKELEY 'TREE PRESERVATION DURING CONSTRUCTION' RECOMMENDATIONS FOR TREE PROTECTION GUIDELINES.

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LANDSCAPE PLANS
2655 Shattuck Ave, BERKELEY, CA

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DATE 12-05-2024
REVISIONS

No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/9/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

PLANTING SCHEDULES

L-3.2A

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PLANTING
CONCEPT IMAGERY

L-3.2B

HYDROZONES (ABBREVIATED)

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

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2655 SHATTUCK AVE
LANDSCAPE PLANS

2655 Shattuck Ave, Berkeley, CA

PHASE AGENCY SUBMITTAL
DATE 12-05-2024
REVISIONS

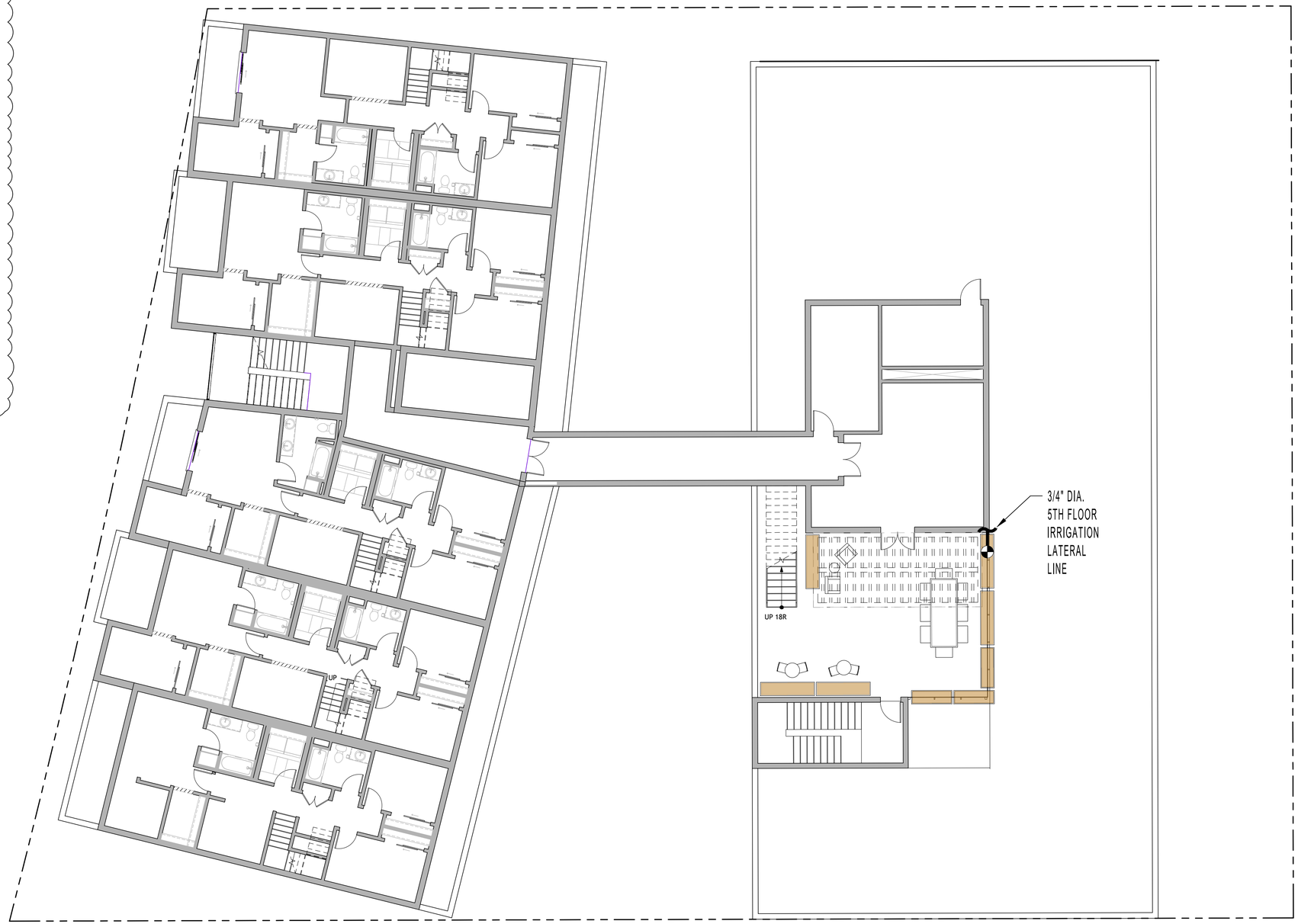
No.	Description	Date
1	AGENCY RE-SUBMITTAL	8/19/2024
2	AGENCY RE-SUBMITTAL	12/05/2024

IRRIGATION HYDROZONE PLAN

L-4.0

HYDROZONES (ABBREVIATED)

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



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2655 SHATTUCK AVE
LANDSCAPE PLANS

2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL
DATE 12-05-2024
REVISIONS

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

IRRIGATION HYDROZONE PLAN - ROOF DECK

L-4.1

HYDROZONES

SYMBOL	DESCRIPTION	AREA		IRRIGATION EMITTER TYPE
	SHATTUCK FRONTAGE - LOW	120 SF	1*	IN-LINE DRIP, SEE NOTE 2
	CORNER PLANTER - LOW	142 SF	1*	IN-LINE DRIP, SEE NOTE 2
	COURTYARD NORTH - MODERATE	768 SF	2*	IN-LINE DRIP, SEE NOTE 2
	COURTYARD SOUTH - MODERATE	937 SF	2*	IN-LINE DRIP, SEE NOTE 2
	DERBY FRONTAGE - LOW	277 SF	2*	IN-LINE DRIP, SEE NOTE 2
	DERBY STREET SCAPE - LOW	411 SF	2*	IN-LINE DRIP, SEE NOTE 2
	EAST PERIMETER - MODERATE	1,087 SF	2*	POINT SOURCE, SEE NOTE 1
	2ND FLOOR STORMWATER - LOW	1,330 SF	2	IN-LINE DRIP, SEE NOTE 2
	SHATTUCK STORMWATER - LOW	312 SF	1*	IN-LINE DRIP, SEE NOTE 2
	ROOF DECK PLANTERS - LOW	98 SF	1*	IN-LINE DRIP, SEE NOTE 2
	TOTAL:	5,482 SF		

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

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

IRRIGATION EQUIPMENT

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

WELO
Water Budget and Water Use Calculator

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:	5/15/2024
Project Name:	2655 Shattuck Ave
Project Contact:	Christian Macke
Project Contact Email:	macke@122westdesign.com

PRINT

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	41.8	0.45	-	5,482	**63,932**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	41.8	2,440	-	**63,241**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]

Difference between MAWA and ETWU **691** **Project meets water budget.**

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Shattuck Frontage	Drip	120	0.20	0.81	30
	2	Corner Planter	Drip	142	0.50	0.81	88
	3	Courtyard - North	Drip	768	0.50	0.81	474
	4	Courtyard - South	Drip	937	0.50	0.81	578
	5	Derby Frontage	Drip	277	0.20	0.81	68
	6	Derby Streetscape	Drip	411	0.20	0.81	101
	7	East Perimeter	Drip	1,087	0.50	0.81	671
	8	2nd Floor Planter	Drip	1,330	0.20	0.81	328
	9	Shattuck Stormwater	Drip	312	0.20	0.81	77
	10	Roof Deck Planter	Drip	98	0.20	0.81	24
		Landscape area (not including SLA)		**5,482**			**2,440**

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

Total Landscape Area (including SLA) from ETWU Calculation	**5,482**

IRRIGATION NOTES

1. **POINT-SOURCE DRIP** IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO 1/4" IN-LINE DRIP TUBING WITH EMITTERS SPACED 6", WRAPPED AROUND INDIVIDUAL PLANTS. MAINLINE TO BE ROUTED SO THAT IT IS AS CLOSE TO EACH INDIVIDUAL PLANT AS POSSIBLE. IF PLANT IS OVER 24" AWAY FROM THE MAINLINE, USE A 1/4" SOLID LATERAL LINE TO CONNECT THE 1/4" IN-LINE DRIP TUBING TO THE 1/2" MAINLINE. WRAP PLANT ONCE WITH IN-LINE DRIP TUBING AROUND ROOTBALL PER THE FOLLOWING:

2. IN-LINE DRIP IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO 1/4" IN-LINE DRIP TUBING WITH EMITTERS SPACED 6", TO COMPLETELY COVER THE DESIGNATED PLANTING AREA. SPACE DRIP TUBING TO COVER ENTIRE PLANTING AREA AS SHOWN IN THE STANDARD IN-LINE DRIP LAYOUT DETAIL.

3. MP ROTATORS IRRIGATED AREAS USE 1/2" MAINLINE FOR DISTRIBUTION TO HIGH-EFFICIENCY POP-UP ROTATING JET STREAM EMITTERS, SPACED TO ENSURE HEAD-TO-HEAD COVERAGE WITHIN DESIGNATED PLANTING AREAS. ALL EMITTERS TO BE 6" AWAY FROM HARDSCAPE EDGE TO AVOID OVER-SPRAY.

CONTAINER SIZE	**IN-LINE DRIP TUBING PLACEMENT** (FROM CENTER OF PLANT)
#1	3"
#5	4"
#15	5"
24" BOX	5" AND 10" (2 LOOPS)

IRRIGATION SYSTEM 'A' POINT-OF-CONNECTION NOTE

IRRIGATION POINT-OF-CONNECTION - CONNECT NEW COPPER PIPING TO NEW 1-INCH DOMESTIC WATER METER AND SERVICE LINE FOR IRRIGATION SUPPLY. WATER SERVICE CONNECTION PER EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD).

PEAK IRRIGATION DEMAND: TBD G.P.M.
SYSTEM DESIGN PRESSURE: 40 P.S.I.
EXISTING WATER PRESSURE (STATIC): TBD P.S.I.
IRRIGATED AREA OF COVERAGE: 5,679 SF

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510.992.3122

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2655 SHATTUCK AVE
LANDSCAPE PLANS

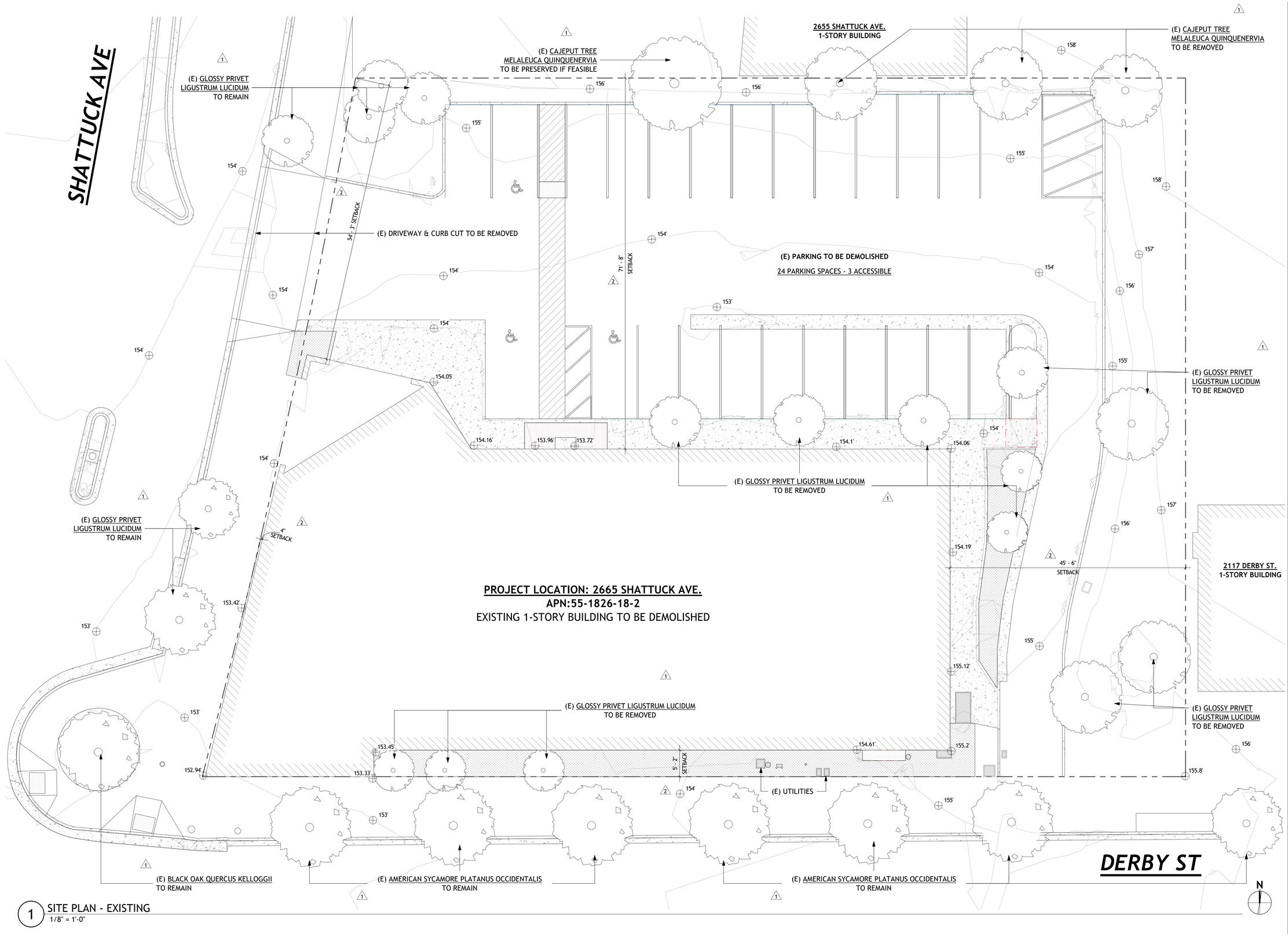
2655 Shattuck Ave, BERKELEY, CA

PHASE AGENCY SUBMITTAL
DATE 12-05-2024
REVISIONS

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

IRRIGATION EQUIPMENT, NOTES, WELO CALCS

L-4.2A



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

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
JAMES FRIEDSON KAHN
No. C-18027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

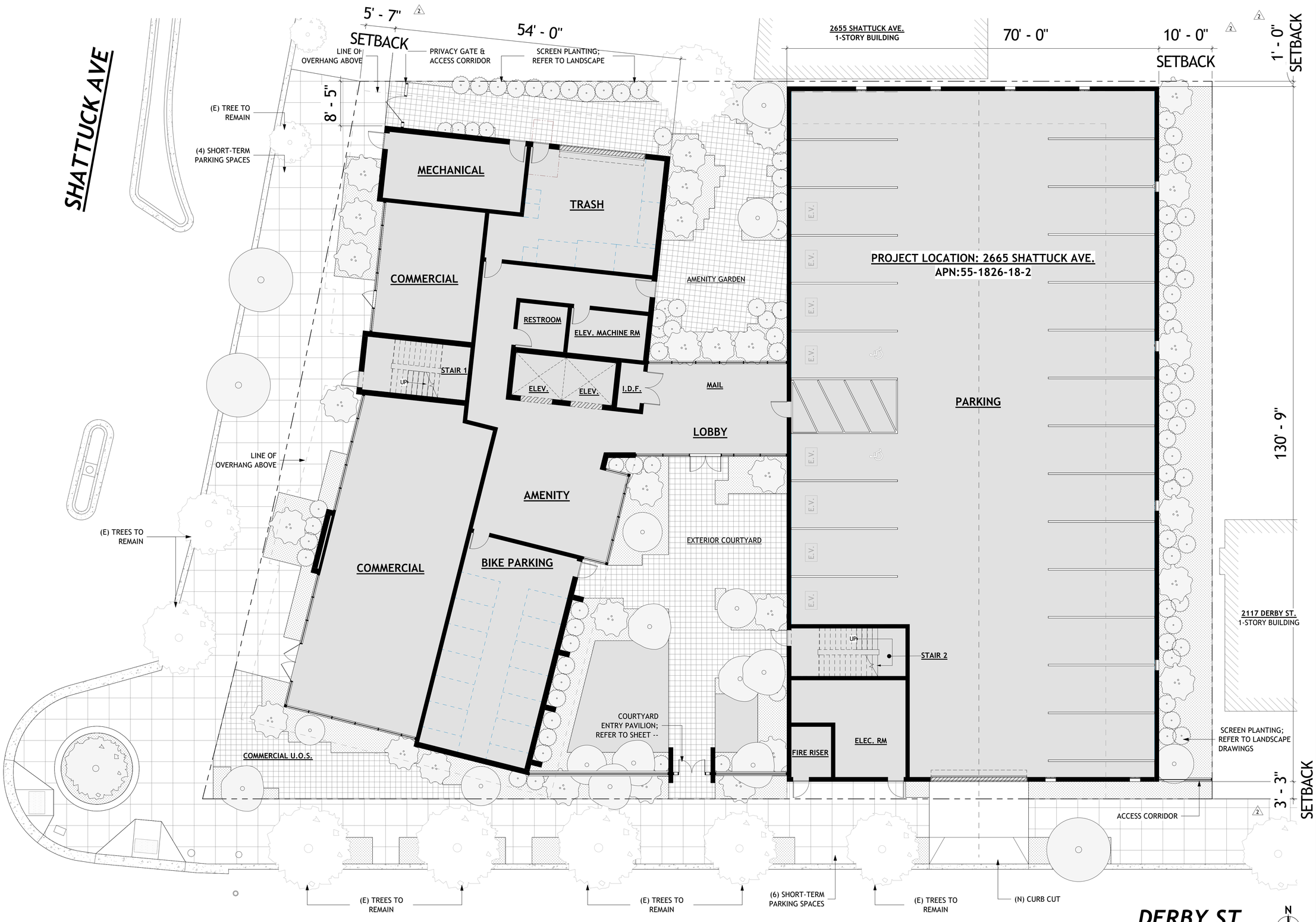
△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION
1	7/26/24	PLANNING RESPONSE 1
2	10/11/24	PLANNING RESPONSE 2

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

SITE PLAN - EXISTING

A100.A



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

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2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEIDELSON KANE
No. C-18022
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

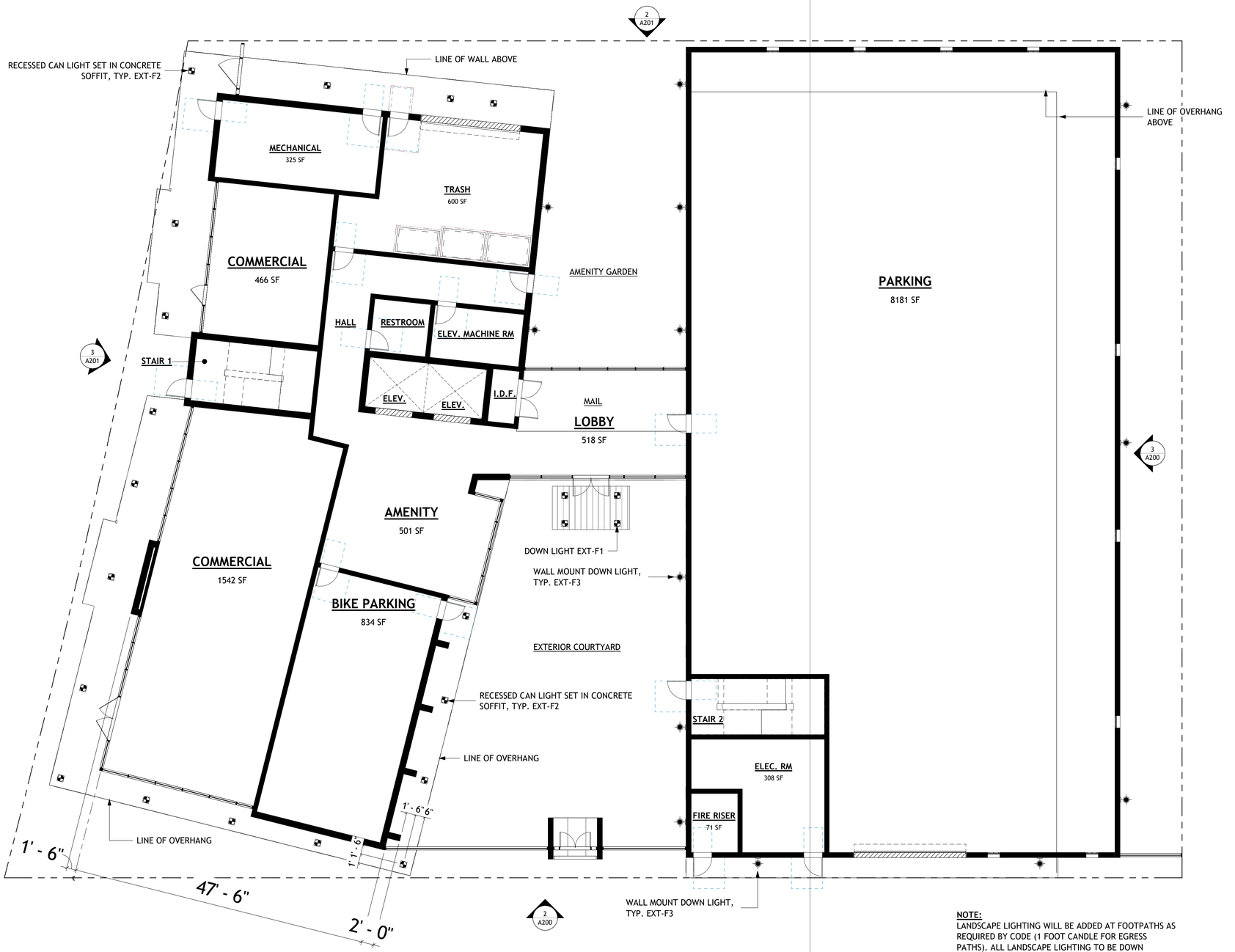
△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION
2	10/11/24	PLANNING RESPONSE 2

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

SITE PLAN - PROPOSED

A100.B



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

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

EXT-F1

TUBE ARCHITECTURAL DS-CD05 — WAC LIGHTING

LED Ceiling Mounts

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
The latest energy efficient LED technology in an appealing cylindrical profile delivers accent lighting. Comes in various light beam angle options.

FEATURES
- High performance exterior rated LED ceiling light
- Solid aluminum construction
- 30° visual cutoff angle - wi glare control
- 5 year warranty

SPECIFICATIONS
Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV) : 100% - 5%
0-10V: 100% - 1%
Light Source: High-output 3 Step Mac Adam Ellipse COB
Rated life of 60,000 hours at L70
Finish: Electrostatically powder coated; white, black, bronze and graphite
Standards: IP65 rated, ETL & cETL wet location listed,
Energy Star® 2.2 rated Title 24 JA8 2016 Compliant
Operating Temp: -13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

Diameter	Width	Beam Beam Angle	Color	*Temp	CRI	Reference Output * Lumens	CBCP	Efficacy (Lm/W)	Light Distribution	Finish
DS-CD05 3"DIA	5" 5mm	S Straight up or down	927	2700K	90	1825	10050	73		BK Black
			930	3000K	90	1843	13615	74		WT White
			935	3500K	90	1905	14027	76		BZ Bronze
			38	3500K	85	2300	13944	82		GH Graphite
			35	3500K	85	2300	13421	84		
			40	4000K	85	2375	13662	85		
DS-CD05 3"DIA DS-CD0517 5"DIA	7" 178mm	N Narrow	927	2700K	90	1810	5286	72		
			27	2700K	85	2139	6333	82		
			930	3000K	90	1886	5588	75		
			35	3500K	85	2275	6653	83		
			40	4000K	85	2338	6863	84		
		F Flood 25°	927	2700K	90	1600	4013	76		
			27	2700K	85	1686	4417	81		
			930	3000K	90	1810	4681	78		
			35	3500K	85	1886	4944	83		
			40	4000K	85	2445	5812	88		
			40	4000K	90	2470	5670	89		

DS-CD05-____-____
Example: **DS-CD05-9027-BK**

*Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91761

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program SEPT 2018

EXT-F2

R2FRDT-WD

2" FQ - Round Downlight Trim (Dim-To-Warm) — WAC

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
The F2i Recessed series offers a complete line of high performance LED luminaires that provide outstanding functionality and quality. The series features superlative glare control, smooth flush cone, 30° adjustable trim, and 360° horizontal rotation, and uniform floor-to-ceiling wall washing. Multiple power level options and a full line of round and square, trimmed and trimless luminaires offer versatile solutions for various lighting applications. Easy to order, install, and service.

FEATURES
- Two-piece die-cast construction
- Light engine mounted on trim with springs for easy replacement
- 30° shielding angle design for better visual comfort
- Field changeable beam angle with reflectors provided
- Accepts one Lens or glare control accessory
- 5 year WAC Lighting product warranty

SPECIFICATIONS
Construction: Durable die-cast aluminum construction
Input: Universal 120-277V AC 50/60 Hz
Dimming: Electronic Low-Voltage (ELV): 100%-1%
TRIAC: 100%-1%
0-10V: 100-1%
Light Source: High-output 3-step Mac Adam Ellipse COB
Rated life of 50,000 hours at L70
Mounting: Heavy gauge extension clips support trim firmly. Safety cabling standard. Ceiling cutout: Ø 3 1/2". Accommodates 1/2 " - 1 " ceiling thickness
Finish: Electrostatically powder coated White, Black, Dark Bronze, Natural Aluminum
Standards: ETL & cETL Wet Location Listed. Energy Star 2.0, Title 24 JA8 2019 Compliant.

Model	Beam	Lumens	CBCP	Color Temp	CRI	Finishes	Reflector/Trim
R2FRDT Round Flat	S 40°	1100	1100	WD 3000K (warm)	90	BK DB NZWT WT	Baked Enamel Matte White Specular
	W 83°	1050	1050				

R2FRDT-WD-___
Example: **R2FRDT-WD-BK** (Beam F 40° reflector is pre-installed, Beam W 65° reflector is included.)

Please see next page for housing units (required)

waclighting.com
Phone (800) 526.2588
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44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
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Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91761

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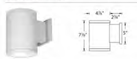
EXT-F3

TUBE ARCHITECTURAL DS-WS05 — WAC LIGHTING

LED Wall Mounts



Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES
- High performance exterior rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

SPECIFICATIONS
Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV) : 100% - 5%
0-10V: 100% - 1%
Light Source: High-output 3 Step Mac Adam Ellipse COB
Rated life of 60,000 hours at L70
Finish: Electrostatically powder coated; white, black, bronze and graphite
Standards: IP65 rated, ETL & cETL wet location listed,
Energy Star® 2.2 rated Title 24 JA8 2016 Compliant
Operating Temp: -13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

Diameter	Width	Beam Beam Angle	Color Temp	CRI	Reference Output * Lumens	CBCP	Efficacy (Lm/W)	Light Distribution	Finish
DS-WS05 3" DIA	5" 127mm	S Straight up or down	9275	2700K	90	1825	10050	73		BK Black
			275	2700K	85	2160	13655	98		WT White
			9305	3000K	90	1895	10437	76		BZ Bronze
			305	3000K	85	2300	13944	92		GH Graphite
			355	3500K	85	2392	14237	94		
			405	4000K	85	2575	15062	99		
DS-WS05 3" DIA DS-WS0517 5" DIA	7" 178mm	N Straight up or down	9275	2700K	90	1810	5280	72		
			275	2700K	85	2139	6333	82		
			9305	3000K	90	1886	5578	75		
			305	3000K	85	2275	6643	91		
			355	3500K	85	2338	6797	83		
			405	4000K	85	2550	6863	94		
		F Flood 25°	9275	2700K	90	1600	4013	76		
			275	2700K	85	2160	5417	81		
			9305	3000K	90	1810	4681	78		
			305	3000K	85	2300	5587	96		
			355	3500K	85	2445	5812	98		
			405	4000K	85	2470	5670	99		
DS-WS05 3" DIA DS-WS0517 5" DIA	7" 178mm	F Evenly Adj. Wash the wall	9278	2700K	90	2000		80		
			278	2700K	85	2400		96		
			9308	3000K	90	2113	N/A	84		
			308	3000K	85	2535		101		
			358	3500K	85	2575		103		
			408	4000K	85	2600		104		
		F Towards Adj. Wash the wall	9278	2700K	90	2000		80		
			278	2700K	85	2400		96		
			9308	3000K	90	2113	N/A	84		
			308	3000K	85	2535		101		
			358	3500K	85	2575		103		
			408	4000K	85	2600		104		

DS-WS05-____-____
*Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.
Example: **DS-WS05-F930A-WT**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT — FRANCES FEIDELSON HEIN — No. C-41027 — 01/31/2025 — RENEWAL DATE — STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
	5/15/24	SB330 APPLICATION

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

PROPOSED LIGHTING PLAN - GROUND FLOOR

A100.C

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

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BERKELEY, CA 94704

LICENSED ARCHITECT
CHARLES FEIDELSON KAHN
No. C-18007
07/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

△	DATE	ISSUE RECORD
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ISSUE DATE: 07/23/2024

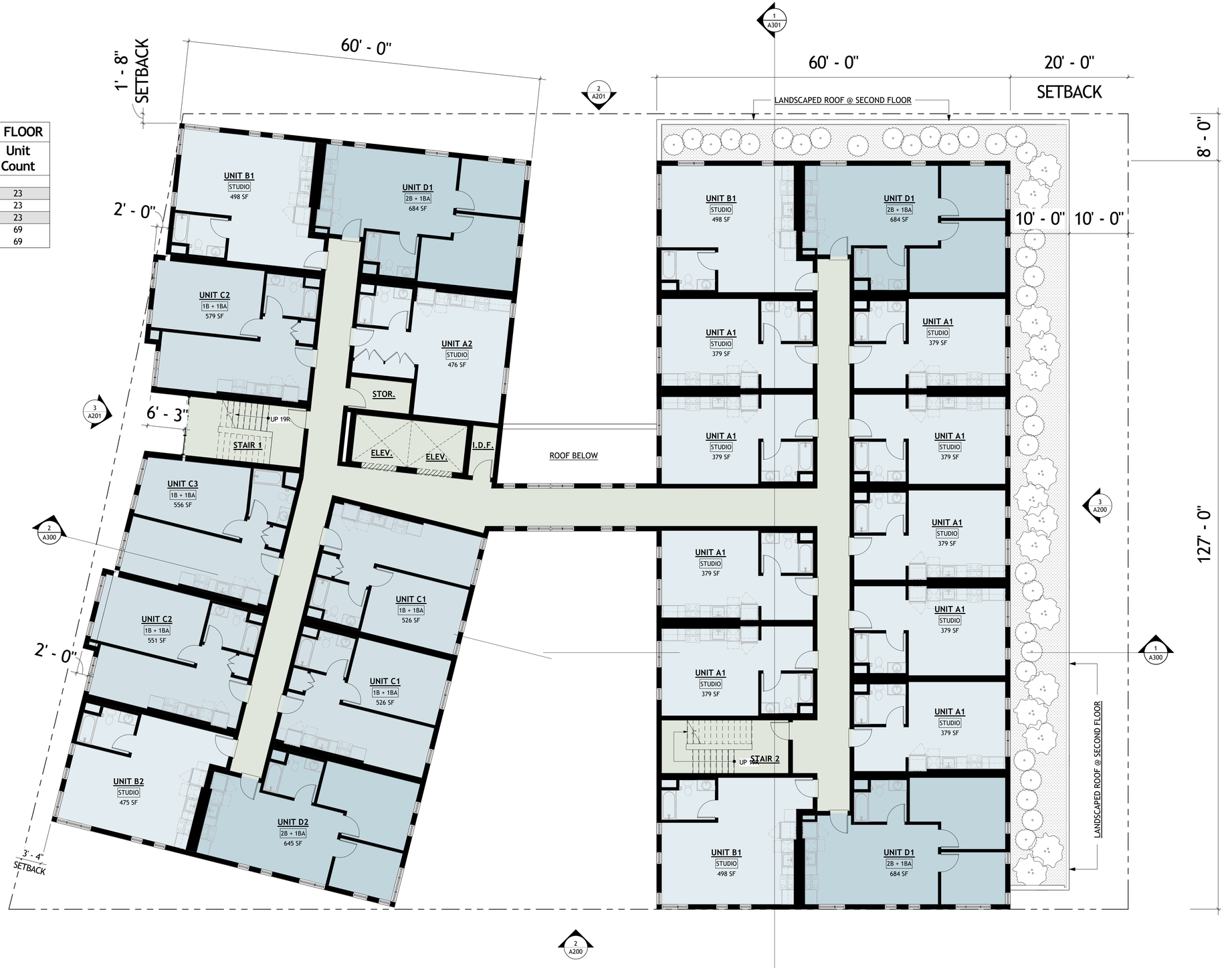
PROPOSED GROUND FLOOR PLAN

A101

AREA SUMMARY - SECOND-FOURTH FLOOR		
Level	Area	Unit Count
RESIDENTIAL AREA		
02 - SECOND FLOOR	14785 SF	23
03 - THIRD FLOOR	14785 SF	23
04 - FOURTH FLOOR	14785 SF	23
	44355 SF	69
2 Grand total	44355 SF	69

Proposed Residential

- STUDIO
- 1B + 1BA
- 2B + 1BA
- RESIDENTIAL SUPPORT



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

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LICENSED ARCHITECT
CHARLES FEIDELSON KAHN
No. C-31802
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PROPOSED SECOND - FOURTH FLOOR PLAN

A102

AREA SUMMARY - FIFTH FLOOR		
Level	Area	Unit Count
RESIDENTIAL AREA		
05 - FIFTH FLOOR	14785 SF	18
	14785 SF	18
Grand total	14785 SF	18

2

Proposed Residential

- STUDIO
- 1B + 1BA
- 2B + 1BA
- 3B + 1BA
- RESIDENTIAL SUPPORT

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

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LICENSED ARCHITECT CHARLES FRIEDLSON KNOX No. C-31927 01/31/2025 RENEWAL DATE STATE OF CALIFORNIA

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PROPOSED FIFTH FLOOR PLAN

A103

AREA SUMMARY - SIXTH FLOOR	
Level	Area
RESIDENTIAL AREA	
06 - SIXTH FLOOR	7250 SF
	7250 SF
Grand total	7250 SF

2

Proposed Residential

- 3B + 2.5BA
- RESIDENTIAL SUPPORT
- UTILITY
- U.O.S.
- PRIVATE U.O.S.

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

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LICENSED ARCHITECT
DENNIS FEIDELSON
No. C-18022
01/31/2025
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STATE OF CALIFORNIA

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ISSUE DATE: 07/23/2024

PROPOSED SIXTH FLOOR PLAN

A104

AREA SUMMARY - SEVENTH FLOOR		
Level	Area	Unit Count
RESIDENTIAL AREA		
05 - FIFTH FLOOR	14785 SF	18
	14785 SF	18
Grand total	14785 SF	18

2

Proposed Residential

- 3B + 2.5BA
- RESIDENTIAL SUPPORT
- PRIVATE U.O.S.

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

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LICENSED ARCHITECT
JAMES FRIEDMAN PAPP
No. C-31802
01/31/2025
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STATE OF CALIFORNIA

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PROPOSED SEVENTH FLOOR PLAN

A105

AREA SUMMARY - EIGHTH FLOOR	
Level	Area
RESIDENTIAL AREA	
08 - EIGHTH FLOOR	5765 SF
	5765 SF
Grand total	5765 SF

2

Proposed Residential

3B + 2.5BA

RESIDENTIAL SUPPORT

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

N

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EDWARD FRIEDLSON KAPP
No. C-18027
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

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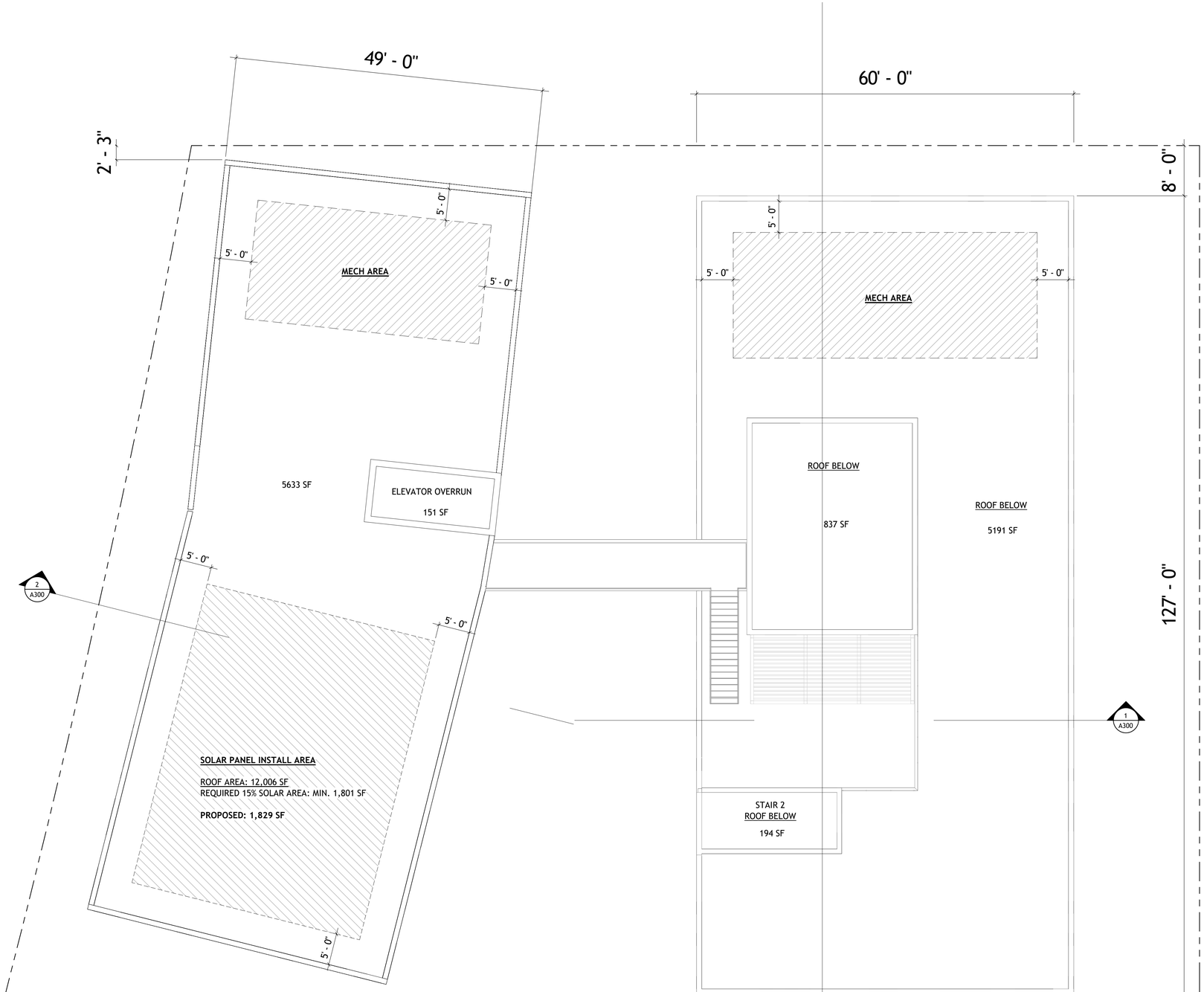
PROPOSED EIGHTH FLOOR PLAN

A106



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

N

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LICENSED ARCHITECT
DARRAS TEIDELSON NEU
No. C-41627
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

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PROPOSED ROOF PLAN

A107

3 EAST ELEVATION
1" = 10'-0"

2 SOUTH ELEVATION
1" = 10'-0"

M01
CEMENT PLASTER
COLOR: SW 7050 USEFUL GRAY

M02
CEMENT PLASTER
COLOR: SW 7046 ANONYMOUS

M03
HIGH PRESSURE LAMINATE
FUNDERMAX
COLOR: CINNAMON 5032 NT

M04
CEMENT PANEL
NICHIHA "NICHIFRONTIER"
COLOR: HAZELNUT

M05
VERTICAL BOARD FORMED CONCRETE
COLOR: NATURAL

M06
CEMENT PLASTER
COLOR: SW 6918 HUMOROUS GREEN

M07
TRELLIS WOOD GRAIN MEMBER
LONGBOARD ALUMINUM
COLOR: DARK ACACIA

M08
PAINTED METAL TRELLIS
COLOR: BLACK

M09
WOOD PRIVACY FENCE

M10
PAINTED METAL FENCE WITH WOOD GRAIN MEMBERS
COLORS: BLACK AND LONGBOARD ALUMINUM
COLOR: DARK ACACIA

M11
PAINTED METAL RAILING
COLOR: BLACK

M12
METAL MESH
MCNICHOLS, WIRE MESH, RECTANGULAR, 2"X4" MESH,
COLOR: GALVANIZED MTL

M13
ALUMINUM STOREFRONT
COLOR: BLACK

1 Material Legend

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JAMES FRIEDLSON EARP
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01/31/2025
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PROPOSED EXTERIOR ELEVATIONS & MATERIALS

A200

3 WEST ELEVATION
1" = 10'-0"

2 NORTH ELEVATION
1" = 10'-0"

M01
CEMENT PLASTER
COLOR: SW 7050 USEFUL GRAY

M02
CEMENT PLASTER
COLOR: SW 7046 ANONYMOUS

M03
HIGH PRESSURE LAMINATE
FUNDERMAX
COLOR: CINNAMON 5032 NT

M04
CEMENT PANEL
NICHIHA "NICHIFRONTIER"
COLOR: HAZELNUT

M05
VERTICAL BOARD FORMED CONCRETE
COLOR: NATURAL

M06
CEMENT PLASTER
COLOR: SW 6918 HUMOROUS GREEN

M07
TRELLIS WOOD GRAIN MEMBER
LONGBOARD ALUMINUM
COLOR: DARK ACACIA

M08
PAINTED METAL TRELLIS
COLOR: BLACK

M09
WOOD PRIVACY FENCE

M10
PAINTED METAL FENCE WITH WOOD GRAIN MEMBERS
COLORS: BLACK AND LONGBOARD ALUMINUM
COLOR: DARK ACACIA

M11
PAINTED METAL RAILING
COLOR: BLACK

M12
METAL MESH
MCNICHOLS, WIRE MESH, RECTANGULAR, 2"X4" MESH,
COLOR: GALVANIZED MTL

M13
ALUMINUM STOREFRONT
COLOR: BLACK

1 Material Legend

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No. C-18207
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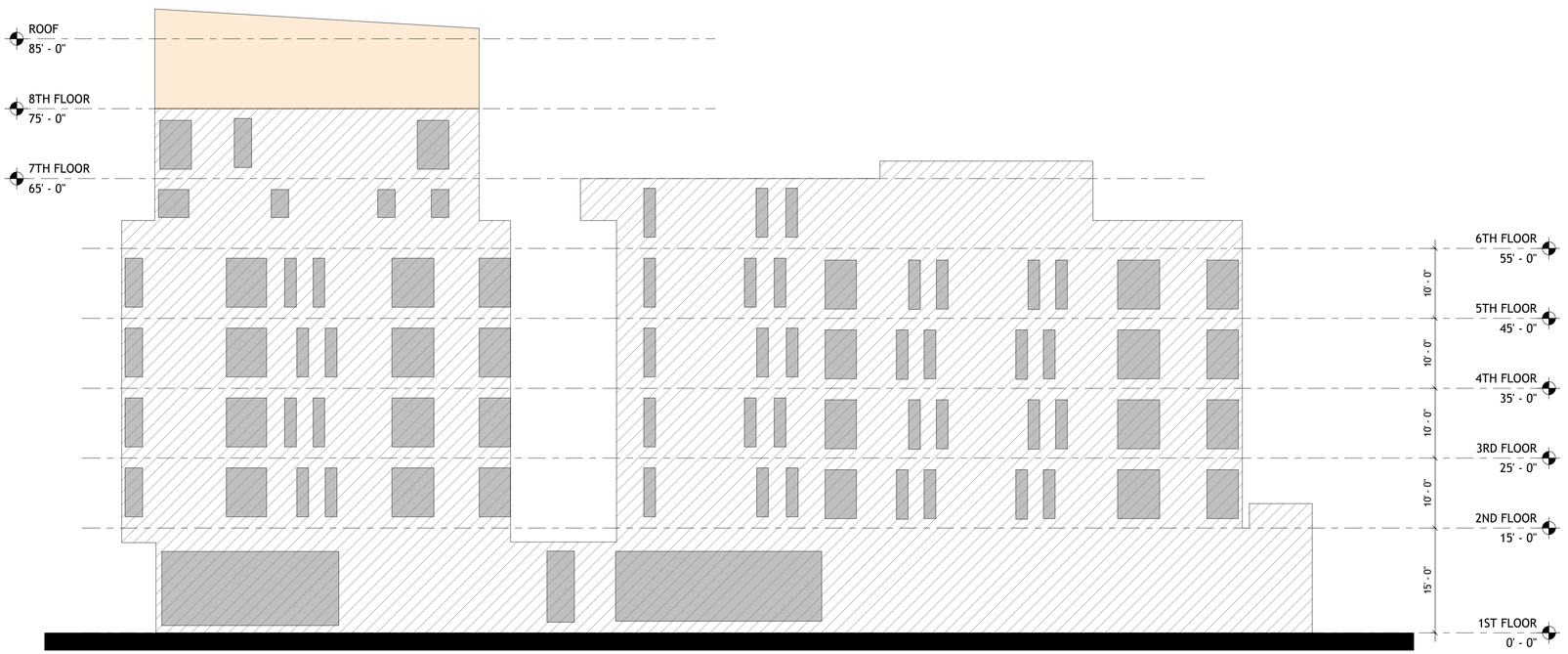
PROPOSED EXTERIOR ELEVATIONS & MATERIALS

A201

3 EAST ELEVATION
1" = 10'-0"



2 SOUTH ELEVATION
1" = 10'-0"

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

1,654 SF / 9,542 SF x 100 = 17%

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

2,132 SF / 10,144 SF x 100 = 21%

BIRD SAFE GLAZING

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

LEGEND

BIRD SAFE GLAZING AREA

NEW FACADE AREA

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

1 BIRD SAFE GLAZING LEGEND

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CHARLES FEIDELSON KAHN
No. C-31802
01/31/2025
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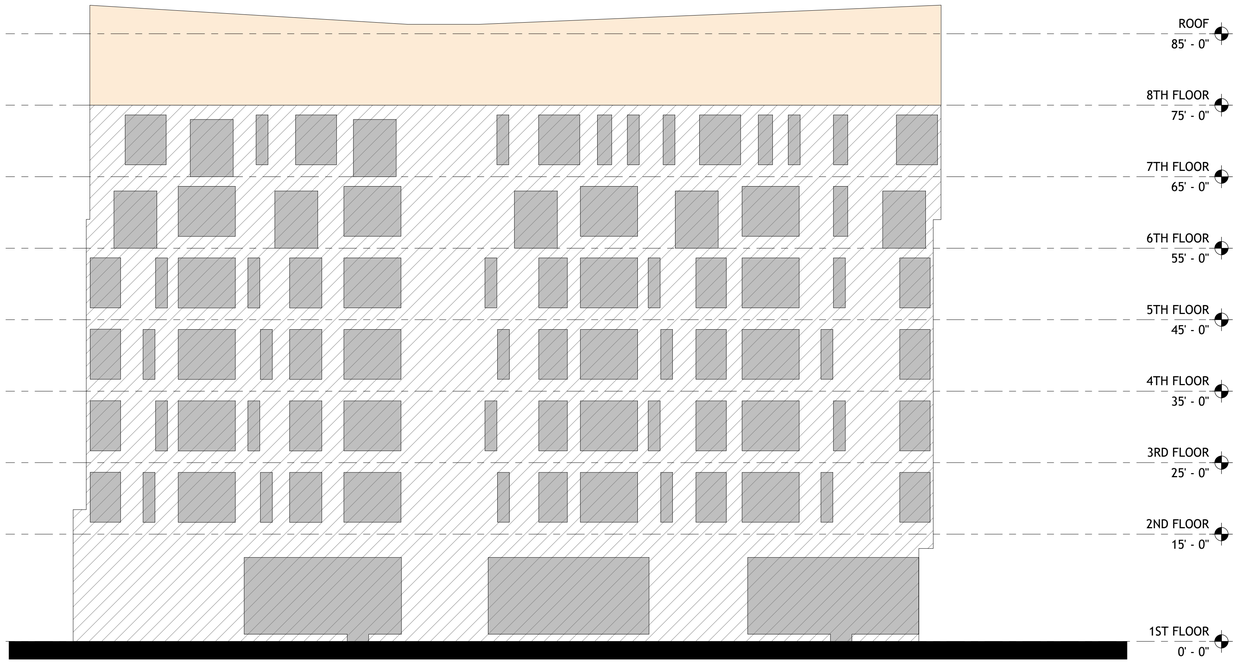
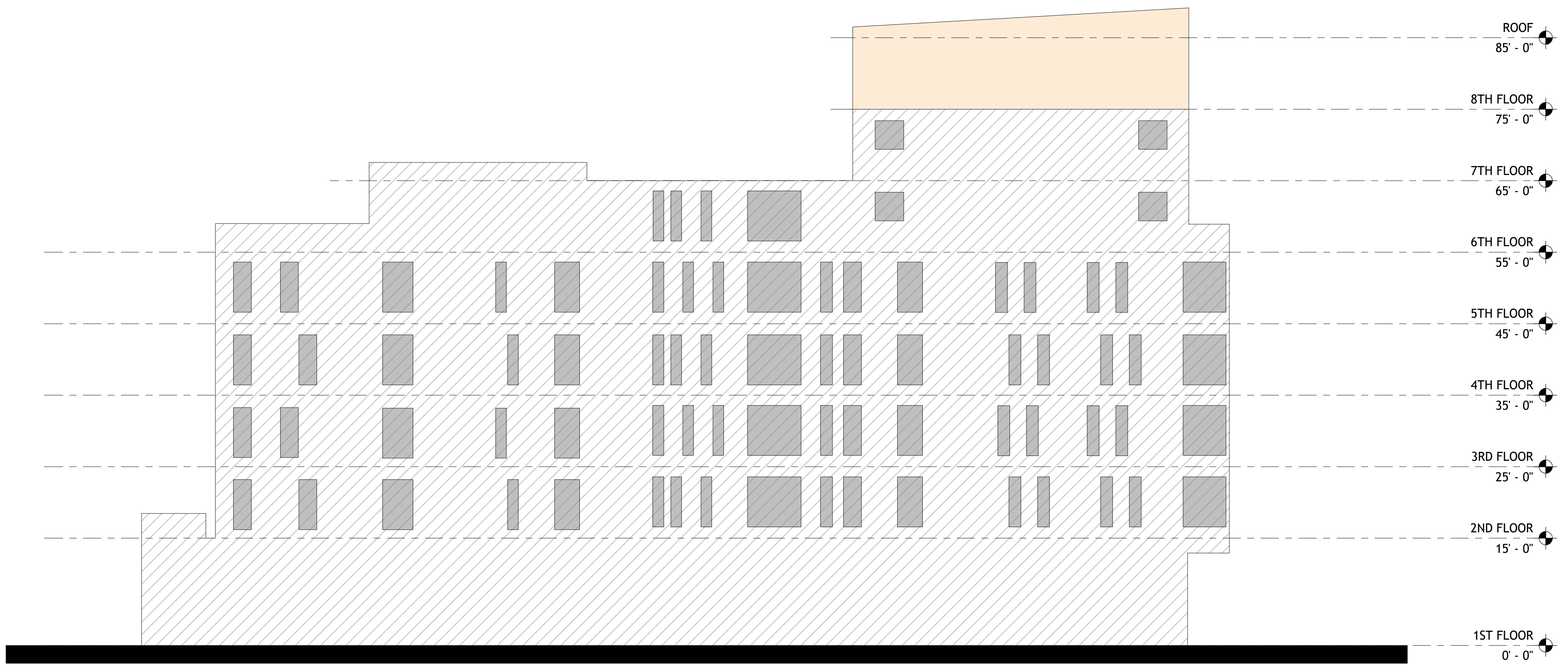
PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY

A202



3 WEST ELEVATION
1" = 10'-0"



2 NORTH ELEVATION
1" = 10'-0"

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

3,338 SF / 8,900 SF x 100 = 38%

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

1,454 SF / 9,712 SF x 100 = 15%

BIRD SAFE GLAZING

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

LEGEND

BIRD SAFE GLAZING AREA

NEW FACADE AREA

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

1 BIRD SAFE GLAZING LEGEND

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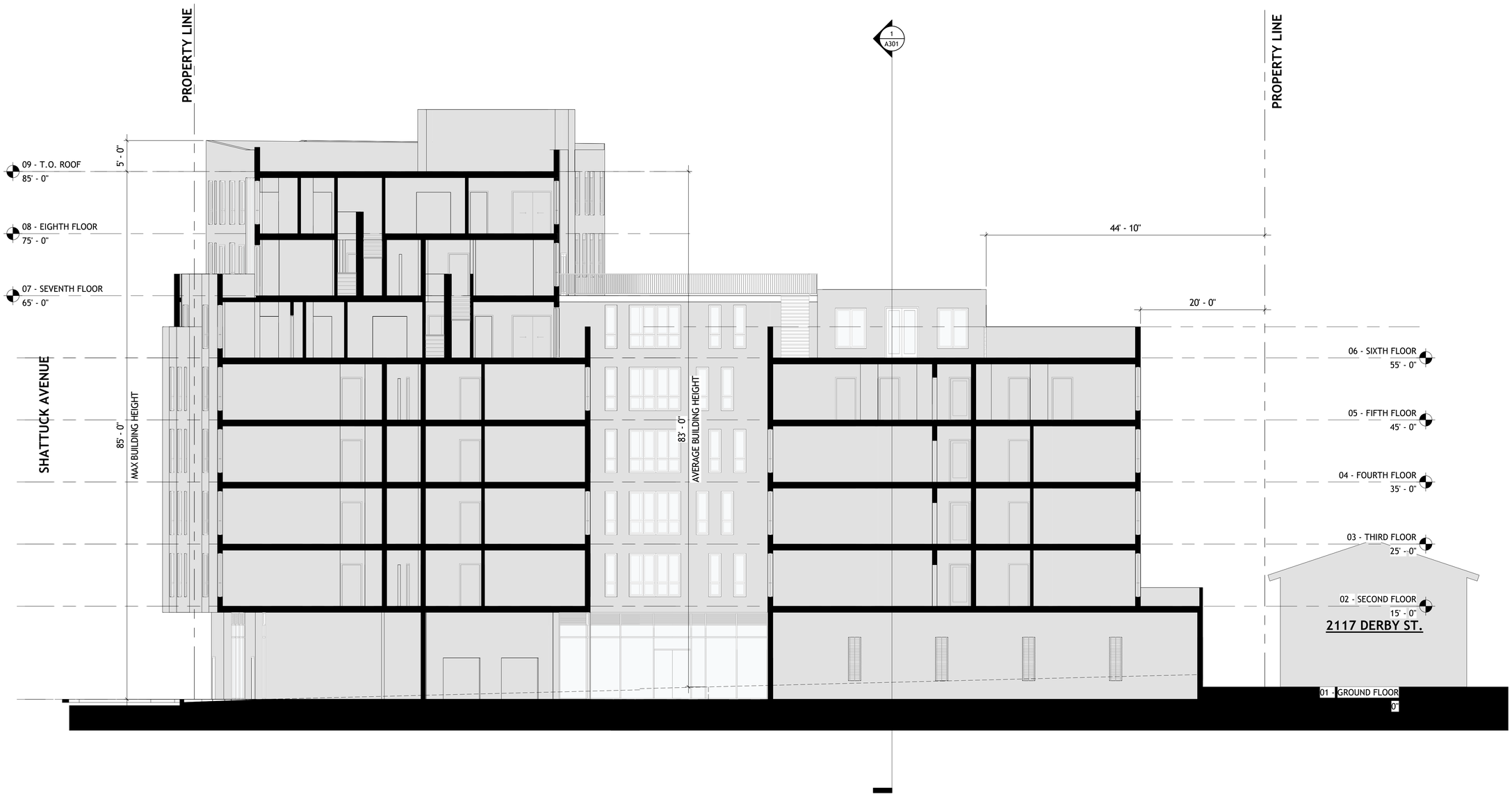
PROPOSED EXTERIOR ELEVATIONS - BIRD SAFETY

A203



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CHARLES FEIDELSON CHAN
No. C-31027
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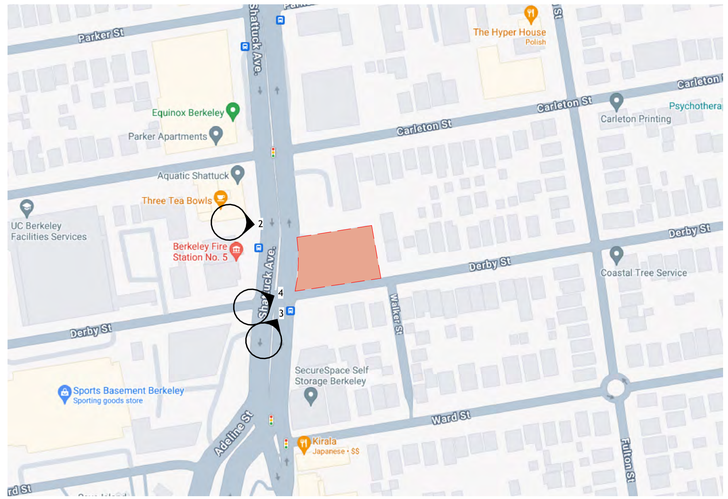
PROPOSED BUIDLING SECTION

A300

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

2 PERSPECTIVE 1 - SHATTUCK AVE. LOOKING SOUTHEAST

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



1 KEY MAP

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No. C-31027
01/31/2025
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PERSPECTIVE VIEWS

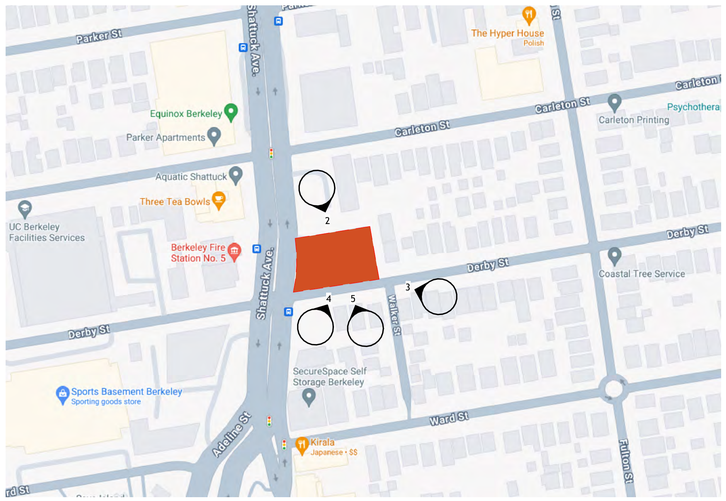
A400

5 PERSPECTIVE 4 - ENTRY COURTYARD 1

4 PERSPECTIVE 5 - ENTRY COURTYARD 2

3 PERSPECTIVE 6 - ENLARGED AMENITY GARDEN

2 PERSPECTIVE 6 - ENLARGED AMENITY GARDEN



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CHARLES FREDERICK EMMS
No. C-31802
07/31/2025
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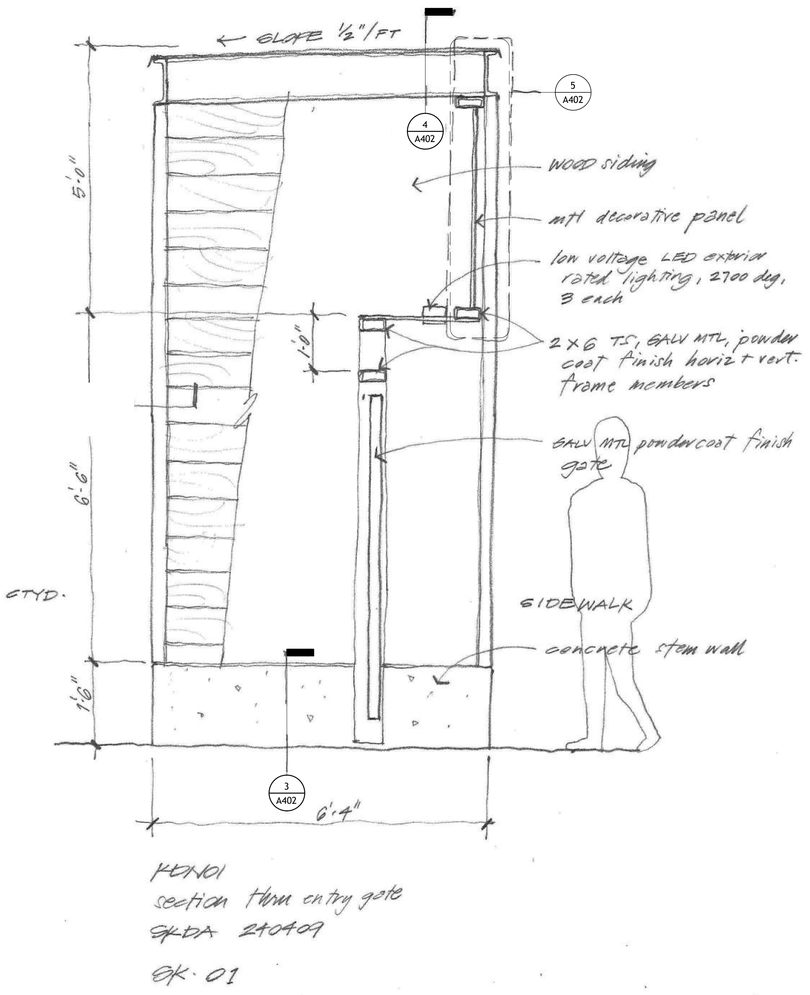
PERSPECTIVE VIEWS

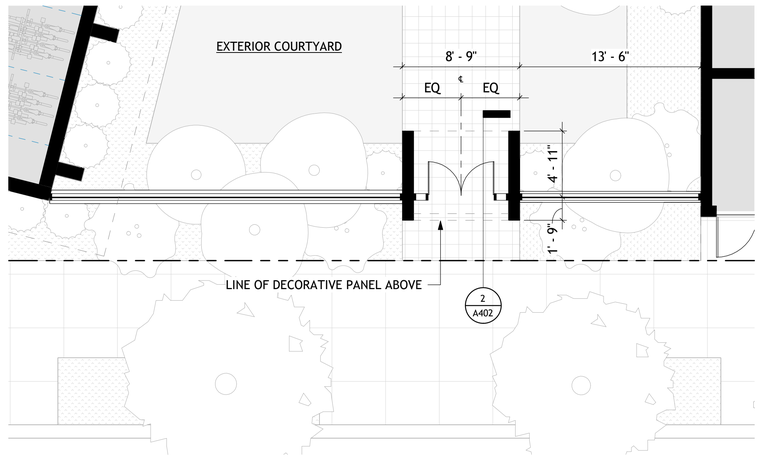
A401

6 PERSPECTIVE 7 - ENLARGED ENTRY GATE

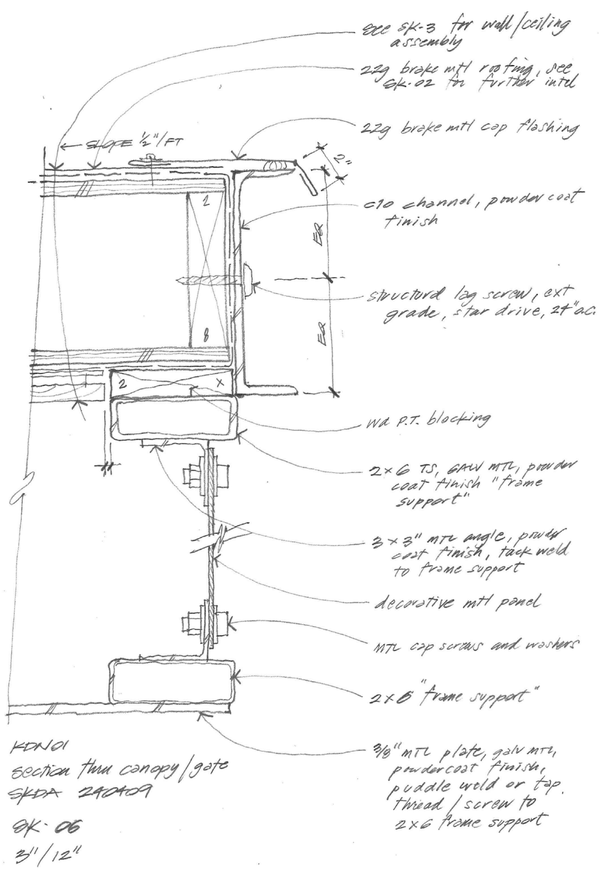


KDN01
section thru entry gate
SKDA 240409
EX-01

2 CROSS-SECTION @ ENTRY PORTAL
3/4" = 1'-0"

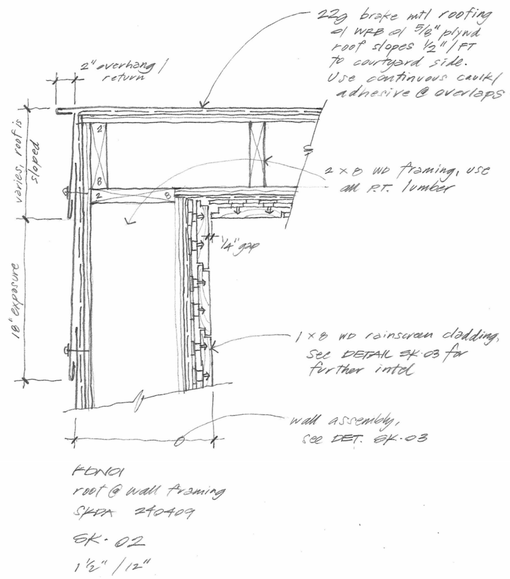


1 ENLARGED ENTRY GATE
3/16" = 1'-0"



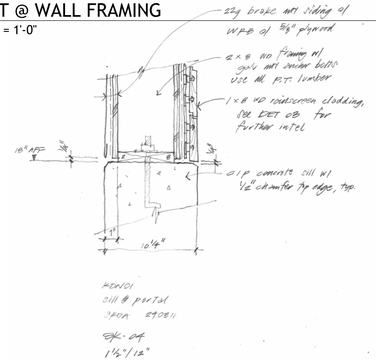
KDN01
section thru canopy/gate
SKDA 240409
SK-06
3'1/12"

5 CROSS-SECTION 1- ENLARGED ENTRY GATE
3" = 1'-0"



KDN01
roof @ wall framing
SKDA 240409
SK-02
1½"/12"

4 ROOT @ WALL FRAMING
1 1/2" = 1'-0"



KDN01
sill @ portal
SKDA 240311
SK-04
1½"/12"

3 FOUNDATION DETAIL @ ENTRY PORTAL
1 1/2" = 1'-0"

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BERKELEY, CA 94704

LICENSED ARCHITECT
JAMES FRIEDSON EVANS
No. C-36027
07/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

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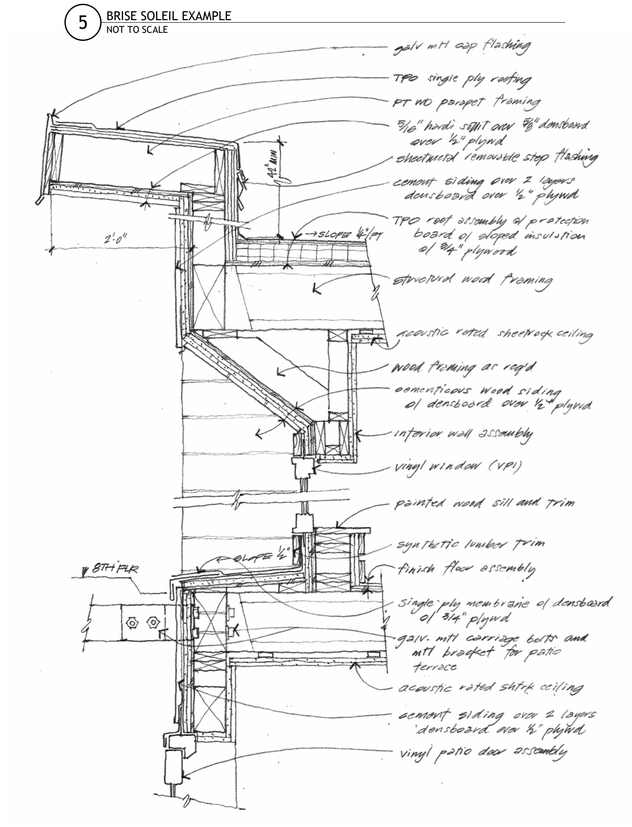
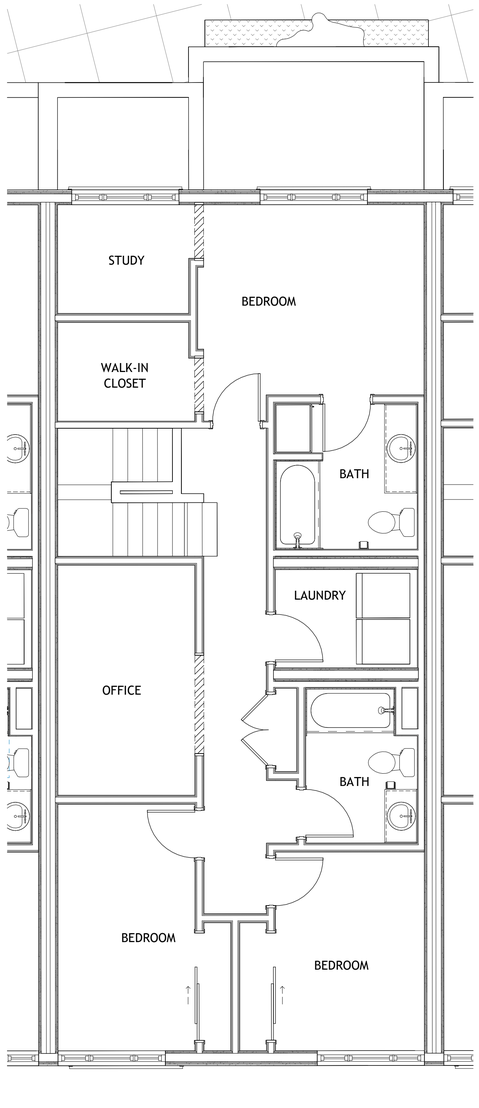
PERSPECTIVE VIEWS

A402

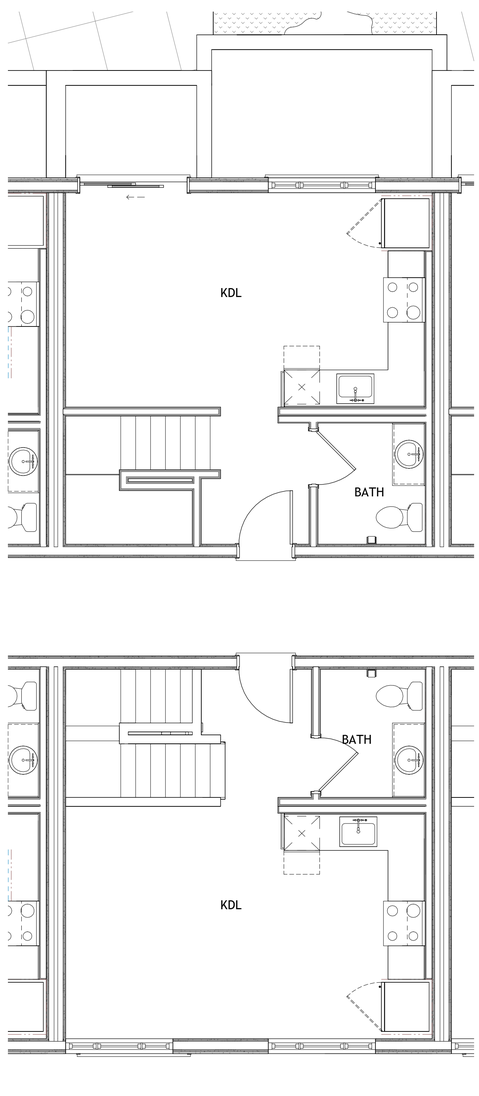


5 BRISE SOLEIL EXAMPLE
NOT TO SCALE

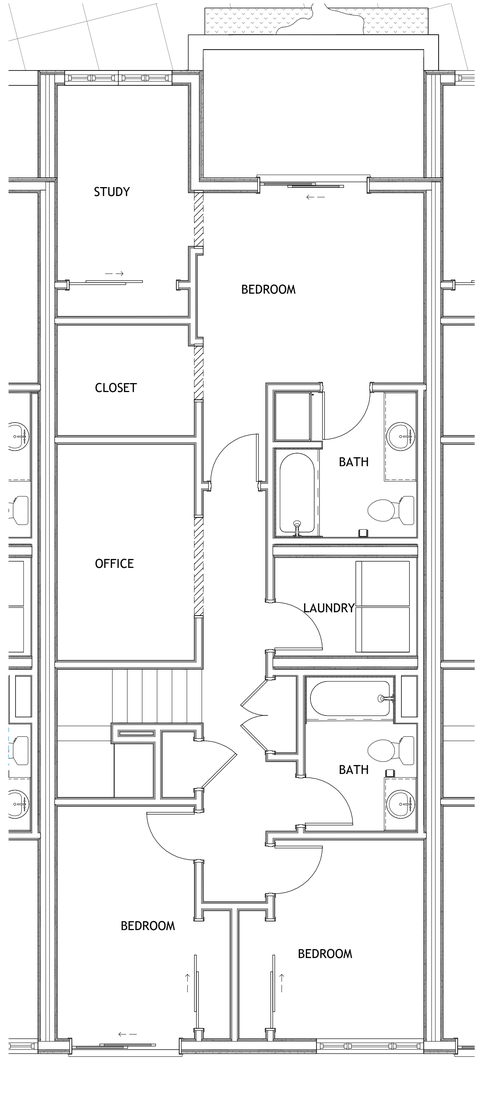
4 PARAPET, WINDOW, BRISE SOLEI DETAIL
1" = 1'-0"



3 ENLARGED PLAN - EIGHTH FLOOR
1/4" = 1'-0"



2 ENLARGED PLAN - SEVENTH FLOOR
1/4" = 1'-0"



1 ENLARGED PLAN - SIXTH FLOOR
1/4" = 1'-0"

studioKDA
510.841.3555 | studiokda.com

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2655 SHATTUCK AVE.

2655 SHATTUCK AVE.,
BERKELEY, CA 94704

LICENSED ARCHITECT
JAMES FRIEDLSON
No. C-31807
01/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

DRC REVIEW

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

PROJECT NO: KDN01

ISSUE DATE: 07/23/2024

ENLARGED TOWNHOME PLAN

2

A403

Appendix B

Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Program

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

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

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

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

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

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

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Responsible Agency	Compliance Verification		
				Initial	Date	Comments
▫ At least one parking space per dwelling unit with on-site parking to be equipped with raceway, wiring, and power to support a future Level 2[1] EV charging station c. Multi-Family Buildings ▫ 20% of parking spaces to be equipped with raceways, wiring, and power to support future Level 2 EV charging stations ▫ 80% of parking spaces to be equipped with connecting raceways (no additional electric service capacity required) d. Non-Residential Buildings ▫ 10% of parking spaces must have Level 2 charging stations installed (a DC Fast Charge station) may be installed in place of 10 required Level 2 stations) ▫ 40% of parking spaces to be equipped with connecting raceways (no additional electric service capacity required) ▫ [1] Level 2 circuit: 40+ Amp, 208/240v AC (standard household washer/dryer outlet), charges approximately 25-30 mile driving distance per hour						
GHG-3 Solar Photovoltaic Power.						
All new buildings, with the exception of accessory buildings and structures, proposed in the Plan Area shall install solar photovoltaic energy systems or purchase 100% carbon neutral or renewable energy through an electric utility serving Berkeley. Solar photovoltaic equipment shall be shown on all plans submitted for individual projects in the Plan Area	Verify project plans meet solar requirements.	Prior to issuance of building permit	City of Berkeley Department of Planning & Development			
NOISE AND VIBRATION						
N-2: Construction-Related Noise Reduction Measures.						
Development projects in the Plan Area that involve construction activities shall apply the following measures during construction for the purpose of reducing construction-related noise:	Review and approve site-specific noise reduction program for the project.	Monitoring during construction.	City of Berkeley Department of			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Responsible Agency	Compliance Verification		
				Initial	Date	Comments
▪ **Construction Timing.** Construction activities shall be restricted to the daytime hours of between 7:00 AM and 7:00 PM on weekdays, or between 9:00 AM and 8:00 PM on weekends and legal holidays. ▪ **Mufflers.** Construction equipment shall be properly maintained and all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds, as applicable, shall be in good condition and appropriate for the equipment. During construction, all equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers, consistent with manufacturers' standards. ▪ **Electrical Power.** Electrical power, rather than diesel equipment, shall be used to run compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities. ▪ **Equipment Staging.** All stationary equipment shall be staged as far away as feasible from adjacent noise-sensitive receptors. ▪ **Equipment Idling.** Construction vehicles and equipment shall not be left idling for longer than five minutes when not in use. ▪ **Workers' Radios.** All noise from workers' radios shall be controlled to a point that they are not audible at sensitive receptors near construction activity. ▪ **Smart Back-up Alarms.** Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction. ▪ **Disturbance Coordinator.** The applicant shall designate a disturbance coordinator who shall be responsible for responding to any local complaints about construction noise. The noise disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to	Monitor compliance with approved noise reduction program.		Planning and Development.			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Responsible Agency	Compliance Verification		
				Initial	Date	Comments
correct the problem be implemented. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site. ▪ **Additional Noise Attenuation Techniques.** During construction activity that is immediately adjacent to noise-sensitive receptors, temporary sound barriers may be installed and maintained, at the discretion of the City's Department of Planning and Development. Temporary sound barriers, if installed, shall block line of sight between noise-generating construction equipment and adjacent residential windows and shall be placed as close to the source equipment as feasible. Mobile sound barriers may be used as appropriate to attenuate construction noise near the source equipment. During the building construction phase, temporary sound barriers may be applied to generators and cranes used on-site.						
N-3: Vibration Reduction Measures.						
Applicants for new development that would involve construction activity in the Plan Area shall implement the following measures to reduce exposure to vibration from construction activities: ▪ **Best Available Technology.** The applicant shall use the best available technology to reduce construction-related vibration on construction sites within 100 feet of institutional land uses that are sensitive to vibration, and within 50 feet of historic buildings, so that vibration levels do not exceed guidelines in the Federal Transit Administration's *Transit Noise and Vibration Impact Assessment Manual* for annoyance and damage to fragile structures. Appropriate technology may include, but is not limited to: ▫ Drilling of piles instead of pile driving for foundation work ▫ Static rollers instead of vibratory rollers for paving activity ▫ Smaller and well-maintained equipment ▪ **Construction Scheduling.** The applicant shall coordinate with adjacent institutional land uses that are sensitive to vibration	Review and approve site-specific vibration reduction program. Monitor compliance with approved noise reduction program.	Monitoring during construction.	City of Berkeley Department of Planning and Development.			

Mitigation Measure/ Condition of Approval	Action Required	Monitoring Timing	Responsible Agency	Compliance Verification		
				Initial	Date	Comments
and schedule vibration-generating construction activities during less sensitive times of day.						
TRANSPORTATION AND TRAFFIC						
T-2 Signal Warrant Study and Signalization.						
Development projects tiering from the Adeline Street Specific Plan EIR with primary automobile access on one of the following local streets that is currently controlled by a stop-sign at the intersection with a major street shall evaluate traffic operations and the MUTCD signal warrants at the intersection: ▪ Shattuck Avenue at Blake, Parker, and Derby Streets ▪ Adeline Street at Stuart, Russell, Essex, Woolsey, Fairview, and Harmon Streets The signal warrant study shall be completed as part of the environmental review process for the development project. If the intersection meets the signal warrants and the development project would add ten or more trips to the critical movement that operates at LOS F during the AM and/or PM peak hour, the study shall identify improvements to mitigate the impact. The improvements may consist of signalizing the intersection, and/or restricting one or more movements at the intersection. The study shall also evaluate the secondary effects of the identified improvement, such as traffic diverted to other streets due to turn restrictions. The development project shall install the identified improvement.	Verify evaluation of signal warrants has occurred. If signal warrant met, verify improvements developed and installed.	Prior to issuance of building permit.	City of Berkeley Department of Planning and Development.			

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Attachment 1G

2655 Shattuck Ave. Berkeley CA 94704
Proposed Project
Neighborhood Meeting

studioKDA

Wednesday May 1st 2024, at 6-7pm

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

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

When:	Wednesday May 1st, 6:00pm- 7:00pm
Zoom:	myux?44zx5;|jq3;ttr 3zx4d=759>;79698Du|iBqKu7fKNl=YNDO{8m r=9N\ <R Jr SWzxd6
Meeting ID:	82049624143
Passcode:	589484
Phone:	(US) +1 253-205-0468

SCAN TO CONNECT

For questions regarding the meeting, email: till@studiokda.com

2655 Shattuck - Neighborhood Meeting

05/01/2024

Attendees:

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

Presentation

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

Questions Asked:

Karen P: -

1. **"Will this recording be available to the public?"**

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

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

   Answer - Currently that is not known.

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

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

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

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

Ed:

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

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

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

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

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

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

iPad (name not displayed):

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

   Answer - About 10 very low-income units.

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

Elizabeth Ditmars:

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

Tom Ratcliff:

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

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

Ivan Ditmars:

8. **"What are the 'thought' bubbles on previously submitted drawings?"**

   Answer - Revision clouds

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

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

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

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

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

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

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

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

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

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

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

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

Sally Bean:

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

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

Jacob, Melinda

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

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

Dear Anne,

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

Briefly, some concerns are:

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

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

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

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

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

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

Sincerely yours,
Elizabeth Ditmars

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

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

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

Hi Elizabeth,

Thanks for your message.

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

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

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

Thanks,

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

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

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

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

Hello Katrina,

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

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

Thank you,
Elizabeth Ditmars

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

> Hi Elizabeth,
>
> Thanks for your message.
>
> Linked here are the pre-application plans for a tentative project at 2655 Shattuck Avenue. The base project diagrams and calculations are shown on sheets G003.A-B. Please note – the Use Permit application for this tentative project has not been submitted at the time of this writing. That said, the linked plans do not reflect the final base and proposed project.
>
> If you have any initial feedback on the plans, I recommend that you contact the applicant directly. Below is their contact information –
>
> Till Houtermans, Studio KDA
> till@studiokda.com
>
> Let me know if you are able to access the plans and thanks,

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

From: Elizabeth Ditmars <ditmars@berkeley.edu>
Sent: Thursday, January 18, 2024 5:43 PM
To: Posner, Tina <TPosner@berkeleyca.gov>; Planning Dept. Mailbox <Planning@berkeleyca.gov>; Chang, James <jchang@berkeleyca.gov>; Bartlett, Ben <BBartlett@berkeleyca.gov>
Cc: permits <permits@berkeleyca.gov>; Ching/Battles <battles.ca@sonic.net>; Ivan <iditmars@gmail.com>; Todd Darling <todddarlingfilms@gmail.com>; Linda Jensen Darling <jensendarling@berkeley.edu>; Louise Rosenkrantz <lrosenkrantz44@gmail.com>; Eugene Turitz <eugeneturitz@gmail.com>; gail brown <gmbrown600@yahoo.com>; Eugenie Candau <eugeniecandau1@gmail.com>; marianne sluis <mqsluis@mac.com>
Subject: Re: 2655 Shattuck: Base plans

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

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

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

Thank you,
Betsy Ditmars

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

> Good Afternoon Elizabeth,
>
> Apologies for missing this! We have reached out to city staff and will keep you all posted once we receive word back.
>
> Thank you.
>
> Warmly,
> Tina R. Posner
>
> Legislative Aide
> Pronouns: She/Her/Hers
> Office of Vice Mayor Ben Bartlett
> City of Berkeley, District 3
> 2180 Milvia Street, 5th Floor
> Berkeley, CA 94704
> (510) 981-7130 (Office)
> (510) 463-4320 (Mobile)

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

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

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

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

The citizen access portal shows:

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

Stated on that page is:

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

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

Briefly, some concerns are:

> (1) the placement of the parking entrance on Derby St. right on the southeast corner. When DaVita leased the building from the current property owner, S.H. Kay, LLC, who purchased the property from Reel [Hollywood] Video, they had planned in 2012 for an entrance on Derby St. (and not so far east), but the neighbors prevailed against them--to the point of their installing a fence, building up the curb, and planting a plane tree that would block any future attempts (the shorter tree in the series that is thriving along Derby to Shattuck).
>
> (2) the bas-reliefs. DaVita also honored the preservation of the unusual bas-reliefs and the beautiful neoclassical facade. I understand landmark status would be a long shot, but there is some very interesting history here: see http://quirkyberkeley.com/berkeley-relief/

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

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

(5) density bonus and the calculation thereof.

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

Thank you for your attention to this -
Betsy Ditmars

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

> Hi Elizabeth,
>
> Let's follow up on this in the new year. My personal cell is 415-527-7765. If you don't hear back from an email, please call/text me when you can. I also have Tina on this email thread.
>
> Best regards,
> James Chang
> Chief of Staff
> Office of Vice Mayor Ben Bartlett
> City of Berkeley, District 3
> 2180 Milvia Street, 5th Floor
> Berkeley, CA 94704
> (415) 527-7765 Cell
> (510) 981-7130 Work
> bbartlett@cityofberkeley.info
> Pronouns: he/him/his
> Please sign up for District 3's email list here:
> www.councilmemberbartlett.com/mailing_list

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

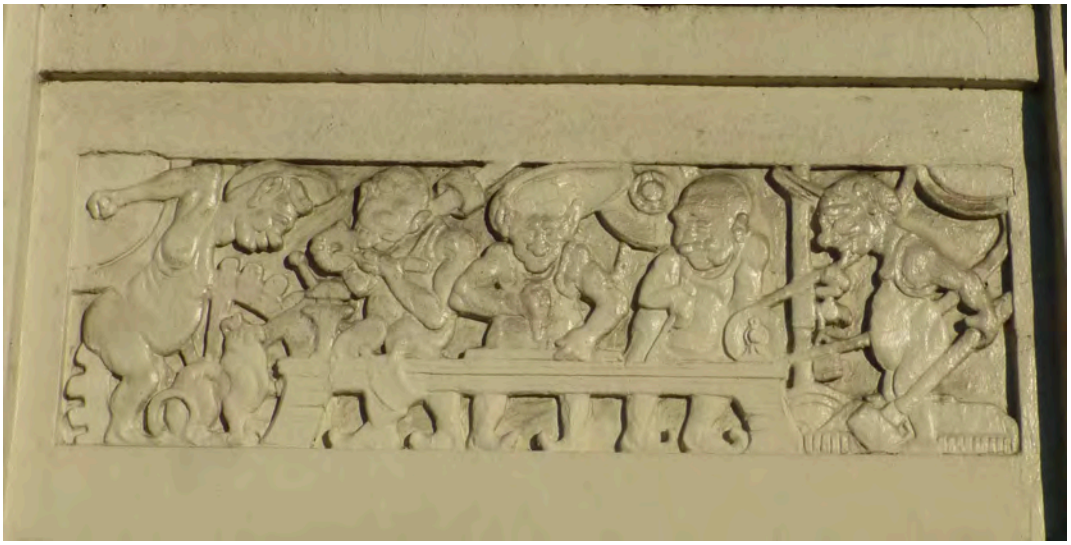
WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello Mr. Bartlett,

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

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

Thank you,
Elizabeth (Betsy) Ditmars



February 17, 2025

Dear DRC members:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Steven Finacom

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

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

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

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

The list of problems with this poor design will be long.
This building is twice the size of the next largest building. Massing is completely out of scale.
The building goes deep into an old neighborhood that has small houses, and is densely packed with people.
The building at 2701 Shattuck is still 80% or more vacant, so our Derby/Walker Street neighborhood is still the most densely occupied part of this area. The developers and their "density uber alles" has thus far failed.
This building will shade and deny solar access to our solar array and our neighbors.
The presentation tries to avoid presenting the impact on Derby St and Walker St. The sun studies are backwards from normal presentation. Normally, NORTH is at the top of the page. If you look at their compass of the building, NORTH is at the bottom. The orientation of the street map appears correct.
The shade encroaches on our solar panels at 5:30 pm on June 21. There are another three hours of day light on that day. So, we can expect this building to significantly decrease our solar output on the days of the summer when electricity demands are highest. There are other impacts of the shade, but this one jumps out.

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely
Todd Darling
Linda Jensen Darling
Derby St.

Lisa Gordon

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

Good Afternoon,

Please see below for a response to your questions.

Best,
Lisa

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

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

Dear Ms. Gordon,

Thanks for contacting me with the information below.

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

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

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

Here is the project chronology –

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

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

Has the "density bonus" been granted or considered? Isn't the public entitled to know and follow this process?

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

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

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

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

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

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

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

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

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

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

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

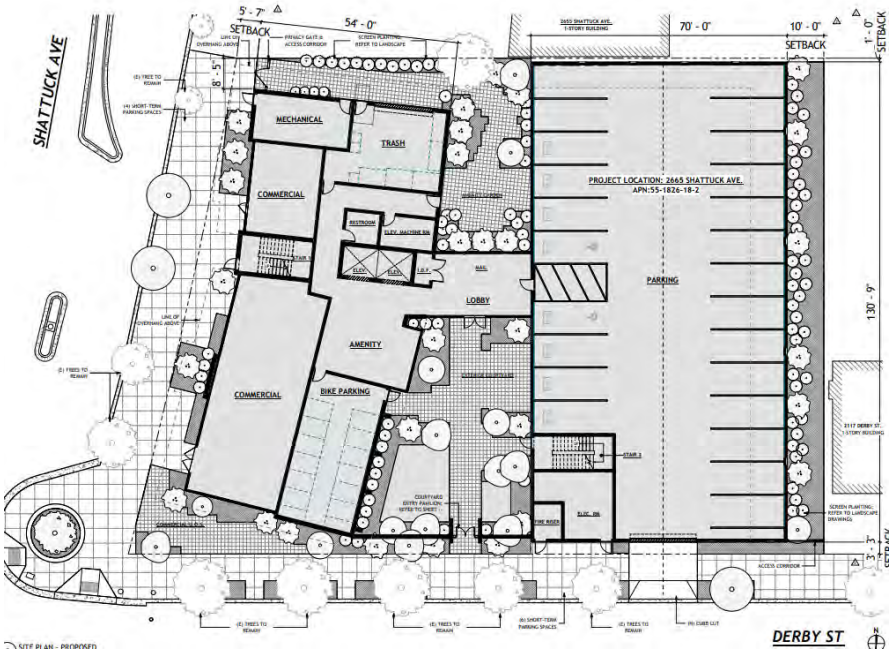
Regarding the location of the garage – The applicant did look into relocating the entrance to Shattuck Avenue but determined that it was not the best use of space on the site. Also, Shattuck Avenue is the busier roadway, for vehicular traffic and pedestrians, so reducing driveways on Shattuck is important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

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

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

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

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



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

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

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

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

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

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

Best,
Todd Darling
Derby St.

On Wednesday, February 19, 2025, Lisa Gordon <lgordon@rinconconsultants.com> wrote:

Good Afternoon,

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

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

Here is a summary of the Density bonus:

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

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

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

PROJECT UNIT TYPES AND AFFORDABILITY LEVELS

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

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

It is anticipated that the project will go to ZAB on March 13th.

Please let me know if you have any additional questions.

Thank you,

Lisa

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

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

Dear Ms. Burns

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

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

Thanks for forwarding to the Committee

Best,

Todd Darling

cc: Ben Bartlett

Planning and Development Department
Land Use Planning Division

MEMORANDUM

Date: February 20, 2025

To: Zoning Adjustments Board

From: Anne Burns, Design Review Committee Secretary

Subject: Preliminary Design Review- 2655 Shattuck Avenue
ZP2024-0057 & DRCP 2024-0005

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

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

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

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

Site Design

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

Exterior Finishes

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

Landscaping

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

I

Windows

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

ZONING ADJUSTMENTS BOARD

NOTICE OF PUBLIC HEARING

2655 Shattuck Avenue

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

The Zoning Adjustments Board of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance Section 23.404.

When: Thursday, March 13, 2025, 7:00 pm
Where: Berkeley Unified School District meeting room, 1231 Addison Street, (wheelchair accessible) with remote/hybrid option (via Zoom).

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

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

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

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

A. Land Use Designations:

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

B. Zoning Permits Required:

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

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

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

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

E. Parties Involved:

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

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

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

Questions about the project should be directed to the project planner, Lisa Gordon, at (805) 324-7207 or lgordon@rinconconsultants.com or Sharon Gong, at (510) 981-7010 or sgong@berkeleyca.gov.

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

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

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

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

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

- **Correspondence received by 5:00 PM, two days before** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #1, which is released around noon one day before the public hearing.
- **Correspondence received by 12:00 PM, the day of** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #2, which is released around noon the day of the public hearing.
- **Correspondence received after 12:00 PM, the day of** this public hearing will be saved in the project administrative record.

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

SB 343 Disclaimer:
Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available to the public. Please contact the Land Use Planning Division (zab@cityofberkeley.info) to request hard-copies or electronic copies.

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

1. If you challenge the decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.
2. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic

use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a “taking” of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:

A. That this belief is a basis of your appeal.
B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
C. All evidence and argument in support of your belief that the decision or condition constitutes a “taking” as set forth above. If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

Attachment 4

NOTICE OF PUBLIC HEARING
BERKELEY CITY COUNCIL

ZAB APPEAL: 2655 SHATTUCK AVENUE, USE PERMIT ZP2024-0057

The public may participate in this hearing by remote video or in-person.

Notice is hereby given by the City Council of the City of Berkeley that on **WEDNESDAY, JULY 23, 2025** at **6:00 P.M.** a public hearing will be conducted to consider an appeal against a decision by the Zoning Adjustment Board to approve **Zoning Permit #ZP2024-0057 to demolish a one-story, 8,185-square-foot, non-residential building and construct an eight-story (85-feet), 84,399-square-foot mixed use building containing 97 dwelling units (including 10 Very Low-Income, density bonus qualifying units) and 2,117 square feet of commercial space.**

The hearing will be held on, July 23, 2025 at 6:00 p.m. in the School District Board Room, located at 1231 Addison Street, Berkeley CA 94702.

For further information, please contact Robert Rivera, Senior Planner at (510) 981-7480

A copy of the agenda material for this hearing will be available on the City's website at https://berkeleyca.gov/ as of July 14, 2025. **Once posted, the agenda for this meeting will include a link for public participation using Zoom video technology, as well as any health and safety requirements for in-person attendance.**

Written comments should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, or e-mailed to council@berkeleyca.gov in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

Communications to the Berkeley City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the City Clerk. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk at (510) 981-6900 or clerk@berkeleyca.gov for further information.

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Mark Numainville, City Clerk

Mailed by: July 9, 2025
Noticed Pursuant to: Berkeley Municipal Code Section 23.404.040(B), Public Hearing Notice

***NOTICE CONCERNING YOUR LEGAL RIGHTS**: If you object to a decision by the City Council to approve or deny(Code Civ. Proc. 1094.6(b)) or approve (Gov. Code 65009(c)(5) an appeal, the*

following requirements and restrictions apply: 1) Pursuant to Code of Civil Procedure Section 1094.6, no lawsuit challenging a City decision to deny or approve a Zoning Adjustments Board decision may be filed more than 90 days after the date the Notice of Decision of the action of the City Council is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) In any lawsuit that may be filed against a City Council decision to approve or deny a Zoning Adjustments Board decision, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.

If you challenge the above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Berkeley at, or prior to, the public hearing. Background information concerning this proposal will be available at the City Clerk Department and posted on the City of Berkeley webpage prior to the public hearing.

Administrative Record

This attachment is on file and available for review at the City Clerk Department, or can be accessed from the City Council Website. Copies of the attachment are available upon request.

City Clerk Department
2180 Milvia Street
Berkeley, CA 94704
(510) 981-6900

or from:

The City of Berkeley's Website
http://www.berkeleyca.gov